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DEVELOPMENT STANDARDS

INTRODUCTION

The purpose of the Development Standards is to provide the zoning regulatory framework for the implementation of the Bickford Ranch Specific Plan (BRSP). Adopted by ordinance, the Development Standards serve as a stand-alone document governing development, improvements, and construction within the Plan Area.

Scope of Development Standards

The Bickford Ranch Development Standards serve as the primary zoning and regulatory tool to implement the Bickford Ranch Specific Plan (“BRSP”). Mitigation measures governing development and uses have been incorporated where appropriate. All projects are subject to these standards.

The Development Standards replace the Placer County Zoning Ordinance and provide the zoning regulations governing development, improvements, and construction within the BRSP. Where a standard is not provided in this document, the standards contained in the Placer County Zoning Ordinance, Placer County Code, and/or Land Development Manual shall apply. The standards herein supersede, replace, and take precedence over conflicting County standards governing the BRSP.

Architectural Review Committee

All development in the BRSP is subject to review by the BRSP Architectural Review Committee (ARC). The ARC shall review development applications and determine consistency with

Bickford Ranch Conditions, Covenants and Restrictions (CC&Rs) and the BRSP Development Standards and Design Guidelines. Development proposals, including plans for building permits, shall be reviewed and approved by the ARC prior to submittal to Placer County for Development Plan Review and other approvals. Submittal of plans to the County for Development Plan Review shall include the findings of the ARC.

Development Plan Review

All development within the BRSP is subject to Development Plan Review, a design review process. Consistent with Section 17.52.070(D) of the Placer County Zoning Ordinance, through the Development Plan Review process, applications for subsequent discretionary permits are approved, conditionally approved, or denied based on consistency with applicable development standards.

The Placer County Development Review Committee (DRC) is responsible for determining the consistency of any development proposal within the BRSP with these Development Standards, then forming a recommendation to the

decision-making body. Based on the type of permit sought, permits are acted on by the Planning Director, Zoning Administrator or Planning Commission pursuant to the administrative procedures outlined in Article 17.58 of the Placer County Zoning Ordinance.

Development Standard Modifications

The Bickford Ranch Development Standards may be modified as necessary pursuant to the provisions in Article 17.60 of the Placer County Zoning Ordinance. The criteria for modifications to development standards are outlined in Section 8, Implementation, of the Specific Plan.

1. RESIDENTIAL LAND USE

The BRSP includes three residential land use designations: Rural Residential (RR), Low Density Residential (LDR), and Medium Density Residential (MDR), with densities ranging from less than one unit per acre to ten units per acre. This section describes land use types, permitted and conditionally-permitted land uses, and development standards applicable to residential designations. These standards shall guide the interpretation of residential projects and new product designs that are suggested to function with other standards.

1.1 LAND USE DESIGNATIONS

Several residential designations are provided for in the BRSP:

- **Rural Residential:** This is a large-lot residential designation for lot sizes exceeding one acre.
- **Low Density Residential:** This is a conventional residential designation with lots ranging from 5,000 square feet to one acre in size. Due to the range of lot sizes that LDR areas can accommodate, the development standards are separated into three categories depending on lot size. Section 1.3 outlines this approach.
- **Medium Density Residential:** A small-lot residential designation that is envisioned to support single-family units on approximately 5,000 square-foot lots, but that could alternatively accommodate attached units.

While several residential designations are included in the BRSP, all residential uses have a single zoning designation, SPL-BRSP, as noted in Table 1.1. The purpose of this zoning designation is to defer development regulations to the Bickford Ranch Development Standards instead of the County’s Zoning Ordinance.

1.2 PERMITTED USES

Table 1.2 outlines the permitted and conditionally-permitted uses for parcels that have a Residential land use designation. The Planning Director shall have the discretion to permit land uses that are not listed if they are

Key	Specific Plan Designation	Zoning District
RR	Rural Residential	SPL-BRSP
LDR	Low Density Residential	SPL-BRSP
MDR	Medium Density Residential	SPL-BRSP

	RR	LDR	MDR
Residential Uses			
Residential accessory structures (Section 17.56.180)	C	C	--
Single-family dwellings (detached) (Section 17.56.230)	C	C	C
Single-family dwellings (attached) (Section 17.56.230)	--	--	C
Home occupations (Section 17.56.290)	C	C	C
Animal keeping and raising	C	--	--
Recreation and Public Assembly Uses			
Houses of Worship	CUP	CUP	CUP
Parks	C	C	C
Service Uses			
Child or adult day care centers, nurseries	CUP	CUP	CUP
Miscellaneous Uses			
Accessory Uses	C	C	C
Antennae, communication facilities (Section 17.56.060)	C	C	C
Public utility facilities	C	C	C
Temporary uses (model homes, sales office)	CUP	CUP	CUP

C = Zoning Clearance; CUP = Conditionally Permitted Use; -- = Not Permitted

consistent with the intent of the Residential designations, pursuant to Section 17.02.050(F) of the Placer County Zoning Ordinance. The Planning Director may also forward questions about equivalent uses directly to the Planning Commission for a determination.

1.3 RESIDENTIAL DEVELOPMENT STANDARDS

Residential development standards are provided in Table 1.3 for all residential designations in the BRSP. All buildings, structures, and accessory structures (pools, gazebos, etc.) shall conform to these standards unless otherwise noted.

Development standards vary by residential land use designation. As noted in Table 1.3, a single set of standards are provided for the RR and MDR designations, however, for LDR areas, standards have been refined

into three categories depending on lot size and type:

- **LDR – Standard:** Applies to lots that exceed 12,000 sq. ft. in size.
- **LDR – Conventional:** Applies to lots between 6,000 sq. ft. and 12,000 sq. ft. in size.
- **LDR – Age Restricted:** Applies to lots in a designated age-restricted residential village. Lots typically range in size from 5,000 to 7,500 sf.

For each of these categories, the BRSP land use designation is LDR and the corresponding development standards are shown in Table 1.3, organized by lot type.

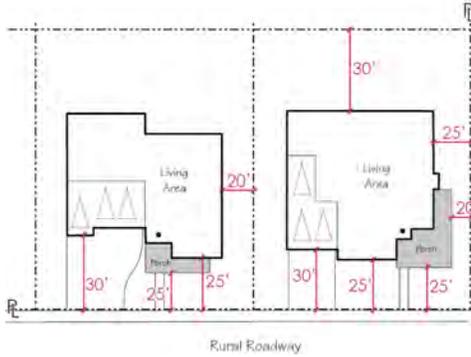
Figure 1.2 is a key map that identifies residential lot types and should be used in conjunction with the development standards in Table 1.3.

Setback Measurements

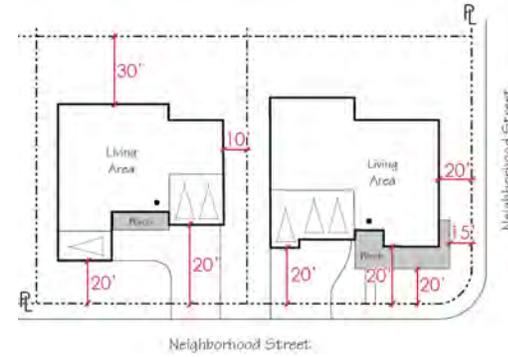
In residential areas, setbacks are generally measured from each lot's property line. Where lots interface with a street, setbacks are generally measured from the back of sidewalk.

Figure 1.1 depicts the various setback conditions that are outlined in the development standards (Table 1.1) and illustrates how measurements are applied.

Rural Residential Typical Plot Plan



LDR Standard Typical Plot Plan



LDR Conventional Typical Plot Plan



LDR Age-Restricted Typical Plot Plan



MDR Typical Plot Plan

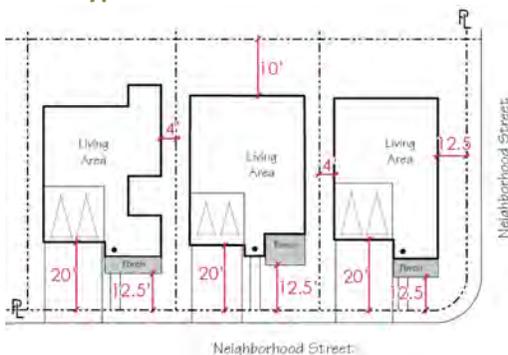


Figure 1.1 | Setback Measurements Diagram

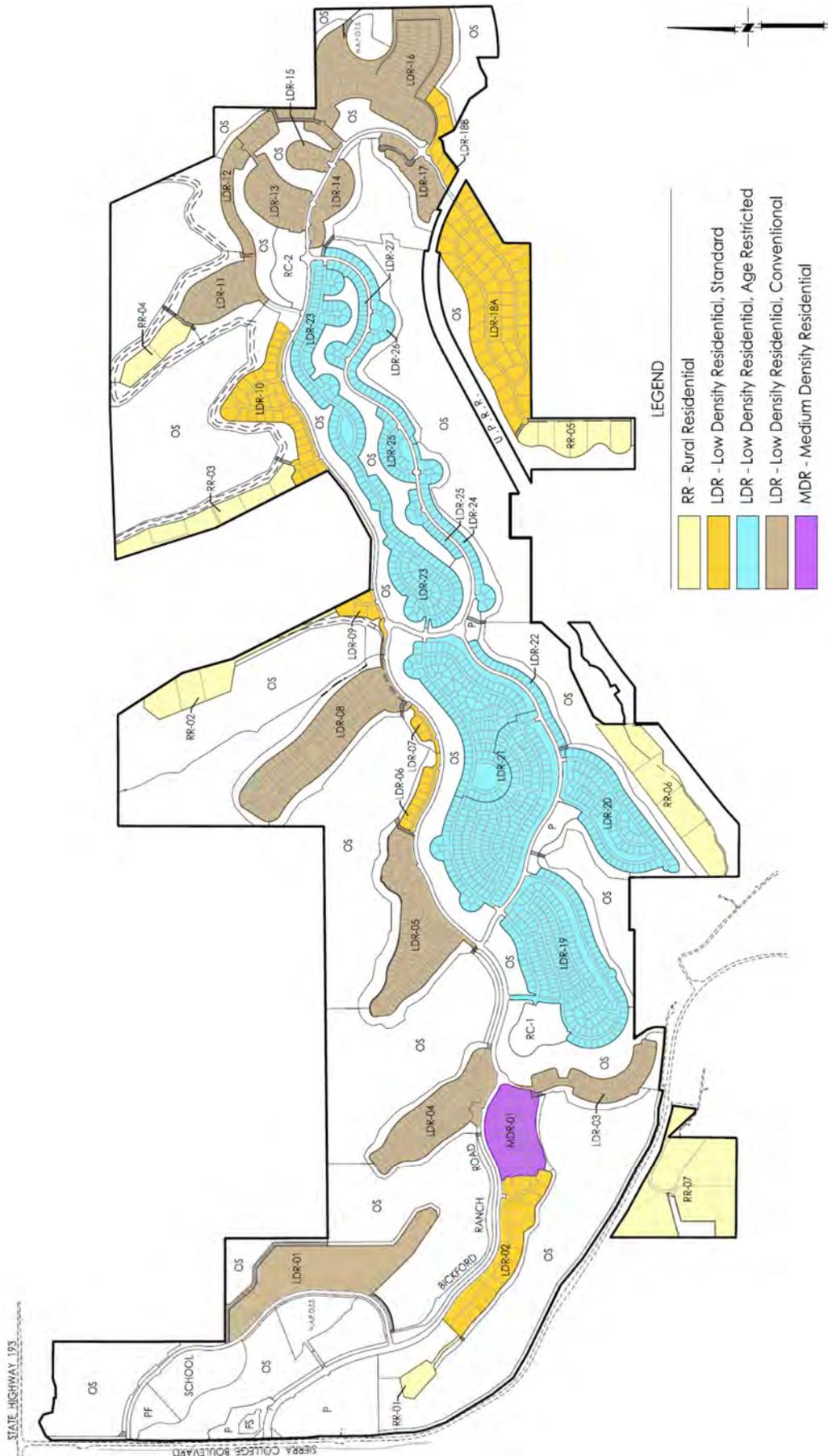


Figure 1.2 | Residential Lot Types

TABLE 1.3 – RESIDENTIAL DEVELOPMENT STANDARDS

	Residential Lot Type				
	RR	LDR Standard	LDR Conventional	LDR Age Restricted	MDR ⁸
Lot Size and Building Intensity					
Lot Area (minimum) ¹	1 acre	12,000 sf	6,000 sf	5,000 sf	5,000 sf
Site Coverage (maximum)	40%	50%	55%	60%	none
Width, Interior Lot (minimum) ²	125'	90'	50'	45'	45'
Width, Corner Lot (minimum)	125'	90'	55'	50'	50'
Front Setback³					
To living area	25'	20'	15'	15'	12.5'
To porch (as defined in Zoning Section 17.04.030)	25'	20'	12.5'	12.5'	12.5'
To garage door (facing primary street)	30'	20'	20'	20'	20'
To side wall of swing garage	25'	20'	15'	15'	n/a
Side Setback					
Interior side	20'	10'	5'	5'	4'
Street side to living area on corner lot ³	25'	20'	12.5'	12.5'	12.5'
To porch (as defined in Zoning Section 17.04.030)	20'	15'	12.5'	12.5'	12.5'
To accessory structure (interior lot)	20'	10'	5'	5'	5'
To accessory structure (facing street ³)	25'	20'	12.5'	12.5'	12.5'
Rear Setback					
To living area	30'	30'	20'	15'	10'
To accessory structure	15'	15'	5'	5'	5'
Building Height⁴					
Height (maximum)	35'	35'	35'	25'	36'
Building Projections (permitted encroachment into required yards)					
Fireplaces and bay windows	2'	2'	2'	2'	2'
Other non-habitable architectural features ⁵	2'	2'	2'	2'	2'
Parking Spaces (minimum)					
Resident ⁶	2 in garage	2 in garage	2 in garage	2 in garage	2 covered
Guest ⁷	2 per unit, provided on or off-street				

1 Within a residential large lot parcel (residential village), individual lot sizes may vary (resulting in smaller or larger lots than the minimum standard), provided that the average size of all lots in the village meets the minimum lot size standard. Due to topography, residential large lot parcels (residential villages) designated as LDR-Conventional (6,000 sf minimum) may have individual lots that are greater than 12,000 sf in size, but are permitted to use the LDR Conventional development standards for all lots within the village..

2 Lot width is measured at the front setback line. Cul-de-sac lots, elbow lots, and lots on curved streets may have a width less than specified, provided that they also meet lot area, lot coverage, and building setback requirements.

3 Measured from back of sidewalk (or property line if no sidewalk exists).

4 Height restrictions imposed per Sections 1.4 and 1.7 (Development Restrictions and Height Restrictions) supersede the standards in Table 1.3. Architectural features, mechanical equipment, chimneys, vents, and other architectural or mechanical appurtenances on buildings, as defined by Section 17.54.020 of the Zoning Ordinance, may exceed any established height limit by up to five feet (5'). Lofts, and roofs pitches greater than 4:12 that occupy less than 15% of the ground footprint may exceed any established height limit by up to ten feet (10') than any established height limit, subject to staff review of a Zoning Clearance.

5 Projections into required setbacks, such as bay windows, chimneys, canopies, cornices, eaves, and similar architectural features, or ancillary equipment such as air conditioning units, may be permitted subject to the requirements of Section 17.54.150 of the Zoning Ordinance.

6 Each parking space shall have a minimum clear dimension of 9'x20'. Garages shall maintain a clear area that meets the minimum parking requirement, which is free from solid waste receptacles, gas meters, water heaters, or other items that impede the ability to use the garage for parking.

7 On-street parking located within each village, or on a street fronting a village, may be counted toward off-street guest parking requirements.

8 Zero lot line or attached units are permitted. The minimum building-to-building separation for clustered units may be reduced to 8'.

1.4 RESIDENTIAL DEVELOPMENT RESTRICTIONS

Careful design consideration has been given to the location and orientation of residential villages on the site. The intent is to ensure that the development pattern fits within the context of the site’s topography and natural features. Development restrictions are applied to specified villages where there is sensitivity to the visibility of structures, or where trees and slopes warrant special home-siting parameters.

Table 1.4 is a Development Restrictions Matrix that identifies lots in the Plan Area with restrictions related to trees, slope, height, and minimum pad elevation. These restrictions affect the development footprint and design of structures on these lots and are intended to lessen the visibility of structures on the lot.

Parcel-Specific Requirements

- In Village LDR-13, Lots 32-38 shall have a minimum 40’ rear yard setback to the living area.
- In Village LDR-16, Lots 3-13 shall have a minimum 40’ rear yard setback to the living area.
- In Village LDR-16, lots adjacent to the OS-T parcel shall have screen trees planted in rear yards.

TABLE 1.4 – DEVELOPMENT RESTRICTIONS MATRIX

Parcel	Tree Restriction ⁽¹⁾	Slope Restriction ⁽²⁾	Height Restriction ⁽³⁾	Minimum Pad Elevation ⁽⁴⁾
RR-01	All lots	Lot RR-01	-	-
RR-02	All lots	Lots A, B and C	-	-
RR-03	All lots	-	-	-
RR-04	All lots	-	-	-
RR-05	All lots	Lots E and F	-	-
RR-06	All lots	Lots A, B, C, D	-	-
RR-07	All lots	-	-	-
LDR-01	All lots	-	-	-
LDR-02	All lots	Lots 9 and 10	-	-
LDR-03	-	-	-	575+ feet
LDR-04	All lots	-	Lots 3-36	600+ feet
LDR-05	-	-	Lots 35-42	630+ feet
LDR-06	-	-	-	-
LDR-07	-	-	-	-
LDR-08	-	-	-	690+ feet
LDR-09	All lots	-	-	-
LDR-10	All lots	-	-	-
LDR-11	-	-	Lots 12-15	805+ feet
LDR-12	-	-	Lots 21-23	840+ feet
LDR-13	-	-	Lots 39-45	860+ feet
LDR-14	-	-	-	865+ feet
LDR-15	-	-	-	865+ feet
LDR-16	-	-	Lots 13-19, 98-110	885+ feet
LDR-17	-	-	-	855+ feet
LDR-18A, B	All lots	-	Lot 62	-
LDR-19	-	-	All lots	675+ feet
LDR-20	-	-	All lots	660+ feet
LDR-21A, B	-	-	All lots	710+ feet
LDR-22	-	-	All lots	735+ feet
LDR-23	-	-	All lots	805+ feet
LDR-24	-	-	All lots	775+ feet
LDR-25A, B	-	-	All lots	775+ feet
LDR-26	-	-	All lots	805+ feet
LDR-27	-	-	All lots	825+ feet
MDR-01	-	-	-	605+ feet

Footnotes for Development Restrictions Matrix

Where a subset of lots is listed in the table, the restriction applies to the subset of lots.

1. **Tree Removal Restrictions:** Tree removal is regulated on these lots to minimize visibility of structures. Removal of trees on lots with tree restrictions (identified on Figure 1.3) requires a tree permit at grading permit or building permit, whichever occurs first. The purpose of the Tree Permit is to discourage tree removal on these lots and encourage trees to be retained around the homesite. For these lots, a Tree Permit, subject to the Placer County Tree Ordinance, must be obtained for tree removal outside of the homesite. The homesite is defined as the footprint of the residential unit, a ten-foot area surrounding the unit footprint, and driveway for the unit. Unhealthy trees, as determined by the County, based on the recommendations of an arborist, may be removed anywhere on a lot.
2. **Slope Restrictions:** Building restrictions apply to these lots due to steep slopes (greater than 30 percent). No building shall occur in the portions of these lots with slopes greater than 30 percent. A grading plan shall be submitted with building permit plans to confirm that building envelope is outside of the designated steep slope area. (See Figure 1.4)
3. **Maximum Height Restrictions:** The maximum height of structures on lots with height restrictions is 25 feet. Heights listed for these lots supersede those listed in Table 1.3 (Development Standards). Lots subject to height restrictions are identified on Figure 1.5.
4. **Pad Elevation Restrictions:** Restrictions are placed on pad elevations to minimize visual impacts. Pad elevation restrictions apply to graded lots only (not Rural Residential (RR) and Low Density Residential (LDR) that are ungraded or partially graded) and are identified to provide a conservative pad elevation to reduce visual impacts. The minimum pad elevation is the lowest anticipated elevation for any individual lot within a given residential village. Final pad elevations are subject to review at tentative map.

1.5 TREE RESTRICTIONS

Unpadded and partially unpadded lots shown on Figure 1.3 and listed in Table 1.4 are subject to the following tree restrictions to preserve trees as an amenity and visual resource:

- Lots identified on Table 1.4 with tree restrictions are required to obtain a tree permit for removal of trees located outside of the homesite. The purpose of the tree permit is to discourage tree removal and encourage trees to be retained around the homesite as an amenity and visual resource.

A homesite is defined as the footprint of the residential unit, a ten-foot area surrounding the unit footprint, and driveway for the unit. Unhealthy trees, as determined by the County, based on an arborist’s recommendations may be removed anywhere on a lot.

A tree permit is required at time of grading permit or building permit, whichever occurs first. Mitigation consistent with the Placer County Tree Ordinance is required for removal of trees located outside of a homesite on a lot designated with a tree restriction in Table 1.4. The tree permit would be in addition to the tree mitigation and preservation accounted for in the Bickford Ranch Tree Mitigation Plan.

- No additional tree permit is required for lots that are not identified in Table 1.4 with a tree restriction. Tree removals on these lots have been addressed in the Bickford Ranch Tree Mitigation Plan.

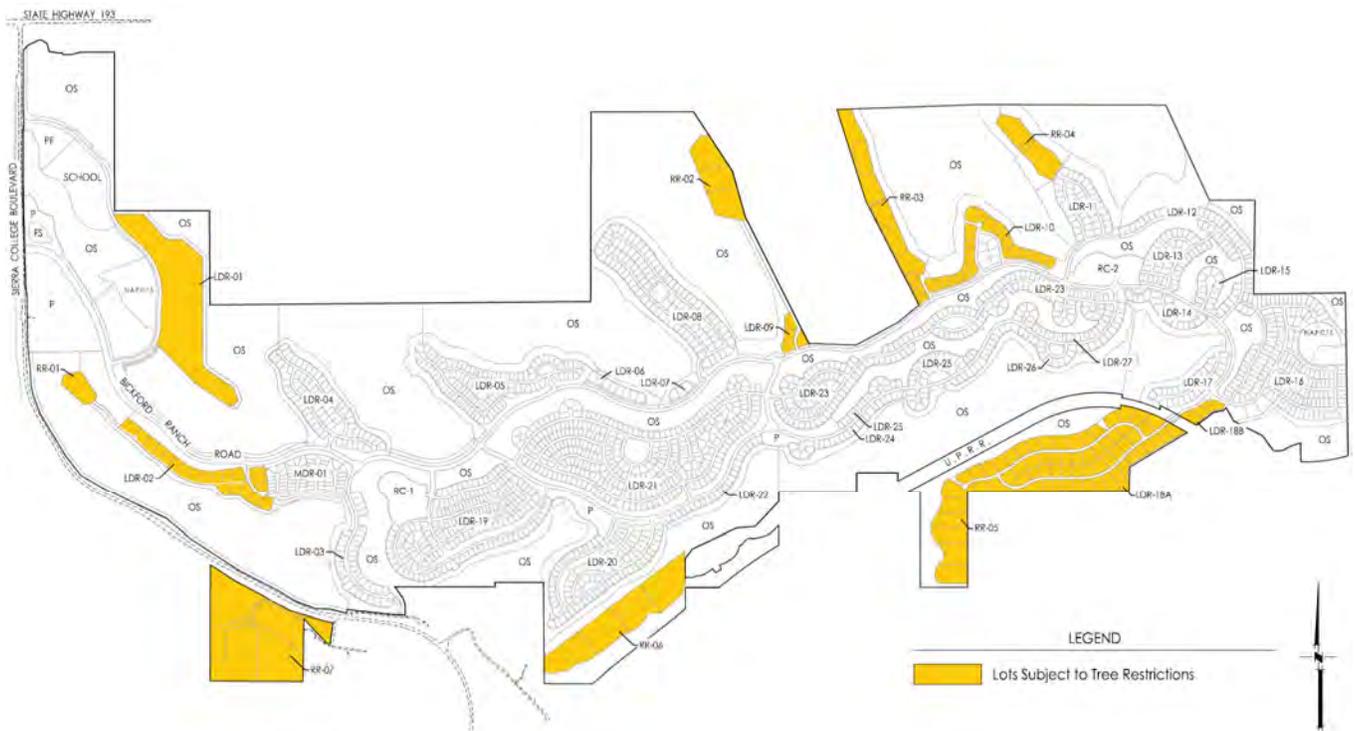


Figure 1.3 | Lots with Tree Restrictions

1.6 SLOPE RESTRICTIONS

Steep topography characterizes much of the site. This includes some slopes along the southern edge of the site near parcels RR-01, RR-05, and RR-06, and on the northern edge of the site near parcel RR-02. Slope restrictions apply to lots with areas of slope greater than 30 percent.

Twelve residential lots have areas of slope greater than 30 percent and are identified with a slope restriction on Table 1.4. On each of the lots identified with a slope restriction, the building envelope and homesite shall be located outside of the area of 30 percent slope. Refer to Figure 1.4 for the location of these lots.

1.7 HEIGHT RESTRICTIONS

On each of the lots identified with a height restriction on Table 1.4, the maximum height of a structure shall be 25 feet. The restriction is placed on all lots for age-restricted units as well as other lots where it has been determined that the height of structures may create visual impacts.

By restricting heights of units on the perimeter of ridge villages, the edge of the overall development footprint is diminished, and taller structures located interior to the site are screened. Lots with building height restrictions are indicated on Figure 1.5.

1.8 MINIMUM PAD ELEVATIONS

The BRSP establishes minimum pad elevations for some villages to minimize the offsite visibility of structures. Table 1.4 identifies lots with a minimum pad elevation. For these lots, the elevation identified is intended to minimize and reduce visual impacts related to lot location.

Pad elevation restrictions only apply to graded lots, not Rural Residential (RR) and Low Density Residential (LDR) areas where lots are ungraded or partially graded.

The minimum pad elevation is the lowest anticipated elevation for any individual lot within a given residential village. Final pad elevations are subject to review at tentative map.

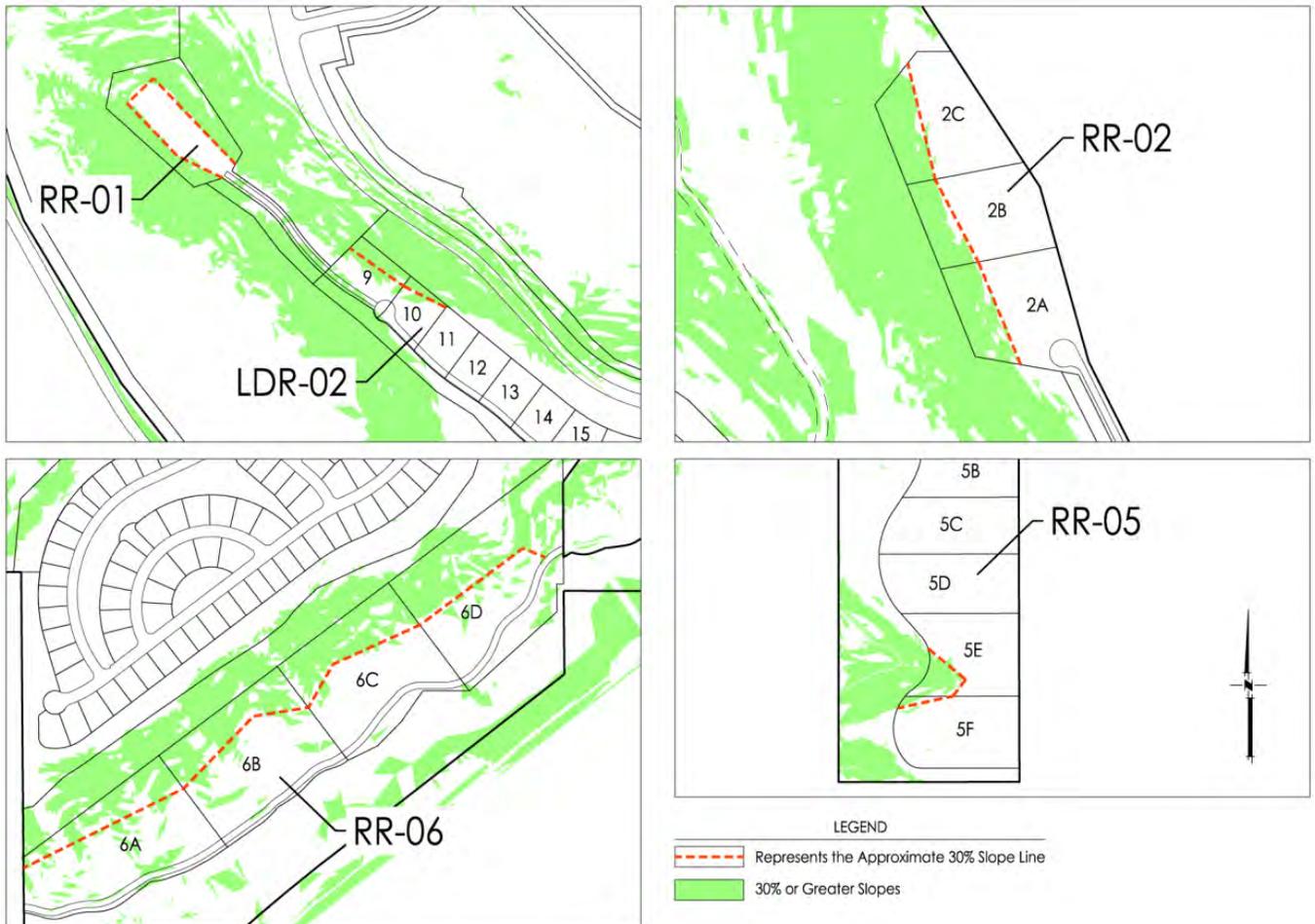


Figure 1.4 | Lots with Slope Restrictions

1.9 OTHER DEVELOPMENT REQUIREMENTS

The following requirements apply to all lots to ensure that structures blend into the surrounding vegetation and landscape and that the visual integrity of the Plan Area is not compromised.

Color Restrictions

All structures including roofs and accessory structures shall conform to the general color palette identified in the Bickford Ranch Design Guidelines, Section 3.4.

Glazing

All glass above 20' in height shall be low-reflective.

Lighting

All exterior lighting shall be below 20' in height and shall conform to the lighting requirements in Section 7 of the Bickford Ranch Development Standards.

Outdoor Storage

Outdoor storage shall comply with the following standards, which shall be contained in the BRSP CC&Rs.

- On LDR and MDR lots, outdoor storage of motor vehicles, trailers, tents, boats, or their component parts shall not be allowed on any portion of the lot that is visible from the nearest public street frontage. Motor vehicles, motor homes, recreational vehicles, trailers or boats may be stored in locations that are screened from the nearest public street frontage by fences, walls or hedges. In no event shall any of these items be stored within the front setback area.
- Rubbish or garbage shall not be stored outdoors in a manner that creates a nuisance on any lot.
- Garbage receptacles shall not be stored on any portion of a residential lot that is visible from the nearest public street frontage.
- Building materials shall not be permanently stored outdoors but

may be temporarily stored for use on the same lot or parcel during the time that a valid building permit is in effect for construction on that site.

1.10 RIGHT TO FARM

The BRSP is subject to Placer County's Right to Farm Ordinance (§5.24.040). Consistent with County Code, each prospective buyer of property in the BRSP shall be informed of the County's right-to-farm ordinance.

Raising and/or keeping of animals is permitted on Rural Residential lots only, subject to the requirements of §17.56.050 of the County Zoning Ordinance.

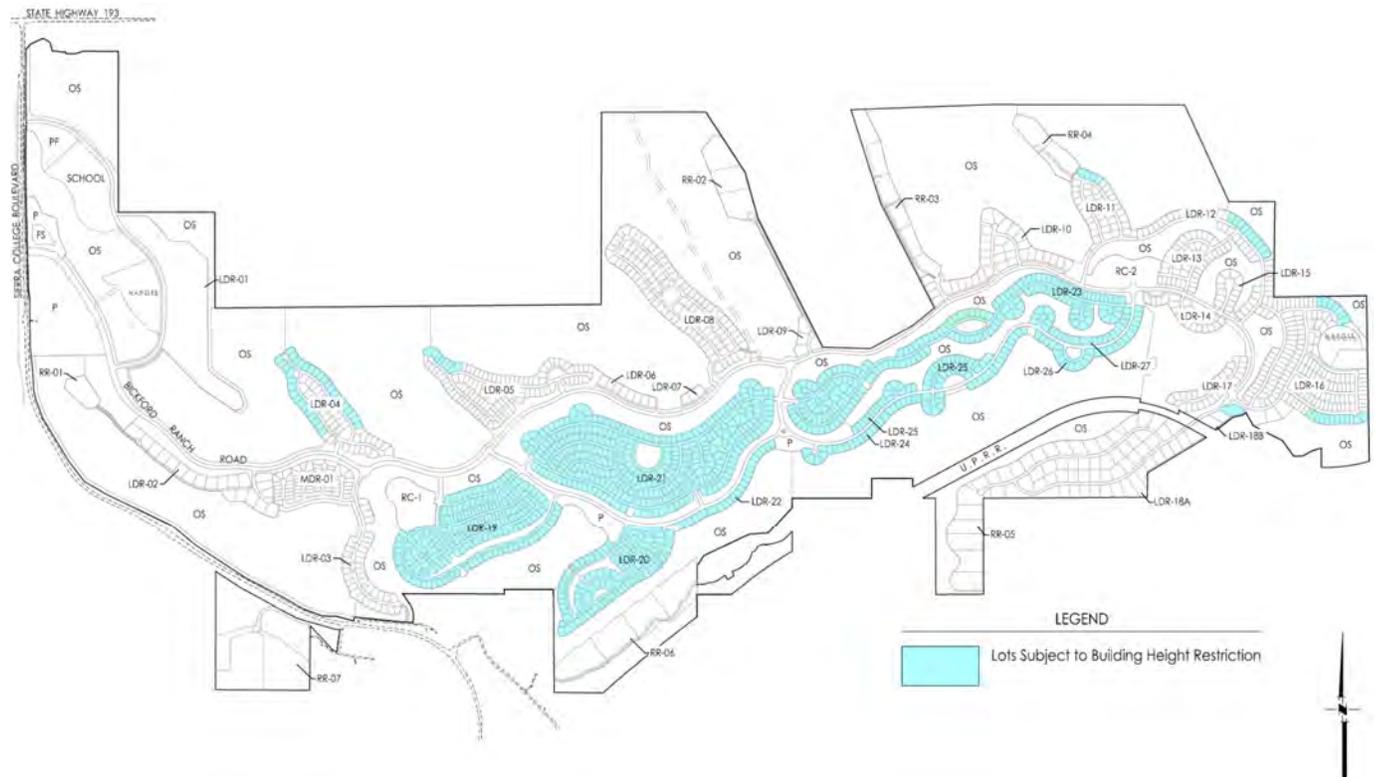


Figure 1.5 | Lots with Building Height Restrictions

2. PARKS AND OPEN SPACE

The Parks and Open Space section outlines the land use types, permitted and conditionally-permitted uses, and development standards applicable to park and open space designations. This section should be used to regulate any development or uses on lots with a Park (PR) or Open Space (OS) designation.

2.1 LAND USE DESIGNATIONS

Several park and open space designations are included in the BRSP:

- **Parks:** Applies to lots where active public community parks and private neighborhood park spaces are planned.
- **Recreation Center:** Applies to lots for private recreation centers.
- **Open Space Preserve:** Applies to lots where land will be permanently preserved as open space.
- **Open Space Transition:** Applies to lots between development areas and open space preserves, where limited uses are permitted.

Table 2.1 – PARKS & OPEN SPACE DESIGNATIONS AND ZONING

Key	Specific Plan Designation	Zoning District
PR	Parks	SPL-BRSP
PR (RC)	Recreation Center	SPL-BRSP
OS-P	Open Space Preserve	SPL-BRSP
OS-T	Open Space Transition	SPL-BRSP
OS-PKY	Open Space Parkway	SPL-BRSP

- **Open Space Parkway:** Applies to lots adjacent to roads for landscape improvements.

While several park and open space designations are provided, all uses have a single zoning designation, SPL-BRSP, as noted in Table 2.1.

2.2 PERMITTED USES

Table 2.2 outlines the permitted and conditionally-permitted uses for parcels that have a Park or Open Space land use designation. The Planning Director shall have the discretion to permit land uses that are not listed if they are consistent with the intent of the park or open space, pursuant to Section 17.02.050(F) of the Placer

Table 2.2 –PARKS AND OPEN SPACE USES

Land Use Description	PR	PR-(RC)	OS-P	OS-T	OS-PKY
Utility installations, easements, and installations for local service	C	C	C	C	C
Accessory uses and structures customarily incidental to a permitted use	C	C	--	C	C
Public and private buildings, recreation facilities, and related uses	C	C	--	--	P
Maintenance buildings and related facilities and storage	C	C	--	C	C
Parks	C	C	--	--	C
Restaurants and bars, ancillary to the primary use	--	C	--	--	--
Equestrian staging area	C	--	--	--	--
Conservation preserves and easements	--	--	C	--	--
Grazing, including attendant operational facilities	C	--	C	C	C
Water storage (reservoirs/ponds/tanks/ containers)	--	--	--	C	C
Water extraction facilities (wells or similar)	C	C	--	C	C
Signage	C	C	C	C	C
Trails (pedestrian, bicycle, and equestrian)	C	C	C	C	C
Drainage control facilities, water quality features, and maintenance	C	C	C	C	C
Walls and fences	C	C	C	C	C
Fire control improvements, and fuel reduction and maintenance areas	C	C	C	C	C
Access roads and emergency vehicle access	C	C	C	C	C
Canal maintenance, water conveyances, and related facilities	C	C	C	C	C
Landscape planting and irrigation facilities	C	C	--	C	C
Forestry, native tree and plant re-vegetation	--	--	C	C	C
Contour grading to buffer and blend adjacent parcel grading activities	C	C	--	C	C
Temporary uses (construction offices and facilities)	CUP	CUP	--	--	CUP
Other similar uses, as determined by the Planning Director.	C	C	--	C	C

C = Zoning Clearance; CUP = Conditionally Permitted Use; -- = Not Permitted

County Zoning Ordinance. The CDRA Planning Division may also forward questions about equivalent uses directly to the Planning Commission for a determination.

2.3 PARKS AND OPEN SPACE STANDARDS

The following standards apply to public parks in the BRSP. Public parks are subject to review by the Development Review Committee, including the Parks Division. Due to their size and function, private parks are exempt from these standards, but are subject to review and approval by the Bickford Ranch Architectural Review Committee and the County during improvement plans review.

Parking Lot Setbacks

- Parking lot setback from the street is 20' from the back of the curb.
- Parking lot setback from an adjacent residential property line is 15'.

Parking Requirements

- The minimum number of parking spaces required shall be as required by the Placer County Zoning Ordinance, unless it is determined through a traffic study that additional spaces are needed.

Maximum Building Height

- The maximum building height is fifty feet (50') in height.

Architectural/Landscape Design

- A detailed discussion of open space architectural/landscape design is provided in the Bickford Ranch Design Guidelines.

Outdoor Storage

- Trash storage facilities serving the parks, recreation, and open space areas shall be screened from public view by enclosed structures. All such trash receptacles and enclosures

shall be located away from public rights-of-way. The design of trash enclosures shall be consistent with and be similar to the architectural character of the building served.

- Any building or structure designed for public/quasi-public use shall have at least one trash receptacle sized to receive the trash generated.
- Where practical, recycling facilities shall be incorporated into the development plans.
- Outside storage is not permitted in parking lot areas.
- Outside sales, storage and display shall not be permitted in parking areas, pedestrian circulation areas, or other areas not specifically designed for such uses.

2.4 FIRE SAFETY STANDARDS

The residential neighborhoods of the BRSP are surrounded by large expanses of natural open space. These areas are characterized by steep terrain and a large amount of trees and vegetation, which create the potential for wildland fire.

To increase fire protection, several elements of mitigation are included in the project's design. These include:

- Open Space "Transition" and "Parkway" parcels that provide a physical buffer between residential areas and Open Space Preserves;
- Modified fuel breaks, including grazing activity on OS-T parcels that create fire breaks;
- Subdivision access points into the open space and trail network;
- Trails and maintenance roads that provide access throughout open space areas;
- Sites suitable for a fire station are located in the western portion of the Plan Area; and
- Infrastructure that includes fire hydrants and fire flows.

In addition, the BRSP is subject to the requirements of the California Public Resources Code, Sections 4290 and 4291. These sections include requirements for minimum fire safety standards.

Enforcement of Fire Standards

Development plans within the BRSP shall be reviewed by the California Department of Forestry and Placer County Fire Department as part of Placer County's Development Review process. The County shall require implementation of all fire protection measures required pursuant to Placer County standards and those contained in Sections 4290 and 4291 of the Public Resources Code. Those sections are included in this project by reference.

Fire Protection Overview

The land use plan includes two types of open space parcels that surround nearly every residential village: Open Space Transition (OS-T) and Open Space Parkway (OS-PKY). OS-T parcels provide a physical buffer between residential villages and Open Space Preserves (OS-P). OS-T and OS-PKY parcels are envisioned to include a combination of landscape elements and natural grasslands. Open Space parcels shall be maintained in a manner that achieves the Shaded Fuel Break prescription outlined in this section. In addition, all open space areas contain an interlinked network of trails to provide access to nearly all residential/ open space interfaces.

The elements described above reduce the threat of wildland fire to the BRSP's structures. Refer to Figure 2.1 for the location of all OS-T and OS-PKY uses, as well as access points for fire personnel.

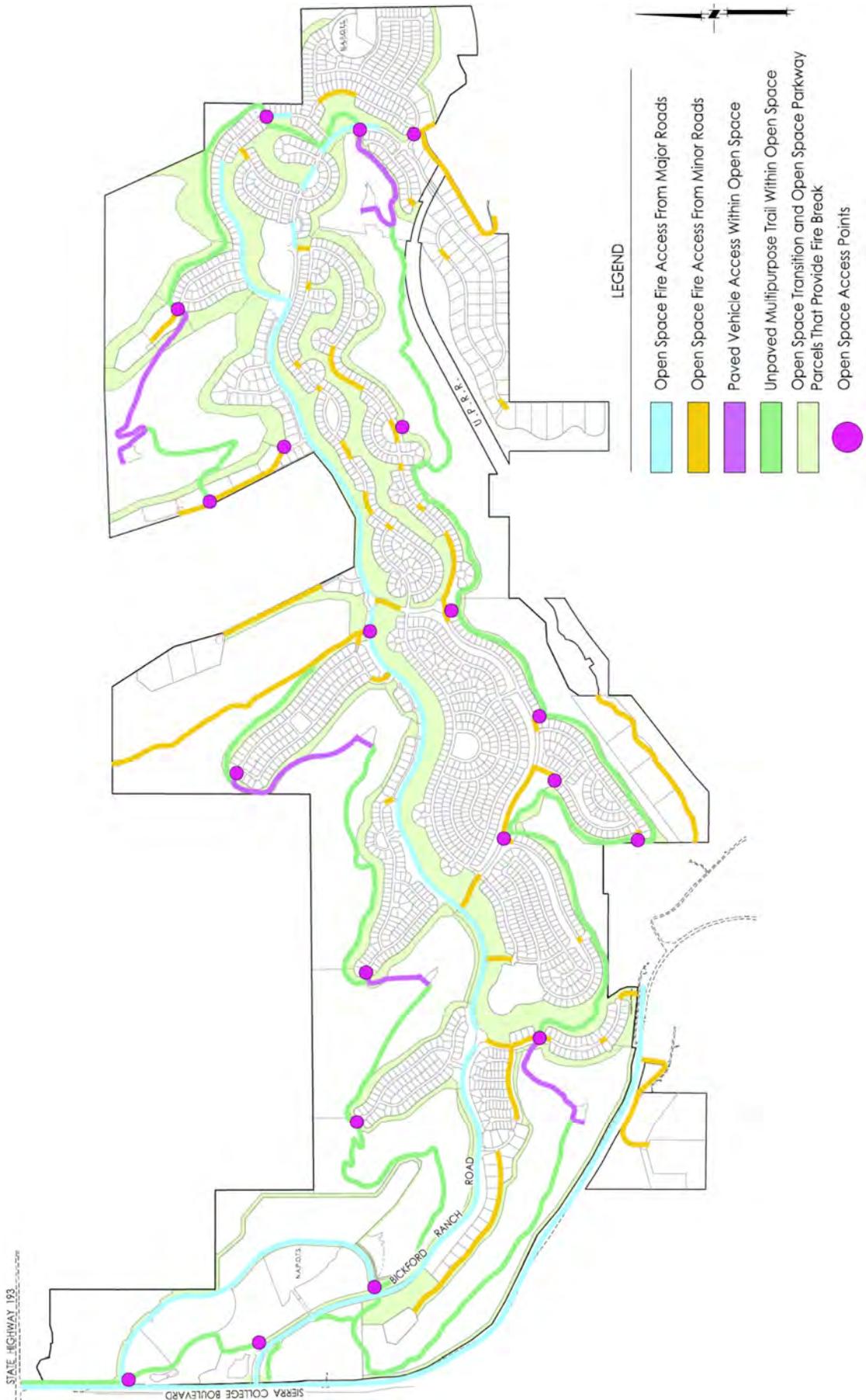


Figure 2.1 | Open Space Access for Fire Protection

2.5 MODIFIED SHADED FUEL BREAK PRESCRIPTION

A modified shaded fuel break is an area where fuel modification has occurred by removing dead fuels or pruning trees, shrubs, brush, and other vegetative growth. In a natural open space area with native trees, vegetation, and grasslands, this type of modification acts to suppress oncoming wild fires.

Figure 2.2 includes imagery that shows the before and after conditions of implementing a shaded fuel break.

Consistent with the standards outlined in Public Resources Code Sections 4290 and 4291, OS-T and OS-PKY parcels should be used to create and maintain a shaded fuel break buffer from residential parcels, which meet the following criteria.

- **Understory Fuels:** Understory fuels over one foot in height, exclusive of trees or tree seedlings, shall be removed in order to develop vertical separation and low horizontal continuity of fuels.
- **Mid-story Fuels:** Prune branches of all trees to a maximum of eight to ten feet from the forest floor. For trees less than twenty feet in height, pruning shall be limited to the lower half of the tree, measured from its base to the top of the live crown.
- **Brush:** Individual plants or groups of plants up to 10 feet in canopy diameter may be retained provided there is a horizontal separation between plants of three to five times the height of the residual plants and the residual plants are not within the drip lines of an overstory tree. It is desirable to remove as much flammable-type brush as possible within the shaded fuel break area. However, if individual plants or pairs

of plants are desired to be left, leave plants with the following characteristics (subject to the prescriptions listed herein): young plants less than 5 feet tall and individual or pairs of plants that are no more than 5 feet wide. Fire resistive plants and brush should be retained where possible.

- **Snags:** Snags are a conduit for the spread of fire, however, they also provide excellent wildlife habitat. Snags less than 30 feet in height shall be retained if they are not capable of reaching a road or structure, should they fall, and there is a separation of at least 100 feet between snags.
- **Wetlands:** Wetlands under the jurisdiction of the U.S. Army Corps of Engineers will be avoided for treatment and ground operations. Any work within wetland areas shall be subject to the U.S. Army Corps of Engineers Section 404 permit conditions for the BRSP and the approved BRSP Long Term Management Plan.
- **Rare and Endangered Species:** Creation of fuel breaks and related maintenance activities in the Preserves are subject to applicable permit requirements of Federal and State resource agencies. Permits for these types of activities must be secured prior to commencing work in the OS-P areas to ensure that avoidance and/or mitigation of rare and endangered species occurs.

Shaded Fuel Break Example

Before



Interface between residential and open space areas before creating a shaded fuel break.

After



Example application of a shaded fuel break at an interface between residential and open space areas.

Figure 2.2 | Shaded Fuel Break

3. PUBLIC FACILITIES

3.1 LAND USE DESIGNATIONS

The BRSP includes five Public Facilities (PF) sites to accommodate uses such as government offices, houses of worship, parks, public safety facilities, utilities, and schools. All Public Facilities are zoned SPL-BRSP.

3.2 PERMITTED USES

Table 3.2 lists the permitted and conditionally-permitted uses for parcels designated Public Facilities (PF). The Planning Director shall have the discretion to permit land uses that are not listed if they are consistent with the intent of the Public Facilities land use designation, pursuant to Section 17.02.050(F) of the Placer County Zoning Ordinance. The CDRA Planning Division may also forward questions about equivalent uses directly to the Planning Commission for a determination.

3.3 GENERAL STANDARDS

Public utilities serving the BRSP shall be constructed in accordance with the following general standards.

- Utilities that serve the BRSP directly shall be placed underground and in easements. Underground electric facilities shall be 12kV or less.
- Equipment and mechanical devices shall not be located in any required setback area or side yard except cable boxes and communication equipment.
- Service and equipment areas shall be screened from public view by structures, fencing, or landscape materials that are compatible with the surrounding architecture.

3.4 ELECTRICITY AND GAS LINES

All electric and gas lines shall be installed in accordance with standards of the individual utility provider.

3.5 ON-SITE WASTEWATER FACILITIES

All on-site wastewater facilities shall be constructed in accordance with Placer County standards. The system shall generally consist of gravity flow lines and lift stations, for septic and step systems. Permits shall be obtained and systems shall be installed per the requirements of the Placer County Code.

Lift stations are planned as identified in Figure 7-2 of the Public Utilities section of the Specific Plan. A conceptual site plan for the typical lift station design and layout, including its perimeter wall enclosure, is illustrated in Figure 3.1. Guidance for the installation of landscaping adjacent to the lift station sites is provided in Section 1 of the Design Guidelines.

Public restroom facilities within the parks shall be connected to the public sewer system.

Table 3.1 – PUBLIC FACILITIES DESIGNATIONS AND ZONING

Key	Specific Plan Designation	Zoning District
PF	Public Facilities	SPL-BRSP

Table 3.2 – PUBLIC FACILITIES USES

Land Use Description	PF
Cemetery	--
County Corporation Yard	C
Government offices	C
Houses of worship	CUP
Parks	C
Public safety facilities (fire station, Sheriff substation)	C
Public facilities (sewer lift station, water facilities, utilities)	C
Public utility facilities	C
Schools	C

C = Zoning Clearance; CUP = Conditionally Permitted Use; -- = Not Permitted

3.6 POTABLE WATER FACILITIES

Placer County Water Agency (PCWA) is the water provider for the BRSP. All potable water facilities shall be constructed in accordance with PCWA standards and Placer County standards. Private water wells will be utilized to serve remote locations.

Permits shall be obtained and individual water wells shall be constructed per the requirements of the Placer County Code. Public restroom facilities within the parks shall be connected to the public water system.

3.7 WATER STORAGE TANKS

Above-grade water storage tanks will be constructed on parcels PF-03 and PF-04. Each tank shall comply with the following standards.

- To the extent possible, water storage tanks shall be screened from public view.
- Tanks shall be surrounded by security fencing as required.
- Tanks shall be painted a flat, earth-tone color. The exterior color shall be approved by Placer County Water Agency and the CDRA Planning Division.
- Trees shall be planted around the tank to create a screen. Trees shall be planted in groupings, 20-25 feet, on center. Oak trees shall be planted in the foreground to transition the surrounding oak tree cover.

3.8 FIRE STATION

Public Facilities sites suitable for construction of a fire station are located on the west side of the Plan Area. If constructed within the BRSP, the structure for a fire station would be similar to a production-style home (one that is being built in the residential area of Bickford Ranch),

with an auxiliary fire apparatus building used for a truck garage. The design of this facility should be consistent with the BRSP Design Guidelines and the Development Agreement.

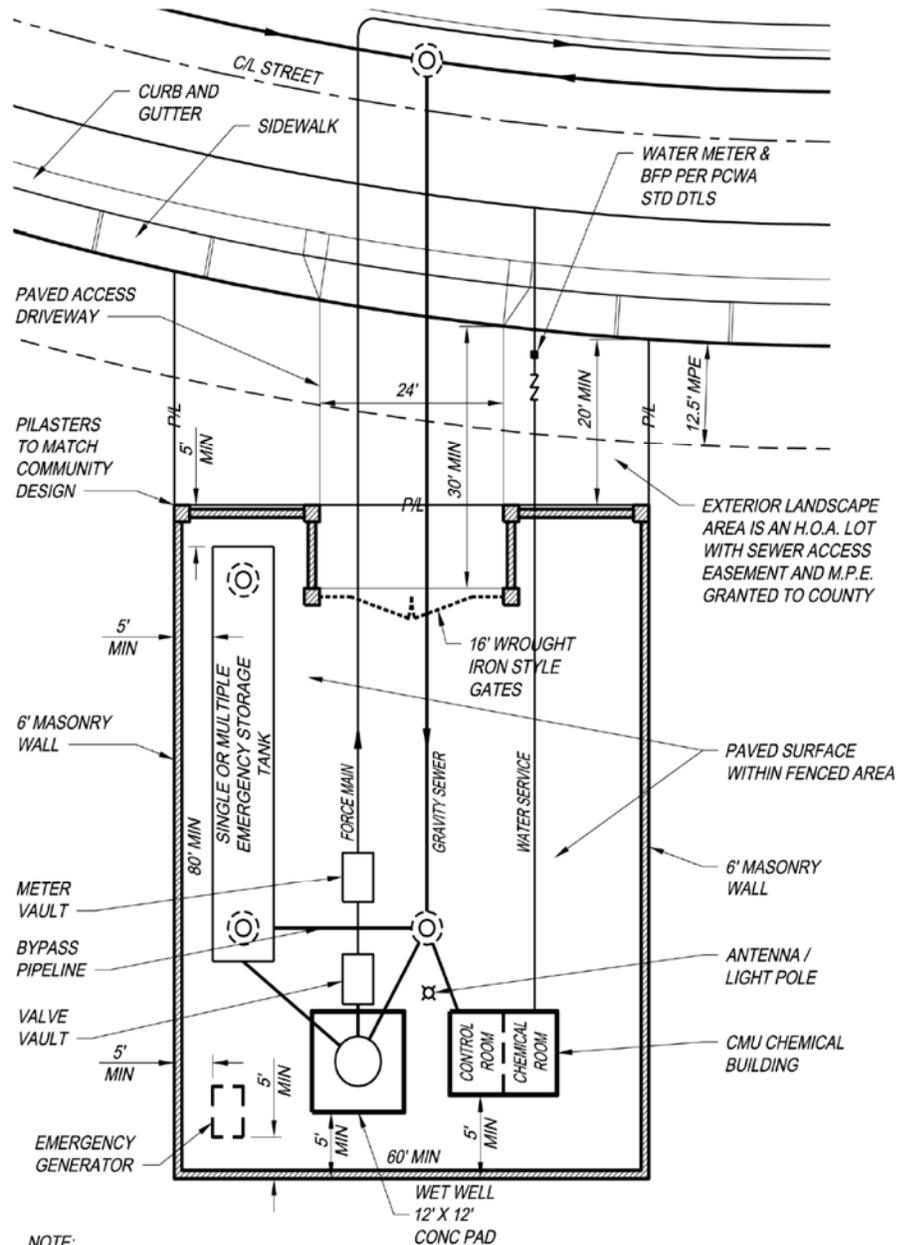


Figure 3.1 | Lift Station Typical Layout

4. CIRCULATION STANDARDS

On-site public and private streets have been designed exclusively for the BRSP. The location, size, and function of each street within the Plan Area is presented in this section.

4.1 GENERAL DESIGN CRITERIA

All roadways, driveways, and intersections shall be designed in accordance with the Placer County Land Development Manual. Where there are differences between the design standards provided herein and those in the Placer County Land Development Manual, the BRSP roadway design standards shall prevail.

4.2 ROAD DESIGN STANDARDS

The following subsections describe the streets in the BRSP including typical cross-sections and design details. Figure 4.1 identifies the location of each street and Table 4.1 summarizes each design standard.

Table 4.1 – Roadway Summary

Street & Location	Lanes	Highway Easement	Median	Bike Lane	On-Street Parking	Class I Path/ Sidewalk	Fig. #	Key on Fig. 4.1
Bickford Ranch Road								
Sierra College Blvd. to School Ranch Rd	4	82'	14'	5'	None	10'-detached	4.2	A
School Ranch Road to Traffic Circle 'A'	2	44'	None	5'	None	10'-detached	4.3	B
Traffic Circle 'A' to Grand Ridge Drive	2	58'	14'	5'	None	10'-detached	4.4	C
Grand Ridge Drive to Traffic Circle 'F'	2	46'/54'	None	5'	Optional	10'-detached	4.5	D
Frontage Lanes	2	24*	None	-	None	10'-detached	4.6	E
School Ranch Road	2	40'/45.5'	None	5'	Optional	10'-detached & 5'-detached	4.7	F
Upper Ranch Road & Grand Ridge Drive (west entry only)	2	44'	None	5'	None	10'-detached & 5'-attached	4.8	G
Grand Ridge Drive	2	44'/48'	None	-	None	10'-detached & 4'-attached	4.9	H
Residential Street (Main Drive)	2	46'	None	-	Two sides	4' (2 sides)	4.10	I
Residential Street (Standard Drive)	2	44'	None	-	Two sides	4' (2 sides)	4.11	J1
Residential Street (Single-Loaded Alternative)	2	44.5'	None	-	Two sides	4' (1 or 2 sides)	4.12	J2
Gated Residential Street – 2-way (Private)	2	40'*	None	-	Two sides	5' (one side)	4.13	K1
Gated Residential Street – 1-way (Private)	1	40'*	None	-	One side	5' (one side)	4.14	K2
Estate Lot Lanes (Private)	2	40'*	None	-	None	None	4.15	L1
Reduced Estate Lot Lanes (Private)	2	40'*	None	-	None	None	4.16	L2
EVAs on Clark Tunnel Rd. & Woodsdale Court	n/a	40'	None	-	None	None	4.17	M

* Easement for private road.

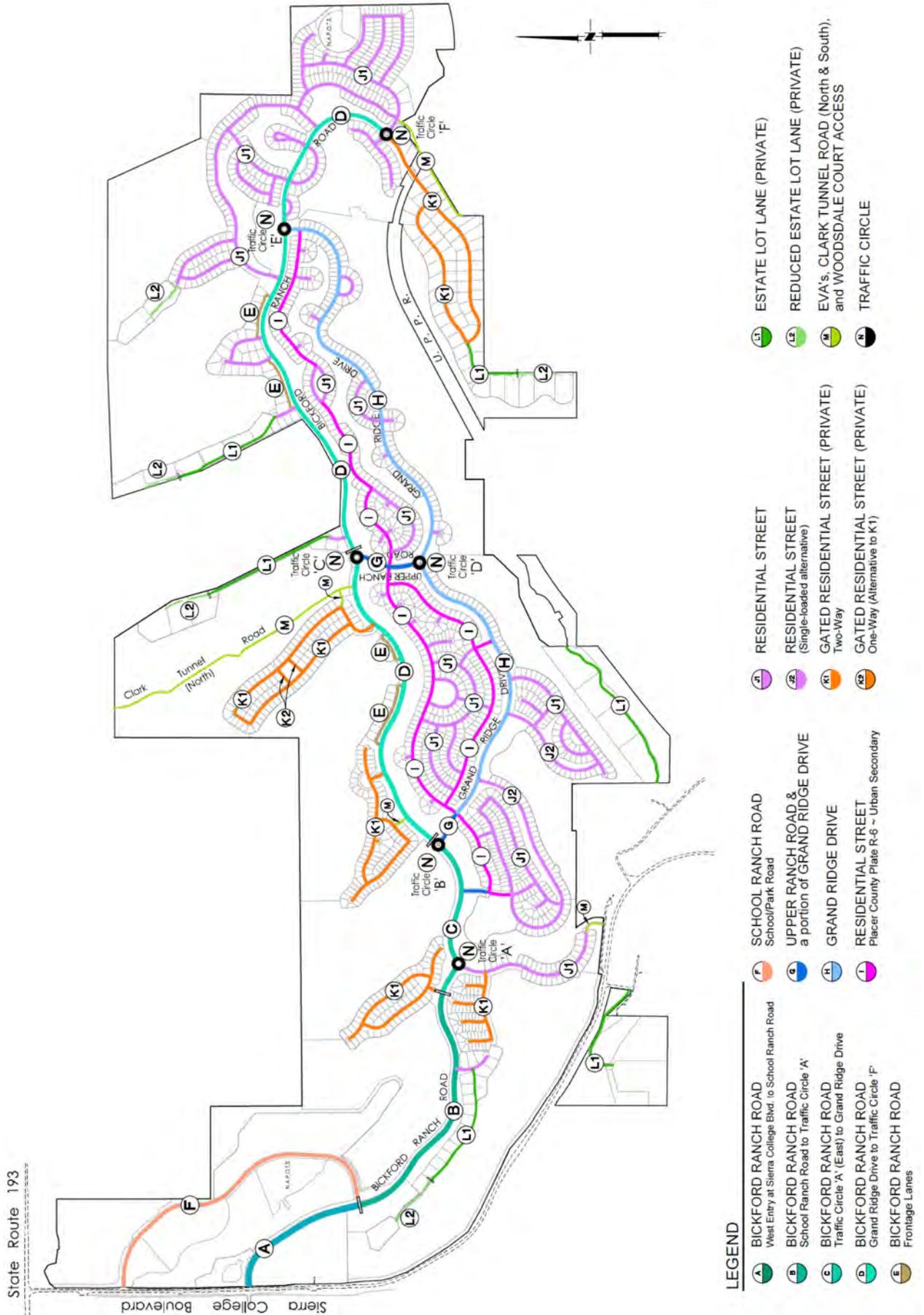


Figure 4.1 | Circulation Plan

BICKFORD RANCH ROAD

Bickford Ranch Road functions as the primary collector street through the BRSP and extends from Sierra College Boulevard to the eastern neighborhoods of the Plan Area. The design for this street varies depending on its location and adjacent neighborhoods. Design sections are illustrated below, with each location keyed on Figure 4.1 as summarized in Table 4.1.

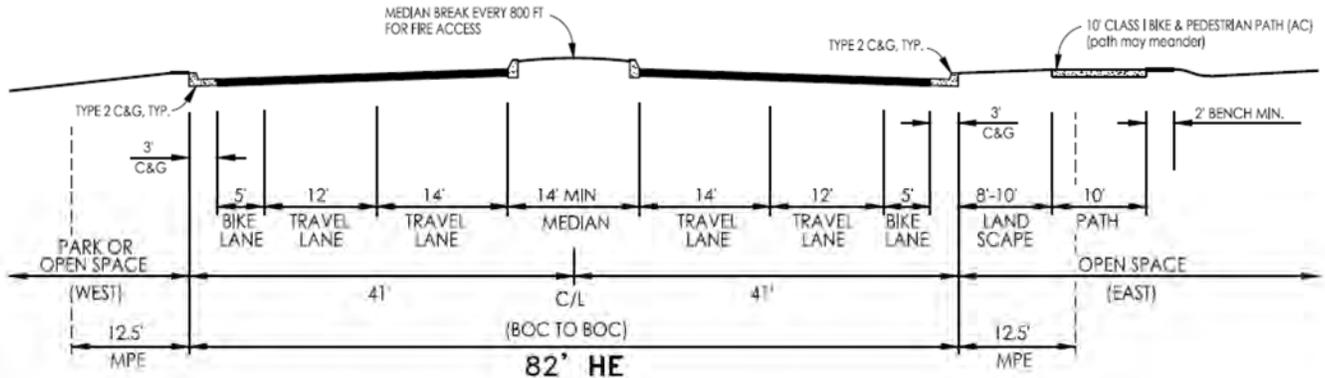


Figure 4.2 | Bickford Ranch Road – Sierra College Boulevard to School Ranch Road

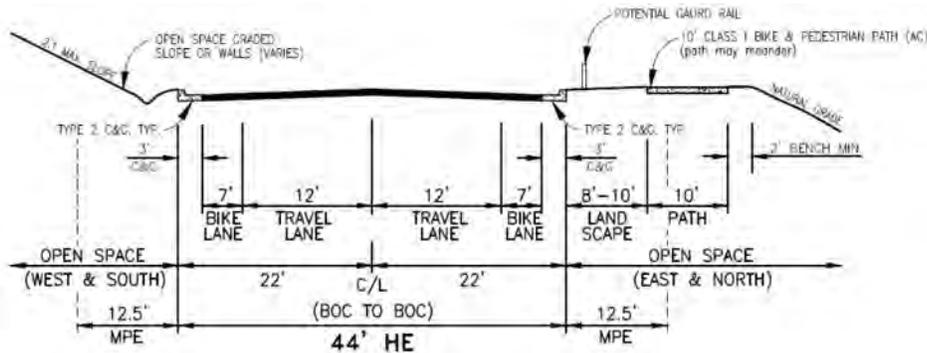


Figure 4.3 | Bickford Ranch Road – School Ranch Road to Traffic Circle 'A'

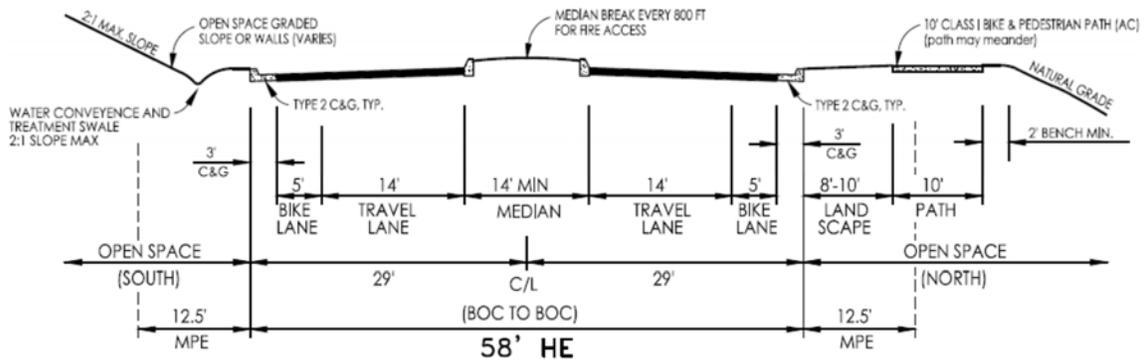
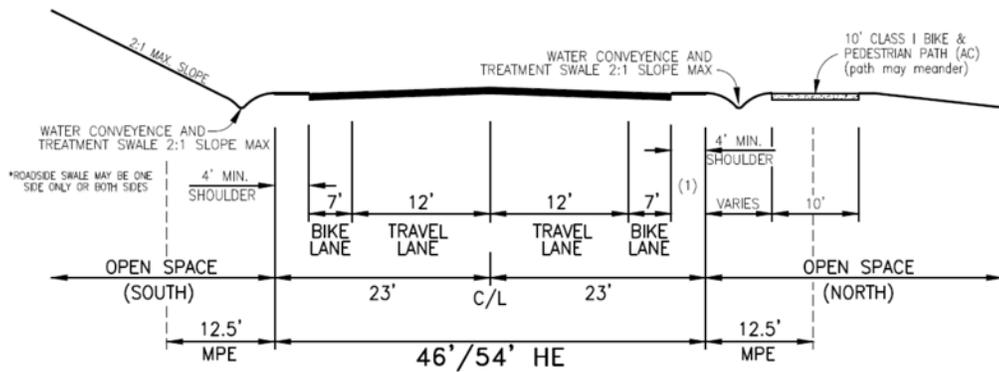


Figure 4.4 | Bickford Ranch Road – Traffic Circle 'A' to Grand Ridge Drive



Note: Where on-street parallel parking is provided for the trailhead, a minimum parking dimension of 8' shall be provided between the edge of pavement and edge of bike lane.

Figure 4.5 | Bickford Ranch Road – Grand Ridge Drive to Traffic Circle 'F'

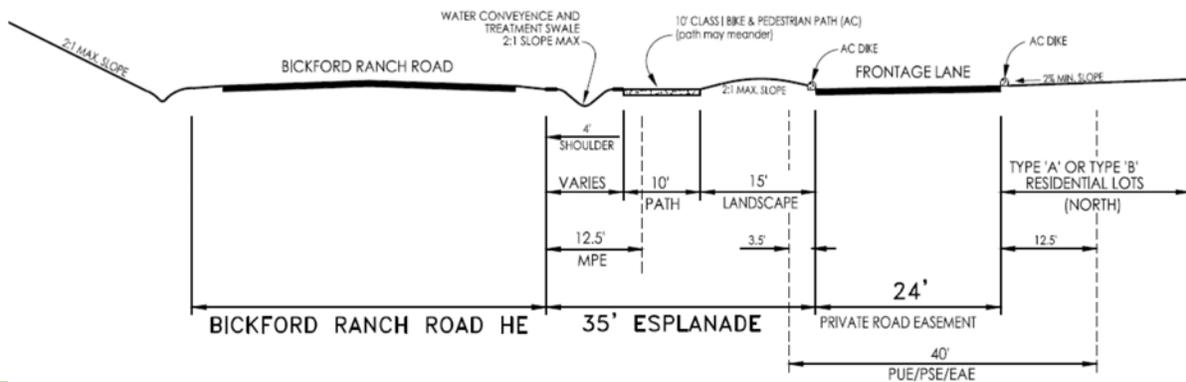
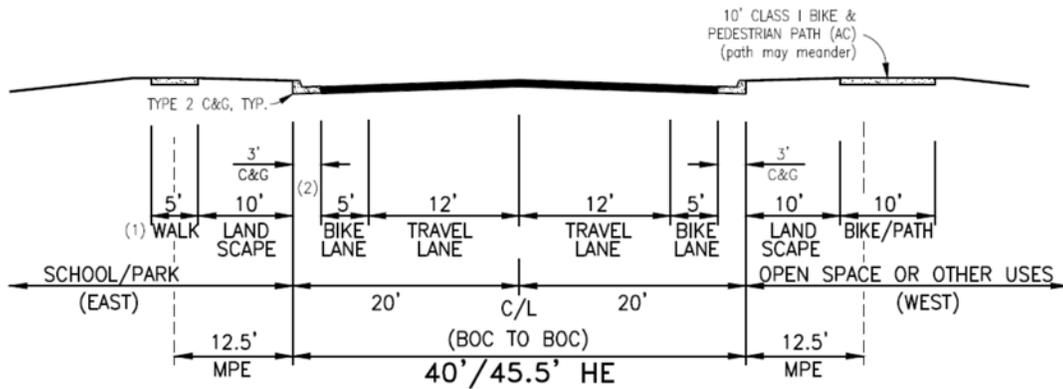


Figure 4.6 | Bickford Ranch Road – Frontage Lanes

SCHOOL RANCH ROAD

School Ranch Road is located in the western portion of the Plan Area and provides another access to the BRSP from Sierra College Boulevard. The design section for this street is illustrated in the figure below.



Notes:

1. Sidewalk adjacent to school/park only. No sidewalk elsewhere.
2. If on-street parallel parking is provided adjacent to the school or park site, a minimum parking dimension of 8' shall be provided between the face of curb and edge of bike lane.

Figure 4.7 | School Ranch Road

RESIDENTIAL STREETS

Several types of residential streets are planned, with individual designs dependent upon function, adjacent lotting, and parcel access. Each design section is illustrated below, with locations keyed on Figure 4.1 and summarized in Table 4.1.

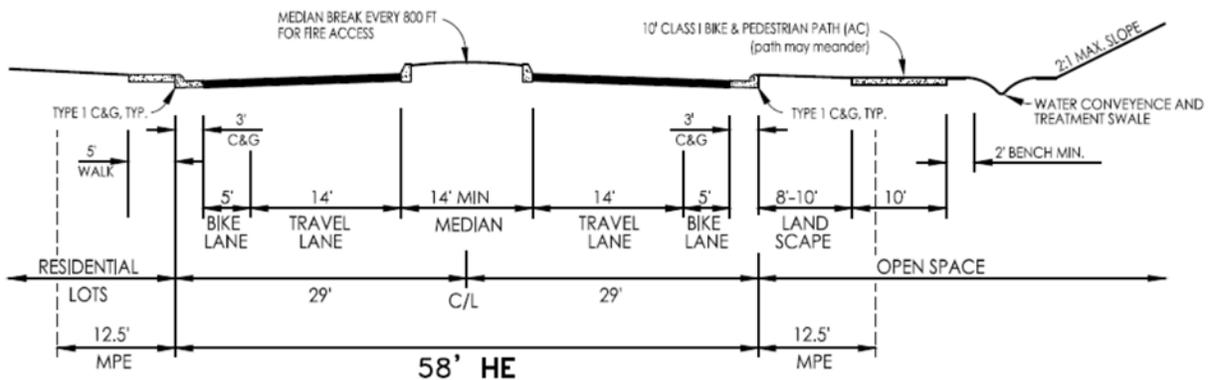
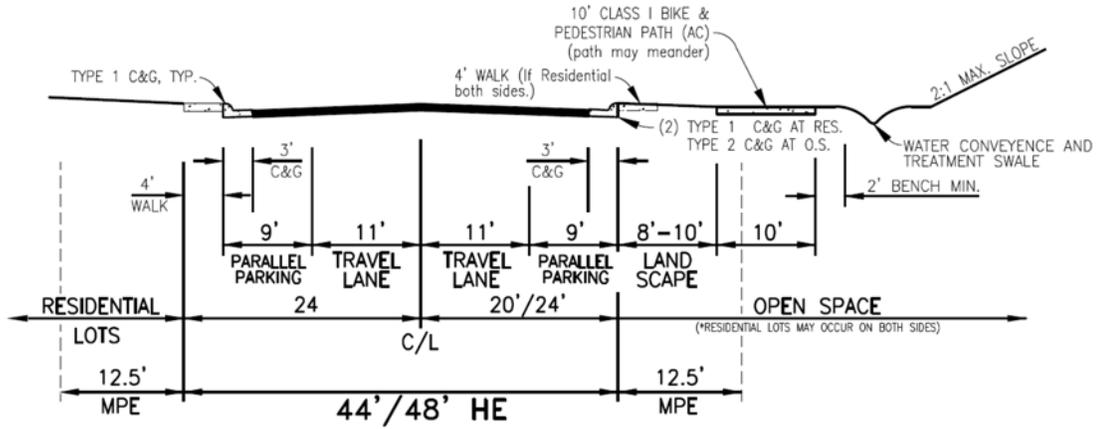


Figure 4.8 | Upper Ranch Road & Grand Ridge Drive (west entry only)



Notes:

1. 48' HE where residential lots front both sides of street (4' sidewalk on both sides)
2. Type 1 curb and gutter at residential; Type 2 curb and gutter at open space

Figure 4.9 | Grand Ridge Drive

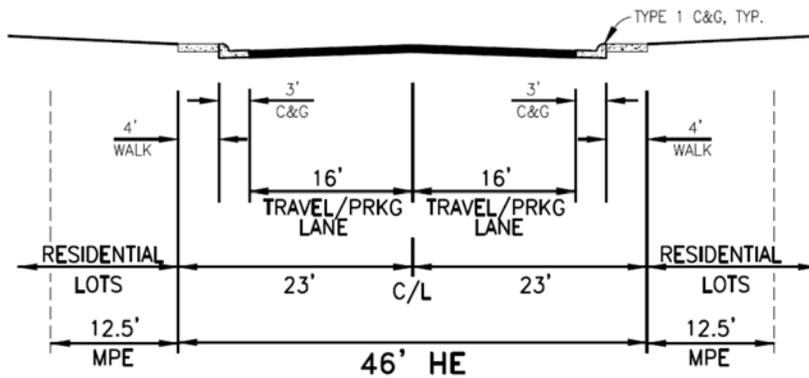


Figure 4.10 | Residential Street (Main Drive)

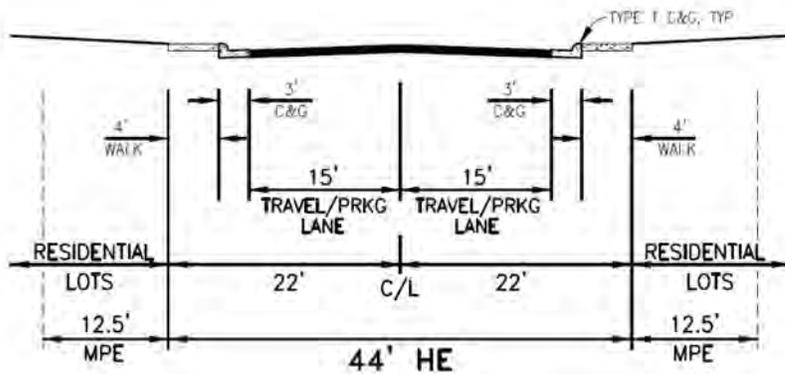


Figure 4.11 | Residential Street (Standard Drive)

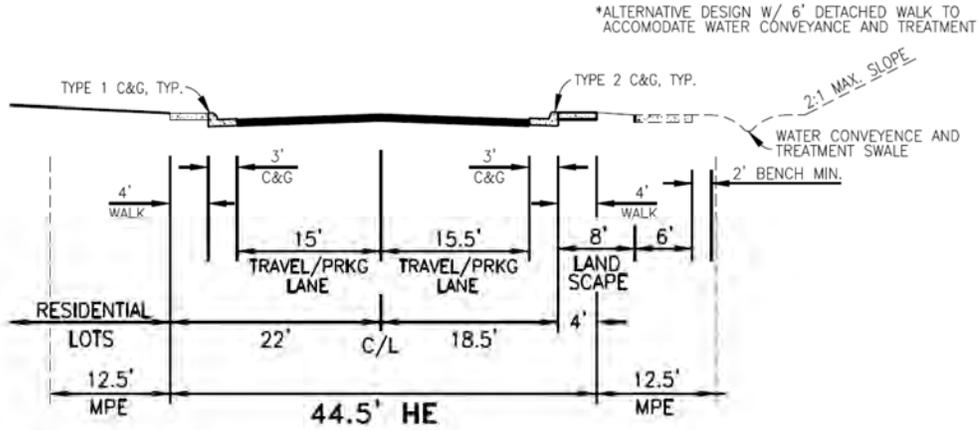


Figure 4.12 | Residential Street (Single-Loaded Alternative)

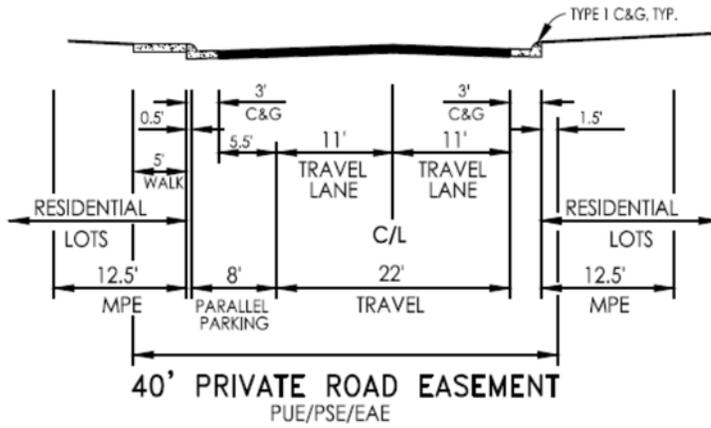


Figure 4.13 | Gated Residential Street – Two-Way (Private)

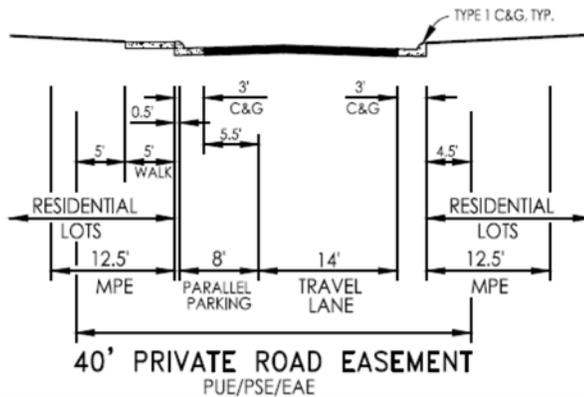


Figure 4.14 | Gated Residential Street – One-Way (Private)

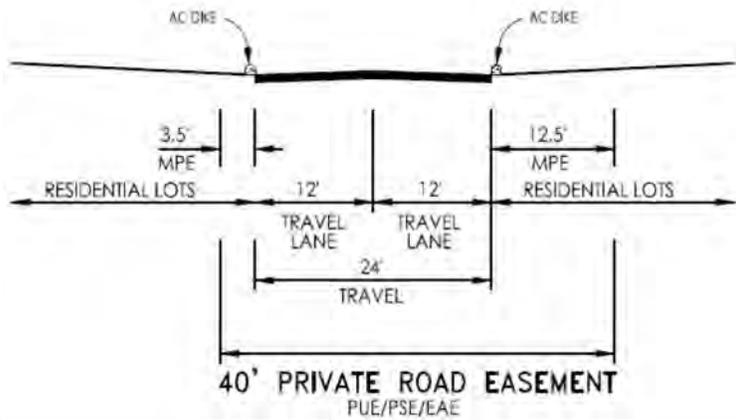


Figure 4.15 | Estate Lot Lanes (Private)

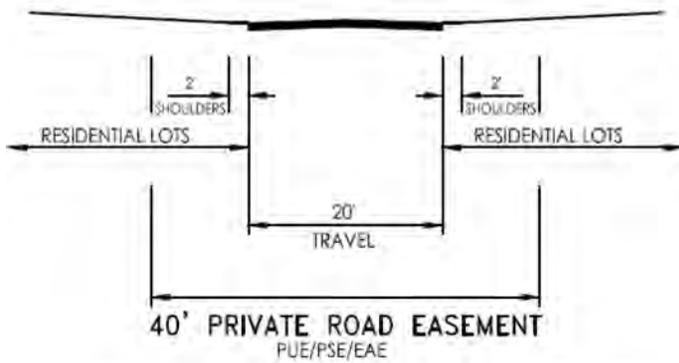
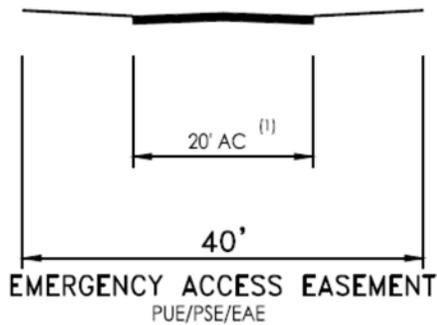


Figure 4.16 | Reduced Lanes for Estate Lots (Private)



1 Roadway width may be less where necessitated by topographic conditions or trees; reduced width roadway lengths will have turn-outs provided for two-way emergency traffic, per requirements of serving fire district.

Figure 4.17 | EVAs on Clark Tunnel Rd. & Woodsdale Ct.

4.3 STREETS WITH ENTRY GATES

Neighborhoods with entry gates shall be designed as a divided street with a median leading up to the gate where possible. Turnarounds at gates will be designed with a minimum clear turning radius of 40 feet. A prototypical design for a neighborhood entry gate is illustrated in this section, however other designs may be developed through the improvement plan process.

Refer to Figure 4.18 for an example of an entry gate and to Figure 6.1 for the location of potential gated entries.

4.4 INTERSECTION GEOMETRIES, CURB RETURNS, CUL-DE-SACS, & ELBOWS

For each street type, the design of intersections, curb returns, cul-de-sacs, and elbows must have a minimum design standard to ensure that adequate turning movements can be made for all vehicles.

Figures 4.19 through 4.22 illustrate the standards to be used for these types of features.

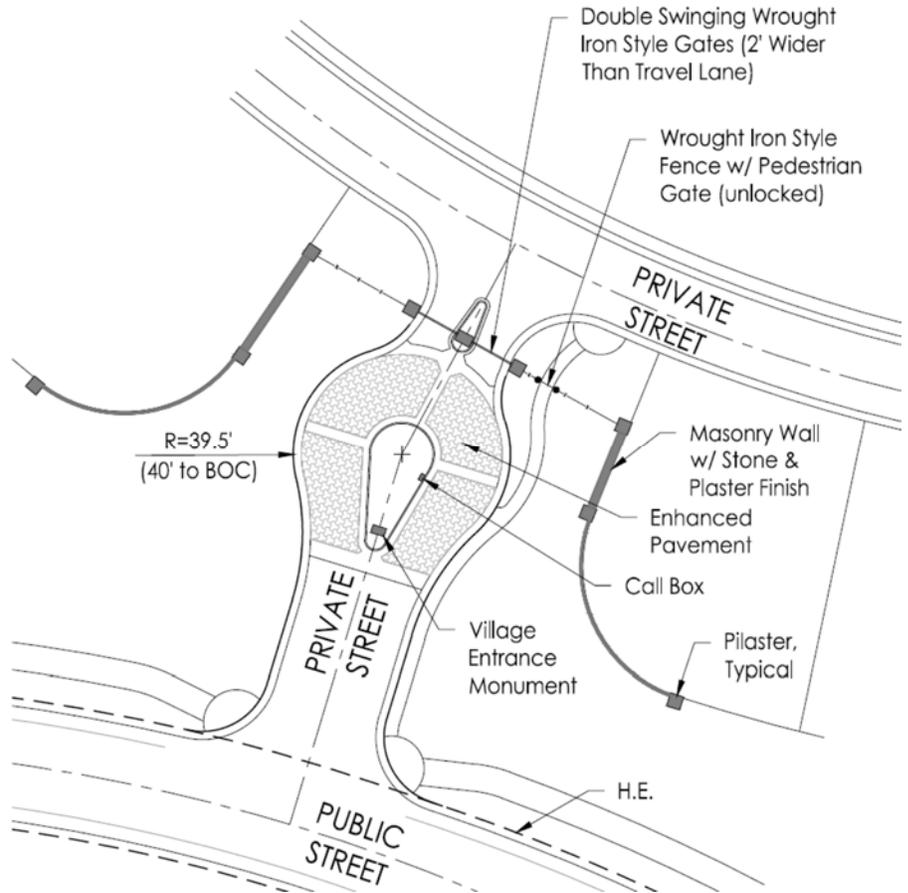


Figure 4.18 | Entry Gate Example

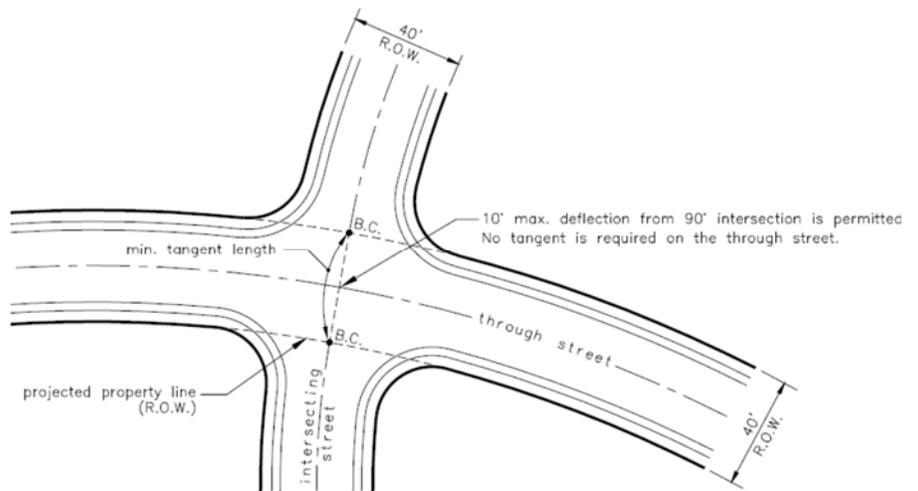


Figure 4.19 | Intersection Geometries

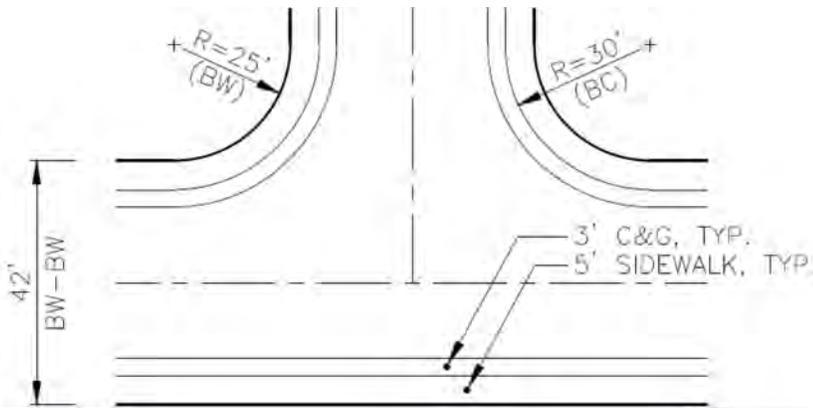


Figure 4.20 | Curb Return Design Standard

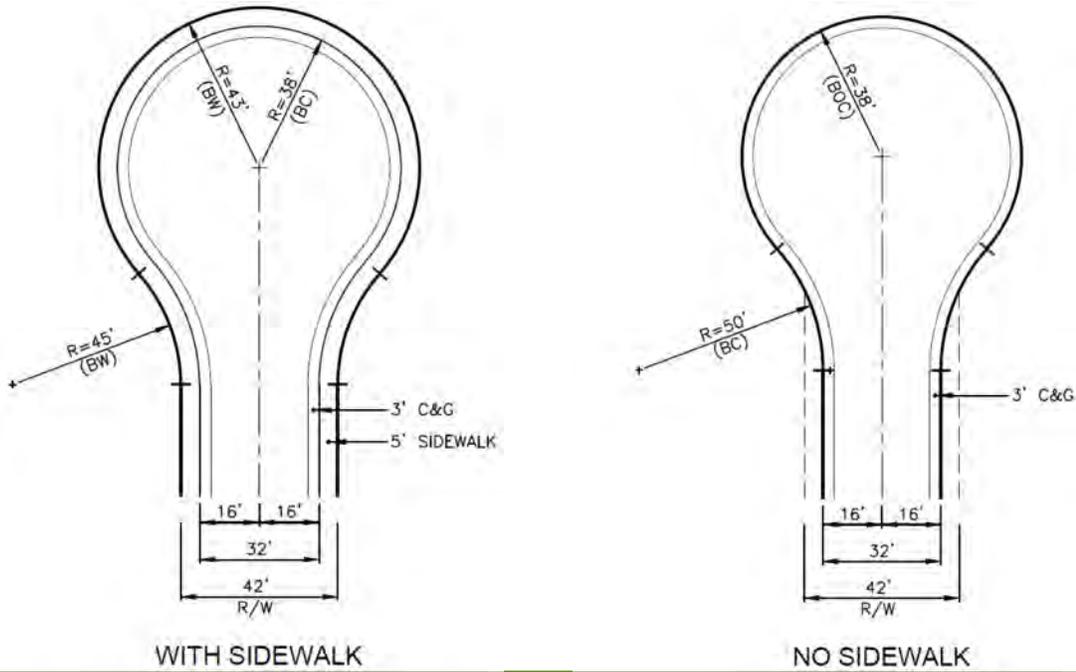


Figure 4.21 | Cul-De-Sac Design Standards (42' ROW)

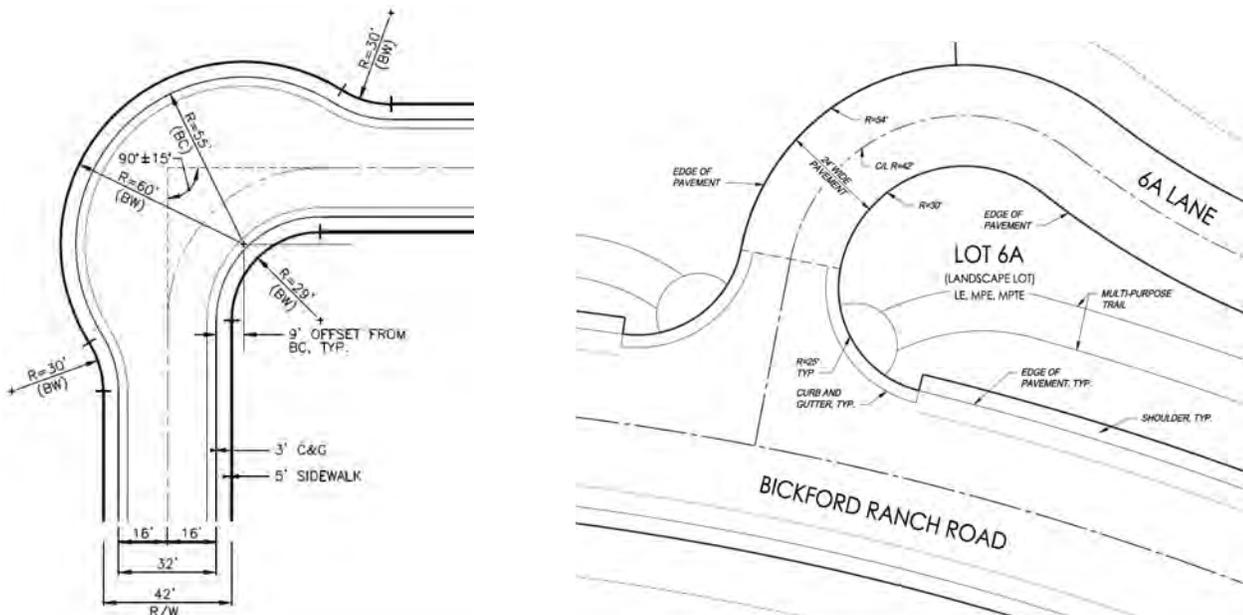


Figure 4.22 | Street Elbow Design Standards

4.5 MULTI-PURPOSE TRAIL DESIGN STANDARDS

The BRSP features a comprehensive network of multi-purpose trails that are planned through the Open Space preserves and transition areas. At completion, this network will form a complete loop through the Plan Area, which can be used by equestrians, off-road cyclists, and pedestrians.

Additional information regarding this trail system, including an exhibit showing the locations of trails, is provided in Section 4 of the Specific Plan.

Design standards for the construction of multi-purpose trails are shown in Figures 4.23, 4.24, and 4.25. The typical design section (Figure 4.23) should be used where possible through the open space areas. Where soil conditions and topographical constraints prevent the ability to create cut slopes for trail construction, the alternative design section (Figure 4.24) may be used.

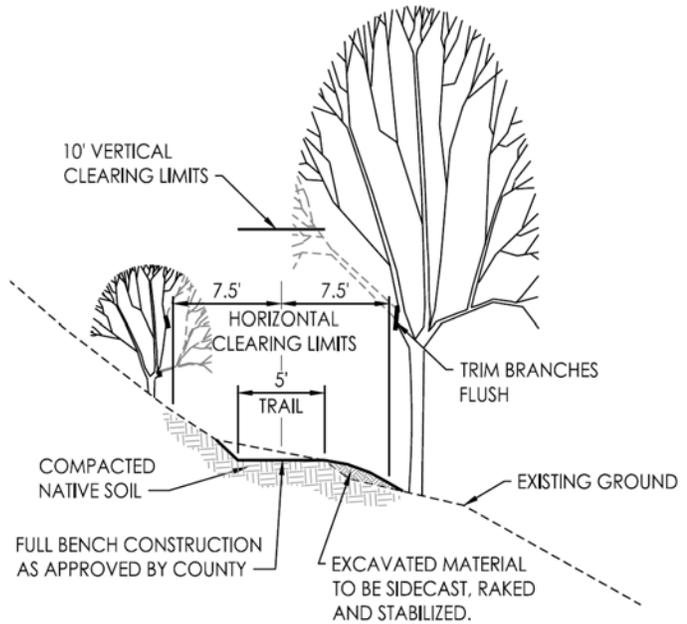


Figure 4.23 | Multi-Purpose Trail (Typical Design)

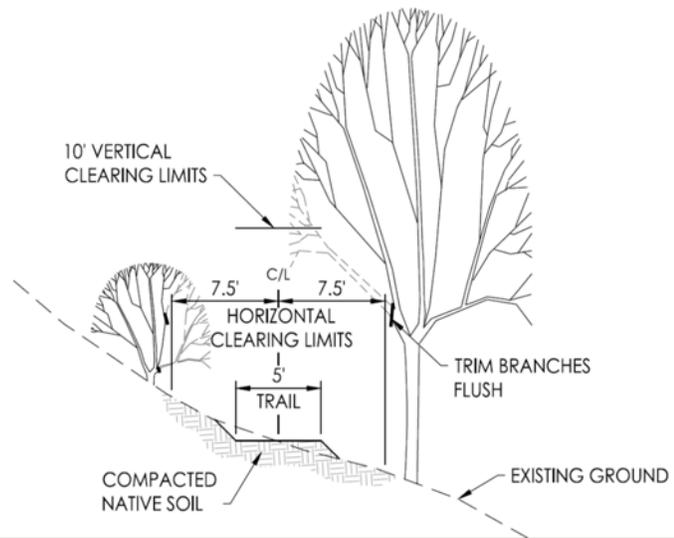


Figure 4.24 | Multi-Purpose Trail (Alternative Design)

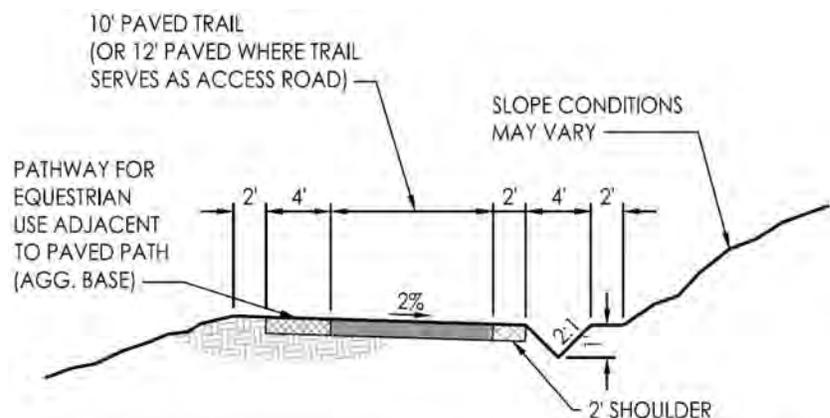


Figure 4.25 | Multi-Purpose Trail Design at Access Road

5. SITE DEVELOPMENT AND GRADING

5.1 GRADING GOALS

The BRSP consists of a complex set of landforms with dramatic variations in topography and elevation. Elevations of the property rise from about 300 feet above sea level on the northwest corner to over 950 feet on the eastern edge of the property. This rise in terrain occurs along a major volcanic ridge known as Boulder Ridge that extends east to west.

Since large parts of the site will be left in a natural state, these standards include specific grading techniques to maintain the natural terrain and conditions on the site to the maximum extent possible, particularly in the open space transition areas. Grading plans should be guided by the following goals:

- The grading plans shall be designed to reduce potential impacts on sensitive habitat and open space areas adjacent to the developed areas to the maximum extent feasible.
- Due to the site's prominent landforms, natural drainage and slopes will require special grading considerations to ensure that development generally maintains the natural character of the area and aesthetic values.
- Where grading is necessary near existing oak trees, (6 inches diameter breast height (dbh) and greater) any activity within the dripline of the trees shall be minimized. Retaining walls may be used to protect individual trees.

5.2 GRADING AND SITE DEVELOPMENT STANDARDS

Unless otherwise noted, grading and site development within the grading areas depicted on Figure 5.1 shall conform to the following standards:

- Existing drainage ways and landforms shall be incorporated into the grading plans to the maximum extent possible. Where grading is necessary, the disturbed areas shall be rendered visually compatible with the existing landform.
 - Grading plans shall specify soil stabilization procedures to minimize the potential for erosion. Erosion and sediment control measures shall be consistent with requirements of the Placer County Grading Ordinance. These measures shall be employed until the graded areas are permanently stabilized.
 - Grading plans shall comply with the Placer County Grading Ordinance and Chapter 70 (Excavation and Grading) of the Uniform Building Code. Where there are any conflicts between the County Grading Ordinance and Chapter 70, the County Grading Ordinance shall govern. Exceptions to the above ordinance shall be allowed with a recommendation from a licensed geotechnical engineer and County approval.
 - The developer shall provide a soils report prepared by a licensed engineering geologist and/or a geotechnical/soils engineer as the basis for grading plans. The report is to document methods for providing a safe and stable development and shall be submitted to and approved by the CDRA – ESD with improvement plans in accordance with Placer County standard conditions.
- Prior to approval of improvement plans, grading plans shall be submitted for individual stages of development and shall include the following:
 - a. Techniques that will be utilized to prevent erosion and sedimentation during and after the grading process.
 - b. Preliminary pad and roadway elevations.
 - c. Any other requirements outlined in the BRSP EIR mitigation measures as they relate to grading.
 - d. Maximum extent of grading limits.
 - Landform grading techniques consisting of cut and fill slopes shall be designed to blend into existing slopes by rounding and contouring to provide a smooth transition between grade changes. Large cut and fill slopes shall be contoured to create a natural appearance and provide swales and benches for clustering vegetation.
 - Grading outside of the area of immediate development shall be consistent with the approved grading plan and adopted mitigation measures. Stockpile and borrow sites are permitted within areas scheduled for future development subject to a grading plan approved by Placer County.
 - Processing of on-site materials for use as backfill or aggregate road base shall be allowed. A permit from the Placer County Air Quality Management District is required for use of rock crushers and other machinery to prepare aggregate road base.

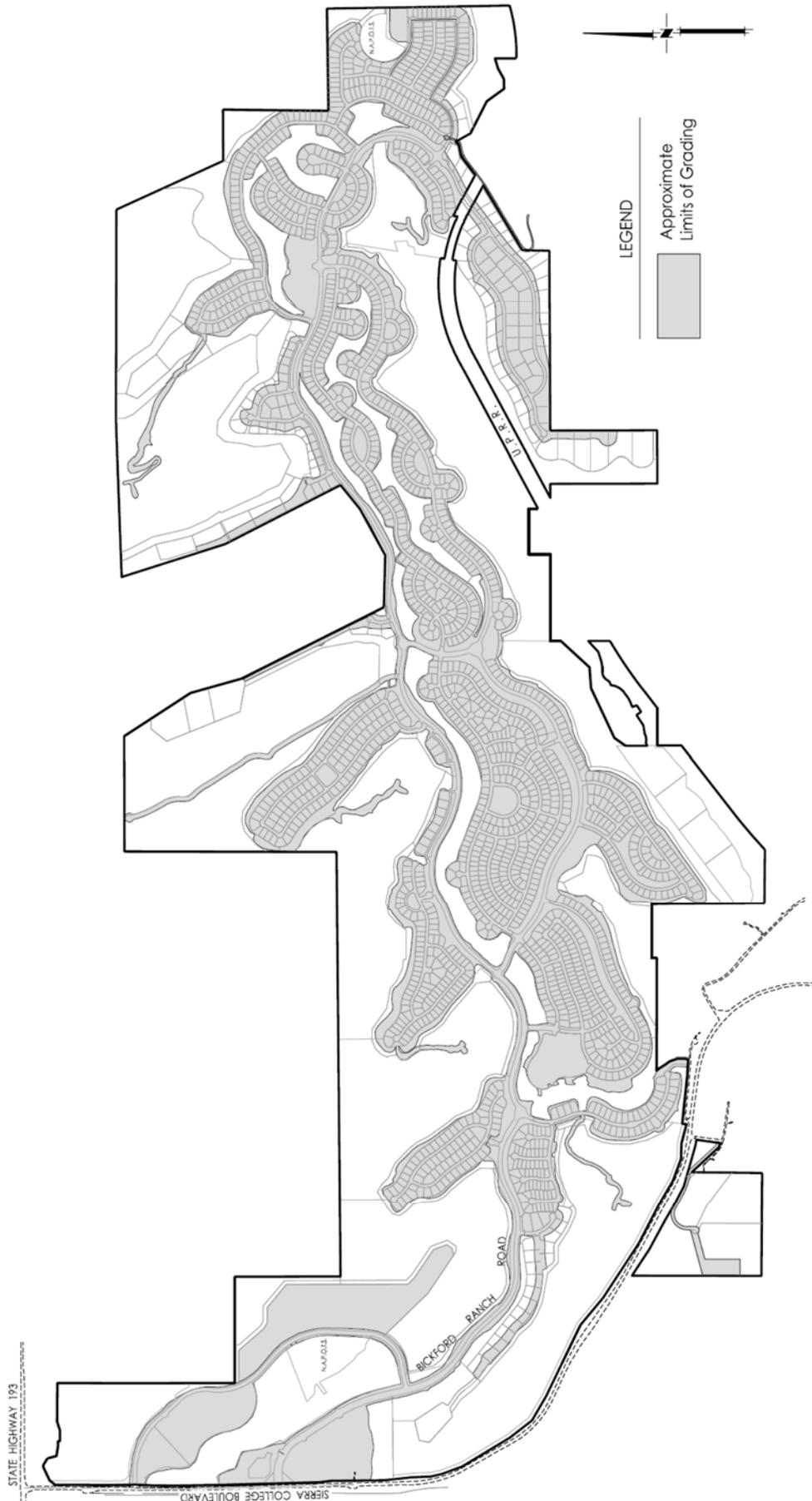


Figure 5.1 | Areas of Grading

- Building sites shall have provisions for conducting concentrated surface drainage from the site to a drainage course, a drainage channel, or a public street. Such drainage shall be in accordance with established engineering practice and approved by ESD. An easement for maintenance shall be required for conveying drainage across private property.
- All re-contoured slopes shall be planted or otherwise protected from the effects of water runoff and wind erosion according to established engineering practice within 90 days after completion of grading or by October 15, whichever occurs first. ESD may approve extensions for reasonable cause. Planting shall be designed to blend with the surrounding terrain and character of development and shall consist of fire-resistant varieties and approved by ESD during the improvement plan process.
- No grading alteration, or construction of structures shall occur within fifty (50) feet of delineated wetlands without state and federal permits prior to any work within these areas. Wetland enhancement work is subject to the U.S. Army Corps of Engineers Section 404 permit conditions for the BRSP and the BRSP Long-Term Management Plan.
- Cut or fill slopes shall not exceed 2:1 without the specific recommendations of the soils engineer and County approval.
- Maximum slope for streets is 15 percent. Slope of 15 percent may only be exceeded with ESD approval.

5.3 RESIDENTIAL GRADING PLANS

The master grading concept for the BRSP provides two primary classifications for lot grading, which are described below.

- **Pad-Graded Lots:** These lots are fully graded such that drainage flows to the adjacent street frontage. For pad-graded lots, it is assumed that the entire lot (including cut and/or fill slope areas) is subject to soil disturbances and tree removal.
- **Partially-Graded Lots:** The extent of grading on these lots will vary depending on the lot dimensions, location, and topography of the land. Within this classification, grading shall provide the most feasible design solution for accommodating driveways, utilities, and structural foundation. Grading plans for these lots could result with residential units constructed with a slab foundation, a raised foundation, or a combination of both. Grading to create useable outdoor living spaces can be conducted within the building envelope. To the extent feasible, partially-graded lots should drain to the street frontage, however, it is recognized that this may not be possible for all or a portion of the lot.

In some residential villages, grading has not yet been completely defined. In these instances, grading plans will be evaluated and approved with either a small lot tentative map or building permit.

Figure 5.2 identifies the location of pad-graded and partially-graded lots, as well as areas where grading plans are subject to subsequent review and approval by the County.

Twelve lots in the BRSP have areas of slope greater than 30 percent. On

each of the lots identified with this condition, a slope restriction shall be applied such that the building envelope and homesite shall be located outside of the area of 30 percent slope.

Figure 1.4 of the BRSP Development Standards identifies the location of lots that have slope restrictions.

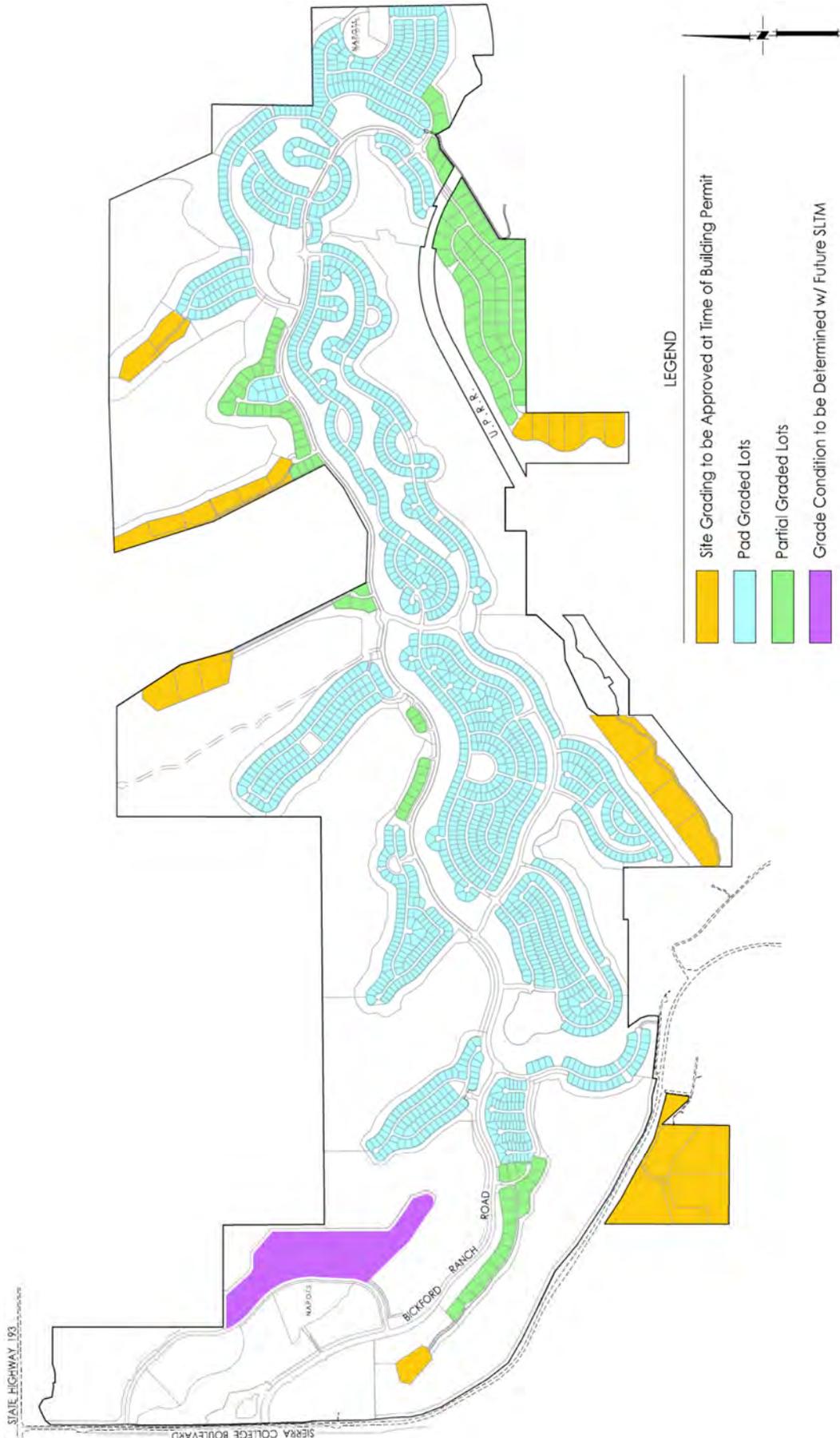


Figure 5.2 | Lot Grading by Residential Village

5.4 GENERAL LOT GRADING STANDARDS

Many of the homesites, particularly the larger lots intended for custom-built residences, will not require extensive grading beyond what is necessary to create the building footprint and street access.

The following grading standards shall apply to single-family units located in areas where lots are partially graded or where grading has not yet been determined.

- Retaining walls may not be used along roadways, adjacent to residential lots, and outside of any highway easements, unless approved by the County. Retaining walls shall be constructed of brick, block, masonry, stone, Mechanically Stabilized Earth (MSE), or concrete. All retaining walls over forty-eight inches (48") in height (including depth of footing) shall be designed by a registered engineer and approved by ESD.
- Graded slopes shall be consistent with the recommendations of the geotechnical/ soils engineer regarding percent of slope and compaction.
- If applicable, common drainage shall be conveyed in dedicated easements to roadways and open space and shall be subject to HOA maintenance.
- Interceptor ditches shall be installed to reduce the potential for erosion and provide necessary drainage. These ditches shall be unobtrusive from the bottom of slopes. Where necessary, benches with interceptor ditches shall be installed on manufactured slopes greater than twenty-five (25) feet in height. Small interceptor ditches may be placed on slopes with no benches with approval of the project geotechnical engineer and the ESD.

5.5 GRADING STANDARDS FOR PAD-GRADED LOTS

Grading to create single level padded lots is permitted.

- Grading shall blend with the natural terrain where pad-graded lots are adjacent to natural open space areas, to the extent feasible.
- Rear yards may be graded to allow sufficient usable areas for outdoor living facilities such as patios and swimming pools.
- Sloped areas for padded lots may be located in Open Space Transition (OS-T) parcels, consistent with the grading diagram, in Figure 5.3.
- Individual graded lots shall drain to the adjacent street or to elements of the overall drainage system located in other open space areas. Graded lots shall have a minimum of one percent (1%) slope toward adjacent streets or open space areas.

Figure 5.2 shows the location of pad-graded lots.

5.6 GRADING STANDARDS FOR PARTIALLY-GRADED LOTS

- Dwellings maybe designed with slab foundations in response to lot topography and grading. Otherwise raised, stepped or pier and beam foundations should be used to reduce grading and utilize existing contours of the land. Slab foundations are allowed for garages and basements without limitations. Grading for drainage is permitted.
- Grading to create flat useable outdoor living space shall be limited to the building envelope and subject to tree restrictions.
- Grading and building slope setbacks shall conform to LDM standards.
- Grading and construction around oak trees shall be consistent with the development restrictions for trees outlined in Section 1.5 of these Development Standards.

Figure 5.2 shows the location of partially-graded lots.

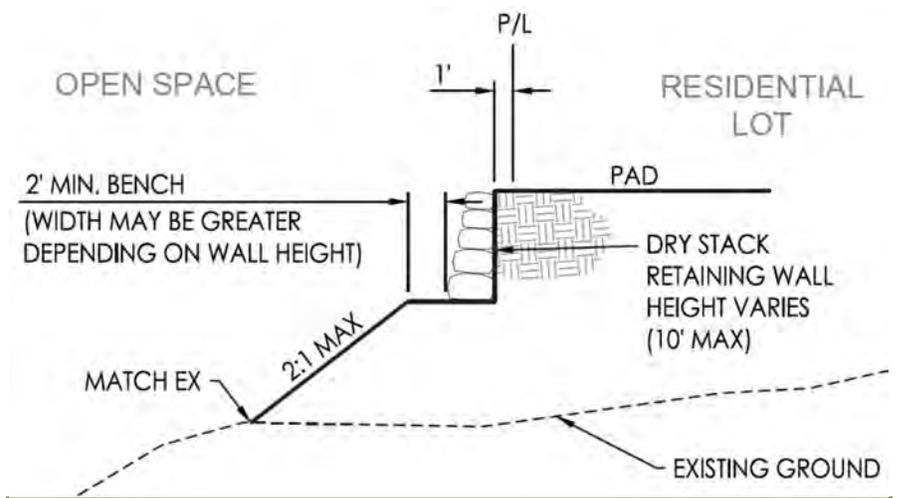


Figure 5.3 | Rear Yard Grading (Typical Design Section)

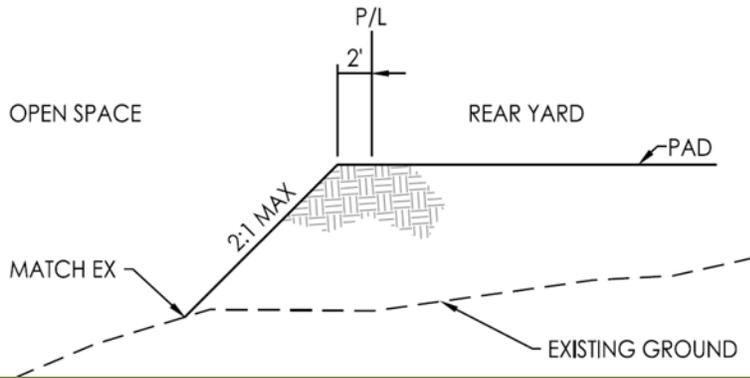


Figure 5.4 | Rear Yard Grading (at Open Space)

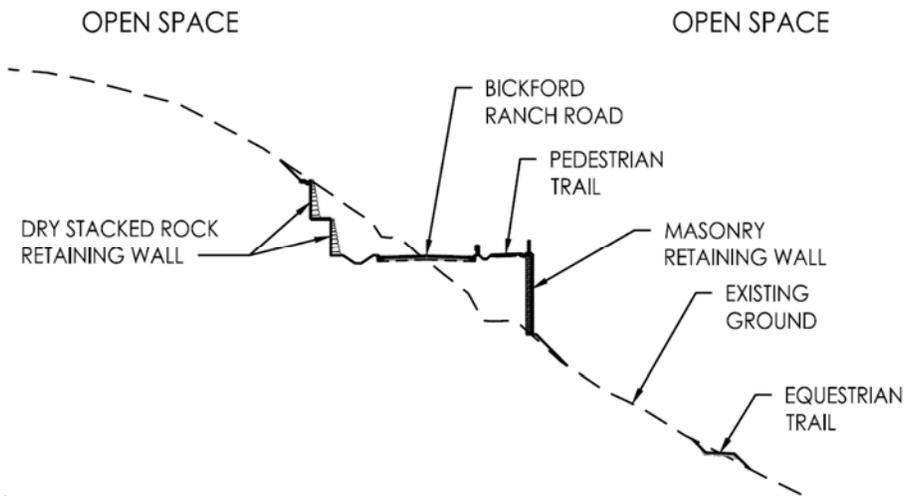


Figure 5.5 | Grading for Bickford Ranch Road (Steep Terrain)

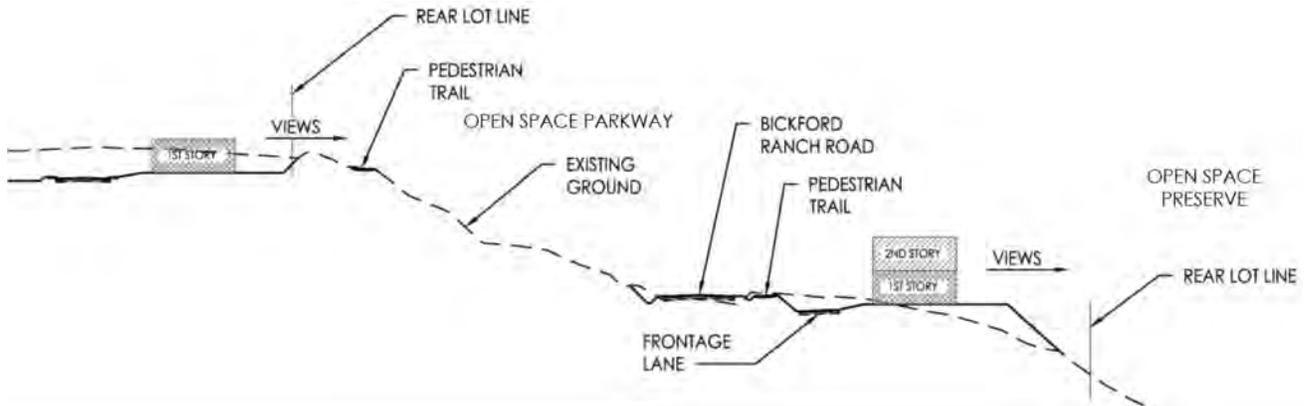


Figure 5.6 | Conceptual Grading for Bickford Ranch Road at Frontage Lanes

5.7 GRADING TRANSITIONS

- Where cut and fill slopes adjoin open space areas, grading design shall provide a smooth transition between graded slopes and the natural topography. It is anticipated that some grading may be required to achieve a visually acceptable natural look and to control drainage.
- All cut and fill slopes shall include adequate setbacks for all buildings and structures at the top and bottom of each sloped area.
- Cut and fill slopes shall be designed to minimize the potential for erosion. Consideration shall be given to the length and slope of the slope, the characteristics of the local soils and up slope drainage areas.
- Landscaping shall not be located in a manner that obstructs sight lines from adjacent roadways.
- Transition areas shall be contour-graded with variable slopes and blended with the adjacent natural area to avoid flat appearances or steep grade changes.
- Graded common areas shall have drainage directed away from residences and shall be maintained by the HOA.

5.8 GRADING TERRACES

- Hillside grading should not exceed a slope of two to one (horizontal to vertical), consistent with Figure 5.7.
- Terraces shall be used when sloped areas are greater than 25 feet vertically. In these instances, three to ten foot wide benches shall be incorporated into graded hillsides to provide drainage and landscape opportunities.
- Terrace requirements may be modified, subject to the recommendation of the project geotechnical/soils engineer.
- All terraces should be foot path accessible for maintenance.
- Terraces allowing pedestrian circulation may be considered on long sloped areas between neighborhoods.
- Swales or ditches shall be designed to physically and visually blend with adjacent natural areas and shall be designed per the requirements of the grading plan.

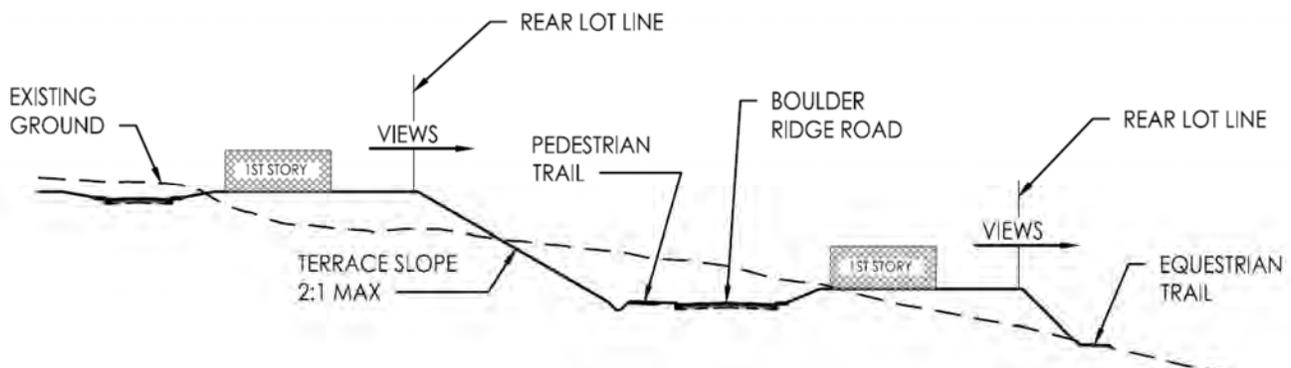


Figure 5.7 | Conceptual Grading for Grand Ridge Drive at Terraced Lots

6. SIGNAGE

The goal of the signage section is to provide a coordinated graphic system for site and building signage that communicates information in an aesthetically and visually pleasing manner. These standards are intended to provide for visual consistency among sign types throughout the Plan Area.

6.1 SIGNAGE THEME

These signage standards are a method of describing the desired result but still maintaining a degree of flexibility. This section establishes minimum standards for signage to create a unifying sense of place throughout the BRSP.

Signage shall be of a uniform design theme and is sized in a hierarchy ranging from Plan Area identification signage as the largest signs to smaller neighborhood monument signage. All signage will be constructed of the same type of building materials to ensure consistency throughout the BRSP.

Signs shall incorporate stone and timber elements that reflect the natural character of the site. The base of all of all signs should be planted to relate the signs to the landscape. The stone appearance of the signs will provide a sense of permanence and quality. In this section, design concepts are presented for each type of sign in the BRSP.

6.2 SIGNAGE STANDARDS

All signs shall be designed to satisfy the following standards:

- Signs shall be maintained in good condition, always clean and free from graffiti or other disfigurements.
- Surrounding landscaping should be maintained to allow for visibility and to enhance the sign face and structure. Plantings surrounding the sign should relate the sign with the landscaping.
- Signage shall be reviewed by the Development Review Committee for compliance with the BRSP signage standards described in this section.
- Construction shall be of durable, long lasting materials of high quality.
- Illumination of signs shall comply with applicable lighting standards contained in Section 7.
- Any lighted sign shall be illuminated only by continuous and stationary light sources. If the light sources are external to the sign or are otherwise physically detached from the sign, they shall be directed at the sign so that only the sign face is illuminated.
- Lettering on signs shall be proportional to the sign and shall be in a font and style that is uniform in the signage throughout the Plan Area. This standard does not apply to street signage.
- The Bickford Ranch logo may be incorporated in signage.

6.3 COMMUNITY ENTRANCE SIGNS

The purpose of community entrance signs is to identify the major access points into the BRSP. Community entrance signage is located as noted on Figure 6.1 and shall comply with the following standards:

- Community entrance signage shall be located to identify the entry points into the Plan Area, along Sierra College Boulevard, at both Bickford Ranch Road and School Ranch Road.
- Size, scale, and massing of community entrance signs shall be consistent with the concept design illustrated in Figure 6.2.
- Sign features shall be constructed of concrete materials and clad with a combination of plaster and stone (or material that has the appearance of natural stone), consistent with the design concept in Figure 6.2
- The signage display area shall allow for attached metal letters, consistent with Figure 6.2.
- Lettering within the display area shall not exceed twenty-four inches (24") in height.
- Landscaping shall be incorporated at the base of the sign to link the signage to the natural landscape.

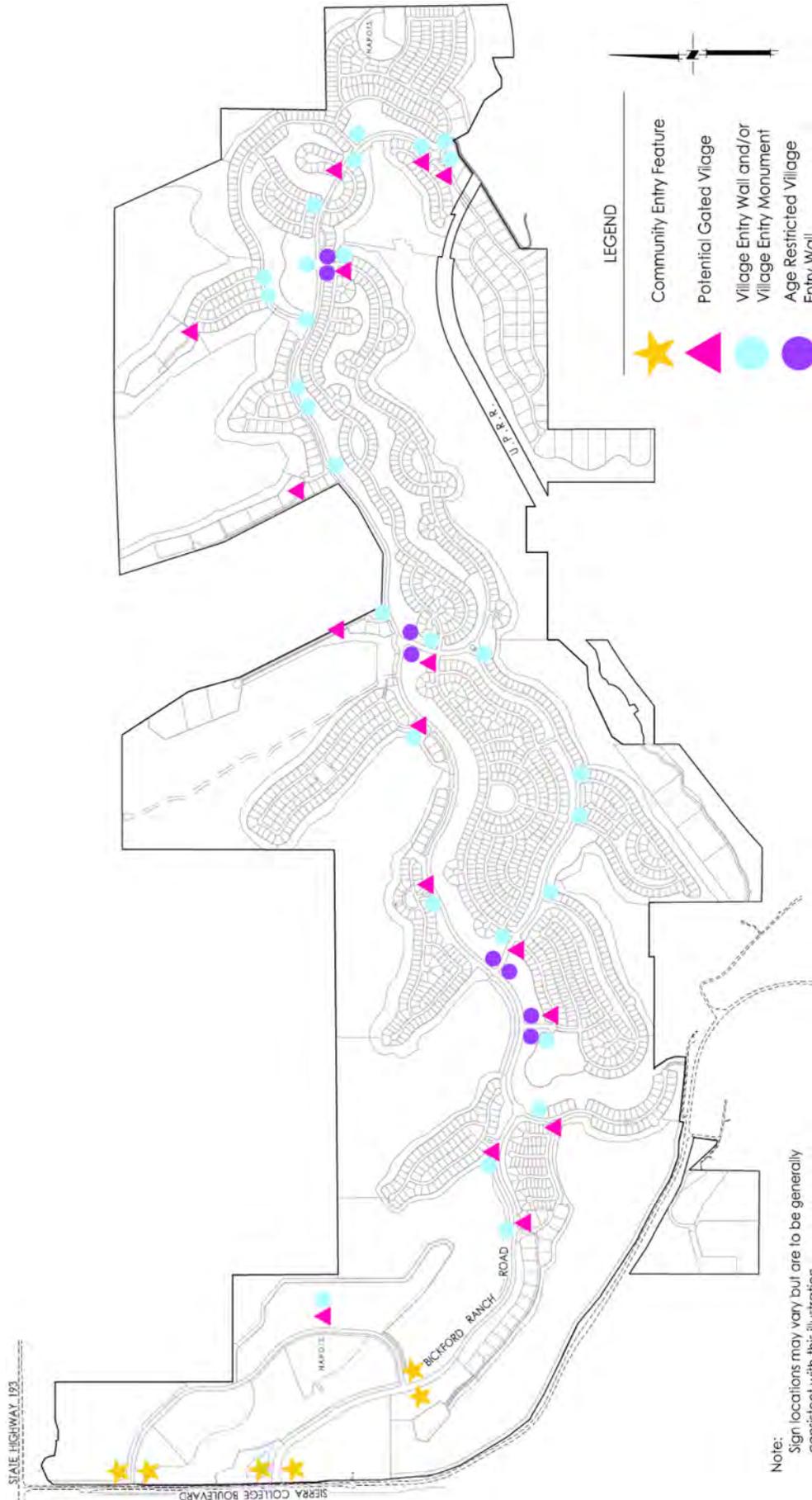
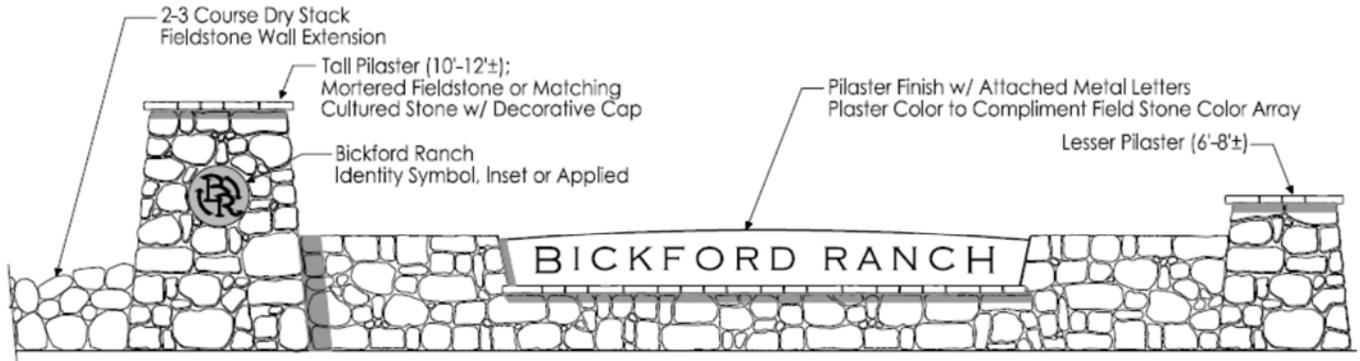


Figure 6.1 | Project Signage Locations



- Sign May Have Internal or Attached Lighting and/or Low Level Ground Lighting
- Sign Size May Vary by Location

Figure 6.2 | Community Entrance Signage Design Concept

6.4 RESIDENTIAL VILLAGE ENTRANCE SIGNAGE

Residential signage is permitted to identify individual residential villages. Different types of village entrance signs are provided for:

- Age-Restricted Village Entrance signage that is intended for entry points into the age-restricted community;
- Village Entrance Wall signs that are located at street corners at entrances into residential villages (non age-restricted); and
- Village Entrance Monument signs that are located in entrance medians into residential villages.

Additional details on the design of these sign types is provided in section 2.2 of the Design Guidelines.

Residential signage shall be consistent with the overall design theme of the BRSP signage, while relating to the

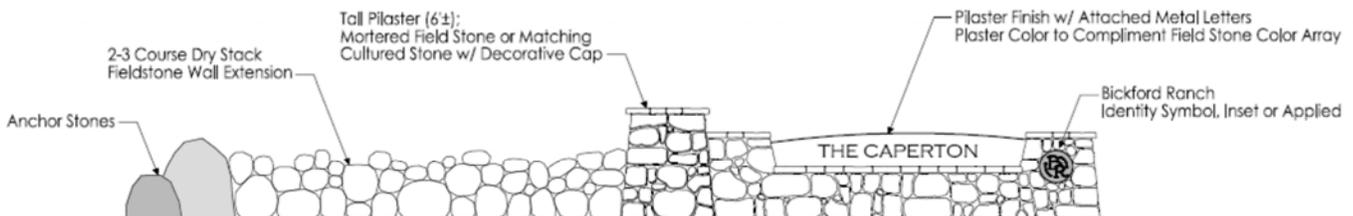
character of individual neighborhoods. General residential signage standards are noted below:

- Signs shall be located at the entrance to residential villages.
- Signs shall be located within open space or landscape corridors and not within single family residential lots.
- Landscaping shall be incorporated at the base of the sign to link the signage to the landscape.
- The size, scale, and massing of village entrance signage shall be consistent with the concept designs illustrated in Figures 6.3 and 6.4.
- Sign features shall be constructed of concrete materials and clad with a combination of plaster and stone (or material that has the appearance of natural stone), consistent with the design concept in Figures 6.3 and 6.4.
- The signage display area shall allow for attached metal letters.

6.5 DIRECTIONAL SIGNAGE

Directional signage assists in navigation and in locating community features such as the recreation centers, parks, neighborhoods, and natural features. Directional signs shall be located near major intersection or decision points along the streets or paths. The following standards shall apply:

- The size, scale, and massing of directional signage shall be



- Sign May Have Internal or Attached Lighting and/or Low Level Ground Lighting
- Sign Size May Vary by Location

Figure 6.3 | Age-Restricted Village Entrance Signage

consistent with the concept design illustrated in Figure 6.5.

- Directional signage shall be constructed of concrete materials and clad with a combination of plaster and stone (or material that has the appearance of natural stone), and include timber elements in its design, consistent with the design concept in Figure 6.5.
- The signage display area shall allow for attached metal letters or as otherwise specified in Figure 6.5.
- The base and pilaster caps of the sign may be concrete, stone, or other natural material.
- Lettering within the display area shall not exceed ten inches (10") in height.
- The signage shall not be located where it will impair the visibility for passing motorists, pedestrians, or cyclists.
- Signage shall not include more than four directional location listings.
- Landscaping shall be incorporated at the base of the sign to link the signage to the natural landscape.

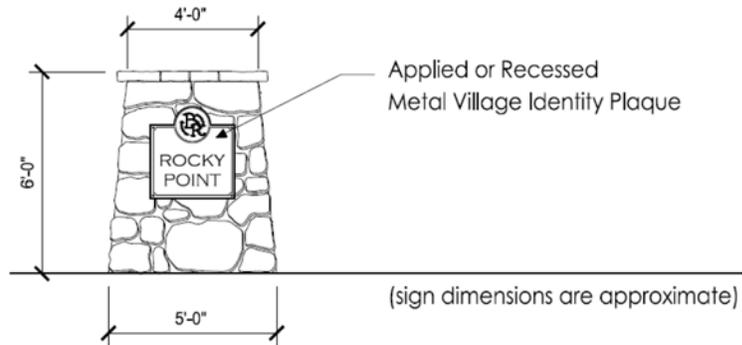


Figure 6.4 | Residential Village Monument Signage

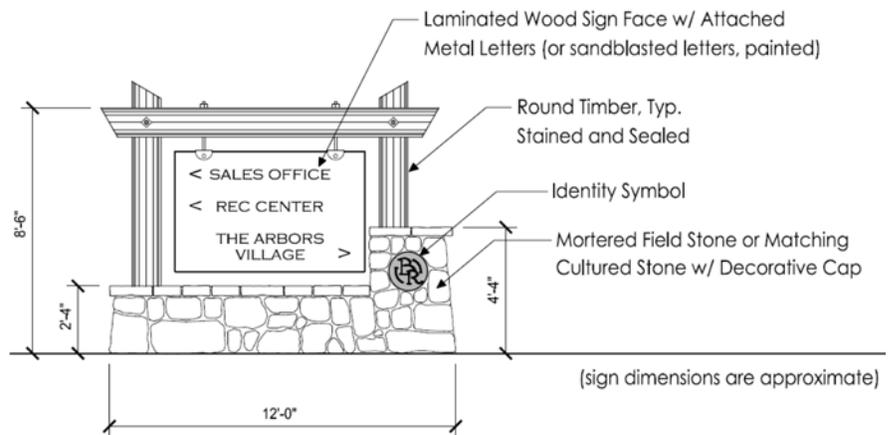


Figure 6.5 | Directional Signage

6.6 TEMPORARY SIGNS

Temporary signs for marketing, leasing, real estate sales, and community identities are permitted subject to the following standards:

-
- Sign faces shall not be any greater than six feet (6') in height and eight feet (8') width, and shall not be any higher than eight feet (8') from the adjacent finish grade.
- Signs shall be constructed of wood, plaster, and/or stone and be designed to reflect a relative degree of permanence.
- Signs shall comply with Section 17.54.170 of the Zoning Ordinance, except as allowed by these standards.

6.7 PROHIBITED SIGNAGE

Prohibited signs include, but are not necessarily limited to, the following:

- Billboards or any large signs that change regularly.
- Signs that promote any other project or site other than the BRSP (i.e. off-site signage).
- Inflatable signs, icons or logos.
- Animated, flashing or moving signs.
- Signs with exposed fluorescent lighting.
- Signs that are prohibited pursuant to Section 17.54.170.D of the Zoning Ordinance, except where allowed by this section.

6.8 REGULATORY SIGNS

Signage that is required to regulate safety aspects such as street speed limits and other advisory traffic signage shall be consistent with Placer County and State of California motor vehicular sign standards. Regulatory signs may include street signs, speed limit signs, access signs, and parking signs.

6.9 STREET SIGNS

Street signage shall comply with the following standards:

- Street signage shall identify the names of the streets and other circulation corridors within the BRSP.
- Poles shall be finished in a color to match the other site furnishings to be used throughout the project.
- Street signs shall meet Placer County LDM standards.
- Holiday banners and decorations on poles consistent with street signage may be used at parks and recreation centers.

- **Neighborhood Trail:** For these trails, signs should indicate that allowed users include pedestrians, bicyclists, and golf carts. It should also indicate that equestrians and all other types of motorized vehicles are prohibited.

All trail signage is subject to review and approval by the Bickford Ranch Architectural Review Committee and the County's Development Review Committee during improvement plan review.

6.10 TRAIL SIGNAGE

The BRSP trail system shall incorporate way-finding signage that identifies trail locations, access points, and permitted users. Signs should have a simple design, consisting of a post with a small informational placard.

Each sign shall be have maximum height of 6-feet and a sign area not exceeding two square feet. In addition, smaller "mile marker" signs may be installed throughout the trail systems identifying distance from the main trailhead at the Bickford Ranch Community Park.

At access points to the trail system, signs should indicate the type of user (equestrian, bicycle, pedestrian) permitted to use each type of trail:

- **Multi-Purpose Trail:** For these trails, signs should indicate that allowed users include equestrians, pedestrians, and bicyclists. It should also indicate that motorized vehicles are prohibited, except in those areas where the trail is aligned with a maintenance or emergency access road.

7. LIGHTING

Lighting standards in the BRSP utilize dark sky principles to minimize lighting impacts within the BRSP and to adjacent properties. As specified by the International Dark-Sky Association and the Illuminating Engineering Society North America, dark sky principles limit the amount of light and minimize glare, sky glow, and off-site impacts by controlling the location, type, and lumen output of light fixtures in the Plan Area, as described below.

7.1 LIGHTING GOALS

The primary intent of these standards is to meet the following goals:

- To utilize dark sky principles in lighting design and fixtures for all land uses;
- To minimize sky glow by controlling the amount of uplight;
- To minimize off-site impacts by limiting lighting output of fixtures and by utilizing shields or other design techniques to control the direction in which light is cast;
- To limit the amount of light used to that which achieves minimum adequate nighttime visibility and maximizes security for residents; and
- To minimize glare by controlling the amount of light that is visible from fixtures.

7.2 GENERAL LIGHTING STANDARDS

The following general standards shall apply to lighting for all land uses:

- Lighting fixtures, lighting design and lighting intensity levels shall be consistent with the recommended standards of the International Dark-Sky Association and the Illuminating Engineering Society (IES) Lighting Handbook, Tenth Edition.
- Lighting shall be directed and shielded to direct glare or light downward and restrict upwardly-directed light to only the features being illuminated. Full cut-off luminaires (fixtures), shields, visors, recessed lights or other devices shall

be used to direct and control light. Luminaires shall be mounted to minimize the incidence of direct glare, light and/or reflections in the observer's normal field of view and to minimize luminaire (fixture) brightness consistent with the function.

- Recessed lighting shall be used to prevent direct light from shining beyond property lines such that the outdoor light-emitting source is not visible from the property line or beyond.
- Direct glare shall not be observable (outside the originating property) at an angle greater than 85 degrees from the nadir of the vertical axis of the light source.
- For security lighting, motion sensor-activated lights shall be used to augment area illumination rather than continuous lighting.
- All lighting fixtures shall be of appropriate scale and intensity for the use, and building lighting shall be designed to blend in with the architectural design of the buildings.
- Landscape accent lighting shall be understated and employ minimal light levels necessary to highlight prominent features, special plantings, pathways, or other desired features. Light sources shall be concealed so not to distract from the object that is being illuminated.
- Architectural lighting from indirect or hidden (recessed) sources may be used for wall washing and overhead down lighting.
- Lighting of flags shall be directly down-lit or up-lit with a narrow spot light with fixtures shielded from direct view.

7.3 STREET LIGHTING

- Full cut-off (FCO) luminaires shall be used for all street lighting, thus minimizing potential direct glare and light pollution. Dropped dish (ovate) refractors shall not be used in roadway luminaires. Only FCO luminaires with flat lenses or other recessed and shielded design shall be permitted.
- The luminance/illuminance values in Table 2 of IES Recommended Practice: Roadway Lighting (RP-8-00) shall be used for design of roadway lighting. Lighting along roadways shall be designed with the purpose of illuminating streets, roads, and/or intersections and shall not cast light onto adjoining areas outside the intended roadways/intersections.
- Streetlights and traffic signals, as well as other lights in public areas, shall be of a simple design and consistent in color and style with the surrounding architecture.
- Street lighting shall limit direct upward light emission more than 0.2 foot candles thirty feet beyond the property (above 90 degrees from the nadir).
- In residential areas, lighting shall be installed at roadway intersections. Reflective devices shall be used as an alternative to lighting areas such as roadway curves.

7.4 NON-RESIDENTIAL LIGHTING

In addition to standards in Section 7.2, lighting for the recreation centers, public facilities, and park sites shall be subject to these additional standards:

- In parking lots, pedestrian pathways, and on building exteriors, high-pressure sodium or light-emitting diode (LED) lights shall be used.
- Light standards in parking lots shall not exceed fourteen feet in height and shall be shielded to prevent light emitting above 90 degrees.
- Lighting plans shall include a point to point analysis which extends ten feet (10') beyond the property line and provides both vertical and horizontal light level calculations.
- Area lighting, including lighting for sports activities and parking lots, shall limit direct upward light emission more than 0.2 foot candles thirty feet beyond the property (above 90 degrees from the nadir).

7.5 RESIDENTIAL LIGHTING

In addition to standards in Section 7.2, lighting for residential uses shall be subject to these additional standards:

- Outdoor light fixtures on residential units shall be designed to provide ambient lighting, with lumen output designed to provide the minimum light necessary for sufficient nighttime visibility.
- Light fixtures shall be placed to cast light onto the outdoor spaces intended to be lit, minimizing light spillage onto adjacent properties.
- Landscape lighting shall utilize low voltage systems and fixtures and shall be located to prevent light from being cast onto adjacent properties, or away from the building or landscape features intended to be illuminated.

7.6 PROHIBITED LIGHTING

The following types of lights are prohibited:

- Laser lights or any similar high intensity light.
- Searchlights other than for public safety or emergencies.
- Moving, flashing, blinking or bright colored lights other than those exempted under Section 7.7.
- Mercury-vapor lighting.
- Metal halide lighting.

7.7 EXEMPTIONS

Holiday and seasonal lighting, temporary outdoor lighting, and construction lighting are exempt from these standards.

8. WALLS AND FENCES

The placement of walls and fences throughout the BRSP is intended to provide screening between different land uses, create a transition between developed areas and open space preserves, and provide privacy and security for private property. The design of these features varies depending on location and intended function. The standards in this section shall guide the placement and design of the various fence types.

A key map identifying the location and type of walls and fences is provided in Figure 8.2.

8.1 MASONRY WALLS AND ENHANCED WOOD FENCES

Masonry walls and enhanced wood fences are planned in several locations, primarily where residential lots back onto Bickford Ranch Road. Due to the visibility of these features from Bickford Ranch Road, the following design standards shall apply:

- Walls shall be constructed of durable, long-lasting materials such as masonry that requires minimal maintenance.
- Enhanced wood fences shall be constructed of redwood or cedar and stained a color that complements the theme of the BRSP’s landscape architecture.
- Stone pilasters shall be incorporated into wall/ fence design, placed at transition points where walls change direction, at village entrances, and as needed to reinforce the landscape architecture theme.
- Walls and pilasters shall incorporate a decorative cap or top stone.
- Details on the materials, finishes and colors of walls are provided in Section 2 of the Bickford Ranch Design Guidelines.
- Walls and fences shall be consistent in terms of site placement, design, construction, height, color, and texture.
- Height of walls and fences shall not exceed six feet, six inches (6'-6") from the ground in height unless variation is warranted by site conditions or terrain. Pilasters and decorative caps on walls may extend higher.
- Wood fences shall be finished on both sides with the side visible to the public given the greater emphasis.
- Masonry walls or pilasters shall incorporate materials that have the appearance of natural stone into their design.
- In highly visible areas and as grades permit, earthen berms and landscaping shall be used to screen walls and fences.
- Walls and fences should be installed as part of the subdivision improvements.
- Walls that must be stepped to address elevation changes shall be

designed with vertical increments that do not exceed twenty-four (24) inches at any one time.

Figure 8.1 illustrates a concept design for masonry walls and enhanced wood fences that are envisioned.

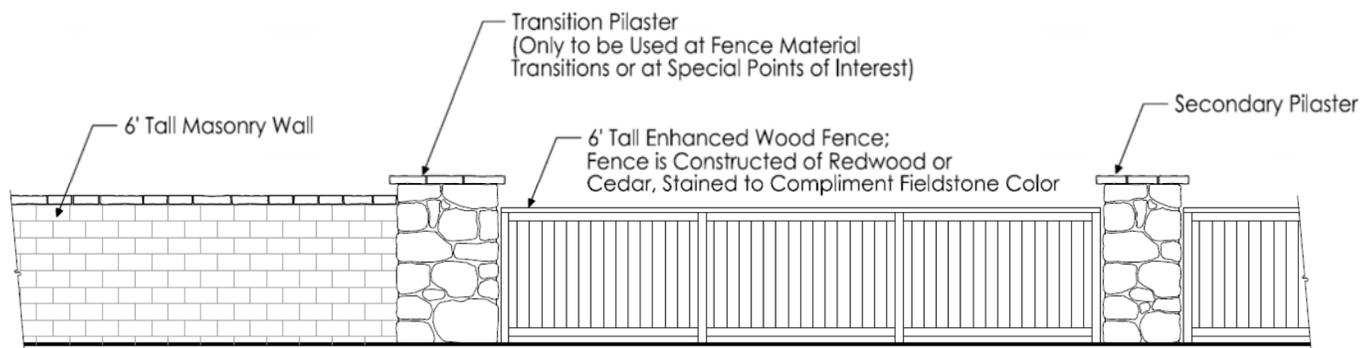


Figure 8.1 | Masonry Wall and Enhanced Wood Fence

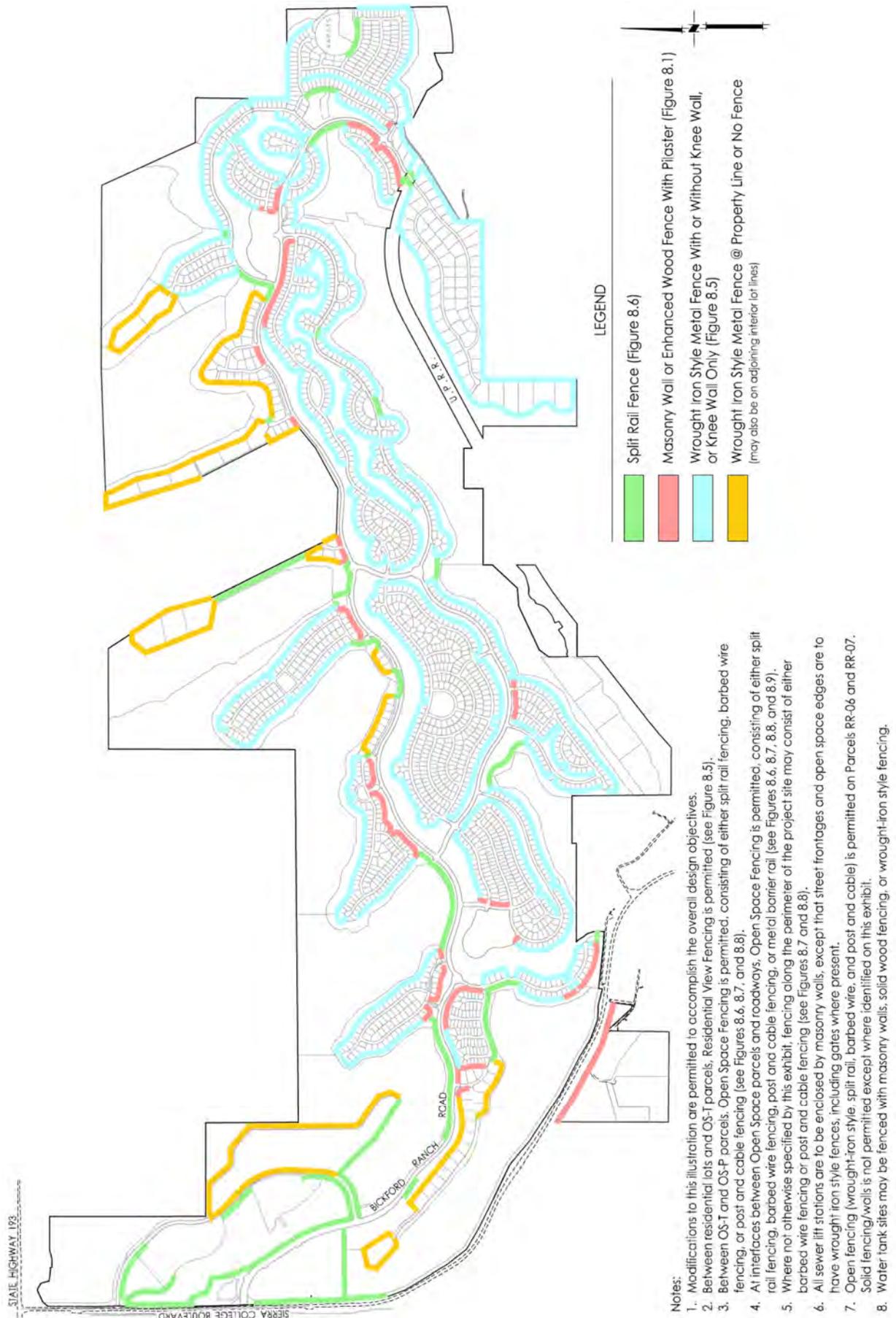


Figure 8.2 | Wall and Fence Locations

8.2 RESIDENTIAL PRIVACY FENCE

Two designs for privacy fences are permitted on residential lots. Each design shall be used based on its visibility from streets and placement within the neighborhoods, as noted below:

Enhanced Privacy Wood Fence

This fence type shall be used where residential lot edges face a residential street. Enhanced wood fences incorporate a base and top rail, with encased fence boards between posts, to create an identical appearance on both sides. A prototypical design is illustrated in Figure 8.3.



Figure 8.3 | Enhanced Privacy Wood Fence

Standard Privacy Wood Fence

This fence type shall be used on shared property lines between residential lots. Fence design is more simple than the Enhanced Privacy Wood Fence, with alternating fence boards and panels, as illustrated in Figure 8.4.



Figure 8.4 | Standard Privacy Wood Fence

Standards for Privacy Fencing

Lots Less than 1 Acre in Size

The standards below apply to privacy fencing on lots less than one acre:

- An enhanced wood fence is required where front, side, or rear yard fencing is directly visible from the street. On corner lots, fencing may not be closer than 12.5' to the back of curb, or 5' from the back of walk, whichever is greater.
- Standard privacy fences shall be used for screening of residential yards, at property lines and as a wing fence (fences that wrap around to residential units from side yard fence, perpendicular to residential unit), as appropriate.
- Standard privacy fencing is permitted to enclose side and rear yards of interior lots. For lots that abut open space, privacy fencing is only permitted on shared property lines between residential lots and is not permitted adjacent to open space.

- No fencing is permitted in the front yard past the lead edge of the unit, except low courtyard walls (42" maximum height), which may extend up to 10' from back of curb or 5' from back of walk, whichever is greater.

Lots Greater than 1 Acre in Size

The standards below apply to privacy fencing on lots greater than one acre:

- Wood privacy fencing is not permitted.
- Open metal fencing, with or without knee walls, may be used to enclose the lot, but is not required. (See Figure 8.5)
- Fencing may not encroach into any roadway easement. Open wire fencing is permitted at lot lines adjacent to open space parcels. (See Figure 8.7)

8.3 RESIDENTIAL VIEW FENCES

Residential View Fences are planned along residential edges that abut open space uses. They are designed to be visually penetrable, thereby creating a physical separation between uses while preserving views.

Three design options are permitted for residential view fences, which include a low knee wall or a wrought iron style fence with, or without, a knee wall at the base. Figure 8.5 shows the design of both options that incorporate a wrought iron style element.

The following standards shall apply to the installation of residential view fences:

- For residential lots that are adjacent to open space uses, open view fences are permitted to enclose the side and rear yards.
- View fences shall be constructed of wrought iron, tubular metal, or similar-appearing material, and may include a CMU knee wall.
- Wrought iron/ metal elements of these fences shall have a factory-applied finish and have a black color.
- A knee wall may be incorporated into the design of view fencing. Knee walls shall consist of masonry that utilizes the same material as walls.
- This fence type should incorporate flat caps only.
- Fencing shall be installed as part of the subdivision improvements.

8.4 OPEN SPACE FENCING

Bickford Ranch’s extensive open space system warrants a variety of fence types with a design based on their function. The goal of open space fencing is to provide a physical barrier between residential neighborhoods

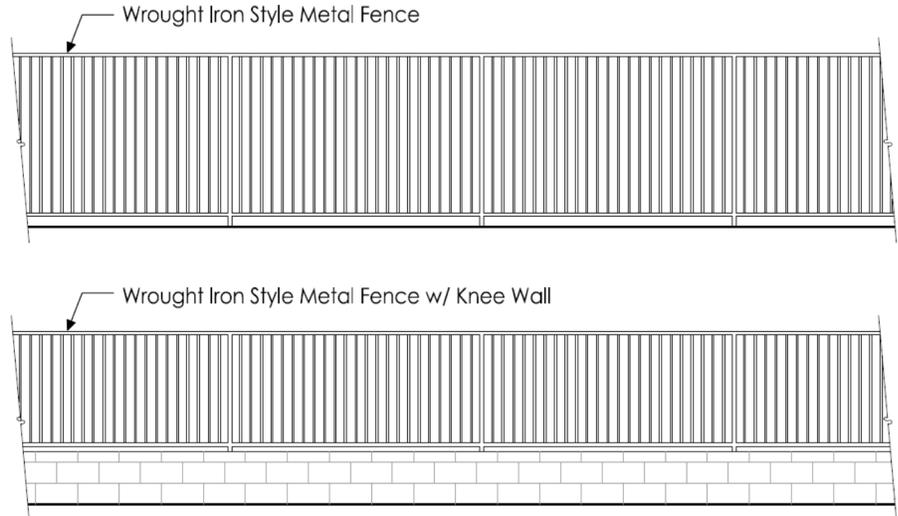


Figure 8.5 | Residential View Fence



Figure 8.6 | Split Rail Fence

and open space areas, while preserving views into natural spaces.

In addition, open space fencing shall be used to enclose and protect wetlands and other sensitive areas, as outlined in the U.S. Army Corps of Engineers Section 404 permit and the BRSP Long-Term Management Plan.

Open space fence designs are intended to be utilized where various land use types interface with open space uses. Each has a different function and is designed accordingly.

Split Rail Fences

Split rail fencing is generally envisioned at the back of landscape corridors along Bickford Ranch Road, where landscaped parkways adjoin open space areas. This fence type is more aesthetic in its design and is intended to visually define the edge between landscape parkways and Open Space Preserves. While primarily used in this manner, split rail fencing may also be used in parks, recreation centers, and other areas to informally define an edge or create a visual barrier.

Split rail fencing may consist of wood, concrete, or other materials provided that the color and finish resembles wood, except that vinyl and plastic materials are not permitted. Figure 8.6 illustrates a prototypical design.

Barbed Wire Fencing and Post and Cable Fencing

Along the edges of Open Space Preserves, two fence types are permitted to create a physical barrier: Barbed wire fencing and post and cable fencing. The application of these fence types is intended to limit and control access to sensitive natural resource areas. These fence types shall be used along the edges of the Open Space Preserves, Open Space Transition areas, trails, and other areas of the open space system.

Each fence type is described below:

- **Barbed wire fencing** consists of four strands of barbed wire, supported by metal T-bar posts and bracing.
- **Post and cable fencing** consists of metal cable that is strung through low, 6x6 wooden posts.

Refer to Figures 8.7 and 8.8 for a prototypical design for these fences.

Metal Barrier Rail

The metal barrier rail shall be used along Bickford Ranch Road, in one section located to the east of School Ranch Road. In this location, due to the roadway's placement along a steep slope, the rail is a containment barrier for automobiles using the roadway.

The barrier rail shall consist of metal and have a "Cor-Ten" natural rust finish, which blends in with the character of the surrounding landscape. An image illustrating the envisioned design and color/finish is shown in Figure 8.9.



Figure 8.7 | Barbed Wire Fencing



Figure 8.8 | Post and Cable Fencing



Figure 8.9 | Metal Barrier Rail

8.5 RESIDENTIAL WALL AND FENCE STANDARDS

The following standards shall apply to the construction of walls and fences:

- Fences, walls, or hedges located along side yard or rear yard lot lines shall not exceed six feet, six inches (6'-6") in height from the ground. In addition, pilasters and decorative caps may extend higher than the height limitation of the fence.
- Side yard fences and walls shall be permitted five feet from the side of a building, not within a front setback.
- On lots less than one acre in size, front yard fences, walls, or hedges shall not exceed three and one-half (3-1/2) feet except if located outside the setback at the front of the building, where a maximum height of six feet, six inches (6'-6") from the ground is allowed. For lots one acre or larger, that are not corner lots, front yard fences, walls or hedges shall not exceed six feet six inches (6'-6") in height from the ground, provided the fence is located beyond the front yard setback line.
- Fences, walls, hedges, signs, artwork, or any other structure or landscape material located on corner lots shall not exceed thirty-six inches (36") above the nearest street curb or be placed in such a way as to obstruct the site distance along adjoining streets.
- Garden or patio fences less than three and one-half-feet high are permitted within front yard setbacks.
- Where fences are constructed on slopes, height shall be measured from the highest ground plane adjacent to the fence.
- Fences and/or walls shall not be constructed in a manner that blocks drainage easements.

8.6 NOISE ATTENUATION

The Noise Element of the County's General Plan establishes land use compatibility criteria of a 60 dBA Ldn sound level threshold for outdoor activity areas and 45 dBA Ldn for interior areas of new residential developments.

Noise Development Standards

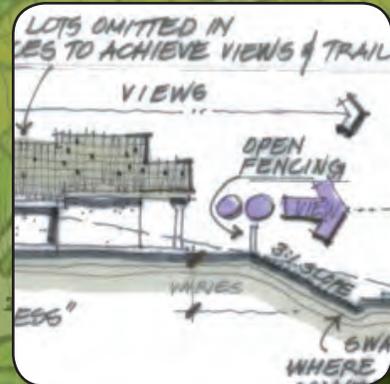
The following development standards shall apply to the residential areas:

- A six-foot sound attenuation wall and/or landscape berm shall be provided along roadways where residential areas fall within the 60 dBA Ldn contour, which includes residential parcels RR-07 and LDR-03 along Sierra College Boulevard. This barrier shall be constructed of concrete block, masonry or other materials having a minimum density of 4.0 pounds per square foot.
- Along Bickford Ranch Road where walls and fences are not proposed, residential building setbacks shall be sufficient to achieve the 60 dBA Ldn sound level. Alternatively, an acoustical analysis shall be prepared and alternative sound attenuation measures that achieve the noise standards shall be incorporated into the project.
- In the California Bureau of Real Estate (BRE) public report, prospective buyers shall be informed of potential rail noise exposure in those areas where the sound exceeds 60 dBA Ldn.
- In the BRE public report, prospective buyers shall be informed of lots sharing a border with a school, park, or recreation center regarding the potential land uses and hours of operation.
- In the BRE public report, prospective buyers shall be informed of the lots that are located within 1,000 feet of the fire station site, which are subject to potential noise associated with emergency events.

DRAFT

BICKFORD RANCH

DESIGN GUIDELINES



Lead Agency:
Placer County
Community Development Resource Agency
3091 County Center Drive
Auburn, CA 95603

Approved by:
Placer County
Board of Supervisors
on _____
Resolution No. _____

DRAFT – October 12, 2015

Bickford Ranch

Design Guidelines

Approved by

Placer County Board of Supervisors

October 19, 2004

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Amended on

Resolution No. 2015-____

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DESIGN GUIDELINES

INTRODUCTION

These design guidelines address design considerations that implement the design and aesthetic intent of the Bickford Ranch Specific Plan (BRSP). The guidelines contain design guidance for individual land uses including residential areas and parks. The guidelines also provide design concepts and intent for specific elements including architectural treatments, entrances, and streetscapes.

PURPOSE OF THE DESIGN GUIDELINES

The purpose of the Design Guidelines is to implement the Specific Plan goal of creating a high-quality residential community integrated into the existing natural open space, native oak woodlands, slopes, and ridges. This is accomplished, in part, by establishing design guidelines for all aspects of the BRSP that result in continuity of landscape and architectural themes, while still allowing for individual expression within the parameters of these guidelines.

The guidelines are intended to address all areas of the public realm. This is to ensure that streetscapes, project/village entries, signage, walls and fences are consistent with the overall landscape theme of the Plan Area.

Due to the unique topographical features of the site, special attention has been paid to the interface between the areas of development and the natural open spaces, as well as to the slopes and ridges on the site. Native and water conserving plants have been

selected to blend in with the native vegetation.

Architectural Controls

Architectural controls are established to ensure that the materials and colors of structures blend with the natural color scheme of the BRSP.

IMPLEMENTATION OF THE DESIGN GUIDELINES

Development of the BRSP is to be governed by the guidelines contained in this document. Where no guidelines herein are provided, the guidelines contained in the Placer County Landscape Design Guidelines and Rural Design Guidelines shall apply.

These guidelines supersede and replace conflicting County guidelines for purposes of the landscape and architectural design of the BRSP. If any provisions contained in these guidelines conflict with those contained in County guidelines, the provisions herein shall take precedence.

These Guidelines will be implemented by the County through approval of

landscape plans and by the BRSP ARC through internal review of landscape and architectural plans.

These design guidelines were originally approved by the by the Board of Supervisors on October 19, 2004. On _____, the Board of Supervisors approved an amendment to these design guidelines by Resolution No. _____.

1. LANDSCAPE ARCHITECTURE

Well-designed and implemented landscape architecture is a central component of achieving the visual and design aesthetic envisioned for Bickford Ranch. The BRSP site is distinct in its natural topographical features and native vegetation. This uniqueness is one of the reasons that the Placer County General Plan identified the Plan Area for residential development. To that end, the overarching philosophy for Bickford Ranch’s landscape architecture is to craft a landscape that fits well with the existing setting of oak trees, grasslands, and natural character of the site. The palette of plant materials complement existing trees and plants in terms of color, texture, and species, which will create a cohesive appearance that maintains the rural character of the existing landscape. At entrances and landmarks within the community, the landscape plan encourages the introduction of splashes of color through the use of accent trees and other plantings that visually signify important features within the community.

Because the existing vegetation and topography enables development to be largely screened from the adjacent surrounding areas, use and enhancement of the existing vegetation blended in with the topography is an important element of the landscape design of the BRSP.

1.1 DESIGN APPROACH

Consistent with the General Plan, the landscape design for the BRSP serves to screen buildings from surrounding areas and to complement and enhance the existing vegetation. This is achieved with a plant palette that is compatible with the native plantings, and most importantly, that builds upon the oak woodland community.

Landscaping can dominate a community or it can complement the native surroundings. In this instance, the foundation of the landscape design is the same as the foundation for the development of the residential communities: integration into, not dominance of new elements into, the existing landscape and topography of the site.

It is the intent of these landscape design guidelines to recognize, preserve, and incorporate into the BRSP design the natural resources and features of the site. In addition, the goal is to create consistency of landscape themes throughout the BRSP. While it is not the intent to require identical landscape design throughout the entire site, it is the intent to avoid unrelated and/or

random placement of plant materials and to ensure that varied landscape themes maintain an overall consistency within the BRSP. The BRSP’s landscape design element will unify the residential villages.

1.2 STREETSCAPE DESIGN CONCEPT

The overarching landscape design and theme for Bickford Ranch should be introduced at community entrances. The overarching landscape theme may be carried through the streetscapes so that the design resonates as a continuous thread of trees and native plants along main roadways. By this attention to detail and continuity, the main roadways in the Plan Area will be dominated by the beauty of the natural existing oak tree canopy, enhanced by subtle additions of native plants and materials. The overall effect will be to provide an enjoyable journey through the site for pedestrians, equestrians, bicyclists, and motorists alike.

1.3 PRIMARY ROADWAY STREETSCAPE DESIGN

Primary roadways serve as the backbone for establishing the landscape theme for the streetscapes. These are also the main roadways where primary and secondary trails occur. Therefore, special planning is involved to ensure that a continuous landscape theme is implemented.

Primary roadways include:

- Bickford Ranch Road;
- School Ranch Road;
- Grand Ridge Drive; and
- Upper Ranch Road.

For these roadways, landscape corridors, including landscaped areas of adjacent Open Space Parkway parcels, should utilize a consistent planting theme of trees, shrubs, and groundcover. Landscape plans should adhere to the following planting guidelines:

- Street edges should be defined with primary street trees planted in the landscape strip between the road edge and sidewalk or trail, with an emphasis on species that complement the rural character of the surrounding area.

- Behind the sidewalk and in smaller spaces, secondary, accent trees should be used that complement the primary street trees.
- In medians and at entrances to residential villages, the tree planting concept should utilize accent trees that provide a change in color and/or texture.
- Where space allows in landscape parkways adjacent to roads, conifer trees such as *Pinus* species should be incorporated into the tree palette.
- Water quality features may be used.
- A mixture of shrubs and groundcover that employ a variety of heights, textures, and colors, and that are complementary in their color to the street trees, should be planted.

Tree Palette for Primary Roads

The dominance of *Platanus Acerifolia* (London Plane) and *Quercus Rubra* (Red Oak) along both sides of Bickford Ranch and School Ranch Roads will visually form a continuous treescape, symbolically forming links to individual residential villages. This thread of continuity in tree mass and form will identify these main collector roads and trail systems linking the individual residential villages.

Primary Street Trees

Primary street trees along these streets should be selected from the following palette of materials:

- *Quercus Rubra* (Red Oak) (native-appearing)
- *Platanus Acerifolia* (London Plane)
- *Pinus Halapensis* (Aleppo Pine)
- *Pinus Eldarica* (Eldar Pine)
- *Pinus Brutia* (Turkish Pine)
- *Acer Rubrum* (Red Maple)

Secondary/Accent Trees

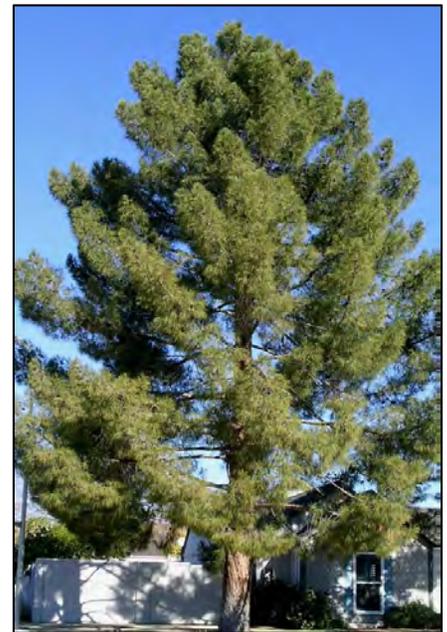
Secondary street trees (those planted behind the sidewalk) and accent trees should be selected from the following palette of materials:

- *Cercis Canadensis* ‘Forest Flame’ (Eastern Redbud)
- *Pistacia Chinensis* (Chinese Pistache)
- *Malus Floribunda* (Crabapple)
- *Quercus Wislizenii* (Live Oak)
- *Arbutus Unedo* (Strawberry Tree)
- *Lagerstroemia Indica* (Crape Myrtle)

Supplemental plant materials for shrubs and groundcover should be selected from the master plant palette provided in subsection 1.10. A prototypical planting concept is illustrated in Figure 1.1.



Red Oak



Eldar Pine

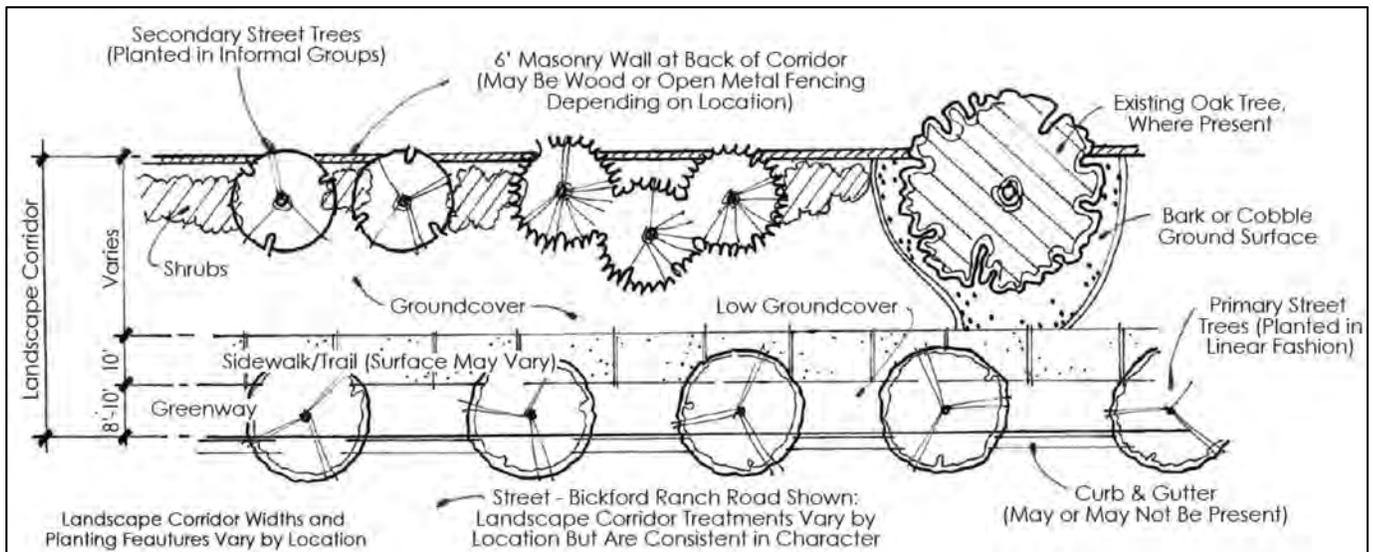


Figure 1.1 | Landscape Corridor Planting Concept

1.4 RESIDENTIAL STREETSCAPE DESIGN

Within residential villages, streetscapes should mimic the character of the BRSP overarching landscape theme, but tree species should be scaled down for the neighborhood. Tree species should be selected for their ability to grow in planter strips and front yards, with maturing heights that reach between 30-40 feet.

Landscape plans should adhere to the following planting guidelines:

- Street trees should be planted five (5) to ten (10) feet from the back of the walk or edge of pavement.
- Where space allows behind the back of walk or street edge, or in larger landscape parkways, trees should be planted in natural groupings.
- Trees shall include a non-invasive root system.
- Where local streets intersect with primary streets, monumentation and accent plantings should be installed and constructed with materials consistent with those used throughout the Bickford Ranch.
- All plant materials should be selected from the master plant palette provided in subsection 1.10.

Private Residential Yards

The overall landscape program for private yards involves a cooperative effort between the residential homebuilders and the private property owners. The backbone landscape materials installed on streetscapes throughout the primary roadways in the Plan Area will set the tone for the landscaping design of the individual residential neighborhoods.

The individual homeowner may add variety and accents in private yards while remaining cognizant of the guidelines for transition zones to the natural open space areas adjacent to private yards. Private yard restrictions

will be contained in the project CC&Rs and will be enforced by the Homeowners Association.

1.5 SIERRA COLLEGE BOULEVARD STREETSCAPE DESIGN

For perimeter roadways, plant materials should be selected from the Master Plant Palette and follow the general guidelines noted in this subsection.

Sierra College Boulevard

For Sierra College Boulevard, the main intent is to enhance the natural existing landscape. The following general guidelines will apply.

- Right of way corridors should be a natural enhanced landscape, supplemented with Oaks.
- At the primary entrance at Bickford Ranch Road, trees should be planted in groupings that identify the BRSP, while providing visual interest with colorful accent trees and plantings.
- The edge of the Plan Area may be fenced with a split rail fence or post and cable fencing, adjacent to open space areas or parks.
- Landscaping should be designed in a manner that complements and enhances planned monumentation and signage at project entries.

1.6 OPEN SPACE TRANSITION AREA LANDSCAPING

The Open Space Transition (OS-T) areas along the perimeter of the residential villages are intended to accommodate a variety of elements that create a visual transition between the built environment and the open space preserves. Features that are planned in OS-T parcels include stormwater outfalls, raw water pipelines, water quality treatment elements (such as grassy swales), landscaping (such as trees and hydroseeding), temporary irrigation, trails, and similar elements.

Where tree planting occurs in the OS-T areas, emphasis should be placed on the use of native species such as *Quercus* or *Pinus* that complement the color, texture, and overall character of the site's existing trees, rather than ornamental varieties. Landscaping should primarily consist of bunch grasses that can be naturally grown amongst and under oaks, and other ornamental grasses that require little water and need minimal maintenance. An ideal landscape is one which will tolerate a minimum of maintenance and irrigation once established.

Tree and plant selection should follow the recommendations outlined in the *Compatible Plants Under and Around Oaks* document published by the California Oak Foundation. The intent is that, when landscaping is mature, the appearance of OS-T areas mimics that of the adjacent open space preserves.

In addition to OS-T areas, transitional landscaping is required along the southern edge of parcel LDR-16. Along this edge, screen trees should be planted in the rear yards of lots and should consist of *Pinus* or *Quercus* tree species, consistent with other native trees planted in the OS-T areas.



Live Oak

1.7 PARKS AND RECREATION CENTERS

Landscaping in community and neighborhood parks, as well as recreation centers, should adhere to the guidelines in this section. The following general landscape guidelines should guide park landscaping:

- With the exception of the active recreation areas and areas between and adjacent to the active recreation facilities, the majority of parks should be planted with native trees, shrubs, and grasses to blend with the existing native vegetation.
- Emphasis should be placed on providing natural groupings of fast-growing of trees for shade and open turf areas for multi-use play.
- Only open turf areas should be spray-irrigated. Drip irrigation should be used on other plants that require more frequent watering.

Additionally, the following subsections include guidelines applicable to parks and recreation centers:

- 1.8 – Plant Selection;
- 1.9 – Water Conservation Measures
- 1.10 – Master Plant Palette;
- 1.11 – Landscape Augment Materials; and
- 1.14 – General Requirements for All Landscaping

Additional details regarding the design concepts for park sites are outlined in the Specific Plan.

1.8 PLANT SELECTION

The following general principles apply to the selection of plantings along streetscapes, in residential areas, parks, recreation centers, and other landscaped areas:

- The scale and nature of landscape materials should be consistent with the site and/or structure.
- Where shade is desired, broad-spreading canopy-type trees are appropriate.
- Landscaping incorporated into building design, such as trellises, arbors, and cascading type plants, is encouraged.
- The use of native plant materials and drought tolerant plant materials is highly encouraged.
- The use of native rocks and boulders in the landscaped areas is encouraged.
- Plants selected for slope areas should be water conserving plants that are suitable for erosion control.
- Plants should be carefully selected for their reaction to exposure to wind, sun, shade, and soil conditions.
- For screening purposes, specific species of shrubbery and other landscaping should be selected that are fast growing with a large horizontal leaf spread.
- Use of deciduous trees along the interior zone of parking areas is encouraged to provide summer shading and winter sun.
- Parking areas should be screened to the maximum extent possible with a landscape buffer, including but not limited to earth berms, shrubs, and trees, and shall provide fifty percent (50%) filtered shade coverage by 15 years of growth.

Within the landscaped areas, the types of tree plantings have been organized based on the nature of the topography, type of exposure and soil conditions of each landscaped area. The tree list contained in subsection 1.10 is not all inclusive and other species of trees, shrubs, and groundcovers may be used if consistent with the general principles set forth in this section.

1.9 WATER CONSERVATION MEASURES

Several water-saving measures are planned to be implemented in order to reduce the BRSP's total potable water demand. These measures include:

- **Turf Reductions in Residential Areas.** In residential yards, turf shall be limited consistent with the County's Water Efficient Landscape Ordinance. The non-turf portion of the front yards shall be comprised of low water use plant species.
- **Turf Reductions in Non-Residential Landscape.** The use of turf in landscaped areas in non-residential land uses (e.g. parks, roadways and landscape corridors, open space parkways, entry features, recreation centers, fire station, public facilities sites, etc.) shall be limited, consistent with the County's Water Efficient Landscape Ordinance. The area of turf will be reduced in favor of using low-water use landscape.
- **Smart Irrigation Controllers.** Smart irrigation controllers shall be used to control water application rates necessary to maintain landscaping. They account for changes in the demand for water, which varies with weather patterns and seasonal influences. Smart irrigation controllers shall be utilized in landscaped areas in residential, recreation centers, parks, school, fire station, public facilities sites, and roadways.

These measures will be specified on improvement plans for landscape installation. Detailed information regarding these water conservation measures is provided in Section 7, Public Utilities, of the Specific Plan.

1.10 MASTER PLANT PALETTE

Plant material selected for the BRSP’s landscaping represent plants that enhance the native palette found in the foothill woodland environs as well as colors, texture, and forms necessary to replicate the character of the existing terrain and landform. Each landform has a specific plant community palette with dominant types of tree plantings presented below.

Other species of trees may be used with the approval of Placer County and provided they are consistent with the guidelines of this section.



London Plane



Red Maple



Turkish Pine



Aleppo Pine

Trees

- *Acer Rubrum* (Red Maple)
- *Alnus Rhombifolia* (White Alder)
- *Alnus Cordata* (Italian Alder)
- *Albizia Julibrissin* (Silk Tree)
- *Arbutus Unedo* (Strawberry Tree)
- *Cercis Canadensis 'Forest Flame'* (Eastern Redbud)
- *Fraxinus dipelta* (Foothill Ash)
- *Fraxinus oxycarpa 'Raywood'* (Raywood Ash)
- Fruit trees (plums, peaches, etc.)
- *Lagerstroemia Indica* (Crape Myrtle)
- *Liriodendron Tulipifera* (Tulip Tree)
- *Malus Spp.* (Crabapple)
- *Nyssa Sylvatica* (Tupelo)
- *Olea europaea* (Olive)
- *Pinus spp.* (Pines) (native-appearing)
- *Pinus Halapensis* (Aleppo Pine)
- *Pinus Eldarica* (Eldar Pine)
- *Pinus Brutia* (Turkish Pine)
- *Pinus muricata* (Bishop Pine)
- *Pinus nigra* (Austrian Pine)
- *Pinus thunbergiana* (Japanese Black Pine)
- *Pistacia Chinensis* (Chinese Pistache)
- *Platanus Acerifolia 'Bloodgood'* (London Plane)
- *Populus bolleana* (Poplar)
- *Pyrus calleryana 'Aristocrat'* (Flowering Pear)
- *Quercus spp. (Oaks)* (native-appearing)
- *Quercus agrifolia* (Live Oak)
- *Quercus douglasii* (Blue Oak)
- *Quercus lobata* (Valley Oak)
- *Quercus Rubra* (Red Oak)
- *Quercus Virginia* (Southern Live Oak)
- *Quercus Wislizenii* (Live Oak)
- *Robinia Ambigua 'Purple Robe'* (Pink Flowering Locust)

- *Quercus Wizlizenii* (Interior Live Oak)
- *Raywood* (Ash)
- *Sapium Sebifeum* (Chinese Tallow)
- *Tilia Cordata* (Little Leaf Linden)
- *Ulmus Parvifocia* (Evergreen Elm)
- *Umbellularia Californica* (California Bay Tree)

Shrubs

- *Abelia Spp.* (Abelia)
- *Agapanthus Africanus* (Lily of the Nile)
- *Arbutus unedo 'Compacta'* (Dwarf Strawberry Tree)
- *Arctostaphylos Densiflora 'Howard McMinn'* (Manzanita)
- *Azalea 'Southern Indica'* (Azalea)
- *Buddleia Davidii* (Butterfly Bush)
- *Callistemon Citrinus* (Lemon Bottlebrush)
- *Berberis spp.* (Barberry)
- *Ceanothus Cuneatus* (California lilac)
- *Ceanothus Spp.* (Wild Lilac)
- *Cercis Canadensis* (Eastern Redbud)
- *Cercis Occidentalis* (Western Redbud)
- *Cistus Spp.* (Rock Rose Species)
- *Comus Stolonifera* (Redtwig Dog Wood)
- *Elaeagnus Pungens* (Silverberry)
- *Cotoneaster Spp.* (Cotoneaster)
- *Escallonia fradesi* (Escallonia)
- *Feijoa Sellowiana* (Pineapple Guava)
- *Festuca Ovina Glauca* (Big Blue Lily Turf)
- *Fremontodendron californica* (Flannel bush)
- *Grevilla Noellii* (Grevillea)
- *Heteromeles arbutifolia* (Toyon)
- *Lavandula Angustifolia 'Munstead'* (Lavender)
- *Nandina Domestica* (Heavenly Bamboo)
- *Nerium Oleander 'Little Red'* (Dwarf Oleander)
- *Photinia Fraseri* (Photinia)
- *Pittosporum Tobira 'Variegata'* (Variegated Tobira)
- *Pittosporum Tobira 'Wheeleri'* (Wheeler's Dwarf Tobira)
- *Pittosporum Tobira* (Mock Orange)

- *Pyracantha Spp.* (Firethorn)
- *Raphiolepis Indica* (India Hawthorne)
- *Rhamnus californica* (Coffeeberry)
- *Rhomneya Coulteri* (Matilija Poppy)
- *Rhus Ovata* (Sugar Bush)
- *Ribes Spp.* (Currant)
- *Umbellularia Californica* (California Bay)
- *Salvia greggii* (Salvia)
- *Viburnum tinus* (Laurus Tinus)
- *Xylosma congestum* (Shiny Leaf Xylosma)

Native Grass and Wildflower Mix

- *Bromis diandrus* (Rip gut brome)
- *Bromis molia* (Soft chess)
- *Collinsia heterophylla* (Chinese houses)
- *Gilia tricolor* (Bird's Eyer Gilia)
- *Eschscholzia califomica* (California poppy)
- *Lupinus latifolius* (Lupine)
- *Nemophila menzilsii* (Five spot)
- *Silene californica* (California pink)

Groundcover

- *Arctostaphylos 'Emerald Carpet'*
- *Ceanothus Griseus 'horizontalis'* (Carmel Creeper)
- *Baccharis pilularis 'twin peaks'* (Dwarf Coyote Brush)
- *Cotoneaster Dammeri 'lowfast'* (Lowfast Cotoneaster)
- *Coprosma Pumila* (Creeping Coprosma)
- *Dietes Bicolor* (Fornight Lily)
- *Euonymous Fortunei 'colorata'* (Purple Leaf Wintercreeper)
- *Hemerocallis spp.* (Daylily)
- *Hypericum calycinum* (St. Johnswort)
- *Juniperus spp.* (Junipers)
- *Liriope muscari* (Blue Lily Turf)
- *Mahonia aquifolium - Compacta* (Dwarf Oregon Grape)
- *Muhlenbergia Capillaris* (Hairawn Muhly)
- *Myoporum Parvifolium 'prostrata'* (Creeping Myoporum)
- *Osteospermum* (African Daisy)
- *Romneya Coulteri* (Matilija Poppy)
- *Rosmarinus Officinalis* (Rosemary)
- *Teucrium x 'prostrates'* (Germander)

- *Trachelospermum jasminoides* (Star Jasmine)
- *Turf* (mixed drought tolerant grasses)
- *Vinca Major* (Periwinkle)
- *Vinca Minor* (Dwarf Periwinkle)



Eastern Redbud



Crabapple



Chinese Pistache

1.11 LANDSCAPE AUGMENT MATERIALS

Landscape materials distinctive to southwestern Placer County and native to the site should be utilized. Examples of these materials include, but are not limited to, the following:

- Natural fieldstone from the site, or similar, compatible material.
- Heavy timbers to accent structures.
- Stone walls to identify entries and special emphasis areas.

1.12 LIFT STATION LANDSCAPE SCREENING

Several lift stations are planned as identified in the Public Utilities section of the Specific Plan. Lift stations are typically adjacent to residential uses and require screening. The utilities associated with each lift station should be enclosed by a masonry wall, which matches the color and materials of other walls in the BRSP.

To screen these features and reduce their visibility from the public realm, a combination of trees, shrubs, and groundcover should be planted along the perimeter of the wall enclosure adjacent to the street frontages. Plantings used for landscape screening should be selected from the Master Plant Palette provided in Section 1.10 of these Design Guidelines.

A conceptual landscape plan for the screening of these utilities is provided in Figure 1.2.

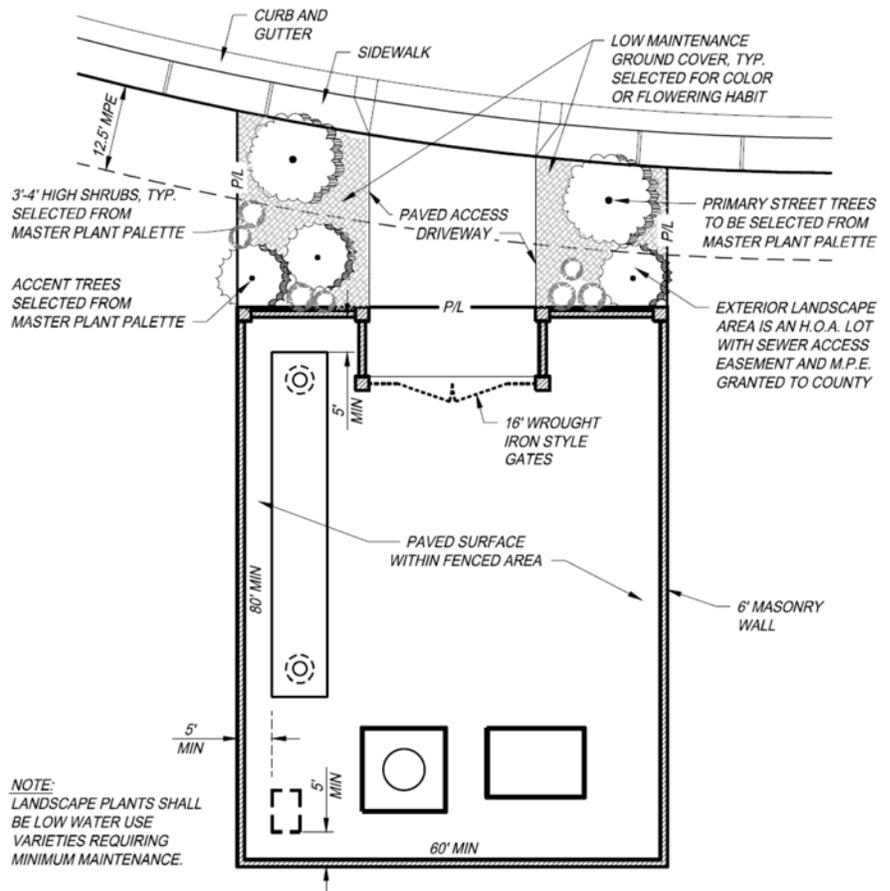


Figure 1.2 | Lift Station Conceptual Landscape Plan

1.13 OAK TREE PLANTINGS, PROTECTION & MAINTENANCE

- Planting shall be allowed under existing oak trees only if compatible with the oak trees. Plant species and the materials should be selected from the plant palette list in these guidelines.
- Any substantial change in a native oak tree's environment has the potential to weaken a healthy specimen. Altering the grade within a tree's dripline (the area within the total circumference of the tree including foliage), either by cutting grades or filling soil, will disturb the tree's ability to obtain essential water and, therefore, should be avoided.

- Soil compaction within a tree's dripline prohibits the natural exchange of gasses between roots and the atmosphere as well as restricts percolation of water to the root zone. Altering the natural drainage patterns around the trunk of the tree, particularly during months when the tree is normally dry, can smother roots and encourage crown rot and root rot fungus and therefore should be avoided. However, if activity within the dripline must occur then that activity shall follow these guidelines:
 - If grades within the dripline must be altered more than plus or minus six inches (6"), drainage and aeration should be provided. Grading shall occur to allow positive drainage with no ponding or excess drainage

flowing within the dripline of the tree.

- In fill situations or when construction occurs within the dripline of existing trees, aeration shall be maintained by means of the installation of a drainpipe aeration system.
- If retaining walls are required to accommodate grade changes near oak trees, a porous backfill material shall be used behind walls. Walls should be constructed outside of the dripline of the tree.
- Where a tree well is required to accommodate grade changes within the trees dripline, the well shall be constructed at least six feet (6') from the base of the tree with the retaining wall being several inches higher than surrounding fill. Fill shall be sloped away from the trunk of the tree. Drainage and aeration systems shall be provided, radiating out from the trunk, within the tree's dripline. Drainage should daylight, as feasible. Alternative drainage termination may be by means of a dry well.
- Where trenching for utilities within the dripline of an oak tree located in the public utility easement is unavoidable, the number of trenches should be minimized. Drainage and utility lines should be located in streets and driveways. The tree should be carefully pruned to remove the number of branches proportional to the number of roots lost.

1.14 GENERAL REQUIREMENTS FOR ALL LANDSCAPING

Landscape Plan Requirements

The following general requirements apply to landscape plans:

- Landscape plans shall be prepared by a Landscape Architect registered to practice in the State of California.
- Landscape plans for projects shall be reviewed by the County's Development Review Committee (DRC) process.
- Landscape plans shall consider service lines, traffic safety sight line requirements, and structures on adjacent properties to avoid conflicts as the trees and shrubs mature.
- The landscape plans shall include design characteristics that incorporate the concept of "defensible space" such as low-level landscaping to reduce cover for prowlers, and entrance ways and windows facing on main access ways.
- CAL FIRE safety zones shall be included where applicable in the landscape plan for all developments in the Plan Area.
- Where practical, the components of the storm drainage system shall be designed to retain the character of the existing natural landscape.

Planting Requirements

- Landscape plans shall utilize water conserving and drought tolerant plant materials where feasible, and incorporate best management practices for maintenance and irrigation.
- Street trees and trees planted in privately owned landscaped areas near public walkways or street curbs shall be selected and installed to prevent reasonable damage to sidewalks, curbs, gutters, and other public improvements by selecting a non-root-invasive tree species.

- Tree species with invasive root system shall not be allowed near water lines, sewerage lines, or sidewalks.
- Pedestrian corridors adjacent to major streets shall be planted consistent with the timing and phasing of improvements.
- A landscape strip should be provided along Bickford Ranch Road and School Ranch Road roadways and trails, consistent with street section design.
- Graded transition areas within residential developments that are maintained as open space should be planted to stabilize the slope and present a natural appearance. Planting should emphasize native species.

Irrigation Requirements

- All irrigation systems shall be designed by a California registered Landscape Architect.
- Automatic irrigation systems shall be installed in all public areas and rights of way.
- Irrigation systems shall include water conserving techniques and equipment.
- The irrigation system should be designed to meet the individual water requirements of plant materials.
- Irrigation plans shall utilize low volume spray heads and drip irrigation systems when practical.
- Irrigation plans shall be compatible with water conservation techniques.

2. ENTRY FEATURES AND SIGNAGE

Entrance features are planned throughout the BRSP as visually prominent elements in the public realm that identify key entrances and anchor the community’s landscape architecture. By siting these features at intervals along roadways, and by utilizing a consistent palette of plant materials, hardscape elements, project icons, and accent materials, entrance features will establish and reinforce the overarching visual character of Bickford Ranch. These features vary depending on their location within the community and their purpose. Larger-scale monumentation is planned at major project entrances, while smaller-scale features are planned at decision points and at entrances to residential villages.

2.1 COMMUNITY ENTRANCE DESIGN CONCEPT

Community entrance features are planned at key entrances to the Plan Area. The intent of these features is to identify the main entrances to the BRSP as well as to reinforce the overall design theme of the community. As such, community entrances are designed to blend into the natural landscape with materials consistent with the textures and colors of the site, as well as the palette of landscape materials specified in Section 1.

The planned locations for entry features are noted on Figure 2.2. Entry features should not be located in highway or utility easements, however, they may be approved by the County on a case-by-case basis. In no instance

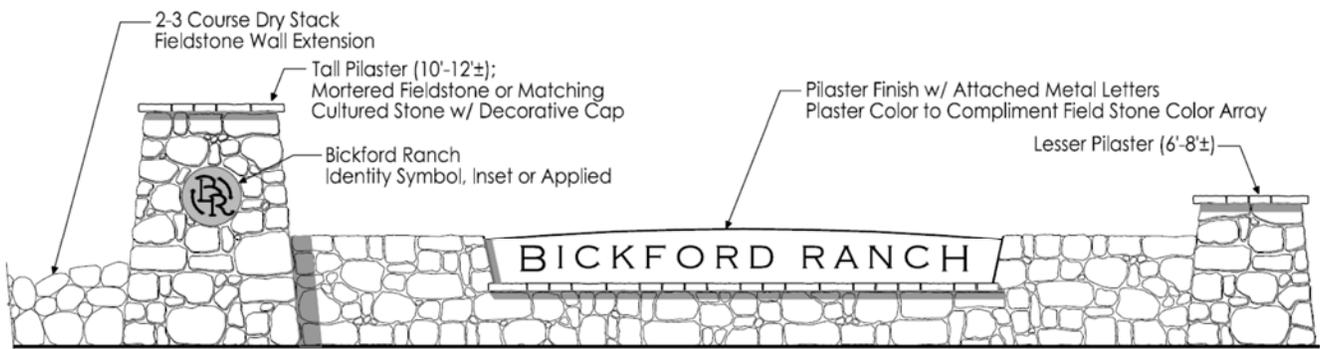
shall an entrance feature be located in the clear vision triangle at a street intersection where it might impede visibility for automobile traffic.

Community entrance features should utilize natural materials in their construction, emphasizing rock walls, plaster wall surfaces, and stone pilasters. The use of the site’s rocks and boulders should be incorporated into entry feature design.

These features should be complemented with landscaping that will be added to the existing trees and vegetation. Plantings of annual flowers and groundcovers should also be used to subtly accent these features and add colorful interest.

Project identification signage should be integrated into the walls, utilizing plaster panels and raised metal letters as specified in Section 6 of the Development Standards. Soft accent lighting may be incorporated to wash light on these features and associated landscaping, consistent with the lighting standards contained in Section 7 of the Development Standards. However, lighting should not create upward glare to detract from the natural beauty of the nighttime sky.

A design concept for Community Entrance features along Sierra College Boulevard is depicted in Figure 2.1.



- Sign May Have Internal or Attached Lighting and/or Low Level Ground Lighting
- Sign Size May Vary by Location

Figure 2.1 | Community Entrance Feature Design Concept

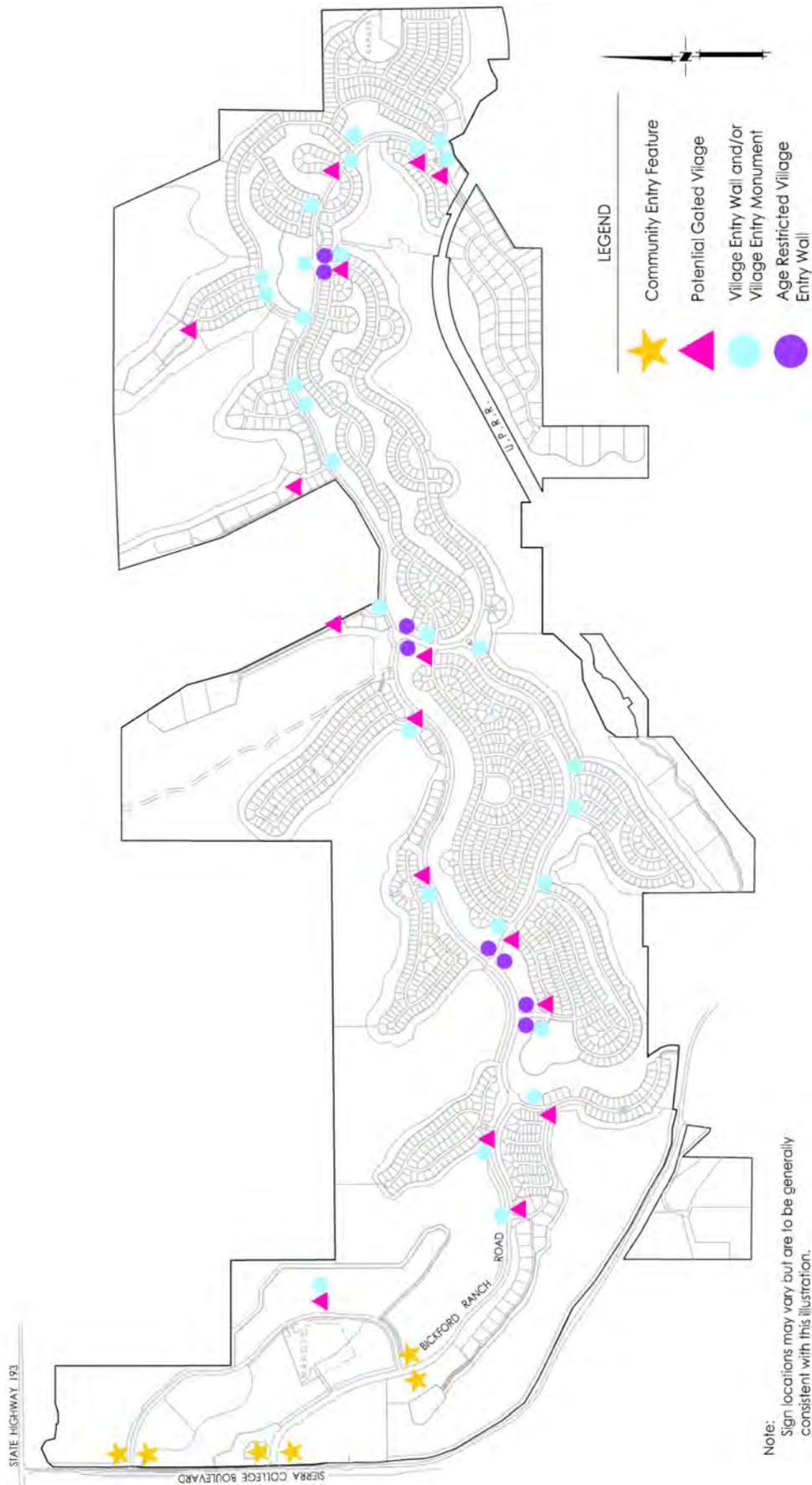


Figure 2.2 | Potential Monumentation and Gate Locations

2.2 RESIDENTIAL VILLAGE ENTRANCE FEATURES

Residential village entrance features are intended to incorporate elements of the community entrance design while also providing special landscape designs and planting programs that create a uniqueness to each residential area.

Each village entrance into a residential neighborhood should utilize a certain amount of native (or native-appearing) rock that is in keeping with the design of the community entrances. The overall design theme for each residential neighborhood is to blend architecture into the natural and native landscape of the site. This is accomplished with natural materials, such as rock, and emphasis on native landscaping. Entrances may also incorporate water features. If used, the design of these features is to be included in future improvement plans for road construction and landscaping.

Several village entry design concepts are included in the BRSP.

- **Age-Restricted Residential Village Entries** are located along Bickford Ranch Road at the three primary entryways into the age-restricted village neighborhoods. These features have a large scale, incorporate a rockery wall, and include plaster wall surfaces that accommodate neighborhood identification signage. These features are suitable at street corners where the landscape corridor allows sufficient space for the walls, pilasters, and associated landscaping, placed in a manner that does not create sight distance issues for motorists.

A design concept for entry features into age-restricted villages is illustrated in Figure 2.3.

- **Village Entrance Walls** are located at entrances into standard residential villages (non age-restricted areas). These features have a similar design

as the entry features for age restricted villages and consist of a stone-faced wall with plaster panels for signage, which are flanked by stone pilasters. Unlike the entry features for age-restricted villages, village entrance walls may be freestanding or may tie into a masonry wall (per the wall and fencing standards in Section 8 of the Development Standards).

Village entrance walls are suitable at street corners where the landscape corridor allows sufficient space for the wall features and associated landscaping, placed in a manner that does not create sight distance issues for motorists. These features may also be used in tandem with Village Entrance Monuments and Gated Entrance features.

A design concept for Village Entrance Wall is illustrated in Figure 2.4.

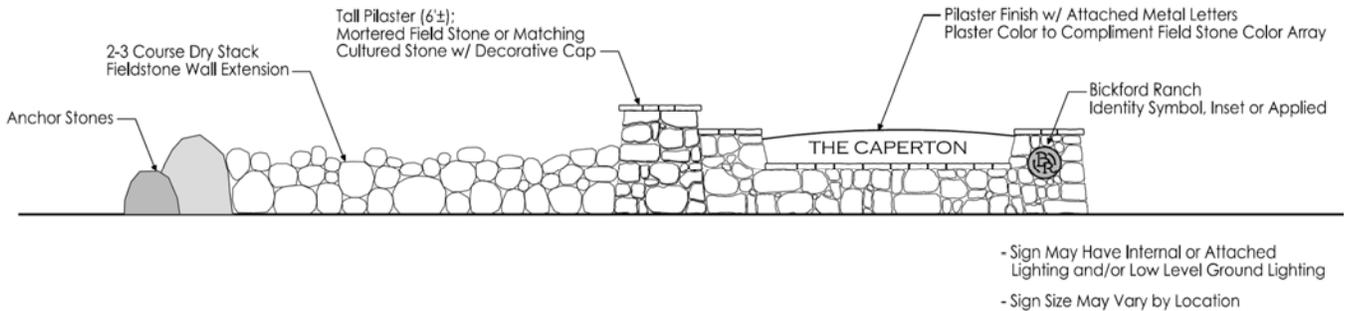


Figure 2.3 | Age-Restricted Village Entrance Design Concept

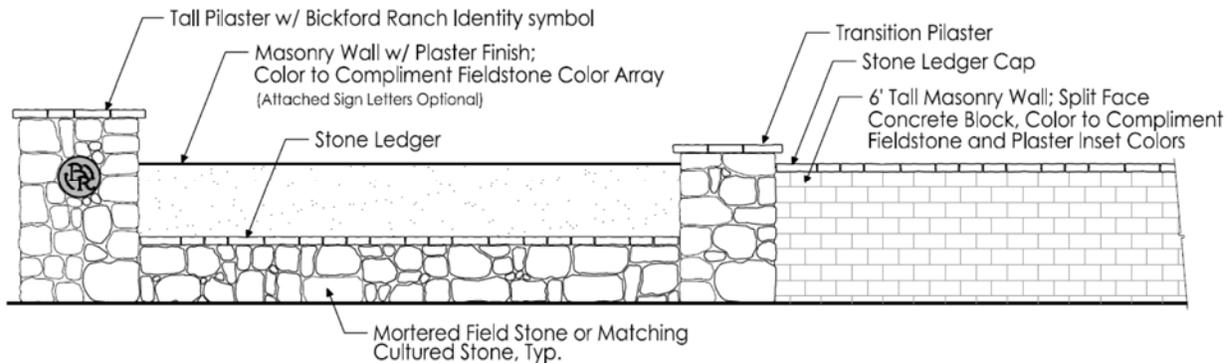


Figure 2.4 | Village Entrance Wall Design Concept

- Village Entrance Monuments** are planned at the entrances into standard residential villages (non age-restricted areas). These features have a small scale compared to the masonry walls used at Village Entrances (shown in Figure 2.4), and consist of a single stone pilaster. Due to their size, these features can accommodate limited neighborhood identification signage and/or project logos or icons.

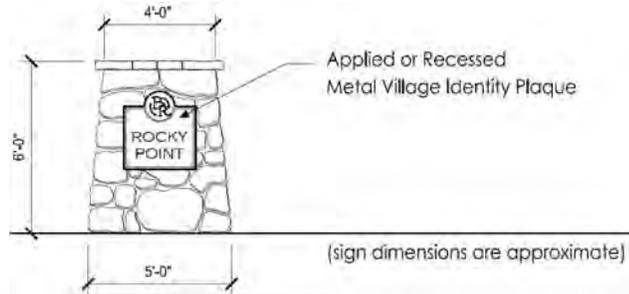


Figure 2.5 | Village Entrance Monument Design Concept

Village Entrance Monuments are suitable along street edges or in medians, sited in a manner that visually demark entrances into residential neighborhoods. They may be used in tandem with Village Entrance Walls and Gated Village Entrance features. A design concept for Village Entrance Monuments is illustrated in Figure 2.5.

- Gated Village Entrance Features** are optional features that may be located at the village entrances shown on Figure 2.2. These features have a similar design composition as other village entrance features, but incorporate a wrought iron-style gate. A design concept for the Gated Village Entrance is illustrated on Figures 2.6 and 2.7.

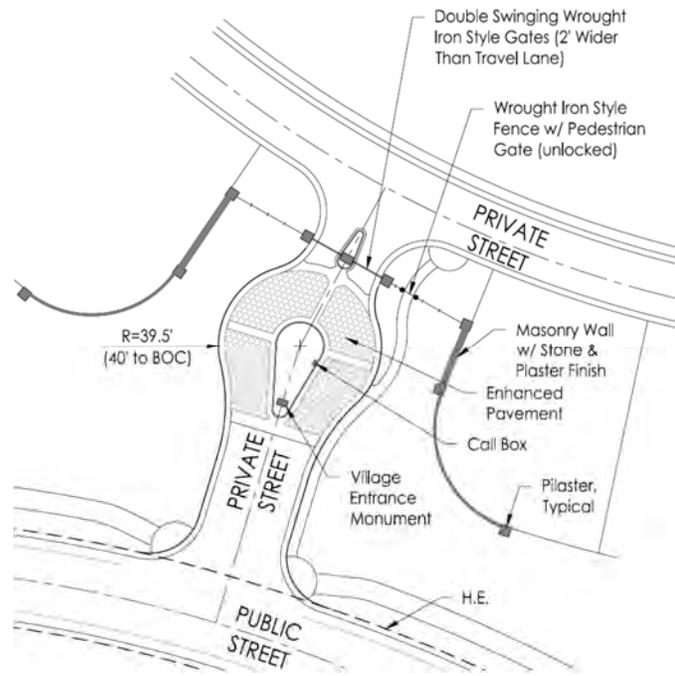


Figure 2.6 | Gated Village Entrance Typical Design (Plan View)

Landscape design elements for entry features should include, but are not limited to, the following:

- The entrance to each residential neighborhood should be characterized by stone-like monumentation designed consistent

- with the general design of the community entrances.
- Materials used in the village entrances should be consistent with those used in the community entrances and should represent a high standard of both design and construction.
- Vehicular and pedestrian entrances to each residential neighborhood

- should be designed to provide safe access and turnaround.
- The landscape and materials incorporated into the entrance features should be consistent with the landscape and materials used in the streetscape of individual residential areas.

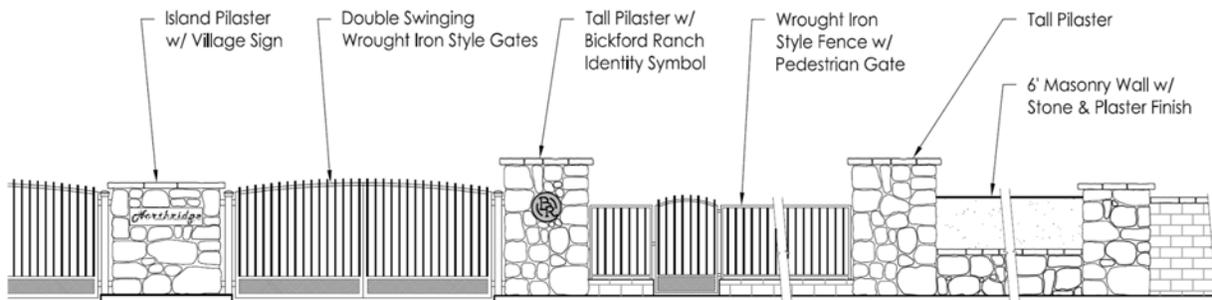


Figure 2.7 | Gated Village Entrance Typical Design (Elevation View)

3. ARCHITECTURAL DESIGN GUIDELINES

This section should be used to provide architectural design direction for the construction of all buildings in the BRSP. Regardless of any home or building's individual architectural style, several important elements should be considered when approaching architectural design. These include building massing, roof forms, building materials, color applications, detailing, and architectural enhancements.

3.1 ARCHITECTURAL DESIGN CONCEPTS

The design intent of the architectural guidelines is to ensure that structures built in the BRSP have high-quality design and construction. Similar to the landscaping concepts outlined in these guidelines, architectural concepts should reflect a unifying philosophy of design, scale, massing, and details.

Buildout of the BRSP is estimated to occur over a several-year time span. Therefore, the intent of these guidelines is to ensure that as each phase is constructed, it is consistent in design and theme with the previous phase.

While imaginative and varied design is encouraged, the design intent is to ensure that variation remains within the context of the overall design theme: integration of the development into the existing natural beauty of the surrounding landscape instead of dominance of structure over nature. This is accomplished by ensuring that colors, textures and materials are similar in tone, and texture to the surrounding landscape and native materials. Similar to the community entrance features, the emphasis of the architectural designs will be on the utilization of natural colors and materials and on subtle accents.

3.2 GENERAL ARCHITECTURAL GUIDELINES

The following general architectural guidelines should be considered for each residential and commercial building design.

- Consistent and proportional doors, windows and other design elements are encouraged.
- The architectural character, form, and massing should be varied through changes in roof form, color, material and texture.
- Quality application of siding materials and other exterior features is encouraged.
- Exterior exposed metals such as aluminum or steel doors, windows, screens, rooftop, and other metal shall be anodized in a color or provided with a factory finished approved color.
- All roof or ground-mounted mechanical equipment, satellite dishes, antennas, or other similar structures should be screened from view with an enclosure that is compatible to architectural theme of attached or adjacent structure.
- Visually confusing or disordered facades, including roof forms window, and door shapes and sizes, are discouraged.

3.3 BUILDING MATERIALS

Exterior building materials should generally complement the natural environment in texture and color. Predominant exterior materials shall consist of wood, plaster, stucco, tile, and masonry. These materials along with the following examples of additional acceptable materials should be used to create a building design of quality and variety:

- Siding with wood banding and trim,
- Board and batten,
- Stone veneers/brick veneers,
- Smooth to medium texture plaster or stucco,
- Clay/concrete roof tile,
- Slate tile,
- Select colored metal roofing, and
- Tongue in groove and beveled board siding.

For the recreation centers, the use of split-face concrete masonry unit and board-formed concrete is permitted as a component of the overall palette of materials.

Materials and finishes that the BRSP ARC determines are incompatible with the above list will not be permitted. The use of vinyl, aluminum, and T-111 plywood siding materials are not permitted.



Homes should incorporate exterior building materials and finishes that are complementary to their architectural style.



3.4 COLOR

A goal of the architectural design guidelines is to ensure that the exterior colors of building materials reflect the natural environment of the BRSP. The overall color scheme should utilize a natural, neutral color scheme, focusing on warm hues of brown, tan, gray, and green. Colors that should be avoided include primary colors or colors that are bright, pastel, or fluorescent.

The color types listed below should be used as a guide in selecting a final color palette on all buildings:

- Tan, beige, or gray (medium to dark and in warm hues)
- Toast, cinnamon, or sage,
- Coffee, rust, or terra cotta,
- Olive, oak, moss, or evergreen,
- Light pale (green, blue, or gold), (trim/accent only)

A color palette for each building (or a master palette for all buildings) should be submitted to the County for review prior to issuance of a building permit. Final color selection is subject to review and approval by the DRC.

3.5 ROOF FORMS

The following guidelines should be considered for roof forms on buildings:

- Roof forms and massing should create a sense of individuality and rhythm, while relating to the street and views from all directions.
- Roof profiles should be varied to reflect the volume used in the home. Examples of variation include:
 - Primary gable or hip roof forms,
 - Varied roof pitches,
 - Covered porches/verandas, and
 - Shed/gable dormers.



Roof forms should have varied massing and articulation to create architectural interest and to define important elements in a home's design.

- The overall profile and articulation should be gable or hip form to allow for continuous side slope character along streets.
- On sloping sites, roof shapes should step with the land.
- Overhangs are encouraged as well as trellis/arbor structures for character.
- Low-pitched roofs less than 4:12 should not be allowed unless an overriding design concept can be demonstrated.
- Roof-mounted solar energy devices are permitted.
- Roof colors should complement the primary color of the structure and blend with landscaping. Dark-colored roofs are encouraged to blend with existing landscaping and to minimize visibility.



Roof materials should have a three-dimensional appearance and utilize colors that complement the home's architectural style.

3.6 ENTRANCES, DOORS, WINDOWS AND SKYLIGHTS

The following design principles apply to entrances, doors, windows and skylights of buildings:

Entrances and Entryways

- Entryways should be well articulated with restrained and understated lines.
- Entrances should be functional and aesthetic as well as consistent with each residence's architectural features.
- An understated, scaled entrance design is preferred.
- Trellised entries or entry parts of a covered front terrace or porch are preferred.
- Entry walks should be separate from the garage parking area.
- Entrances that are extremely ornate, monumental, or imposing should be avoided.



Entryways should be well-defined architectural features on a home's front facade.

Doors

- Doors should be integrated into the form and mass of the structure in a subtle way that reflects the exterior architectural theme.
- Exterior doors should be covered by roof forms.

- Focal point entry door design is preferred.
- Placement of doors and windows should consider the overall architectural exterior composition.
- A combination door/window design is preferred at main entries.

Windows

- Windows should not appear just as openings into the side of a box but as architectural features.
- Wood/clad/vinyl windows are preferred.
- Creative window composition is preferred.
- Stacked window design is preferred.
- Highly reflective glass is prohibited for use in windows, glazed doors, skylights, or other exterior applications.
- Metal-clad wood windows and doors, or aluminum and vinyl windows and doors must be color anodized or pre-finished with baked enamel or other finish in approved color.
- Window openings should be framed with three-dimensional trim in a manner that complements the home's architectural theme.



Windows should be part of the architectural expression, incorporating trim and cladding that are in keeping with the home's character.

3.7 GARAGES AND DRIVEWAYS

The design intent for garages and driveways is to implement design measures or features that lessen the visual dominance of a garage in home design. Such features may include side entries, recessed garages, separated garages (in rear of lot), split garages, tandem garages, and use of overhangs and columns which add shade and shadow by way of recessing doors.

The following guidelines apply to the design and integration of garages in residential units:

- Garage spaces should be well-integrated into the design of the home such that its building massing incorporates variations in height, bulk, shape, and wall planes.
- Where three or more garage bays are provided, the massing of garage bays should be articulated, such that single garage bay is offset at least two feet (2') from the primary garage bay.
- Where three or more garage bays are provided, consider the use of multiple garage doors in a manner that reduces the visual prominence of the doors and integrates the garage's building form into the overall design of the home.
- Garage doors should relate to the house design's style and finish.
- Garage doors should have raised panels or other design details that give the appearance of natural wood, stained or painted to complement the color and style of the house.
- Consistent with the architectural style of the home, garage doors should incorporate window panels.

- Architectural features should be incorporated into garage design to minimize its visual prominence as part of a home. Options to consider include:
 - Use of side columns and overhead trim to frame the garage door.
 - Trellis features that span the width of the garage;
 - Roof features that break up the architectural massing of one of the garage bays; and
 - Architectural walls that connect garage and the front of the house to create an enclosed courtyard, which extends at least five feet closer to the street than the face of the garage (any such wall, if within the front setback area shall not exceed three feet in height).
- In Rural Residential areas;, alternative garage orientation should be considered to enhance site design.

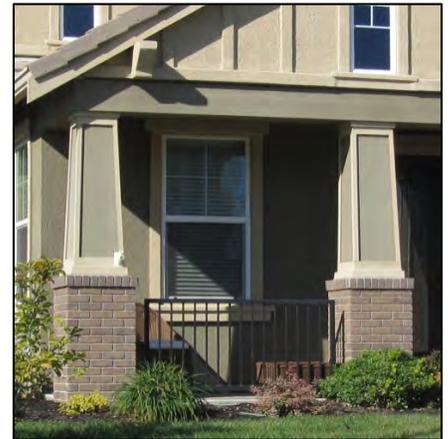


Garages should be sited and oriented to de-emphasize their appearance on the front façade, with door design and color that complements the home's architecture.

3.8 EXTERIOR DETAILS

Use of columns, posts, exposed outriggers and trim, give each home a unique visual interest. The following are examples of exterior design details that should be considered in home design, as applicable to its architectural style and character:

- Structural/architectural posts-columns that are consistent with to the architectural style of the home.
- Vernacular rail/accent designs.
- Accent detailing of outriggers, braces, sill/heads, and wainscoting.



Columns, posts, railings, and other exterior details should have substantial bulk and utilize materials that reinforce the home's architectural style.

The following requirements apply to exterior details:

- Exterior wall and building-mounted light fixtures should be compatible with the architectural style of the house.
- Exterior elements such as roof vents, chimney flues, louvers, flashing, chimney caps, railings, utility boxes, and metal work of any kind should be finished to match the building's color palette.
- Electrical service meters should not be located on the front elevation of residential dwellings. Where visible from the street, these features should be screened with low walls, fencing, or landscaping.

3.9 PORCHES AND COURTYARDS

A covered front porch, front facing terraces, or courtyards can augment the traditional front yard space. The people-oriented focal point of the house minimizes the more typical garage dominated streetscape by achieving a sense of entry. Visually, the living area of a house becomes larger by enhancing it and opening it up to the street and front yard.

The following guidelines apply to porches and courtyards:

- Traditional front porches and courtyards are encouraged elements.
- Canvas awnings may be proposed for an overall house design only if the fabric and hardware is complementary to and blends unobtrusively with the exterior materials and colors of the house.
- Porch railings and gates may be wood or wrought iron (or similar).
- Roofs of covered porches should be consistent with the architectural design of the house.
- Railing and gate design should be consistent with the architectural

design of the house. Spire tops on fencing should be discouraged.

- Courtyard wall heights should be consistent with architecture theme of the house.
- Courtyard wall materials may be wood, plaster, stone, brick, or approved slump block or adobe materials, but the ultimate material chosen must be consistent with the overall architectural theme of the main building and selected for durability.
- Uncovered, elevated wood-framed decks are discouraged unless necessary for grade conditions.



Porches should be integrated into the design and massing of a home and have sufficient depth to accommodate furniture. Wrap-around porches should be considered where home design and siting allows.

3.10 RECREATION CENTERS

The recreation centers are intended to be subtle in design, emphasizing an architectural presentation that fits harmoniously with the residential neighborhoods and the rich textures of the surrounding landscaping. The design of recreation centers should adhere to the following guidelines:

General Design Guidelines

- The architectural style of buildings should reflect the styles used throughout the residential villages.
- Building facades that are visible to the public realm should have sufficient architectural detail and features to create a visually-interesting streetscape.
- Service areas, trash, mechanical equipment, and loading facilities should be located away from street and residential interfaces, and screened from view.
- Building forms and design elements should clearly define entrances.

Scale and Massing

- Building elevations should be simple in massing with windows and facades recessed to create depth and shadow.
- Buildings should incorporate design elements that reduce their perceived height by dividing the building mass into smaller scale components.
- Large verandas should be focused to outdoor terraces to create functional outdoor areas for shaded activities.
- Building frontages and sides of buildings should be oriented to adjacent streets and incorporate a combination of roof lines, building projections and recesses, arcades, as appropriate to the building's architectural style.
- Architectural projections such as overhangs, columns, awnings, or other design elements that create a change in wall plane, should be provided along large wall expanses.

Roofs, Windows, and Doors

- Roof forms and materials should be typical of those associated with the architectural style of the building. Examples of acceptable roof materials include concrete tile, slate, standing seam metal, and architectural grade composition. Wood shake roofs are prohibited.
- Clad frame windows should be trimmed with a material that upholds the architectural integrity of the building.
- Windows should be recessed to create a shadow effect.
- Building entrances should employ architectural elements that make them clearly defined features,



Colors and Materials

- Building materials may include stucco, wood (or cement fiber siding products such as HardiePlank), stone (natural or synthetic), or masonry (brick or stone) that is consistent with typical of the architectural style of the building.
- Subtle and rich earth tone colors, consistent with the color types described in this section and that blend with the natural surroundings, should be used to add depth and elegance to the overall architectural style.
- A diverse, yet architecturally harmonious palette of materials and colors should be utilized in a cohesive manner on the wall planes, roofs, and ground plane.
- Material or color changes should occur at a change of plane, and specifically at “inside” corners.
- Finish materials should be appropriate in their use and application, and be durable and of high quality.

Recreation center buildings should embody an architectural style that fits well in the context of the adjacent residential neighborhoods. Buildings should be well articulated, incorporate prominent roof forms, feature a diverse palette of exterior finishes, such as stucco and stone veneers, and include architectural features that are consistent with the character of the Bickford Ranch community.

3.11 FOUNDATION WALLS

The following design guidelines apply to foundation walls:

- Foundation walls, where exposed, shall complement adjacent building materials.
- Foundation walls should step down with grade so that the exposed surfaces do not exceed four feet above finished grade.
- Exterior deck edges that exceed four feet above adjacent finished grade should be skirted with a material complementary to the architectural style of the building.

4. SITE AMENITIES

Site furniture and amenities in public areas should be both functional and visually aesthetic. The goal of this section is to establish guidelines that will ensure that these amenities consist of high quality construction, material, and design. The overall design themes in the Plan Area should extend to the design and construction of public amenities.

4.1 SITE FURNITURE

Site furniture will generally consist of pedestrian benches and picnic tables. These will be located at destination points in the Plan Area along trails and in parks. Figure 4.1 is an illustration of a pedestrian resting bench, which can be used at select locations within the BRSP.

The following design principles will apply to site furniture in the Plan Area:

- Site furniture should be constructed of durable, long-lasting materials that can be easily cleaned, repaired or replaced.
- Where site furniture is located as an amenity to a particular structure, the site furniture should be designed to match the individual architectural style and should utilize the same or complementary colors and materials.
- Site furniture located along trails or in parks should be located in convenient locations and designed in materials and colors that blend with the surrounding landscape.

- Site furniture in parks and along trails should be spaced to maximize public comfort.
- Benches should generally have backs, but backless benches may be interspersed to add variety in style and design.

4.2 PUBLIC GATHERING AREAS

The BRSP includes Bickford Ranch Park, several neighborhood parks, and two recreation centers with informal public gathering spaces designed to facilitate interaction among community residents. Within such public gathering areas, site furniture should be located in a manner that allows residents of the community to assemble. Design concepts include but are not limited to small individual groupings of benches or groupings of picnic tables and/or benches that encourage outdoor gatherings.

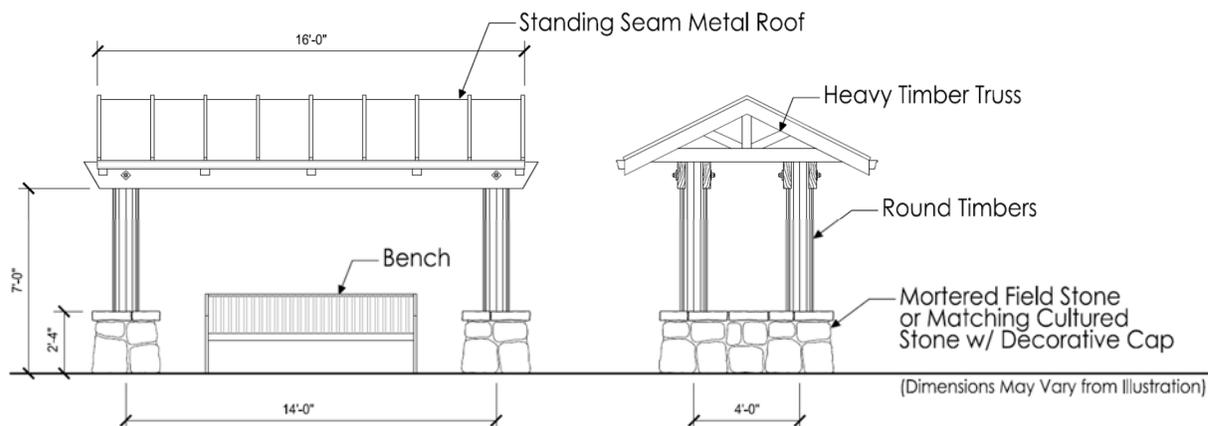


Figure 4.1 | Pedestrian Resting Bench Conceptual Design

4.3 INFORMATIONAL KIOSKS

Unmanned, informational kiosks and public notice boards are permitted in parks and other public gathering areas. Kiosks can provide transportation information to promote ridesharing and transit alternatives, maps of trail systems, and other public information.

The architectural design of informational kiosks should be consistent with the architectural design, materials, and colors of Bickford Ranch's monumentation and signage, per the design concepts in Section 2.

4.4 TRASH RECEPTACLES

Large trash receptacles should be located in service areas only and should be screened or otherwise enclosed by landscape elements or similar means to conceal them from public view. Where permanent enclosures are used for screening, the enclosure should be considered an extension of the architecture of the building served and should be constructed of the same or similar materials. Enclosures to trash receptacle storage areas should be of solid construction and should completely screen the facility from public view when closed.

Design and construction of trash receptacles and enclosures are regulated by the Bickford Ranch Development Standards, Section 2.3.

4.5 POSTAL FACILITIES

Postal facilities within the Plan Area consist of mail drop boxes and collection boxes for outgoing mail. These will be located in central locations within the Plan Area. The exact locations would be determined in consultation with the U.S. Postal Service.

4.6 BICYCLE RACKS AND PARKING

Bicycle racks and parking should be provided at parks and recreation centers. These facilities should also provide for enclosed and secured bicycle storage, depending on use and location.