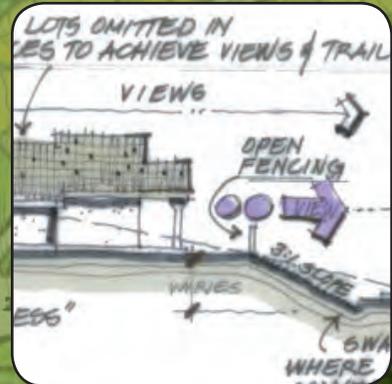


BICKFORD RANCH

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 December 8, 2015
Resolution No. 2015-262

Guide to Abbreviations

ARC	Architectural Review Committee
BRSP	Bickford Ranch Specific Plan
CDRA	Community Development Resource Agency
CFD	Community Facilities District
CSA	County Service Area
DRC	Design Review Committee
ESD	Engineering and Surveying Division
EIR	Environmental Impact Report
EVA	Emergency Vehicle Access
HOA	Homeowners Association
LID	Low Impact Development
LDR	Low Density Residential
LDM	Land Development Manual
LTMP	Long-Term Management Plan
MDR	Medium Density Residential
MPT	Multi-Purpose Trail
MMRP	Mitigation Monitoring and Reporting Plan
NEV	Neighborhood Electric Vehicle
OS-PKY	Open Space Parkway
OSP	Open Space Preserve
OST	Open Space Transition
PCWA	Placer County Water Agency
PUE	Public Utility Easement
RR	Rural Residential

Bickford Ranch

Design Guidelines

Approved by

Placer County Board of Supervisors

October 19, 2004

Resolution No. 2004-297

Amended on

December 8, 2015

Resolution No. 2015-262

Lead Agency:

Placer County Community Development Resource Agency

3091 County Center Drive

Auburn, CA 95603

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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 December 8, 2015, the Board of Supervisors approved an amendment to these design guidelines by Resolution No. 2015-262.

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:

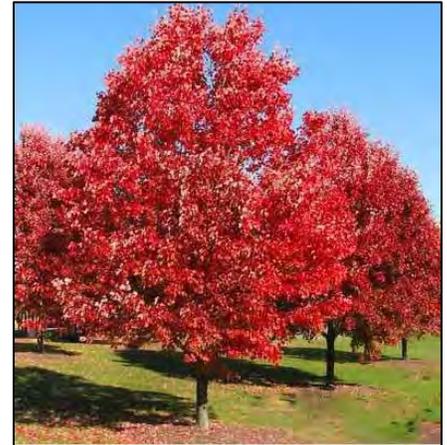
- *Quercus Rubra* (Red Oak) (native-appearing)
- *Platanus Acerifolia* (London Plane)
- *Pinus Halapensis* (Aleppo Pine)
- *Pinus Eldarica* (Eldar Pine)
- *Pinus Brutia* (Turkish Pine)
- *Acer Rubrum* (Red Maple)

Secondary/Accent Trees

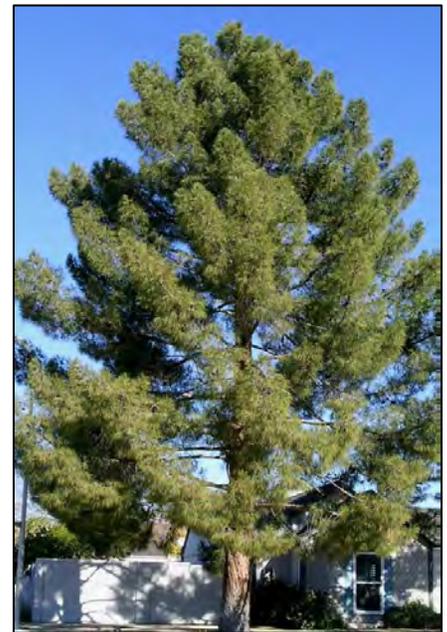
Secondary street trees (those planted behind the sidewalk) and accent trees should be selected from the following palette of materials:

- *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

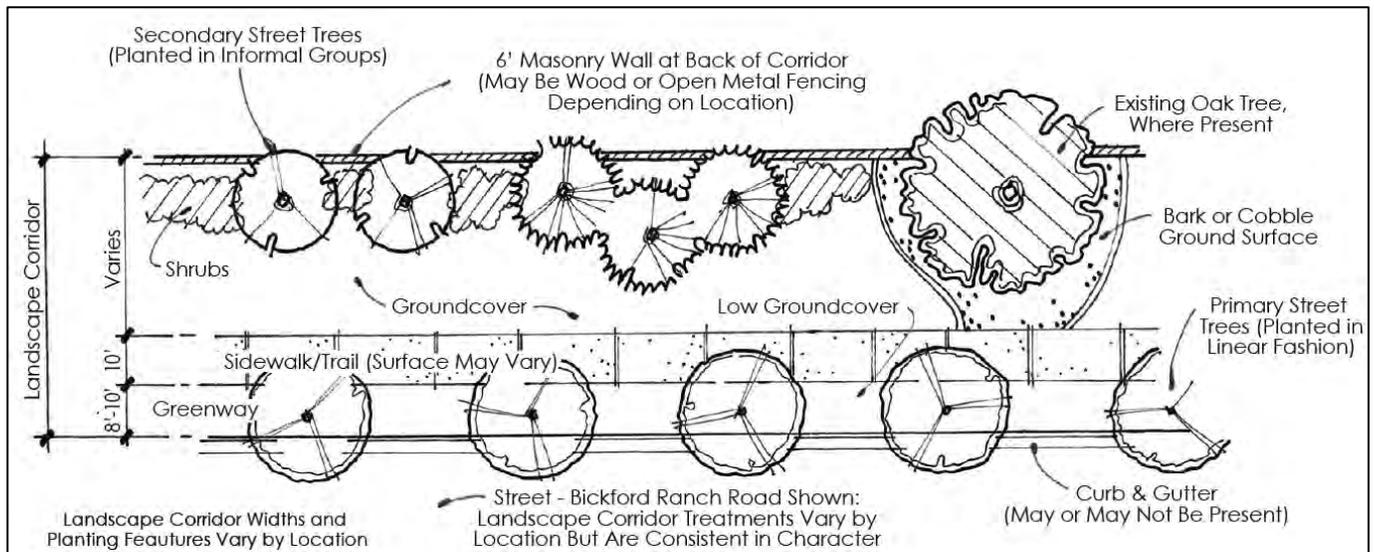


Figure 1.1 | Landscape Corridor Planting Concept

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)
- *Umbellutaria 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 Cuneathus* (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)
- *Umbellutaria 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 californica* (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.

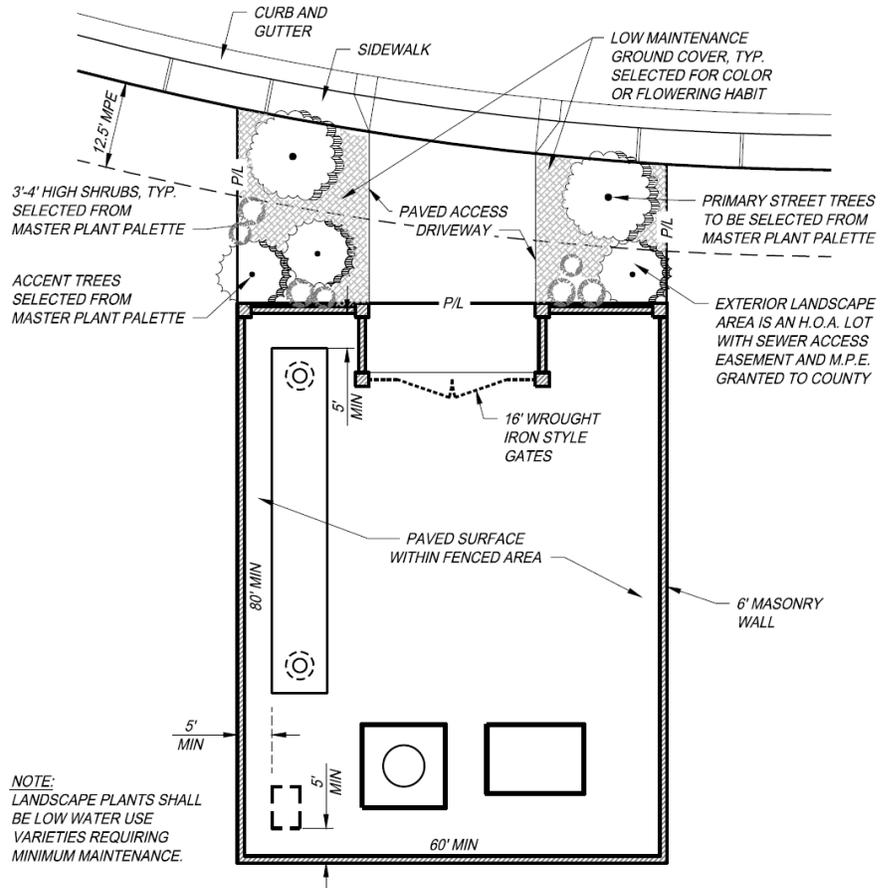


Figure 1.2 | Lift Station Conceptual Landscape Plan

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.

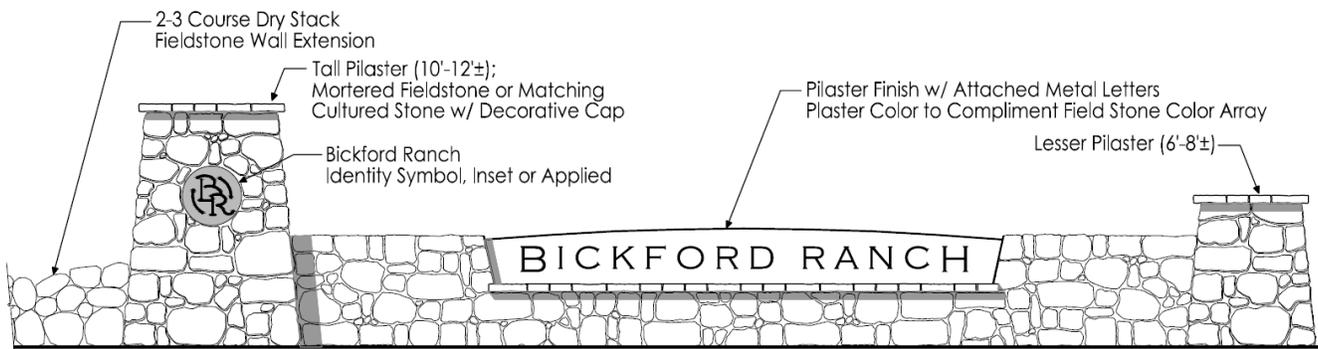
Community entrance features should utilize natural materials in their construction, emphasizing rock walls, plaster wall surfaces, and stone pilasters. The use of the site’s rocks and boulders should be incorporated into entry feature design.

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

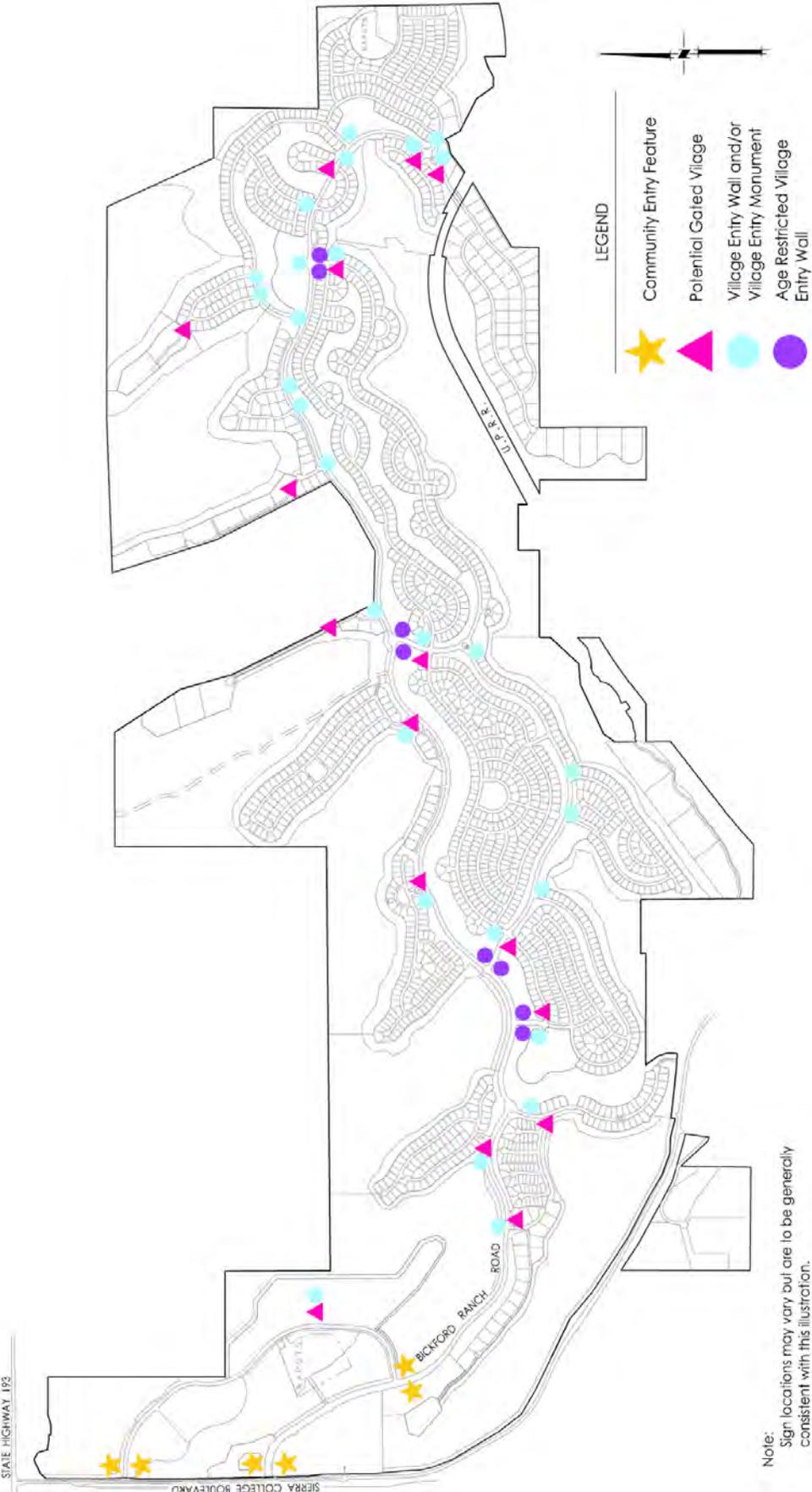
integrated into the walls, utilizing plaster panels and raised metal letters as specified in Section 6 of the Development Standards. Soft accent lighting may be incorporated to wash light on these features and associated landscaping, consistent with the lighting standards contained in Section 7 of the 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



Note: Sign locations may vary but are to be generally consistent with this illustration.

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.

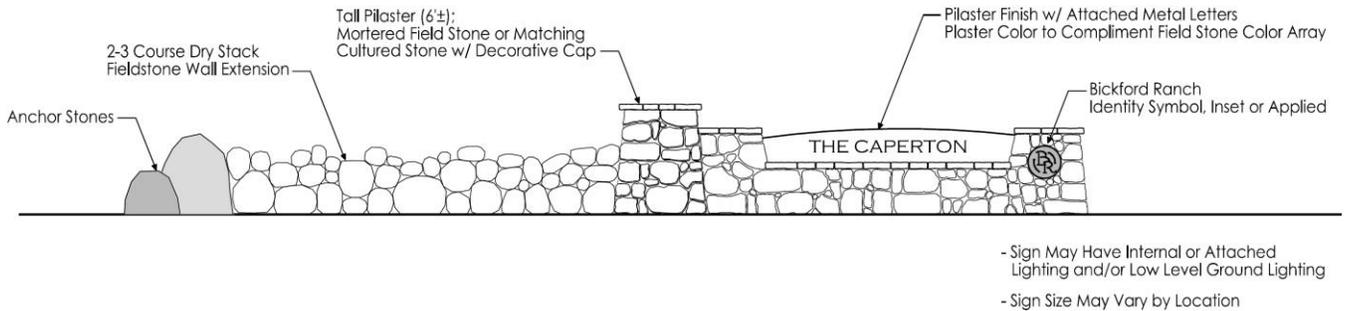


Figure 2.3 | Age-Restricted Village Entrance Design Concept

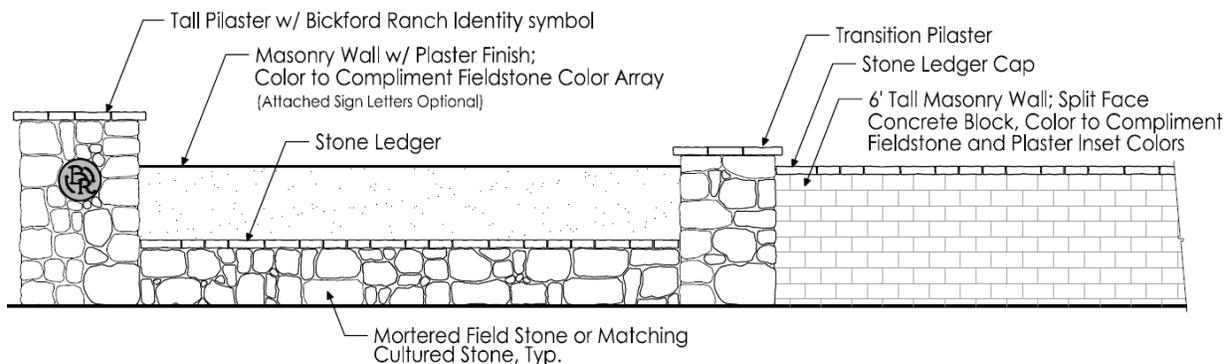


Figure 2.4 | Village Entrance Wall Design Concept

- 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.

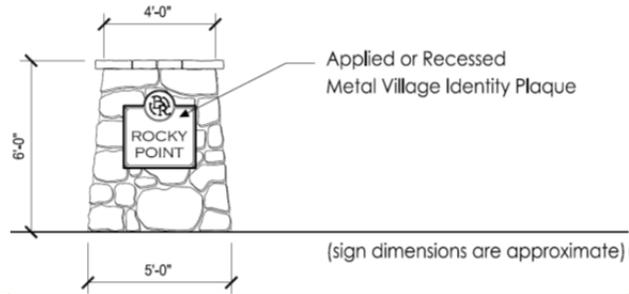


Figure 2.5 | Village Entrance Monument Design Concept

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.

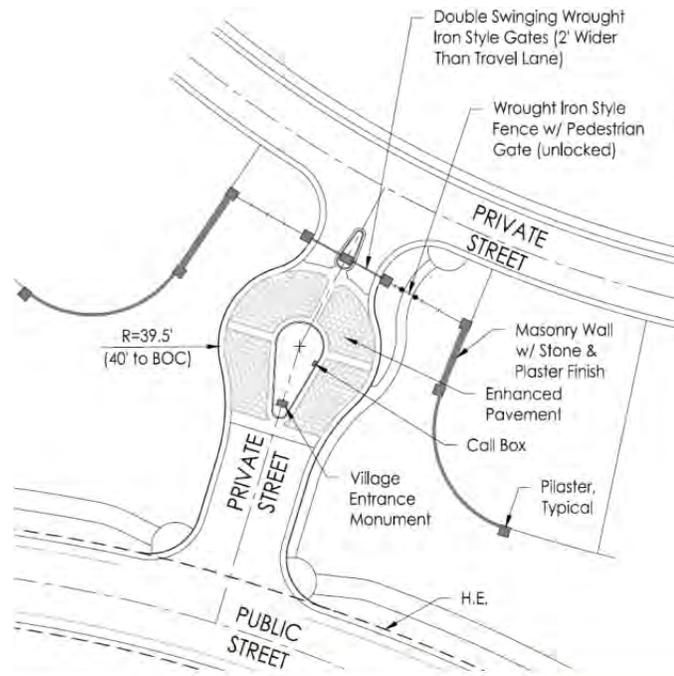


Figure 2.6 | Gated Village Entrance Typical Design (Plan View)

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.

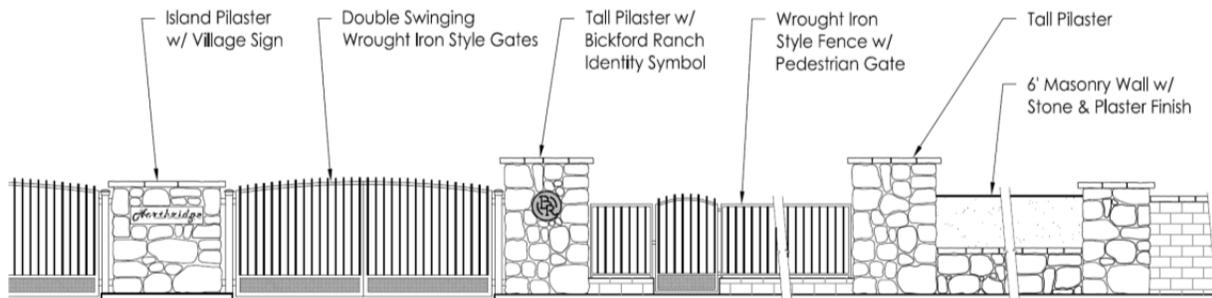


Figure 2.7 | Gated Village Entrance Typical Design (Elevation View)

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 incorporate design 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.

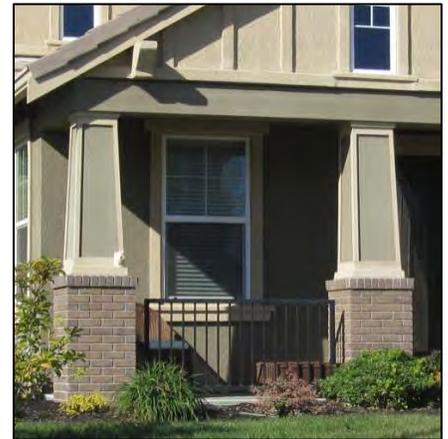


Garages should be sited and oriented to de-emphasize their appearance on the front façade, with door design and color that complements the home's architecture.

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 should 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.

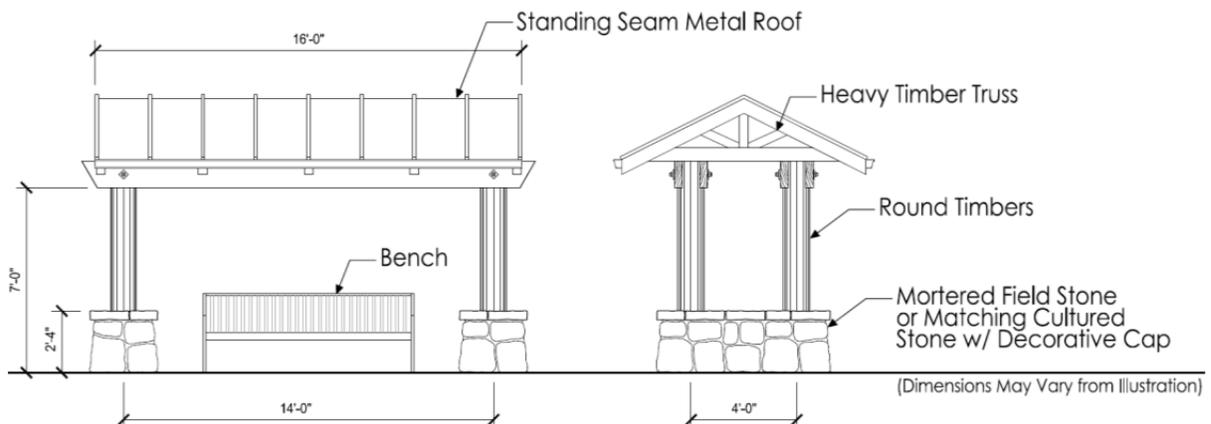


Figure 4.1 | Pedestrian Resting Bench Conceptual Design

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.