HERITAGE OAKS

Wheatland, CA

GENERAL DEVELOPMENT PLAN

MARCH 2024

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4 - RESIDENTIAL VILLAGES

APPENDIX

CHAPTER 1: INTRODUCTION

1.0 PURPOSE

The purpose of the General Development Plan is to assist the City Council, Planning Commission, and Staff to ensure consistent, high-quality development with the Heritage Oaks General Development Plan (HOGDP). These design standards present specific criteria that will be used for the siting, design, and construction of the project. Unless otherwise specified, the Heritage Oaks development must adhere to all applicable zoning and code requirements of the City of Wheatland. These guidelines are defined to reflect unique site characteristics as well as development and design objectives in excess of the city's minimum standards. The theme of Heritage Oaks is extrapolated from the local agricultural presentation. A Modern Agrarian theme will emphasize quality natural materials that are at home in a rural setting and contribute to Wheatland's character as a farming community.

1.1 LOCATION AND SETTING

Heritage Oaks encompasses 150+/- acres within the City of Wheatland west of State Route 65 and is considered to be the southern gateway to the City.

The ultimate design focus is primarily residential while encouraging market differentiation, varied streetscape, and pleasing architectural massing, by:

- Assuring that a consistent design theme evolves for the Heritage Oaks development including the individual villages, parks, and trails that will serve it.
- Designing each village as part of the master planned community with a cross section of architectural styles so that its identity is distinct yet compatible with the overall theme.
- Vary the mix of housing types and sizes in order to be responsive to City housing needs.
- Local interior streets may feature separated sidewalks, in which case the minimum sidewalk width is 4 feet and minimum planter width is 5 feet between back of curb and front of walk.

CHAPTER 2: PROJECT DESCRIPTION

2.0 PROJECT DESCRIPTION

The Project area is presently zoned PD (Planned Development) within the southern city limits of the City of Wheatland.

Approval of the Project would require the City of Wheatland City Council to approve a General Development Plan and a Vesting Tentative Subdivision Map that includes:

- 685 Single Family Residential Homes within ten (10) distinct villages
- Community and Village Parks
- Central Paseo/Trail Corridor
- Open Space
- Multi-Use Recreation/Detention Basins
- Municipal Water Well and Storage Facilities
- State Route 65 Gateway Landscape Frontage

The Heritage Oaks General Development Plan (GDP) implements the land plan and provides specific guidance and standards for development of the site. The GDP provides a description of the desired outcome (guidelines) for each land use, and zoning and construction requirements (standards) that direct construction of improvements and homes within the plan area.

The General Development Plan is a zoning document that conforms to the PD Zone (Chapter 18.51) of the Wheatland Municipal Code. As provided in Chapter 18.51 of the City Code, the Planned Development (PD) Zone applies to all Residential, and Commercial lands in the Plan area. As further provided in Section 18.51.010, the purpose of this classification is to promote integrated quality development by:

- Authorize the establishment of a planned development zoning district through which one or more properties are planned as a village with development standards tailored to the site.
- Provide maximum flexibility and diversification in the development of property.
- Maintain consistency with, and implement the provisions of, the Wheatland general plan and applicable specific plans.
- Protect the integrity and character of both residential and nonresidential areas of the city.
- Encourage efficient use of land for preservation of sensitive environmental areas such as open space areas and significant topographic features.
- Provide for effective development of public facilities and services for the site.
- Encourage use of design features to achieve development that is compatible with the area.
- Allow for creative and imaginative design that will promote amenities beyond those expected or provided in conventional developments.
- Create a more desirable use of the land, a more coherent and coordinated development, and a better physical environment than would otherwise be possible under a single zoning district or combination of zoning districts. (Ord. 418 § 3, 2010).

2.1 DOCUMENT AUTHORITY

The Plan Area within the city limits of the City of Wheatland is subject to the land use and jurisdictional authority of the city's relevant ordinances and codes. Adoption of these guidelines is subject to the California Environmental Quality Act (CEQA) and requires consistency with the City's General Plan. The General Plan provides the overall guidance for the city's physical development by setting forth general goals, objectives, policies, and programs for the entire city planning area. This set of guidelines establishes a link between the General Development Plan and future individual project level development proposals.

2.2 ADMINISTRATION OVERVIEW

This project, as a Planned Development, and its associated Rezoning/Preliminary Planned Development Zoning Ordinance for the property, as approved and adopted by the Wheatland City Council, will serve as a supplement to the existing Wheatland Zoning Code for the Plan Area. The city staff will use these Development Guidelines as a vehicle to review specific development proposals and to implement the project's vision and regulations. Future development proposals and plans, whether individual buildings or collectively phased projects, must comply with these guidelines, as well as the General Plan and Zoning Code, where applicable. These Development Guidelines are intended to be used by city staff, property owners, architects, landscape architects, designers, builders, and developers in the planning and design of individual projects within the Plan Area. Should particular elements in these guidelines or the Rezoning/ Preliminary Planned Development Zoning Ordinance adopted for the property conflict with development standards or regulations in the Wheatland Zoning Code, these Development Guidelines shall prevail. Conversely, any particular element or provision not specifically covered in these guidelines shall be subject to the provisions of the City Zoning Code.

2.3 RESIDENTIAL DESIGN REVIEW PROCESS

The design review process is intended to ensure that residential projects developed for Heritage Oaks contribute equally to the character and quality envisioned for the village. This process is intended to be efficient without compromising the quality of design solutions. Heritage Oaks Design Review Committee (HODRC), comprised of representatives of the master developer and design professionals appointed by the master developer, will review all residential designs developed for the project village prior to submittal to the city. The three step Residential Design Review process is initiated with Step 1 upon receipt of the Builder's Application Form (found in Appendix A) and review fee. Step 2 involves a Schematic Design Review, intended to establish and define the project's architectural and landscape character and concepts at the schematic design phase. Upon review and approval of the Builder's Schematic

Submittal Package, the HODRC will schedule a Schematic Design Review session, to meet with the builder to review and discuss the submittal. This Schematic Design Review session is an opportunity to review the following design criteria:

- Selected primary and secondary architectural styles.
- Architectural form, massing, roofs, and details, which establish character.
- Preliminary thoughts on colors and materials.
- Landscape concepts identifying major tree and shrub massing, hardscape areas, and proposed character.

Step 3, upon approval of the schematic design review, more detailed project plans shall be prepared and submitted to the HODRC for design review. Plans shall be a progression of the approved plan and direction established during Schematic Design Review.

Professionals licensed to practice in the State of California shall prepare all Architecture, Civil Engineering, and Landscape Architecture improvement plans. No non-licensed design work shall be permitted.

PROJECT DESCRIPTION

3: LANDSCAPE DESIGN

3.1 DESIGN INSPIRATION

While traveling north through the orchards adjacent to Hwy. 65, the crossing over Bear River sets a distinctive experience into what will be Heritage Oaks. The elevated view of Bear Creek to the west, the orchard rows and existing California Sycamore trees to the east will inherently define the community edge, while acting as a “front door” to the community of Wheatland for years to come. These landscape features symbolize the special character of the agricultural community and will integrate seamlessly into the community offering visual and emotional connections to the surrounding agricultural rich area.

3.2 LANDSCAPE ARCHITECTURE

Overview and approach for the organization and intent of these guidelines for landscaping are established with an overall intent to create a unifying basic landscape theme with subtle intent to differentiate, yet integrate, the finish of the materials between the villages. The guidelines for landscaping unifying elements of the Heritage Oaks General Development Plan (HOGDP) reinforcing the sense of place envisioned for the planned community. Landscape plans prepared for roadway corridors, entrance gateways, and open space edges should conform to these guidelines. Landscape design should be appropriate for the local climate and soil conditions, use of water-conserving plant species whenever possible, utilize recycled water irrigation systems, install water efficient, low volume irrigation systems and controls, harmonize with the native vegetation, and provide an appropriate transition between the built landscaping in developed areas and the natural character of the open space areas. This section outlines landscape themes and corridor planting concepts. The planting approach incorporates a hierarchy of trees, shrubs, and groundcovers to define the public realm. Along streetscapes, the landscape architecture should utilize a consistent application of plantings from the plant palette, with trees which hold a strong street edge and create an intimate environment for the pedestrian experience. In larger landscaped areas, such as entrance gateways, landscape concepts should reinforce the landscape theming concepts with a diversity of trees, groundcovers, and shrubs used to visually accentuate these areas and make them distinct features in the landscape.

Along open space preserve interfaces, the landscape design approach should enhance the Plan Area’s existing setting by incorporating native plant species which create a visual transition from the developed environment. Landscaping should utilize water-conserving plant material to the extent needed to comply with the City and State Water Efficient Landscape Ordinance (WELO), recognizing groundcovers may be used in many areas and turf in select locations. Water-conserving plants should be selected on their ability to thrive without the use of spray irrigation when established. Landscape corridors and medians (where applicable) on arterial streets shall be landscaped with a combination of trees and shrubs without the use of groundcover as the general spaces do not afford their practical use, while reducing the grounds maintenance and water resources. All material shall be consistent with the following landscape fabric guidelines:

- The landscape corridor along Highway 65 is the main highway frontage adjacent to the northern edge of the project. This corridor will be characterized with a combination of landscaping, meandering sidewalks, and decorative walls that will buffer noise levels for the villages that back up to this corridor. The materials and planting style will be reminiscent

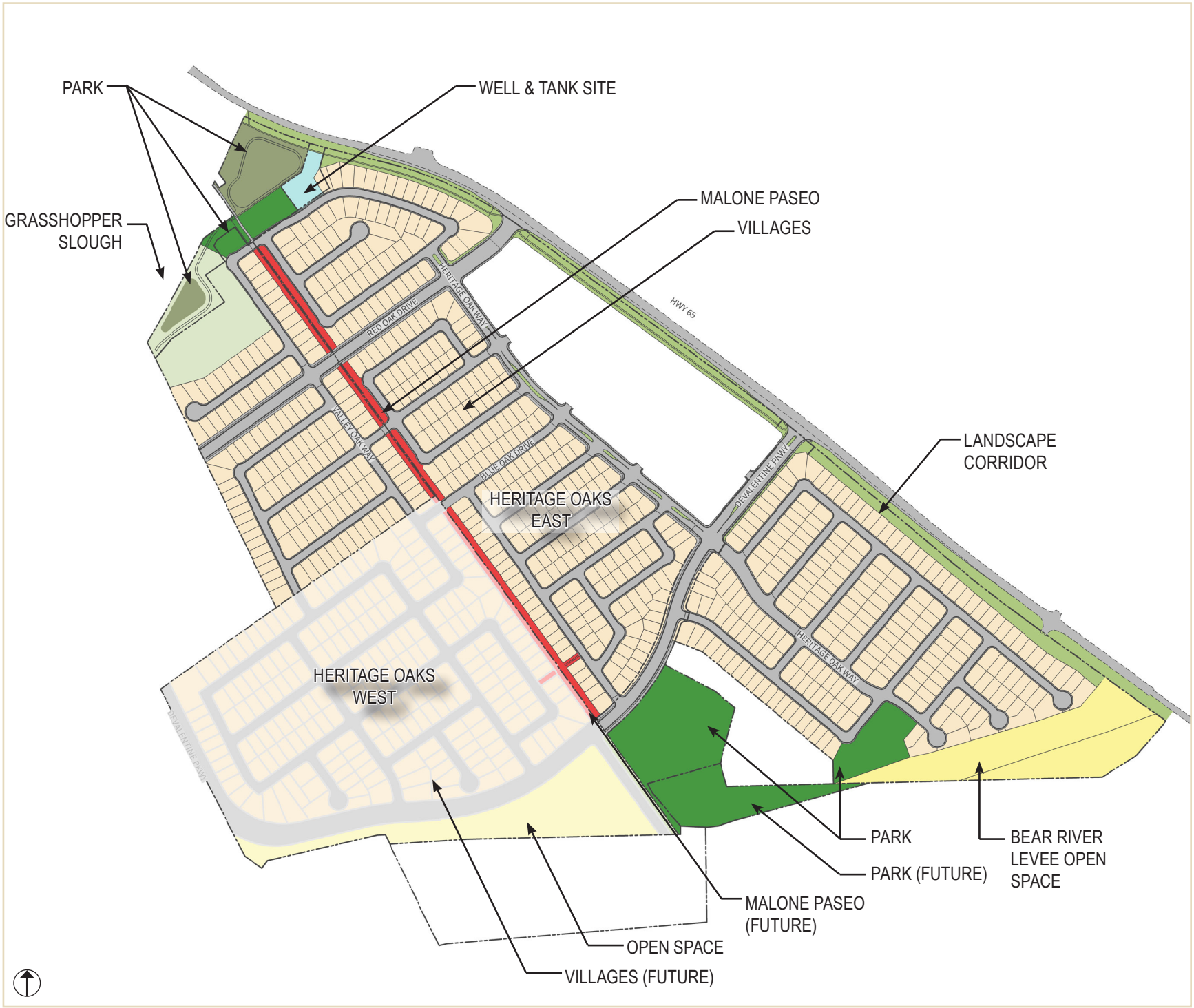


FIGURE 1: Overall Project Map

of agricultural themes with clean rows, strong form, and a splash of seasonal color.

- The arterial connectors off Highway 65 are DeValentine Parkway and Red Oak Drive. Each of these two corridors will vary but the theme shall remain the same. Where perimeter walls are required, the landscaping will be dense with shrubs and large trees. Adjacent to the park sites, which link the north and south ends of the project, the landscaping will be open at ground level but large canopy trees will continue providing views into the park beneath the canopies. Additional evergreen and screening trees will be provided between the meandering sidewalk and residential lots. Where opportunities exist for pedestrian access to adjoining villages, the landscaping and fencing will provide visual access onto those areas.
- Secondary streets intersecting with the two arterials will be landscaped with street trees and shrubs into the individual villages.

Primary Street Trees

Primary Street Trees should be planted between the street edge and sidewalk or in a front yard as appropriate per each street design standard. Consistent application of a primary street tree will provide a scale to each street helping define its form and visual character. Special consideration should be given to tree types in special places, such as entrance gateways or near the Red Oak/DeValentine and Hwy. 65 intersections, where a deviation in tree type will visually distinguish these features from the balance of the streetscape. Primary street trees shall be:

- Large-scale, single-trunk trees, primarily deciduous, with high canopies growing over the roadway.
- Selected from the City's Tree List.
- Spaced a maximum 30-feet on center.
- Planted from a minimum 15-gallon container.
- Planted in a regular linear fashion set back from the curb far enough to accommodate ultimate growth. Root barriers and deep root irrigation shall be installed on trees planted within 5-feet of a curb, paved surface, sidewalk or wall.
- Street Trees for major roadways are as follows:
  - Highway 65 frontage: Platanus racemosa
  - Red Oak Dr.: Quercus rubra
  - DeValentine Pkwy:Ulmus wilsoniana 'Prospector'
  - Heritage Oak Way : Acer rubrum 'October Glory'

Subordinate Street Trees

Where appropriate, subordinate street trees shall be used as background trees in the landscape corridors to add contrast to the linear plantings of primary street trees. Median trees are also considered subordinate trees, and may duplicate the primary street trees or provide contrast in the median to reinforce a street's landscape theme. Subordinate trees should also be used to provide color and accents at Village entries and at points of interest along the streetscape. Subordinate trees shall be:

- Medium-scaled, single-or multi trunk trees, evergreen or deciduous, with more vertical habit to screen adjacent homes.
- Selected from the City's Tree List.
- Spaced a maximum 30-feet on center.
- Planted from a minimum 15-gallon container.
- Planted in a regular linear fashion set back from the curb far enough to accommodate ultimate growth.

- Root barriers and deep root irrigation shall be installed on trees planted within 5-feet of a curb, paved surface, sidewalk or wall.
- Subordinate Trees for major roadways are as follows:
- Hwy. 65: Quercus wislizenii
- Red Oak Dr.: Cercis canadensis
- DeValentine Parkway: Acer rubrum 'Armstrong'
- Heritage Oak Way : Olea eurpoea 'Swan Hill'

Shrubs

Understory shrubs should be used in landscape corridors and medians to provide a visual barrier to fences, walls, and utility equipment, to soften the ground plane and visually link all landscape materials. Plant material should be selected with an intent to layer them in height from front to back with varying form and texture creating a pleasing context in the landscape. Shrubs should be:

- Planted from a minimum one- to five-gallon container.
- Selected according to size, color, texture, water use, and seasonal interest.
- Placed to not obstruct important pedestrian or vehicular sight lines or threaten the safety of pedestrians.
- Grouped with similar cultural and maintenance requirements.

Groundcover

Along the two arterials, including collectors, groundcover does not need to be used. Design of shrub material shall be selected for these arterials to fill in the landscaped area without the use of ground cover.

Along the frontage of Hwy. 65 frontage groundcover may be planted in portions of landscape corridor and entrance gateways, and/or medians not planted with shrubs. Selection of plant material should also consider the pedestrian use of a particular area. High-activity areas, such as parks and pedestrian corridors, should be strategic in the use of turf in order to maximize water conservation. Utilization of groundcover should consider the following:

- Non-turf groundcover (or a combination of turf and non-turf groundcover) is preferred behind the back of sidewalks on major highway frontage. Other non-living materials, such as bark and boulders, may be combined with groundcover to add variety to the landscape.
- Turf may be installed in areas with a maximum 4:1 slope. Non-turf groundcovers should be used on slopes steeper than 3:1.
- Drought-tolerant or water-conserving groundcover species requiring low-water usage and low flow irrigation are encouraged.

3.3 THEMING AND MONUMENTATION

In order to navigate, or often referred to as wayfinding, you need to know where you are in the built environment and where other destinations are located. If you are able to orientate yourself within the built environment, it will be easier to understand destinations and to navigate through the community. With the usage of directional signs, people can be guided along their path towards their destination. When creating a wayfinding system, it is essential to develop a strategic signage scheme. With this step

you are able to build up a modular wayfinding system, or signage family, that will adapt to the local environment and the human expectations for orientation and navigation purposes.

3.3.1 MONUMENTATION HIERARCHY

Entry monuments will provide identification to the individual villages within Heritage Oaks. Each monument will display the Heritage Oaks theme to associate each village with the overall development. Project monument shall be located at intersection of DeValentine Parkway and Hwy 65.

Monuments mark specific spaces and locations. This reinforces the recognition of places and plays a part in overseeing a larger area. With the use of hierarchal monuments an area will become more visible and be retained in memory creating a sense of place. Monuments can be art-objects, buildings, street art, wayfinding signs or striking elements in a landscape. Entrance features are visually prominent elements of the public realm which create a sense of arrival into both the City and HOGDP. Sited at key locations, these features should have a unified application of hardscape elements, project icons, landscaping, and accent materials to define HOGDP's visual character. Through repetition of a consistent application of hardscape and landscape elements the overall design theme of the public realm is reinforced. Two types of entry features are planned; Project monument and Village Entry monuments. Figure 2 illustrates the location of these entry features.

3.3.1.1 PROJECT AND VILLAGE MONUMENTATION

Project and Village monuments (shown in Figure 2A, 2B, 2C and 2D) will be located in the landscape corridor within the right of way at the corners of intersections (typically where a corner clip is provided in the adjacent residential Village) which creates an enlarged landscape corridor along the street. The design characteristics of project and village entry features shall be directed by the following guidelines:

- Large-scale iconic hardscape elements, such as masonry walls, pilasters, or obelisks, which flank each side of the roadway to visually demark entry into a Village. Materials shall be natural and non-painted with introduction of smooth, washed cobble and/or native boulders.
- Hardscape features should include iconic elements, such as monuments, walls, pilasters, raised planters, plazas, and/or architectural elements, derived from a common palette of materials, colors and exterior finishes.
- Low walls used in conjunction with pilasters at street edges, reinforcing the sense of arrival.
- Hardscape elements clad with stone or other natural materials, which complement the streetscape design theme and reinforce the character of the landscape.
- Identification signage, if provided, incorporated into the design of hardscape features in a subtle manner, monolithic, bolt-in and non-metallic, as permitted by the City Sign Ordinance.
- Landscape materials shall utilize water-conserving species and incorporate accent trees, shrubs, and groundcovers which harmonize with the overall landscape theme of HOGDP, visually punctuating the gateway as a significant element of the public realm.
- Indirect above-ground accent lighting incorporated with concealed fixtures to provide a subtle lighting wash across hardscape and landscape elements during nighttime hours.
- Evergreen and deciduous accent trees are selected and incorporated to further define the design and physical form of the entry feature, sized to complement hardscape elements and reinforce the sense of arrival.

FIGURE 2: Monumentation Map

FIGURE 2A: Project Monument - Windmill (Elevation)

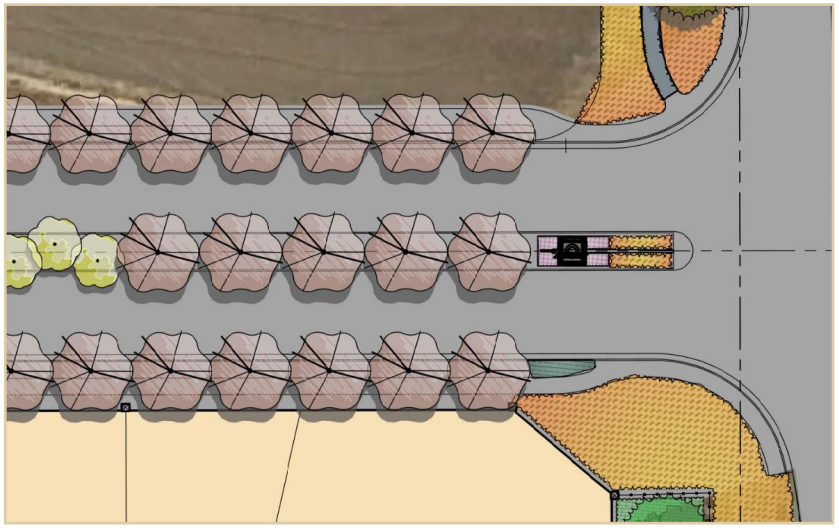


FIGURE 2B: Project Monument (Plan View)

- Water-conserving accent plants and groupings of shrubs and groundcovers to add color and variety to the entry
- Flush mount channel letters
- Signs and sign lettering are encouraged to be monolithic or panels/plaques, versus individual letters, such as those listed below.

- All sign elements on pilasters or walls shall use mounting hardware securely embedded into the surface onto which it is affixed. Salvageable materials (brass or aluminum metals) shall be avoided. No epoxy-mounted elements are permitted. Where signs and monuments are to be up-lit, such lighting equipment shall be approved by the City.

FIGURE 2C: Project Monument - Water Tank (Perspective)

FIGURE 2D: Village Monument (Elevation)

3.3 SITE FURNISHINGS AND MATERIALS

The design concept of site accessories is to express a narrative that residents live in harmony with nature. A consistent palette of furniture and materials will help support the community character giving places a unique identity and meaning for people. Street furniture, including benches (Figure 4), arbor structures, waste receptacles, light poles and bollards should have a consistent style to promote a sense of community. In addition, site lighting presents another opportunity to enhance and unify the landscape fabric on site. Light pollution not only affects the numbers of stars people can see in the night and disturbs the natural order of wildlife, it also creates safety hazards and wastes energy and money. Lighting design should reduce light pollution and promote an eco-friendly element. Common light pollution such as excessive lighting, light trespassing, and glare are reduced when the specific needs are carefully defined according to activity time and location, implementing shielded lighting fixtures and utilizing smart lighting equipment. Themed street lights can help establish an overall design theme for the Plan Area. Where desired, decorative, "acorn" fixtures with shielding may be used on collector and residential streets. Decorative light fixtures are also encouraged on private streets and on major driveways within medium-density and high-density residential developments. All street lighting shall meet the street lighting standards established by the city, including illumination standards and fixture style. Figure 3 illustrates a City-approved design detail of an acorn-style light fixture.

FIGURE 3: Street Lighting

FIGURE 4: Site Furnishings

3.4 FENCING

Fences shall provide security, privacy, noise mitigation and landscape definition. Masonry or pre-cast walls shall be used where sound attenuation is required. The wall shall utilize a minimum of two colors and include a decorative cap. Wood and tilt up panels are not acceptable. Perimeter masonry walls shall have a break or visual and pedestrian opening at the end of open-ended cul-de-sacs.

Walls and fences throughout the plan area are intended to provide screening to land uses, create a transition between developed areas and open space, secure off-site edges from public access, and provide privacy and security for private property. Design and material for walls and fencing varies throughout the Plan Area, depending on the specific purpose. The location of each wall and fence type is shown on Figure 5. Several wall and fence types are specified for use in Heritage Oaks, with the general design characteristics for each specified below.

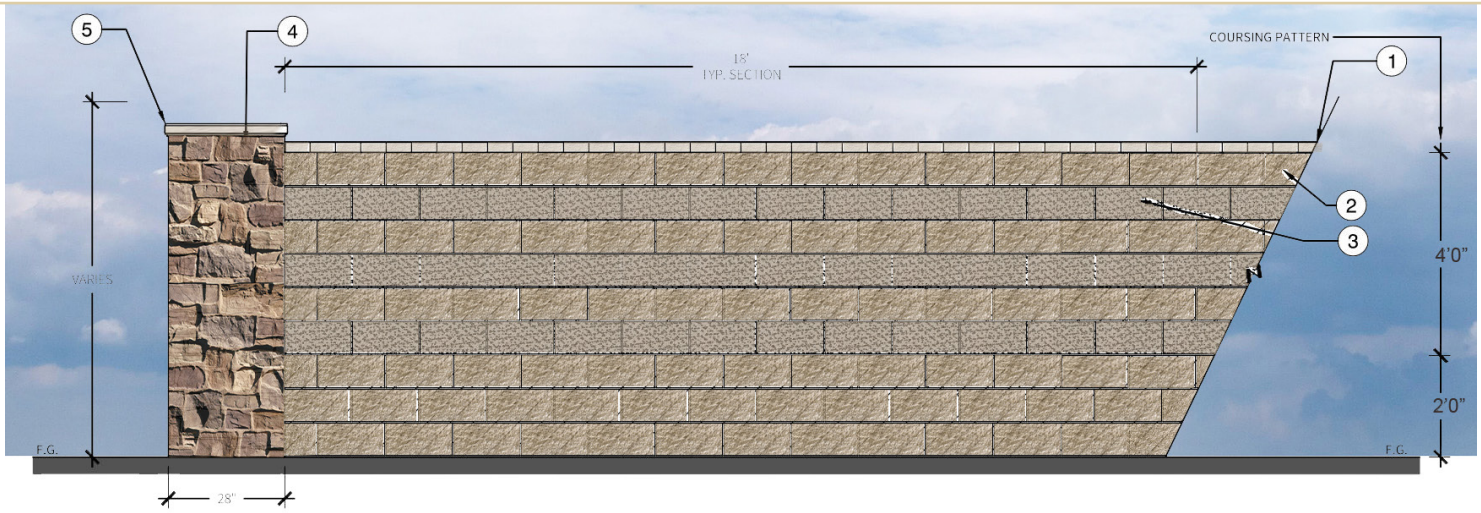
3.4.1 MASONRY WALLS

Masonry walls are intended to provide security, screening, privacy, and/or sound attenuation where appropriate along roadways or between differing land uses. The typical application of masonry walls is on arterial roadways, along the back edge of the landscape corridor where needed for sound attenuation, as illustrated on Figure 5A. The following guidelines outline the key design requirements and common applications for masonry

FIGURE 5: Wall and Fencing Map

walls in the Plan Area:

- Masonry walls along public streets should be placed to avoid blocking views to the open space corridors and should not obstruct underground or above-ground electric, telephone, cable, water, or sewer services or equipment.
- Walls should be a minimum of 6'-high along arterial roads, or higher if necessary to meet the requirements of site specific noise analyses. For walls higher than 6' in height, designs should be encouraged for walls to be constructed atop low earthen berms.
- Opportunities for wall openings between land uses should be included where appropriate to encourage and facilitate pedestrian connection/access between land uses (i.e. between residential and commercial sites and between residential Villages to provide connectivity thought the plan).
- Wall materials shall have a textured face such as cast patterns, split-faced on the side facing the street or public view and include a trim cap which adds color and texture change and visual interest.
- Pilasters shall be used at each side of Village vehicular and pedestrian entrances to define openings and at each angle point or change in direction to enhance wall aesthetics.
- Continuity in theme and materials shall be incorporated among walls including design, color, block style, trim style, and cap style. Landscaping in front of the wall shall include shrubs close to the wall to break up any stretches of wall not interrupted by columns.
- Pilasters should have sufficient bulk and dimensions to appear in proportion to the height and mass of the wall.
- Pilasters may not be less than 24" in face dimension at the base, and must be rectangular in shape.
- Walls located adjacent to LDR Villages, the maintenance obligation of the wall is the responsibility of the City.



1 BASALITE SPLIT EDGE PAVER WALL CAP. D
2 BASALITE 6"X8"X16" PROTO II BLOCK. SPLIT FACE/COMBED BACK. COLOR: D101
3 BASALITE 6"X8"X16" PROTO II BLOCK. SHOT FACE/COMBED BACK. COLOR: D101
4 24"X24"X78" PILASTER EL DORADO, CYPRESS RIDGE, MADRONA COLOR.
5 LANDMARK STONE PRE CAST CONCRETE COLUMN CAP. PC61K 28 SQ. NATURAL COLOR.

FIGURE 5A: Masonry Wall

3.4.2 WOOD FENCING

Wood fencing shall be used within the individual villages along side yards and back property lines. Two types of wood fencing are specified for use in the Plan Area:

- Enhanced and Good Neighbor. Both fence types are intended to provide security, screening, and privacy.
- Enhanced wood fences are located along roadways and the Malone Paseo where facing the public view. The structural fence panels are all facing the private, (home side).
- Good Neighbor wood fences are located in areas not visible from public view, such as between residential properties. The structural fence panels articulate back and forth.

Enhanced Wood Fence

As illustrated in Figure 5B, enhanced wood fences have a consistent architectural design appearance on each side and incorporate a cap rail. This fence type is typically located adjacent to public facilities, such as parks and paseos or on lots which back or side to a residential street, where a masonry wall is not required. Minimum solid-wood fence height adjacent to parks is 6-feet. Guidelines for Enhanced wood fences are:

- Minimum height of solid wood fence along all residential streets within Villages is a minimum height of 5', preferably 6'0" redwood or cedar board construction and semi-transparent stained in an earth tone color.
- Fence sections may be supported by metal 'Z' Posts or minimum 4-by-4 wood posts.

Good Neighbor Wood Fence

Good neighbor wood fencing does not incorporate a cap rail but is characterized with alternating panel faces as shown in Figure 5C. It is intended to provide privacy and security within residential villages. This fence type is typically located between private residential lots.

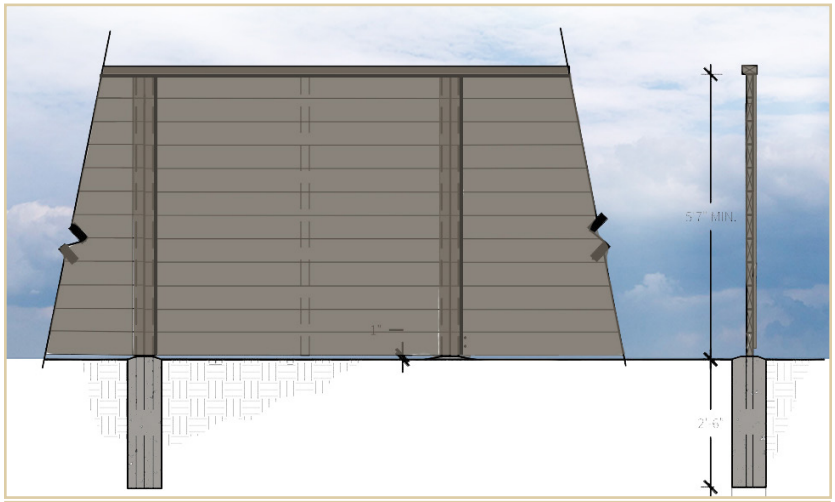


FIGURE 5B: Enhanced Wood Fence

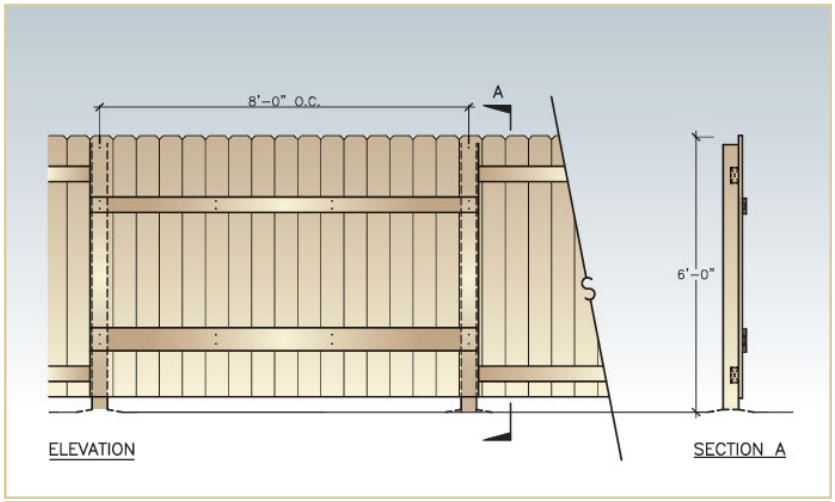


FIGURE 5C: Good Neighbor Wood Fence

3.4.3 OPEN FENCING

Open fences are intended to provide a visually transparent barrier at developed edges adjacent to open space parcels and shall be constructed of tubular steel (See Figure 5D). Depending on the interface, open fencing may be used between open space areas and the rear and side property line of residential parcels, along a street adjacent to open space, or along pedestrian pathways at the edges of open space parcels. Open fences may also be used to separate different functions within landscape corridors (for

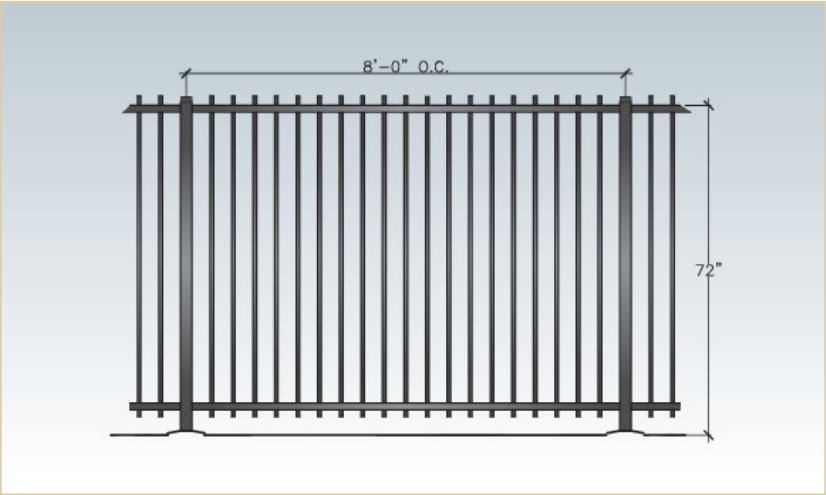


FIGURE 5D: Open Metal Fence

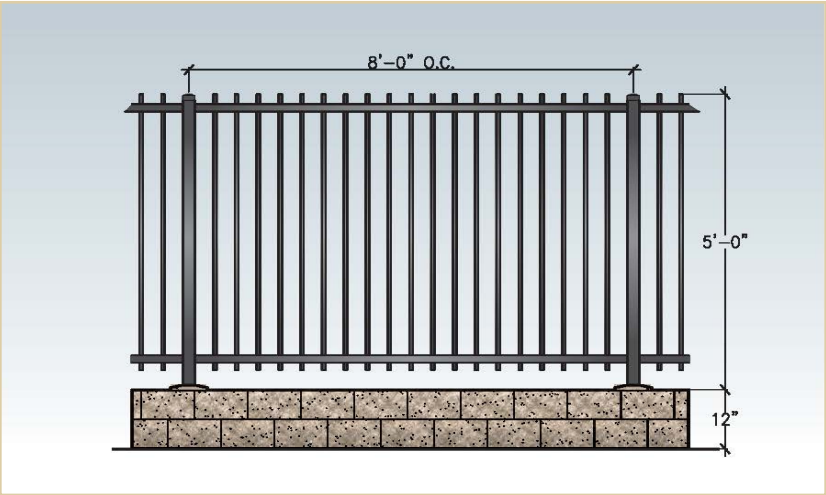


FIGURE 5E: Open Metal Fence on 12“ CMU

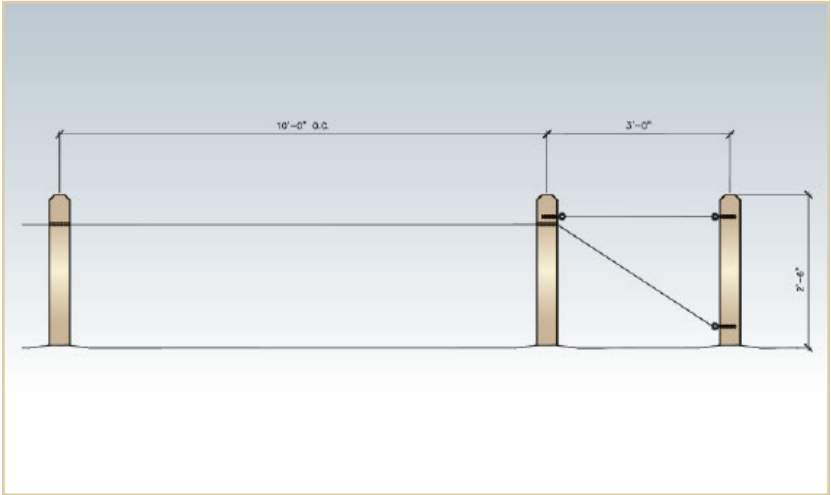


FIGURE 5F: Post & Cable Fence

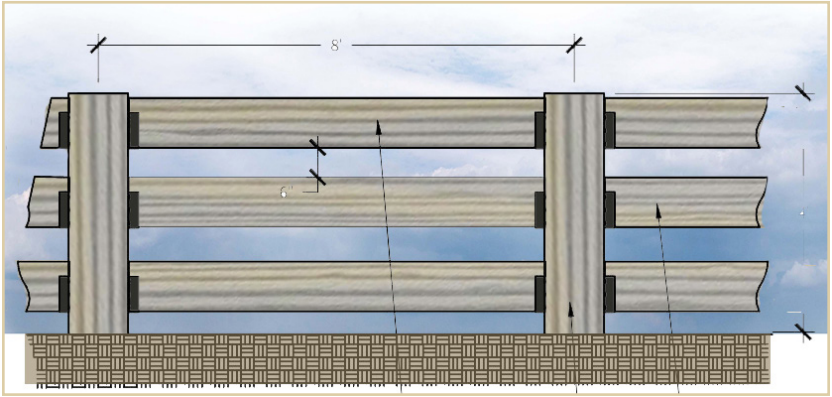


FIGURE 5G: Decorative 3-Rail Fence

example, to restrict access of dirt bikes and motorized vehicles) and at other miscellaneous locations within the Plan Area. Open fencing is the preferred fencing type adjacent to open space, where a single-loaded street is not located adjacent to open space. The following guidelines should be used to direct the design and application of open fencing throughout the HOGDP, as appropriate for each location.

Fencing Between Residential and Open Space

Open fencing should be four to six feet in height and constructed of tubular steel and black in color. Both sides of fencing are to be addressed aesthetically if they are visible from streets. Where residential lots back up to open space, open fencing will be used. Open fencing at open space edges may incorporate a CMU masonry knee wall (See Figure 5E).

Other Fencing Conditions at Open Space

Post-and-cable fencing should be used along the street edge adjacent to open space preserves to define the landscape edge and discourage access of dirt bikes and motorized vehicles (See Figure 5F).

Decorative Fencing

Decorative 3-rail fencing shall be used along the landscape frontage corridor adjacent to Highway 65 to further enhance the monumentation and theming for the Heritage Oaks development (See Figure 5G).

3.5 OPEN SPACE

The open space and recreation area network proposed for Heritage Oaks consists of approximately 25 acres of dedicated land. This dedicated open space is made up of four parks, the Malone Paseo, and passive open space, The design of the Heritage Oaks encourages highly-connected residential Villages. This type of connectivity is typically achieved through street connections between residential subdivisions and can also be provided via pedestrian connections or paseo connections. To minimize barriers between Villages and to enhance connectivity, street patterns are encouraged to allow connection points between neighboring subdivisions. Paseo access should be used as a means for integrating multiple subdivisions, consistent with the proposed Parks & Paseo Map in Figure 6.

3.5.1 PARKS

Four parks shall be provided within Heritage Oaks all connected within and external to the adjacent existing neighborhood by Malone Parkway.

The first park of approximately 9.9 acres will be located along the north end of the project adjacent to Grasshopper Slough. The park, which will combine public Lots A, C, K, and L, It will be designed as a Community Park with play structure, lawn games, sports courts, with multi-use areas that will provide both sports play field areas and serve as a storm water and water quality control basins (Figure 6A).

The second, Riverside park, of approximately 2.0 acres will be located adjacent to Villages 9 and 10 and will be designed as a Village Park which will include preserved oak trees surrounded by benches and tables to create a quiet serene picnic area. (Figure 6B).

The third park of approximately 5.1 acres will be located south end of the project near Village 10 adjacent to the City Wastewater Treatment Plant. The park will be designed as a Community Wide Park which will include play structures, sports courts and sports play fields. The park may be expanded in the future pending the re-purposing of the 3.6 acre wastewater treatment facility and other adjacent land uses. (Figure 6B).

The fourth park of approximately 7.9 acres a passive recreation area that includes two public parcels for the Bear River Levee and open space adjacent to the Bear River. (Figure 6B).

3.5.2 RESIDENTIAL SUBDIVISION DESIGN

Residential subdivisions are subject to design requirements of the City's Subdivision Ordinance. To ensure Villages provide cross connectivity for automobiles, bicyclists, and pedestrians, subdivision design should be guided by the design goals in this sub-section. The intent is to design individual subdivisions that appear seamless and are well-connected. While connectivity is desired, some Villages may be gated provided they do not limit access to open space, trails, paseos, or parks. Ground cover and shrub areas should be located adjacent to the house fronts and side yard fences. The edge between the ground cover and the turf should modulate in smooth sweeping curves. Turf is not permitted against a building. Landscaping from the back

FIGURE 6: Parks & Paseo Map

of sidewalk to the front of the home and wing fence must be installed by the builder with the completion of the home. The goal of these guidelines is to create an attractive streetscape for the various single-family Villages. An additional goal is to create a strong connection between the major gateway improvements and residential villages. The elements of the streetscape for these developments are as follows:

- ***Front Yard Landscape:*** This is the contiguous area along the street between the front curb and the face of the homes. The combined front yard landscapes along the street will reinforce the unified character created by the street trees.
- ***Side Yard Landscape:*** This is a combination of right of way and adjacent private property usually

FIGURE 6A: Community Park (9.9 Acres)

FIGURE 6B: Community Park (Master Plan)

found along residential streets and collector streets. The importance of this area is often over-looked in single-family residential development, with the result being narrow poorly maintained areas between the sidewalk and adjacent private fence.

- ***Street Trees:*** Street trees perform several functions in residential landscape. They provide shade for parked cars and pedestrians, they provide shade for homes, they unify the Village landscape, and they are the thread that sews the individual streets into a cohesive community. Street trees shall be planted at one fifteen (15) gallon tree per general mature spread of tree up to thirty feet (30') max., on center. Corner lots shall include trees along all frontages. All trees shall be planted in logical and aesthetically pleasing locations. All street trees shall be located at six feet (6') from the back of walk and shall be coordinated with streetlights, utility pedestals and driveways. To avoid mass loss of trees as a result of a species specific disease, a single street tree shall be selected by street at the time landscape plans are presented to the Architectural Review Committee. Once approved there shall be no deviation from the approved tree without written approval of such changes
- ***Subordinate Trees:*** Subordinate trees should also be used to provide color and accents at Village entries and at points of interest along an internal residential village street scene that unites the individual village into a cohesive community.
- ***Accent Trees:*** These trees provide seasonal color and or visual interest due to their shape or texture.
- ***Shrubs:*** Shrubs or understory planting maintain the uniformity or character of the landscape fabric. Background shrubs are usually planted at the foundation of buildings and fences. They vary in height, low in front of windows, high in front of fences and walls. Their main purpose is to provide a green foil or transition between other landscape elements and the house, or wall. Additionally they are used to screen objectionable views, or to re-direct or restrict pedestrian traffic. Facer or Filler shrubs are usually planted in front of the background shrubs. They can vary in height, but are traditionally lower in height than the background shrubs, with their main purpose is to provide a textural or color transition between other landscape plants and to achieve a layered planting effect.
- ***Accent Shrubs***: Accent shrubs are usually larger and bolder in character and or color. They show off during one or more seasons with flowers, leaf color and/or fruit. They usually occupy an important and significant amount of space in the landscape. Accent shrubs or sometimes referred to as specimen shrubs, show off during one or more seasons. Their function is to accent certain architectural elements, e.g. a front entry, or break up a monotonous street scene with visual interest.
- ***Ground Covers:*** Ground cover is an important group of plants is usually low growing (6" to 18") and spreading (3' to 12'). Its most significant function is to provide quick cover to the ground, keep weeds down, and maintain soil moisture levels. In addition, it can add seasonal interest with flower and foliage color and help prevent soil erosion.
- ***Turf:*** Turf areas are generally focused to usable areas, while some new introduced drought tolerant native mixes can be used with less water and maintenance

requirements. Turf shall comply with the City of Wheatland's Water Efficient Landscape Ordinance and the HOGDP area is restricted to a percentage of the landscaped area. Builders should refer to both documents before designing or submitting plans for review. Turf is to be provided in areas of high visibility and impact so as to provide a permanent green area within the landscaped yard. When used it should be sized to an area at least 10' x 10' and be purposely identified with a usable purpose.

- ***Front Yard Landscaping minimum design intent as follows:***
  - The minimum depth for ground cover area is five feet (5') and the maximum depth is ten feet (10').
  - Ground Cover to Turf ratio is a maximum of thirty percent (30%) of front yard in turf, and approximately seventy percent (70%) in ground cover and shrubs.
  - Minimum of one (1) Accent Tree per front yard. Minimum size fifteen (15) gallon.
  - Minimum one (1) specimen shrub per front yard. Minimum size five (5) gallon.
  - Background (minimum size 5-gallon), Facer/ Filler (minimum size 1-gallon), and Accent Shrub (minimum size 1-gallon) mix shall be a minimum of twenty (20) per front yard.
  - Ground Cover minimum from flats, 1 gal preferred, with a maximum max spacing 36" inches and shall be of a type to cover the planting area within a twelve (12) month period.
  - Turf from sod shall be of a drought resistant variety, i.e. Dwarf Fescue, Bluegrass Blend 95/5, or rhizomatous tall fescue.
  - All shrub and ground cover beds shall be top dressed with a minimum of 3" depth bark mulch.
  - Side Yard Landscaping requirements apply only to side yards adjacent to the public street or visible from any public space as follows: A planter area should run adjacent to the fence and be an average width of five (5'). The planter area should be planted in low maintenance ground cover and accent trees.
  - Street Trees shall be provided at one (1) tree for every thirty (30) linear feet of side yard street frontage. Minimum fifteen (15) gallon.

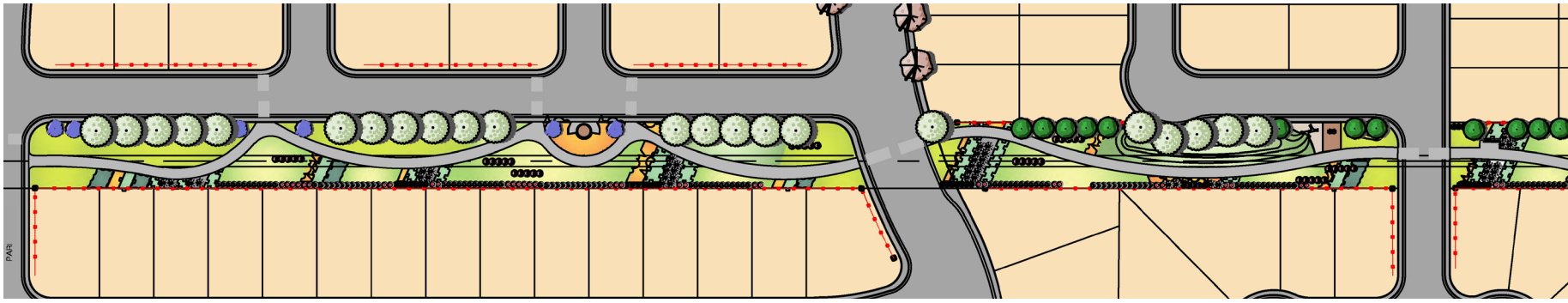


FIGURE 7: Malone Paseo Plan

3.5.3 MALONE PASEO

Paseos are a key element which provide pedestrian and bikeway linkages throughout the plan area. Paseos are intended to be active, usable areas which encourage pedestrian activity, interaction among residents and connectivity between Villages. See Figure 7 for Malone Paseo Plan. The following design criteria shall be applied to ensure paseos are adequately connected with adjacent Villages to provide pedestrian/bicycle access:

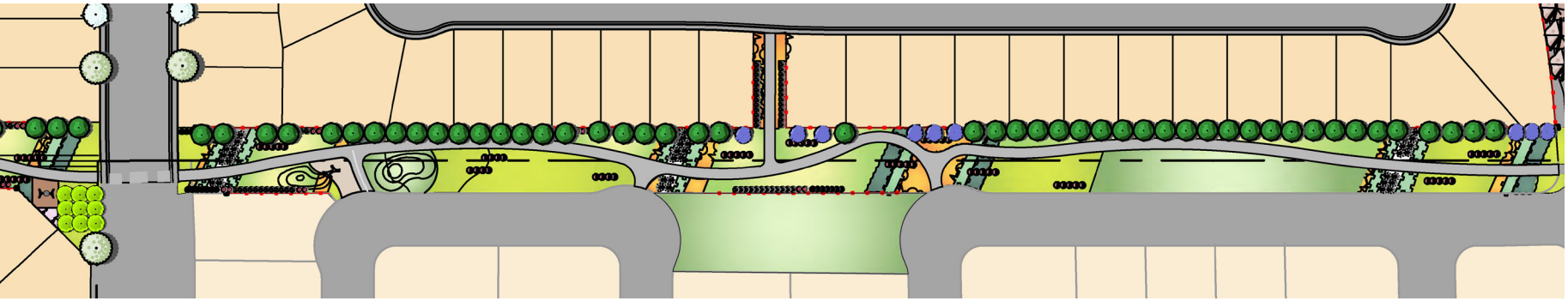
- Connections between a paseo and residential Village may be achieved via roadways, live-end cul-de-sacs, sidewalk pass-through, or a combination thereof.
- It may not be possible or desirable, in all cases, to orient front doors of all residential homes toward paseos. In such cases, refer to Figure 7 for other proposed lotting design techniques.

Malone Paseo is located internal to the residential Villages, generally linking the north to south villages, as designated on Figure 6. This paseo features a 10-foot wide, meandering, multi use path and a landscape strip along one street edge. For this paseo type, homes immediately adjoining the paseo edge either front or side on to the paseo, and for MDR parcels, individual driveway cuts for each home are not permitted to cross the paseo.

Paseo Connections at Park Sites: Where paseo linkages are planned at park sites, connections are provided via a sidewalk along the street edge matching the sidewalk width of the adjacent paseo. Pedestrian and bikeway linkages are made through park sites. Refer to the comprehensive Parks & Paseo Map (Figure 6), where paseos are not adjacent to a street, they must be open on one side at all times to prevent a tunnel effect and create security concerns.

3.6. LANDSCAPE IRRIGATION

The landscape and irrigation design shall be implemented in compliance with State and City requirements for water conservation. Generally provide high-efficiency irrigation systems. Planted areas are served primarily by a drip irrigation system with irrigation efficiency ratings of 0.81 as well as some spray head systems with irrigation efficiency ratings of 0.75. Irrigation controllers will have water moisture sensors and a “smart mode” that has the capacity to adjust the duration, frequency, and soak time by several factors. Weather Data combined with geographical location, sprinkler type, plant type, soil type, and a fine tuning option, enables the controller to make precise watering decisions. High efficiency irrigation systems paired with low-water plant selection combined enable the landscape design Estimated Total Water Use (ETWU) to fall below the City’s Maximum Allowed Water Allowance (MAWA) based on the Water Efficient Landscape Worksheet.



CHAPTER 4: RESIDENTIAL VILLAGES

4.1 INTRODUCTION

Residential villages within the Heritage Oaks community are comprised of a variety of housing types interconnected by a logical system of tree-lined walkable streets, open space, and the Malone Parkway Paseo bisecting the community and connecting the east and west ends. By employing an authentic architectural palette and creative site planning techniques, Heritage Oaks will embody a strong architectural identity to create an iconic and sustainable village within the City of Wheatland. The residential design principles and development standards shall be applied to all proposed development within Heritage Oaks. These guidelines and standards articulate the lot characteristics, setbacks, garage type and orientation, and building massing for each housing type. Further, this chapter includes a detailed architectural design guidelines section, which identifies, defines, and articulates the architectural styles appropriate for the community.

FIGURE 1: Typical Street Scene

4.2 SINGLE FAMILY RESIDENTIAL ARCHITECTURE

Architectural design standards and guidelines provide an orderly and aesthetically pleasing development of high quality architecture. Builders and architects are encouraged to incorporate a variety of styles, massing, colors, and materials.

Architectural variations should occur throughout the planned community in order to create high quality and interesting streetscapes. To achieve the desired visual setting, designs should include one and two story building elements, porches, garages with several orientations, and an array of architectural detail. 45-foot wide lots shall exhibit architectural styles of Spanish, Ranch, Farmhouse and Californian detail. 50-foot wide lots shall model designs of Cottage, Craftsman and Mission. See Figures 2 thru 8.

- On corner lots, 25% of the single-family residences should be one story or contain one-story plates and elements. Two-story residences on internal lots with second story setbacks will be encouraged to soften the architectural forms and enhance streetscapes.
- Repetitive floor plans and elevations should be alternately reversed along streets. No more than two identical plans shall be located next to each other. Similar plans that are adjacent or opposite each other shall have different colors and elevations.
- Garage elements that project out in front of the main building mass shall be predominantly one story.
- Various materials and color schemes will be incorporated to visually enhance building styles:
  - The use of high quality material such as brick, stone, and tile shall be encouraged.
  - A variety of facades, finishes, and patterns is encouraged.
  - Texture and color shall be used to create visual interest.

- Side and rear building elevations that face the public right of way shall be given architectural treatments consistent with the primary frontages.
- Trim on the front elevation shall be extended around the side two feet minimum. Elevations with blank walls shall be avoided.
- Useable front porches and varied front elevations are encouraged. Porches and overhangs should protect the front door from rain.
- Architectural detailing should include window trim, pop outs, recessed windows, and doors, balconies and varied column designs.
- Single-family detached residential houses shall not exceed 35 feet in height.

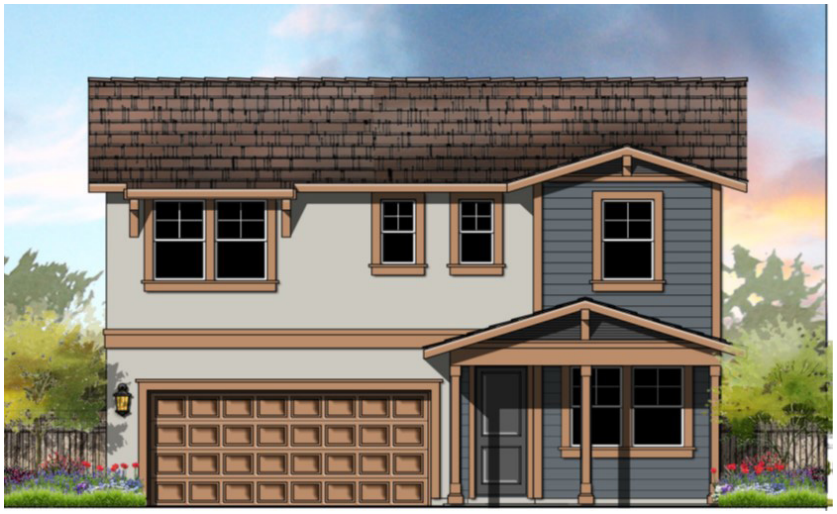


FIGURE 3A: Ranch Elevation - A (45 x)

FIGURE 2: Spanish Elevation (45 x)

FIGURE 3B: Ranch Elevation - B (45 x)

FIGURE 4A: Farmhouse Elevation - A (45 x)

FIGURE 4C: Farmhouse Elevation - C (45 x)

FIGURE 4B: Farmhouse Elevation - B (45 x)

FIGURE 5: Californian Elevation - A (45 x)

FIGURE 6A: Cottage Elevation - A (50 x)

FIGURE 7A: Craftsman Elevation - A (50 x)

FIGURE 6B: Cottage Elevation - B (50 x)

FIGURE 7B: Craftsman Elevation - B (50 x)

FIGURE 8: Mission Elevation (50 x)

4.2.1 SINGLE FAMILY SITE PLANNING

Site planning guidelines ensure compliance with the City of Wheatland's planning standards in order to meet design objectives. Heritage Oaks communities will offer a variety of lot sizes and product types, thus providing a range of housing market segments. In the community, there shall be a range of densities that comply with the densities specified by the Land Use Designations in the Final EIR (Environmental Impact Report). See Table 1 for proposed densities and housing mixes.

- Pre-plotting of floor plans is encouraged to achieve lot width and variations in streetscapes.
- Loop roads and open ended cul-de-sacs are encouraged adjacent to trails, open space and drainage areas where possible. Lots in these areas should not back onto the open space when possible.
- For the purpose of determining setback requirements, single-story elements are defined as architectural masses with an elevation to the plate line of 16 feet or less. Two-story elements are those with an elevation greater than 16 feet to the plate line.
- All setbacks shall be measured from the foundation of the structure to the sidewalk or adjacent foundation.
- Eves, bay windows, fireplaces, cornices, and similar architectural features less than 12 feet wide may project into the required setback a maximum of 2 feet.
- Front yard setbacks for R-1 SFR (Single Family Residential) shall be at least 20 feet to the garage face and 15 feet to any other part of the structure, including turn-in garages and porches. Where separated sidewalks are used, the front yard setback shall be at least 20 feet from the back of the walk to the garage face and 10 feet from the back of the walk to any other part of the structure, including turn-in garages and porches.
- Rear yard setbacks for detached accessory structures shall be a minimum of 3 feet when the detached accessory structure is one story. When the detached accessory structure is two stories the minimum rear yard setback shall be 5 feet.
- Side yard setbacks for detached accessory structures shall be a minimum of 3 feet.
- Rear yard setbacks for R-1 SFR shall be a minimum of 15 feet.

SUMMARY OF RESIDENTIAL USE BY LOT SIZE		
LOT SIZE (MIN.)	CATEGORY	UNITS
45' X 85'	MDR	3
45' X 100'	LDR	2, 6, 7 & 10
50' X 80'	MDR	4 & 9
50' X 100'	LDR	1, 5 & 8

TABLE 1: Proposed Densities & Housing Mixes

- Side yard setbacks for R-1 SFR shall be an aggregate of 10 feet, with a minimum of 5 feet. Corner lots shall have a total of 15 feet minimum with a minimum of 10 feet on the street side.
- Side and rear yard setbacks on irregular shaped lots (i.e., cul-de-sac lots) may be less than standard if there is adequate building separation and outdoor living space is achieved as determined by the Community Development Director.
- Fence heights shall be limited to 6 feet unless taller heights are required for acoustical purposes. Should side yard fences protrude into the required front yard setback, the height shall be limited to 36 inches. Fences, landscape material and other structures shall not exceed 36 inches in height within the 35-foot corner visibility triangle.

4.2.2 PARKING

All R-1 single-family residences shall have a minimum two car garage and a minimum of two uncovered on-site parking spaces. The driveway shall be a minimum of eighteen-foot (18') long from the garage face to the back of walk and ten-foot wide (10'). Tandem garages are allowed.

RESIDENTIAL ZONING STANDARDS					
HEIGHT REGULATION		The maximum height for principle buildings and structures in the residential districts shall be thirty-five (35) feet.			
		The maximum height for accessory structures in the residential districts shall be sixteen (16) feet.			
LOT COVERAGE		The maximum lot coverage by all structures shall not exceed sixty (60) percent of the lot area.			
	DENSITY CATEGORY	**LDR**	**MDR**	**LDR**	**MDR**
	Lot Type (Minimum Dimensions)	50' X 100'	50' X 80'/90'	45' X 100'	45' X 85'/95'
MINIMUM LOT AREA (square feet)					
	Corner Lot	5440	4340	4940	4265
	Interior Width	5000	4000	4500	3825
MINIMUM LOT WIDTH (feet)					
	Corner Lot (Average Width)	55	55	50	50
	Interior Width (Right of Way)	50	50	45	45
MINIMUM FRONTAGE (feet)					
	Cul-de-sac (Right of Way)	30	30	30	30
MINIMUM YARD SETBACK (feet)					
	Front Yard				
	Porch	10	10	10	10
	Living Area	15	15	15	15
	Garage Door	18	18	18	18
	Side Yard	5	5	5	5
	Street Side Yard	10	10	10	10
	Rear Yard				
	Main Building	15	10	10	10
	Accesory Building	10	5	5	5
DEVELOPMENT STANDARDS FOR CONDITIONAL USE					
	Minimum Lot Area	10,000			
	Minimum Lot Width	1000			
	Minimum Front Yard	25			
	Minimum Rear Yard	20			
	Maximum Height	40			

Notes:
1. Minimum Lot frontage is measured at the front parcel line or back of sidewalk.

TABLE 2: Residential Zoning Standards