

LAKESIDE AT SUTTER POINTE PHASE 1 COMMUNITY DESIGN MASTER PLAN

Design Guidelines for Public and Recreational Open Spaces
developed for Lakeside at Sutter Pointe Development Area
in Sutter County, California

September 2020

LAKESIDE AT SUTTER POINTE PHASE 1 COMMUNITY DESIGN MASTER PLAN

Design Guidelines for Public and Recreational Open Spaces

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LAKESIDE AT SUTTER POINTE PHASE 1 COMMUNITY DESIGN MASTER PLAN

Design Guidelines for Public and Recreational Open Spaces

1 Introduction + Implementation

1.1 CONTEXT

The Sutter Pointe Specific Plan (SPSP) was approved in 2009, amended in 2014 and establishes a development framework for approximately 7,500 acres of land located in the southeast portion of Sutter County. The SPSP established standards for the amount of parkland and open space required per thousand residents as well as the types of parks and open spaces envisioned, including regional and community parks, neighborhood parks, lakeshore parks, greenbelts, trails, buffers, basins and lakes.

Prior to approval of a large lot final map or small lot tentative map, each phase of development within the SPSP must include a phase-specific Parks and Open Space Master Plan that demonstrates how the SPSP minimum standards will be met on a stand-alone basis or cumulatively with previously approved phases. This includes both the acreage and types of parks and open space provided and the specific location of the parcels.

Similarly, the SPSP requires a Public Area Landscape Plan prior to approval of a large lot final map or small lot tentative map to address the design of the streetscape, landscape corridors adjacent to streets, landscaped buffer areas, other open space areas, community entries, street lights, and other image features that help establish the landscape and streetscape character of the community.

Since there is significant overlap between the Parks and Open Space Master Plan and the Public Area Landscape Plan and for ease of implementation and coordination, the County has decided to combine the two plans in this document. The intent of the Lakeside at Sutter Pointe Phase 1 Community Design Master Plan is to satisfy the requirements of both plans in a single document as they apply to the Lakeside at Sutter Pointe Phase 1 Small Lot Tentative Map. Where appropriate, information is also provided for the remainder of the Lakeside at Sutter Pointe Project, but generally at a lower level of detail. Prior to the approval of Small Lot Tentative Maps for future phases of Lakeside at Sutter Pointe, additional detail will be provided for review for consistency with the Sutter Pointe Specific Plan and this Community Design Master Plan.

1.2 PURPOSE

The purpose of the Lakeside at Sutter Pointe Phase 1 Community Design Master Plan is to establish guidelines and standards which will create a cohesive outdoor environment that complements the surrounding neighborhood form. At its core, this document will guide future development within the Lakeside at Sutter Pointe Phase 1 Tentative Map and allow for creative implementation while ensuring the development of quality public spaces and an attractive community of lasting value. Photos within the document are provided as visual examples of the desired elements and are not exhaustive or indicative of the exact design or style of said element.

1.3 IMPLEMENTATION

The development of the SPSP is expected to occur in multiple phases over a long period of time in response to market demand and other factors.

These guidelines have been developed for the Lakeside at Sutter Pointe project, which is the initial 873.5-acre phase of development in the SPSP. Lakeside at Sutter Pointe, will itself be phased over a period of several years. A small lot tentative map is proposed for only the Phase 1 portion of Lakeside at Sutter Pointe. Because a small-

lot tentative map is being proposed and more detail is currently known about Phase 1 of Lakeside at Sutter Pointe, guidelines and standards may be more specific in this area. It is envisioned, however, that general guidelines and standards for all of Lakeside will be established with this document. The general guidelines and standards provided herein apply to all future development applications within Lakeside at Sutter Pointe. Subsequent to the approval of this document, additional detail will be provided with future Tentative Map applications that will be reviewed to determine consistency with this document and the provisions set forth in the SPSP.

As future phases of the SPSP, other than Lakeside at Sutter Pointe, are proposed for development, they in turn will be required to provide similar Community Design Master Plans that are compatible with this document and consistent with the SPSP.

1.3.1 Design Review

All future public improvements or alterations (such as landscape plantings, street and entry signs, lighting or special paving) by builders within the Lakeside at Sutter Pointe Phase 1 Tentative Map will be consistent with this Community Design Master Plan and would require approval by Sutter County. In acting to approve the public improvement, the County may impose conditions as are reasonably necessary to ensure that the development activity is in compliance with the guidelines and standards established in this document.

1.4 OVERALL COMMUNITY IDENTITY + THEMING

The Lakeside at Sutter Pointe community offers an assortment of amenities, and well-appointed park and open space systems to foster a social village lifestyle, executed in what will be a theme with materials such as natural stone and painted brick, rail fences, and board and batten accent elements. Lakeside at Sutter Pointe embraces this approach to community planning by providing a diverse mix of quality homes with integrated commercial and employment uses; orienting each neighborhood toward a central amenity like a park, lake or school; providing a gathering place like a clubhouse for the enjoyment of all residents; creating a network of parks, open space, and trails which connect neighborhoods to recreational amenities. This highly-amenitized approach to community planning creates a lifestyle where residents, and visitors alike, want to live, work and play.



2 Parks, Recreation + Open Space Overview

The Lakeside at Sutter Pointe Park and Open Space Program provides a variety of recreation opportunities, including both passive and active parks, open space dispersed throughout the Lakeside Plan Area (Plan Area), and a lake-side community club. The park and open space system will greatly enhance the visual character, quality of life, housing desirability, recreation choices, and the overall community image. The amenities provided in the park, open space and recreation amenities will enhance the educational, recreational, and cultural life of the Lakeside at Sutter Pointe neighborhoods and promote interaction within the community.

Per the Sutter Pointe Specific Plan, the minimum parkland standards for new subdivisions are 5.0 acres per 1,000 residents of parks, including regional, community and neighborhood parks. Phase 1 of Lakeside at Sutter Pointe meets this requirement by proposing a total of 59.10 acres of parkland that includes the lake walk, the mini-parks, and the proposed Community and Neighborhood Parks.

Table 2.1 below breaks down park acreage by phase:

Table 2.1:

PHASE 1	
LOT NO.	ACREAGE
LOT G	4.1
LOT F	1.5
LOT D	2.6
LOTS (H-M & S-X)	9.8
LOT R	3.4
LOT E	13.2
SUB-TOTAL	34.6
PHASE 2	
LOT NO.	ACREAGE
P-4C	1.0
P-4E	2.9
P-4F	5.0
P-6	4.4
SUB-TOTAL	13.3
PHASE 3	
LOT NO.	ACREAGE
P-4A	5.0
P-4B	1.0
P-4D	5.2
SUB-TOTAL	11.2
PHASE 1-3	
PHASE	ACREAGE
1	34.6
2	13.3
3	11.2
TOTAL	59.1

Table 2.2 demonstrates that Lakeside at Sutter Pointe Phase 1 significantly exceeds the park standard of 5.0 acres per thousand residents and the combined park and open space standard of 10.0 acres per thousand residents and that the Lakeside project will continue to cumulatively exceed that standard with the development of future phases.

Table 2.2 below breaks down acreages Required vs Proposed

Table 2.2:

LAKESIDE AT SUTTER POINTE - PARKS & OPEN SPACE					
	Lakeside Phase 1	Lakeside Phase 2	Lakeside Phase 1 & 2 Total	Lakeside Phase 3	Lakeside Totals
Number of Residents	4,034	2,969	7,003	3,476	10,479
Required Park Acres	20.17	14.85	35.02	17.38	52.40
Required OS Acres	20.17	14.85	35.02	17.38	52.40
Proposed Park Acres	34.6	13.3	47.9	11.2	59.1
Proposed OS Acres	40.2	8.2	48.4	6.4	54.8

Figure 2.1: Lakeside at Sutter Pointe (Phase 1) Park + Open Space Plan illustrates the location and dispersion of various types of parks, open space, and trails throughout the Phase 1 Tentative Map. Phase 1 contemplates a community and a neighborhood park, as well as a community clubhouse, and a lake walk with numerous outlooks from which to view the lake and access it as a recreation feature. Phase 1 features the following parks and open space elements:

- + A 13.2-acre Community Park located along Street '1' at the northern edge of the lake, which due to its size, is able to accommodate larger and more recreational amenities aimed at attracting more users at one time. The Community Park is located at the western edge of the Lakeside project where it can be expanded with future development of the adjacent property if desired;
- + Two Neighborhood Parks (Lot F and Lot G on Figure 2.1) are envisioned to anchor the adjacent medium density residential neighborhoods and are meant for more passive uses or those geared towards younger children. Lot F is 1.5 acres and Lot G is 4.1 acres;
- + A system of 6 lake walk mini-parks, approximately 1-acre in size, which will be accessible by all pedestrians;
- + The lake and its associated lake-walk, which provides off-street access between mini-parks and will be accessible by all pedestrians;
- + A system of street sidewalks and off-street trails through landscape corridors to connect neighborhoods to amenities; and
- + Linear open spaces located on the east and west sides of the Plan Area provide buffering from adjacent land uses.



Figure 2. 1: Lakeside at Sutter Pointe (Phase 1) Parks + Open Space Plan



3 Parks

3.1 PARK OVERVIEW

The Parks element of Lakeside at Sutter Pointe is a comprehensive system of both passive and active spaces dispersed throughout the entire community. Parks are a central feature within each neighborhood, acting as a public amenity and community defining element within each village. It is the objective of the Parks program to contribute to the sense of place and identity of each neighborhood while providing space for respite and recreation in the Plan Area. Parkland is seen as space for the entire community and therefore provides a diverse range of amenities—from the mini-parks placed throughout the Plan Area to the community clubhouse.

3.2 GENERAL STANDARDS

The design of parks within Lakeside at Sutter Pointe will be consistent with the following standards and guidelines:

- + Provide a diversity of active and passive recreation areas dispersed throughout a park. Facilities should be scaled appropriately to the size of the park. The sections to follow will clarify appropriate facilities in each park type.
- + To provide focus for neighborhoods by establishing strong view corridors, parks should be located centrally and next to public streets for access and visibility.
- + Where feasible, residential neighborhoods should front- or side-on to parks and should orient living spaces toward the park.
- + Pedestrian and bicycle linkages should connect parks throughout the Plan Area and to the other parks, open spaces and recreational features in future phases of the development.
- + On-street parking should be provided on streets directly adjacent to parks. Only community parks should have on-site parking.
- + Refer to Section 8 for lighting and furniture standards.
- + All proposed landscaping will be required to demonstrate compliance with the state's Model Water Efficiency Landscape Ordinance (MWELo). 'Special Use Areas' such as parks used for active recreation are exempt from the ordinance, however, other open spaces must comply with the ordinance.

3.3 COMMUNITY PARK

The Community Park provides all residents and visitors the type of larger amenities and recreational opportunities that are best suited for a larger open space. As such, the Community Park has been located centrally to multiple phases of Lakeside at Sutter Pointe in an area that is easily accessible and can be expanded with future adjacent development within the SPSP. The park should be structured for active team sports recreation and designed to accommodate large community-gearred gatherings

Figure 3.1: Community Park Conceptual Plan (Lot E)



The following is a list of typical amenities well-suited to Community Parks of this size:

- + Community gathering space;
- + Open Plaza;
- + Snack Shack;
- + Dog Park;
- + Shade Structure;
- + Play Areas for all ages, including seniors;
- + Formal & Multi-Purpose Fields;
- + Sports Courts;
- + Community/Learning Gardens; and
- + Restrooms and appropriately sized parking areas.

3.4 NEIGHBORHOOD PARKS

Neighborhood Parks, a defining feature within each neighborhood, must have a consistent visual language. Although the program and function of each park will vary from neighborhood to neighborhood, general park design guidelines will apply to all neighborhood parks in the Plan Area.

Figure 3.2: Neighborhood Park Conceptual Plan (Lot G & Lot F)



The following is a list of typical amenities well-suited to Neighborhood Parks of this size:

- + Open Plaza;
- + Child Play Area;
- + Dog Park;
- + Sports Courts;
- + Shade Structure;
- + Multi-Purpose Turf Fields;
- + Picnic Nodes; and
- + Community/Learning Gardens;

3.5 MINI PARKS

Mini parks, due to their size, provide a wide variety of programs to surrounding residences. Mini parks should be unique and act as identifiers for their respective neighborhoods by means of unique names, public art and site-specific play equipment. Uses within these facilities must be the appropriate scale. Options may include, but are not limited to:

+ Sustainability Gardens

Within any of the neighborhoods and land use districts, the opportunity exists to create “sustainability gardens” as a component of the small park system. Once known as “victory gardens,” dating back to World War II, these are small vegetable gardening plots made available to residents for growing vegetables, fruit, herbs, and flowers for use in the community or private home. While not mandatory, park planners are encouraged to identify locations and make these opportunities available within neighborhoods where feasible.

+ Dog Park

A dog park is an enclosed area for dogs to socialize and exercise off-leash. Dog parks are the perfect size for a small park and provide an appropriate venue for dogs, dog owners and dog lovers to congregate. Dog parks may be located in any of the parks in the Plan Area.

+ Tot Lot

Tot lots may be enclosed or un-fenced areas for children to play on activity structures. Tot lots should be designed with the safety of children in mind. Areas should be shaded and limit hard surfaces around play structures. Where tot lots occur near lakes and the lake walk, low fencing shall be provided for safety and security.

+ Picnic Area;

+ Art in public spaces / Interactive Art;

+ Lake observation deck;

+ Senior Fitness Stations;

+ Bocce Courts;

+ Lake access points; and

+ Interpretative signs.

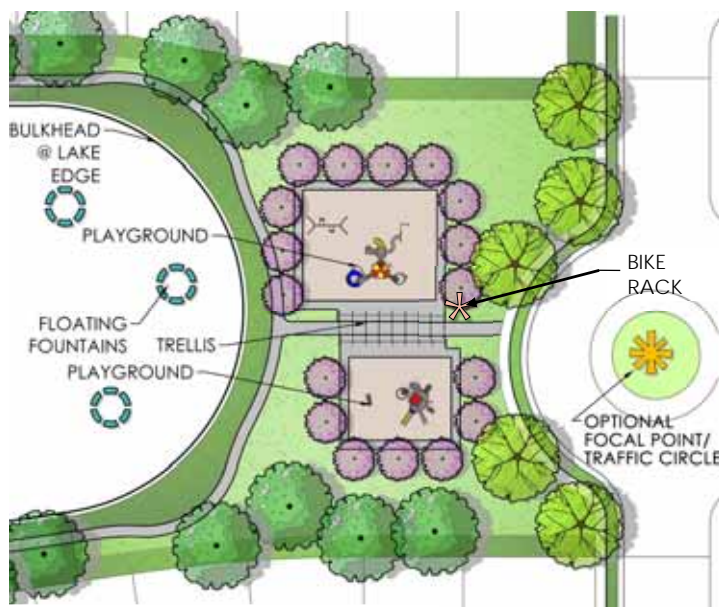
Figure 3.3: Mini Park Conceptual Plans



1. LOT M – MINI PARK

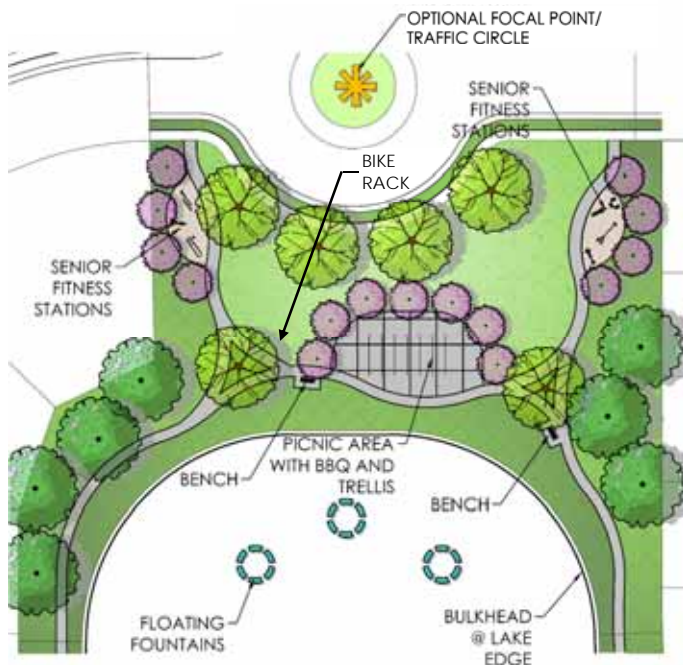


2. LOT L – MINI PARK



3. LOT J – MINI PARK

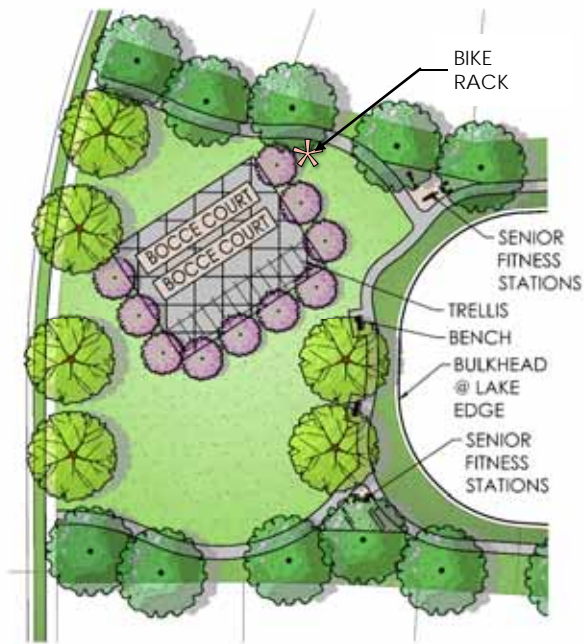
Figure 3.3: Mini Park Conceptual Plans



4. LOT H – MINI PARK



5. LOT I – MINI PARK



6. LOT K – MINI PARK

3.6 LAKE WALK

The Lake Walk is a 30-foot wide landscaped corridor with a 6' paved pedestrian path that provides access along the lake frontage between the various Mini Parks. This is a looped facility, providing connection between the lake-side Clubhouse and Community Park.

Where feasible, the following amenities may be located within the Lake Walk corridor:

- + Benches;
- + Trash receptacles; and
- + Pedestrian scale safety lighting as required.

Figure 3.4: Lake Walk Corridor Concepts



4 Open Space

4.1 OPEN SPACE OVERVIEW

The open space network, defined and described in this section, is a comprehensive circulation system for pedestrians and bicyclists, providing a consistent backdrop to community amenities. The network is designed to allow residents and visitors to access the development through on and off-street paths, trails and paseos, creating a connected and walkable community—the tenets of the Sutter Pointe Specific Plan. The diversity of open spaces within the plan range from naturalized buffers to mid-block paseos and from the pedestrian/bikeway network to the community's detention and retention lake facility.

4.2 GENERAL STANDARDS

The design of various open space features should be consistent with the following standards and guidelines:

- + All landscape areas should be designed and landscaped consistent with park standards (contained herein) to create a cohesive outdoor environment throughout the community.
- + Provide open space buffers adjacent to sensitive uses, like the Natomas East Main Drainage Canal.
- + Detention facilities should be designed to be an amenity to the community. Walking trails should be provided around these facilities where feasible.

- + Where feasible, residential homes should front or side-on to adjacent landscaped lots.
- + Refer to Section 8 for lighting and furniture standards.

4.3 LAKE

The two lakes within Phase 1 of Lakeside at Sutter Pointe will serve as dual-purpose basins. Not only will they be an attractive amenity for residents, but the lakes will also be a detention and retention basin to handle stormwater run-off. Because of the importance of this feature to the community, the following guidelines should be followed:

- + The lakes should employ aeration fountain(s) to circulate water as needed;
- + A boat access and dock are provided for non-motorized boats such as community paddle boats and privately owned kayaks and paddle boats/boards.
- + The design of the headwall should be consistent with materials utilized throughout the community; and
- + A consistent landscaped corridor will be provided along the lake. Reference to Section 3.6, Lake Walk, for more details.

4.4 LINEAR OPEN SPACE BUFFERS

Linear open spaces are provided as transitional, or natural, buffers within the Lakeside at Sutter Pointe community. These buffers or transition areas provide separation from urban development to agricultural land, industrial land, and to the levee along the eastern property boundary. Buffers establish a physical and visual separation between incompatible land uses to screen light, sound, odor, and other potential nuisances.

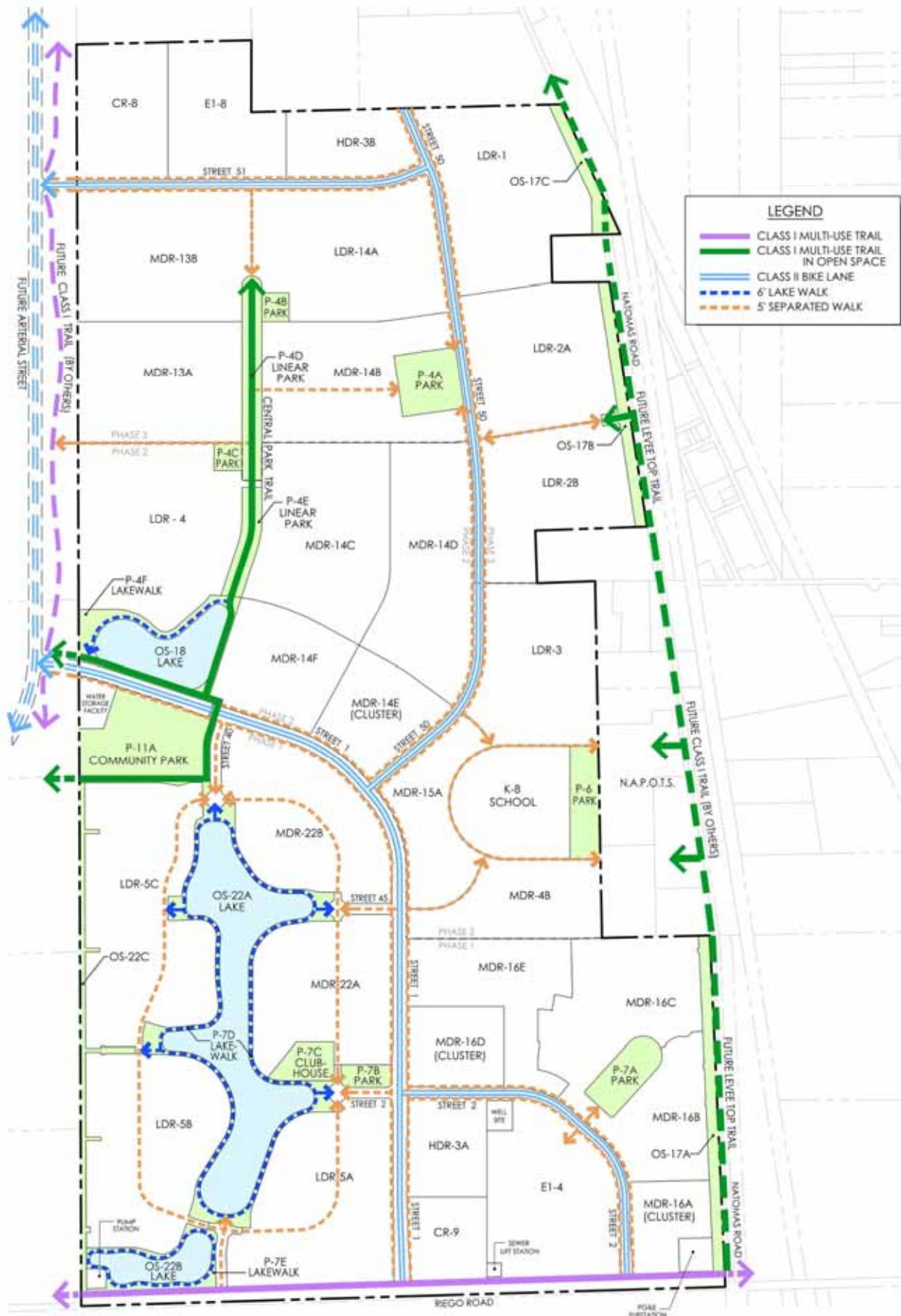
Figure 4.1: Linear Open Space Concepts



- + Linear open spaces located on the east and west sides of the Plan Area provide buffering from adjacent land uses.
- + The Specific Plan envisions the ultimate closure of Natomas Road to vehicular traffic, after which it will become a levee-top trail. Closure of Natomas Road is not proposed with Phase 1 of Lakeside because the road is still needed for access to several non-participating parcels. With the ultimate future development of those parcels, Natomas Road would be closed to vehicular traffic and accessed as a trail through the current ramped driveways. Detailed design of the access will occur with development of those parcels or at the time that alternative access may be provided and Natomas Road closed. Future levee improvements will also occur along the existing levee, making current connections in advance of construction infeasible.

There may be future opportunities to coordinate with the levee improvements for shared trails and maintenance access. Open space connections have been provided off of streets 11, 10, 5 and courts 7 and 9 to take advantage of any such future opportunity.

Figure 4.2: Pedestrian and Bicycle Master Plan



5 Community Identifiers

5.1 CHAPTER OVERVIEW

Themed community identification monuments strategically placed can provide unity throughout the entire Plan Area. Lakeside at Sutter Pointe will have a hierarchy of monument features that announce arrival and create a sense of place upon entry. The scale of the monumentation will be dependent on its location and surrounding land uses. Each monument will highlight and strengthen the project's design theme with consistent high-quality building materials. Community Identification Monuments are to occur on these four levels of design hierarchy (Figure 5.1):

- + Primary Entry Monuments
- + Secondary Entry Monuments
- + Primary Neighborhood Monuments
- + Secondary Neighborhood Monuments

5.2 GENERAL STANDARDS

Monument design will relate directly to the overall architectural design tone and incorporate aspects of the core style and materials. Incorporated into all monument locations should be a combination of the following:

- + A decorative column, enhanced pilaster or some other sort of vertical architectural piece
- + A strong vertical element

Monument features will also include a choreographed grouping of pilasters, landscape walls, raised planters and sign walls backdropped by accent trees. The ground plane planting will utilize evergreen and flowering plant material to provide the foundation and highlights to the project entries. The vertical elements and sign-walls should be up-lighted with ground-mounted fixtures. All landscape plantings and trees used in relation to monument features shall not block the visibility of vehicular traffic.

5.3 ENTRY FEATURES

Entry features can create an identity or "sense of place" for individual neighborhoods and the entire community. Entries are intended to provide a rhythm to the streetscape and can act as a defining element that reinforces the overall architectural and landscape design theme of Lakeside at Sutter Pointe. A hierarchy of three types of entry features is provided in the project, ranging from Primary Community Entries to Secondary Community entries, and smaller Neighborhood Entry Features. Located in landscape corridors along arterial or collector roadways, entry features should consist of a combination of plant materials, hardscape elements (such as walls and/or monuments), and signage. All entries should utilize the same palette of materials including stucco, wood, tile and iron, but different interpretations are allowed. Figure 5.1 illustrates the location of all entry features, by type, which are individually described in the following subsections.

Figure 5.1: Entry Feature Location Map



LEGEND



PUBLIC SPACES
 - COMMUNITY IDENTIFIERS
 - STREETS
 - LANDSCAPE CORRIDORS
 - TRAILS



PARKS & OPEN SPACES
 - COMMUNITY PARK
 - NEIGHBORHOOD/ LOCAL PARKS
 - MINI PARKS
 - NATURALIZED BUFFERS



1 PRIMARY COMMUNITY ENTRY



2 SECONDARY COMMUNITY ENTRY



1 PRIMARY NEIGHBORHOOD ENTRY



2 SECONDARY NEIGHBORHOOD ENTRY

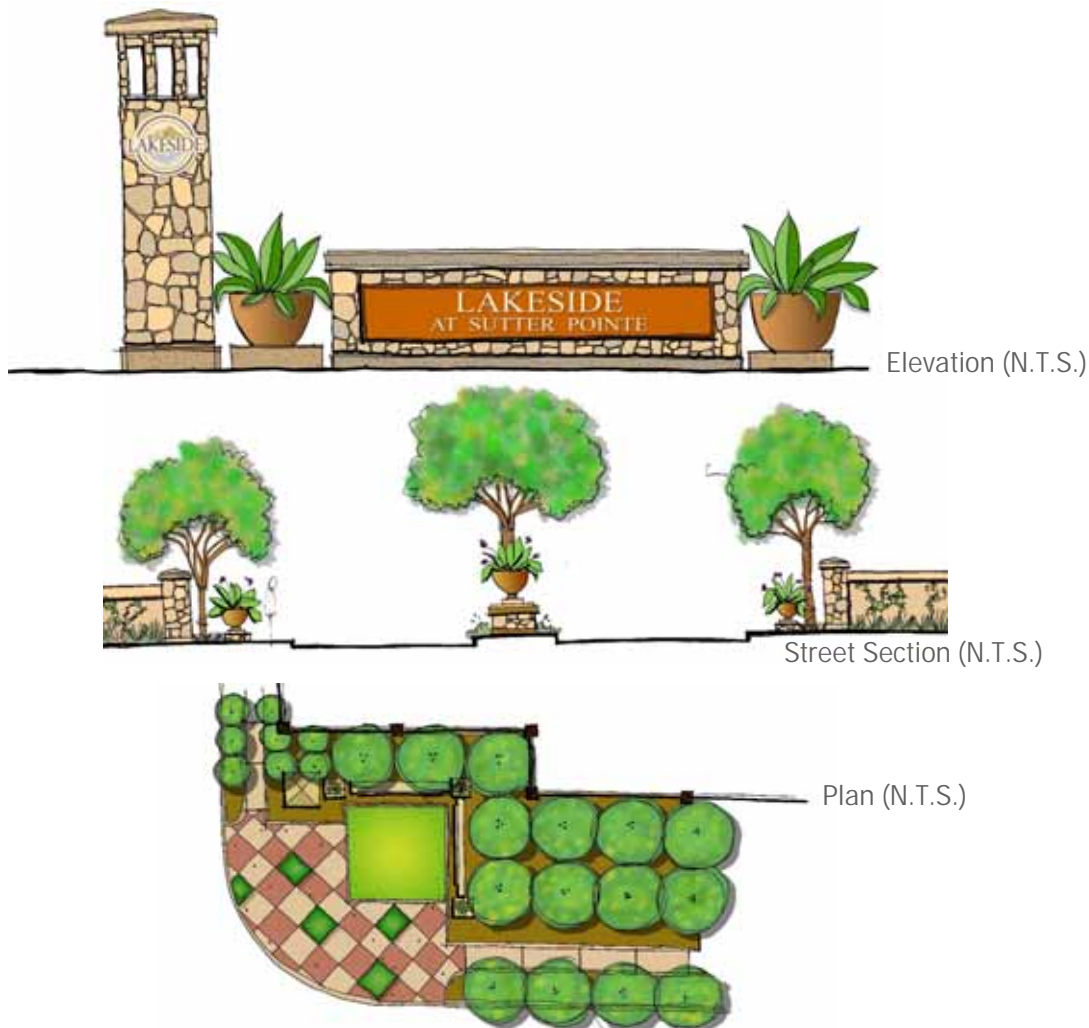
Note: Traffic circles are optional. Final intersection and landscape design to be determined with improvement plans.

5.3.1 Primary Community Entry Features

Located at the main entrances into Lakeside at Sutter Pointe, primary community entries should be designed to provide strong project identity and create a significant sense of entry into the community. Concepts for the primary community entry are depicted in both elevation and plan view in Figure 5.2. As major points of arrival, these entries will visually establish the hardscape and landscape theme for Lakeside at Sutter Pointe. These features are enlarged landscape areas added to the landscape corridors along Riego Road for Phase 1. The major entry features have the following characteristics:

- + Project identification signage or thematic logos/emblems may be incorporated into pilasters or low walls (subject to the Sutter Pointe Land Use Development Code (LUDC));
- + Street corners may incorporate hardscape elements including enhanced paving, pilasters, walls, raised planters, and pedestrian gateways;
- + Groupings of evergreen and deciduous flowering trees should be used to highlight each entry. In addition, specimen quality trees, chosen for unique characteristics or shapes will be integrated into the entry theme. Each of these entry areas should have a single tree species as an identifier; and
- + Must not interfere with vehicular sightlines.

Figure 5.2: Primary Community Entry Concepts



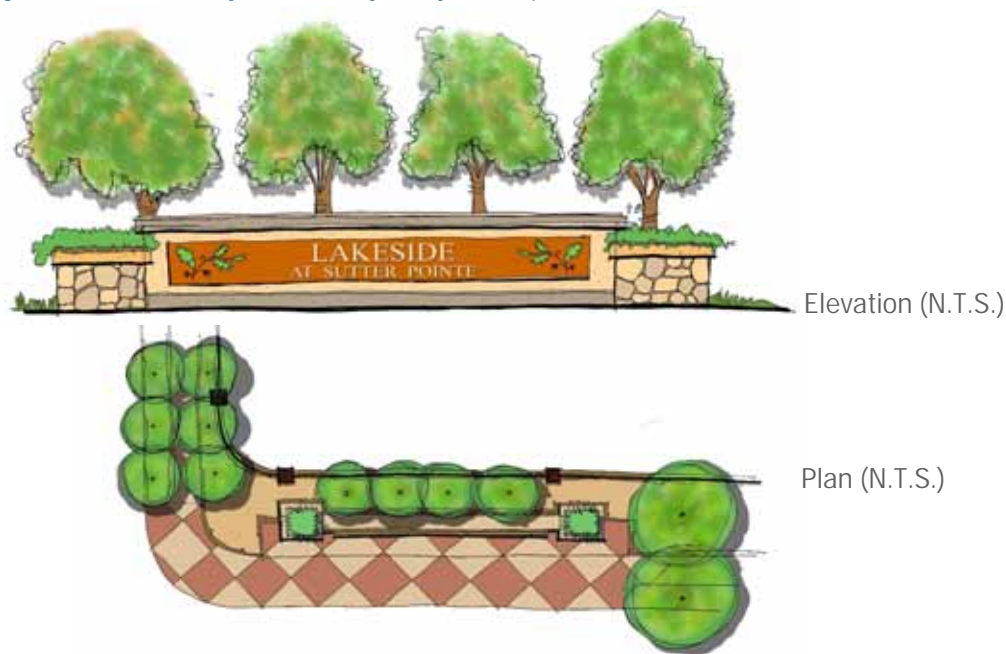


5.3.2 Secondary Community Entry Features

Secondary Community entries are provided to further define and reinforce the overall design theme, yet are smaller in scale than major entries. Concepts for secondary community entries are illustrated in elevation and plan view in Figure 5.3. Secondary community entries have the following characteristics:

- + Located at major intersections of arterial and residential streets, and at the intersection of collector and residential streets;
- + Street corners incorporate hardscape elements with decorative low walls, pilasters, and raised planters, and are consistent with the landscape design theme used throughout Lakeside at Sutter Pointe;
- + Accent trees and thematic groundcover and shrubs, consistent with the landscape design themes used in the primary community entries; and
- + Pilasters and other hardscape elements should not interfere with vehicular sight lines, as determined by Sutter County regulations.

Figure 5.3: Secondary Community Entry Concepts



5.3.3 Neighborhood Entry Features

Neighborhood entries are intended to provide a formal entrance into individual residential neighborhoods within the Plan Area. Concepts for neighborhood entries are illustrated in elevation and plan view in Figure 5.4. Neighborhood features may be unique to each subdivision but should be in character with the overall hardscape/landscaping theme established for the Lakeside at Sutter Pointe community. Neighborhood Entries should have the following characteristics:

Figure 5.4: Neighborhood Entry Concepts



- + Generally located at the neighborhood entrance or in the entrance median, at the primary access point from an arterial or collector street;
- + Thematic wall or other hardscape features (such as raised planters, pilasters, etc.) that are consistent with the theme of Lakeside at Sutter Pointe;
- + Signage that identifies the neighborhood name, if any;
- + Entry features should not impact site distance requirements for automobiles; and
- + The number, height, and size of all signs will be consistent with the requirements of the Sutter Pointe Land Use Development Code (LUDC).

5.3.4 Entry Signage

Project identification signage is permitted on all entry features. Sign text will only be permitted to identify the name of Lakeside at Sutter Pointe or individual projects/neighborhoods. Entrance feature signage is regulated by the Sutter Pointe Land Use Development Code (LUDC) and is subject to the permitting requirements of the County.

All signs, including those related to commercial, office, and multi-family use, as well as temporary construction, marketing, and sales signs, are regulated by the Sutter Pointe Land Use Development Code (LUDC). All sign elements on pilasters or walls shall use mounting hardware securely embedded into the surface onto which it is affixed. No epoxy-mounted elements are permitted.

Signage should be consistent with the materials listed below, subject to review and approval.

- + Backlit raised aluminum letters
- + Up-lit raised aluminum letters
- + Flush mount channel letters

- + Flush mount masonry or metal wall plaques
- + Cast concrete signage
- + Engraved stone

5.4 WALLS & FENCES

Walls and fences throughout Lakeside at Sutter Pointe are intended to provide screening between properties and land uses, help define the edges of arterial streetscapes, provide barriers to protect riparian habitat area, and provide privacy and security for private property. Recommendations for wall and fence locations for Lakeside at Sutter Pointe Phase 1 are identified in Figure 5.5 for Phase 1 and will ultimately be determined by a traffic or acoustical analysis. The material and designs for the walls and fencing vary depending on each location's specific needs. Design details for each fence type are provided in the following sub-sections.

Figure 5.5: Fencing Plan



Note: Traffic circles are optional. Final intersection and landscape design to be determined with improvement plans.

5.4.1 Community Wall / Sound Walls

Enhanced masonry walls are used within the Lakeside at Sutter Pointe plan area to provide sound attenuation, screening, and privacy, and are located along arterial roads. Masonry walls must have a high-quality design appearance. This wall type should incorporate decorative pilasters or columns at regular intervals and a cap along the wall top. Enhanced masonry walls should be used in select areas with impact from major streets. See Figure 5.6 for a design detail of this wall type.



Figure 5.6: Sound Wall Concept

The following specific design requirements pertain to masonry walls:

- + Masonry walls along public streets should not block views to the open space corridors and should not obstruct underground or above-ground electric, telephone, cable, water or sewer services or equipment;
- + Minimum masonry wall height along arterial streets should be 6 feet. Higher walls may be necessary based on site specific noise analysis;
- + Greater wall heights may be achieved by either increasing the height of the masonry structure, or placing the structure on a berm;
- + Opportunities for wall openings between land uses should be evaluated where appropriate to encourage and facilitate pedestrian connection/access between land uses (i.e. between high-density residential and commercial sites);
- + Masonry walls will be constructed of site-built, hand-laid masonry blocks (unless deviations are permitted in specific locations);
- + Wall materials should have a textured face such as cast patterns, split-faced or stucco-finished on the side facing the street or public view, in keeping with architectural style and materials;
- + Variations in wall designs within the Plan Area are acceptable. However, continuity in theme and materials should be incorporated where variations occur;
- + The wall face should include relief such as jogs and alcoves to avoid straight, flat monotony;
- + Pilasters should be used at each side of neighborhood vehicular and pedestrian entrances to define openings, and at each angle point or change in direction to enhance wall aesthetics;
- + Multiple pilasters at neighborhood entries are encouraged, and should be spaced no less than 50-foot on-center along straight runs of walls;
- + Pilasters should be constructed of materials complementary to the masonry wall;
- + Pilasters may include embellishments such as logos incorporated in the column or pilaster design and concrete caps;
- + Embellishments and logos should not exceed 24" in any dimension and must show at least 4" of the column around all edges. Embellishments should be constructed of materials and colors compatible with the design of the column or pilasters and clearly be an integral element in the

column design. Embellishments may only be located along the end column or pilaster on both sides of pedestrian or vehicular entries;

- + All logos and/or embellishments will be subject to the requirements of the Sutter County Sign Ordinance; and
- + Pilasters should have sufficient bulk and dimensions to appear in proportion to the height and mass of the wall. Pilasters and columns may not be less than 18" in any dimension at the base, and may be circular or square.

5.4.2 Residential Fences

Fencing will be utilized in the Plan Area to provide lot definition, aesthetics, screening, and/or privacy. There are four types of fencing that may be used in the Plan Area. Standard wood fences are located in areas that are less visible from public view, and enhanced wood fences are located in areas with greater public visibility. Low residential front yard fencing will be allowed where residential units may not have a traditional front yard area and/or may incorporate a semi-private front yard patio area. The fourth type of fencing that will be utilized in the Plan Area is open fencing, which will be used to provide a nearly transparent barrier at developed edges adjacent to open space parcels; open fencing is discussed in Section 5.4.3.

+ Standard Wood Fence

Standard wood fencing is typically located adjacent to parks, paseos, or other areas with more limited public views. This fence type has the same design as an enhanced version, but does not incorporate decorative pilasters. Figure 5.7 illustrates a design detail for the standard wood fence.

Standards for standard wood fences include the following:

- Minimum solid-wood fence height adjacent to park is 6-feet;
- Fence sections may be 8 to 10-feet in length supported by a 4-by-4 steel post; and
- Solid wood fences, and if painted or stained, should be an earth tone color.



Figure 5.7: Standard Wood Fence Concept

The standard wood fence is also intended to provide privacy between residential units. Residential yard fencing is commonly applied alongside and rear property lines between residential units, along alleyways, and at the rear edge of front yards, to enclose a side yard.

Standards for residential yard fencing include the following:

- 6-feet high, constructed in module widths between 6-feet and 8-feet;
- Constructed of wood, with an infill board design and a solid cap and base;
- Bottom and waistline rails must be at least 2x4 (6-foot span) or 2x6 (8-foot span);
- Top rails must create an architectural cap to the fence; and
- Not permitted in a front yard area, except where needed to enclose a side yard.

+ Enhanced Wood Fence

The enhanced wood fence is typically located where private lots are located adjacent to public areas. As such, the enhanced wood fence would likely be used where the side yard of a home faces a public street, paseo, park and/or open space. This fence type is a variation of the standard wood fence with the addition of decorative pilasters at roughly 50-foot intervals. Figure 5.8 illustrates a design detail for the enhanced wood fence.



Standards for enhanced wood fences include the following:

- Minimum height of solid wood fence along all residential collectors within neighborhood is 6-feet;
- Fence sections may be 8-feet to 10-feet in length supported by 4-by-4 posts;
- Pilasters or columns should be used at each side of neighborhood vehicular and pedestrian entrances to help visually define openings, and at each angle point (change in direction) to enhance wall aesthetics. Pilasters are encouraged at regular spaced intervals along lengths of fences;
- Pilasters and columns should be constructed of materials that are complementary to the wood fence. Acceptable materials include masonry block, brick, stone, cobble, and stucco finish. The pilaster material and design should be consistently applied throughout individual neighborhoods;
- Where residential lots back up to schools, 6-foot enhanced wood fences that are consistent with corridor fences should be constructed; and
- Enhanced wood fences should be constructed of redwood, and painted or stained in an earth tone color.

Figure 5.8: Enhanced Wood Fence Concept

+ Low Residential Front Yard Walls

Some residential units may not have a traditional front yard area and/or may incorporate a semi-private front yard patio area. The Low Residential Fencing prototype, depicted in Figure 5.9, allows for the creation of semi-private front yard spaces, which typically consist of the following components as illustrated below:

- These walls could be low rail or picket fences;
- Constructed of either solid (stone, masonry) or visually-penetrable (wrought-iron or wood picket/railing) materials;
- Used in conjunction with a porch, patio, or balcony element;
- Maximum of 4-feet in height;
- Set back at least 2-feet from back of sidewalk; and
- Design and color appropriate for design of adjacent house.



Figure 5.9: Low Residential Front Yard Wall Concept

5.4.3 Open View Fence

Due to the extensive open space system throughout Lakeside at Sutter Pointe, open/view fencing should be utilized where developed land uses are located adjacent to the natural, undeveloped environment. These types of fencing provide a nearly transparent barrier at developed edges adjacent to open space parcels and provide views from the developed areas into the natural landscape.

+ **Open Fencing**

Open fencing should be used along a street adjacent to open space, or along pedestrian pathways at the edges of open space parcels. These fences will provide the least obstructing view to the open space parcels in comparison to other fence styles. Open fences may also be used to separate different functions within landscape corridors (for example, to restrict access of motorized vehicles), and at other miscellaneous locations within the Plan Area. Typical open fence sections (concrete rail, tubular steel fences and post and cable) are shown in Figure 5.10.



Figure 5.10: Open Fencing Concepts

+ **View Fencing**

View Fencing should be used between open space areas and the rear and side property lines of residential parcels. View fencing consists of a low masonry wall with steel tube or wrought iron fence on top with pilasters placed on the property line. This will provide a semi-transparent view of the open space while maintaining security for residential development. A typical view fence section is illustrated in Figure 5.11.



Figure 5.11: View Fencing Concept

5.4.4 Wall & Fence Breaks

There are several opportunities in Lakeside at Sutter Pointe Phase 1 to provide pedestrian connectivity between residential and non-residential land uses. Where pedestrian connectivity between dissimilar land uses is desired, breaks in walls or fencing are encouraged to improve pedestrian access between land uses.

6 Streets & Landscape Corridors

6.1 CHAPTER OVERVIEW

The streetscapes in Lakeside at Sutter Pointe Phase 1 will feature high-quality landscape design concepts and elements that reflect the community's architectural vernacular and sustainability program. Using planting concepts, materials, and sidewalk configurations will ensure that these features are well-integrated into the surrounding built environment.

All streets will be landscaped with a combination of trees, shrubs, and groundcover, as illustrated in the roadway design sections of these design standards. Landscape corridors should be designed as shown in Figure 6.1 and consistent with the following standards. Additionally, all landscapes within the Plan area shall be designed and calculated to comply with the State's Model Water Efficient Landscape Ordinance (MWELO). Plant materials shall be selected from the 'Preferred Landscape Plant Materials List' which can be accessed on the County's website. https://www.suttercounty.org/assets/pdf/cs/ps/Preferred_Plant_Materials_List.pdf



Figure 6.1: Landscape Corridor Concepts

6.2 GENERAL STANDARDS

Street trees are critical to the way the Lakeside at Sutter Pointe community is defined and identified. Street trees convey scale, character, design quality, shading, and atmosphere to a street environment and therefore to the neighborhood and community. Street trees have been shown to reduce the urban heat island effect and have a reducing effect on carbon emissions, in addition to transpiration qualities that aid in cooling and moisture.

The street tree plan for Lakeside at Sutter Pointe Phase 1 defines a network of tree types that serve to create a hierarchy of streets. This network imbues a sense of place that orients visitor and resident, providing a quality and aesthetic backdrop to each of the neighborhoods, the parks, and the Clubhouse. Selected species of trees are chosen for Lakeside at Sutter Pointe Phase 1 that reinforces the street hierarchies and provides unified environments within a diversified community. All street trees should be chosen for qualities of durability, ease of maintenance, drought tolerance and for their non-invasive root systems. Below are brief descriptions of the various streetscape categories and how they are envisioned to set the tone for the community.

6.3 ARTERIAL STREET TREES

These are found along the wide, major perimeter streets carrying large volumes of traffic and connecting the community at large to the region. They should grow to a tall height and have a large spread. Evergreen and deciduous species should be included to provide a buffer and softening of the interface between the community and adjacent arterial streets. Smaller flowering accent trees may be mixed in to provide diversity, contrast, and interest.

Arterial Street Trees are located between the street edge and sidewalk and provide each street with its scale and form. Arterial street trees should be:

- + The dominant element on the streetscape;
- + Spaced 30-feet on center;
- + Planted from a minimum 15-gallon container;
- + Planted in a regular linear fashion, set back from the curb far enough to accommodate ultimate growth (a minimum of 5-feet); and
- + Drought-tolerant when established.

6.4 COLLECTOR STREET TREES

6.4.1 4-Lane Collector Streets

Street '1' travels north from Riego Road into the Recreational Village. This collector street constitutes the most prominent cross-community connector within Phase 1. Street '1' features a wide 12-foot median and 5-foot separated sidewalks on either side. It is envisioned that street trees may be planted behind the walk, where feasible, to create a double line of trees. Creating a consistent tree canopy along collector streets will encourage alternate modes of transportation to community amenities, including walking and biking.

Primary Street Trees are located within the 8-foot landscape strip between the street edge and sidewalk. Primary street trees should be consistent with the following standards:

The dominant element on the streetscape;

- + Spaced 30-feet on center;
- + Planted from a minimum 15-gallon container;
- + Planted in a regular linear fashion, set back from the curb far enough to accommodate ultimate growth (a minimum of 5-feet);
- + Drought-tolerant when established; and
- + Refer to Section 6.6 for median planting.

6.4.2 2-Lane Collector Streets

There are two classifications for 2-lane collector streets within Phase 1:

- + Bordering the employment center to the west and residential uses to the east, this collector street has a 5-foot landscape strip, and 5-foot sidewalk, and no median; and

- + At entries to residential neighborhoods, these collector streets feature a 12-foot median, 8-foot landscape strip and 6-foot sidewalk.

Both collector streets provide access from Riego Road into both the residential and non-residential neighborhoods within Phase 1. It is envisioned that street trees may be planted behind the walk, where feasible, to create a double line of trees. Creating a consistent tree canopy along collector streets will encourage alternate modes of transportation to community amenities, including walking and biking.



Figure 6.2: Street Tree Concepts

Secondary trees are to be provided on 2-lane collectors within the landscape strip between the street and sidewalk. Secondary trees can also be used to provide color and accents at neighborhood entries and at points of interest along the streetscape. Secondary trees should be consistent with the following standards

- + Planted in informal fashion as determined by space and tree species (unless otherwise specified by a particular street section);
- + Distinctive in form and/or color;
- + Complementary to the form of the primary street tree;
- + Planted from a minimum 15-gallon container;
- + Spaced an average of 30-feet on center, or in equivalent quantities if planted in clustered groves;
- + Drought-tolerant when established; and
- + Refer to Section 6.6 for median planting.

6.5 RESIDENTIAL STREET TREES

Residential street trees for public and private streets and alleys are the foundation of the neighborhood planting program, as they provide a statement of neighborhood theme, continuity, and character throughout the community. Several tree types are listed on the Preliminary Street Tree Plan. An effort should be made to have one species used for the entire length of any given block along both sides of the street; refer to homebuilder product plans. Variety of species may be used from one street to the next, however. The species chosen should be manageable in form, water requirements, and root growth.

Residential Street Trees, where required, should be used as background trees in the landscape corridors to add contrast to the linear plantings of primary and secondary street trees. Residential trees can also be used to provide color and accents at neighborhood entries and at points of interest along the streetscape. Residential trees should be consistent with the following standards:

- + Planted in informal fashion as determined by space and tree species (unless otherwise specified by a particular street section);
- + Distinctive in form and/or color;
- + Complementary to the form of the primary, secondary, and tertiary street tree;
- + Planted from a minimum 15-gallon container;
- + Spaced an average of 30-feet on center, or in equivalent quantities, if planted in clustered groves;
- + Drought-tolerant when established;
- + Match scale and aesthetic of residential neighborhood; and
- + Refer to Section 6.6 for median planting at residential entry streets.

6.6 MEDIANS

Medians are provided on arterial, collector and residential entry streets. These streets are connectors between neighborhoods and other prominent land uses. Medians are used to highlight this connection and aid in the feeling of arrival to the community. Narrow, upright or compact, and showy trees are envisioned within the medians. Median trees should emphasize strong sightlines.

The following design elements should guide the design of landscaped medians:

- + The median design should include a narrow, compact and showy tree specimen spaced 30-feet on-center, planted on the centerline of the median;
- + The roundabouts as shown on illustrative plans are optional and for conceptual purposes only. Final intersection and landscape design to be determined with improvement plans;
- + Accent trees may be used in combination with the primary tree to provide visual interest;
- + A combination of groundcover and shrubs that provide seasonal flowers or leaf-color variation and texture should also be incorporated into median landscaping;
- + Groundcover and shrubs shall not exceed 30" in height, or as required by the County to ensure that vehicular sight lines are maintained;
- + Hardscape material (such as decomposed granite, stone, etc.) should be used to break up the plantings, add visual interest, and provide attractive ground plane treatments to minimize water use; and
- + The use of lawn/turf in medians is prohibited.

6.7 STREETScape UNDERSTORY PLANTINGS

6.7.1 Shrubs

Shrubs should be used in landscape areas and medians to provide a visual barrier to fences, walls, and utility equipment, soften the ground plane, and visually link all landscape materials. Shrubs shall be:

- + Planted from a minimum 1 to 5-gallon container;
- + Selected according to size, color, texture, and seasonal interest; and
- + Placed to not obstruct important pedestrian or vehicular sightlines or threaten the safety of pedestrians.

6.7.2 Groundcover

Groundcover should be planted in all portions of landscape areas and/or medians not planted with shrubs. The selection of plant material should consider the pedestrian use of a particular area. High-activity areas such as parks and sports fields should be planted with turf to withstand heavy use. Low-activity areas, such as areas along major streets, should use a combination of drought-tolerant groundcover species such as fescue. Utilization of groundcover should consider the following:

- + In the interest of reducing water usage, turf should be used sparingly. Turf should not be planted in parkway strips along arterial and collector streets. If planted, it should be limited to key intersections and entries;
- + Non-turf groundcover is preferred between the sidewalk and curb, and behind the back of sidewalk; Turf shall not be planted in medians;
- + Turf may be installed in areas with slopes of 4:1 or less. Non-turf groundcovers shall be installed on slopes steeper than 4:1. The maximum slope of any planted area shall be 2:1;
- + Drought-tolerant groundcover species, including fescue that requires low-water usage, are encouraged. Low water use fescue should be planted as sod and not hydroseed;
- + Mow strips should be utilized at the edges of formal landscape areas, or where needed to delineate the limits of maintenance; and
- + A combination of decomposed granite and stone should be used to break up the plantings and add visual interest.



Figure 6.3: Streetscape Understory Plantings

7 Trails

7.1 CHAPTER OVERVIEW

Trails and off-street landscape corridors are provided throughout the community. Trails provide connectivity between residential, non-residential, and key amenities, encouraging alternative transportation options. The trail system in the Lakeside at Sutter Pointe Plan Area is defined by three classifications:

- + Lake Walk, a 30-foot wide landscaped corridor with a 6-foot paved path, providing connections between mini-parks along the lake frontage;
- + Paseos, providing off-street connections between neighborhoods and recreational amenities; and
- + Off-street trails envisioned to have a 10' path with 2' decomposed granite shoulders, provided within linear parks.



Figure 7.1: Trail and Paseo Concepts

7.2 GENERAL STANDARDS

Trails, paseos and other landscaped corridors adjoining residential or commercial properties should utilize the following general standards:

- + All trails will have minimum required lighting for safety purposes;

- + Where feasible, open space corridors should provide amenity features, such as passive rest areas with seating; and
- + Trash receptacles should be provided.

7.3 LAKE WALK

Lake Walk, as discussed in Section 3.6, is a continuous landscaped corridor around the entirety of the lake. This 30-foot wide landscaped area provides a 6-foot wide paved path for pedestrian use. The corridor provides connection between the 6 mini-parks located along the lake. Although the corridor itself is meant to be a passive, looped circulation feature, where feasible, it is envisioned to provide amenity features, such as benches, trash receptacles and possibly exercise nodes.

7.4 PASEOS

Paseos are landscape corridors within residential neighborhoods that provide pedestrian and/or bikeway linkages to parks, open space areas, commercial, and residential uses. Paseos should be open to the surrounding neighborhood by siting residential lots to have either front-on or side-on orientation, where feasible. This can also be accomplished by maintaining street access adjacent along one side. Paseos can vary in width, and contain thematic landscape and hardscape, or naturally paved, materials consistent with those used throughout the Plan Area; however, they should be a minimum of 25-feet wide.

7.4.1 Planting in Paseos

Landscaping in paseos should use a combination of trees, shrubs, and groundcover that reinforce the design concepts utilized along the streetscapes where feasible. Planting concepts in paseos may have a less formal appearance than that in the streetscape, such as planting clusters of trees rather than formal rows. However, the quantity and quality of plant materials should be consistent with those along the streetscape. Landscaping should also employ design concepts that do not create secluded areas within the landscape that might generate security concerns.

7.4.2 Pathways in Paseos

All paseos should contain an 8-foot wide path, at minimum, that will accommodate pedestrian and bicycle circulation. These paths serve to provide connectivity among residential and non-residential land uses, parks, and open space. Bicycle and pedestrian linkages in paseos are critical in providing a safe and efficient circulation system alternative to the automobile.

7.4.3 Lighting in Paseos

Paseos should have lighting, either by bollards, light standards, pedestrian-scale pole lights, or through a combination of the three. Light standards from adjacent residential streets may suffice to illuminate paseos.

7.4.4 Street Interface

The following standards will guide the interface of paseos with the surrounding neighborhoods.

- + Paseos should be fronted by a street, side-on or front-on lot, where feasible;
- + In cases where a paseo is bounded by separate residential subdivisions, the lotting in each subdivision shall be designed to not preclude surrounding subdivisions from meeting their street frontage requirement, or place undue hardship on its design; and
- + Where fencing is necessary along paseos, open fencing is encouraged.

Figure 7.1 illustrates acceptable paseo design concepts, such as lighting, bollards, trash receptacles and paseo accent walls.

7.4.5 Interface with Adjacent Land Uses

- + Where feasible, residential lots should not back onto paseos (side-on or front-on only);
- + To the extent possible, where a paseo is adjacent to a street or cul-de-sac, the path should be located next to, or be part of, the street sidewalk to ensure the maximum exposure possible;
- + Where residential properties side-on or back-on to paseos, fences may have either a standard wood fence design for privacy or open view fence design; and
- + Wood fences should be stained on the side facing the paseo.

8 Streetscape Materials, Site Furnishings & Public Space Amenities

8.1 CHAPTER OVERVIEW

The design objective of this section is to create aesthetically pleasing and vibrant places to gather within Lakeside at Sutter Pointe Phase 1 and provide common open space areas and amenities for the use and enjoyment of residents, commercial patrons or visitors alike. Public spaces and amenities add a sense of community and allow residents to gather. Projects should incorporate public spaces and pedestrian amenities that are centrally located, functional for a variety of uses, and aesthetically pleasing. Open space areas within higher density single-family and multi-family projects are particularly important to functionally and visually unify a development. Multi-family residential projects, in particular, must focus on providing quality open space areas to allow residents to recreate, relax, and enjoy the outdoors. Patios, porches, balconies, and courtyards should also be provided for private open space. Open space features should be carefully integrated into the design of multi-family projects to provide safe areas that can be easily surveyed from nearby dwellings or the street and complement the building architecture and project site design.

8.2 GENERAL STANDARDS

The following design guidelines apply to the public spaces and pedestrian amenities throughout Lakeside at Sutter Pointe Phase 1:

- + Common open spaces should be easily accessible from all residential units.
- + Common open space should be incorporated into the site plan as a primary design feature and not just as remnant pieces of land used as open space. The open space should be centrally located and positioned within the viewshed of the nearest units, such that the residents can watch over the area.
- + The high-density residential projects should provide at least one of the amenities for residents listed below. Amenities in common areas may be counted toward open space requirements:
 - Tot lot or play structure
 - Community garden
 - Picnic tables and BBQ area with shade structure(s)

- Swimming pool
- Indoor recreation facility (may provide up to 20% of open space requirement)
- Sports courts (e.g. tennis, basketball, volleyball)
- Natural open space area with benches, viewing areas, and/or trails
- Other active or passive recreation areas that meet the intent of this guideline

8.3 SITE FURNITURE + FIXTURES

Site furniture is encouraged within the parks and open space system, both within programmed public spaces and within more passive landscaped lots. Site furniture visible from public streets, plazas and pedestrian linkages should be of compatible style and design. Fixtures and furniture may vary in style, color and materials from this standard design if they are used in enclosed courtyards, or other locations where land uses require unique appeal. Site furnishings are inclusive of benches, trash receptacles, bike racks, and drinking fountains.

The following guidelines and standards apply to site furniture throughout the community:

- + Where feasible and desirable, public landscaped areas should employ pedestrian amenities, such as benches, drinking fountains, lighting and trash receptacles.
- + Tree grates are aesthetically pleasing and should be consistent throughout the community.
- + Bollards should be a consistent design throughout the community.
- + The design of site furniture and fixtures should be compatible throughout the community.





Figure 8.1: Site Furniture Concepts

8.4 LIGHTING

Lighting is an important element in the landscape and should be used to contribute to a safe and attractive environment. Natural areas will need little light while street intersections will require illumination levels safe for pedestrian crossings. Lighting also reinforces the community’s overall design theme and sense of place by adding a common, thematic element that is repeated along all major roadways.

Decorative fixtures are recommended on all collector and residential streets. Alternative decorative fixtures with a similar design quality may be used if approved by the County. Figure 8.2 illustrates an appropriate design of a light fixture. The height of light standard will vary depending on the application. Light standards will typically be higher along roadways, and should not be higher than 10 feet in pedestrian areas.

- + Lighting fixtures selected should complement accompanying architectural typologies;
- + All lighting shall be dark-sky compliant;
- + Site improvement plans shall include a lighting plan prepared by an electrical engineer that conforms to all applicable codes and ordinances. Lighting plans shall take into consideration adjacent development and avoid duplication and ‘spill’ onto those sites.
- + For parks, trails and open space, lighting shall be placed to emphasize security, but not encourage inappropriate nighttime uses. As with other developments, open space lighting shall not spill onto private property and may vary in intensity depending on site specific conditions and surroundings.



8.5 SIGNAGE

Signage throughout Lakeside at Sutter Pointe Phase 1 should be designed with a consistent theme and style. Allowable signage includes: project identification signage, neighborhood identification signage, street signage, signs at parks and mini-parks, trailheads, paseos, and directional or wayfinding signage. Signage for community facilities and major destinations, like the recreation center, are also permitted.

All sign elements should be consistent with the guidelines listed below:

- + Signage should maintain visual consistency throughout the community;
- + Color and material options for signs should always compliment the architectural style of the building;
- + Signage should be scaled appropriately for the given location;
- + Signage text should be kept to a minimum and scaled appropriately for placement and legibility purposes subject to Sutter Pointe Land Use Development Code (LUDC);
- + Attached wall signs, or building-mounted signage, are permitted. These attached signs should be placed flat against a building or designed as part of an architectural feature, and are not to exceed sixteen (16) square feet in area;
- + Detached identification signage, including monument signs and low-profile freestanding signs, are permitted at project entries. The design of identification signage may be incorporated into low profile walls or larger decorative monuments and shall not exceed six (6) feet in height. The maximum area devoted to sign letters (excluding logo) shall be twenty-four (24) square feet per sign and may be a double-faced sign;
- + Signage for pedestrian and bicycle way-finding is encouraged. The design should be displayed in a safe and clear manner with a maximum area of five (5) square feet devoted to the sign;
- + Lighting is allowed to illuminate signage at night, but should be designed appropriately to not create hazardous glare for pedestrians, bicyclists, and vehicles;
- + Neon signs are not permitted; and
- + At the entry areas, features and monument signs are permitted to identify and enhance the community image, and create a sense of arrival.

9 Landscaping, Planting + Irrigation Requirements

9.1 OVERVIEW

The intent of the landscape design is to provide continuity throughout the community. Landscaping guidelines specify standards for streetscapes and public spaces. Through the use of deciduous and evergreen plant material, year-round interest will be given to the site with an evenly layered plant design. This layered plant design helps to frame views and highlight special features, and can also screen or diminish adverse views and utilities.

To the extent practicable, minimize water use for landscape irrigation to reduce the impact to natural water resources and reduce burden on municipal water supply and wastewater systems.

- + Use high efficiency irrigation systems; and
- + Install landscaping that does not require permanent irrigation.

Water-conserving irrigation systems, including automated rain sensors and programmable irrigation controllers, should be used to provide coverage to irrigated areas. Emitters, bubblers, or drip irrigation systems and other such devices should be used wherever feasible and/or practical to encourage deep-rooted plantings. In areas where especially drought-tolerant and native planting is employed, irrigation systems should be used to establish new young plantings with the goal and intent of discontinuing a majority of the irrigation as the trees/shrubs are able to survive without introduced irrigation.

9.2 GENERAL STANDARDS

The landscaping of public spaces should be carefully considered to appeal to residents and attract visitors. Trees with consistent canopy should be used in areas where shade is desired. In general, the landscaping of public spaces should complement the other features and amenities of the area, becoming a backdrop of pedestrian activities.

The following landscape guidelines and standards apply to the Lakeside at Sutter Pointe community:

- + Landscaping should be used to define outdoor spaces, softening and complementing structures.
- + Provide landscaping to screen parking, loading, storage and equipment areas.
- + Provide landscaping to shade and enhance the streetscape, parking areas, and outdoor gathering places.
- + Detention facilities should be planted to create the appearance of natural vegetation, with careful consideration of plant selection to ensure survival and compatibility of a properly functioning drainage system.
- + Where feasible and desirable, landscape strips and median islands should be landscaped and programmed for the treatment and conveyance of storm water run-off.
- + Planting along Entry Drives and at focal points overlooking the lake is perhaps the most important landscape element in creating a sense of place for the Lakeside at Sutter Pointe Phase 1 community. Use of plant material, hardscape, walls, fountains, and other landscape structures should be designed and orchestrated not only to give distinctiveness and aesthetic power to the area, but to draw people into the center to visit, shop, eat, and linger;
- + Plant to accentuate line-of-sight views of theme landscape features, monumentation, towers, etc;
- + If overhead utility lines are present (on the east side of the Plan area, only trees that are approved by the managing utility shall be planted nearby, and in compliance with all guidelines and recommendations of the utility.
- + Where walled or gated utilities occur (pump stations or water storage facilities), evergreen landscaping shall be installed to mitigate views of the utility but not impair its use or safety.

9.3 MIXED USE ACTIVITY DISTRICT

The Mixed-Use Activity District is envisioned to be the commercial and multi-family of Lakeside at Sutter Pointe. While not yet specifically designed, the District will be defined by a walkable, fine grained street pattern with pedestrian access to adjacent neighborhoods, limited setbacks that accommodate pedestrians and storefronts, and sustainable features such as LID stormwater planters, shaded parking lots that don't dominate sites, and more compact, urban development patterns.

- + Use masonry planter walls with flowering annuals and perennials and seat walls to create small "courtyards" and other inviting spaces to sit or stroll;

- + Plant material, including trees and shrubs, should for the most part be compact in size and form and have visually distinctive features to set them off from other materials; they should be used primarily for color, shape, structure, and texture in the scheme of the design of the center;
- + Planting should be massed and scaled as appropriate for the function and location it serves; it should be “pulled back” at appropriate places to open sightline views to major iconic features in central locations;
- + Use rows of compact flowering trees to accentuate main promenade walkways and road and driveway entrances into project areas;
- + Plant materials should be used as accents, and tall, upright columnar trees should be used to complement the heights of the buildings 3 stories and over or to create “windrows” of trees to provide visual relief or wind buffering;
- + Consideration should be given to building outdoor “character” structures such as arbors, gazebos, and trellis colonnades;
- + Plazas, and other informal gathering places, should occur with regularity. A plaza, small court, or seating area should be placed between buildings wherever logical and practical; these spaces may have a central feature, such as a fountain, tree grouping, signature lamp post, raised planter bed, street sculpture or other such theme feature;
- + Given the limited availability of planting areas within this district, these areas should be sized and located for maximum benefit and complement the buildings they surround. They should also be effectively integrated into the streetscape and parking areas within which they are included. Well-selected and ample in size, the plant materials are critical to the success and aesthetic appeal of each building cluster and project;

9.4 PLANT MATERIALS AND STREET TREES

Plant materials shall be selected from the ‘Preferred Landscape Plant Materials List’ which can be accessed on the County’s website. Ideal locations for fruit trees would be at primary community intersections. Plantings should occur in long, straight or slightly meandering swaths of single species as to mimic rows found in neighboring farm fields.

Trees will create a canopy along all streets throughout the Plan area in order to add value while providing shade and creating a walkable, green community. All street trees in residential front yards will be installed from minimum 15-gallon containers and centered in parkway strips or planted approximately four feet behind the sidewalk. Trees in parkway strips shall be installed with root barriers. If evergreen street trees are used, the accent trees should be a mixture of mainly deciduous trees. If the primary street tree is deciduous, accent trees should be a mix of mainly evergreen trees. Accent trees are used to augment primary street trees. They are intended to provide contrast, color and variety to the primary street trees, entry monumentation, and site amenities. These trees are also a source of secondary shade and seasonal interest, and maybe substituted by species based on availability. However, if species are substituted, a single species will still be used on individual streets.

Figure 9.1: Preliminary Street Tree Plan



Note: Traffic circles are optional. Final intersection and landscape design to be determined with improvement plans.