

SECTION FIVE

Development Standards & Guidelines

Development standards represent specific criteria, which will be used in the siting, design, and construction of development. As a baseline, development of Stock Ranch must adhere to all applicable zoning and code requirements of the City of Citrus Heights unless otherwise regulated by the Guide. The applicable codes are contained in the City's Municipal and Improvement Codes and include zoning, signage, and public improvements.

These additional standards and guidelines are defined to reflect unique site characteristics and development and design objectives, as previously presented in this document. The following shall be used if conflicting statements are found in any existing code or policy document.

A *Site Planning*

- The planning of the development shall locate buildings and public spaces to enhance and incorporate the natural features of the site, including oak trees, select tributaries and wetlands, and views of Arcade Creek.
- For all commercial, office, and multi-family projects, outdoor activity spaces for passive recreation should be provided in close proximity to pedestrian walkways.
- The project shall be designed to integrate the west tributary and its associated trees as part of the dedicated open space network.
- Pad buildings shall be located along major and minor pedestrian walks to encourage pedestrian connectivity within the site.
- Pad buildings shall be arranged so that there are pedestrian connections and pedestrian-scale features among buildings such as landscape planters, pedestrian walkways and seating areas.
- Walkways in front of buildings shall be widened to emphasize pedestrian circulation.
- Courtyards, atriums, and outdoor gathering and eating areas shall be located between buildings and in visible areas.
- Outlying pad buildings may be sized for multiple tenants and shall be located to provide viewsheds into interior buildings and to maximize visibility of pad buildings from Auburn Boulevard.
- Common recreation facilities, such as the neighborhood park and pedestrian paths, and trails shall be incorporated on the south side of Arcade Creek.

In addition to the site planning development standards listed above, the site planning standards below are applicable to the Auburn Commerce District. The conceptual development plan for the Auburn Commerce District is shown in Figure 4-1. The detailed site plan for the entire Auburn Commerce District will be reviewed by the Planning Commission and approved by City Council at such time as the first Development Plan Review application for a building within the District is received.

- A maximum of two large format retailers are allowed on the site. These two stores are planned to locate on the southern part of the Auburn Commerce District, just north of the creek. As a means of creating interesting building patterns, interrupting building masses and allowing views of the creek, there shall be an opening of at least seventy-five (75) feet separating the two large stores. A plaza shall be built between the two stores. This plaza must be a pedestrian area with seating, paving, shade trees or structures, and other pedestrian amenities. The minimum size of this plaza shall be 1,800 square feet. Some type of a focal feature, such as a fountain or sculpture, should be located in this plaza. Architectural treatments and pedestrian improvements shall be designed to draw attention to this area. Landscaping and enhanced architectural treatments shall be employed to soften the appearance of the adjoining building walls. The southern end of the plaza shall allow for views into the creek and natural areas. A meandering landscpaed sidewalk shall lead from the plaza to the trail along the north side of the creek. The plaza area shall not be used to display merchandise.

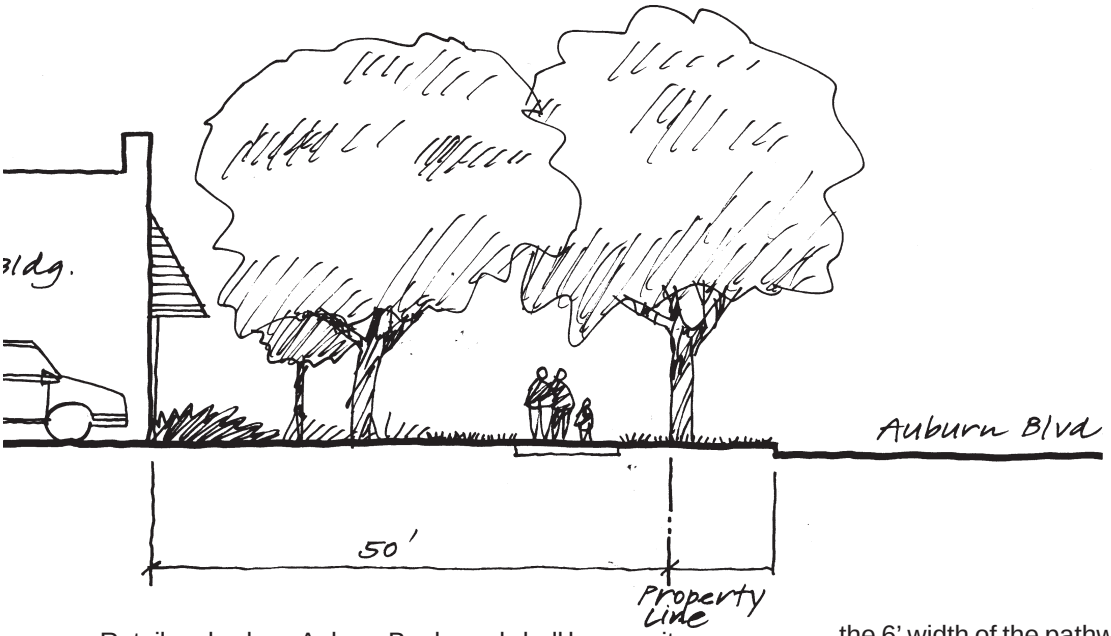


Figure 5-1
Conceptual Auburn Boulevard Section

- Retail pads along Auburn Boulevard shall be permitted. The exact number, location, and configuration of such pads shall be determined by the Approving Authority during the Development Plan Review Process.

- With the exception of the two large format retailers, the remaining commercial buildings shall be designed to create pedestrian plazas and gathering spaces. Plaza design should emphasize the active nature of these spaces and incorporate some combination of accent materials, site furniture, shade structures, accent lighting, interesting colors, textures and forms, and art, graphics or other focal elements (See Figure 5-12). Outdoor spaces should have clear, recognizable shapes that reflect careful planning and are not simply "left over" spaces. Strong pedestrian connectivity shall be provided between the retail buildings.

- A pedestrian promenade shall be designed to link the large format retailers, the plaza between the two large retailers, and the other development. This promenade shall include a pathway at least 6' in width. This pathway should be a focal point and should include enhanced paving, trellises, site furniture, landscaping, etc. To direct pedestrians to the plaza, the developer can chose to have the promenade be incorporated into the walkway in front of the large-format retailers. If this design is chosen, the 6' width of the pathway shall be completely unobstructed. The design of the promenade, including paving treatments, site furniture, etc. shall be continuous throughout its length, including in front of the stores.

B *Building/Paving/Landscape Setbacks*

Commercial Districts

Auburn Boulevard

- There shall be a building setback of at least fifty feet (50') measured from the edge of the curb back to the building.

- The landscaping strip along Auburn Boulevard will be 50' from the edge of the curb and will include a 9-foot wide path (see Figures 5-1 and 5-2).

Sylvan Road and Stock Ranch Road

- There shall be a building setback of at least twenty feet (20') between any structure and the right-of-way line (see Figures 5-3 and 5-4).

- The landscape strip along Sylvan Road and Stock Ranch Road shall be at least 20 feet. Along Sylvan Road, a 6' sidewalk shall be located between the road and the landscape strip. Along Stock Ranch Road, the 6' sidewalk shall be detached and may be located within the landscape strip.

Adjacent to Residential

Major Tenants (over 65,000SF)

- There shall be a building setback of at least one hundred feet (100') between any structure and the property line of any residentially zoned property.
- There shall be a paving setback of at least twenty feet (20') between any paving and the property line of any residentially zoned property.
- A minimum twenty-foot (20') landscape strip is required adjacent to residentially zoned property. The east side draingae tributary may be included in the twenty-foot (20') landscape strip provided sufficient room is available for screening trees.

Shops, Pads, Specialty (under 30,000 SF) and Minors (over 30,000 SF and under 65,000SF):

- There shall be a building setback of at least seventy-five feet (75') between any structure and any residential property line.
- There shall be a paving setback of at least twenty feet (20') between any paving and any residential property line
- A minimum twenty-foot (20') landscape strip is required adjacent to residentially zoned property. The east side drainage tributary may be included in the twenty-foot (20') landscape strip provided sufficient room is available for screening trees.

West side tributary on north side of Arcade Creek

- There shall be a building setback of at least seventy-five feet (75') between any structure and the boundary of the wetland preserve. This setback may be reduced to forty feet (40') for that portion of the site adjoining the Crosswoods RV storage lot.
- A landscape strip is required from the edge of the eastern boundary of the wetland preserve. The setback must average twenty feet (20') in width and be no less than ten feet (10') in width at any point.

Arcade Creek and San Juan Creek

- There shall be a building setback of at least sixty feet (60') between any building and the edge of the floodplain (see Figure 5-5).
- A minimum twenty-five-foot (25') landscape strip shall be located from the northern edge of the floodplain.

Loading Dock

- There shall be a building setback of at least one hundred feet (100') between any loading dock and any residential property line. Completely enclosed loading docks may be located closer that 100 feet provided noise mitigation measures are provided.

Trash & Recycling Enclosures

- Enclosures shall be located at least fifty feet (50') from any public street or any residential property line.

Residential Districts

Multi-Family and Cluster Residential

- Multi-family and cluster housing must comply with

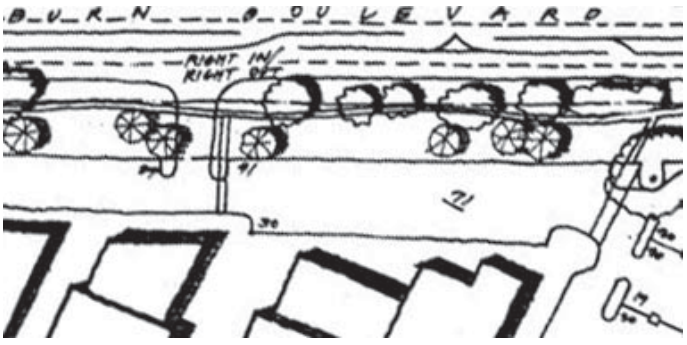


Figure 5-2
Conceptual Auburn Boulevard Frontage

City of Citrus Heights setback and yard standards as set forth in the City's Zoning Ordinance.

- When adjacent to single-family housing, side and rear setbacks shall allow for a sufficient planter area adjacent to the property line to buffer impacts and screen undesirable views.

Single-Family Residential

- There shall be a landscape strip along Stock Ranch Road of at least 15 feet. Along Stock Ranch Road, a 6' detached sidewalk may be located within the landscape strip.

- Single-family housing must comply with City of Citrus Heights setback and yard standard standards as set forth in Appendix C.

C ***Building Height***

Commercial

- Large anchor tenants (over 65,000 SF) may have gateway towers and entrances that shall not exceed fifty feet (50') while the body of the building remains at thirty five feet (35') or less.

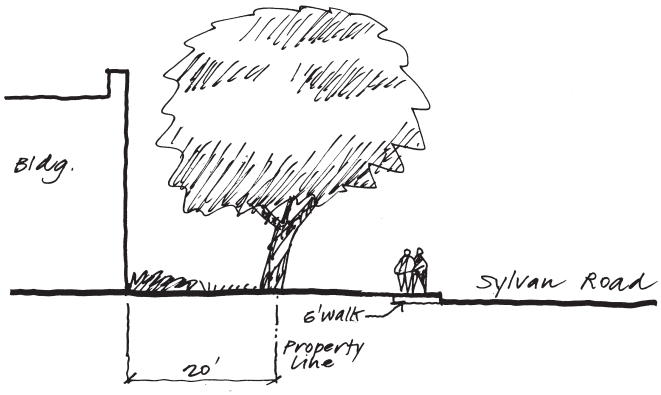


Figure 5-3
Conceptual Sylvan Road Section

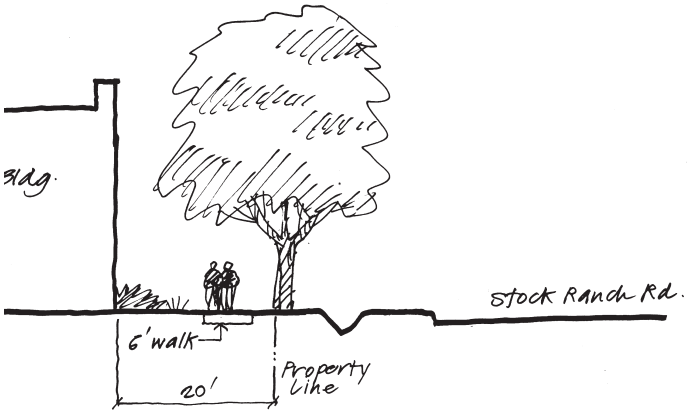


Figure 5-4
Conceptual Stock Ranch Road Section (Commercial)



Figure 5-5
Auburn Creek Section

D *Site Grading*

General

- Grading plans shall be sensitive to natural drainage patterns associated with native oaks and grading shall be designed to avoid oak trees, as feasible.
- Building sites shall be designated to conform to the existing natural topography and minimize earthwork and grading as much as possible, while still providing required handicap access to building entries.
- The transition at the top and toe of a manufactured slope shall be rounded. Abrupt, "squared-off" transitions are prohibited.
- Retaining walls over six feet (6') are discouraged. (This does not apply to retaining walls also serving as noise walls.)

E *Architecture*

The purpose of the architectural design standards and guidelines is to provide an orderly and aesthetically pleasing development of high-quality architecture. Buildings are encouraged to be designed to incorporate the concepts of conservation, sensitivity to the environment, and regional vernacular through the design of a unique architectural character that defines a symbiotic relationship between the users, the architecture, and the natural environment. All buildings, therefore, should conform to the following set of requirements. Figure 5-12 contains illustrative examples of design character.

General

- Buildings should be designed to conform to their surroundings with respect to height and scale.
- All elevations of a building shall be given architectural treatment and contain elements drawn from those used in the primary frontages.
- Buildings in the Auburn Commerce District shall be designed as a center with a unifying design theme. The theme shall create a harmonious image through the use of consistent building styles, forms, colors, materials, and rooflines. Special emphasis shall be given to architectural elements, artwork, site furnishings, and special hardscape design.
- Development within the Auburn Commerce District must include unique and enhanced architectural treatments, such as the use of towers, fountains, trellises, lighting and decorative/artistic poles, or other items. Such unique and enhanced treatments shall be used as a unifying theme throughout the District.
- Main building entries shall be emphasized through the use of design, including materials, color, texture, and scale.
- Buildings shall have pedestrian scale, including but not limited to windows, awnings, trellises, planters, and material changes.
- Roof lines, wall planes, and wall heights shall be varied.
- Buildings shall be visually broken up by changing building volumes, articulating walls, varying heights, and using ornamentation.
- Screening for equipment shall be integrated into the building and roof design and by the use of compatible materials, colors and forms. Wood lattice and fence-like coverings shall not be used as screening materials.
- Roof-mounted equipment, including but not limited to air conditioners, fans, vents, antennas, and dishes shall be set back from the roof edge, placed behind a parapet wall, or in a wall, so they are not visible to motorists or pedestrians on the adjacent streets or within open space areas.
- The design should encourage the innovative use of high-quality materials, such as brick, stone, tile, etc.



- A variety of facades, finishes, and patterns should be encouraged.

- Texture and color should be used to create visual interest.

- Retaining walls shall not be constructed of wood but of permanent materials, i.e., concrete, brick, masonry.

Retail/Commercial Buildings

- All commercial, office, or multi-family structures shall conform to these standards in the guidelines and appropriate City codes and standards not addressed in the "Guide."

- Blank walls shall be prohibited.

- Color shall be used to unify the project through the use of a monochromatic or neutral color palette for the body of the buildings and rich accent colors at key locations.

- Block walls shall use integrally colored masonry units. No painted block walls shall be permitted.

- Building trim may be painted.

- The ground floor level of street-facing facade(s) of all commercial or office uses shall be transparent and/or oriented toward the street to the extent practical. Buildings should be designed so at least 50 percent of the frontage facing a street is an active use characterized by indoor eating or retail use areas visible through transparent glass, outdoor activity areas, and outdoor dining.
- Ground-floor windows shall not be tinted.

- Pedestrian ways adjacent to storefronts, in any one phase, should be encouraged to be converted with permanent building elements or awnings.

- Large, "box-like" structures shall incorporate the following design techniques to reduce the appearance of their large scale and bulk:
  - Vary the planes of the exterior walls in depth and/or direction.
  - Vary the height of the building so that it appears to be divided into distinct massing elements.
  - Articulate the different parts of a building's façade by use of color, arrangement of façade elements, or a change in materials.
  - Avoid blank walls at ground floor level. Utilize windows, trellises, wall articulation, arcades, change in materials, landscaping or other features to less the impact of an otherwise bulky building.
  - The rear and side elevations should incorporate some of the architectural features of the main façade.

- External ladders on the exteriors of buildings shall be screened from view.

Multi-family and Cluster Residential

- All multi-family housing must conform to existing City ordinances for requirements not addressed in the "Guide."

- Accessible units shall be available for tenants.

- In order to preclude large, out of scale residential structures, projects with large numbers of units shall be divided into multiple smaller buildings.

- Residential units shall have modulated exterior walls. Balconies, setbacks, and projections shall interrupt long sections of wall.

- Building colors shall be compatible with the surrounding neighborhood.

- Mechanical equipment shall be screened from view.

- Accessory structures shall be complimentary and harmonious with the architecture of the primary building.

- Project entries shall be designed to be noticeable from the street.
- Separations and changes in height of roof planes shall be used to visually separate units.
- End units shall have articulations, such as doors and windows, opening onto the sidewalk.
- Carports and garages shall be designed to be compatible and harmonious with the primary structures.
- Passive recreational uses such as gardens, shaded sitting areas, etc. shall be provided.
- Active recreation such as pools, tot lots, etc. shall be provided.
- Roof decks should be designed to minimize impacts on adjacent single family housing (if applicable).
- Common areas should be at least 400 square feet in size to be usable, with a minimum of 20 feet in any direction.
- Residential design shall complement surrounding development, but shall not mimic or imitate adjacent residential designs.
- Units shall consist of a variety of styles of roofs and materials.
- Each phase shall be designed to function independently, without reliance on subsequent phases.

Single-Family Residential

- Design of lots adjacent to open space shall allow views of the open space corridor.
- Internal neighborhood streets shall be designed to allow convenient access to schools, parks, and open space corridors.
- Lots along the creek should face the creek on a single loaded street with the creek side of the street open to the creek.
- Lots shall complement the existing topography.
- The use of a variety and combination of building materials is encouraged. However, the exterior should have a clean, uncluttered look.
- Garages are encouraged to be detached and located at the rear of the lot.
- Driveways of adjoining houses should be grouped together to form a wide open expanse on the other side of each lot.
- Residential design shall compliment surrounding development, but shall not mimic or imitate adjacent residential designs.
- Colors should be compatible with surrounding buildings.
- Front porches are encouraged.
- Residential units shall avoid long, blank walls.

F *Landscape*

General

The landscape standards and guidelines recognize that landscape is of great importance to the establishment of the design and character for Stock Ranch. The standards and guidelines are intended to promote the establishment of compatible and continuous landscape development to enhance and unify the development. The standards and guidelines are intended to provide for a neat and well-maintained appearance in areas not covered by buildings or parking, to enhance the existing site character, to minimize the adverse visual and environmental impacts of large, paved areas, and to promote the conservation of water.

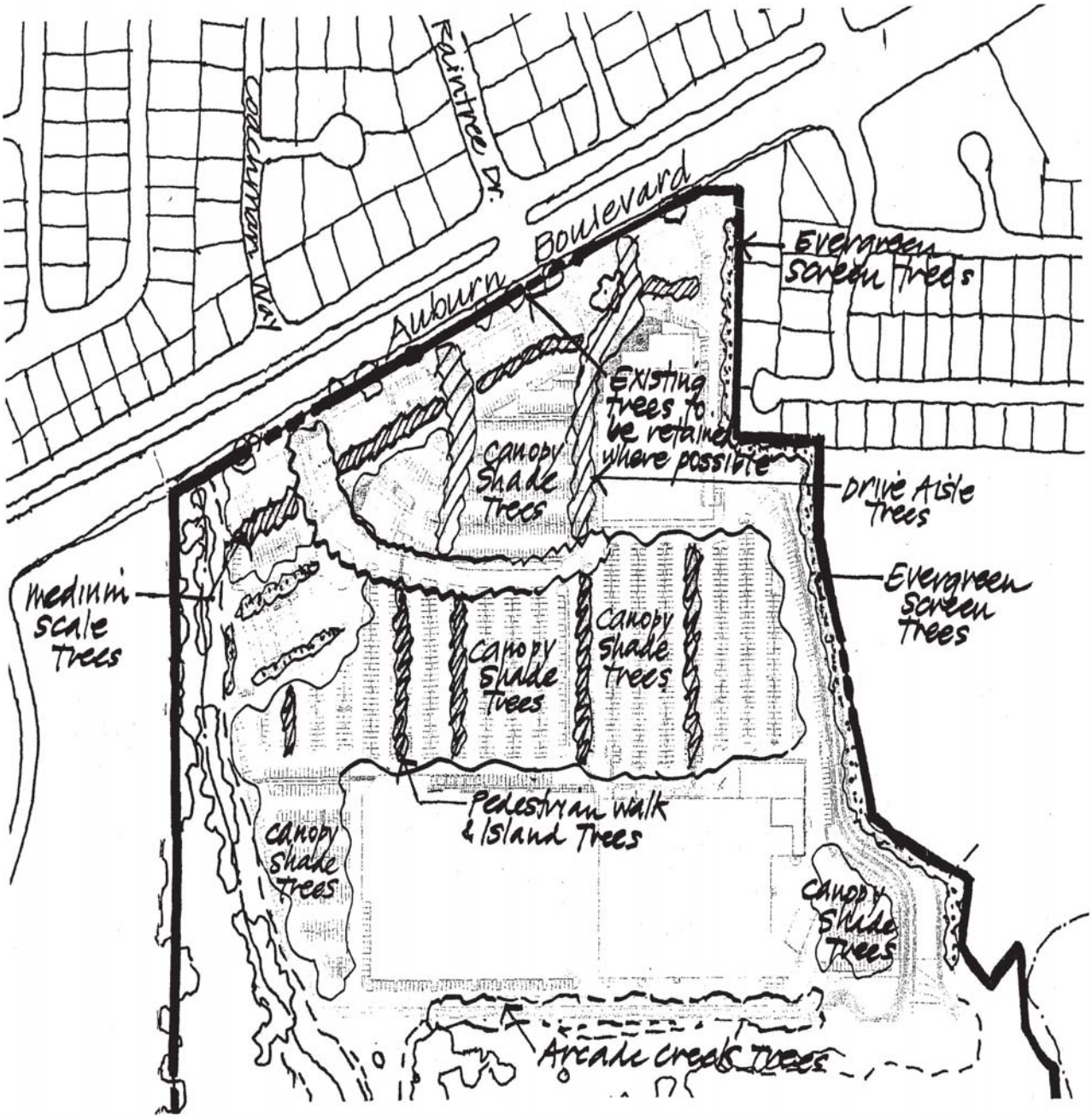


Figure 5-6
Auburn Commerce District Landscape Concept

- A single species of tree is to be used for each discreet parking area, the tree species may differ, however, in separated parking areas within the same parcel.

- Trees and shrubs shall not be pruned or clipped into balled or boxed forms.

- Landscape design and plant material selection shall focus on drought tolerant species. Use of turf shall be limited to accent areas, activity areas, or in parkways, between sidewalk and street.

- All required landscaping shall be continually preserved and maintained, including watering, weeding, fertilizing, spraying, pruning, root aeration, and irrigation repair.

- Plant materials shall be used in front of buildings to break up long walls.

- Trees shall be retained to the maximum extent feasible including those along the Auburn Boulevard frontage.

Auburn Boulevard

The planting along the Auburn Boulevard frontage shall be informal in nature with a “layered” or “tiered” effect. This will provide interest and variety as well as visually connect the streetscape into the local landscape aesthetic.

- Medians within the Auburn Boulevard right-of-way, across the width of the Auburn Commerce District, shall be planted by the Auburn Commerce District developer.

- The dividing median along the Frontage residential road (Frontage Street) on the north side of Auburn Boulevard, across from the Auburn Commerce District, shall be planted by the Auburn Commerce District developer to complement the plantings on the south side of the boulevard. These plantings shall provide a dense vegetation screen along the frontage road. Special design treatment shall be especially provided across from entry points of the Auburn Commerce District to reduce impacts of noise and lights from the vehicles leaving the center.

- The landscape in front of the Auburn Commerce District shall be similar in style and character to the landscaping and pathway in front of Crosswoods, to the west.

Main Entry Commercial/Retail at Auburn Blvd

The entry of the project shall be dramatic in appearance. Symmetrical, boulevard tree plantings on both sides of the main entry drive shall be used. Curbed areas where drives meet streets should be checked for visibility impairment as a result of signage and plantings.

- The main entry feature to this district shall consist of a monument or other sculptural feature that is visible to vehicles and is in character with the architectural style of the Auburn Commerce District.

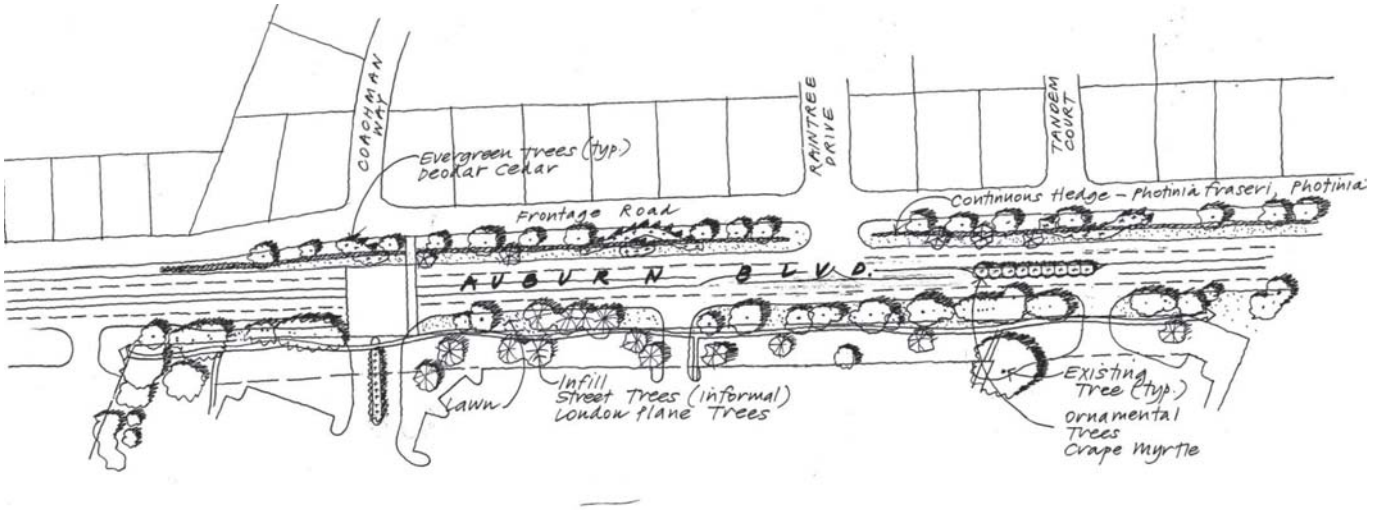


Figure 5-7
Auburn Boulevard Landscape Concept

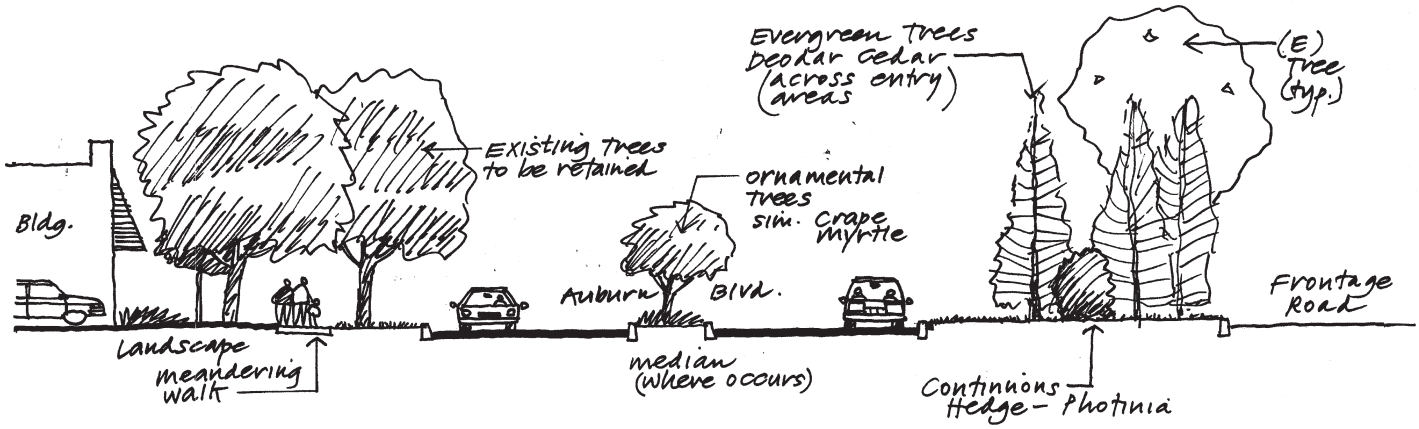


Figure 5-8
Auburn Boulevard Landscape Section

Secondary Entries Commercial/ Retail at Auburn Blvd.

- To de-emphasize these entries, a scaled down planting plan (similar in concept to the Main Entry) shall be designed at all secondary entries to the project.

Arcade and San Juan Creeks

- Screening walls facing Arcade Creek shall be visually buffered by native and riparian-type plantings to blend with the native landscape of the Creek.
- Shrub and vine plantings on the creek side and building side shall be used to screen any walls adjacent to the service drive.
- Existing trees and vegetation shall be retained whenever possible.

Sylvan Commerce District

The landscape character of the Sylvan Commerce District parcels shall reflect the feel and character of the area. Guidelines include:

- Plantings shall be of an irregular, natural style rather than a formal style.
- Trees should be planted in groupings rather than in regular spacing.
- Both evergreen and deciduous trees should be planted to create an interesting composition.
- Native trees and shrubs are recommended.
- The intersection of Sylvan and Stock Ranch Roads, between the two Sylvan Commerce District parcels, should be planted to create a gateway to the Stock Ranch.

Oak Tree Guidelines

Oak trees are important to the ecology of the eastern portion of the Central Valley and it is City policy that oak trees shall be preserved or, when preservation is not possible, be mitigated. Guidelines for development in areas with oak trees are as follows:

- Prior to design, all building sites shall be surveyed by a certified arborist to determine the number of and the condition of all native oak trees.

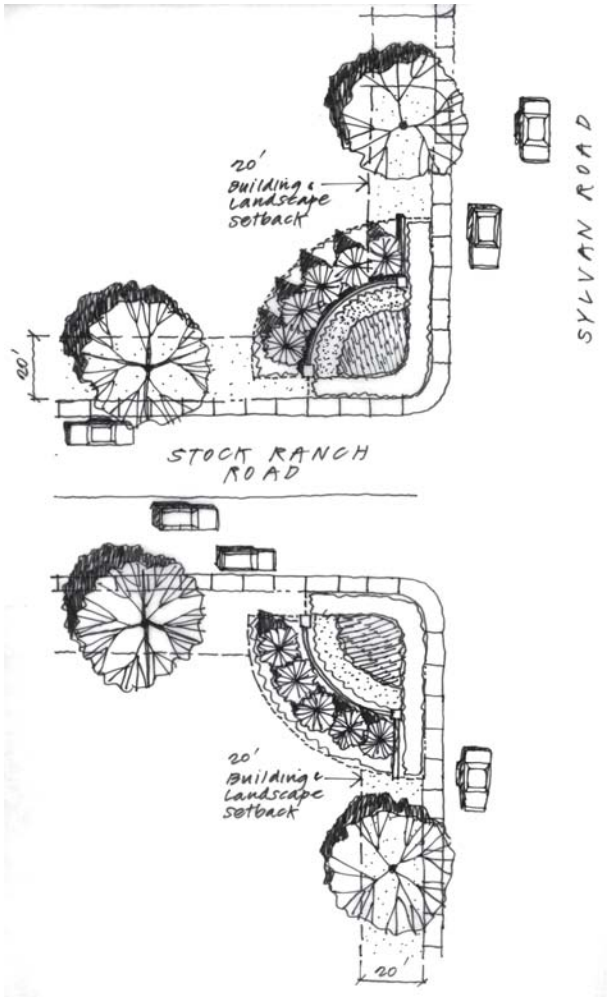


Figure 5-9
Stock Ranch Entry Plan

- An important goal of any grading plan for an area with native oaks shall be the preservation of the existing native oaks.

- Groves of native oaks shall be preserved in open space or parks, as feasible.

- Landscaping between paving and floodplain is to be “natural” in style, using native plant materials.

- To protect the long term survival of trees, avoid grading within the drip line and avoid abrupt grade changes and radical grade differences near the trees.

- During construction, temporary fencing shall be installed around the perimeter of the drip line of all oaks trees within the vicinity of construction.

- Storm drains and other drainage structures should be located outside the perimeter of the drip lines of all oak trees

- Underground utility line trenching should not be placed within the driplines of oaks. If it is absolutely necessary to install underground utilities within the driplines of trees, the trench should either be hand-trenched, bored, or drilled, but not within five feet (5’) of the trunk and shall be supervised by a certified arborist.

- Storm drains shall not outfall within the perimeter of the drip line of any oak trees.

- Oak tree removal or relocation must be approved by the Community Development Director or their designee.

- Any native oak tree proposed to be impacted by development or approved for removal shall be mitigated as follows:

  - The replacement shall be calculated based on one inch of caliper replacement for every inch of caliper of trees removed. Caliper measurement shall be taken at four feet above grade at the base of the tree. One inch of caliper shall equal a fifteen gallon tree.

  - Replacement trees may be planted on-site or in another location within the City, as specified by the Community Development Director or their designee.

  - The relocation of an oak tree shall be secured by a financial bond of the value of the tree plus installation and irrigation costs, for a period not to exceed five years in duration. If during that the designated time period, the tree dies, it shall be replaced by the owner or by the City, using the bond funds.

Residential Edges

- Planting treatments on the project side of the fence shall consist of evergreen trees (minimum 25% 24" box and 75% 15-gallon size) planted a minimum of every 20 feet center.

Landscape Zones

In order to provide landscape definition and plants appropriate for certain areas of the Stock Ranch property, Landscape Zones have been defined as a result of vegetation and environmental features. Figure 5-10 illustrates the Landscape Zones at the site. Specific plants allowable in each landscape zone are found in Appendix C.

Zones “A” and “D” Guidelines

- A single species of tree is to be used for each parking area.

- Drip irrigation is recommended for narrow planting areas and planting areas adjacent to parking areas. Netafilm or Geoflow products or their equivalent are encouraged. These are subsurface, in-line drip systems that eliminate traditional spaghetti-type tubing that can be disturbed by pedestrian traffic.

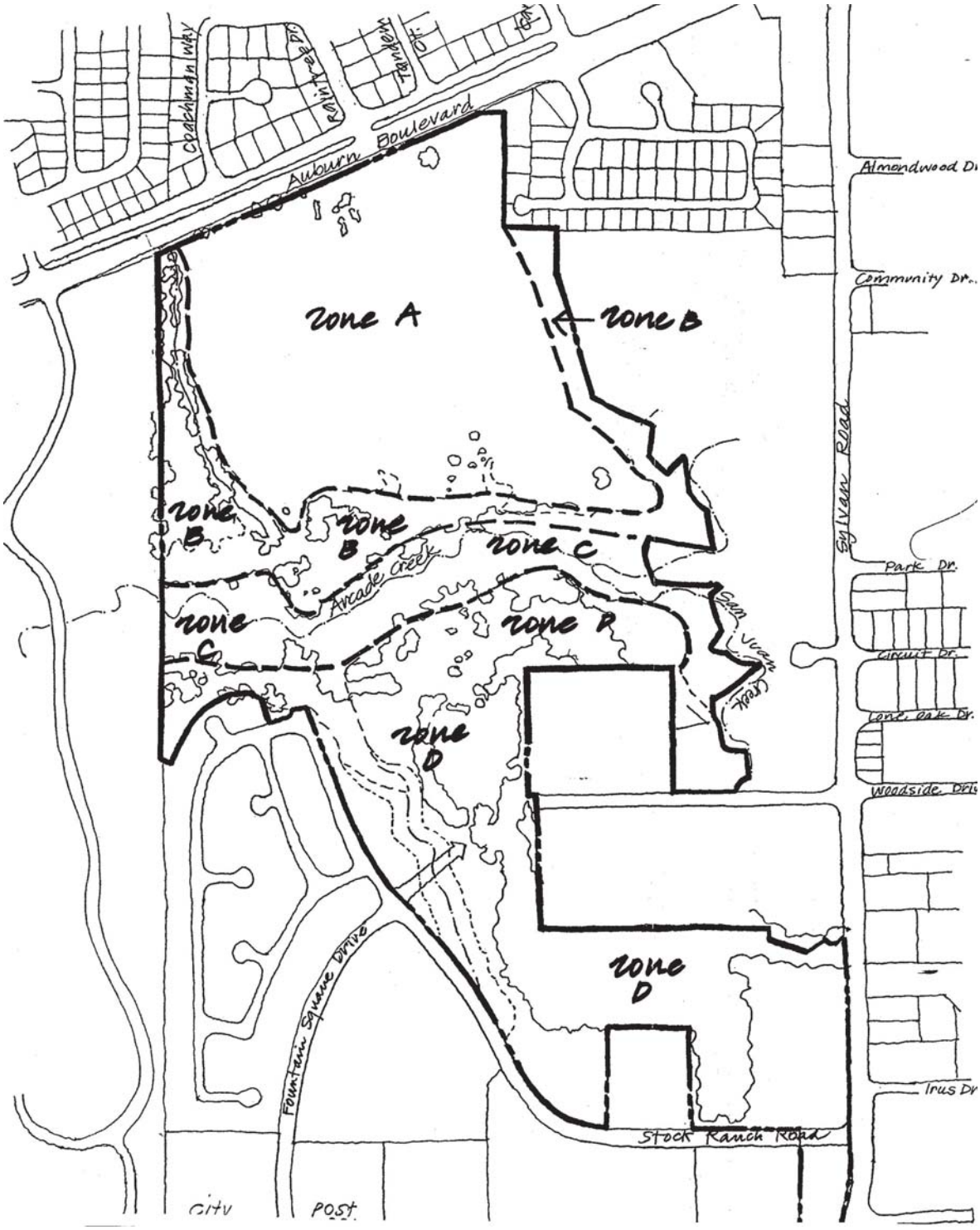


Figure 5-10
Landscape Zones



Parking Lot Trees

- Plant materials identified for use in the various landscape zones cover a spectrum of possibilities for usage, providing the landscape architect with a palette from which to work in carrying out the project theme. Plants that are introduced shall be used as specimen plants in appropriate locations and are identified by an asterisk (*) in the plant list. Others are included and are intended to be featured for their historic and educational value and are identified by a plus sign (+) in the plant list. Invasive species are to be limited to confined areas away from the Riparian Area, and are identified by a pound sign (#) on the plant list.

Zone "B" Guidelines

Landscape areas within Zone "B" may include native, naturalized and introduced plants.

Zone "C" Guidelines

Clearing of the understory should be kept to the minimum necessary for fire suppression.

Residential Edges

The landscape areas adjacent to the existing residential areas shall be designed to provide a buffer from the proposed uses. The landscape planting shall incorporate evergreen tree plantings adjacent to the fence. Lower story plantings in front of the evergreen trees shall provide visual interest from the project side.

Planting treatments on the project side of the fence shall consist of evergreen trees (minimum 15-gallon size) planted in informal or randomly clustered groups. One tree planting is required for every twenty linear feet (20') of property line. Gaps greater than thirty feet (30') shall be avoided. Existing trees and vegetation shall be retained whenever possible.

G *Streetscape*

This section establishes the general landscape concepts for streets adjacent to or within the Stock Ranch area.

Auburn Boulevard Streetscape Guidelines

This edge will be the most viewed by passersby and will act as a foreground between development and the street. Views into the site are to be designed in a manner to create interest and beauty. Large canopy shade trees and ornamental trees should be planted in alternating groupings in a manner similar to the streetscape in front of Crosswoods, to the west.

Public transit shelter(s) will be constructed along Auburn Boulevard and will be of materials complementary to the architecture of Stock Ranch.

Sylvan Road Streetscape Guidelines

Street trees of native species shall be planted in an irregular pattern to create an edge along that street. Native trees and plants shall be massed at the intersection of Stock Ranch Road and Sylvan Road to create a gateway.

Streetscape Furnishings

General

- Streetscape furnishings such as benches, bollards and trash receptacles should reflect the overall theme of the development.

- Street furnishings should be similar to the Victor Stanley series, including: RB-28 , a 6' length bench with welded steel slats; SD-35 trash receptacle with tapered lid. Site furnishings shall be of the same color to create a unified appearance.



Streetscape Furniture

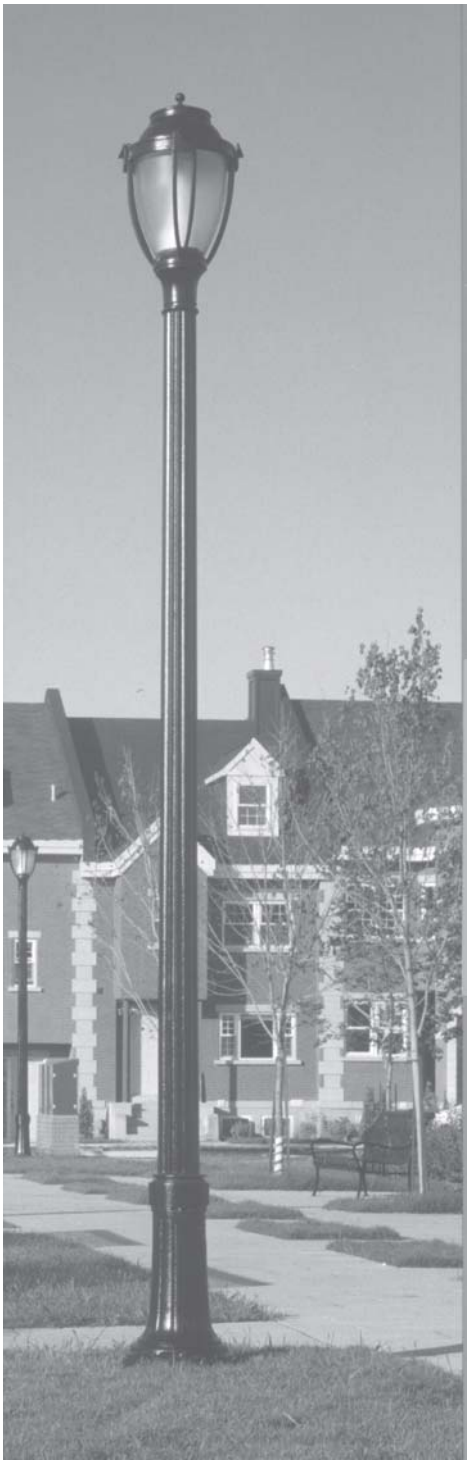


Street Trash Receptacle



Lighted Bollard

Figure 5-11
Street Furniture Family



Pedestrian Scale Streetlight



Drinking Fountain

Figure 5-11 (Cont.)
Street Furniture Family



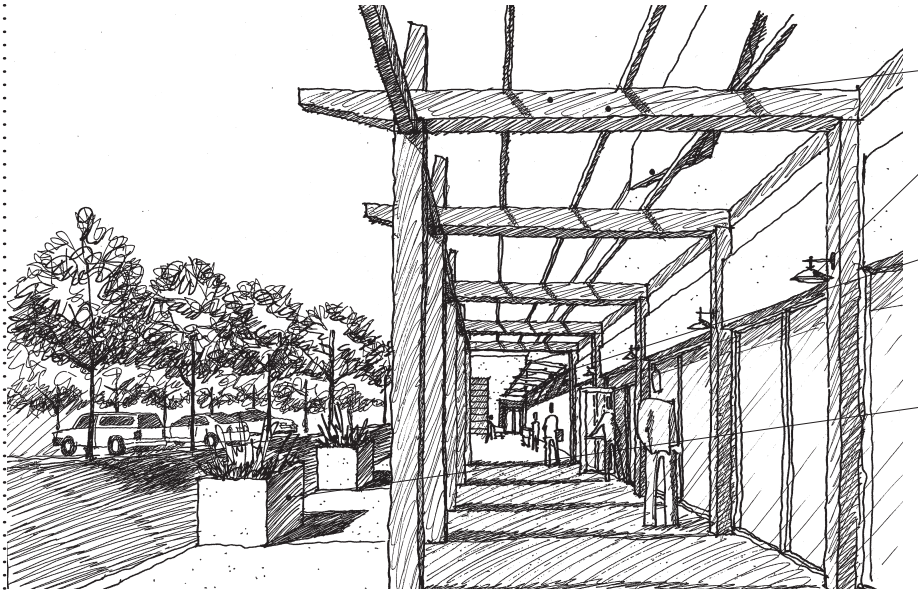
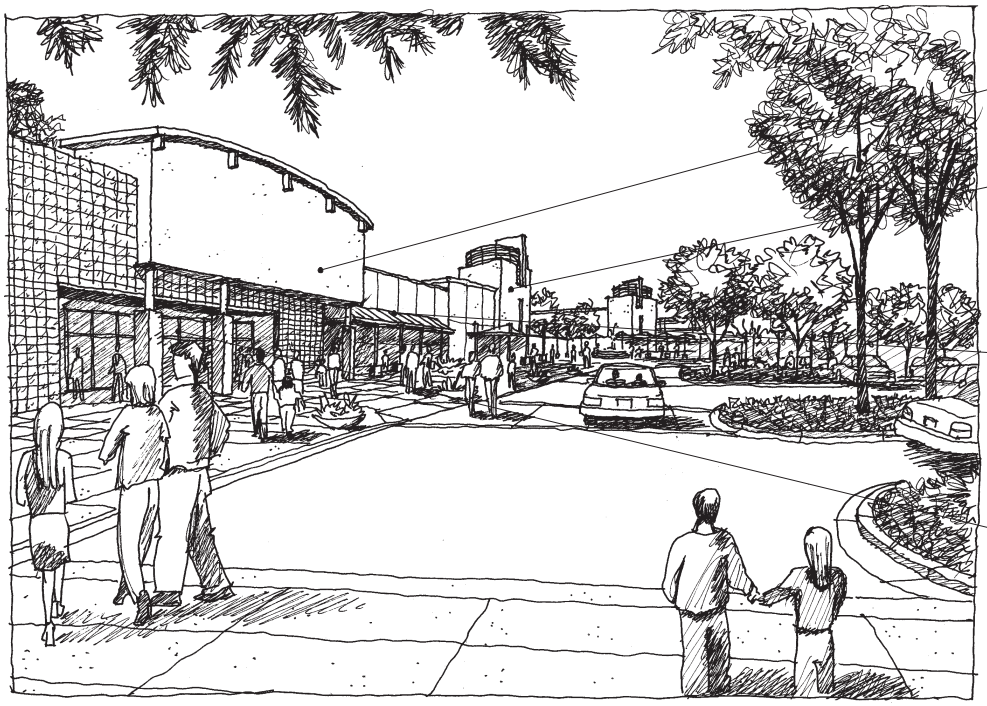


Figure 5-12
Design Character Examples

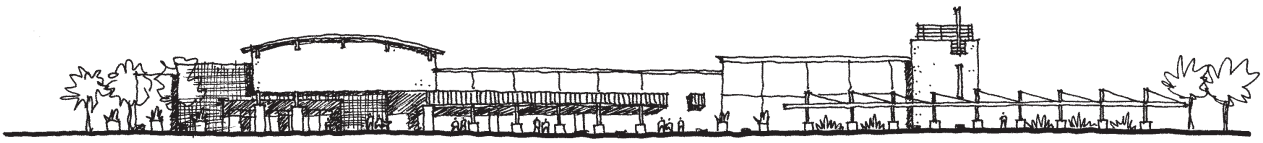


Variety of roof heights for visual interest

Tower elements to signify importance of plaza & view corridor to arcade creek between two majors

Majority of pedestrian ways adjacent to storefront shall be covered with permanent building elements or awnings

Wood or metal bracing at key locations



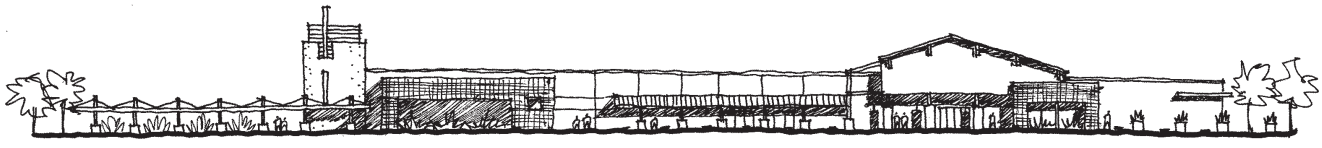


Figure 5-12 (Cont.)
Design Character Examples

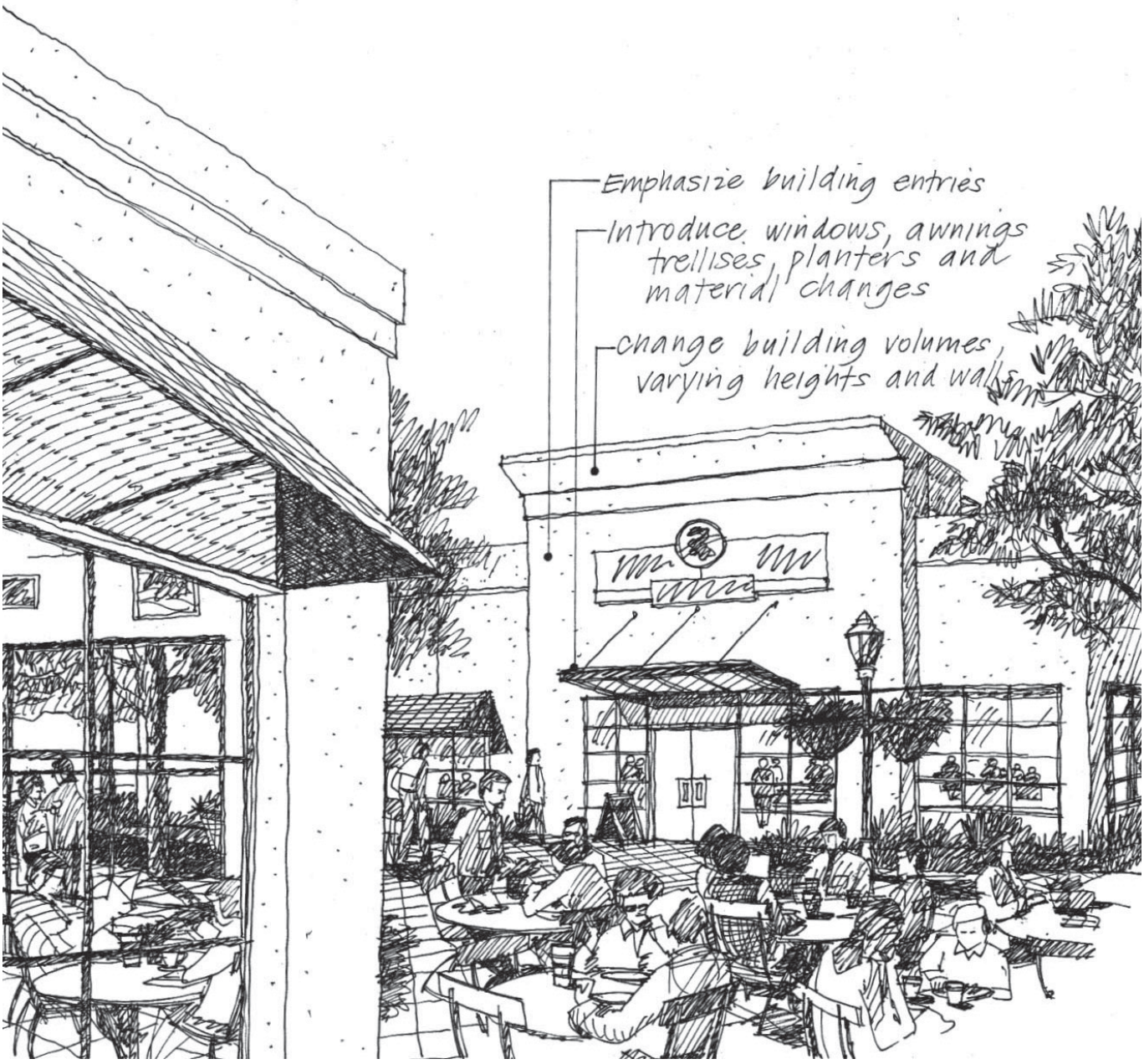


Figure 5-12 (Cont.)
Design Character Examples

H *Hardscape Elements*

General

- The use of enriched paving treatment shall be used for major entries into the site for all commercial areas, and at building entry plaza areas and vehicular drop off areas. Examples of enhanced materials include stamped concrete, stained or integral colors, scored patterns, and special finishes such as exposed aggregate, pavers, and tile inserts.

- Paving materials in pedestrian areas shall be selected to convey the sense of an informal yet urban village atmosphere.

- Paving materials shall serve as a primary means of unifying the appearance of the project while at the same time providing interest and character to key areas.

- Enriched paving treatments of colored, textured concrete or asphalt shall be used to visually denote crosswalks across the drive areas.

I *Walls and Fences*

Wall and fence requirements for the distinct development areas are outlined below. Only the types of fencing outlined below are allowed within the project area. Chain-link fencing is specifically prohibited. Figures 5-13 and 5-4 provide conceptual examples of pilasters, masonry walls, and metal and wooden fences for use in the manner described below.

Auburn Commerce District

- Solid masonry walls or metal fences with masonry columns shall be constructed around the east, south, and west sides of the Auburn Commerce District. The exact height the design of the walls and fences will be determined at the time of an application for Development Plan Review is received.

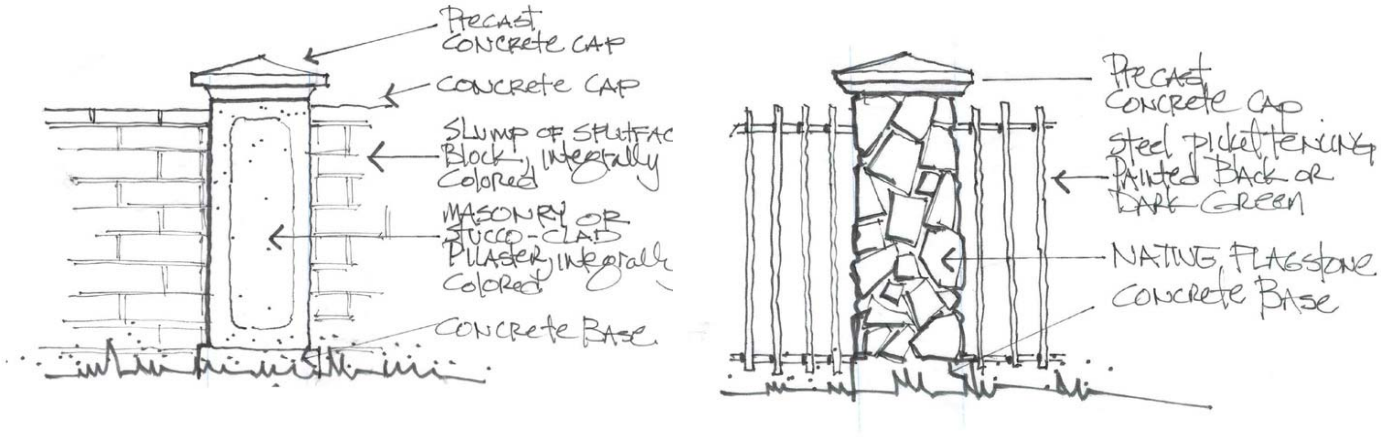


Figure 5-13
Conceptual Masonry Wall and Fence Examples

- Masonry wall materials and colors shall complement the building design and the prevailing materials and design elements in the project. The design of the walls and fences shall include pilasters and wall caps (see Figure 5-13). The pilasters shall be spaced a minimum of every 50 feet.

- A solid masonry wall shall be constructed along the eastern property line to separate the commercial and residential property lines.

- A steel picket fence may be required along the western portion of the property: Because of the large wetlands preservation area located along the western property line, it is desired to maintain views of this area from the residential area to the west. However, it is hoped that berming and strategic wall placement will render unnecessary a fence along the property line.

- Along the southern side of the Auburn Commerce District (behind the large format retailers), a masonry wall will be required in locations to screen the outside storage/loading areas.

Sylvan Commerce District

- A solid masonry wall is required to separate commercial development areas from the adjoining residential areas (see Figure 5-13).

Residential South of Creek

- Along Stock Ranch Road, an enhanced wood fence (see Figure 5-14) shall be provided. Enhanced wood fences are to be of redwood construction. The wood fencing may be stained with Cabot's Bleaching Oil or comparable wood stain to produce a weathered look. All redwood is to construction heart grade. Vertical slats are to be placed with the rough cut finish facing the street. Fence panels shall be finish framed on both sides of the fence. Pilasters shall be provided approximately every 50 feet. There shall be a pilaster at the end of each wall.

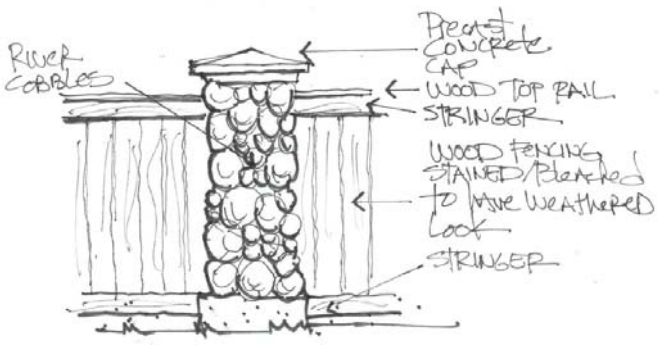


Figure 5-14
Conceptual Wooden Fence Example

J *Circulation*

Vehicular Circulation

- A clear circulation hierarchy with main drive routes, clearly defined by landscaping areas, shall be developed for the site.
- The drive at the main signalized intersection on Auburn Boulevard shall be designed with a minimum seven-foot (7') wide median.

Pedestrians

- Main drives in retail/commercial areas shall have, at a minimum, six foot (6') detached walkways.
- Landscaping shall be installed in planters, between sidewalks and the main drive.
- Continuous parking lot walkways shall be located at key locations to allow pedestrian movement between buildings and reduce conflicts with vehicles.
- A continuous shaded parking lot pathway shall be provided in each discreet parking lot. The pathway shall consist of a six foot concrete walkway with a three foot planting strip on each side of the walkway. The planting strip shall be planted to provide continuous hot weather shade within fifteen years of planting. As an alternative to the two three-foot (3') planting strips, one six-foot-wide planter may be provided on one side of the pathway. (see Figure 5-15).
- A pedestrian promenade shall be provided which allows pedestrian linkages from the bridge to the large-format retailers and to the cluster development in the Auburn Commerce District. Pedestrian walkways shall provide continuous walking access from all buildings on the north side of the creek to the transit stop and shelter located along Auburn Boulevard.
- A nine-foot (9') pedestrian walkway from the south side of the creek area to Auburn Boulevard shall be developed along the edge of the western natural area.
- Pedestrian paths within retail/commercial areas shall utilize common design elements including accent paving materials, pedestrian scaled light standards, benches, decorative pots, and trash receptacles.
- Pedestrian paths in residential area shall have six foot (6') detached walkways with a parallel six foot (6') landscape area between the curb and the sidewalk.
- There shall be a tree-shaded path through the individual parking lot of each building pad. That sidewalk shall begin at the far edge of the parking lot and terminate at the building.
- Light poles and transformers shall not encroach into the sidewalk.
- All pedestrian walks shall be designed to provide access to the disabled in compliance with the American's with Disabilities Act (ADA) and Title 24 of the Public Resources Code.
- Pedestrian trails shall be designed to comply with park district standards.
- Walkway trails on the north and south sides of Arcade Creek shall be provided. The walkway on the north side of the creek shall continue along the wetlands area on the eastern boundary. This walkway shall extend as far north as the front of the Major B bulidng, where the walkway shall connect with the pedestrain pathway along the front of the building.

Bicycles

- Bicycle parking sufficient to accommodate the anticipated bicycle trips of customers, visitors and workers shall be located in close proximity to all buildings.

- Bike racks shall be provided for all multi-family projects in sufficient levels to accommodate the highest projected usage. Bicycle racks or lockers shall be located in highly visible areas, but shall not obstruct pedestrian walkways.

- The bike path and bridge over Arcade Creek shall be lighted for night use.

Transit

- Transit use shall be encouraged by locating a transit stop and shelter at Auburn Boulevard.

- A bus turnout lane shall be provided along Auburn Boulevard.

Delivery Vehicles

Delivery vehicles are required to observe on-site traffic policies. On-site traffic policies shall be established and followed in order to minimize noise disturbances to surrounding residences. At a minimum, the following traffic policies shall be followed:

- Delivery vehicles shall not exceed speeds of 15mph on-site. Signs shall be posted accordingly.

- Delivery vehicles are required to turn vehicles off during periods of loading/unloading. No idling shall be allowed. Signs shall be posted accordingly.

- Delivery vehicle operating standards shall also be addressed in the Operating Agreement.

K *Parking*

For Stock Ranch, land uses require an adequate parking supply appropriate to the use it serves, provide sufficient spaces for the majority of peak periods. Well designed parking lots will have well-marked travel paths and parking spaces of sufficient size to accommodate typical modern personal vehicles. Landscape areas will provide visual relief and shade. Lighting, where appropriate, will enhance, and not overpower, parking areas. Directional signage will be visible, but not intrusive.

Shopping Carts

Shopping cart islands shall be provided at multiple locations within the parking islands.

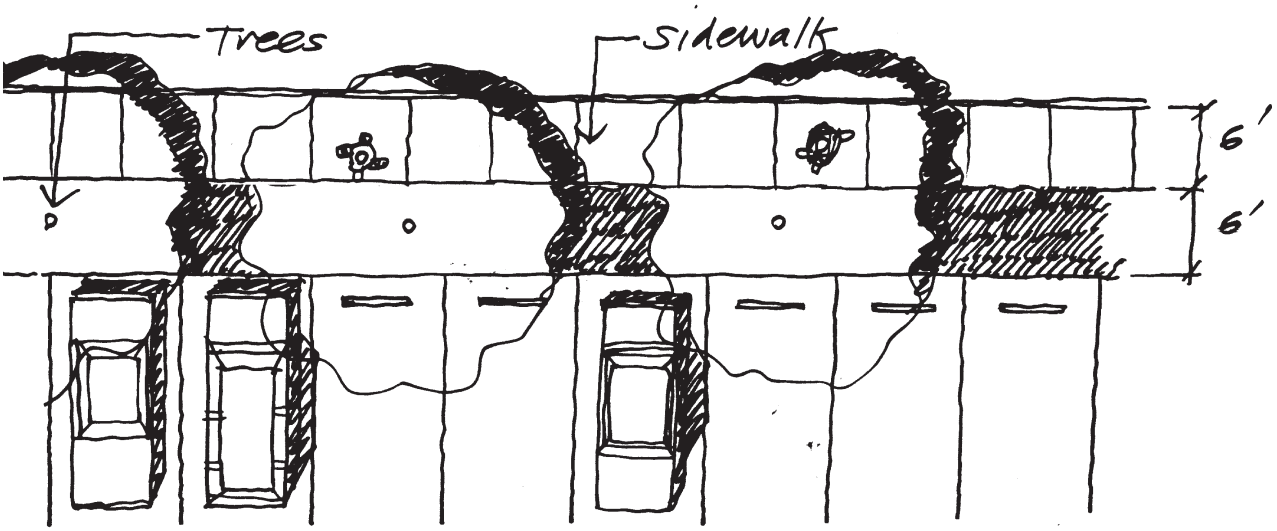


Figure 5-15
Conceptual Parking Lot Design

- If shopping cart storage is provided on the exterior of buildings, is shall be designed as an integral part of the building architecture. Such storage areas shall not interfere with pedestrian walkways.

General

- Except for variations stated herein, Stock Ranch off-street parking shall be in minimum conformance with the City's parking standards.
- Where there are exclusive office or residential uses, the City's parking standards for office or residential shall apply.
- Fifty percent (50%) of the parking lots surface area shall be shaded within fifteen (15) years of initial planting.
- The size of a single surface parking lot shall not exceed four (4) acres, unless divided by a building, major drive or major rows of trees.
- The size of all parking spaces shall comply with the City's requirements. Parking may be configured such that parking spaces are 20 feet in length and drive aisles are 24 feet for a total width of 64 feet for two 90-degree paking spaces and the parking aisle.
- Parking lot planter widths for shade trees shall be according to the following:

  8'-Large canopy trees
  6'-Medium to large canopy trees
  6'-Medium to small canopy trees
  4'-Small canopy trees

- Parking areas should be screened from public view through landscaping, berming, etc.
- Planters with tree should be placed appropriately throughout parking lot to achieve required shading
- Planters shall be protected by use of raised curbs or wheel stops.
- For the Sylvan Commerce District, discourage parking of vehicles between the street and building. If a side yard is used for parking, the parking lot shall not extend toward the street closer that the front wall of the structure.

L *Signage*

For the Stock Ranch commercial areas, the City of Citrus Heights requires high quality signage. To the City, high quality denotes a family of signage whose designs are simple and elegant. High quality materials, subtle lighting, and well-designed landscaping are important visually to the City. The signs shall be designed to be complementary to the architecture and design elements of the surrounding buildings. The signs should be of pleasing proportion and appropriate in scale and color. The signs should indicate the presence of the center yet not create visual clutter. The signage should be visible at night yet not be garish or glaring.

The City of Citrus Heights requires a comprehensive signage package for both the Auburn Commerce District and the Sylvan Commerce District. The Master Sign Program describes a hierarchical family of signs for use throughout the project. The developer will be responsible for the erection and mainte-nance of center-related signage while the individual tenants shall have the responsibility of complying with the tenant signage elements.

General

- A mixed-media approach where signage is composed of several different elements and lighting techniques is encouraged.
- Final signage plans shall be submitted to the City for design review and approval prior to construction or erection of signs.

Auburn Boulevard Signage

- Two permanent, free-standing primary project monument signs shall be allowed along Auburn Boulevard.

The primary project monument sign shall not exceed fifteen feet (15') in height and fourteen feet (14') in width.

- Pole signs are prohibited.
- Off-site signage or billboards shall not be permitted.
- A logo should be established for Stock Ranch, and should appear on project entryway monument signs.
- Encourage placement of unique center identification banners in parking areas.
- A public art feature shall be located along Auburn Boulevard.

Auburn Commerce District

Signage for Major Lots 1 and 2

- The total area of all signs may not exceed five hundred (500) square feet.
- Letters on fascia signs shall not exceed seventy-six inches (76") in height, although one letter may be up to eighty-four inches (84") in height.

Signage for Major Lot 3

- Fascia signs shall not exceed two hundred (200) square feet.
- Typestyle may vary.
- Logo marks may be used but will be counted in total sign area allowed.
- Primary Sign Size: Letters on primary sign shall not exceed forty-eight inches (48") in height or 67% of the allotted sign fascia height. Sign length not to exceed 75% of the tenant lease space or architectural background.
- Secondary Sign Size: Letters on secondary sign not to exceed thirty-six inches (36") in height or 67% of the allotted sign fascia height. Sign length not to exceed 75% of the tenant lease space or architectural background.

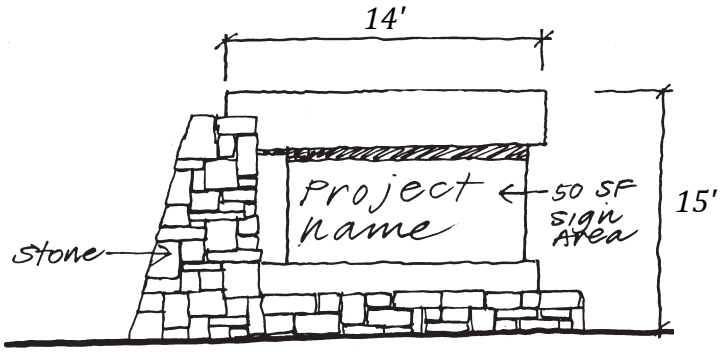


Figure 5-16
Entry Sign Design



Gathering place marked by banners, fountains, plaza, and clock tower



Distinctive landscape marks way to market



Distinctive directional signage

Figure 5-17
Typical Elements for Signage/Placemaking Program

Signage for Lots 4, 5, 6, 7, 8, 9, 10, 11, and 12

- Fascia signs shall not exceed 2 square feet per linear foot of primary building frontage.
- Letters on fascia signs shall not exceed sixty inches (60") in height.
- Typestyle may vary.
- Logo marks may be used but will be counted in total sign area allowed.
- Sign Size: Not to exceed forty-eight inches (48") or 67% of the allotted sign fascia height. Sign length not to exceed 75% of the tenant lease space or architectural background.

Center and Directional Graphics

- A comprehensive "place making" graphic program is required for the Auburn Commerce District. This program shall include on-site directional signs with signage specifically relating to the architectural design of the center's structures. In addition to directional signage, other place-making design elements may include artistic columns, banners (non-textual are preferred), or landscape treatments to denote primary roadways, entries, focal points, and gathering places. Figure 5-17 contains photos illustrating typical elements of a signage/placemaking program.
- Suite numbers shall be six inches (6") in height.
- Business logos shall not exceed two (2) square feet.

Other Allowable Signage

Window Graphics

- Suite numbers shall be four inches (4") in height.
- Business logos shall not exceed two (2) square feet.

Soffit Sign

- Suspended soffit signs shall not exceed four (4) square feet.
- A minimum clearance of seven feet, six inches (7'-6") shall be maintained between the sidewalk and the bottom edge of the sign.

Colors

- Colors within each sign should be harmoniously grouped.
- Sign colors should be compatible with building background colors.

Typestyles

- The use of logos and distinctive typestyles is encouraged for all signs.
- Tenants may adapt established typestyles, logos and/or images that are in use on similar buildings operated by them in California, provided that said images are architecturally compatible and approved by the City.
- Type may be arranged in one or multiple lines of copy and may consist of upper and/or lower case letters.

Building Address Signs Guidelines

- The function of these signs is to identify the building address for visitors and the Fire Department. Signs are typically located over the primary building entrance or on the building facade oriented toward the primary vehicular roadway.
- Signs should be either painted acrylic or metal letters such as anodized aluminum, brass, bronze or stainless steel. Metal and painted finishes should be compatible with architecural finishes and other building mounted signs.
- One sign per building is recommended.

Sylvan Commerce District

- All signage must comply with the City's sign ordinance.
- Graphics and text shall not cover more than ten (10) percent of the window surface on the ground floor windows.
- Both parcels may have a low ground-mounted monument sign with visible from Sylvan Road. This sign may not exceed eight feet in height nor exceed 12 feet in length. The monument sign may identify no more than one tenant.
- The ground-mounted monument sign may not be internally lit. Light may only be directed to shine on the face of the sign.
- The ground-mounted monument sign should be in the same style and character as the structures for which they provide information.
- A comprehensive signage plan must be approved by the City before any signage may be erected.

Subdivision Signage

- Single family neighborhoods in Stock Ranch are encouraged to create landscaped entry signs.
- All neighborhood signs must be placed outside the public right-of-way.
- Only one neighborhood sign shall be permitted per intersection and may only specify the name of the neighborhood plus a logo, if the neighborhood has one.
- Signs may only be lighted from the exterior. Light sources are to be ground mounted, and screened or sheltered from traffic and nearby homes.
- The face of a neighborhood sign may not exceed 30 square feet.
- Multi-family housing units may have a name sign, mounted to the front of the building. The area of the sign may not exceed 12 square feet. In lieu of a building mounted sign, a multi-family housing unit may elect to erect a ground mounted sign whose face does not exceed 30 square feet and meets the same lighting requirements as described for single family neighborhood signs described above.

M *Storage, Loading & Service Areas*

General

- An operating agreement as part of the development agreement shall be completed between the City and each commercial use at the discretion of the City of Citrus Heights, which shall address ongoing compliance with these standards and guidelines. This agreement shall be recorded prior to occupancy of the building.

- Construction shall be compatible with and, in the case of loading and service areas, integral with the building architecture. Chain link fencing shall not be allowed.

- These areas shall be designed and located on the site so that they are screened from public view.

- Loading and service areas should be located away from the storefront and vehicle /pedestrian circulation areas. Storefront loading facilities are permitted for Major A. Where loading facilities are located at the front of the building, tenant shall improve the visual aspect of the loading area. Design techniques to improve the visual aspect of the space include screening, partial covering of loading areas, false walls, upgrade of walkways (i.e. use of trellises or other focal features to divert attention) and/or angling or covering of loading docks. Safety considerations, particularly related to the commercial truck traffic interface with the customer's vehicular and pedistrian circulation routes, shall be addressed and may need to be reflected in the Operating Agreement for Major A, at the time the developement application for Major A is reviewed.

- Service areas shall be screened from view by building design, layout, masonry walls, or a combination of walls and plantings or berms (see Figure 5-18).

- Refuse collection areas are to be designed to ensure that refuse and refuse containers are not visible from primary exposure areas (streets, entry drives, amenity areas, residential areas, etc.) and shall be located away from residential areas.

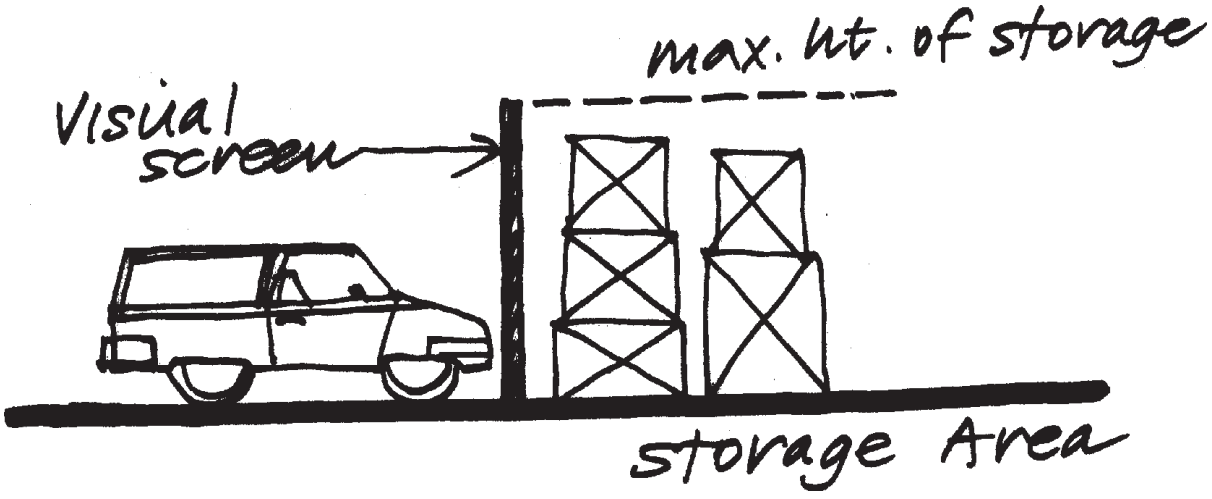


Figure 5-18
Storage Area Design

- Refuse collection enclosures should be designed with the same materials, finishes, and colors as the adjacent building. Solid metal gates shall be provided.
- Refuse collection areas shall be designed and located so as to be convenient for deposit of refuse generated on-site.
- Trash enclosures shall not permitted within the streetside building setback.
- Trash enclosures shall have a minimum three foot (3') wide landscape planter on all non-accessible sides.
- Refuse collection vehicles are to have clear and convenient access to these areas.
- Service vehicle activities shall not disrupt the efficient flow of on-site and off-site traffic.
- Transformers, where required, shall be screened as described for trash enclosures, or by using landscape screening devices such as five-gallon shrubs at three foot (3') on center, minimum.
- Forklifts shall be battery-operated or propane-fueled (clean-burning fuels only) to reduce noise impacts on residential areas.

Outdoor Storage

- Outdoor storage shall be screened from public view through a combination of building design, landscaping/berming, and location.
- The use of free-standing storage facilities, cargo containers, trailers, etc. is expressly prohibited.
- Height of storage in an outdoor area or garden center shall not exceed the height of its screening (Figure 5-18). Outdoor screening my not exceed 18' in height.

Outdoor Display

- Outdoor displays are limited to areas approved by the City during design review.
- Outdoor displays shall require approval of an operating agreement between the City and the tenant.

N *Hours of Operation*

Due to proximity to residential development, businesses need to be sensitive to the residential areas.

- Commercial establishments may be open between the hours of 5:00 AM and 11:00 PM. Grocery stores may be open 24 hours a day if competing grocery stores of similar size within 3 miles are open 24 hours a day.
- There shall be no loading/unloading on the exterior of the building between 11:00 PM and 5:30 AM.
- Trash/recycling pick-ups are not permitted between 9:00 PM and 7:00 AM.
- Restaurants with bar service may be open from 6:00 am to 12:00 midnight (Sunday through Thursday) and 6:00 am to 1:00 am (Friday and Saturday). No outdoor music on restaurant patios shall be allowed after 10:00 pm.
- Fast-casual and drive-thru restaurants may be open from 5:00 am to 12:00 midnight and the drive-through window may remain open until 1:00 am. A noise analysis shall be provided for drive-through restaurants to demonstrate that noise does not exceed City standards.

O *Lighting*

General

- Lights shall be placed to direct and control glare, obtrusive light, light trespass, and upward directed, wasted light.
- All light fixtures are to be concealed source /full cut-off fixtures except for pedestrian oriented lights.
- Light standards for parking areas shall not exceed twenty-five feet in height.
- Lighting shall provide a minimum average of 1 foot-candle in parking lots and .25 foot-candles in pedestrian areas. Maximum illumination levels shall not exceed fifteen foot-candles (15 FC) at any point.
- Parking lot lights shall be high pressure sodium, LED or metal halide, and shall be consistent throughout the Stock Ranch development.
- Lights in parking lot areas shall be on three foot (3') high concrete bases.
- Lights in parking lots shall not be co-located with trees in the planters. The lighting and landscape plan must be fully integrated and coordinated.
- Fifteen foot (15') maximum height pedestrian lights shall be provided along pedestrian ways.
- Service area lighting shall be contained within the service yard boundaries and enclosure walls. No light spillover shall occur outside the service area. The light source shall not be visible from the street and residences. Full cut-off luminaires shall be used.
- Building illumination and architectural lighting shall be indirect. Floodlights are prohibited.
- The use of low-level lighting to enhance the architecture, landscape, or other features is encouraged.
- Architectural lighting should articulate the building design as well as provide functional lighting for the safety of pedestrian movement.
- Security lighting fixtures shall not project above the fascia or roofline of the building and are to be shielded. The shields shall be painted to match the surface to which they are attached. Security lighting fixtures are not to be substituted for parking lot or walkway lighting fixtures and are not restricted to lighting only loading and storage location or other similar service areas. All security lighting designs shall be fully shielded (full cut-off) and subject to City approval.
- Strings of white or clear lights shall be allowed on trees and as accents for building details and for holiday decorations.
- Colored lights may be used for holiday decorations.

P *Stormwater Detention/Water Quality*

The project will require a storm drainage system for collection and release of surface water runoff.

The drainage standards and guidelines recognize that the proper detention, conveyance, and release of storm water into Arcade Creek is important to avoid additional flooding and to maintain the water quality and aquatic life of Arcade Creek in accordance with the National Pollutant Discharge Elimination System (NPDES) program.

Detention basins are located near Arcade Creek in the Auburn Commerce District. These basins shall be designed as integral elements within the overall open space plan.

General

- The design of the system shall be in conformance with generally-accepted principles of hydrology and hydraulics and the requirements of the City of Citrus Heights.
- Encourage detention basins to be no deeper than six feet (6'). Basins deeper than six feet (6') shall be designed to be aesthetically pleasing and retain side slopes to permit passive recreational uses.
- The detention basins shall be designed for passive uses.
- Runoff from developed areas shall be collected in a storm drainage system which includes catch basins, pipelines, manholes, detention basins and water quality structures.
- Buildings shall not be placed within the designated 100-year flood plain, as identified by Federal Emergency Management Agency (FEMA) or the City of Citrus Heights.
- Trees should be preserved within the detention basin areas whenever possible.
- On-site catch basins may be designed as oil and sediment traps. Each inlet will have a minimum two-foot-deep (2') sump. The outlet is to be fitted with a tee or elbow on the outlet pipe to retain oils. Two (2') four-inch-diameter (4") weep holes are to be installed on the floor of each catch basin to allow trapped water to slowly percolate into the surrounding soil. Bi-annual clean out of each catch basin is required to remove trapped oils and sediments.

Q *Utilities*

- All new 12kv electrical, cable, and telephone lines shall be placed underground.
- All existing overhead lines on Stock Ranch property along Auburn Boulevard shall be placed underground. No 69kv lines are required to be placed underground.