SPRING LAKE SPECIFIC PLAN

DESIGN STANDARDS

City of Woodland

Spring Lake Village Center

Updated: September 22, 2003

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We the people of Woodland, cherish the quality of our environment. We are convinced that our City is one of the most desirable communities available anywhere. We believe our traditional values and willingness to embrace new ideas largely create this feeling of community. Our sense of community is rooted in the history of Woodland, excellent neighborhoods, tree lined streets, small town feel, and architectural heritage. We pride ourselves in Woodland exemplifying the best in community and livability. The Spring Lake development has been designed to ensure that it will reflect the ambiance of the City's best, original residential areas.

Spring Lake Neighborhoods will be centered around, a neighborhood village center which is comprised of a park, an adjoining elementary school and small neighborhood commercial center. The neighborhood village centers are envisioned as places where residents can walk to school. Park will be linked by an off-street pedestrian/bicycle loop pathway system constructed within greenbelts or streets right-of-way.

All neighborhoods within Spring Lake have been designed to portray neo-traditional design principles to enhance the quality of life in our community. Homes presenting their best faces to the street create not only attractive neighborhoods, but promote pride and community cohesiveness. A desirable streetscape, which promotes neighborhood life, will encourage social interaction among neighbors. Cooperation and diligences will ensure that Spring Lake is a continuation of the City's heritage and provides the sense of continued community.

Moreover, to those wishing to develop within Spring Lake, we encourage you to challenge yourselves to excellence. We believe that each of you have a desire to produce a superb building, or wonderful neighborhood. We applaud you for this desire. We encourage you to challenge yourselves, commit to excellence, and not settle for anything less.

We celebrate our Woodland heritage and welcome the continuation of this heritage to the new communities of Spring Lake. We ask you to join us in carrying this sense of community into Woodland's future.

We feel that the following pages represent productive ideas for the image of the Spring Lake Development. Let us work together, in the present to follow the directions of Woodland's past into a more livable future.

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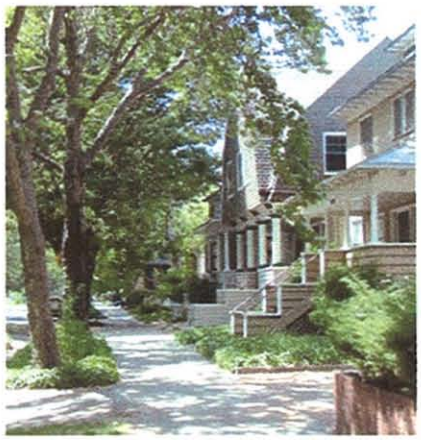
Introduction

Background

The following Design Standards are specifically for the Spring Lake Specific Plan (SLSP) Area. The Spring Lakes Specific Plan is a proposed development of approximately 1,097 acres located immediately south of the Woodland City Limits at Gibson Road and east of SR 113.

The plan allows for approximately 4,051 dwelling units on ± 665 acres, 11 acres of neighborhood commercial uses, about 34 acres of park land, over 280 acres of public and quasi-public land uses, and over 100 acres of streets and roadways.



The concept for the Spring Lakes Specific Plan is to replicate the ambiance of the City's best traditional neighborhoods. The Plan area is to have attractive tree lined streets with curbside planting strips. Neighborhoods with homes facing the street, generous windows, and functioning porches are key organizing elements of the plan. Parks and elementary schools are conceived as focal points for the Plan Area's neighborhoods. The emphasis is on pedestrian convenience and neighborhood interaction.

The City's Planning Commission requested these Standards be written as an overall set of design standards for the entire SLSP area. Therefore, it is the intent of these Design Standards to give specific development standards. The Design Standards will be used to assist planning staff, Planning Commissions, and City Council in evaluating the merit of development proposals. Should individual projects differ in some respects but are substantially consistent with the intent of these standards, minor deviations may be allowed under curtain circumstances. These determinations will be made at the discretion of the Planning Commission. For design items that are specified in exhibits, text, and/or adopted development regulations of the Spring Lake Specific Plan, modification would require an amendment of the Plan. Development regulations have been referenced by their regulation number as shown in the Spring Lake Specific Plan. For design items that deviate from these Design Standards, and are not Spring Lake Specific Plan requirements, the Planning Commission could accept different but substantially consistent design if it has sufficient design and quality. Minor changes to an approved project that are substantially consistent with the original approval, may be approved by the Community Development Director.

Purpose & Application of the Design Standards

Design Standards is to provide a clear set of design policies, as outlined in the Spring Lake Specific Plan document and adopted by the City on December 18, 2001, to project sponsors such as developers, property owners, architects and designers. All projects in the SLSP are subject to the standards herein and will be required to go through design review by staff and/or the Planning Commission.

Design review is handled by the Community Development Department. Anyone considering a development project should first make an appointment to discuss the project and these Guidelines with a member of the Community Development Department. The planner can help explain the City's development procedures and provide an approximate timetable for the processing of the project and describe any other permits or approvals that may be required.

Design Review Submittal Requirements

1. Color photograph(s) of the site from the street showing existing conditions if applicable.
2. Site plan indicating all existing and proposed structures and required setbacks, parking, trash/recycling and utility enclosures, and lighting. All plans shall show location and size of existing trees.
3. Fully dimensioned illustrations of all building elevations drawn to scale.
4. Floor Plans indicating exterior walls and interior room configurations.
5. Color rendering of street view elevation with proposed landscaping drawn to illustrate five year growth.
6. Samples of all exterior colors and materials matching those shown on the elevations, including roof and fencing materials.
7. Landscaping plan as determined by Community Development Director. All landscaping plans shall show location for lighting, utility and other infrastructure to avoid potential conflicts.
8. Proposed signs including dimensions, colors, materials, and placement.
9. Other materials or illustrations as determined by the Community Development Director.

1.0 Site Planning and Layout

Common Design Objectives

The SLSP provides for an overall pattern of planned orderly development. Development shall ensure that land uses are adequate served by a balanced system of transportation and community service facilities. The connection between each new development to adjacent uses and neighborhoods, via biking, walking, or driving shall be made easy for residents to circulate throughout the neighborhoods. Gateways shall be designed to provide the means for the community to have effective identification while maintaining the character of each neighborhood.

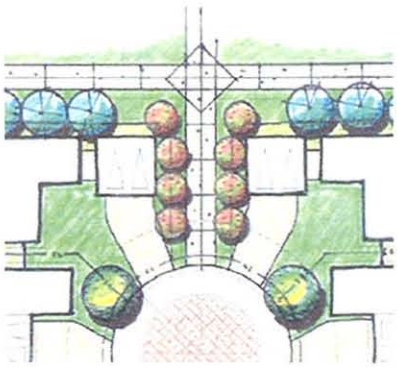
Design Standards

1.1 Connect to Residential Neighborhoods (2.13)
Project design shall connect into the adjacent neighborhoods and provide for future connections to currently undeveloped properties via streets or pedestrian and bike paths.

1.2 Connect to Neighborhood Commercial (2.13)
Projects adjacent to neighborhood commercial centers shall provide auto access or pedestrian/bike access to adjacent developments, coordinating with walkways and plaza locations.

1.3 Building Orientation (2.31, 2.41)
Projects should designed with residential facing existing streets, eliminating street facing rear yards or soundwalls.

1.4 Pedestrian and Bike Connections (2.24)
Pedestrian, bike and visual connections should be made wherever auto connections are infeasible due to traffic, physical constraints or other considerations. Internal street and path layout shall connect to landmarks or amenity features such as parks or community buildings.



1.5 Subdivision Trails (2.23, 2.59)
Each subdivision shall include internal trails (landscaped linear open space connections separate from sidewalks, paths, and landscaping in street right-of-way) that allow for pedestrian and bicycle circulation within and between subdivisions, and that provide greater connectivity to the planned off-street pedestrian/bicycle loop pathway system shown in Figure 4.12 of the SLSP. To the maximum feasible extent, residences shall not back on to these trails (2.23).

The minimum width for a subdivision trail will be less than 40 feet, but no less that 25 feet.

1.6 Community Gateways & Entry Features (2.33)

A two level gateway concept is proposed for overall project identification and means of orientation. Entry statements will vary in intensity with the level of gateway importance. (See: Circulation Plan with entry locations) Landmark (major) and minor entryways features shall have the following requirements:

a. Monuments shall be designed to complement the architectural style of the buildings and/or residential communities they serve and shall be constructed using high quality materials such as brick, stone, tile, cast concrete or similar materials. Monuments shall include art or sculpture as a means of identifying individual neighborhoods.

b. Where community entries are required, such features shall be constructed with development of the parcel and/or in conjunction with road improvements whichever occurs first.

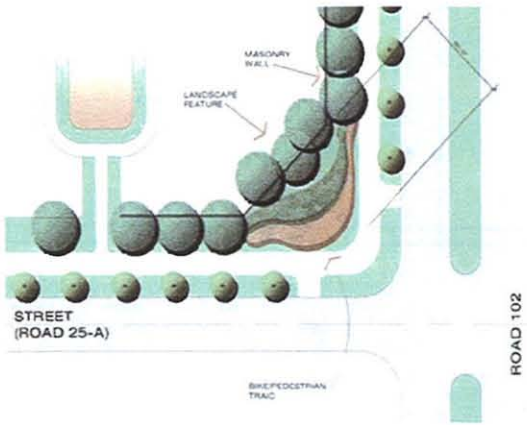
c. These entries are meant to be major identity gateways for the development. Monuments shall include accent lighting, colorful planting, enhanced street paving and groupings of accent trees.

d. Signage for entryway features is limited to neighborhood identification. No advertising on entry features is permitted. Neighborhood signs may not be placed on entry islands or medians.

1.6.1 Landmark / Level One Entry (Major) Features

Major entryways shall have design elements that are common to SLSP in order to provide continuity to the entire SLSP.

The following locations have been designated as Landmark Entryways:



- **Gibson Road / Pioneer Avenue-** On the south side of the intersection of Gibson and Pioneer an arched masonry entry (similar to Beamer Park) shall be constructed. Entryway shall include features such as accent paving, intensive landscape and incorporate public art.

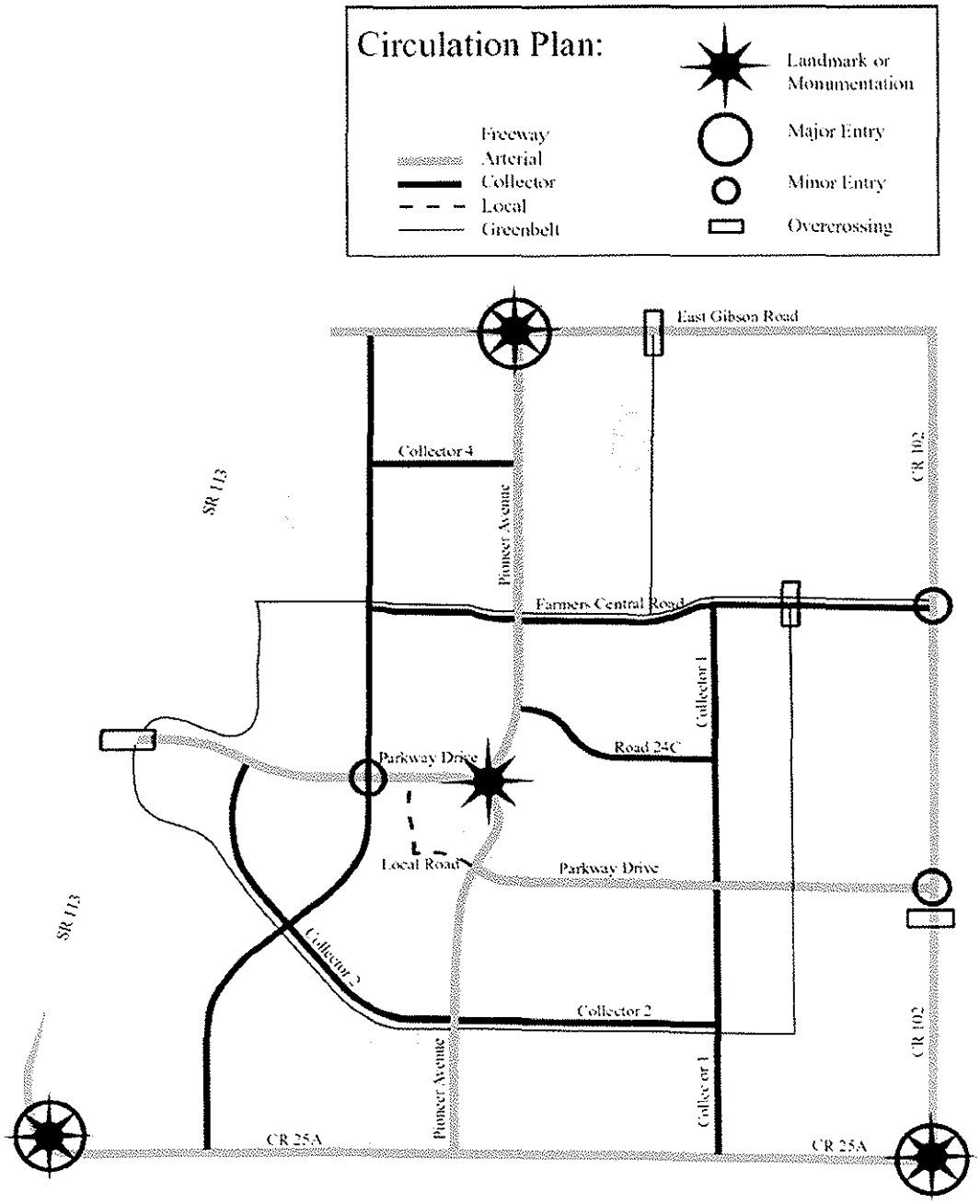
- **CR 25A / CR 102 and CR 25A / SR 113-** At the two CR 25A locations a masonry wall and public art with landscaping shall be constructed.

- **Gibson Road / CR 102- East** Gibson Road / CR 102. Heavy landscape planting and accent trees shall be implemented to screen and/or shield the County facilities at this intersection.

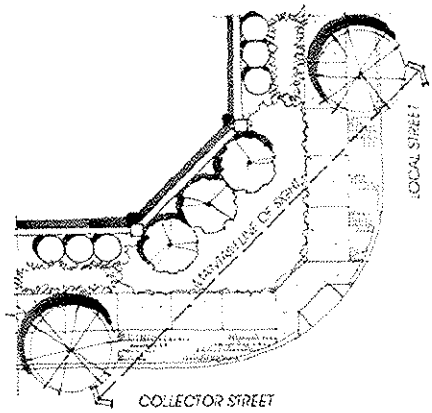
1.6.2 Level Two Entry (Minor) Features

Level two entries are developed similarly to the level one entries, but with reduced intensity. Walls, monuments may be smaller in size, and plantings intensity reduced. The following intersections are designated as Level Two entries:

- Pioneer Avenue / 25A
- Parkway Drive / Road 102
- Road 24-A / Road 102
- Farmer Central Road / CR 102
- Parkway Drive / Road 113


Circulation Plan:
Freeway
Arterial
Collector
Local
Greenbelt
Landmark or Monumentation
Major Entry
Minor Entry
Overcrossing
East Gibson Road
Collector 4
SR 113
Pioneer Avenue
CR 102
Farmers Central Road
Collector 1
Road 24C
Parkway Drive
Local Road
Parkway Drive
SR 113
Collector 2
Collector 2
Pioneer Avenue
Collector 1
CR 102
CR 25A
CR 25A

In addition to the major and minor entryways, smaller neighborhood entries include additional, triangular landscape areas known as "corner clips". They may include small-scale monuments or themed sculptural pieces.



1.7 Landscaping

a. All reasonable attempts shall be made to preserve and protect existing trees. In cases where preservation is not feasible, a program for replacement of trees proposed to be removed shall be provided. Mitigation for removed trees will be consistent with Section 20A-1-100 of the Tree Ordinance.

b. The use of tree planting along the streets, parks, and greenbelts, creates corridors for pedestrian and vehicular movement, reinforcing the pattern of roads, and establishes a common approach and unifying theme for the residential villages. Builders shall participate in a street tree program, where selected trees will be planted in a manner designed to create a unique feel and identity to the neighborhood (refer to Section 7.3, Streetscape Landscaping).

c. All landscape plans for the Spring Lake Specific Plan, must be designed and prepared by a licensed landscape architect and shall be in accordance with state water efficient landscape requirements. Planting design should utilize massed plantings, positioned to create a layered effect, with natural transitions (from low foreground planting to taller background planting) that enhance the long expanses of streetscape. All landscaping plans shall clearly indicate the location of all lighting, and other infrastructure to avoid potential conflicts.

d. All landscape plans shall be reviewed and approved by the Parks and Recreation Department as well as the Community Development Department.

1.8 Sidewalk Design (2.22.1 and 2.22.3)

Sidewalks along streets shall not meander. Sidewalks shall be linear in the neo-traditional style, and run parallel to the street edge-of-pavement. Meandering paths may be allowed along Gibson Road, CR 102, CR 25A and within greenbelts. Vertical curbs are required throughout the Plan area.

1.9 Utility Facilities (2.21)

Utility facilities including transformers, terminal boxes, meters, fire risers, backflow preventers, wells, force mains, pumps, lift stations, and other similar units shall be screened and oriented from public view to the greatest extent feasible.

2.0 DETACHED HOUSING

Common Design Objectives

A true variety of housing styles and sizes is desired within each of the five ultimate neighborhoods. A strong goal of the plan is to avoid repetitive facades within builder tracts and avoid abrupt changes in facades between builders.

Front porches, bay windows, courtyards and porticoes are desirable features while "garage-forward" designs are prohibited. Neo-traditional streetscape principles are also an important part of the plan with tree-lined streets and separated sidewalks.

Specific objectives include:

- Pedestrian scale
- Enhanced Public safety
- Buffering between land uses
- Visual linkage
- Climate control
- Ease of maintenance
- Water conservation
- Building orientation

It is the intent of the Specific Plan to create neighborhoods and lot design consistent with neo-traditional qualities and to encourage housing production to mix sizes, types and price ranges of units.

Design Standards

2.1 Lot Site Plan, Building Configuration

a. Lot widths along a block shall be varied (2.35.3). Suggested ranges for lot widths are as follows:
   - R-3, 70' to 85'
   - R-4, 65' to 80'
   - R-5, 58' to 65'
   - R-8, 40' to 55'
   - R-15, 35' to 50'
   - R-20 and R-25, 28' to 43'

b. The front door must face the street, court, or greenbelt that provides primary access to the residence. (Note: Development within the R-3 density is exempt from this requirement.)

c. Block lengths of 400 to 600 feet (on one side) are desirable for purposes of encouraging neo-traditional principles. Larger blocks are allowed, up to the maximums established in Table 2.4 (Area Requirements). Narrow pedestrian pass-throughs, alleys, subdivision trails, and/or greenbelts may be used to provide mid-block connectivity on blocks with more than 10 homes loading on one side of a block. The goal is to not exceed 10 homes on one side of a block (2.34).

d. For corner lot duplexes, entry and garages shall be on each side. In addition distinctive design detail shall be given for corner lots. Entryways and/or porches shall be oriented to the street.

TABLE 2.4
SPRING LAKE SPECIFIC PLAN
Area Requirements for Lots (units = feet)

Specific Plan Land Use Category (Density)	Front Setback[10] Minimum from House/Garage	Front Setback Maximum from House	Side Setback[15] Interior[11]/Street	Rear Yard[11]	Front Setback from Porch	Minimum Lot Width	Maximum Height	Block Length[9,12]
RESIDENTIAL – DETACHED								
R-3 (1-3 du/ac)	20/22	None	5-10[16]/20	25	15	70	35	±400 to 600 desirable; 980 maximum
R-4 (>3-4 du/ac)	17/22	22	5/15	20	10	65	35	±400 to 600 desirable; 910 maximum
R-5 (>4-5 du/ac)	15/22	22	5/10[5]	20[17]	9	50 min[19]	35	±400 to 600 desirable; 840 maximum
R-8 (6-8 du/ac)	12/20	20	5/10[5]	15[18]	7	40 min[20]	35	±400 desirable; 600 maximum
R-15 (10-15 du/ac)	10/20	15	5/10	10	10	35	35	±400 desirable; 500 maximum
R-20 (18-20 du/ac) R-25 (23-25 du/ac)	6/6	10	3.5[1]/10	10	6	28	35	400 maximum
RESIDENTIAL – ATTACHED[13]								
R-8[2]	15/20	20	5[3]/10	20	7	35	35	±400 desirable; 600 maximum
R-15	10/20	15[7]	5[3]/10	20	10	35[21]	35	±400 desirable; 500 maximum
R-20 and R-25	10/20	25[7]	5[3]/10	20	10	26	35	400 maximum
NON-RESIDENTIAL								
NC	0[8]	10	0[5]/0[6]	0[4]	n/a	25	40	±400 desirable; 500 maximum
P/QP	0[8]	10	0[5]/0[6]	0[4]	n/a	25	40	

Specific Plan Land Use Category	Minimum Separation from Primary Residence	Side Setback Interior	Side Setback Street	Rear Yard No Alley	Rear Yard With Alley	Maximum Height	Block Length
RESIDENTIAL – SECOND UNITS (DETACHED)							
Single Family (Detached) Lots	10	5	15	5	5	30	Not Applicable

[1] Allows alternating setbacks of 0 and 3.5 to create 3.5-foot separation between each unit.
[2] Duplexes/half-plexes are the only allowed attached product in this designation.
[3] Five (5) feet side interior setback for single story units; 7.5 feet for two story
[4] Where adjacent to residential, a setback of 10 feet is required.
[5] Where the sidewalk does not have a landscaping strip, a setback of 8 feet is required.
[6] Same as interior side, with addition of site triangle (City Code 25.22.20).
[7] Parking and/or drive area not allowed in this area. Landscaping, open space, plaza, etc, only
[8] Interior side setback 0 feet for duplexes/half-plexes.
[9] See Development Regulations.
[10] Front and side-street setbacks are measured from back-of-walk.
[11] Detached garages are considered "accessory structures" and allowed within three (3) feet of the interior side and rear property lines.
[12] Does not apply to cul-de-sacs. Maximum length for cul-de-sacs in R-3, R-4, and R-5 is 650 feet. Maximum length for R-8 and above is 500 feet. Intensive land uses (e.g. schools, parks, multi-family) can not feed onto a cul-de-sac.
[13] These area requirements assume project facades and street orientation of units to replicate single-family housing. "Garden style" apartment shall utilize area requirements in the City Zoning Ordinance.
[14] Porches must be usable and must be in scale with the unit.
[15] A side yard adjacent to a green space would be treated as a corner "street" lot, not an "interior" lot.
[16] 15-foot total between each R-3 unit.
[17] 30 percent of the units may go down to 15 feet.
[18] 50 percent of the units may go down to 12 feet.
[19] Average of 55-foot width required.
[20] Average of 45-foot width required.
[21] 27-feet for townhouses.

Source: TSCHUDIN CONSULTING GROUP, June 7, 2001.

e. Within a major street block unit, a landowner or landowners acting in partnership, may scatter multi-family units (>R-8 du/ac) on their property throughout the entire land area under their control, so long as the scattered units are no larger than four-plex structures, and are or replicate single family facades in their design, set-backs, and orientation to the street. Densities may not be averaged or blended. This regulation may not be used to shift the intensity of land uses from one location to another, but is intended to be used to achieve a better mix of units within a neighborhood. The equivalent number and lot size of multi-family units must be identifiable throughout the remainder of the single family density area. No additional land use entitlements (rezoning or Plan amendment) are required to make use of this opportunity to mix units within a subdivision. The maximum number of multi-family units that can be clustered pursuant to development under this regulation is ten units (e.g. 10 detached; 5 duplexes; 2 four-plexes and 1 duplex; etc.) (2.35.1).

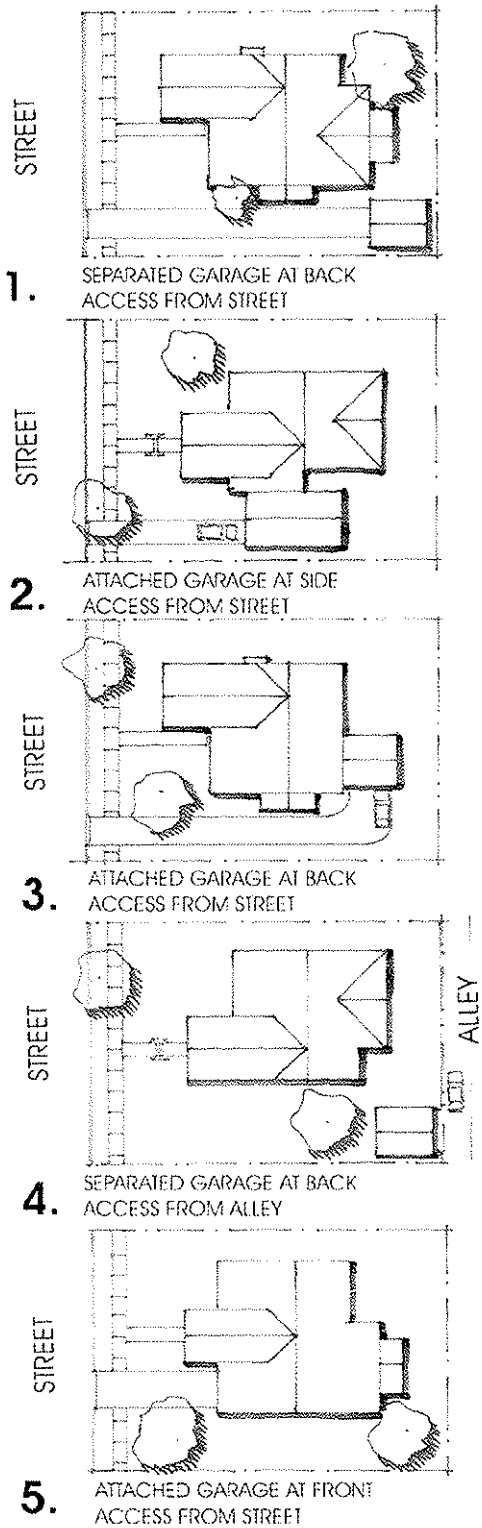
f. Rear yard setbacks may be reduced at the discretion of the Planning Commission for site plans with innovative housing designs (ie. attached rear garages). [This Design Standard is not consistent with the adopted SLSP and will not be permitted unless the SLSP is amended in the future.]

2.2 Garage, Location: attached & detached; recessed, side drive and alleys

a. Entry walks to individual residences shall be separated from the driveway by landscaped area. (2.35.3)

2.2.1 Proportion of Garage Locations Types

The objective of the SLSP is to have an innovative mix of housing types that deemphasize a garage forward design and provide for a pedestrian friendly neighborhood. The intent of the design



standards for garages is to encourage innovative designs within each project.

a. For all residential uses, garages shall be subordinate to the main living area. No more than 50% of the front elevation may be garage.
b. Flush garages may be used in a limited mix (no more than 40%) and shall be recessed a minimum of two feet (2') from the front façade.
c. One of the required floor plan in each subdivision shall have recessed garages that are located in the back half of the lot with either side-by drive or alley access. (refer to 2.3.1(b) in this document)
d. For the R-3 density, which is exempt from the above Design Standards (a-c), the goal is to have garages oriented away from the street and/or recessed. The intent is tha the R-3 density have a streetscape that is not garage dominated.

2.2.2 Side-Drive

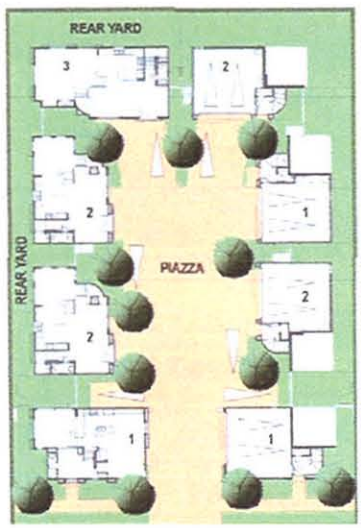
a. Accent paving or drives with landscaping strips are strongly encouraged.

2.2.3 Alley Access Garages

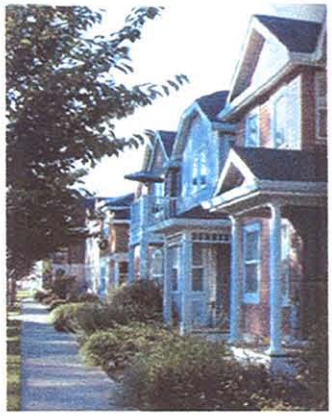
a. Alleys shall be straight so that you can see from one end to the other and have a minimum of 24 feet of backup space.
b. Dead-end alleys shall be less than 100 feet long.
c. Landscaping shall be consistent with the rest of the development with a 4' landscape strip and minimum one tree per lot.
d. Each lot shall provide lighting from either building or pedestal lighting.

2.2.4 Parking Courts (Bungalow Courts)

a. Parking courts should have accent paving which provides a pedestrian walkway to all entrances from the street and minimizes the impact of the courtyard paving. Accent paving at parking aprons and accent bands along the driveway are strongly encouraged.
b. Trees and large landscaping fingers between parking aprons shall break up the expanse of paving and view of garages. One front yard tree at each interior lot minimum.
c. The maximum depth of a parking court lot is 100 feet.



2.3 Building Design



2.3.1 Architectural Diversity (2.26)

a. Within each tract, a true variety of housing types and sizes shall be provided. Repetition of facades and abrupt changes in facades between builders shall be avoided.
b. In order to achieve architectural diversity within residential neighborhoods the following minimum range of different floor plans and building elevations shall be provided:

Number of Units	Required Number of Floor Plans	Required Number of Elevation (per plan)
<25 units	2 plans	6 elevations (3 per plan)
25-50 units	3 plans	9 elevations (3 per plan)
51-75 units	3 plans	12 elevations (4 per plan)
76-120 units	4 plans	16 elevations (4 per plan)
> 120 units	5 plans	20 elevations (5 per plan)

c. Each elevation for a particular floor plan shall be distinctive, with a unique roof design (ie. vary roof pitch, vary roof over hang dimensions, and distinctive eave design and detail), architectural detailing, and application of exterior materials.
d. Single story and two story plans shall be varied along each street. The intent is to have a mix of housing options and design as well as to prevent the "canyon" effect where two story designs are dominant.
e. The design of structures shall be varied along a street to create variety and interest. A significant alteration of the massing and composition (not just the exterior colors and materials) of each adjacent house must be accomplished.
f. Except for bungalow courts, the same (or substantially similar) elevation may appear no more than twice on one side of a block, or three times on either side of facing blocks, and may not be opposite or kitty corner from the same elevation on the opposite side of the block.

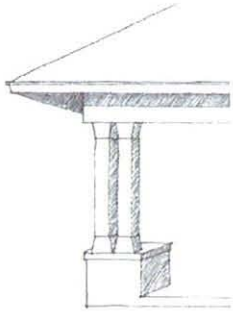
2.3.2 Massing, Articulation, Proportion

a. Massing: For all residential uses, single-family dwellings must incorporate articulation and massing that provides richness and scale. The design shall break the main façade into three to four distinct elements: entry; main building; a single story element and the roof.
b. The massing should be further varied by articulation of elements such as bays, dormers, etc. Changing materials on these elements provides further articulation

and adds variety. Long uninterrupted exterior walls shall be avoided on all structures.

c. Each home should have a vertical element to its massing, based on the architectural character. Vertical elements that provide texture, relief, and design accents shall be employed to create an interesting blend of landscaping, structure and streetscape. Such elements include:

- Articulation of walls
- Pitched roofs, balconies, dormers and other projections
- Trim or other treatment (recessed door, windows, ornamentation) to garage door when facing the street.
- Roof overhangs that project long shadows on a wall
- Tile accents, pop-outs and relief bands, recesses in building walls
- Window and door trim and ornamentation, multi-paneled doors and windows.



d. The massing, articulation and proportions shall have greater emphasis if the elements are differentiated by a change in detail, color and/or material.

2.4 Materials, Variety

a. Materials chosen for homes shall be consistent with the respective architectural style(s) within each neighborhood area. The exterior appearance of a house shall receive consistent treatment on all sides, although the proportions of materials may vary. Generally, street facing elevations (including side or rear elevations visible from arterial streets) shall have more details and articulation than non-street facing elevations.

b. Materials should reduce visual impacts on nearby public uses and adjacent neighborhoods and create varity within and between neighborhoods. In general, use of natural materials such as wood, stone, and brick is encouraged.

c. Variation in roofing materials and colors is encouraged within and between neighborhoods or developments areas. Such variation including mixing flat and barrel tiles or other similar variation in texture and color.

d. Developments over four homes shall have a minimum of two materials palettes and two primary roof materials, each with a different primary material.

e. Materials should be used so as not to appear to be "applied" by using heavier materials as bases and ending materials on inside corners.

f. A variety of hips and gables should be used

on each model, particularly on the front street façade to further break up the mass of the homes.

2.5 Color, Variety

a. Development of over four homes shall have a minimum of two colors from different color families for each primary body material, such as stucco and/or wood. A minimum of two trim colors will be used for each primary body color. If stucco and stone are used as a primary materials then a third body color and trim palette should be provided for the stucco material.
b. It is strongly recommended that window sash, millions and trims receive accent colors to emphasize the building's details.
c. Exterior colors on residential structures shall not be restricted. (2.35.4)

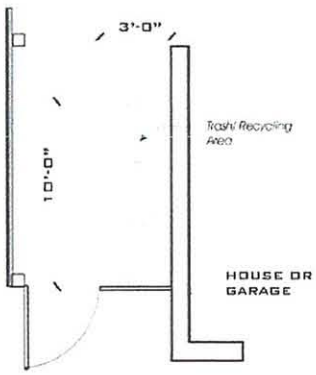
2.6 Building Orientation (2.35.2)

Dwellings units shall be oriented so as to face the local residential street or court. Units shall not front on arterial streets. Residential lots shall not back-on to park land and should avoid backing-on to greenbelts.

2.7 Entries and Porches

a. Entries and porches shall be the primary element of each home on the street façade.
b. A minimum of 50 percent of all detached units shall have useable front porches (minimum 8 feet by 6 feet). The remaining 50 percent shall have other prominent useable architectural features such as courtyards, balconies, and/or porticoes.
c. Corner lot entry porches should be oriented to the street corner. At corner lots, side yard facades shall maintain the architectural design consistent with the front façade.
d. Railing, short walls, trellises and roofs all add architectural detail and character to the residences, providing visual interest to the homes.
e. Porch conversions are prohibited.

2.8 Trash / Recycling Container Storage



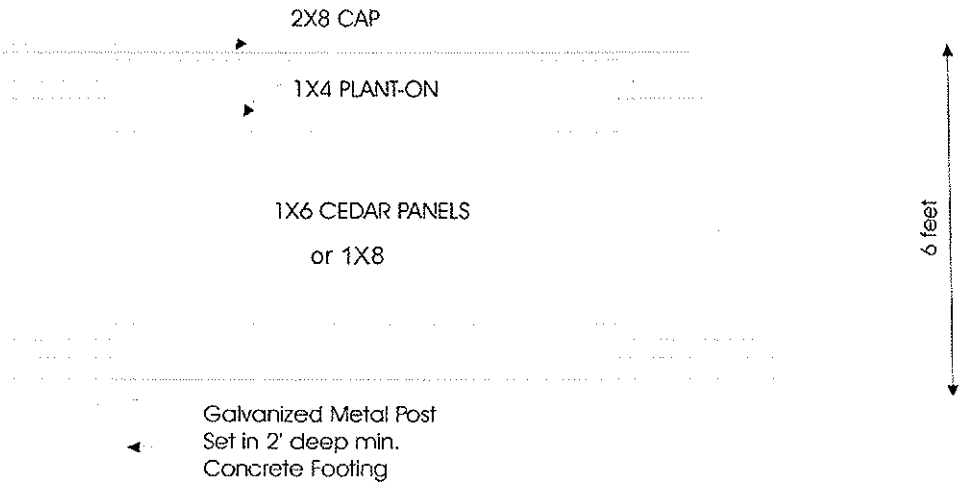
a. All units shall have an area designated for storage of trash and recycling containers.
b. The area shall be a 3' x 10' concrete pad located adjacent to the house or garage with paved access to the street or alleyway.
c. This area shall be landscaped or screened from view from the street. Location of pad to be shown on all site plans.
d. For R-20 and R-25 detached housing alternative

methods may be proposed. They must provide an organized system for sorting and collecting of recyclable materials satisfactory to the local garbage collection agency and the City Conservation Coordinator. Schematic of proposed enclosures shall be submitted to the Conservation Coordinator for approval.

2.9 Residential Fencing

a. Fencing over 42" in height is prohibited in the front yards of single-family residences.

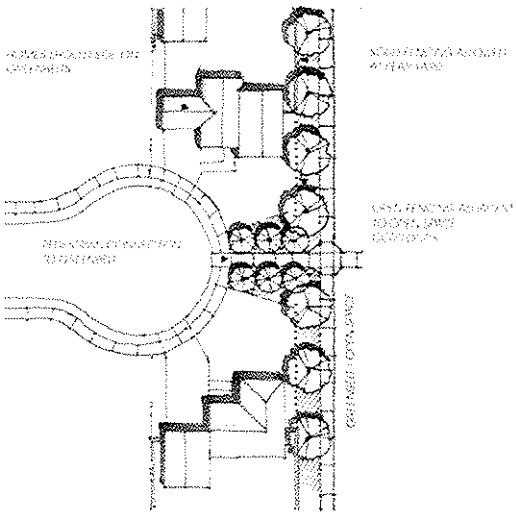
b. Rear and side yards adjacent to residential uses may use "Good Neighbor" fences to create rear yard privacy and security. "Good Neighbor" fences shall be constructed of cedar or redwood and shall not exceed 6'-0" in height. Face panels of fence shall alternate from side to side and be attached with galvanized screws or ring-shank nails to avoid rust staining and pull-out. Posts shall be 3" min. diameter galvanized steel set in min. 2' deep concrete footings. Side yard fencing is not permitted to extend to within 2'0" of the front facing residence wall



"GOOD NEIGHBOR FENCE"

c. For residential lots adjacent to open space corridors (with fencing over 3' ½") open type fencing is required for the front portion of the side yard. Solid fencing with staggered open gates (i.e. wrought iron) may be uses for rear yard fencing. However, if the open space area is already open on one side, then the residential lot on the other side would not need open fencing. Landscaping may be utilized along the open fencing to provide privacy.

d. Chain link fencing is not permitted in the SLSP.



FENCING @ GREENBELT / OPEN SPACE

2.10 Secondary Dwelling Units

Second residential units are allowed by right on all lots with plan/design review at the time of subdivision review and approval. Subsequent application for second units by individual property owners will allow one secondary residential unit and are subject to the following requirements:

a. Secondary units shall be limited to lots having no more than one existing dwelling unit on the lot.

b. Secondary units shall be architectural compatible with existing as well as surrounding dwellings.

c. Secondary units may be attached to the primary residence but shall not exceed 640 square feet in area.

d. Secondary units shall be no more than 15 feet in height and limited to one story.

e. Parking shall be provided at a rate of two additional off-street parking space per unit.

f. Secondary units shall meet all setback requirements as defined in Table 2.4 (refer to Section 2.1).

g. Deviation from the above requirements may be permitted subject to a Conditional Use Permit.

2.11 Energy Efficiency (2.25)

In addition to State required (Title 24) energy efficiency, the following building component measures shall be utilized to achieve high, energy efficiency. It should be noted that these measures also contribute significantly toward preservation of air quality:

a. Fireplaces and furnaces shall be low emission units.

b. Air conditioning systems shall: 1) have ozone destruction catalysts; or 2) be 10 percent more efficient than Title 24 requirements; or 3) have a minimum SEER rating of 12.

c. Dark roof materials shall not be used. Energy Star labeled and/or light colored or reflective roofing materials are encouraged.

d. The most feasible available communications wiring shall be required in all residential units to allow residents to connect to available state-of-the-art communications systems and services. This may require fiber optic connectivity, hard-wiring for faster line service, and/or multiple phone lines pre-wired at every unit. A determination of

satisfactory implementation of this requirements shall be made by the Community Development Director.

e. All developments of 50 units or more shall participate in the PG&E Energy Star Showcase Home Program or equivalent energy efficiency program.

f. All builders are strongly encouraged to participate in the PG&E "Comfort Home" program or equivalent energy efficiency program.

g. Orient the maximum number of homes and/or buildings to face either north or south (within 30 degrees).

h. Five (5) percent of all units shall have roof photovoltaic energy systems or other alternate energy system.

i. Energy Star labeled appliances (e.g. water heaters) shall be installed to the greatest feasible extent. Solar, electric (efficiency rating of at least 0.92), or lower-NOx (as defined by the AQMD) gas-fired water heaters are strongly encouraged in a least 50 percent of the units.

j. New home buyers shall be provided with a packet of information from the YSAQMD, including information about the mower exchange program, encouraging them to take advantage of opportunities for lowering air emissions through their own actions and choices.

3.0 MULTI-FAMILY ATTACHED HOUSING

Common Design Objectives

Design standards established for multifamily projects are intended to promote and protect the public health, safety and general welfare of the community.

Specific objectives include:

- Promote a positive environment for the residents of multi-family devilments with sustained quality and adequate amenities.
- Compatibility of multi-family development with surrounding properties.
- Contribution to and enhancement of the character, value, and livability of Spring Lake neighborhoods.
- Direct and safe pedestrian access to adjacent transit and activity centers locations.

Design Standards

3.1 Lot Site Plan, Building Configuration

a. Multi-family units shall be clustered on a site to provide useable open space and convenient access to adjoining parking areas and the street. Residential building should be arranged to provide functional public and private outdoor spaces.
b. No attached-unit project shall exceed 125 units in size. (2.30)
c. Useable open space shall be designed to take advantage of solar access and shall be sheltered from the noise and traffic of adjacent streets or other incompatible uses, unless unfeasible.
d. Site plans shall be designed with variation in both the street patterns and the siting of structures so the appearance of the streetscape does not become overly repetitive.

3.2 Parking and Accessory Structures

a. Parking shall be sited away from the main access street such that the units are not viewed across a parking lot from the main frontage. Parking shall be interior to the site.
   - Multi-family projects shall have <u>one covered parking space</u> per unit. For projects 50 units or greater in size, at least 75 percent of the resident parking spaces shall be covered. Solar panels may be integrated into the carport design and are strongly encouraged. (2.35(b)) Total parking per projects shall be consistent with City Standards.
   - Parking lots shall be broken into smaller units to avoid large expanses of uninterrupted pavement to the extent possible. Within the parking lot,

landscaping shall be provided in accordance with the City's landscaping standards.

- Carports, detached garages and accessory structure shall be designed as an integral part of the architecture of the project, with similar materials, colors and details as the residences.

b. Parking and vehicle access shall be located away from street corners.
c. The roof pitch of accessory structures shall be consistent with the predominant roof slope of primary structures. Materials and colors shall also be consistent with primary structures.
d. Landscaping and walkways shall be provided between buildings and paved parking areas.
e. Parking areas visible from the street right-of-way shall be screened from view with landscaping or other types of visual barriers.
f. If large parking areas are needed, a clearly defined pedestrian path inside the parking area provides safe and easy access to and from buildings and sidewalks shall be included in the design.
g. Bicycle parking for attached units shall be provided at a minimum ratio of 10 percent of the normally required number of vehicular spaces. Bicycle parking shall be highly visible, in a secure location, and, to the greatest feasible extent, located in a covered area. Other bicycle support facilities such as showers and lockers shall also be provided (2.28).
h. Guest parking shall be clearly marked and reserved as such. (2.35(c))

3.3 Pedestrian Circulation

a. Pedestrian access should not be limited to vehicle access locations. Provide separated pedestrian access points wherever possible. Sidewalks should not be combined with or be part of driveways.
b. Pedestrian pathways should be separated from auto circulation routes. Where pedestrian circulation crosses vehicular routes, a change in grade, materials, textures or colors should be provided to emphasize the conflict point and improve its visibility and safety.
c. Actual walking distance to transit service shall be considered in project design. As a general rule for time and distance for people willing to walk to get to transit is five minutes, or approximately 1,000 feet. Where possible multi-family attached projects shall be within one-quarter mile of a transit stop. (2.35(d))
d. Pedestrian pathways shall include amenities such as trellises, trees, or other landscaping. Lighting shall be provided for safety and visual access.
e. Bicycle parking shall be located close to, and with direct access to residential buildings.

3.4 Building Design

a. The buildings shall be designed so as to break up the mass into smaller units, utilizing porches and balconies, as well as setbacks of adjoining walls.
b. Roof lines shall be pitched with varied roof lines.
c. Dwellings shall incorporate porches, trellises, landscaping or other features in the front yard to help extend the living area toward the street and soften the transition between street and the dwelling.

3.5 Building Orientation

a. For attached housing, the massing of residential structures in this land use category is regulated by a requirement that there shall be street-facing project facades, setbacks, and street orientation for R-15 density units that emulates single family housing with the goal of appearing similar along the street to other single family development. This shall not be construed as requiring identical design and quality of materials as the surrounding housing. Parking shall be interior to the site.
"Garden apartment" style design with deep set-backs from the street, front-of-lot parking, and multi-unit buildings set at odd angles as opposed to parallel and fronting on the street are not allowed in the R-15 density range. Buildings with four units or less are encouraged (2.35.7).
b. Multi-family building is encouraged to be oriented to the adjacent public street by providing large windows, porches, balconies and entryways or other entry features along the street.
c. Building ends should contain windows and active spaces to provide for additional security, and visual interest. Avoid the creation of blank street-facing walls.

3.6 Trash / Recycling Enclosures (2.35(e))

a. Trash receptacles must be constructed to City standards and fully enclosed with durable materials that are architecturally compatible with the design of the buildings.
b. They must provide an organized system for sorting and collecting of recyclable materials satisfactory to the local garbage collection agency and the City Conservation Coordinator. Schematic of proposed enclosures shall be submitted to the Conservation Coordinator for approval.
c. Enclosures must be screened with landscaping in 5' minimum planters on at least two sides.
d. Views of trash storage areas should be minimized from public streets and be located to avoid impacting adjacent properties.

3.7 Open Space (2.35(a))

Private recreation amenities for tenants shall be provided in conjunction with common open space. All private recreation

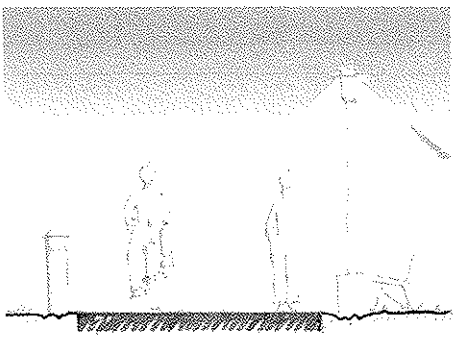
areas and facilities shall be maintained by private means.

3.8 Landscaping

a. All areas not covered by structures, drives, parking or other required hardscape shall be landscaped.
b. Landscaping should be used to frame, soften and embellish the quality of the living environment and to buffer the units from noise or undesirable views.

3.9 Fencing/ Walls

a. Fencing and gating shall be designed as an integrated part of the site, rather than as a separate fence, (i.e. Planter wall, continuation of architectural wall, etc.).
b. Alternative fencing designs and materials, (e.g., wrought iron/brick mix, hedges, shortened walls/fencing) are encouraged. Plain black wrought iron and other types of fencing without breaks or pillars are not allowed.
c. Fencing should be screened to the greatest extent possible with landscaping.
d. Fencing shall allow pedestrian (resident) ingress and egress to the project site. Fencing shall not create a barrier to pedestrian movement.
e. Solid fencing, walls, large hedges, or other similar barriers exceeding four (4') feet in height are strongly discouraged within the street side setback areas.



3.10 Security/Lighting

a. Exterior lighting should be architecturally integrated with the building style, material and colors.
b. Raised light pole bases should be attractively designed and well-detailed to be compatible with the overall project. The use of cylindrical type concrete pole bases is not permitted.
c. Parking areas and entry drives should be lighted to facilitate pedestrian movement and safety, especially where parking is located away from street views. Pole mounted lighting should be spaced for maximum energy efficiency and be no taller than 16 feet.
d. Pedestrian walk lighting should be of an appropriate scale and style such as bollard type lighting, step lighting and/or pole mounted lighting. Site lighting should not be pervasive or impact surrounding neighboring properties.
e. Coordinate planting of landscaping and installation of lighting. Choose appropriate light pole size and location to avoid conflicts between mature trees and lighting.

3.11 Screening

a. Mechanical equipment shall be adequately screened from view. Dense landscaping and/or architectural treatment shall be provided to screen unattractive views and features.
b. Utility equipment such as transformers, electric and gas meters, electrical panels and junction boxes shall be screened by walls and/or landscaping. Combine the location of utilities and services where feasible.
c. Limited roof mounted equipment may be allowed only if screened. Screening of roof mounted equipment shall blend into the design of the building and shall be architecturally similar to the structure with respect to material and design.

4.0 Neighborhood Commercial Standards

Common Design Objectives

The intent of each neighborhood commercial is to encourage year-round, daily community activity. The design and site layout of neighborhood commercial buildings shall ensure neo-traditional design elements which includes prominent focal points. They should have a distinctive style appropriate to their setting.

Design Standards

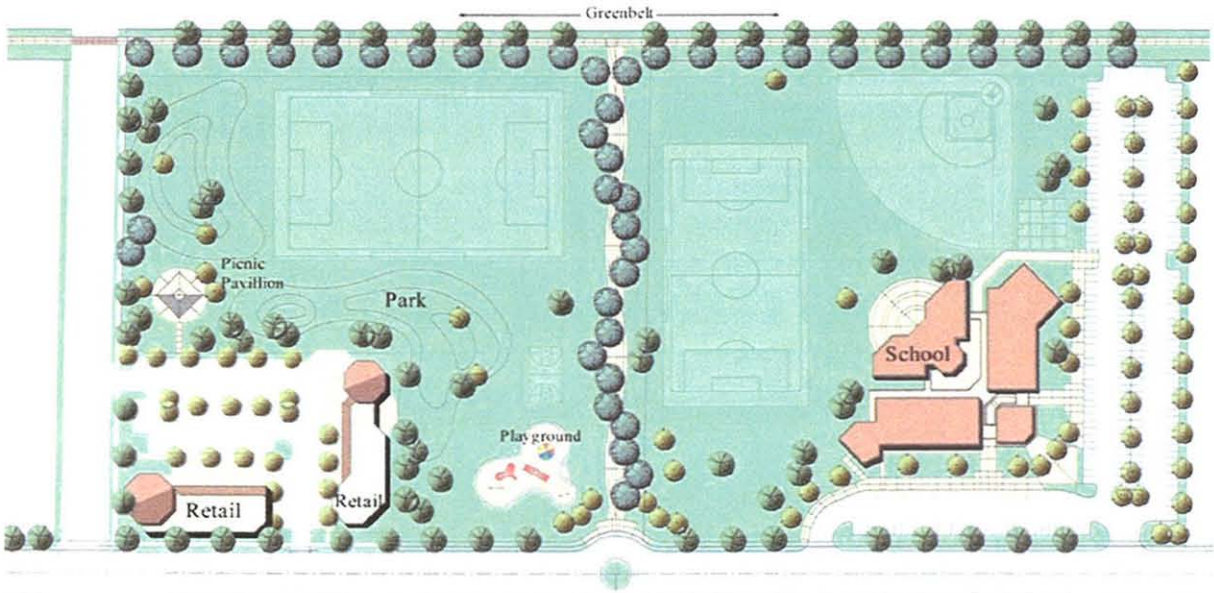
4.1 Architectural Design and Site Layout

Building and site design and layout shall be such that the following elements are defined:

a. Building shall be arranged on site to create outdoor "room or court yards with a prominent focal point. Exterior spaces shall provide shade during the summer and protection for wind and rain in the winter. (2.40.1)
b. Buildings on a site shall be linked visually through architectural style, colors, and materials, signage landscaping, design details such as light fixtures and the use of an arcade, trellis or other open structure.
c. Second story residential space is highly desirable and strongly encouraged. (2.43.2)
d. Overhangs and arcades shall be used along building facades and pedestrian circulation routes. (2.40.1)
e. Pedestrian circulation routes shall be defined and emphasized with textured paving landscaping and lighting.
f. Broad canopies shall be incorporated where appropriate to enhance the ambient environment.
g. Cool landscape plantings and use of water features are encouraged. (2.40.1) The use of landscaping and accent paving shall be used to beautify entrance ways as viewed from the street and surrounding neighborhoods.
h. Lighting shall be designed to create special points of interest and emphasize the primary design theme. (2.40.1)
i. Drive-thru facilities (banks, fast-food) must not face a public street, stacking areas for vehicles shall be screened from view and be designed as an integral component of the on-site circulation system.
j. All neighborhood commercial developments shall submit a comprehensive sign plan for approval.
k. A singular vertical design feature (e.g. clock tower, spire, bell tower, steeple, etc.) is strongly encouraged within each neighborhood commercial district. The landmark

shall be visible from a distance and shall be exempt form height requirements. Signage is prohibited on these features. (2.4.3)

l. Neighborhood commercial buildings shall be located at the street frontage or toward a pedestrian promenade or plaza area (2.41)
m. Public activity space shall be provided, such as seating areas, fountains, plazas, etc (2.42).
n. The site plan shall encourage for interaction with the park by providing outdoor public spaces with seating areas and possibly fountains.
o. Site plan shall indicate location of proposed well(s).
p. Buildings shall be oriented toward the street or pedestrian plaza area.
q. Large building masses shall be broken up by varying the plane of exterior walls in depth and by varying the height of the building.
r. "Generic" or "franchise standard" designs and colors are prohibited.
s. Neighborhood Commercial center shall be designed to ensure compatibility for joint park use. Site and Landscaping plans shall be reviewed by the Park and Recreation Department for landscaping consistency and parking layout / use requirement.

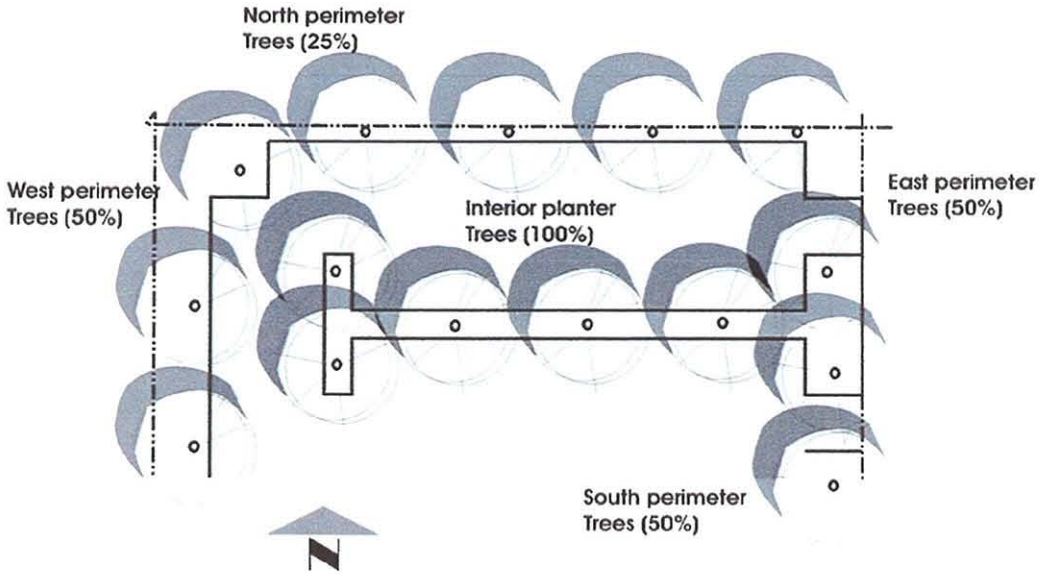


Neighborhood Center Concept Drawing

4.2 Vehicle Access, Circulation and Parking

a. Each site shall provide <u>no more</u> than the minimum number of parking spaces required by the Zoning Ordinance. (2.37)
b. Off-site and street parking may be used to satisfy the parking requirement. (2.37)

c. Shared parking arrangements are encouraged. In consideration of shared parking, location and demand, parking space requirements may be reduced at the discretion of the Community Development, Director.
d. Parking must be subordinate to the buildings and screened from the street by buildings or landscaping.(2.37)
e. Compact parking spaces, when provided, shall not exceed twenty percent (20%) of the number of required parking spaces, and should be dispersed throughout the parking lot, not concentrated or grouped in one area.



f. Fifty (50) percent parking lot shading shall be achieved within 15 years. Replacement trees shall be required if tree injury or death occurs (2.15). Parking areas shall be landscaped both on the interior and around the perimeter. Parking areas shall be planted with shade trees at a ratio of one (1) tree for every three (3) spaces. However, there should be flexibility to this requirement to reflect site constraints.
g. Common driveways that provide access to more than one commercial site are encouraged and shall be utilized whenever possible.
h. Loading areas should be located at the rear of a building where they will be screened from view and where noise, odors and other potential nuisance impacts to surrounding properties may be minimized. Access to loading and storage areas should be incorporated into the circulation plan for the site and should provide separation from pedestrian and auto circulation.

4.3 Pedestrian/Bikeway Access and Circulation

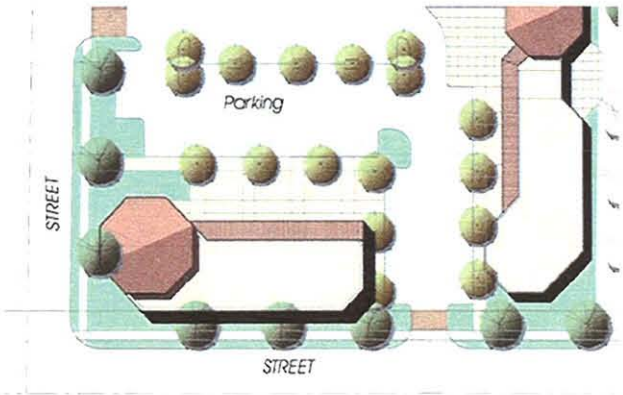
a. Bicycle racks shall be provided for all commercial projects at a minimum ratio of 10 percent of the vehicular parking spaces. (2.38)
b. Bicycle racks or lockers shall be located in

highly visible and convenient areas, but shall not obstruct the pedestrian walkways. (2.38)

c. Off-Site pedestrian circulation shall consist of continuous pedestrian walkways in the public right-of-way or designated landscape corridor.
d. Walks shall align with the street curb as needed at intersections, driveways, public transit turn-outs and site access walks. In all other circumstances, walks shall run parallel to the street and be separated by a designated landscape setback.

4.4 On-site Pedestrian Circulation

a. Site layouts shall be designed to provide pedestrian access from the street to the main building entrance and all pad building entrances.
b. Pedestrian access shall be clearly defined by a sidewalk with a width of six unobstructed feet. Accent paving materials at entry or transition points is required.
c. Building entry zones shall be clearly defined through the use of elements such as accent paving, accent planting, color pots and bollards.



4.5 Screening & Fencing

a. Commercial sites that abut single-family residential properties shall use fencing and landscaping to screen adjacent residential areas along the boundary except at pedestrian access points. (2.39)
b. Fence materials and colors shall complement the building design and the prevailing materials and design in the vicinity of the project.
c. Materials and finishes shall be durable and easily maintained, resistant to graffiti and water staining, and be able to withstand the local climatic variations.
d. Fencing between commercial uses and open space is not permitted.

4.6 Storage

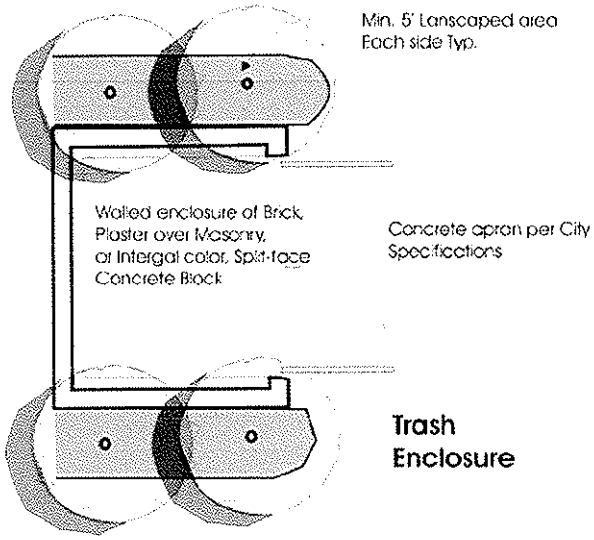
No outdoor storage in commercial areas is allowed.

4.7 Loading and Service

a. Loading and service areas for delivery or transfer of merchandise, and vehicle access to those areas, shall be located away from the storefront and general vehicle and pedestrian circulation areas.
b. Loading and delivery areas of commercial establishments shall be buffered from adjoining residential areas using location, design, or noise barriers as appropriate and aesthetically acceptable (2.40).

4.8 Trash/Recycling (2.35 (e))

a. All refuse containers shall be places within screened enclosures that are designed consistent with current City standards and located remote from main project entrances, main building entrances and circulation paths. Schematic of proposed enclosures shall be submitted to the Recycling Coordinator for approval.



b. Enclosures and containers shall be sized to accommodate the anticipated volume of refuse as well as recycling materials, but also centralize enclosures in situations where there are multiple buildings and/or users.

c. Enclosure materials and colors shall be complimentary to the building materials and finishes.

d. Trash enclosures shall allow for a minimum five foot landscape buffer on all non-accessible sides.

4.9 Energy Efficiency (2.36)

a. In addition to State required (Title 24) energy efficiency, the following building component measures shall be utilized to achieve high energy efficiency:

- Furnaces shall be low emission units
- Air conditioning systems shall:
  - Have ozone destruction catalysts; or
  - Be 10 percent more efficient than Title 24 requirements; or
  - Have a minimum SEER rating of 12.

Dark roof materials shall not be used. Energy Star labeled and/or light colored or reflective roofing materials are encouraged. The most feasible available communications wiring shall be required to enable connection to available state-of-the-art communications systems and services. This may require fiber optic lines. A determination of satisfactory implementation of this requirement shall be made by the Community Development Director.

5.0 SPRING LAKE VILLAGE CENTER

The Spring Lake Center is an approximately 10 acre site consisting of a park, commercial center, and a fire station. The concept envisions a commercial center with businesses that serve the nearby residences and interact with the Central Park. The village center will serve as the public activity space with ample room for formal and informal community activities and events, open-air markets, and seasonal celebrations. It will function like the City square in traditional communities. In addition to the Neighborhood Commercial standards described in Section 4.0 of the SLSP Design Standards, the Spring Lake Village Center shall include the following design standards:

5.1 Site Design

a. The site shall be designed to encourage pedestrian access using non-vehicular forms of circulation.
b. Vehicle parking shall be located so as not to detract from the desired streetscape or orientation to the other activities in the Spring Lake Center. Parking must be subordinate to the buildings.
c. The site plan shall allow for interaction with the park by providing active public spaces.
d. In addition, the commercial center should incorporate a minimum 10,000 s.f. plaza with permanent bench seating and pedestrian scale lighting. Colorful banners and planters filled with seasonal flowers are encouraged.

5.2 Building Design

a. Building shall reflect a pedestrian scale, and utilize a variety of surface textures and articulation.
b. Large building masses shall be broken up by varying the plane of exterior walls in depth and by varying the height of the building.
c. Multiple buildings shall be designed with a consistent architectural theme that employs elements to visually unify the buildings and signage.
d. "Generic" or "franchise standard" designs are prohibited.
e. Second story residential or office space is highly desirable and strongly encouraged.

Spring Lake Village Center Plan

Spring Lake Village Center Concept Drawing

6.0 STREET DESIGN

Common Design Objectives

The SLSP provides for a safe, efficient, mobility for all residents through the development and maintenance of a comprehensive transportation system. Street trees, separated sidewalks, street lamps and special paving and intersection design shall promote residential scaled, aesthetic streetscape and reinforce pedestrian activity.

Design Standards

6.1 Street Lighting (2.22.2)

a. Street lighting within neighborhoods and "public use" areas shall be pedestrian scale and limited to traditional style fixtures provided with cut-off reflectors.

b. Light standards shall be the same historical fixture throughout.
All fixtures shall be Valmont historic looking poles:
Pole 6063 Alloy Aluminum
Mast Arms (when needed) XAX-2-180
Base assembly BCAC, Renaissance
Luminaire top RGC2 C SF ARU MD7 BS6 with high-pressure sodium lamp.

c. Height of street lighting shall be as follows:
- Along arterial lighting shall not exceed 26 to 30 feet in the median, or 20 feet along the street side landscaping adjoining sidewalks.
- Along collectors height shall not exceed 20 feet in height.
- In residential, neighborhood commercial areas, greenbelt and trail connections height shall not exceed 14 feet.

d. Controls shall not be high visibility or in prominent locations such as at intersections.

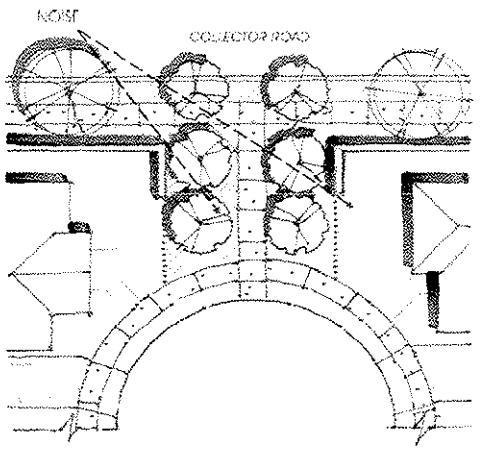
e. Security lighting or other bright area type lighting must use cut-off luminaries so the light source is not visible from adjacent properties.

f. Wall packs and mercury vapor lights are expressly prohibited.

6.2 Walls

6.2.1 Masonry Walls

a. Walled neighborhoods or subdivisions are highly discouraged and are to be avoided in favor of any feasible alternative. Where determined by the City to be necessary, berms supplemented with landscaping or alternatively berms with low walls, rather than full walls shall be used. The SLSP recognizes that an 8-foot noise wall or wall/berm combination will be necessary along CR 102 and along SR 113. This will



BREAK IN SOUND WALL

be an attractive masonry wall with at least two contrasting colors/textures of brick. The wall shall have a masonry cap along the top, with capped masonry columns every 30-feet (minimum) on center (2.32).

b. Sound walls shall have a rhythm rather than a single monotonous design. Contrasting pilasters shall be provided at a maximum of 30 feet on center, and the wall shall be topped with a masonry cap piece. Periodic entries help to minimize walking distance, connecting bike paths along major roads.
c. A minimum of two pedestrian openings onto the bikeway will be required along the stretch of CR 102 from Gibson to Parkway, and from Parkway to CR 25A. Fencing shall allow pedestrian (resident) ingress and egress to the project site.
d. Landscaping shall be used in combination with walls that covers or screens at least 50% of the wall within three years. Berms along walls shall be used to soften "walled" look and create the appearance of walls no taller than 6 feet. Landscaping shall be incorporated in addition to berms to soften the "walled" look.

6.2.2 Privacy Walls

a. Privacy fencing shall be constructed of an alternative wood product (ie. fiberboard) and shall not exceed 6'-0" in height. Face panels are 1 x 6 alternating from side to side w/ 1' overlap. There shall be 1 x 4 trim on each side, both top and bottom. Fence is to be topped off with a 2 x 6 continuous cap. All fencing shall be treated with a solid body stain with color as approved through design review.
b. Privacy walls are only allowed on Pioneer and Parkway (arterials) where residential lots back onto street.
c. Materials used for privacy fencing shall be approved by the Public works Department.

6.3 Streetscape Landscaping

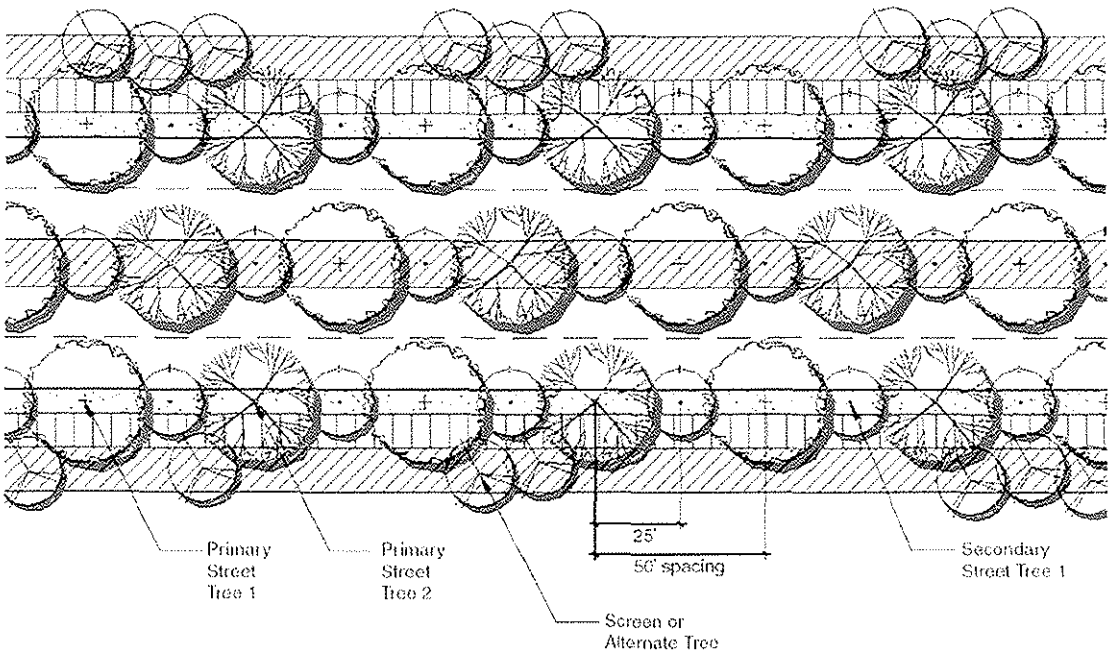
All landscape planting along street frontage shall be in accordance with the City of Woodland Municipal Code in addition to the following standards:

a. Trees planted along the street frontage shall replicate neo-traditional streetscape design with tree planted in a linear fashion (straight line), not haphazardly placed.
b. Trees and shrubs planted at all intersections and driveways shall be selected and located to maintain a safe sight line distance.
c. Plant materials for streetscapes shall be selected and located to avoid conflicts with the underground or above ground utility lines and easements and services and equipment.

d. Street lights are required to have a clear zone to provide maximum lighting and related public safety.
e. Landscape strips along local street shall be maintained by the fronting or side-on property owner. Landscaping within these strips shall remain consistent with the original plantings and shall not be paved or converted to other uses (2.35.6).

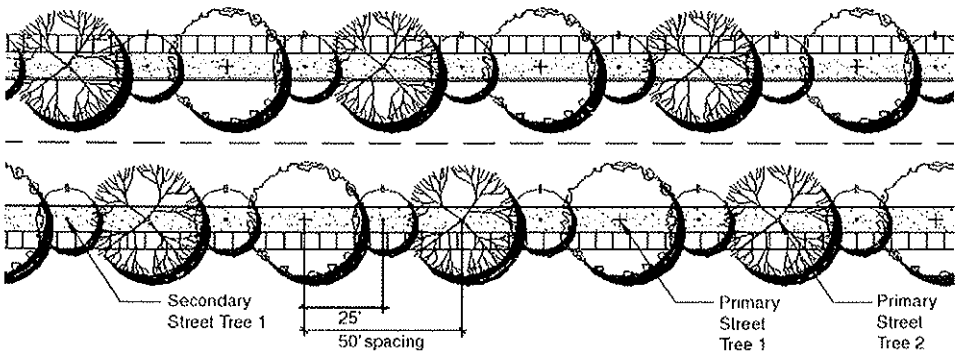
6.3.1 Street Trees

a. The principal role of trees within the roadway corridors is to differentiate the street from the private garden, and to provide the unifying element within the neighborhood. Residential gardens reflect a high degree of individuality. The street however, is a public space. Therefore, street planting shall require a larger-scaled landscape relating to the street corridors and the auto travelers. The repetition of similar trees along one street achieves continuity.
b. Within neighborhoods, dominant street trees shall be planted to provide shade and create a canopy. *The Master Tree and Plant List*, *Street Tree Plan*, and *Streetscape Tree Matrix*, and *Primary and Secondary Tree Descriptions* in the appendix of this document identify street trees for use on all roadways within the plan area, and standards for spacing of trees to achieve maximum community benefit as early as possible.



TYPICAL ARTERIAL TREE SPACING PLAN

c. The goal of the primary street tree is to prove a large canopy with majestic shape. The goal of secondary street trees is to provide color, variety and accent. The following shall be applied for primary and secondary street trees placement and selection:
   - Two primary street tree species shall be defined and space 50 feet apart.
   - Median and landscape strips primary trees shall be off-set (staggered).
   - Primary street tree placement shall be alternate between the two selected species.
   - Secondary species shall be selected from the approved list. A minimum of two species shall be selected.
   - Only one secondary species shall be placed (alternated) between primary street trees in the median and the landscape strips.
   - Secondary street trees may be clustered in areas other than the median and street side landscape strip. (See Street Tree Plan)



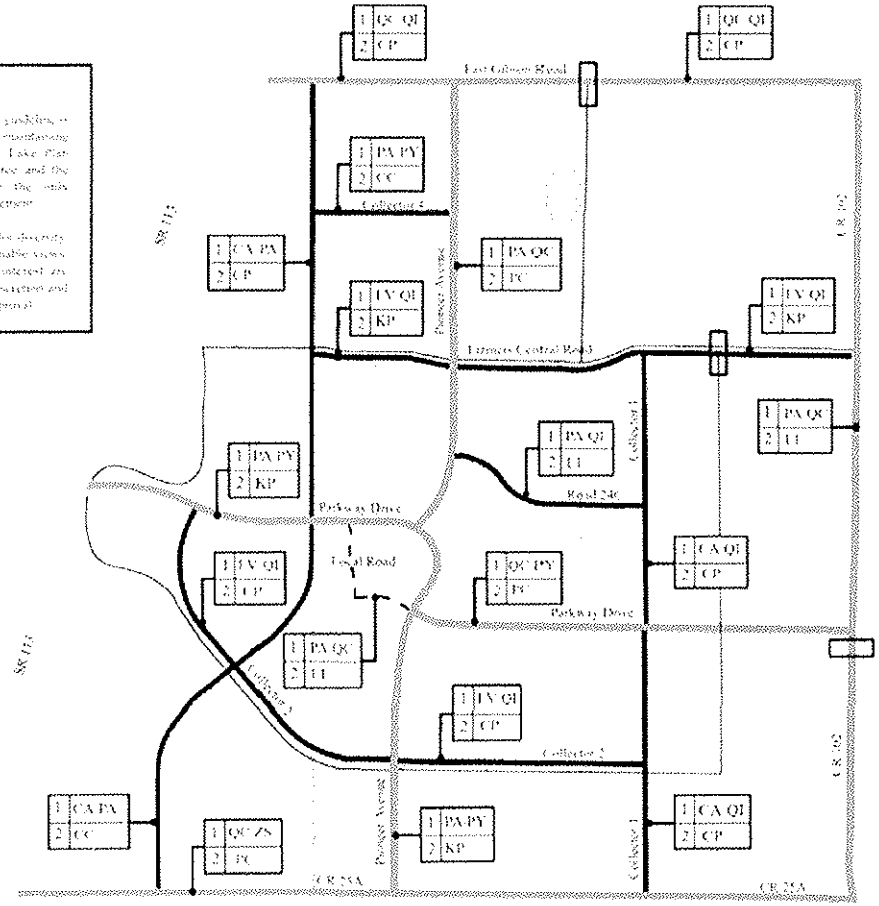
TYPICAL COLLECTOR TREE SPACING PLAN

STREET TREE PLAN

Street Tree Map

The street tree element of the guidelines is developed with the purpose of maintaining continuity within the Spring Lake Plan Area. The Primary Street Tree and the Secondary Street Tree are the only required vegetation unifying element.

The use of subsidiary trees for diversity, screen trees to buffer objectionable views and accent trees for added interest are encouraged at the designers discretion and with the City of Woodlands approval.



1 PA PY / 2 KP	Primary Street Tree(s) / Secondary Street Tree
	Overcrossing
	Freeway
	Arterial
	Collector
	Local
	Greenbelt

CA	*Celtis australis* – European Hackberry
CC	*Cercis canadensis* – Eastern Redbud (Standards)
CP	*Crataegus phaenopyrum* – Washington Hawthorn
FV	*Fraxinus velutina 'Rio Grande'* – Fan-Tex Ash
KP	*Koelreuteria paniculata* – Golden Rain Tree
LI	*Lagerstroemia indica* – Crape Myrtle (Standards)
PA	*Platanus acerifolia 'Bloodgood'* – London Plane Tree
PC	*Pyrus calleryana 'Bradford'* – Flowering Pear
PY	*Pyrus calleryana 'Aristocrat'* – Aristocrat Flowering Pear
QC	*Quercus coccinea* – Scarlet Oak
QI	*Quercus ilex* – Holly Oak
ZS	*Zelkova serrata* – Japanese Zelkova

6.3.2 Shrubs

a. Shrubs shall be placed away from the street, close to houses or community fencing. Plant palettes shall be compatible and compliment each other throughout the neighborhood and should help to differentiate the street from the private garden.
b. Choose shrubs that will not overgrow space or require unnecessary maintenance.
c. Evergreen foliage covers shall be used in large shrub areas and flowering evergreen and seasonal color in areas of entry and accent.
d. Mounding is encouraged wherever possible for screening, aesthetics and if existing soil conditions are poor.

6.3.3 Lawn (2.22)

a. Residential front-yard landscaping is encouraged to be designed to be less dependent on regular watering and the effects of periodic drought that occurs with local climate. The use of lawn is encouraged to be treated as an accent in landscape plans and not the main groundcover for residential front yards.

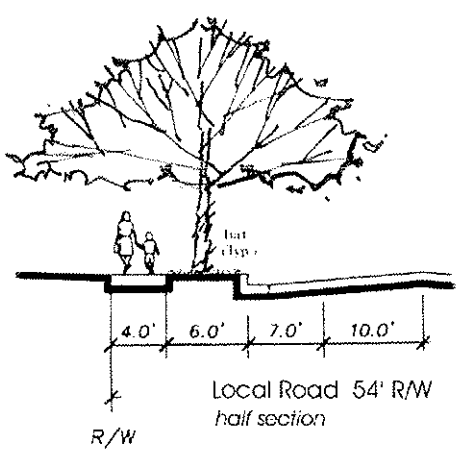
6.3.4 Water Use (2.22)

a. Drought tolerant plants are to be incorporated in all landscaping including residential front yards, open space, and to the extent possible, parks.
b. Xeriscape principles are required to ensure water conservation and compatibility of plants to the local climate.
c. State and local requirements for water use must be met.

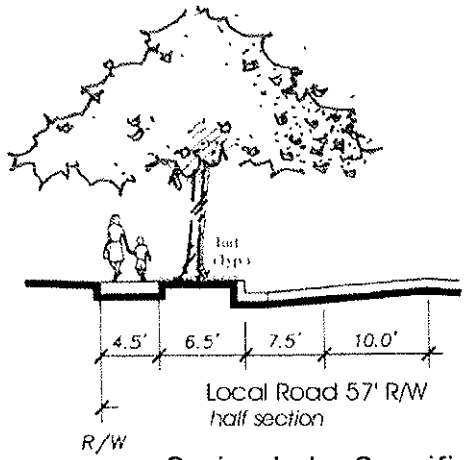
6.4 Local Roads (2.15.1)

All local roads shall achieve close to 100% canopy, by using trees with a drip line of 30 to 35' at maturity over a 34/35-foot pavement section. These trees will occur in either a 6, or 6.5-foot street-side landscape strip.

Local streets, per city standard will have either a 54, or 57-foot ROW. (Sections L1 and L2) Homes will front onto these roads. "Intensive" land uses (e.g. parks, schools, apartment complexes) must feed onto a 57-foot local street, not onto a 54-foot local street. Cul-de-sacs will occur only on 54-foot ROW local roads.



Local Road 54' R/W
half section



Local Road 57' R/W
half section

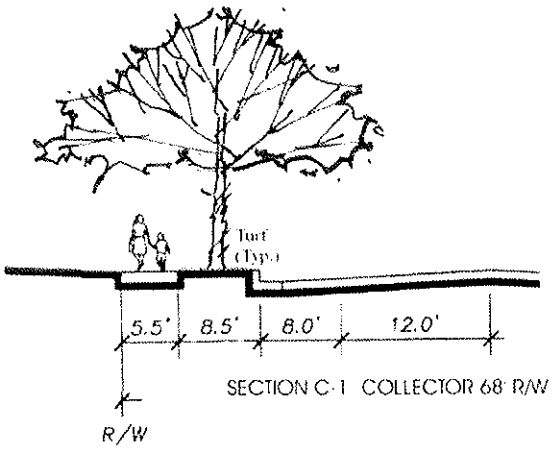
6.5 Collectors

Features of the standard collector road (Section C1) will be a 68-foot right-of-way, and 8.5-foot street-side planter strips planted with turf and a designated street tree.

In the Specific Plan Area, there are four standard collector roads:

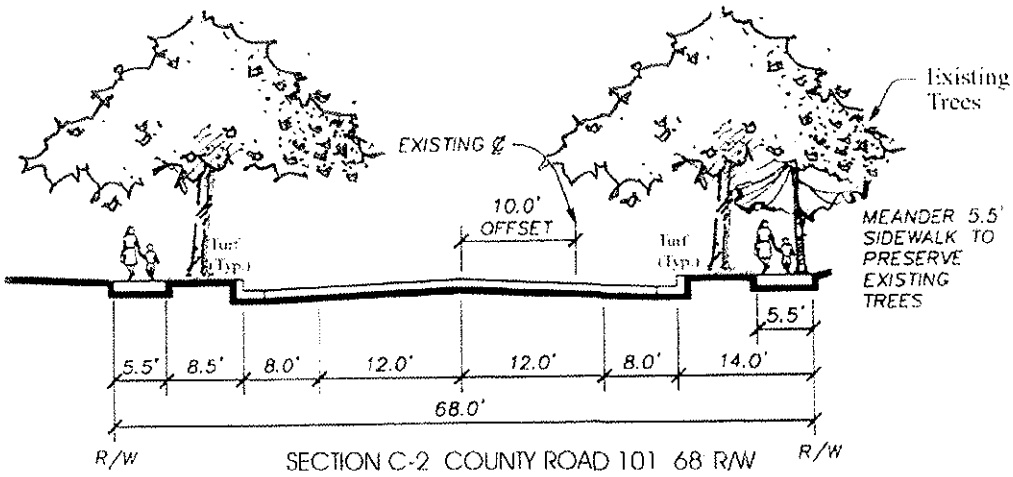
- CR 24C extending east from Pioneer to Collector 1.
- Collector 1 extending south from the midpoint of the College south border to CR 25A.
- Collector 4 extending west from the high school/middle school property line to CR 101.
- One segment of Collector 2 from Pioneer Drive midway to CR 101.

Specific traffic calming features shall be determined on project by project bases, depended upon recommendation from individual traffic study. Landscape treatments for traffic claming features (e.g. round abouts) will be proposed and evaluated with the landscaping plans.



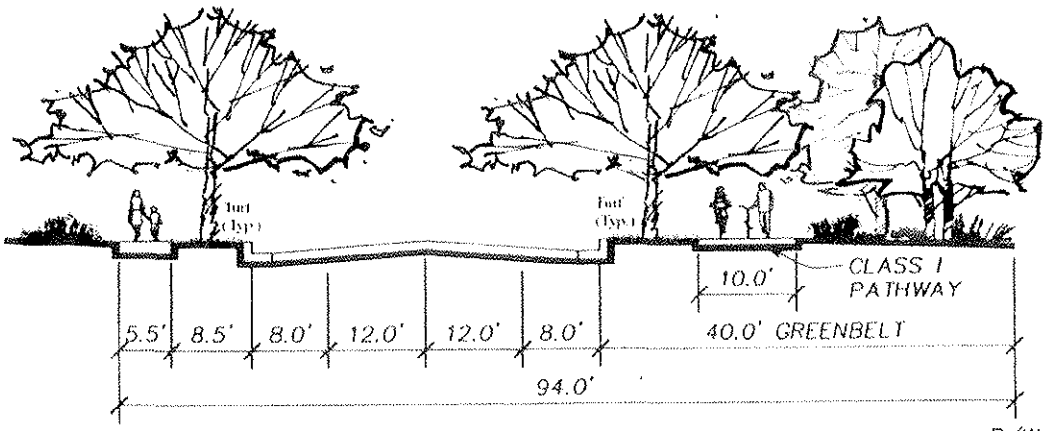
6.6 Collectors with Specific Conditions

County Road 101 is a collector road south of Gibson Road and extending to CR 25A. (Section C2) This 68-foot right-of-way section is shown approximately 10-feet off of centerline to the west.



In order to preserve existing trees along primarily the east side of CR 101, the 5.5-foot sidewalk will be an "offset meandering" sidewalk (See section: C2).

Where a standard collector street runs along the planned greenbelt system, (Section C3) these roadways will have a 94-foot ROW with a 40-foot greenbelt designation. On the non-greenbelt side of the street, an 8.5-foot minimum street-side landscape strip occurs with a 5.5-foot sidewalk behind the landscape strip. The opposite side of the street will have a 40-foot greenbelt (including 0.5-foot curb, 8-foot minimum landscape strip along the roadway, 10-foot pedestrian/bicycle path, and 21.5-foot landscape strip on other side of path). Greenbelt design is addressed further in the Public Facilities section of these Design Standards. In the Specific plan area, these collectors occur at two places. One segment of Collector 2, from Collector 1 east, to the midpoint between CR 101 and Parkway Dr.



Section C3: Collector with Greenbelt (94.0' R/W)

A segment of Farmers Central Road extending from CR 101 to Pioneer Avenue also runs alongside the greenbelt.

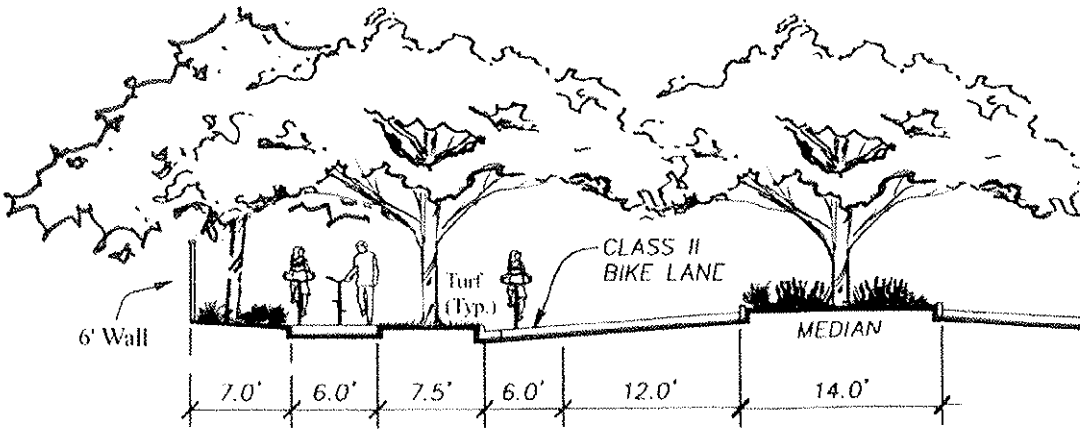
Farmers Central Road extending from Pioneer to CR 102 is adjacent to a low flow drainage channel along the north side of this roadway. (Section C4) The entire cross-section along this segment will have a 10-foot pedestrian/bicycle Class 1 pathway located on the top of the south bank, with trees and other landscaping along the slope. There will be a 4.5-foot sidewalk on top of the south bank, with trees and other landscaping similar to the Arboretum at UC Davis.

6.7 Arterials

Arterial roads shall achieve close to 100% canopy using trees with a drip line of 30 to 35' at maturity over a 30-foot pavement section on either side of the required medians.

a. All arterial roads, whether they consist of 2 or 4 lanes, have a 14' center median.
b. Homes may not front on any arterials.

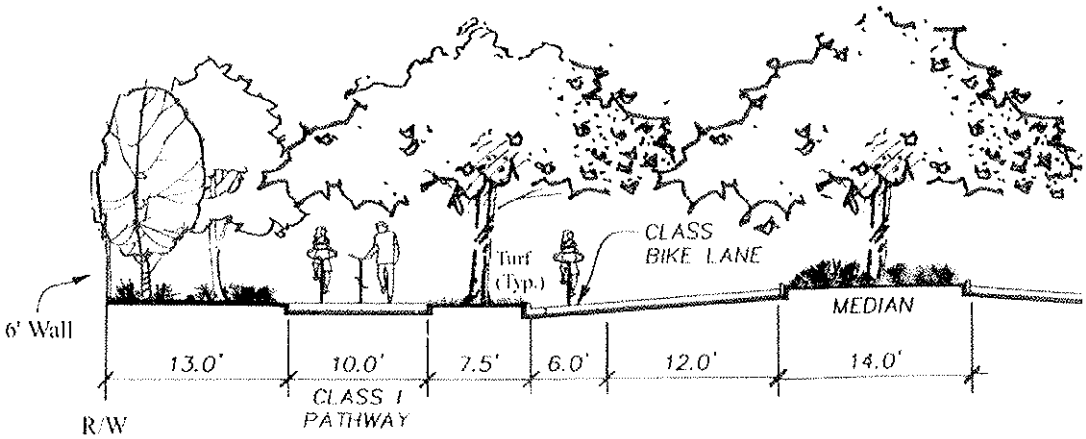
The southern segment of Pioneer Avenue from Parkway to CR 25A is an example of a two-



SECTION A-1 2 lane Arterial 91' R/W

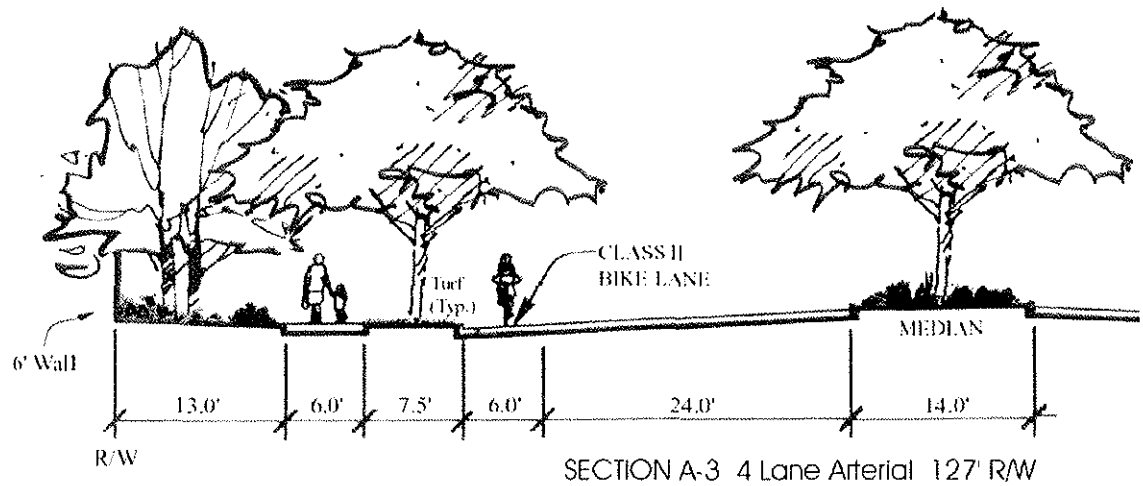
lane arterial that will have a 20.5-foot landscaped area on each side. (Section A1)

Two-lane arterials that contain an off-street pathway will have 30.5-feet on each side designated for landscaping and a 10-foot pedestrian/bicycle path. (Section A2) The segment of Parkway Drive from Pioneer Avenue to CR 102 is an example of this cross-section.



SECTION A-2 2Lane Arterial w/ off-street pathway 111' R/W

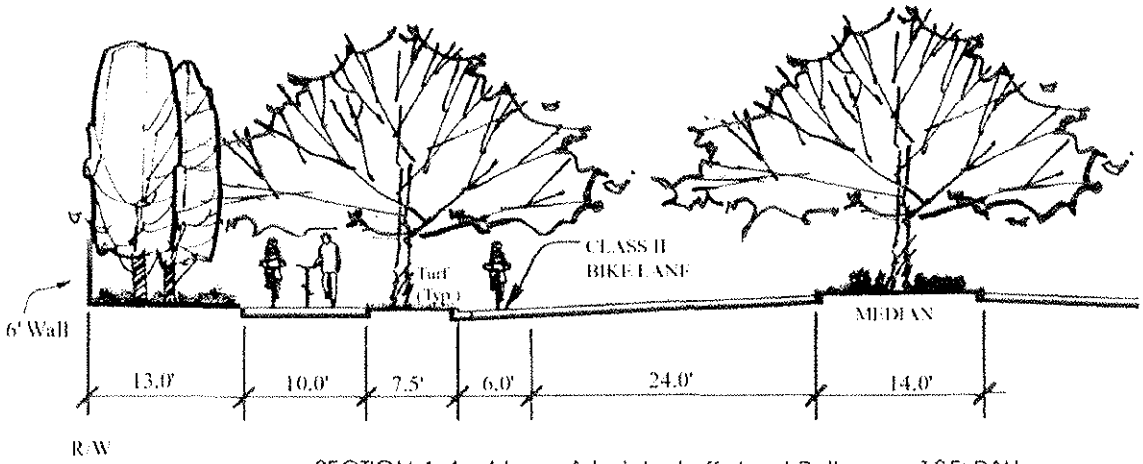
Pioneer Avenue from Gibson Road to Parkway is an example of a four-lane arterial that will have a 26.5-foot landscaped area on each side. (Section A3) It should be noted, that the sidewalk along the frontage of the middle school and high school shall be a minimum of 10-



SECTION A-3 4 Lane Arterial 127' R/W

feet in width, leaving a 9-foot strip of landscaping between the sidewalk and the school properties.

Four-lane arterial sections that contain an off-street pathway, will have a 30.5-feet on each side designated for landscaping and a 10-foot pedestrian/bicycle path. (Section A4) The segment of Parkway Drive from SR 113 to Pioneer Avenue, is an example of this cross-section.

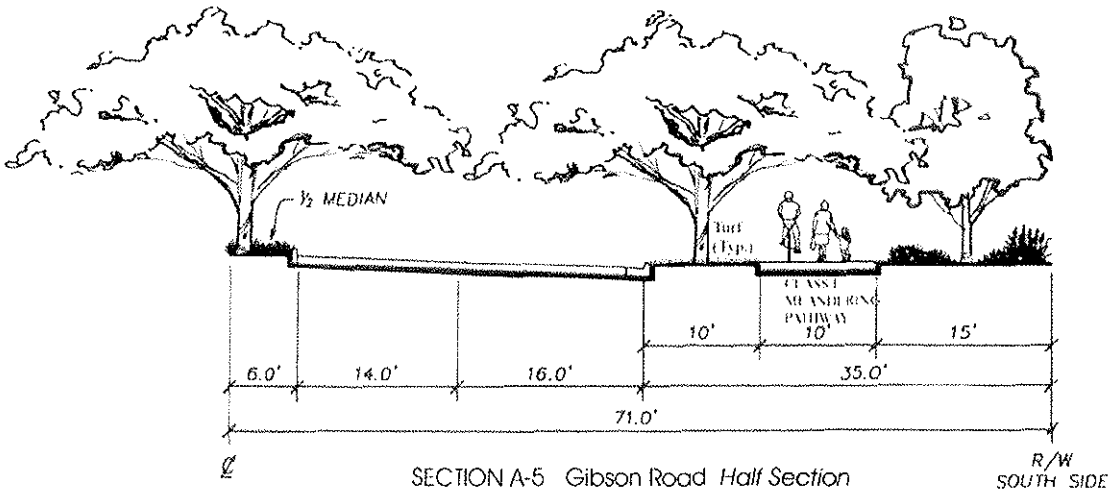


SECTION A-4 4 Lane Arterial w/ off-street Pathway 135' R/W

6.8 Perimeter Roads

Gibson Road, CR102, and CR25A form the plan area's perimeter boundary on three sides. These roads are designated with special landscaping features as they are considered a transition zone into other neighborhoods or land uses. Each cross-section of these three roads includes a large landscaped parkway to create a "buffer" around the Plan area.

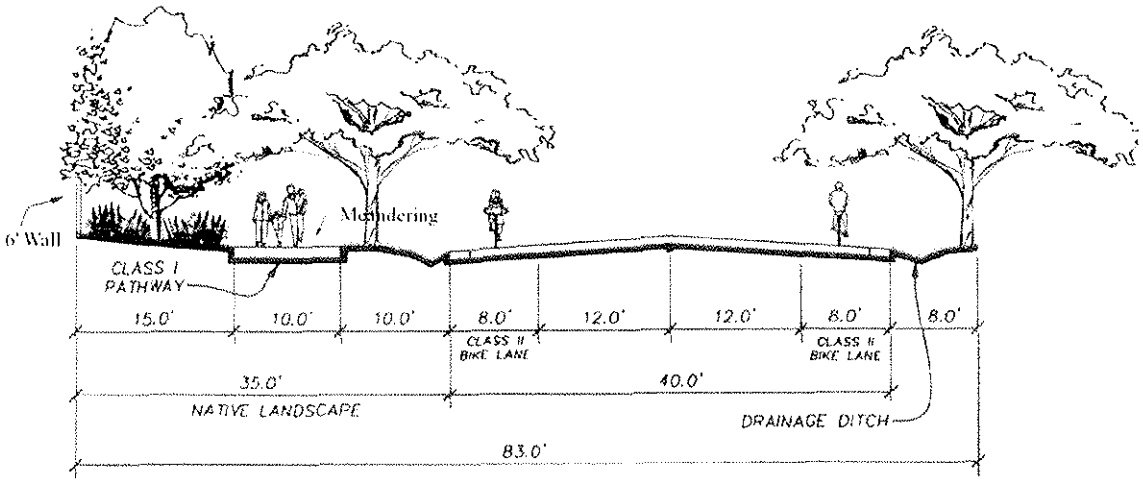
a. A 35-foot landscaped area that includes a 10-foot meandering Class 1 pedestrian/bicycle path will occur on the south half of Gibson Road, and the west half of CR 102. (Sections: A5 & A6)



SECTION A-5 Gibson Road *Half Section*

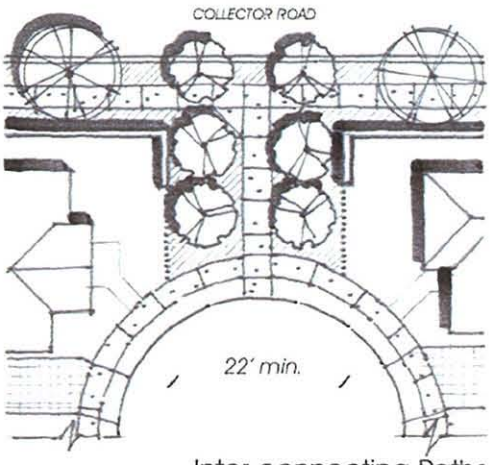
b. In the Specific Plan, CR 25A is given special treatment because it forms the "urban edge" that transitions to the agricultural land south of the Plan boundary.

c. A 35-foot landscaped parkway is required as a part of the right-of-way along the north side of CR 25A. (Section A7) It will be heavily planted with an "informal" layout of trees, shrubs, and ground covers that reflect the transition from urban to rural.



SECTION A-7 County Road 25A 83 R/W

d. The 10-foot Class 1 pathway that meanders along the North side of CR 25A will be composed of decomposed granite.
e. There will be no curb, gutter, or sidewalk on either side.
f. Landscaping on the south side will consist of an open drainage ditch and supplemental plantings with an emphasis on drought-tolerant species with low maintenance characteristics.



Inter-connecting Paths

6.9 Inter-Connecting Walks and Pathways

a. Inter-connecting walks and pathways shall be a minimum of 25 feet wide and landscaped.
b. Landscaping shall clearly define boundaries and protect the privacy of abutting residential uses.
c. Lighting shall be pedestrian scale as describe in Section 7.1.

6.10 Bicycle Circulation

a. All arterials shall have on-street striped bicycle lanes.
b. Some collectors may be designated as a "bike route" (unmarked on-street bicycle routes) as the City periodically updates its Bikeway Master Plan.
c. An off-street path "loop" system shall also be provided along specified roadways and within greenbelts identified on the land use map and in the SLSP Section 4.0 (Circulation) that connects the Plan area with the rest of the City and that connects major focal points, schools, and parks within the Plan area, to the greatest feasible extent (2.14).

6.10 Alleys

Alleys are encouraged within Plan area. Standards will be developed at the subdivision level as a part of the subdivision design, specific design standard are addressed in Section 2.2.3 of this document (2.22.4).

6.12 Roundabouts

Roundabouts should be viewed as significant design features and shall incorporate design elements as such. Roundabouts shall be landscaped per City standards.

7.0 PUBLIC FACILITIES

Common Design Objectives

The Spring Lake Specific Plan designates 28 acres for park use within the plan boundaries. Three 8-acre neighborhood parks and one 4-acre central park are intended to become the focal point of the entire Specific Plan community. The Specific Plan already identifies a facilities program for each park in the development.

The Spring Lake Specific Plan requires compliance with the city's Parks Master Plan and general park regulations. The Parks Master Plan is available from the City of Woodland's Parks, Recreation, and Community Services Department

Design Standards

Open space shall be treated as an integral element of the overall land use. The built environment shall provide visual orientation and pedestrian/bicycle access to open space. Projects adjacent to open space should be designed to protect the integrity and function of the open space area (2.54).

Public and quasi-public uses shall each include a singular horizontal architectural feature (e.g. a public fountain, statue or sculpture, mural or other art piece, plaza, etc.) as a special landmark. The landmark shall be visible at the pedestrian scale. Signage does not satisfy this requirement (2.52).

7.1 PARKS

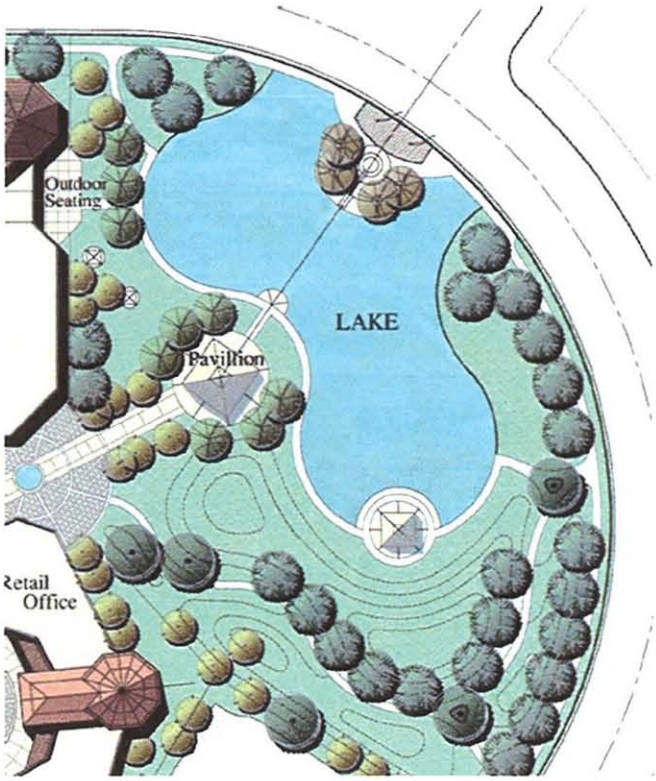
7.1.1 Neighborhood Parks

The three neighborhood parks (A, B, and C) will mainly serve the population that is within a one-half mile radius of each park. This central location requirement allows easy accessibility, and a safe distance for walking and biking. These parks are a core public feature for each of the neighborhoods.

Each neighborhood park site will be 10-acres which is consistent with the City's park size standards. However, 2-acres of each site will be designated for a small neighborhood-serving commercial node offering office and retail space. The remaining 8-acres will be developed primarily for active recreational activities including field games, court games, playground apparatus, picnic tables, and open play areas. The Parks Master Plan lists specific program elements and facilities that could be included in the design and implementation of the three anticipated neighborhood parks.

Each neighborhood park is located adjoining an elementary school. Because schools have their own recreational activities, the adjacent parks will not be oriented exclusively to the needs of school age children. They will contain facilities that serve a wider range of neighborhood residents, including tot lots for pre-schoolers, facilities for basketball and/or other court sports for older children and adults, and ornamental and/or community gardens oriented to adults and seniors.

7.1.2 Central Park



The Central Park falls under the category of "special use" in the Parks Master Plan. It will be designed to meet the vision of a community focal point as described in the Specific Plan. It is planned to be a 4-acre facility for a variety of community-based functions and uses and shall be designed to include or accommodate: a plaza, a landmark fountain or public art feature, a community lake or pond, fresh produce market, small grass amphitheater, etc.

It is anticipated that parking for the Central Park will be provided at the Spring Lake Center in a shared arrangement, in addition to on-street parking. There will be no parking within the park. The Central Park is required to be developed at the same time as the Fire Station.

7.1.3 Mini-Parks

Mini-parks are encouraged as subdivision features, and may be eligible to receive parks credit. (2.51) Mini-parks will be developed for passive recreation activities and may include walking paths, benches, picnic tables, tot lots, and play equipment. Mini-parks are intended to serve the immediate neighborhood(s) and shall be maintained by a special financing district or some other mechanism other than the City general fund.

7.1.4 Sport Parks (2.48)

The Sports Park design and construction shall be subjected to a Conditional Use Permit process. The sports park shall be available for use (including turf, temporary restrooms,

and fields), no later than build-out of the Specific Plan. The sports park shall be fully developed (lighting, concessions, permanent facilities, etc.) in conjunction with development of the Master Plan remainder area. To the extent that the Sports Park immediately adjoins residential uses the following shall be applied:

a. Active areas such as diamonds and bleachers, shall be located a minimum of 100 feet from residential property.
b. Park maintenance activities shall be limited to the hours of 6:00 am to 10:00 pm on weekdays.
c. All park equipment using internal combustion engines shall be properly muffled in accordance with manufacturers specifications.
d. The public address system shall be designed and tested so as not to generate noise levels in excess of 50 dB Leq during the day or 45 dB Leq between 10:00pm and 7:00am at the park boundaries. Consideration should be given to increasing the number of speakers and using lower volume settings, and on focusing the speakers on the spectator areas, away from residential uses.
e. Noise barriers shall be used where appropriate to break line of sight between field activities and residential backyards, where adjacent to residential property.
f. Prior to occupancy of first residential unit adjoining the Sports Park to the north, park/field lighting shall be installed or the land shall be prominently signed in all directions disclosing the intent to utilize night lighting as well as other features of the park (e.g. amplified sound, intense recreational usage, hours of operation, etc.).
g. Lighting shall be directed away from residential areas, and/or shielded.

7.2 Greenbelts, Walks, and Trails

A linear system of greenbelts, bicycle pathways and trails linking the plan area's neighborhoods with the park facilities, schools, and village commercial centers. Lighting and safety measures shall be included. As part of the link system, the Farmers Central channel shall be designed and renovated for use as a recreational/open space corridor along its banks.

a. The off-street pedestrian/bicycle loop pathway system (including greenbelts) shall be completed in conjunction with adjoining development and/or street improvements (2.58).

b. Greenbelts and bicycle pathways shall be designed to accommodate emergency vehicle and maintenance vehicle access, when no other reasonable access is available for purposes of patrol, rescue, fire suppression, and maintenance. Appropriate security features shall be provided including low-wattage lighting, call boxes where appropriate, directional signage, and signage indicating location (2.56).

7.2.1 Greenbelts (2.14)

There are over 4-acres of greenbelts that will complete a pedestrian/bicycle pathway system that connects every school and park in the interior plan area.

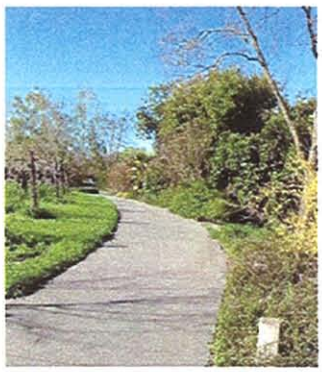
a. Greenbelts are required to be a minimum of 40-feet in width, unless the greenbelt runs alongside a park or collector road. In such cases, the greenbelt is only required to be 20-feet wide. (2.57)
b. Homes may not back onto greenbelts, but may side-on or front on these facilities.
c. Greenbelt landscaping is intended to be park-like, and include turf, trees, and landscaping that enhances the visual quality of the neighborhoods. The landscaping should also promote pedestrian and vehicular traffic safety by clearly distinguishing walkways and access points.
d. The pedestrian/bicycle loop will be a system of 10-feet wide Class 1 bicycle trails located within the landscaped parkway strips of designated roadways, and key greenbelt connections.

7.2.2 Parkway (2.20)

In addition to the extensive greenbelt system, a 35-foot wide landscaped parkway with a 10-foot paved meandering multi-use pathway, will "frame" the perimeter of the plan area. This parkway is required as a part of the road right-of-way, along the south side of Gibson Road, the west side of CR 102, and the north side of CR 25A.

7.2.3 Trails

Additional walks and/or trails are required at the subdivision level that will provide expanded opportunities for pedestrian and bicycle circulation where appropriate to connect to greenbelts, bicycle pathways, and other subdivisions. This includes pedestrian pass-throughs at the end of any cul-de-sacs. Refer to section 1.5, Subdivision Trails, for specific design regulations.



7.3 Overpass Features

7.3.1 Overpass

A planned vehicular and pedestrian/bicycle overpass of SR 113 over Parkway Drive is a critical feature of the Plan area circulation and the concept of maintained community connectivity. This overpass will be the main spine of the planned pedestrian/bicycle loop pathway connecting all parks and schools in the Master Plan area.

The overpass feature will require landscaping, decorative concrete casting, decorative security fencing, and historic lighting. The overpass is required to be built and operational at build-out of the entire Master Plan area.

7.3.2 Overcrossing

Within the bike trail system of the Spring Lake plan area, there are three bicycle/pedestrian overcrossings much smaller in scale than the overpass feature. (See Circulation Plan)

a. One overcrossing is near the intersection of Road 102 and Parkway Drive.
b. Another bicycle/pedestrian overcrossing crosses East Gibson Road at the end of the greenbelt area between the high school and community college.
c. The third overcrossing is a proposed footbridge that crosses the Farmers Central drainage channel and connects to the community college from the end of the greenbelt area in neighborhood "B." A 10-foot pedestrian/bicycle Class 1 pathway will be located on the top of the north bank, with trees and additional understory plantings. (Figure 8.3)

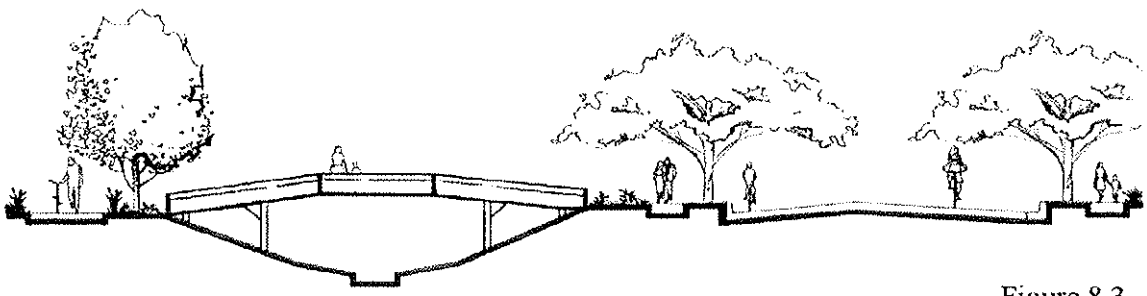


Figure 8.3

Farmers Central Channel and Road

7.4 Storm Drainage, and Detention

The proposed storm drainage plan consists of a system of collection and conveyance facilities, and off-site gravity flow channels that would convey run-off to new off-site detention ponds. On-site detention (interim or permanent) may be used to manage storm water run-off and will take the form of swales and basins that will serve as open space and for passive recreation use as well. Where appropriate, these facilities will be designed to be landscaped open space areas, accessible for passive recreational uses (e.g. trails, picnicking, etc.) and/or habitat. Since periodic storm water inundation is likely in these areas, the use of appropriate plant materials must be carefully considered.

Storm drainage and detention facilities will be designed to comply with the Storm Water Ordinance and the Strom Drainage Design Guidelines.

The Yolo County Flood Control and Water Conservation District has an open ditch (Farmers Central channel) through the Plan area that serves primarily as a supply canal for irrigation water. This multi-use open channel will be constructed from CR 102 westward, along the Farmers Central channel alignment. The manmade channel will be undergrounded from SR 113 east to Pioneer Avenue. East of Pioneer, along

the south boundary of the middle school, it will remain an open channel in its current location. All other storm water/flood facilities are located below ground or off-site.

The grade of the slope along the channel banks will be determined at a later point in the design stage but it will be conducive to landscaping. A 10-foot pedestrian/bicycle Class 1 pathway will be located along the north bank, and is planned to have trees and additional understory plantings. The banks will be planted with materials suited for erosion control and tolerant of periodic flooding. There will be a 4.5-foot sidewalk on top of the south bank, with trees and other landscaping. (Section C4)

7.5 School Facilities

School facilities (including the Woodland Community College) shall be designed to be compatible with surrounding land uses.

a. Ingress and egress shall be designed so as not to impede traffic flow on roadways.
b. Noise generating components (e.g. sports fields, play grounds, parking lots) shall be placed away from residential uses.
c. Directional lighting, landscaping, fences, or other barriers (e.g. berming) shall be used to shield neighboring residential uses from active school activities. The design of these features shall meet the requirements of the Mitigation Monitoring Plan.
d. Wherever possible, elementary school parking lots shall be located to allow for park-related use after hours and on weekends (2.44).

The high school site design shall orient activities to the southern end of the site to preclude impacts to Gibson Road.

a. Access to the high school shall be from a private drive off Pioneer Avenue to avoid impacts to Pioneer Avenue.
b. Frontage landscaping shall be consistent with this Plan and shall continue the theme and design installed in front of the college.
c. Special design treatment, including a "landmark" shall be implemented at the southeast corner of Pioneer Avenue and Gibson Road. Access to the pedestrian overpass from the school shall be provided (2.45).

7.6 Fire Station

a. The fire station shall be buffered from adjoining residential areas using location, design, or noise barriers as appropriate and aesthetically acceptable.
b. The design and orientation of the fire station is intended to follow neo-traditional design concepts/patterns. Additionally, the station shall be designed to accommodate one engine company and a daily staff of four persons. The station shall be about 5,000 square feet in floor area. The site shall accommodate apparatus parking pads in the front and rear of the station of approximately 80 x 40 foot dimensions which, with site improvements, will result in a "footprint area" for the new station of 20,000 square feet (6.28).

c. The station will be designed to include a community meeting room and to accommodate community-oriented safety programs that increase the interaction between the staff, the facility, and the neighborhood (6.29).

7.7 Neighborhood Commercial within Neighborhood Parks

The following applies to the 2-acre neighborhood commercial land designated within each neighborhood park:

a. The 2-acres is a maximum. Actual neighborhood commercial development may be less, but not more.
b. The exact location and layout shall be determined at the time of the land division that creates the park and surrounding residential lots.
c. The mechanism for ownership, interim use and maintenance, and development, shall be specified at the time of the land division (e.g. via a Development Agreement) to the satisfaction of the City.
d. If development is not underway (e.g. at a minimum, submittal of an application) within one year after the park has been accepted by the City, the owner must "green", irrigate, and maintain the acreage to the satisfaction of the Community Development Director, and place prominent temporary signage at the site that identifies it as "Future Site of Neighborhood Commercial" or acceptable equivalent. Fencing of the area is permitted.
e. Land designated neighborhood commercial in this Specific Plan shall remain as such unless it remains undeveloped by Plan build-out (2015), at which time, if demonstrated to be infeasible as zoned, it may be rezoned for park use only.

7.8 Fencing

Fencing of public and quasi-public uses shall be minimized to the greatest feasible extent, and shall only be utilized where security or safety dictates.

a. Fencing shall be comprised of attractive masonry and/or iron materials, and shall be complementary to the neighboring or desired architecture and design of the area.
b. Chain link fencing and/or razor-wire are not allowed within the Specific plan area (the Monroe Detention Center and well sites are exempt from this requirement).
c. The use of chain link for recreational purposes within parks (e.g. back-stops; tennis courts) shall be allowed.
d. Fencing shall not impede intended accessibility and/or mobility through or about an area.

For the majority of median trees the designer shall use the designated Primary Street Tree. (Refer to the Street Tree Plan).

Use of accent trees is encouraged at the median ends. Refer to the "Accent Tree" section of this Master Tree List & Plant List.

Spring Lake
Master Tree & Plant List

Primary Street Trees

(The "Primary Street Trees" are to be used in the landscape corridors, parkway strips, and medians) These trees are the required species per the City of Woodland "Master Street Tree List".

CA *Celtis austrailis*
European Hackberry

FV *Fraxinus velutina "Rio Grande"*
Fan Tex Ash

PA *Platanus acerifolia 'Bloodgood'*
London Plane Tree

PY *Pyrus c. 'Aristocrat'*
Aristocrat Flowering Pear

QC *Quercus coccinea*
Scarlet Oak

QI *Quercus ilex*
Holly Oak

ZS Zelkova serrata
Sawleaf Zelkova

Secondary Street Trees

(The "Secondary Street Trees" are to be used in the landscape corridors, generally between the sidewalk and soundwall, fence, or interior parking lot curb).

CD *Cedrus deodara*
Deodar Cedar

CA *Celtis australis*
European Hackberry

NS *Nyssa sylvatica*
Tupelo

PC *Pinus canariensis*
Canary Island Pine

SS *Sequoia sempervirens 'Soquel'*
Coast Redwood

CP *Washington Hawthorne*

PC *Prunus c. 'Krauter Vesuvius'*
Flowering Plum

CC *Cercis Canadensis*
Eastern Redbud

Accent Trees (Color or Form)

Cercis canadensis (Standards)
Eastern Redbud

Carpinus betulus 'Fastigata'
Pyramidal European Hornbeam (for strong upright form)

Crataegus phaenopyrum
Washington Hawthorn

Koelreuteria paniculata
Golden Rain Tree

Lagerstroemia indica sp. (Standards)
Crape Myrtle

Nyssa sylvatica
Tupelo (for upright form & color)

Pyrus c. 'Aristocrat'
Aristocrat Flowering Pear

Prunus c. 'Krauter Vesuvius'
Flowering Plum

Accent: Low Branched or Multi-Trunked

Cercis canadensis
Eastern Redbud

Chitalpa taskentensis 'Pink Dawn'
Pink Dawn Chitalpa (limited accent use)

Lagerstroemia indica sp.
Crape Myrtle

Malus floribunda'Prairiefire'
Prairiefire Flowering Crabapple

Screen Trees

Cedrus deodara
Deodar Cedar (large tree – give it space)

Pinus canariensis
Canary Island Pine

Quercus suber
Cork Oak

Quercus ilex
Holly Oak

Quercus virginiana
Southern Live Oak

Thuja plicata "Emerald Cone"
"Emerald Cone" Western Red Cedar

Umbellularia californica
California Laurel (at sound walls only)

Sequoia sempervirens 'Soquel'
Coast Redwood

Screen Trees: Small Scale

Rhus lancea
African Sumac (at sound walls only)

Primary Shade Trees for Parking Lot Use

Celtis australis
European Hackberry

Platanus acerifolia 'Bloodgood'
London Plane Tree

Quercus coccinea
Scarlet Oak

Ulmus parvifolia 'True Green'

True Green Elm

Alternate Trees for General Use

Carpinus b. 'Fastigiata'
European Hornbeam
(for upright form)

Gingko biloba
Ginkgo (very slow growth)

Gleditsia t. inermis 'Shademaster'
Shademaster Locust (limited use, pods can be messy - provide plenty of room for roots)

Magnolia grandiflora 'Majestic Beauty'
Southern Magnolia

Nyssa sylvatica
Tupelo

Quercus coccinea
Scarlet Oak

Quercus ilex
Holly Oak

Quercus virginiana
Southern Live Oak

Robinia ambigua "Purple Robe"
Purple Robe Locust (give ample room)

Sophora japonica
Japanese Pagoda Tree

Ulmus parvifolia 'True Green'
True Green Elm

Native Trees & Shrubs for Drainage Corridors

Alnus rhombifolia
White Alder (fast growth but short lived w/ root problems – give ample room from hardscape elements)

Carpenteria californica
Bush Anenome

Cercis occidentalis
Western Redbud

Ceanothus sp.
California Lilac

Cistus sp.
Rockrose

Eriogonum fasiculatum
California Buckwheat

Heteromeles arbutifolia
Toyon

Muhlenbergia rigens
Deer Grass

Platanus racemosa
California sycamore (limited use as anthracnose can be problematic)

Populus fremontii
Fremont Poplar (fast growth w/ root problems – give ample room from hardscape elements)

Quercus lobata
Valley Oak

Quercus wislizenii
Interior Live Oak

Rhamnus 'Eve Case'
Coffeeberry

Salvia leucophyllum
Sage

Sambucus mexicana
Elderberry

Plants sensitive to Salt

Abelia grandiflora -Glossy Abelia

Arbutus unedo - Strawberry Tree

Acacia longifolia - Sydney Golden Wattle

Cotoneaster congestus (microphyllus) - Pyrenees Cotoneaster

Felicia amelloides – Felicia Daisy

Festuca ovina glauca - Blue Fescue

Feijoa sellowiana - Pineapple Guava

Juniperus scopulorum - Juniper

Hibiscus rosa-sinensis - Chinese Hibiscus

Hedera canariensis - Algerian ivy

Ilex cornuta - Chinese Holly

Leptospermum l. - Australian TeaTree

Limonium perezii - Sea Lavender

Mahonia aquifolium - Oregon Grape

Nandina domestica - Heavenly Bamboo

Pachysandra terminalis - Japanese Spurge

Photinia fraseri - Photinia

Pittosporum tobira - Tobira

Podocarpus macrophyllus - Yew Pine

Punica granatum 'Nana' - Dwarf Pomegranite

Rhamnus alaternus - Buckthorn
Rosa spp - Rose

Strelitzia regina -Bird of Paradise

Trachelospermum jasminiodes - Star Jasmine

Vinca minor - Dwarf Periwinkle

Viburnum tinus - Laurustinus

Vines for walls

Disticus buccinatoria - Blood Red Trumpet Vine

Ficus pumila - Creeping Fig

Hardenbergia violacea - Lilac Vine

Gelsemium sepervirens – Carolina Jessamine

Jasminum polyanthum – NCN

Macfadeyana Ungis Cati - Cats Claw Vine

Parthenocissus tricuspidata - Boston Ivy

Solanum jasminoides – Potato Vine

Shrubs and Groundcovers

Background and Screen Shrubs (5-8' plus ht.)

Buddleia davidii - Butterfly Bush

Cotoneaster parneyii - NCN

Background and Screen Shrubs (5-8' ht.) – cont'd

Eleagnus pungens 'Maculata' - Variegated Silverberry

Grewia occidentalis - Lavender Starflower

Lagerstroemia indica Petite Series - Petite shrub-type Crape Myrtle

Jasminum mesnyi - Primrose Jasmine

Nerium oleander 'Mrs. Roeding' - "Mrs. Roeding" Oleander

Prunus caroliniana 'Bright-n-Tight' - Compact Carolina Laurel Cherry

Rhaphiolepis indica 'Jack Evans' - Pink India Hawthorn

Rosmarinus officinalis 'Tuscan Blue' Upright Rosemary

Xylosma senticosa 'Compacta' Compact Shiny Xylosma

Intermediate Foreground Shrubs (3-6' ht.)

Berberis t. 'Atropurpurea' - Red Chinese Barberry

Cistus hybridus - White Rockrose

Cistus purpureus - Orchid Rockrose

Dietes bicolor - Fortnight Lily

Dietes vegeta - Moraea Iris

Hypericum moserianum - Gold Flower

Loropetalum chinense 'Razzleberri' Red Flowering Loropetalum

Myrtus communis 'Compacta' - Compact Myrtle

Nerium oleander 'Little Red' - Little Red Oleander

Pyracantha 'Tiny Tim' - Compact Pyracantha

Rhaphiolepis indica 'Ballerina' - 'Ballerina' India Hawthorn

Rhaphiolepis indica 'Clara' - Compact White India Hawthorn

Spiraea bumalda 'Anthony Waterer' - Compact Red Spiraea

Westringia fruticosa 'Wynyabbie Gem' - Purple Coast Rosemary

Low/Foreground Accent Shrubs

Agapanthus africanus 'Queen Anne' - Compact Lily-of-the-Nile

Berberis t. 'Crimson Pygmy' - Dwarf Red Barberry

Cistus 'Sunset' - Sunset Rockrose

Hemerocallis sp. - Daylily

Tulbaghia violaceae - Society Garlic

Groundcovers

Baccharis pilularis 'Twin Peaks' II - Creeping Coyote Brush

Coprosma pumila 'Verde Vista' - NCN

Gazania Mitsuwa Hybrids - Gazania - NCN

Hypericum calycinum - Aaron's Beard

Myoporum parvifolium 'Prostratum' - NCN

Rosmarinus o. prostratus 'Huntington Carpet' - Prostrate Blue Rosemary

Turf: 'Bonsai' Dwarf Turf-type Fescue

Verbena spp. (Perennial varieties)

Note: Other than the designated street trees that are required, per the street tree plan and list, this plant list is a "suggested" guideline list and is not intended to be an "all inclusive" list. Other selections of appropriate plant genus, species, and varieties are encouraged and may be used with Silver Lake Design Review Committee and/or City of Woodland approval.

The following are the required Street Tree species (and minimum spacings) by street within the Spring Lake Plan area. See Street Tree Plan for Street locations.

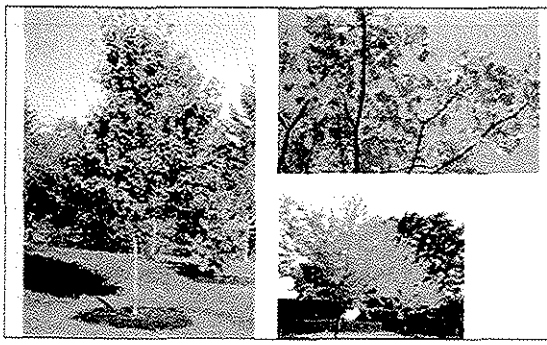
Streetscape Tree Matrix

Section	Street Type and Name	Hierarchy	Corridor-Street Tree	Median/Parkway -Tree
A1	ARTERIAL (2-Lane)		7' and 7.5' Landscape Strips	Median 14' Wide
	Pioneer Avenue From Parkway to CR 25A	Primary Secondary	Platanus a. 'Bloodgood' 35' o.c. Pyrus c. 'Aristocrat' 30' o.c.	Koelreuteria paniculata 35' o.c.
A2	ARTERIAL (2-Lane with Pathway)		13' and 7.5' Landscape Strips	Median 14' Wide
	Parkway Drive From Pioneer to CR 102	Primary Secondary	Quercus coccinea 35' o.c. Pyrus c. 'Aristocrat' 20' o.c.	Pinus canariensis 35' o.c.
A3	ARTERIAL (4-Lane)		13' and 7.5' Landscape Strips	Median 14' Wide
	Pioneer Avenue From East Gibson Road to Parkway	Primary Secondary	Platanus a. 'Bloodgood' 35' o.c. Quercus coccinea 35' o.c.	Prunus c. 'Krauter Vesuvius' 35' o.c.
A4	ARTERIAL (4-Lane with Pathway)		13' and 7.5' Landscape Strips	Median 14' Wide
	Parkway Drive From SR 113 to Pioneer	Primary Secondary	Platanus a. 'Bloodgood' 35' o.c. Pyrus c. 'Aristocrat' 30' o.c.	Koelreuteria paniculata 35' o.c.
A5	ARTERIAL (4-Lane with Pathway)		35' Greenbelt (South) with a 10' meandering walk throughout	Median 12' Wide
	East Gibson Road From SR 113 to CR 102	Primary Secondary	Quercus coccinea 35' o.c. Quercus ilex 25' o.c.	Crataegus phaenopyrum 35' o.c.
A6	ARTERIAL (2-Lane with Pathway)		35' Greenbelt (West) with a 10' meandering walk throughout	(Space for future Median)
	County Road 102 From East Gibson Road to Road 25A	Primary Secondary	Platanus a. 'Bloodgood' 35' o.c. Quercus coccinea 25' o.c.	Lagerstroemia indica sp. 35' o.c.
A7	ARTERIAL (2-Lane with Pathway)		35' Greenbelt (North) with a 10' meandering walk throughout 8' Landscape Strip with a drainage ditch to the south	None
	County Road 25A From SR 113 to CR 102	Primary Secondary	Quercus coccinea 40' o.c. Zelkova serrata 35' o.c.	Prunus c. 'Krauter Vesuvius' 35' o.c
C1	COLLECTOR (2-Lane)		8.5' Landscape Strip	None

	County Road 24C From Pioneer to Collector 1	Primary Secondary	Platanus a. 'Bloodgood' 35' o.c Quercus ilex 35' o.c.	Lagerstroemia indica sp. 35' o.c
Section	**Street Type and Name**	**Hierarchy**	**Corridor-Street Tree**	**Median/Parkway -Tree**
C1	COLLECTOR (2-Lane)		8.5' Landscape Strip	None
	Collector 1 From Farmers Central Road to CR 25A	Primary Secondary	Celtis australis 35' o.c. Quercus ilex 25' o.c.	Crataegus phaenopyrum 35' o.c
	Collector 2 From Parkway midway to CR 101	Primary Secondary	Fraxinus velutina 'Rio Grande' 30' o.c. Quercus ilex 35' o.c.	Crataegus phaenopyrum 35' o.c
	Collector 4 From CR 101 to high school property line	Primary Secondary	Platanus a. 'Bloodgood' 30' o.c. Pyrus c. 'Aristocrat' 20' o.c.	Cercis Canadensis 35' o.c
C2	COLLECTOR (2-Lane)		8.5' Landscape Strip and 14' Strip with a 5.5' meandering walk throughout	None
	CR 101 From East Gibson Road to CR 25A	Primary Secondary	Celtis australis 35' o.c. Platanus a. 'Bloodgood' 35' o.c.	Crataegus phaenopyrum 35' o.c
C3	COLLECTOR (2-Lane with Greenbelt)		8.5' Landscape Strip and 40' Greenbelt with a 10' walk throughout	None
	Farmers Central Road From CR 101 to Pioneer	Primary Secondary	Fraxinus velutina 'Rio Grande' 30' o.c. Quercus ilex 35' o.c.	Koelreuteria paniculata 35' o.c
	Collector 2 Midway between Parkway and CR 101 to Collector 1	Primary Secondary	Fraxinus velutina 'Rio Grande' 30' o.c. Quercus ilex 35' o.c.	Crataegus phaenopyrum 35' o.c
C4	COLLECTOR (2-Lane with Channel)		8.5' Landscape Strip	None
	Farmers Central Road From Pioneer to CR 102	Primary Secondary	Fraxinus velutina 'Rio Grande' 30' o.c. Quercus ilex 35' o.c.	Koelreuteria paniculata 35' o.c
L1	LOCAL (2-Lane)		6' or 6.5' Landscape Strip	None
	Local Street From Parkway to Pioneer at Parkway	Primary Secondary	Platanus a. 'Bloodgood' 35' o.c Quercus coccinea 25' o.c	Lagerstroemia indica sp. 35' o.c

Others not defined at this time

Primary and Secondary Tree Descriptions:



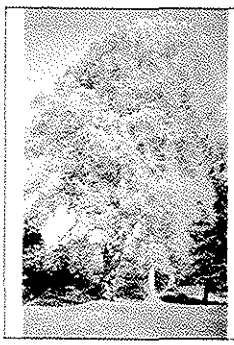
Acer rubrum 'Red Sunset' - Scarlet Maple

Deciduous tree.
Fairly fast growing.
Generally 60' tall and 40' wide.
Broad oval crown.
Red twigs and buds. Showy flowers.
Tolerates most soils.
'Red Sunset' has an upright, vigorous branching pattern.

Celtis sinensis - Chinese Hackberry

Deciduous tree.
Hardy and long lived.
Generally 40' tall and wide.
Rounded spreading crown.
Smooth glossy leaves with scalloped edges.
Dark orange to red colored berries.
Tolerates strong winds, heat, and alkaline soils.

Celtis sinensis



Liriodendron tulipifera

Liriodendron tulipifera - Tulip Tree

Deciduous tree.
Fast growth rate.
Generally 60 to 80' tall with eventual spread to 40'.
Tall, pyramidal crown and pillar-like trunk.
Bright yellow fall foliage and tulip-shaped, 2-in.-wide flowers in late spring.
Immune to oak root fungus.
Thrives in deep well-drained soil.

Nyssa sylvatica - Tupelo

Deciduous tree.
Slow to moderate growth.
Generally 30 to 50' tall with eventual spread to 25'.
Pyramidal and spreading growth.
Red tinged bark and bright multi-colored fall foliage.
Bluish, black fruit attracts birds.
Tolerates poor drained soil and some drought.
Prefers deep acidic soil.
Deep taproot makes it difficult to move once established.

Primary and Secondary Tree Descriptions:

Platanus acerfolia

***Platanus acerfolia* 'Bloodgood' - London Plane Tree**
Deciduous tree.
Fast growth rate.
Generally 40 to 80' tall and 40' wide, with 30 to 40' spread.
Tolerates most soil types and full sun.
Excellent street tree due to tolerance of smog, dust and reflected heat.
'Bloodgood' variety is resistant to anthracnose.

***Pistacia chinensis* 'Keith Davey' - Keith Davey Chinese Pistache**
Deciduous tree.
Slow to moderate growth rate.
Generally 30 to 60' tall with nearly equal spread.
Foot-long leaves consist of 2 to 4" long leaflets.
Good fall color, even in milder climates.
Takes moderately alkaline soil and is resistant to oak root fungus.
Tolerates a wide range of condiditons.

***Pyrus calleryana* 'Aristocrat' - Aristocrat Flowering Pear**
Deciduous tree.
Generally 35 to 40' tall and 20' wide.
Pyramidal in form although can get rounded and open.
Branches curve upward to form a strong structure.
Fall colors range from yellow to red.
Glossy attractive leaves and white showy flowers in the spring.
Tolerant to most soils.

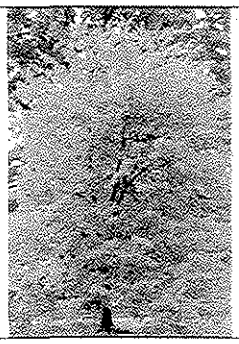
***Quercus rubra* - Red Oak**
Deciduous tree.
Fast growth rate.
Generally 60 to 57' tall and 50' wide.
Stout and broad-spreading growth habit.
Large branches form a rounded canopy.
Dark bark and dark red and brown fall color.
Typically has deeper roots than most oaks.

Primary and Secondary Tree Descriptions:

Sequoia sempervirens

***Sequoia sempervirens* 'Aptos Blue' - Coast Redwood**
Evergreen tree
Moderately fast growing
Generally up to 50' tall and 30' wide (Larger in its native range)
Symmetrical pyramidal form and nearly horizontal branches
Almost entirely pest free
'Aptos Blue' has dense blue-green foliage with drooping branchlets of flat feather-like leaves

***Tilia cordata* 'Green Spires' - Little-Leaf Linden**
Deciduous tree.
Moderate growth rate.
Generally 30 to 50' tall and 15 to 30' wide.
Stately, dense pyramidal form.
Wide, green, heart-shaped leaves that are silvery underneath.
Flowering season does attract bees.
Very tolerant of city conditions.



***Ulmus parvifolia* 'True Green' - True Green Elm**
Evergreen variety.
Fast growth rate.
Generally 40 to 60' tall and 50 to 70' wide.
Round-headed form with long arching or weeping branchlets.
Leathery, dark green, evenly toothed leaves.
Tolerant to most pests, diseases, and soil types.

***Zelkova serrata* - Japanese Zelkova**
Deciduous tree.
Moderate to fast growth rate.
Generally up to 60' tall and equally wide.
Smooth gray bark and rough, oval shaped, saw toothed leaves.
Fall color ranges from yellows to reds.
Fairly tolerant of wind, drought and most soils.

Zelkova serrata