Amador County

Wicklow Way Specific Plan

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1.0 Introduction

The Specific Plan (WWSP) establishes a regulatory framework for the development of a 201-acre site. The County-owned WWSP site (Assessor's Parcel No. 044-100-027) is located west of the City of Jackson and south of State Route (SR) 88, and one mile west of the intersection with SR-49, within the Martell Regional Service Center (RSC).

The purpose of the WWSP is to provide a planning document that includes a mix of retail, commercial, public, and higher-density housing use. It is designed to allow residents to live close to the County's major service center while improving circulation, creating visual cohesiveness and identity, and encouraging use of alternative transportation for local trips and economic development opportunities.

Project Objectives

- **Complete Comprehensive Planning.** Formulate a specific plan, related land use documents, and regulatory approvals for Amador County's share of regional land use growth compatible with surrounding uses, and providing both housing and economic development opportunities.
- **Mix of Land Uses.** Create a comprehensively planned, residential-based community with a mix of land use to create a balanced community with up to 377 residential units, commercial and business professional uses, parks, and open space and supporting public/quasi-public uses.
- **General Plan Consistency**. Achieve characteristics reflective of the general policy direction embodied in the County's adopted General Plan, including connectivity among neighborhoods, commercial uses, schools, and parks.
- **Housing Opportunities.** Plan for up to 377 residential units to provide housing choices in varying densities to respond to a range of market segments including opportunities for rental units and affordable housing consistent with the General Plan.
- **Regional Housing Needs Allocation.** Aid the County in meeting its obligation to accommodate a percentage of future population growth in the region as identified in the Regional Housing Needs Allocation (RHNA) prepared by the California Department of Housing and Community Development (HCD) by increasing residential capacity.
- **Community Form.** Shape the physical form and character of development that is functional and creates a sense of place with land use transition and connection to existing development.

- **Organize Neighborhoods.** Create identifiable and walkable neighborhoods that incorporate gathering places such as commercial areas, parks, and connections to schools.
- **Area Roadways.** Provide a safe and efficient circulation system that interconnects uses and promotes pedestrian and bicycle circulation.
- **Open Space**. Create open space preserves that provide regional benefit for habitat, natural resources, oak tree preservation, and open space amenities.
- **Fiscal Contribution**. Include a mix of land uses and facilities which are fiscally feasible, and implement funding mechanisms to maintain a neutral/positive fiscal impact to the County's General Fund.
- **Long Term Growth.** Plan for long-term growth to react to market demands and guide development over a 20- to 30-year period.

1.2 Specific Plan

A specific plan is a planning and regulatory tool intended to implement a city or county's general plan through the development of policies, programs, regulations, and design guidelines and standards which provide an intermediate level of detail between the General Plan and individual development projects.

The WWSP is the primary land use, policy, and regulatory document used to guide the overall development of the site. The WWSP establishes a development framework for land use, circulation, utilities and services, resource protection, and implementation of policies to address growth. The intent is to promote systematic and orderly development consistent with the overarching vision of the community as described in the General Plan. All subsequent development projects and related activities for the site are required to be consistent with the WWSP.

The authority to prepare and adopt specific plans and the requirements for content are set forth in Sections 65450 through 65457 of the California Government Code (Planning and Zoning Law). As a mechanism for the implementation of the goals and policies of the County General Plan, state law stipulates specific plans can only be adopted or amended if they are consistent with the jurisdiction's adopted General Plan. The WWSP is consistent with the policies of Amador County's General Plan, as well as other applicable state and local regulations.

1.3 Specific Plan Organization

The WWSP is organized into the following chapters:

Chapter 1: Introduction. Summarizes the purpose, organization, authority, and objectives of the WWSP and related documents.

Chapter 2: Context. Describes the site location and setting and identifies the features and policy objectives which influence the design and location of land uses and project features.

Chapter 3: Vision and Principles. Identifies overarching vision, organizing principles, and community form elements.

Chapter 4: Land Use. Identifies the land use plan and corresponding land use designation.

Chapter 5: Affordable Housing. Outlines an affordable housing program identifying the location and distribution of affordable units.

Chapter 6: Circulation. Describes the circulation system for movement of vehicles, pedestrians, and bicyclists.

Chapter 7: Public Services. Identifies public services including parks, open space, library, and sheriff and fire services.

Chapter 8: Utilities. Describes water, wastewater, recycled water, storm drainage, electric, natural gas, and solid waste services.

Chapter 9: Natural Resource Management. Describes the natural features of the site and the ongoing management of open space.

Chapter 10: Implementation. Outlines how the plan is consistent with state law, describes a program of implementation measures necessary to carry out the land uses, infrastructure, development standards, and criteria.

Appendix A: Development Standards. Describes applicable zoning and development standards and identifies residential housing types which could be accommodated.

Appendix B: Design Guidelines. Describes design attributes for consistent streetscapes, entry features, walls, fencing, identification signage, common landscape elements, and other site-specific considerations. Includes a suggested landscape tree planting list.

2.0 Context

The 201-acre WWSP site lies in unincorporated Amador County, immediately west of the City of Jackson, and one mile south of Sutter Creek. The county-owned site is south of SR-88 and approximately one mile from the SR-88 and SR-49 intersection in the Martell RSC area (see Figure 2-1 WWSP Site).

The site contains grasslands, oak woodlands, and drainages including tributaries to Rock Creek, and in some areas the terrain is hilly with slopes exceeding ten percent. The site slopes downward to both the east and west and ranges in elevation from approximately 1,500 feet above mean sea level in the eastern portion of the site to 1,400 feet in the southern portion of the site. Rock outcroppings and remnants of Amador County's rich gold mining history are evident onsite with rock-lined drainage ditches that supported mining operations.

Wicklow Way abuts the site on the north and provides a main entrance into the WWSP area from SR-88. Existing commercial development is located adjacent to the site's northern boundary, including a Walmart, the vacant former Kmart building, and a commercial strip mall. An existing residential neighborhood abuts the eastern boundary (Westview Bluffs), as does Argonaut High School. Open grazing land is located to the east and south. Lands south and west of the site are undeveloped and zoned C-1 (Retail Commercial and Office), R-3 (High-Density Multiple Family Residential) and R-1 (Single-Family Residential), respectively.

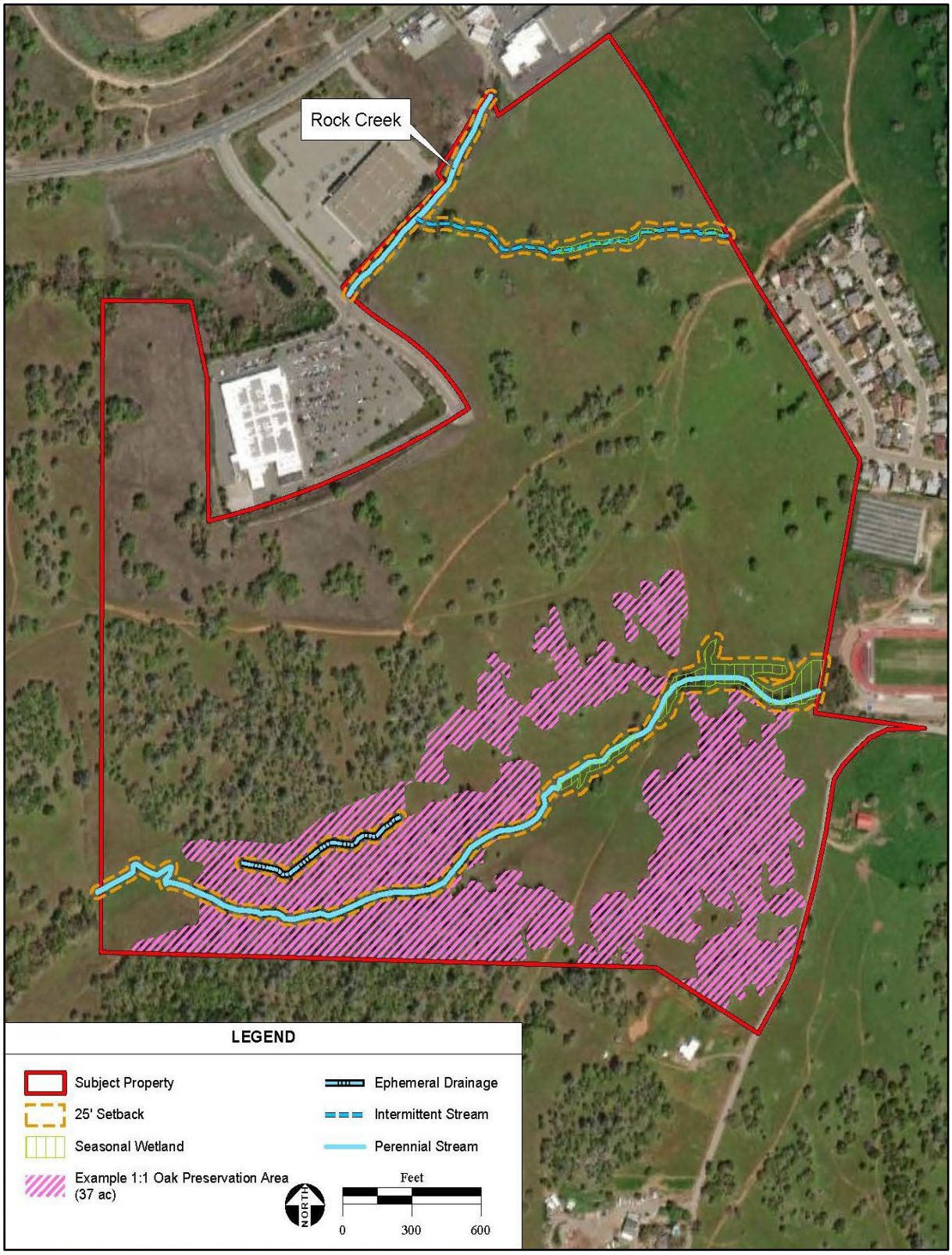
Past Proposals

The site has been considered for development over the past 40-years.

- The site was zoned Highway Commercial "H" in 1970. At this time, the development envisioned a golf course, 200 residential units, and commercial uses.
- The County's original General Plan in 1973 designated the site as an Urban Planning Area.
- In 1986 the site was rezoned to PD (Planned Development) for the Hilltop Center Project. This project was never constructed. The General Plan was also updated in 1986 to designate the site as a Special Planning Area.
- In 1994, the PD zoning was removed, and the site was rezoned to R-1 Single Family Residential, R-3 (High Density Multiple Family Residential) and C-1 (Retail Commercial and Office District).
- In 2008s, developers proposed several hundred homes on the site. This proposal included an extension of Wicklow Way south to Stony Creek Road. A Final EIR was prepared, but the project was ultimately withdrawn, and the County eventually acquired the site

.

FIGURE 2-1 WWSP SITE



Current Proposal

As part of the state of California's goal to create more affordable housing opportunities, two planning grants were awarded to the County in 2021 to prepare a Specific Plan and EIR to facilitate housing on the site. Senate Bill 2 (SB 2) and Local Early Action Planning (LEAP) grants facilitated the WWSP effort.

Community Input

As part of the WWSP process the County held a public workshop on December 9, 2021, to solicit feedback on plan contents. Several commenters provided feedback, requesting that the WWSP include the following attributes:

- Community services
- Affordable housing
- Housing types compatible with the rural nature of the County with consideration for single-story homes
- Agricultural buffers from adjacent agricultural uses
- Site access and internal roadways that consider adjacent neighborhoods
- Transit opportunities
- School uses, parks and other community-serving amenities
- Commercial uses
- Senior housing

2.1 Factors Influencing the Specific Plan

Development of the WWSP was influenced by several factors reflected in the location and mix of land uses and roadways on the land use plan. Factors considered for the layout of land uses were influenced by existing natural features which create both site constraints and opportunities. Other factors influencing the WWSP were reflective of County General Plan policies. The following sub-sections summarize the key factors, opportunities, constraints, and regulatory context for the creation of the WWSP.

Site Opportunities and Constraints

The site's location, natural and man-made features, and proximity to existing development provide opportunities for the form and organization of land uses and roadways include:

- ❑ **Topography.** The site rises in elevation above the western and eastern boundaries. As such, development has the potential to be highly visible from SR-88 and Stony Creek Road. View corridors onsite provide views to the Sierra Nevada Mountain Range to the

east. Providing landscaping and open space buffers and appropriate development setbacks help to minimize potential visual impacts.

- **Airport Land Use Compatibility and Noise Contours.** The northeast portion of the site is located in Safety Zone 3 of the Westover Field Airport Land Use Compatibility Plan (ALUCP). WWSP land uses are consistent with the ALUCP; however, restrictions may apply if aircraft noise would exceed noise standards. Compatible non-residential uses may include commercial, office or non-sensitive land uses that maintain an occupancy of less than 200 people per acre (ALUCP; Amador County, 2017). A portion of the low-density residential lies within the airport's overflight noise contour area with noise levels of 55-65 CNEL (Community Noise Equivalent Level). Construction of these residences will incorporate noise control measures to reduce interior noise levels to 45 dBA CNEL or less.
- **High Fire Severity Hazard Zone.** Public Resources Code Sections 4201-4204 direct the California Department of Forestry and Fire Protection (CAL FIRE) to map fire hazards within State Responsibility Areas (SRA) based on relevant factors such as fuels, terrain, and weather. Consideration of these factors were codified after significant wildland-urban interface fires in California as they relate to their potential for causing structure fires. Fire Hazard Severity Zones (FHSZ) were developed to provide the basis for the application of mitigation strategies to reduce risks to structures from wildland fires. These zones also correlate to building code requirements to reduce the ignition sources adjacent to the urban/wildland interface. Most of the County is within a FHSZ and as of 2022, the site was designated as High Severity.
- **Natural Resources.** A variety of natural resources are located within the WWSP including grassland, oak woodland, and drainages and stream corridors. Drainage corridors provide an opportunity to create a linear natural open space feature that connects throughout the site. The riparian forest located in the northern portion of the site is strongly associated with Rock Creek. Riparian habitat is present along the bed, bank, and channel of Rock Creek and includes an understory and canopy of densely wooded young to mid-aged oaks, cottonwoods (*Populus* sp.), and willows (*Salix* sp.). This habitat is overgrown with Himalayan blackberry (*Rubus armeniensis*) and is generally rocky throughout. A concentration of oak woodland is present that includes blue oak (*Quercus douglasii*), interior live oak (*Quercus wislizenii*), valley oak (*Quercus lobata*), as well as gray pine trees (*Pinus sabiniana*), which comprise most of the wooded areas. The WWSP land use plan has been developed to preserve approximately 37 acres of oak woodlands as open space for passive recreation.
- **Roadways.** The placement, alignment, and design of roadways within the WWSP were influenced by pre-existing conditions. Roadway connections use existing and planned roadways adjacent to the site which include the extension of Wicklow Way and a connection to Stony Creek Road.

- **Adjacent Neighborhoods.** Land uses, commercial uses, residential densities, and the circulation pattern along the edges of the WWSP were influenced by the existing land use pattern. Land use and design guidelines address the interface with the existing residential neighborhood to the east and buffers are planned adjacent to existing agricultural uses.

General Plan Policies

The following policies influenced the development of the Specific Plan:

Land Use

- **Goal LU-1**: Attain a diverse and integrated mix of residential, commercial, agricultural, recreational, public, and open space land uses.
    - **Policy LU-1.1**: Protect existing land uses and public facilities from encroachment by incompatible land uses.
    - **Policy LU-1.2**: Designate residential areas of varying densities to create the opportunity to provide affordable housing for all income levels. Consider affordable and senior housing needs in the siting and design of residential projects.
    - **Policy LU-1.3**: Encourage development patterns which support water quality objectives; protect agricultural land and natural resources; promote community identities; minimize environmental impacts; enable viable transit, bicycle, and pedestrian transportation; reduce greenhouse gas emissions; and promote public health and wellness.
- **Goal LU-2**: Enhance and maintain separate and distinct community areas within the county.
    - **Policy LU-2.1**: Direct development to areas with existing urban services and infrastructure or to areas where extending urban services is feasible given distance from developed areas, capacity, or land capability.
    - **Policy LU-2.2**: Target future commercial and residential growth to Town Center and Regional Service Center locations, including the communities of Martell, Pine Grove, Buckhorn, and River Pines.
    - **Policy LU-2.3**: Promote higher density or intensity development in infill areas, or areas adjacent to existing communities or activity centers.

Regional Service Center

Martell will continue to be the preferred location for land uses which draw people from throughout the County and the surrounding region. The RSC designation has been applied to Martell to support this role.

- **Goal LU-11:** Focus services that cater to a regional market in Martell.
    - **Policy LU-11.1:** Develop guidelines to govern future land uses within the boundaries of the Martell RSC. These guidelines will include the desired mix of industrial, commercial, residential, public facility, and other uses.
    - **Policy LU-11.2:** Develop form-based code specifications for Martell.

Development decisions will support a mix of uses and alternative modes of transportation, especially bicycles and pedestrians and to promote green building standards and low impact development (LID) practices, consistent with State and Federal laws.

Airport Compatibility

Westover Field is Amador County's only public airport. Future land uses in the vicinity of the airport must be conducive to the continued function of the airport.

- **Goal LU-13:** Maintain compatible land uses in the vicinity of Westover Field.
    - **Policy LU-13.1:** Ensure that future development proposals within the Airport Land Use Plan (ALUP) area are consistent with the requirements of the ALUP.
    - **Policy LU-13.2:** Protect the viability of Westover Field. Future land uses should not restrict activities permitted at the airport.

3.0 Vision and Principles

The vision for the WWSP is to create a new neighborhood that meets or exceeds the County's development standards through amenities and services and distinguishes itself through an efficient design and development pattern.

Once developed, the WWSP will make connections between existing commercial, residential, and school uses. These connections include the creation of urban land uses, expansion of open space preserves, new circulation linkages, and connections via a pedestrian and bicycle network. In addition to advancing the County's efforts to meet its fair share obligation of regional housing needs, the WWSP demonstrates an emerging approach to development which results in a more efficient use of land with higher densities and significant open space preservation. The land use plan for WWSP includes a diversity of housing types, compact design, a local-serving community commercial node with office and business professional uses, efficient vehicular, pedestrian and bicycle circulation, resource conservation and proximate access to parks and open space. The residential component on the eastern side of the plan area allows opportunities for students to walk to the adjacent Argonaut High School.

3.1 Community Form

The physical form and development pattern of the WWSP is shaped by site opportunities and constraints and policy factors described in Chapter 2.0, Context. Factors influencing the community's form include onsite natural resources, adjacent development patterns and roadways, and the WWSP Objectives.

3.2 Community Form Elements

The overall WWSP land use plan is shaped by five overarching elements influencing community form described below and shown on Figure 3-1.

- ❑ Commercial/Business Node
- ❑ Civic Uses/Public Uses
- ❑ Residential Neighborhood
- ❑ Parks and Open Space
- ❑ Circulation System

FIGURE 3.1 COMMUNITY FORM ELEMENTS

A. Commercial

Adjacent to the intersection of SR-88 and Wicklow Way is the site's best opportunity for a commercial node featuring office and business uses. This area within the Martel RSC has long been planned for commercial uses. Community commercial uses will support approximately 50,000 square feet of development and could include local-serving retail and office space such as a grocery and drug stores, restaurants, retail and personal services, and professional offices. Residential uses are planned south and east of the commercial area, and a portion of those uses are within a one-quarter mile walk of the commercial area. Neighborhoods would be connected by a system of walking paths, trails, and interior circulation roadways.

An overflight area for the airport is located on the northeast edge of the site, which restricts residential use.

B. Civic and Public Uses

Civic and public uses will provide community facilities such as civic, education, public services, and utilities. Space is allocated for County facilities which could consolidate services in one onsite location near the commercial area. This would provide a focal point and provide these services in proximity to jobs and housing. Another focal point of the community is the planned fire station.

C. Residential Neighborhoods

WWSP's residential neighborhoods are a significant element of the community. The design criteria for residential neighborhood development focus are on the public realm (the street) and how it relates to the private realm (the home). This is accomplished with a combination of residential development standards, neighborhood design guidelines, and roadway design standards. These standards and guidelines are aimed at achieving the following outcomes in residential neighborhoods:

a. Narrower collector streets with on-street parking, where appropriate, to calm traffic and central transit stops in the commercial and residential areas;

b. Opportunities for landscape pedestrian pathways along collector street edges, planted with tall trees with wide canopies to provide shade, define the public realm, and create a neighborhood scale for pedestrians;

c. Pedestrian pathway systems with sidewalks separated from the street with minimal interruptions that provide connectivity among residential areas;

d. Living spaces and porches which may be oriented towards the street and enhance each home's architectural streetscape appearance;

e. Smaller parks within residential neighborhoods to create places and hubs for activities and gathering;

f. Subdivision walls which open to adjacent streets to allow multiple connections and visual connectivity;

g. Connectivity among all neighborhoods via landscape corridors, pedestrian pathways, and creek crossings.

D. Parks and Open Space

Over 75% of the Plan Area is planned for park (5 acres) and open space (140 acres) uses. The open space preserve and park network is the most community-defining element of the WWSP.

The approach for park sites is to include two small neighborhood parks approximately 2.5 acres in size. The parks are situated between the residential areas and the existing high school to encourage joint use which creates efficiencies in design and encourages a broader range of recreational opportunities.

Several natural features in the WWSP will be retained within open space areas, including Rock Creek drainage, tributaries, and significant high-quality natural resources.

E. Circulation System

The WWSP includes strategies for multi-modal circulation, providing multiple transportation choices to address vehicles, public transit, bicyclists, and pedestrians.

For vehicles, the backbone roadway system includes a main arterial and a collector street to provide connections from existing and planned roadways adjacent to site. These roadways are designed to accommodate future anticipated local and area traffic demands.

Amador Transit may provide public transit via internal transit stops or through Dial-A- Ride.

The WWSP system of pedestrian and bike add to the mix of transportation choices available for residents. On-street Class II bike lanes are provided on-street. The system of pedestrian and bike paths are enhanced by street design standards which place priority on pedestrian comfort and safety. Through these circulation elements, WWSP's planned transportation systems are intended to provide multiple choices for community residents, visitors, and employees.

4.0 Land Use

The WWSP includes a mix of land uses including medium-, and high-density residential space, commercial and office space, public/quasi-public facilities, civic uses, parks, and open space. At full-buildout, the WWSP will provide approximately 377 dwelling units, accommodate approximately 830 residents, add approximately 50,000 square feet of retail and office uses, 13 acres for County civic offices, and approximately 120 permanent jobs. Parks, open space, and a fire station are also planned to provide a comprehensively planned area that supports housing, jobs, and community amenities.

4.1 Land Use Policies

The following policies of the WWSP are intended to guide development of the plan area and provide specific policy-level direction.

Residential Policies:

- **Policy 4.1:** Create a pedestrian-oriented neighborhood using interconnected streets, sidewalks, bike paths, pedestrian pathways, and trails.
- **Policy 4.2** Link residential neighborhoods to encourage pedestrian and bicycle travel.
- **Policy 4.3:** Neighborhood parks are centrally located and easily accessible.
- **Policy 4.4:** Residential neighborhoods that are directly adjacent to open space shall provide at least two defined points of pedestrian access into the open space area.
- **Policy 4.5:** Provide a variety of housing opportunities for residents to participate in the home-ownership market.
- **Policy 4.6**: Provide onsite recreational amenities for multi-family high density resident residents, unless directly adjacent to a park site.
- **Policy 4.7:** Local parks shall be maintained by a homeowner's association and shall not receive or provide substitute park land dedication credit for parks required by the WWSP.

Commercial/Office Policies:

- **Policy 4.8:** Commercial and office areas should be accessible via public transit routes.
- **Policy 4.9:** Commercial land use should include retail, service, office park and public/quasi/public land uses to create employment opportunities.

Open Space Policies:

- **Policy 4.10**: Preserve at least seventy percent (70%) of the WWSP area maintained as natural open space.
- **Policy 4.11:** Provide for permanent protection of the open space land use designation for preserved wetlands and oak woodland.

Park Policies:

- **Policy 4.12:** Dedicate sufficient land for parks to meet the County requirement of 5-acres of parks for every 1,000 residents.
- **Policy 4.13:** Locate parks adjacent to residential neighborhoods via sidewalks, bike paths and trails, where appropriate. During the review of tentative maps or planned development applications, the County shall verify that parks are provided in the appropriate locations and that they are accessible to residents via sidewalks, bike paths and trails.

Public/Quasi-Public Policies:

- **Policy 4.14:** Reserve land for public services and facilities. Public services and facilities sites shall be in the general locations as shown in Figure 4.1 – Specific Plan Land Use Designations.
- **Policy 4.15:** All Public/Quasi-Public sites shown in Figure 4.1 – Specific Plan Land Use Designations may be relocated or abandoned as a minor administrative modification of the WWSP. The land use designation of the vacated site or sites will revert to the lowest density adjacent residential land use. For purposes of California Environmental Quality Act (CEQA) compliance for discretionary projects, the combination of the total maximum number of residential units and commercial square footage analyzed in the WWSP EIR shall not be exceeded without requiring further CEQA review.

General Plan

The site is within the Martel RSC and the following General Plan policies are applicable to the WWSP.

Regional Service Center

Martell will continue to be the preferred location for land uses which draw people from throughout the County and the surrounding region. The Martell RSC designation has been applied to support this role.

- **Goal LU-11:** Focus services that cater to a regional market in Martell.
    - **Policy LU-11.1:** Develop guidelines to govern future land uses within the boundaries of the Martell RSC. These guidelines will include the desired mix of industrial, commercial, residential, public facility, and other uses.
    - **Policy LU-11.2:** Develop form-based code specifications for Martell RSC. These specifications will be used to guide development decisions to support a mix of uses and alternative modes of transportation, especially bicycle and pedestrian transportation. Promote green building standards and low impact development (LID) practices, consistent with State and Federal laws.

Airport Compatibility

Westover Field is Amador County's only public airport. Future land uses in the vicinity of the airport must be conducive to the continued function of the airport.

- **Goal LU-13:** Maintain compatible land uses in the vicinity of Westover Field.
    - **Policy LU-13.1:** Ensure that future development proposals within the Airport Land Use Plan area are consistent with the requirements of the ALUP.
    - **Policy LU-13.2:** Protect the viability of Westover Field. Future land uses should not restrict activities permitted at the airport.

4.2 Land Use Plan

The WWSP land use designations are listed on Table 4.1 and shown on the Land Use Plan on Figure 3.1.

Planned Development District

A Planned District (PD) as allowed in Amador Municipal Code, is established over certain parcels to allow greater flexibility in the design of integrated developments than otherwise possible through strict application of County land use regulations. Parcels zoned PD are called out in Table 4.1, Land Use.

TABLE 4.1 LAND USE SUMMARY (Reduced Development Project)

LAND USE DESIGNATION		APPLIED ZONING DISTRICT	ACRES (streets included)	% OF TOTAL ACRES	UNITS	% OF TOTAL UNITS
Residential						
LDR	Low Density Residential	PD-R1	0	0	0	0%
MDR (Dark Yellow)	Medium Density Residential	PD-R2	25	12.4%	177	47%
HDR (Brown)	High Density Residential	PD-R3	9	4.5%	200	53%
	Subtotal		*34*	*16.9%*	*377*	*100.00%*
Commercial/Office						
CC (Red)	Community Commercial	PD-CC	6	3%		
PQ/P (Purple)	Civic	PQ/P	13	6%		
	Subtotal		*19*	*9%*		
Open Space						
OS (Transparent Green)	Open Space	OS	130	64.5%		
PR (Green)	Parks and Recreation	PR	5	2.5%		
	Subtotal		*135*	*67%*		
Public						
PQ/P (Purple)	Electric Substation	PQ/P	1.0			
	Sewer Lift Station		1.0			
	Fire Station		2.6			
	Streets		8.4			
	Subtotal		*13*	*7.1%*		
Total			**201**	**100.0%**	**377**	**100.0%**

Residential

The residential component of the WWSP is comprised of two residential land use designations: Medium Density Residential (MDR) PD-R-2 and High Density Residential (HDR) PD-R-3.

A. Medium-Density Residential (MDR)

The MDR designation is intended to promote a variety of housing types that will result in diverse residential neighborhoods. Uses include but are not limited to single- family dwellings (small lot detached, zero-lot line and patio homes), two family (duplex) dwellings and multi-family dwellings. It is one of the most flexible residential land uses. It is intended to provide home opportunities to first time homeowners as wells as senior populations interested in downsizing. The density range is from 7 to 12.9 dwelling units per gross acres.

MEDIUM DENSITY RESIDENTIAL EXAMPLE

B. High-Density Residential (HDR)

The HDR designation is intended to allow apartments, condominiums, and townhomes. The allowed density range is 13.0 dwelling units per acre or greater. According to state housing law, high density parcels are “deemed appropriate to accommodate housing for lower income households”. A range of housing densities is planned which will enable a range of housing types. The WWSP supports development of low density conventional-style, single-family, detached units on both large and small lots, including provisions for potential gated, executive, and custom home communities. In addition, higher density residential types (MDR and HDR) on smaller lots can be accommodated, which could include detached cluster housing, detached townhomes, and a variety of detached and attached residential units. Residential neighborhoods also include HDR uses which may include unit types such as apartments, townhomes, or condominiums.

EXAMPLE HDR - ST. ANTON, FOLSOM, CA

Table 4.2 Residential Zones provides a description of the planned residential zones including density and zoning.

TABLE 4.2 RESIDENTIAL ZONES

	MEDIUM-DENSITY RESIDENTIAL (MDR) PLANNED DEVELOPMENT	HIGH-DENSITY RESIDENTIAL (HDR) PLANNED DEVELOPMENT
Density	7.0 to 12.9 dwelling units per acre	13.0 dwelling units per acre or greater
Applied Zoning District	Small Lot Residential PD- R-2	Attached Housing PD-R- 3
Description	The MDR designation accommodates both single-family detached and attached residential units on lots typically smaller than those in LDR areas. Within this density range, single-family detached housing may be provided on a wide range of lot types including small, or alley- loaded, courtyard, alley clusters, and zero-lot line. In addition, duet/half-plex homes, townhomes, or condominiums may also be accommodated.	The HDR designation primarily accommodates attached housing. Depending on the unit type, HDR could also include some detached housing. Types of housing units could include, townhomes, courtyard townhomes, condominiums, garden-style apartments, and podium design apartments. Multi- family housing types may be applied to for- sale or rental units. The PD-R3 zone also allows other similar and compatible uses including community care facilities.
Permitted Uses	As specified in the Zoning Ordinance.	As specified in the Zoning Ordinance.
Development Standards	As specified in the Zoning Ordinance or established by subdivision map. As further described in Appendix A, the PD zone district provides the potential for variation in development standards. Design standards are included in the WWSP Design Guidelines (Appendix B).	As specified in the Zoning Ordinance, and WWSP Design Guidelines (Appendix B).

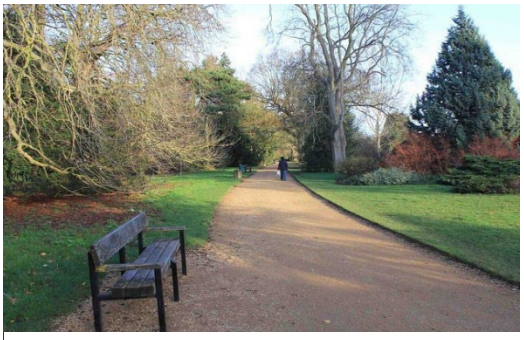
The mix of housing types addresses future growth anticipated in the County. Approximately 177 (47%) of WWSP's units are designated for medium densities, and the remaining 200 units (53%) are planned as high-density units.

Residential neighborhoods are enhanced by access to and views into adjacent open space, the Sierra Nevada Mountain range to the east and small, local parks accessible along pedestrian and bicycle paths

through landscape corridors, pedestrian pathways, and other open space linkages. Neighborhoods are proximate to the existing high school, and commercial services.

C. Residential Unit Transfers

It should be noted that the land use densities and units are estimates. Due to site constraints on individual parcels (topography, access, parcel configuration, wetlands, oak woodland preservation, etc.,) less residential units may be achieved than estimated. As a result, there may be a desire or need to adjust (reduce or increase) the number of units assigned to some large- lot residential parcels. These adjustments may be permitted, pursuant to the provisions outlined in Section 10.7 (Minor Residential Unit Transfers) of this specific plan.



PEDESTRIAN PATHWAYS EXAMPLE

D. Custom Homes

Custom homes may be designated for construction in any low-density residential subdivision in the WWSP. Custom homes are single-family residential units with unique exterior styling and individualized interior floor plans, and each home's architectural design is distinct from others in the subdivision. Typically, custom homes have detailed architectural features and upscale amenities which give them an appearance and character similar to, or qualitatively exceed other unit types. While the WWSP does not pre-determine the location of custom home subdivisions, they may be created subject to market demand and economic conditions. If proposed, custom home subdivisions may be approved through the County's tentative subdivision map process.

CUSTOM HOME EXAMPLE

E. Second Dwelling Units

Subject to compliance with Section 19.72.050, of the County's Municipal Code, second dwelling units or accessory dwelling units (ADUs) are allowed in all zoning districts that allow residential dwellings. Accessory dwelling units are deemed not to exceed the allowable density for the parcel and are deemed consistent with the General Plan.

SECONDARY DWELLING UNIT EXAMPLE

F. Commercial Non-Residential Land Uses

The WWSP provides for a mix of residential, commercial, and public/quasi-public land uses. The following descriptions include a summary of each non-residential land use. The commercial designation provides community-based, convenience-oriented retail and service uses intended to serve residential neighborhoods within the WWSP area and complement the existing

adjacent commercial uses. The land use plan provides for 6 acres of commercial uses and an allocation of approximately 50,000 square feet of potential building area within walking distance of residential neighborhoods and accessible by public transit. Table 4.3, Commercial Land Use provides a description of the proposed commercial and office uses including expected floor area ratio (FAR).

COMMERCIAL EXAMPLE

Potential uses in this designation include grocery stores, retail shops, restaurants, banks, offices, and other similar types of uses supporting the daily needs of nearby residents. The designation is consistent with the C (Commercial) General Plan designation. Commercial uses are located in the northwest quadrant adjacent to Wicklow Way and SR-88. This location takes advantage of the visibility and access provided by projected traffic volumes along this corridor.

TABLE 4.3 COMMERCIAL LAND USE

	RETAIL COMMERCIAL AND OFFICE (C-1)
Typical FAR	Up to 0.4 FAR
Applied Zoning District	C-1 – Retail Commercial and Office
Description	The C-1 designation provides a broad range of neighborhood and regional serving retail goods and services such as a grocery, drug store, restaurants, cafes, offices, personal services, and shops of approximately 50,000 square feet. Two 3-acre parcels are planned in the northeast portion of the site. Located near the intersection of SR-88 and Wicklow Way, the site are suitable for retail uses and have excellent access needed for commercial or office services. Pedestrians and bicyclists from the WWSP area can access this commercial site via internal streets, sidewalks, and bike lanes/ path.
Permitted Uses	As specified in the Zoning Ordinance.

G. Public Quasi Public Uses

CIVIC CENTER EXAMPLE STILLAQUAMISH ADMININSTRATION BUILDING, WA

The Public/Quasi-Public (PQ/P) designation encompasses a variety of uses that are both desired and required within a comprehensive community setting. PQP uses include schools, government offices, fire stations, and public utilities. According to the County website Facility Directory | Amador County (amadorgov.org), County offices are located in six or more administrative buildings throughout the County.

The main facility is at 810 Court Street in Jackson, however other facilities are found in Jackson and in Sutter Creek. Approximately 13 acres have been included for civic land uses, to provide for future public administrative offices. Table 4.4 Public/Quasi-Public Uses provides information on the types of public uses in the WWSP area.

TABLE 4.4 PUBLIC/QUASI PUBLIC USES

	PUBLIC/QUASI PUBLIC (PQ/P)
Typical FAR	Up to 0.6 FAR
Applied Zoning District	P/QP – Public and Civic Use
Description	The PQ/P designation provides community serving uses such as civic, education, public services, and utilities. The two sites, totaling 13 acres are located close to the Wicklow Way/Highway 88 intersection and existing commercial development and is suitable for County offices or other needed civic uses. Pedestrians and bicyclists from the WWSP area can access the P/QP site via Wicklow Way and sidewalk and the street system throughout the WWSP area. A three-acre fire station site is included in the public acreage. Other PQ/P sites provide land for municipal services such as a sewer pump station, stormwater detention, and other infrastructure needs.
Permitted Uses	As specified in the Zoning Ordinance.
Development Standards	As specified in the Zoning Ordinance, Community Design Guidelines.

H. Parks and Open Space

Over 70% of the WWSP is planned for parks and open space. The WWSP features neighborhood parks and significant open space corridors which contribute to the regional open space landscape. The WWSP is designed to enhance and maximize views and access to the open space.

WWSP OPEN SPACE VISTA

Preserve Open Space

The Preserve Open Space designation is intended to preserve and protect Rock Creek and its intermittent tributaries, and oak woodlands.

Parks

The Parks designation provides for active and passive recreational opportunities in the Plan Area. Approximately 5 acres of parks are proposed.

Table 4.5 Parks and Open Space below provides a description of the planned parks and open space.

COMMUNITY PARK EXAMPLE

TABLE 4.5 PARKS AND OPEN SPACE

	PARKS & RECREATION (PR)	OPEN SPACE (OS)
Applied Zoning District	PR – Parks & Recreation	OS – Open Space
Description	The PR designation is applied where formal, developed park facilities are planned and may combine active and passive recreation facilities. Parks can range in size from 1.5 to 3 acres. **Neighborhood Park.** Neighborhood parks are designed to provide additional outdoor recreation	The OS designation is generally applied to lands which are environmentally sensitive or otherwise significant due to habitat and floodplain. In the WWSP, the OS designation is applied to natural features (Rock Creek, and oak woodlands) which provide opportunities for views, passive recreation, pedestrian/bike paths,

	PARKS & RECREATION (PR)	OPEN SPACE (OS)
	opportunities to higher density neighborhoods with residential units with less private yard space. Park sites should be linked to other land uses through a system of pedestrian pathways. Parks and recreation facilities are further described in the Public Services Plan (Chapter 7).	water conveyance and detention, stormwater quality/treatment and resource avoidance and preservation. The Open Space Preserve creates a natural edge, a transition to agricultural land uses. It also provides an opportunity to create a bicycle/pedestrian pathway through the WWSP as well as permanent open space preservation to complement preservation in surrounding areas. **Rock Creek and associated drainages and Oak Tree Preservation.** The creek corridor is an opportunity to create a heavily wooded, linear open space amenity which offers a bicycle/pedestrian pathway through the WWSP. In addition, a significant area of oak woodlands is preserved.
Permitted Uses	As specified in the Zoning Ordinance.	As specified in the Zoning Ordinance.
Development Standards	As approved by the Parks and Recreation Agency for individual parks.	As specified in the Zoning Ordinance.

I. Entitlements and Approvals

It is envisioned that the WWSP site will be sold to individual developers or builders which may develop all or portions of the site. Development of the WWSP area requires, but is not limited to, the approval of the following County entitlements:

a) Development Agreements

b) Large Lot Tentative and Final Subdivision Maps

c) Small Lot Tentative and Final Subdivision Maps

d) Design Review

e) Planned Development Approval

f) Lot Line Adjustments

g) Engineering Improvement Plans

h) Conditional Use Permits (CUP)

i) Grading Plans

Development within the WWSP area may require, but is not limited to, approval of the following actions by State and Federal agencies:

a) Regional Water Quality Control Board Permits (Section 401)

b) Clean Water Act Permits (Section 404) subject to U.S. Army Corps of Engineers (USACE) approval

c) Streambed Alteration agreements (Section 1602) subject to California Department of Fish and Wildlife (CDFW) approvals

d) Agreements pursuant to Section 7 of the Federal Endangered Species Act subject to consultation with the U.S. Fish and Wildlife Service.

J. Severability Clause

If any portion of the WWSP is held invalid or unconstitutional by a California or Federal Court or other jurisdiction, such portions shall be deemed separate, distinct, and independent provisions and the invalidity of such provisions shall not affect the validity of the remaining provisions thereof. In such an event, the Board of Supervisors may determine if an amendment to the WWSP is required to replace the invalid provision with alternative language to maintain consistency with the General Plan and to maintain internal consistency with the remaining WWSP goals, policies and/or regulations.

5.0 Affordable Housing Plan

State law (California Government Code Section 65584) requires each city and county plan to accommodate a fair share of the region's housing needs allocation (RHNA) through zoning and land use. Each jurisdiction receives a total number of housing units it must plan for within an eight (8)-year time frame. Each housing allocation includes a distribution for housing affordable to very-low-, low- and moderate-income households.

Amador County's General Plan Housing Element, which is consistent with the RHNA, establishes a countywide goal to provide decent, safe, adequate, and affordable housing in sufficient quantities for all economic segments of the community. Given the nature of the housing market in the Sierra foothills area, it is a challenge to create housing opportunities affordable to middle-, low-, and very-low-income households. Typically, such affordable housing opportunities require market restriction and/or subsidies.

To maximize efforts to meet affordable housing needs and provide a mechanism whereby the County, property owners, and business community can actively work together in developing new affordable housing, the Housing Element specifies an Affordable Housing Goal of five percent (5%) of all new housing units be affordable.

The WWSP is planned to have a mix of medium-, and high-density housing types in residential neighborhoods. Similar to existing areas of the County, it is anticipated that WWSP neighborhoods will provide market-rate housing affordable predominantly to moderate- and above-moderate income households. The WWSP MDR and HDR residential areas will provide greater opportunities for creating affordable housing for all income ranges. As outlined later in this chapter, the WWSP affordable housing plan focuses on MDR and HDR parcels and is structured to be consistent with the General Plan's affordable housing goals.

5.1 Housing Policies

The following policies of the WWSP are intended to guide development of the plan area and provide specific policy-level direction.

- **Policy 5.1:** The County shall ensure that sufficient land is designated and zoned in a range of residential densities to accommodate the County's regional share of housing.

- **Policy 5.2:** The County shall endeavor to designate future sites for higher density housing near transit stops, commercial services, and schools where appropriate and feasible.

- **Policy 5.3:** The County shall support the development of second units on single-family parcels.

- **Policy 5.4:** The County shall ensure that new development pays its fair share in financing public facilities and services and pursues financial assistance techniques to reduce the cost impact on the production of affordable housing.
- **Policy 5.5:** The County shall make density bonuses available to affordable and senior housing projects, consistent with State law.
- **Policy 5.6:** The County shall encourage housing for seniors and persons with disabilities to be located near public transportation, shopping, medical, and essential services, and facilities.

5.2 Compliance with State Housing Law

The WWSP complies with state housing law and the General Plan Housing Element by providing an adequate supply of residentially-zoned land in a range of densities to accommodate the housing needs of all income groups in the County. Moreover, consistent with SB 375, California's Sustainable Communities and Climate Protection Act of 2008, the WWSP locates many of the higher density sites in proximity to transit corridors and stops, along with commercial services, schools, and parks to reduce the need for driving and to encourage walking, cycling and transit use. Additionally, the multi-family residential sites encourage the development of affordable housing.

5.3 Definition of Housing Affordability

Housing affordability is based on household income categories defined by the U.S. Department of Housing and Urban Development (HUD). These five income categories are used for comparative purposes and are based on a percentage of the County median income, adjusted for household size (Table 5.1). All jurisdictions within the County use the same basic income calculations regardless of actual income level distribution in the community. Based on sales and rental prices, and the definition of affordability, the Housing Element includes the following housing assistance needs identified for each income group:

TABLE 5.1 DEFINITION OF HOUSEHOLD INCOME CATEGORIES

Income Category	Percent of Median Income
Very Low- Income	Less than 50% of Median
Low-Income	50% to 80% of Median
Middle-Income	80% to 100% of Median
Moderate-Income	100% to 120% of Median
Above Moderate-Income	120% + of Median

- **Very Low-Income Households** not currently owning their own home and will not be able to qualify for home ownership without substantial subsidies unless their incomes rise significantly. Rental subsidies for very-low-income households are needed to maintain affordability.
- **Low-Income Households** not currently owning their own home and will require loan subsidies to afford and qualify for homeownership. Rental subsidies for low-income households are needed to maintain affordability.

- **Middle- and Moderate-Income Households** may require some assistance in purchasing a home, since the price range of new homes may exceed their ability to pay. This group is likely to afford rental units without financial assistance.

- **Above Moderate-Income Households** are considered financially able to find affordable units, both for purchase and rent, within the County's housing market.

Numerous assumptions are required to translate household income to affordable rental rates and purchase prices. Lenders ultimately determine the actual purchasing power of household income at a given point in time. A household can qualify to purchase a home based on annual income, down payment, level of other long-term financial obligations and interest rates.

For planning purposes, the County assumes households for rental units at low- and very-low-income should not spend more than thirty percent (30%) of their monthly gross income on housing costs, including utilities. For middle-income households, thirty-five percent (35%) of monthly gross income is used to determine housing affordability. Purchase housing costs include payment of principal, interest, taxes, insurance, and any homeowner's association dues.

It is recognized that various factors which determine affordability continually change, and project-specific affordability standards need to be established and adjusted as development occurs. To that end, the 10% affordable housing goal is calculated for each area of housing types based on the total planned residential units.

5.4 Affordable Housing Program

The WWSP strives to exceed the General Plan affordable housing goals and proposes that ten percent (10%) of the units be affordable for middle-, low- and very low-income households. This includes a mix of purchase housing affordable to middle-income households and rental housing affordable to low- and very low-income households.

Approximately twenty percent (20%) of the affordable housing goal will be available to middle-income residents, forty percent (40%) to low-income residents and forty percent (40%) to very low-income households. The WWSP affordable housing goal is summarized in Table 5.2.

TABLE 5.2 AFFORDABLE HOUSING GOAL

Total Dwelling Units	**377 units**
10% Affordable Housing Goal	*38 units total:*
Middle-Income (purchase)	8 units (20%)
Low-income (rental)	15 units (40%)
Very-Low income (rental)	15 units (40%)

The intent is to distribute affordable units throughout the WWSP, although apartment projects or similar housing type could accommodate all the affordable units at one location.

A. Administration and Implementation

Residential builders are encouraged to explore creative approaches in providing a range of housing opportunities to meet the needs of middle-, low-, and very-low-income households. Over time, housing markets, income categories, funding programs, and other factors change, and it is important to retain some level of flexibility to ensure affordable housing goals are achieved. The affordable housing goal is intended to be flexible in recognition that the actual number of affordable units constructed depends on the level of available subsidies.

The options outlined below may be considered to assist in achieving the WWSP affordable housing goals. The County reserves the right to consider alternatives to meet affordable housing targets within the WWSP should the cost of producing this housing product preclude accessing federal and state financing programs, or if legislation mandates its approach to affordable housing.

B. Transfers and Credits

Subject to approval by the Board of Supervisors, affordable housing allocations may be transferred among parcels within the WWSP. In addition, to the extent the number of affordable units produced on a parcel exceeds the number of affordable units allocated to the parcel, the excess units may be credited toward meeting the WWSP affordable housing goal assigned to other parcels by the Board of Supervisora without the need for amendments to the WWSP or related Affordable Housing Regulatory Agreements or Development Agreement if it is determined:

- ❑ The transfers/credits are applied to parcels within the WWSP and covered by the same Development Agreement; and
- ❑ The transfers/credits improve the ability to produce affordable units and achieve the WWSP affordable housing goal.

Requests for transfers and/or credits shall include information as deemed necessary by the County to ensure consistency with the WWSP's affordable housing program. The affordable housing unit transfer shall be memorialized with a recorded Memorandum of Understanding (or substitute form as specified by the County).

C. Density Bonus

The County may, in accordance with state density bonus law, assign additional residential units to projects for the purpose of achieving the affordable housing goal. The increase in units provided by a density bonus is intended to reduce average per unit development costs.

In the WWSP, a density bonus is implemented by County approval of an Affordable Regulatory Agreement (or substitute form as specified by the County) to individual projects on a case-by-case basis and may constitute a portion of the subsidy (if required) for the provision of affordable units.

D. In-Lieu Fee

To the extent an in-lieu affordable housing fee is adopted on a countywide basis, a portion of the affordable housing allocations may be satisfied with an in-lieu fee subject to approval by the County.

E. Affordable Housing Regulatory Agreement

An Affordable Housing Regulatory Agreement (or substitute form as specified by the County) is required for each parcel with an affordable housing allocation to detail and secure specific requirements and obligations. Among other provisions, the Affordable Housing Regulatory Agreement will:

- ❑ Specify the number of affordable units to be reserved at each income level.
- ❑ Specify the term of the affordability obligation.
- ❑ Set initial rent or purchase prices for the designated affordable units.
- ❑ Establish criteria and a basis for annual rent or purchase price increases.
- ❑ Provide the County with a mechanism to monitor actual rents and purchase prices paid.
- ❑ Identify any County or other subsidies required to assist in meeting the affordability requirement and, if applicable, the basis and terms for refunding such subsidies.

Affordable Housing Regulatory Agreements require County approval prior to the issuance of building permits, or recordation of a final small lot map where a subdivision map is required, for any large-lot parcel with an affordable housing allocation. The total number of affordable units required is to be calculated based on the number of final units mapped.

6.0 TRAFFIC AND CIRCULATION

This chapter discusses each element of the circulation plan including roadways, bikeways, pedestrian paths, pedestrian pathways, public transit, park-and-ride lots, and other transportation system management tools.

6.1 Circulation Policies

The following policies of the WWSP are intended to guide development of the plan area and provide specific policy-level direction.

- **Policy 6.1:** Consistent with the California Completed Streets Act of 2008 and the Sustainable Communities and Climate Protection Act (SB 375), create a safe and efficient circulation system for all modes of travel.
- **Policy 6.2:** Encourage non-vehicular travel options by providing sidewalks, trails, and bikeway connectivity between neighborhoods and destination points.
- **Policy 6.3:** Circulation within the Plan Area shall be ADA (Americans with Disabilities Act) accessible and minimize barriers to access by pedestrians, the disabled, seniors and bicyclists. Physical barriers such as walls, berms, and landscaping that separate residential and nonresidential uses and impede bicycle or pedestrian access or circulation shall be minimized.
- **Policy 6.4:** Traffic calming measures shall be utilized, where appropriate, to minimize neighborhood cut-through traffic and excessive speeds in residential neighborhoods. Roundabouts and traffic circles shall be considered at main intersections as an alternative to four-way stops.
- **Policy 6.5:** Public accessibility to open space and scenic areas within the Plan Area shall be provided via roadway, sidewalks, trail, and bikeway connections, where appropriate.
- **Policy 6.6:** Traffic calming measures and signage shall be used to enhance the safety of sidewalk, trail, and bikeway crossings of major roadways and streets.

6.2 Roadways

A. Existing System and Connections

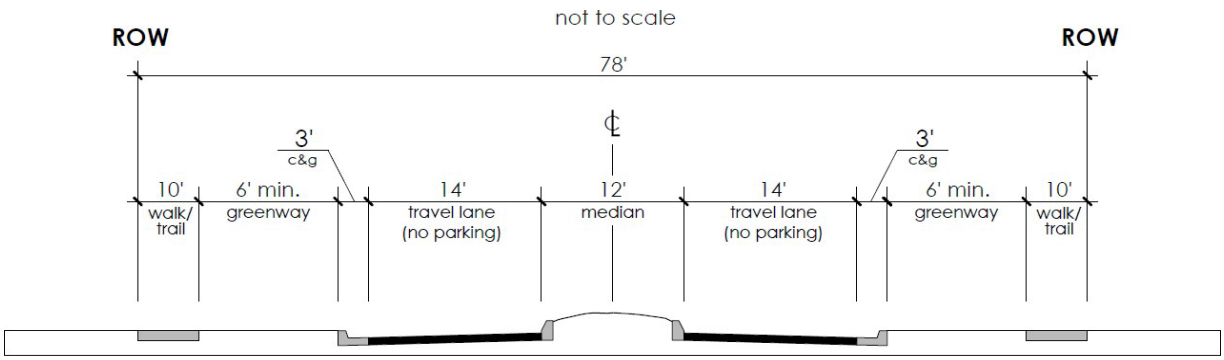
Two existing roadways provided access to the WWSP, including:

- **Wicklow Way.** Wicklow Way provides two lanes in each direction and provides access to the WWSP from SR-88. It is intended to be an east-west collector roadway.
- **Stony Creek Road.** Stony Creek Road is a two-lane striped County roadway with four-foot shoulders. It provides access to the WWSP site from the City of Jackson to the east and from the Buena Vista and Camanche communities to the southwest. It is located on the southeastern side of the site.

Collector Roadway

Collector roadways are routes which generally distribute trips from the major street systems in the area to the local street system. Within the WWSP, the collector will provide the main entry into the Plan Area with two travel lanes and on-street Class II bike lanes. The County's standard collector has been modified to include landscape corridors to promote traffic calming, reduce travel speed, and to create a more pedestrian friendly community. The right-of-way of collector roadways will be adjusted as required to accommodate turn lanes as per the traffic report. Figure 6-1 shows the planned right-of-way for the planned collectors.

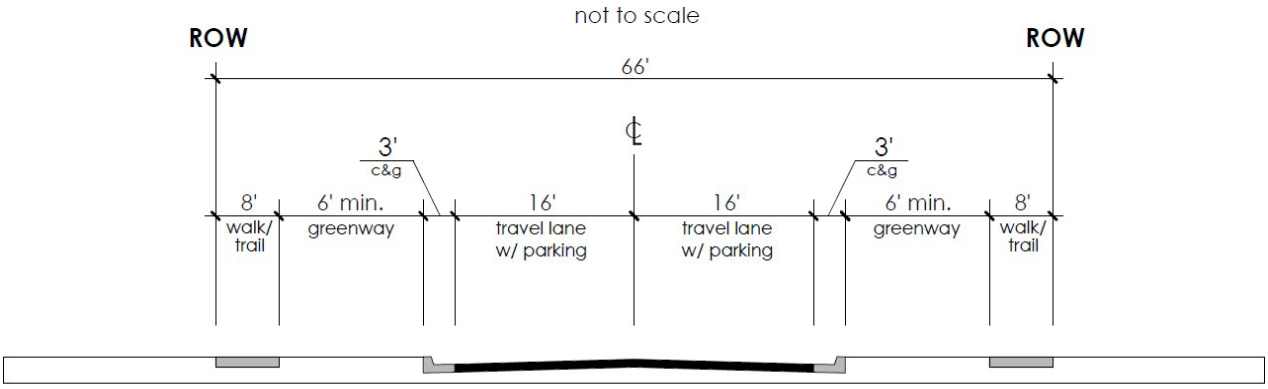
FIGURE 6-1 MAJOR COLLECTOR MODIFIED



Primary Residential Streets

Primary residential streets provide the main connections into residential subdivisions. The primary residential loop is planned to provide circulation through the WWSP to connect residential areas to another smaller collector loop, parks, open spaces, and the planned commercial areas. The roadway would include two-travel lanes as shown in Figure 6-2.

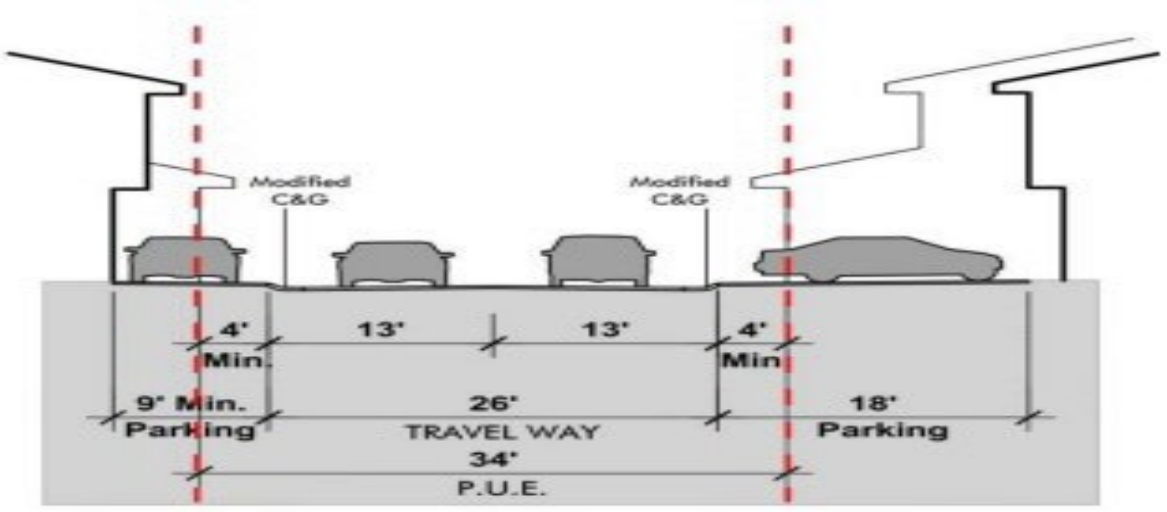
FIGURE 6.2 PRIMARY RESIDENTIAL LOOP ROAD



Alleys

Alleys are used to provide automobile access and service areas for residential lots with rear-loaded garages. The design standard for the alley provides a 26-foot-wide paved area that allows two-way travel. Alley aprons may vary. Perpendicular and parallel parking is permitted within restricted areas outside the curbed areas. The conceptual plan for the alley is shown in Figure 6-4.

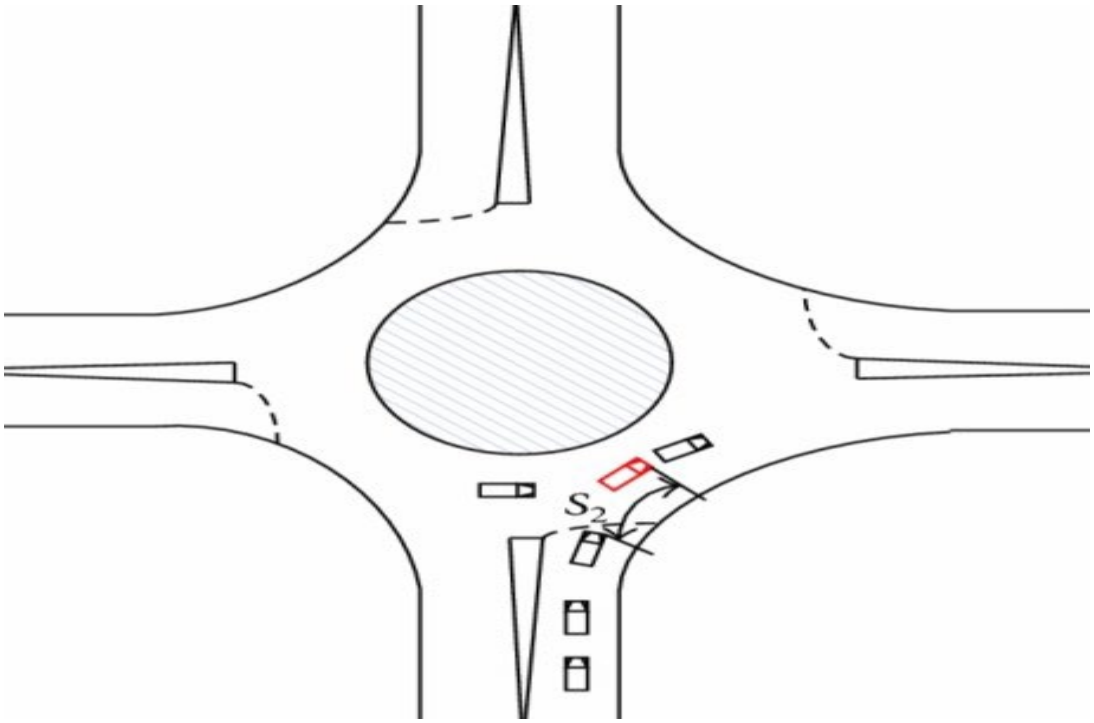
FIGURE 6.3 ALLEY EXAMPLE



Roundabouts

Roundabouts are a type of circular intersection in which the traffic moves in a counterclockwise direction around a circular island. Roundabouts are defined by specific design and traffic control principles which include yield control of all entering traffic, channelized approaches, geometric curvature, and features to induce desirable vehicular speeds. Roundabouts are designed to make intersections safer and more efficient for both drivers and pedestrians. Speeds within roundabouts are usually significantly slower than typical intersections yet allow a more efficient flow of traffic. They also increase driver safety and reduce injury accidents as they only create angled movements where the possibility of high-speed head on or broad-side collisions are eliminated. Roundabouts are encouraged in the Plan Area to provide traffic calming and assist with the efficient movement of vehicles. Figure 6-5 shows an example of a roundabout.

FIGURE 6-5 ROUNDABOUT EXAMPLE



Bikeway and Pedestrian Network

A comprehensive system of multi-use paths and bikeways is planned throughout the WWSP complementing the transportation choices available for residents, employees, and visitors. This network is an important component in providing connectivity for non-vehicular travel within the WWSP. The system of bikeways and multi-use paths provides off-street internal and external linkages.

Pedestrian and bicycle circulation forms the backbone of the WWSP. This network creates linkages to all portions of the community as well as connection opportunities to the regional system. This network contains the following components:

- **Class II Bike Lanes:** Class II Bike Lanes are on-street striped lanes that enhance the community connectivity for more avid cyclists.
- **Class III Bike Routes:** Class III bike routes are designated on roads that provide key connections between destinations, but do not include on-street bike lanes. Class III bike routes may be enhanced with “Share the Road/ Bicycles May Use Full Lane” signs, Shared Use Markings (arrows), directional signs or other features to inform the motoring public that bicycles are to be expected.

Sidewalks

Sidewalks are required along all roadways (except alleys) and are a key component of the pedestrian circulation system at the neighborhood level. For local streets, sidewalks consist of either a 4-foot-wide attached sidewalk or a 5-foot-wide detached sidewalk. Collector streets include 8- to 10-foot-wide detached sidewalks within landscape corridors. In applications where a pedestrian pathway is located along a collector or primary residential street, the sidewalk is typically 8- to -10-foot-wide and is intended to be shared with pedestrians and bicyclists.

Public Transit

Public transit, another transportation choice supported in the WWSP, may include a combination of bus service systems via Amador Regional Transit System Monday-Friday fixed route service from the Sutter Hill Transit Center to Jackson, Sutter Creek, Plymouth, Ione, and along the SR-88 corridor through Pine Grove and Pioneer ending at Amador Station. ADA Paratransit "Dial-a-Ride" curb-to-curb service operates in the Jackson-Sutter Creek and Pine Grove area. The fixed route local and commuter systems operate on regularly scheduled routes, with the Dial-A-Ride system providing demand responsive curb-to-curb service.

To facilitate the expansion and use of transit, higher-intensity land uses are planned to incorporate transit stops. These uses include high density residential and commercial uses located on the northwest side of the WWSP site.

7.0 PUBLIC SERVICES

The following is an overview of the public services and facilities required to meet the needs of WWSP residents, in accordance with the County's General Plan. Services addressed include parks and recreation, schools, libraries, police, and fire protection/emergency services. Phasing and financing obligations relating to public services will be outlined in Development Agreement(s) between developer/builders and in Chapter 10, Implementation.

7.1 Public Services Policies

The following policies of the WWSP are intended to guide development of the plan area and provide specific policy-level direction.

- **Policy 7.1:** Provide public services, including police, fire protection, and other public services necessary to meet the needs of the Plan Area resident.
- **Policy 7.2:** Provide the necessary utilities to meet the needs of Plan Area residents.
- **Policy 7.3:** Locate utilities in locations that minimize impacts on natural resources including oak woodlands, Rock Creek and its tributaries, and cultural resources.

7.2 Park Policies

- **Policy 7.4:** Provide safe, attractive, and durable park and recreational facilities within the Plan Area.
- **Policy 7.5:** To promote walking and cycling, community and neighborhood parks shall be connected to the pedestrian and bicycle network.
- **Policy 7.6:** Park designs shall accommodate a variety of active and passive recreational facilities and activities that meet the needs of Plan Area residents of all ages, abilities, and special interest groups, including the disabled.
- **Policy 7.7:** All park plans shall include a lighting plan and all park lighting fixtures shall be shielded and energy efficient.
- **Policy 7.8**: Parks shall be designed and landscaped to provide shade, easy maintenance, water efficiency, and to accommodate a variety of recreational uses.
- **Policy 7.9**: Park land dedications are net areas in acres and exclude easements, wetlands, public rights-of-way and steep slopes or structures.

Table 7.1 summarizes the public service providers in the WWSP.

TABLE 7.1 PUBLIC SERVICE PROVIDERS

SERVICE	PROVIDER
Parks and Recreation	Amador County
Schools	Amador Unified School District
Library	Amador County
Police Protection	Amador Sheriff's Office
Fire and Emergency Services	Amador Fire Protection District

7.2 Parks and Recreation

The WWSP features a system of neighborhood parks and open space which provides active and passive recreation, open space amenities, and pedestrian linkages.

A. Parks and Open Space Requirements

The WWSP's Park and Recreational facilities, as well as open space areas comply with the policies and requirements of the General Plan Open Space Element. For new development areas, the General Plan does not specify a minimum park requirement, however, the WWSP exceeds the state Quimby Act requirement of five acres of parkland for every 1,000 residents. The County has adopted a policy of requiring dedication of five acres of parkland for every 1,000 residents (or payment of in-lieu fees at fair market value) and a development impact fee for each residential unit developed in unincorporated County.

The 377 dwelling units planned in the WWSP generate an estimated population of 830 residents based on an average household size of 2.20 residents. With this estimated population, a provision of five acres per 1,000 residents requires approximately 4 acres of parkland. Approximately 5 acres of parkland are proposed which meets and exceeds this requirement. Site constraints, including drainage features and onsite oak woodland preservation result in the preservation of a substantial amount of open space.

B. Parks and Open Space Provided

Approximately 145 acres of the WWSP is designated for parks and open space. Specifically, the WWSP designates approximately 5 acres for neighborhood parks and 140 acres for open space areas. WWSP's parkland and open space locations are shown on Figure 7-1. In addition to park and open space areas, the WWSP includes a system of bicycle and pedestrian linkages through sidewalks and bike trails. Pedestrian pathways may be used as landscaped features with walkways and bike paths in an enhanced pedestrian environment. The WWSP includes adequate open space to meet the General Plan open space parkland requirement.

C. Park and Open Space Concepts

WWSP's park and open space system is designed to provide linkages and recreational opportunities within proximity to all residents and employees. Park designs shall be consistent County standards and be designed with the use of water conserving landscapes and include:

- Turf area for unstructured play
- Landscaping: trees, shrubs, groundcovers
- Water efficient irrigation
- Bicycle parking
- Vehicle parking (ADA accessible)
- Restrooms are optional but must be ADA accessible if provided
- Universally accessible multi-age play structures
- Site furnishings such as drinking fountains, trash/recycling receptacles, and benches

EXISTING WWSP SITE OPEN SPACE

- Paths (ADA accessible) connecting parking and park features
- Additional trails may be included to serve a variety of ages and uses where feasible
- Covered picnic tables (ADA accessible)
- Tobacco Free policy and signage
- Protective barriers separating play areas and parking

Neighborhood Parks

WWSP's park system features two parks that should meet the recreational needs of the neighborhoods in which they are located. Facilities in the parks could include turfed play area, play structures and seating areas. Pedestrian and bicycle paths should provide connections through the parks to neighboring areas.

Open Space Areas

Open space areas within the WWSP total approximately 140 acres and with Park acreage comprised of over 70 percent of the WWSP. In general, environmentally sensitive land within the WWSP from the presence of habitat, resources (drainage corridors or oak woodland), natural features (rock outcroppings or view sheds), or man-made features are designated as an open space preserve. Open Space provides opportunities for scenic vistas, passive recreation, pedestrian/bike paths, water conveyance and retention, stormwater quality/treatment, and resource avoidance and preservation.

7.3 Schools

The WWSP is located within the Amador County Unified School District (ACUSD). The ACUSD serves students in grades K-12. At buildout, the WWSP generates an estimated 136 elementary school (K-5) students, 47 middle school (6-8) students, and 60 high school (9-12) students. Elementary school students in the WWSP would attend Jackson Elementary School, middle school students would attend either Jackson Middle School or the planned consolidated Argonaut Middle School located adjacent to the WWSP, and high school students would attend Argonaut High School or the planned consolidated Amador High School.

7.4 Library

The County operates a public library system consisting of five individual facilities. The County's main library is in the City of Jackson and branch libraries are in Ione, Pine Grove, Pioneer, and Plymouth. The libraries provide print and online access library services to all County residents.

7.5 Public Safety

The County Sheriff's Office serves the WWSP and provides all operations and patrols out of its office on Court Street Jackson, approximately three miles from the WWSP's northern boundary. The WWSP will comply with the Sheriff's Office requirements regarding safety and security.

7.6 Fire and Emergency Services

The County Fire Prevention District provides fire protection, suppression, emergency medical services, and hazardous materials management to the WWSP. There are seven stations that provide fire services. Fire Station 131 located in Jackson is the closest Fire Station to the Site.
However, at buildout the site generates the need for a new fire station. A three-acre site is planned within the WWSP for the new fire station.

8.0 UTILITIES

The WWSP includes high level planning for utility infrastructure required to accommodate full build out. Phasing of infrastructure improvements and funding obligations shall be detailed in future WWSP Development Agreement(s) prepared at the time specific development is proposed.

8.1 Utility Policies

The following policies of the WWSP are intended to guide development and provide specific policy-level direction.

- **Policy 8.1:** Provide necessary utilities to meet the needs of WWSP area residents.
- **Policy 8.2:** Ensure that provision of services does not impact existing residents or businesses supply or rates.
- **Policy 8.3:** Create one or more community facilities districts to help finance backbone infrastructure, public facilities costs, and other eligible improvements and/or fees.
- **Policy 8.4**: Provide a mechanism for the maintenance and operation of public infrastructure and facilities including open space.
- **Policy 8.5:** Create one or more Landscaping and Lighting Districts in the WWSP area for the maintenance and operation of public improvements and facilities and open space.

8.2 Potable Water Service

The Amador County Water Agency (AWA) will provide potable water service (supply, treatment, and conveyance) to the WWSP. Water will be delivered to the site via Wicklow Way.

Table 8.1 summarizes the utility providers to the WWSP. Utility infrastructure will be constructed, dedicated, and easements provided consistent with this Specific Plan, the WWSP Development Agreement(s), and other applicable standards and requirements of the County.

TABLE 8.1 UTILITY PROVIDERS

Service	Provider
Potable Water	Amador Water Agency
Recycled Water	Amador Water Agency
Wastewater	Amador Water Agency
Drainage and Flood Control	Amador County
Electric Service	Pacific Gas & Electric
Natural Gas	Pacific Gas & Electric
Communications	ATT, Xfinity and Viasat
Solid Waste Disposal	Republic Services

A. Water Supply and Demand

Water demand for the WWSP is approximately 165-acre feet per year (AFY). Water demand, after conservation measures, will be satisfied with a combination of both potable and non-potable (recycled) water sources.

B. Water Conservation Measures

The WWSP includes significant water-saving measures aimed at reducing overall water demands for potable and/or recycled water to the extent feasible and practicable. The following water conservation measures will be implemented in the WWSP to reach water conservation goals:

- **Turf Reductions in Residential Areas.** This measure involves limiting the amount of turf in the front yards of residential properties and using a higher percentage of low water use plant species in lieu of turf. Typically, about 70% of a total residential front yard is assumed to consist of landscaping, with the balance consisting of driveways, planter, or walkways. For the WWSP, limitations will be placed on the landscaped portion of each front yard, allowing up to 42% of the total landscaped area to be turf, with the remaining landscaped area comprised of low water use plant species which use between 65-75% less water than an average lawn.
- **Turf Reductions in Parks and Landscape Corridors.** This measure involves limiting the use of turf on non-residential parcels, with a focus on water efficiency at parks, pedestrian pathways, and landscape corridors. For these areas, landscape design will reduce turf area and increase the area of low-water-use plant species, as compared to the design of these features in other WWSP areas. To achieve the desired water conservation, the following criteria will be implemented:
- **Parks.** It is assumed approximately 80% of a typical park's square footage consists of turf. WWSP parks will have a maximum aggregate turf area of 60%, with the remaining 20% area comprised of low water use plant species. Less than 60% turf is acceptable provided it is compatible with the amenities planned for the park.
- **Pedestrian pathways and Landscape Corridors.** It is assumed pedestrian pathways and landscape corridors are typically comprised of 80% turf area. WWSP pedestrian pathways and landscape corridors will have a maximum of 30% turf area, with the remaining 50% of the area comprised of low water use plant species.
- **Smart/Centrally Controlled Irrigation Controllers.** Smart and centrally controlled irrigation controllers restrict irrigation to times and water application rates necessary to maintain landscaping. They account for changes in water demand, which varies with weather patterns and seasonal influences. Smart irrigation controllers will be required for residential, commercial, and quasi-public parcels subject to turf reduction measures, and centrally controlled irrigation controllers for larger commercial and publicly maintained parcels.

- **Re-circulating Hot Water Systems.** Re-circulating hot water systems feature a pump on a residential hot water line system which reduces time necessary to receive hot water at any hot water faucet. This type of system will be encouraged in all residential units to generate additional water conservation.

C. Water Transmission System

The WWSP will tie into AWA existing potable water lines adjacent to the site. The distribution system will supply water through connection points at various locations needed to provide a reliable water network. Water will be distributed via looping systems which parallel roadways on a transmission main grid. All water improvements will be constructed to AWA's standards using a phased approach. The WWSP includes one groundwater well which will provide a backup water supply during dry years or emergency conditions.

8.2 Wastewater

Sanitary sewer service will be provided by the City of Suter Creek through planned expansion of the city's existing Waste Water Treatment Plant and funded by a future developer. The sanitary sewer system may require lift station(s) as shown on Figure 3-1. All sewer improvements will be constructed to the city's standards using a phased approach.

8.3 Drainage and Flood Control

The WWSP is wholly contained within the Rock Creek watershed.

A. Drainage System

Peak flow rate increases resulting from development will be mitigated through typical attenuation features including the creation of wetland habitat areas, vegetated treatment swales, and creation of additional conveyance and detention basins. These enhancement features will provide adequate mitigation to reduce peak runoff rates exiting the site without increasing the 100-year hydraulic grade line elevations at the WWSP boundary and offsite.

Onsite drainage improvements consist of a combination of conventional subsurface and surface drainage systems, construction of pipe conveyance systems, and construction of culverts and bridges at roadway crossings of creeks and tributaries. Stormwater will be discharged through outfalls into open space corridors. Vegetated swales, soft armoring, mechanical storm filters, structural interceptors and other best management practices will be used at pipe outfalls or other appropriate locations for water quality management, and to convey stormwater runoff to receiving waters while minimizing impacts to open space resources. Where applicable, outfall structures will be extended past any planned bikeway alignments in the open space areas. The number and locations of outfalls will be based on best available information and is subject to refinement during subdivision map and improvement plan approvals, as well as state/federal permitting. Drainage facilities will be designed and constructed in conformance with County Improvement Standards.

8.4 Stormwater Quality

The objectives of the WWSP Stormwater Management Plan (SWMP) are intended to fulfill the requirements of the County's National Pollutant Discharge Elimination System (NPDES) Phase II Permit, as issued by the State Water Resources Control Board, and to minimize the effects of urban stormwater runoff on the natural open space areas, including wetland areas and principal drainage corridors.

The WWSP SWMP will be implemented in accordance with permit criteria applicable at the time of development which will provide the framework for stormwater treatment during two components of the development process. Firstly, during the construction phase while infrastructure is being built to support the community, and secondly during the post-construction phase, which will integrate of the improvements that serve the community and continue to protect the natural resources in perpetuity.

A. Stormwater Management During Construction Activities

The release of onsite stormwater runoff during construction activities is regulated by the Regional Water Quality Control Board subject to a General Construction Permit issued all construction sites greater than one acre. The General Construction permit requires a Storm Water Pollution Prevention Plan (SWPPP) to address how stormwater from the construction will be managed and treated prior to being discharged from the site. The SWPPP is an evolving document which changes with the dynamics of the site development. The use of Best Management Practices (BMPs) during construction will generally incorporate erosion controls and sediment controls. Erosion and sediment control BMPs include such things as applying straw mulch to disturbed areas, the use of fiber rolls and silt fences, sedimentation basins, drain inlet protection, stabilized construction accesses, and material management. The final sizing and selection of non- mechanical BMPs will consider requirements specific to the Mokelumne River watershed and proposed developed activities.

B. Post Construction Stormwater Management

Post construction stormwater management is intended to treat the onsite urban runoff in perpetuity. BMP techniques will reduce and/or eliminate pollutants from urban stormwater runoff and prevent contamination of receiving waters.

The WWSP will work with the permit criteria applicable at the time of development and in conformance with County Construction Standards, to design and address post construction stormwater treatment. Post construction stormwater treatment is composed of three general elements: source control, runoff reduction, and treatment of runoff. All three elements will be used in the WWSP SWMP. The basic practice of source control is to minimize the potential for constituents to enter runoff at the source. Low Impact Development (LID) measures are the main tool used to control and reduce site runoff. Implementation of LID includes construction of decentralized small-scale improvements to provide localized management to reduce the quantity of runoff entering the storm drain systems during a rainfall event. LID will be implemented to offset runoff increases from development when native ground surfaces

become impervious cover. Additional treatment control BMPs may be located at the outfalls to further treat stormwater before it enters the natural creek system.

Low Impact Development (LID)

LID is an approach to stormwater management emphasizing the use of small-scale, natural, constructed, and proprietary drainage features to capture urban runoff and precipitation. These features can slow, clean, and filter runoff, improving quality and reducing quantity of urban runoff entering the storm drain systems. Benefits of using LID result in adding water to local aquifers and increasing water reuse. It is a sustainable practice which benefits water quality protection, stream stability and can contribute to water supply.

The intent is to incorporate the systems of natural processes into the built environment. In addition to traditional stormwater management, which collects and conveys stormwater runoff through storm drains, pipes, or other conveyances to a centralized stormwater facility, LID within the WWSP will use site features as design elements to manage stormwater to minimize changes to predevelopment runoff rates and volumes.

Key principles of LID include:

- Decentralize and manage urban runoff to integrate stormwater management throughout the watershed.
- Preserve the ecosystem's natural hydrological functions and cycles.
- Account for a site's topographic features in its design.
- Reduce directly connected impervious surfaces to slow runoff and provide additional infiltration opportunities.
- Reduce impervious ground cover and maximize infiltration onsite.

As the WWSP develops, specific LID techniques, tools, and materials, specified in construction documents, will manage and control the amount of impervious surface, increase infiltration, and improve water quality by reducing runoff from developed sites. Additional project design elements within open space areas will also provide hydrograph modification benefits. LID elements may be implemented into development plans with WWSP to achieve an overall reduction in stormwater runoff. The selection and use of these elements may vary by development area/project, depending on the runoff reduction needed and mitigation requirements specified in the WWSP EIR. LID options may include, but are not limited to, the following:

- Disconnected roof drains;
- Bio-retention facilities, rain gardens, and bioswales;
- Tree planting;
- Grass swales and channels;

- Curb cuts and vegetated filter strips;
- Impervious surface reduction – permeable pavements and porous pavements;
- Stream buffers; or
- Pollution prevention and good housekeeping practices.

End of Pipe Stormwater Treatment Control

In addition to the implementation of the above-referenced LID measures, the storm drain system will be designed to provide additional protection of the natural environment and receiving water of Rock Creek by providing non-mechanical end of pipe treatment techniques. This element adds to the treatment train and consists of final treatment elements such as grass and vegetated treatment swales.

Special consideration will be taken to capture, convey and release stormwater to the onsite drainage and creek system. The treatment and conveyance of storm runoff in and through the open spaces may include the use of headwall structures, directly at the outfall location, to stabilize and protect the outlet pipe, surrounding topography and aid in velocity attenuation while minimizing future maintenance costs. Conveyance "grassy swales" which direct stormwater from the pipe outlets to receiving waters and avoid sensitive habitat while distributing concentrated pipe flows will be used at every outfall. Depending on the size of and frequency of storm events, and the actual drainage area being conveyed, the conveyance swales may be armored with geo-synthetics to minimize the potential for future erosion issues within the open space. Soft armoring may provide opportunities to create grassy swales and additional wetland habitat to aide in stormwater filtration and infiltration. These may include such devices as:

- Installation of "fossil filter" or equivalent petroleum absorbing insert assemblies in the project drop inlets;
- Trash screen vaults; or
- Other structural BMPs as approved by the County.

8.5 Dry Utilities

A. Electric Service

Pacific Gas & Electric (PG&E) will provide electric service to the WWSP.

Electric Energy Efficiency and Conservation

The WWSP includes implementation of cost-effective energy efficiency, load management, and renewable energy programs to meet electricity demand before new electricity sources are acquired.

Peak Electric Demand and Distribution

Planned electric backbone facilities include a substation and a 60kV transmission line corridor. Underground electrical distribution will be extended to individual parcels in conjunction with roadway improvements or as phasing requirements dictate. In addition, street lighting will be provided along all public streets as part of the roadway frontage improvements. All electric and streetlight facilities will be constructed to the County's standards at the time of construction.

B. Natural Gas

PG&E will provide natural gas service to the WWSP in accordance with the rules and tariffs of the California Public Utilities Commission. PG&E's long-range plans provide for availability of gas service to accommodate increased demand. Service will be provided from existing infrastructure adjacent to the site on Wicklow Way. Delivery of gas service to individual projects in the WWSP will be reviewed by PG&E at the time of proposal.

C. Communication

The WWSP is within the service areas of ATT Communications, Xfinity, and Viasat. Together, these providers offer both voice and data communication services. Distribution lines to individual parcels will be extended from existing infrastructure adjacent to the WWSP in accordance with the infrastructure Phasing Plan for dry utilities. The providers will review delivery of telephone, cable television, and high-speed data line services to individual projects in the WWSP at the time of proposal.

8.6 Solid Waste

Republic Services will provide solid waste services to the WWSP. Solid waste will be collected and delivered to the Kiefer Landfill and will rely on a Material Recovery Facility (MRF) that receives, separates, processes, and markets recyclable materials removed from the waste stream. Residual waste will be transferred to the Western Regional Sanitary Landfill located on the same site for disposal. At full buildout, the WWSP is anticipated to generate approximately 1,000 tons of solid waste annually.

9.0 NATURAL RESOURCE MANAGEMENT

The natural undeveloped character of the WWSP area consists of relatively gently rolling terrain situated at an elevation of approximately 1,500 feet above mean sea level. Historic use of the site includes gold rush era mining and more recently cattle grazing. Annual grasslands and a concentration of oak trees, and some drainage corridors are the dominant vegetation communities interspersed with non-native annual grasses.

The WWSP is consistent with the goals of County General Plan Open Space and Conservation Element. The WWSP establishes contiguous open space areas formed to protect some of the most prominent natural resource areas. In addition to resource protection, the open space areas help define the visual character of the site and provide for passive recreation opportunities, pedestrian and bike access, storm water drainage and treatment, flood water conveyance, utility infrastructure, and land use buffering.

Based on the characteristics of the site, the resource management approach in the WWSP focuses on wetland resources, vegetation and wildlife, and trees. Additional resources are addressed in the WWSP EIR.

9.1 Resource Management Policies

The following policies of the WWSP are intended to guide development of the plan area and provide specific policy-level direction.

Open Space Policies

- **Policy 9.1:** Provide an interconnected open space plan that includes trails, limited public facilities and mitigation areas.
- **Policy 9.2:** Incorporate oak woodlands into open space areas for the enjoyment and education of all WWSP area residents while protecting sensitive resources.
- **Policy 9.3:** Preserve, conserve, and enhance Rock Creek and its tributaries, associated floodplains and riparian habitat located within the boundaries of the Plan.
- **Policy 9.4:** Ensure that open space is properly managed in perpetuity.
- **Policy 9.5:** Locate Class I bicycle paths and paved and unpaved trails throughout the open space.
- **Policy 9.6:** Delineated wetlands shall be preserved to the greatest extent possible within open space areas and corridors, or otherwise provided for in protected areas.

- **Policy 9.7:** Where preservation is not feasible, mitigation measures shall be carried out as specified in the WWSP EIR.
- **Policy 9.8**: Open space areas adjacent to buildings and development parcels shall maintain a fuel modification and vegetation management area to provide minimum fuel modification fire break as required by State and local laws and ordinances. Additionally, development parcels adjacent to open space areas may be required to provide emergency access through the property to the open space by means of gates, access roads or other means approved by the County Fire Department. Ownership and maintenance of open space areas, including fuel modification requirements and fire hazard reduction measures shall be outlined in the WWSP Open Space Operations & Management Plan to be prepared at the time specific development is proposed.

Tree Policies

- **Policy 9.19:** Preserve existing Plan Area oak woodlands within open space preserves to the maximum extent practical.
- **Policy 9.10**: Preserve oak woodlands and isolated oak trees in residential and non-residential development parcels wherever practical.
- **Policy 9.11:** Oak trees included in residential and non-residential development that are impacted are encouraged to be preserved wherever practical, provided preservation does not:

EXISTING OAK WOODLAND

  - Cause a reduction in the number or of lots or a significant reduction in the size of residential lots.
  - Require mass grading that eliminates level pads or requires specialized foundations.
  - Require the use of retaining walls or extended earthen slopes greater than 4-feet in height, as measured from the bottom of the footing to the top of the retaining wall.
  - Require the preservation of any trees certified by an arborist to be dead or in poor or hazardous or non-correctable condition or trees that pose a safety risk to the public.
  - Cost more to preserve the tree than to mitigate for its loss, based on the Isolated Oak Tree Mitigation requirements listed below.

- **Policy 9.12:** Trees shall be interspersed throughout parking lots so that in fifteen (15) years, forty (40) percent of the parking lot will be in shade at high noon.
- **Policy 9.13** As part of any small lot tentative subdivision map application submittal, prepare and submit a site map, a tree preservation program and arborist's report and both a canopy survey of oak trees in the development parcel as well as a survey of individual free standing oak trees. The surveys will show trees to be preserved and trees to be removed consistent with the mitigation measures identified in the WWSP EIR.

Water Quality Policies

- **Policy 9.14** Protect and enhance existing water quality in the Plan Area through storm water best management practices and low impact development measures.
- **Policy 9.15** Natural drainage courses within the Plan Area along Rock Creek and tributaries shall be preserved as required by county, State and Federal regulatory agencies and incorporated into the overall storm water drainage system.
- **Policy 9.16** Trails located within open space corridors and areas shall be designed to include soil erosion control measures to minimize sedimentation of nearby creeks and maintain the natural state of drainage courses.
- **Policy 9.17** New drainage outfalls within or near Rock Creek, or improvements to existing outfalls, shall be designed and constructed utilizing low impact development (LID) practices in conformance with the most current National Pollutant Discharge Elimination System (NPDES) regulations. Consistent with these practices, storm water collection shall be decentralized, its quality improved and its peak flow contained in detention facilities that will slowly release it back into the creek drainage outfalls and improvements shall be unobtrusive and natural in appearance.

Water Conservation Policies

- **Policy 9.18:** The use of turf is not allowed on slopes greater than 25% where the toe of the slope is adjacent to an impermeable hardscape.
- **Policy 9.19**: Water efficient irrigation systems, consistent with the requirements of the latest edition of the California Model Water Efficient Landscape Ordinance, or similar ordinance, shall be mandatory for all public agency projects and all private development projects with a landscape area equal to or greater than 2,500-square feet requiring a building or landscape permit, plan check or design review.

Energy Efficiency Policies

- **Policy 9.20:** Incorporate alternative energy technologies into building design, whenever feasible, to include wind, solar, geothermal, or appropriate emerging technologies available at the time of construction.
- **Policy 9.21:** Commercial, Civic, and Office Park uses shall install automatic lighting and thermostat features.
- **Policy 9.22:** Electrical outlets shall be provided along the front and rear exterior walls of all single-family homes to allow for the use of electric landscape maintenance tools.

9.2 Wetland Resources

A. Pre-Development Conditions

Several types of wetland features exist in the pre-development condition of the WWSP site. Rock Creek a perennial drainage which flows year-round. Seasonal wetlands are found primarily within grassland areas. A total of 1.91 acres of wetlands, 7,237 linear feet of onsite streams and other waters of the United States occurs within the WWSP in its pre-development condition.

Annual grassland is the dominant vegetation community within the WWSP. It is comprised primarily of non-native annual grasses and herbaceous weed species. The most common species found within WWSP included tarweeds (*Hemizonia* sp.), filaree (*Erodium* sp.), dogtail grass (*Cynosurus echinatus*), barley (*Hordeum* sp.), and oats (*Avena sp*.) Oak woodland habitat covers approximately a third of the Subject Property's area. Blue oak (*Quercus douglasii*), interior live oak (*Quercus wislizenii*), valley oak (*Quercus lobata*), and gray pine (*Pinus sabiniana*) trees comprise most of the canopy in this habitat type. Riparian forest lines the northern border of the site and is strongly associated with Rock Creek. This habitat type is present along the bed bank and channel of Rock Creek and exhibits an understory and canopy of densely wooded young to mid-aged oaks, cottonwoods (*Populus* sp.), and willows (*Salix* sp.). This habitat type is highly overgrown with Himalayan blackberry (*Rubus armeniensis*) and is generally rocky throughout.

Sensitive Species

The special status species with the potential to occur on the Subject Property include California red-legged frog (*Rana draytonii*), California tiger salamander (CTS) (*Ambystoma californiense*), monarch butterfly (*Danaus plexippus*), valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*), Rudolph's cave harvestman (*Banksula rudolphi*), tricolored blackbird (Agelaius tricolor), Tulare cuckoo wasp (*Chrysis tularensis*), western pond turtle (*Emys marmorata*), North American porcupine (*Erethizon dorsatum*), Ione manzanita (*Arctostaphylos myrtifolia*), big-scale balsamroot (*Balsamorhiza macrolepis*), Tuolumne button-celery (*Eryngium*

pinnatisectum), and prairie wedge grass (*Sphenopholis obtusata*) (CNPS, 2021). The site does not lie within critical habitat of any federally listed species (USFWS, 2021a).

B. Avoidance and Mitigation Strategies

Avoidance

The WWSP development plan is influenced by the desire to reduce impacts on wetlands and habitat for endangered species. The Open Space is configured to minimize impacts on Rock Creek, to create an extensive open space preserve and to provide buffers for habitat and ongoing adjacent agricultural production. The system is designed to avoid impacts to resources. Most of the avoidance occurs in the open space preserves surrounding Rock Creek and its tributaries and to preserve oak woodlands to the extent practicable. Information regarding impacted and avoided wetlands, including mitigation strategies, is provided in the WWSP EIR.

Development of the WWSP will be subject to approvals from State and Federal resource agencies which could include:

- Streambed Alteration Agreement (Section 1602) from CDFW
- Clean Water Act (CWA) Section 404 Permit from the USACE
- Section 7 from the U.S. Fish & Wildlife Service (USFWS)
- CWA Section 401 water quality certification from the Regional Water Quality Board
- An approved jurisdictional wetland delineation from USACE
- SWPPP (Stormwater Pollution Prevention Plan), as required under the Construction General Permit from the SWRCB (State Water Resources Control Board).

Prior to submittal of an application for specific development within the WWSP, the County and Applicant shall work with representatives of various federal and state agencies to arrive at a design to minimize impacts to resources, create open space preserves of regional benefit and preserves the highest quality of onsite wetland resources.

Onsite Resource Preservation and Enhancement

Wetland features and habitat within the WWSP open space system will be preserved within on-site preserves and open space areas, and ultimately will be dedicated to either the County or managed by a Homeowner's Association for management and maintenance.

To ensure these open space features are maintained, grading and drainage plans in development areas will be designed to minimize impacts on the existing hydrology. Long-term maintenance and management of the preserves in the WWSP will be conducted in accordance

with development of an Open Space Preserve Management Plan, discussed further in Section **9.3** below.

Offsite Mitigation

Where biological resources cannot be avoided and preserved within the WWSP open space preserves, offsite mitigation is required to provide wetland habitat and land to offset potential loss of resources. To meet the resource preservation objectives outlined above, the WWSP mitigation program includes preservation of resource areas on offsite lands and the use of approved mitigation banks. The use of offsite lands and habitat credits as mitigation to satisfy onsite impacts on wetland resources will be assessed by the appropriate federal and state resource agencies subject to various permit approvals prior to development activity within the WWSP.

9.3 Vegetation and Wildlife

The hallmark natural landscape feature of the Plan Area is the topography and oak woodlands in the Plan Area. The woodlands consist of a thriving oak canopy ecosystem that includes trees ranging in size from saplings to heritage oak trees hundreds of years old. The oak woodlands, together with Rock Creek and its tributaries, comprise the most biologically diverse and significant natural resource in the Plan Area. The WWSP proposes to make the oak woodlands more accessible to the public by carefully locating Class I bike paths and paved and unpaved trails throughout the area for the enjoyment of county residents.

Wetland features such as wetland swales, and seasonal wetlands and streams are embedded in the grassland habitat. In more open areas, the understory consists of nonnative annual grasses and forbs.

WWSP's biological communities support wildlife species. The grassland habitat supports several raptor species, including Swainson's hawk, by providing foraging habitat. This is a state-listed threatened species and is protected pursuant to the California Endangered Species Act.

Grassland habitat and oak and riparian corridor habitat will be preserved as part of the WWSP open space preserve system. Active management of grasses by mowing, harvesting, discing, or grazing is anticipated to provide prey opportunities for wildlife species. Preservation and management of the grassland areas and oak riparian corridor will be regulated by the Operations and Management Plan, as outlined in sub-Section 9.3.

9.4 Operations and Management Plan

An Operations and Management Plan (O&M Plan) will be implemented in accordance with the applicable regulatory permits to continually monitor, report, and correct disturbance, if any, to the open space/preserve areas. This document will ultimately be approved by the regulatory

agencies and will specify the permitted activities and features within the WWSP preserves. For the WWSP, preserve and open space areas will be managed in accordance with the Open Space Preserve Management Plan. The Preserve Management Plan governs management of preserve areas and provides mechanisms for consistent application of preserve management strategies. At minimum, preserve management strategies will address fire/fuel modification zones, mowing activities, grading and construction activities, pedestrian and bikeway paths, storm drainage systems (including outfall locations and the treatment and transfer of stormwater to receiving waters), utility crossings, and other permitted and prohibited activities. In addition, standards will be established to minimize potential future impacts on drainage corridors from sources of pollution, including urban runoff and neighboring land uses. Following habitat creation and completion of success monitoring by the applicant, on-site open space preserves will be managed by the county in accordance with the Preserve Management Plan. Funding for the management of on-site preserve and open space areas will be provided by an annual tax levy via creation of a Community Facilities District (or other funding mechanism).

9.5 Trees

The riparian woodland occurs immediately adjacent to the creeks and includes oak and other species. Both the riparian and oak woodlands are an important habitat for a variety of wildlife species, and a significant visual amenity. There are 74-acres of existing oak tree habitat. Nearly 50% of the oak woodlands will be preserved in the WWSP within open space areas or park sites.

Development in the WWSP and impacts to trees as a result of public and private improvements is subject to the County General Plan policies which stipulate at a minimum, one acre of oak woodland habitat providing similar functions and values under conservation easement for every acre of oak woodland habitat lost. The Subject Property has approximately 74 acres of oak woodland. Assuming maximum removal of oak woodland (i.e., half of the existing oak woodland), at least 37 acres of oak woodland would need to be preserved. Consistent with the General Plan requirements, the oak woodland mitigation strategy includes:

- Conserving oak woodlands using conservation easements,
- Contributing funds to the Oak Woodlands Conservation Fund to purchase conservation easements,
- Replanting trees (replanting cannot fulfill more than 50% of the required mitigation), and/or
- Implementing other mitigation actions as outlined in the WWSP EIR.

Oak woodland compensation on-site in the WWSP will occur within the Rock Creek corridor and open space preserve areas. A regeneration/ replanting receiving area may be adjacent and connected to preserved woodland areas. Tree mitigation plans are coordinated through the County for planting specifications, locations, and monitoring.

9.6 Cultural, Historic and Tribal Cultural Resources

Most of the WWSP site surface was modified in the past due to historic mining which suggest a relatively low sensitivity for surviving cultural resources. The WWSP EIR provides a detailed analysis of the site's cultural, historic, and tribal cultural resources, including mitigation and direction for further analysis of project-related impacts, and how to proceed if any previously undiscovered or subsurface archaeological artifacts or historical sites are discovered.

10. NATURAL RESOURCE MANAGEMENT

Government Code Section 65451 requires every specific plan to include a program of implementation measures necessary to carry out its proposed land uses, infrastructure, development standards, and criteria.

10.1 Financing Policies

The following policies of the WWSP are intended to guide development of the plan area and provide specific policy-level direction.

- **Policy 10.1:** Provide funding for all WWSP backbone infrastructure and public facilities projects so that development of the Plan Area may proceed.
- **Policy 10.2:** Development shall fund its proportional share of the costs for Plan Area public facilities including the civic center, fire station, and parks.
- **Policy 10.3:** A Plan Area fee may be created to fund backbone infrastructure.
- **Policy 10.4:** At the time specific development is proposed, submit a conceptual backbone infrastructure phasing plan for the appropriate development area with the first tentative map or building permit submittal. Updating of the conceptual backbone infrastructure phasing plan shall be a requirement of subsequent tentative map or building permit applications.
- **Policy 10.5:** Provide for the maintenance and operation of public infrastructure and facilities including open space.

10.2 Implementation

Implementation of the WWSP is to be administered by the County and carried out in accordance with the terms and conditions of phasing plans, a financing plan, and the WWSP EIR, which augment the policies and regulations set forth in the County's General Plan and Municipal Code. Implementation would also be consistent with State and Federal permit conditions and the federal regulatory requirements. Implementation of the WWSP is intended to result in systematic and orderly development.

It should be noted that at the time of the preparation of the WWSP, no specific developer or builder has been identified. It is anticipated that in the future the County would offer the site in whole or by parcel for sale to specific developers or builders. These future applicants would be required to process Tentative Subdivision Maps.

The WWSP includes a conceptual program for phasing of units to support financing, construction of public improvements, review of individual development projects, transfer of

residential units, and a process for amendments/minor modifications. These programs are summarized in this chapter, with details and specific requirements included in the above-referenced documents.

10.3 Relationship to County Plans and Policies

A. General Plan

The General Plan serves as the long-term policy guide for the physical and economic development of the County. The County's core values are the foundation of the General Plan and the underlying basis for its vision and direction. The WWSP implements the goals and policies of the General Plan and augments these goals and policies by providing specific direction to reflect conditions unique to the WWSP. The WWSP is consistent with the General Plan and incorporated documents as amended.

B. Municipal Code

The County Municipal Code is one of the primary tools for implementing the General Plan. For new development areas, the Municipal Code's key ordinances include Zoning, Subdivision, Water and Sewer, Erosion Control and Grading and Tree Protection, which are used in tandem with the WWSP to implement the development program. Development standards contained in the Zoning Ordinance apply to the WWSP and in addition, the WWSP Development Standards (Appendix A) identify potential housing and density variations and acknowledge custom site-specific development standards as part of future tentative map processing. Where the WWSP is silent, the Zoning Ordinance's regulations prevail.

C. Public Works Standard Plans

Roadways will be constructed to County standard plans and specifications.

10.4 Specific Plan Related Documents

A. Environmental Impact Report

An EIR was certified concurrent with approval of the WWSP. The EIR, prepared in accordance with CEQA, examines the potential direct and indirect environmental effects associated with development of the WWSP and identifies appropriate mitigation measures to reduce impacts determined to be significant. The EIR analyzes the WWSP at a project level and serves as the base environmental document for purposes of evaluating subsequent WWSP-related entitlements.

B. Development Standards and Design Guidelines

Concurrent with the approval of the WWSP, the WWSP Development Standards (Appendix A) and WWSP Design Guidelines (Appendix B) were approved by the County. The Development

Standards reference applicable zoning regulations for the WWSP and describe a process to achieve a development pattern which would not be otherwise permitted by standard application of the County's Zoning Ordinance. For matters where Development Standards are silent, the County's Municipal Code prevails.

The WWSP Design Guidelines provide detail in the design, review, and approval of individual projects. Elements addressed include subdivision and site design, architecture, landscaping, streetscapes, entries, lighting, signage, and low impact development concepts. All development within the WWSP is required to comply with the WWSP Development Standards and WWSP Design Guidelines.

10.5 Phasing Plan for Public Facilities

The WWSP provides for a comprehensively planned infrastructure system with coordinated phasing and construction of facilities. It is anticipated that ultimate build out of the plan area may take ten to twenty years.

Three infrastructure construction phases (Phases A, B and C) are assumed as the WWSP builds out. However, the development may ultimately build out by phases that differ from these assumptions.

The tentative land use allocations by phase are summarized in **Table 10.1**.

In general, the phasing plan is structured to ensure the improvements in each phase can support its respective development in compliance with policies and standards, and the development in each phase can support the costs of the required improvements.

Infrastructure phases may be modified at the discretion of the County, in consultation with all affected County departments.

The infrastructure requirements for each phase of development shall include all on-site backbone infrastructure and off-site facilities necessary for the build out of each phase as described in the WWSP Development Agreement(s).

These include roadways, sewer, water, recycled water, storm drainage, dry utility, pedestrian pathways, schools, parks, and other facilities and improvements. All in-tract sewer, storm drain, water, dry utilities, and recycled water (if applicable) will be installed as part of local project improvements.

Table 10.1 provides a conceptual phasing plan. However, this is only conceptual in nature and is subject to refinement at the time specific developer(s) come on board and subdivision maps are submitted as well as market conditions.

TABLE 10.1 CONCEPTUAL LAND USE AND RESIDENTIAL UNITS BY PHASE

Phase	A	B	C	Total
LDR	16 ac 132 du	16 ac 132 du	9.1 ac 16 du	41.1 ac 200 du
MDR	10 ac 100 du	10 ac 100 du	7.6 ac 20 du	27.6 ac 220 du
HDR	-	-	9 ac 200 du	9 ac 200 du
CC	-	12.1 ac	-	12.1 ac
PR	5	5 ac	-	10 ac
OS	53.7 ac	-	-	53.7 ac
P/QP	15 ac	23.4 ac	10 ac	48.4 ac
Total	99.7 ac 232 du	66.5 ac 232 du	35.7 ac 236 du	201 ac 700 du

10.6 Financing of Public Improvements

Construction of public improvements to serve the WWSP will be funded by a variety of mechanisms including establishment of one or more Community Facilities Districts (CFD), County impact fees, school impact fees, future developer financing and other methods. These financing mechanisms are summarized in **Table 10.2**.

- **Developer Financing.** Direct developer/merchant builder financing may be used to contribute toward backbone improvements and facilities, shortfall financing, and in-tract subdivision improvements. A Developer Fee would be paid at the time of building permit to fund any capital improvements related to law enforcement consistent with an Assembly Bill 1600 fiscal analysis.

- **County Impact Fees.** The County adopted a set of development impact fees to finance capital improvements. The fee structure requires the payment of fees prior to issuance of a building permit. The County collects recreation fees, utility connection fees, traffic mitigation fees, and fire protection fees. The fee schedule may be found at: https://www.amadorcounty.gov/home

- **Traffic Impact Fee:** Amador County Ordinance No. 1614, Public Road Impact Fee, set a "Base Fee" for each single-family dwelling, justified by a Nexus Study and the County's Capital Improvement Plan. Currently, the base fee in 2022 according to the County's website is $6,380.00. The fee for commercial developments depends on the amount of traffic the development is estimated to generate over and above the existing volume of traffic. The fee is imposed on all building permits for single or multi-family residential units and commercial and industrial uses applied for on or after October 15, 1999. It is not imposed on building permits for garages, room additions, decks, remodeling, etc. Each Traffic Mitigation Fee is put into a Trust and is administered by the Amador County Transportation Commission. It is to be used only to finance construction, improvement, and maintenance of public roads.

- ❑ **Community Services Area** Community Service Areas (CSAs) are special districts of the County, governed by the County Board of Supervisors. CSA's require approval by the Local Agency Formation Commission (LAFCO) and can be used as a mechanism to pay for services.

In 2008, LAFCO established powers authorized or active for each of the CSAs. All other powers, functions, and classes of service which were not authorized as of January 1, 2009, were determined to be latent powers as of that date. Services authorized by LAFCO for each CSA include:

- CSA 1: Police, sewerage & garbage (inactive); funding mechanism for fire services is now provided by AFPD
- CSA 3: Financing mechanism for bond repayment
- CSA 4: Collection, transportation, treatment & disposal of sewerage; water (Inactive); drainage
- CSA 5: Public works; road improvement/maintenance.

The County's Municipal Code provides that prior to any road's being accepted by the board of supervisors into the county road system as a county highway, the road and parcels benefitted thereby may be included in a county service area providing annual maintenance revenue from charges imposed on each parcel therein in accordance with the provisions of Government Code 25210.77a, so that the costs of maintaining said road are borne by the parcels included in the county service area.

- CSA 6: Sewer system monitoring
- CSA 7: Funding and disposal of solid waste (inactive)
- CSA 8: Non-potable water

- ❑ **Community Facilities District.** In addition to CSAs, one or more CFDs may be established to help fund the construction and/or acquisition of backbone infrastructure and facilities to

serve the WWSP. The 1982 Mello Roos Community Facilities Act enables jurisdictions to establish a CFD to fund various facilities and services.

The proceeds of the Mello-Roos special tax can be used for direct funding of facilities and/or to service debt. A separate CFD for services may be established for maintenance of certain facilities which provide special benefit to the WWSP. Such facilities may include landscape corridors and medians, open space preserves, pedestrian pathways, bike paths, bus stops and shelters, drainage and storm water treatment facilities and neighborhood parks. In addition, a CFD may be used to fund governmental services which directly benefit residents of the WWSP, including police, fire, library, and other governmental services.

Future developer/builders would be required to pay for annexation of the project area into the County's CFD No. 2006-1 through annexation into the district to fund fire services.

Developer fees will also be required payable to the AWA for water and wastewater infrastructure to serve the site.

- **School Impact Fees.** The school district has established fees, in accordance with Section 17620 of the California Education Code, to be used to construct school facilities. Pursuant to Section 65995 of the California Government Code, these school impact fees will be collected by the school district prior to issuance of a building permit.

As noted, other financing mechanisms may be used, including creation of private districts or associations to fund maintenance of certain facilities within the WWSP. Specific financing requirements, improvement obligations, fees, reimbursements, land and easement dedications and conveyances, maintenance, and other financing and improvement related obligations shall be detailed in a development agreement, at the time a specific development is proposed. Potential financing options are listed in **Table 10.2** Public Improvement Financing Mechanisms.

10.6 Subsequent Entitlements and Approvals

A. County Processing

Individual development projects within the WWSP are subject to review and approval of subsequent County permits and entitlements (e.g., subdivision review, design review, conditional use permits, variances, and/or other permits). Application and processing requirements shall be in accordance with Zoning Ordinance and other regulations, unless otherwise modified by this WWSP.

All subsequent development projects, public improvements and other activities shall be consistent with this WWSP and accompanying Development Standards and Design Guidelines, development agreement(s), applicable County policies, requirements and standards and all State and Federal

permit conditions and environmental review documents (CEQA and NEPA). In acting to approve a subsequent project or permit, the County may impose conditions as are reasonably necessary to ensure the project complies with the WWSP and all applicable plans and regulations.

TABLE 10.2 PUBLIC IMPROVEMENT FINANCING MECHANISMS

IMPROVEMENT/FACILITY	FINANCING OPTIONS
Roadway Improvements	CSA/CFD/Traffic Fees/Developer Financing
Storm Drain Infrastructure	CSA/CFD/Developer Financing
Water Infrastructure	CSA/CFD/Water Connection Fee/Developer Financing
Sewer Infrastructure	CSA/CFD/Sewer Connection Fee/Developer Financing
Electric Facilities	CFD/Utility Rates/Developer Financing
Parks	Recreation Fee/Developer Financing/Homeowners Association
Landscape/Pedestrian Pathways	CFD/Developer Financing/Homeowners Association
Bike Trails	Bike Trail Fee/CFD/Developer Financing/Homeowners Association
Open Space Amenities	CSA/CFD/Park Fees/Developer Financing
Library	Public Facilities Fee
Schools	School Impact Fees/State Funding
County Facilities	County-Wide Facilities Fee
Maintenance Services[1]	General Fund/CFD
Governmental Services[2]	General Fund/Public Facilities Fee/CFD

1 Landscape corridors and medians on roadways, parks and related facilities, pedestrian pathways, open space areas, bike, and pedestrian paths and/or trails, bus stops and shelters, detention, and storm water treatment facilities.
2 Sheriff, fire, library, or general governmental services.

B. Environmental Review

Each subsequent development project shall be reviewed to ensure compliance with the CEQA. The WWSP EIR, certified concurrent with approval of the WWSP, serves as the base environmental document for subsequent entitlements. Development applications will be reviewed on a project-by-project basis to determine consistency with the EIR.

In general, if a subsequent project is determined to be consistent with the Specific Plan and within the scope of the EIR, further environmental review may not be necessary. Section 65457(a) of the California Government Code and Section 15182(a) of CEQA provides that no EIR or negative declaration is required for any residential project undertaken in conformity with an adopted Specific Plan for which an EIR has been certified. If it is determined a development application is inconsistent with the Specific Plan and/or substantial evidence exists to support

the occurrence of any of the events set forth in CEQA Guidelines Section 15183, a determination will be made as to the appropriate subsequent environmental document.

A mitigation monitoring program has been adopted with the WWSP EIR in accordance with Public Resources Code 21081.6 to help ensure implementation of EIR mitigation measures.

C. Development Agreement(s)

It is envisioned that the County will sell all or a portion of the WWSP site to developers or builders. At the time of sale, a Development Agreement (DA) will be required to outline the requirements and obligations of both the County and the Applicant.

Consistent with state law a DA shall specify the duration of the agreement, the permitted uses of the property, the density or intensity of use, the maximum height and size of proposed buildings, and provisions for reservation or dedication of land for public purposes. The DA may include conditions, terms, restrictions, and requirements for subsequent discretionary actions, provided that such conditions, terms, restrictions, and requirements for subsequent discretionary actions shall not prevent development of the land for the uses and to the density or intensity of development set forth in the agreement. The agreement may provide that construction shall be commenced within a specified time and that the project or any phase thereof be completed within a specified time.

The DA may also include terms and conditions relating to applicant financing of necessary public facilities and subsequent reimbursement over time.

D. Approvals from Other Agencies

Appropriate state, and federal approvals and permits are required prior to any development activity within the WWSP. Plan implementation would be carried out consistent with all applicable permit conditions and the federal environmental review document. **Table 10-3** outlines potential agency approvals that would be required.

TABLE 10-3 AGENCY APPROVALS

AGENCY	APPROVAL
Amador Airport Land Use Commission	Airport compatibility
County Planning Department	Subdivision review, design review, conditional use permits, variances, and/or other permits
County Public Works Department	Encroachment Permit Grading Permits Improvement Plans

AGENCY	APPROVAL
	Final Maps
California Regional Water Quality Control Board (Central Valley Region)	NPDES General Construction Permit Stormwater Pollution Prevention Plan
CDFW	Section 1600 Streambed Alteration Agreement
U.S. Army Corp of Engineers	Wetlands Delineation and Section 404 Clean Water Act 404 Permit
Amador Water Agency	Water Supply Will Serve Letter Wastewater Disposal Approval Water Improvement Plans Wastewater Improvement Plans
Amador Air District	Authority to Construct
City of Jackson	Encroachment Permit
Caltrans	Encroachment Permit

10.7 Amendments and Minor Modifications

Proposed changes to a specific plan typically require approval of a Specific Plan Amendment (SPA). These amendments are processed in the same manner as the initial WWSP adoption, requiring review by the Planning Commission and action by the Board of Supervisors.

However, because the WWSP will build out over several years, it is anticipated that it may need to respond to changing market conditions and County expectations during buildout. To provide a degree of flexibility in responding to changing conditions, the WWSP allows for administrative approval of Minor Revisions to the WWSP, including the WWSP Development Standards and WWSP Design Guidelines included in Appendices A and B, respectively. The Planning Director, or designee, shall determine whether a proposed revision is minor, and may act upon a minor revision to the WWSP and appendices administratively, as specified below.

A minor revision to the WWSP may be processed and acted on administratively if determined by the Planning Director to be in substantial conformance with:

1. The overarching vision and community design principles intended for the WWSP, including applicable development standards and design guidelines.
2. WWSP development agreement(s).
3. County General Plan; and
4. The WWSP EIR.

Examples of minor revisions to the WWSP include, but are not limited to:

- ❑ The addition of new or updated information which does not substantively change the WWSP.
- ❑ Minor adjustments to land use boundaries of residential, commercial, or park parcels, to open space edges between developable and non-developable land, or to street alignments, where the general land use pattern is maintained.
- ❑ Minor modifications to, and interpretations of, the development standards, if it is determined such changes are equal to or better than the original intent of the WWSP.
- ❑ Changes to the provision of public infrastructure and facilities do not impact the level of service provided or affect the development capacity in the WWSP.
- ❑ Modifications to the Design Guidelines (such as revisions to design treatments or changes in specified plant materials, alterations of site concept plans, etc.) if it is determined design intent is maintained.
- ❑ Modifications to the provisions for infrastructure and construction timing which do not change the ability to provide adequate infrastructure for the development.

Any proposed minor revision to the WWSP may, at the sole discretion of the Planning Director, be referred to the Planning Commission and Board of Supervisors for action. Determinations and actions by the Planning Director may be appealed to the Planning Commission.

If the Planning Director determines a proposed amendment does not meet the above criteria, a SPA shall be required.

10.7 Minor Residential Unit Transfers

The WWSP land use plan is conceptual in nature and assigned a residential dwelling unit allocation with associated gross land use density. These assignments were made at the time of WWSP approval based on an assessment of the constraints and opportunities and anticipated long-term demand for various housing types. As individual residential Large Lot Vesting Tentative Subdivision maps and Small-Lot Vesting Tentative Subdivision maps are processed over time, a more detailed assessment of site, market, and other conditions will occur. It is anticipated this process may result in the need to adjust (reduce or increase) the number of units assigned to some large-lot residential parcels.

The WWSP includes a provision which allows the County to approve minor residential density adjustments per parcel and allow the transfer of residential units between large lot parcels. The Planning Director may administratively approve a residential unit transfer/density adjustment between any WWSP large lot parcels provided the following conditions are satisfied:

1. The transfer and receiving parcels are located within the WWSP and are subject to a development agreement.

2. The transfer of units does not result in a change to the land use designation, specifically, the transfer does not: (a) reduce the number of units from the transfer parcel below the minimum number of units allowed by the applicable land use designation; or (b) increase the number of units to the receiving parcel above the maximum number of units allowed by the applicable land use designation.
3. The transfer of units does not result in increased impacts beyond those identified in the WWSP EIR and does not preclude the ability of the parcels to conform to the applicable standards or regulations contained in the WWSP and related Development Standards and Design Guidelines.
4. The transfer of units does not adversely impact planned infrastructure, roadways, schools, or other public facilities, or fee programs and assessment districts.
5. HDR units designated as affordable units may be transferred administratively until such time, they are encumbered by an Affordable Housing Regulatory Agreement (or other form as approved by the County).

The transfer of residential units, if consistent with the above criteria, is administrative in nature, is contemplated by and within the intent of the WWSP and the WWSP EIR and will not require an amendment to the WWSP, zoning, development agreement(s), or the General Plan.

To request a residential unit transfer, the owner or owners of both the transfer and receiving parcels shall submit a complete Administrative Permit application to the Planning Director which (a) identifies the affected parcels; (b) designates the number of units being transferred; (c) provides other documentation as required by the Development Services Director to determine compliance with the above unit transfer criteria; and (d) includes a revised WWSP Table 4.1, Land Use, reflecting the adjusted unit counts and densities. The revised table will be the official record tracking unit allocations to each large lot residential parcel.

If the Planning Director determines the residential unit transfer is not consistent with the above criteria, the residential unit transfer may be denied or may be referred or appealed to the Planning Commission and/or Board of Supervisor for action. Any determination of consistency may, at the discretion of Planning Director, be forwarded to the Planning Commission for review. The applicant may request density adjustments which do not comply with the above criteria. Such requests shall require an amendment to the WWSP.

All unused units must be transferred prior to the County's approval of the last Small Lot Final Subdivision Map or Design Review Permit for any residential parcel/area within the WWSP.

Appendix A WWSP Development Standards

This section describes the development standards for the WWSP area. These standards are designed to promote and protect the health, safety and welfare of WWSP area residents and establish criteria for such things as permitted uses, lot size, setbacks, and building height. The development standards are intended to apply to all residential and no-residential land uses.

A.1 Applicable Zoning and Development Standards

The WWSP development standards are unique and only apply to the WWSP area. These Development Standards will guide development and supersede those of Title 19 of the Amador County Municipal Code for the WWSP site. Zoning and development standards for WWSP residential parcels are referenced in the WWSP and included in the Amador County Zoning Ordinance. Figure 4.1 and Table 4.1 in WWSP Chapter 4, Land Use, identify zoning districts. Table A.1, Development Standards by Land Use Designation, below, lists design and development standards for future WWSP residential and commercial development opportunities.

A.2 Planned Development Standards

The Planned Development (PD) standard overlay zone district establishes standards for LDR, MDR, and HDR uses and provides for flexibility of housing type and design. The PD district allows a range of housing types and lot sizes to respond to different household sizes, demographics, and market demands. Housing types can vary from detached to attached, front access to alley (rear) access, and cluster arrangements.

Subdivisions in the PD district, which deviate from Zoning Ordinance development standards, shall define a customized set of development standards when processing small lot tentative maps. Customized development standards may include elements such as reduced setbacks, smaller lot sizes, modified lot coverage, and other features specific to a housing type. County review of modified development standards will occur in conjunction with a small lot tentative map process to justify deviations to the Zoning Ordinance's typical requirements.

A.3 Residential Product Types in the PD Zone and Commercial Uses

The residential component of the WWSP is comprised of two residential land use designations: Medium-Density Residential (MDR) PD-R-2, and High-Density Residential (HDR) PD-R-3.

Types of residential products which could be accommodated in the PD zone are defined below. The design flexibility permitted in the PD zone is intended to accommodate compact residential densities. Other housing types, not yet contemplated, may also be permitted with County approval. Implementation of these housing product types may require defining new development standards, in support of specific design characteristics.

A. Small Lot Residential: Medium-Density Residential (MDR)

The MDR PD-R-2 designation is intended to promote a variety of housing types ranging from single-family dwellings (small lot detached, zero-lot line and patio homes), two-family (duplex) dwellings and multi-family dwellings. Within this density range, single-family detached housing may be provided on a wide range of lot types including small, or alley-loaded, courtyard, alley clusters, and zero-lot line. In addition, duet/half-plex homes, townhomes, or condominiums may also be accommodated. It is intended to accommodate first time homeowners as wells as senior populations interested in downsizing. The density range is from 7 to 12.9 dwelling units per acre.

B. High-Density Residential (HDR)

The HDR PD-R-3 designation is intended to provide for multi-family housing opportunities including, but not limited to, townhomes, courtyard townhomes, condominiums, garden-style apartments, podium design apartments, and apartments. Multi-family housing types may be applied to for-sale or rental units. It also allows other similar and compatible uses including community care facilities. The allowed density range is 13.0 dwelling units per acre or greater.

C. Commercial Non-Residential Land Uses

The Retail Commercial and Office (C-1) designation provides for neighborhood and regional serving convenience-oriented retail and service uses such as grocery and drug stores, restaurants, cafes, offices, personal services, and shops. The land use plan provides for 12.1 acres of commercial uses and an allocates approximately 100,000 square feet of potential building area within walking distance of residential neighborhoods and accessible by public transit.

TABLE A.1 WWSP DEVELOPMENT STANDARDS BY LAND USE DESIGNATION

MEDIUM-DENSITY RESIDENTIAL (MDR) DEVELOPMENT STANDARDS		
Lot Size	**Single-Family Dwelling Units**	**Two-Family Dwelling units**
Interior Lot	3000 sf min	6000 sf min
Corner Lot	3500 sf min	6500 sf min
Building Coverage		
Interior Lot	50%	50% maximum (max)
Corner Lot	50%	50% max
Lot Width (Measured at front yard setback)		
Interior Lot	30 ft min	60 ft min
Corner Lot	35 ft min	65 ft min
Setbacks (Measured at the back of sidewalk)		
Front Yard Setback		
Courtyard/Porch (measured at foundation line)	12.5 ft min	12.5 ft min
Primary Structure	15 ft min	15 ft min
Garage	20 ft min	20 ft min
Side yard Setback	5 ft min	5 ft min
Main Building	10 ft	10 ft min
Second Dwelling Unit	5 ft min	5 ft min
Accessory Structures	5 ft min	5 ft
Detached Garage	5 ft min	5 ft
Building Height		
Main Building	35 ft	35 ft max.
Detached Garage	18 ft	18 ft max.
Note: Medium density residential is intended to provide compact development and can include single family detached units on small lots, courtyard homes, and duplexes.		

MULTI-FAMILY RESIDENTIAL (HDR) DEVLEOPMENT STANDARDS		
Setbacks (measured at back of sidewalk)	**Town Houses**	**Condominiums/Apartments**
Lot Size/Area	1 acre minimum	1 acre minimum
Front Yard Setbacks		
Courtyard/Porch (measured at foundation line)	12.5	0
Primary Structure	15 ft min	0
Garage	20 ft	20 ft

Side Yard Setbacks		
Interior Side Yard	N/A	10 ft min
Street Side Yard	15 ft min 2-story	15 ft for 2-story
	20 ft min 3-story	20 ft. min for 3-story
Garage Facing Street Side	18 ft min	N/A
Accessory Structures (Interior Lot Lines)	3 ft min	5 ft min
Rear Yard Setbacks		
Main Building	10 ft min	10 ft min
Accessory Structure	5 ft min	5 ft min
Detached Garage	5 ft min	N/A
Building Height		
Main Building	35 ft max	50 ft max
Detached Garage/Carports	18 ft max	18 ft max
Accessory Building	15 ft max	15 ft max
COMMERCIAL DEVELOPMENT STANDARDS		
Lot Configuration	**Area**	
Lot Size/Area	0.25 acre	
Building Area		
Floor Area Ratio	50%	
Setbacks (measured from back of sidewalk)		
Front Yard	20 ft	
Side Yard	20 ft	
Rear Yard	20 ft	
Landscape Coverage		
Distance Between Buildings	10 ft per story	
Building Height		
Main Building	50 ft max.[1]	
Note: 1. Dependent on ALUC Overflight restrictions		

Appendix B Design Guidelines

This appendix to the WWSP is intended to provide design guidance for physical form and visual character of future development. They are to be used to advise and support County staff, Planning Commission, and County Board of Supervisors during their review of individual development projects in the WWSP. They are also intended to encourage quality and creativity for individual development projects, and are not to be applied as strict standards, recognizing that several design options can achieve a desired intent or result. Graphics, photos, and other imagery are used to illustrate application of these guidelines, but do not dictate specific styles or architectural character. These guidelines consider community, commercial, neighborhood, and residential design elements and are intended to respond to market conditions, site constraints and opportunities, and other factors. While design flexibility is key, application of these guidelines is important to achieve the quality community described in WWSP Chapter 3, Vision and Principles.

A. Relationship to County Documents

Applicable standards for the design of all uses in the WWSP area include:

- Amador County Municipal Code-Title 19, Zoning Ordinance
- Amador County Municipal Code-Title 17, Division of Land
- Transportation and Public Works Standard Plans
- Outdoor Lighting Ordinance
- Parks Construction Standards
- Subdivision Ordinance
- Stormwater Quality Design Manual
- Amador County Recreation Agency Master Plan
- Amador Water Agency Water Conservation Plan

Modifications to Design Guidelines

These Guidelines establish key community design elements. It is expected that the WWSP will build out over several years, and conditions may change. The County recognizes the need for flexibility in the implementation of these Guidelines and new conditions that may require modifications. WWSP Chapter 10, Section 10.6 identifies the process for approval of minor modifications if deviations are determined to be consistent with the spirit and intent of these Guidelines.

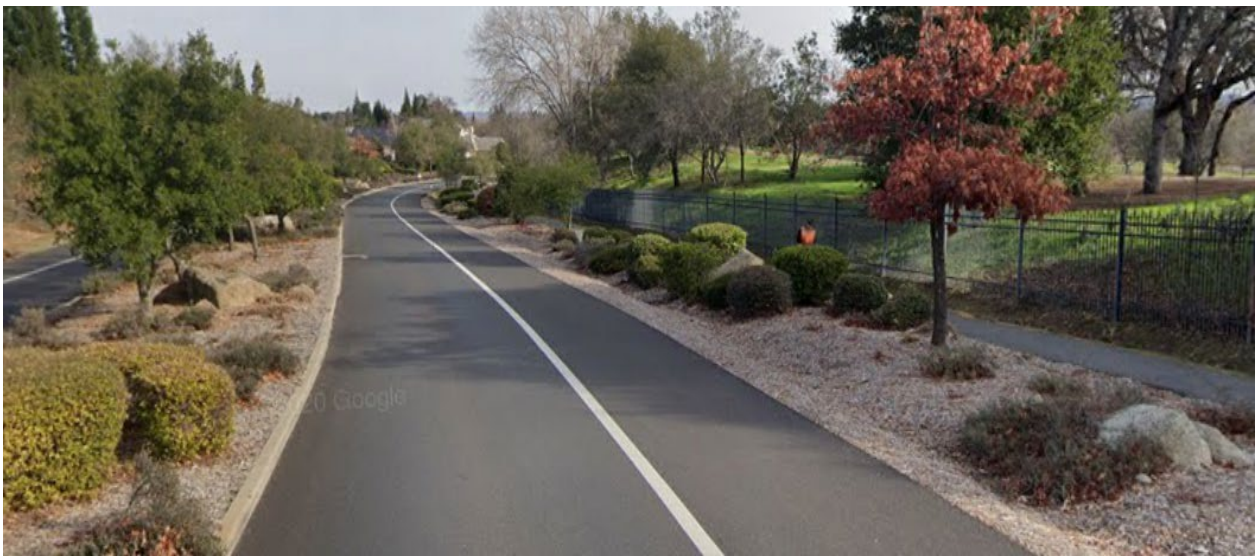
B.1 Landscape Architecture

The guidelines for landscaping unify elements of the WWSP by reinforcing the sense of place envisioned for the planned community. Landscape plans prepared for roadway corridors, entrance gateways, and open space edges should conform to these guidelines. Landscape design should be appropriate for the local climate and soil conditions, use water-conserving plant species and recycled water irrigation systems, install water efficient low volume irrigation systems and controls, harmonize with native vegetation, and provide a transition between formal landscaping in developed areas and the natural character of open space areas. This section outlines landscape themes and street tree planting concepts.

A. Overview and Approach for Landscaping

The planting approach for WWSP incorporates a hierarchy of trees, shrubs, and groundcovers to define the public realm. Along streetscapes, landscape architecture should use a consistent application of plantings from the plant palette, with trees which hold a strong street edge and create an intimate environment for the pedestrian experience. In larger landscaped areas, such as entrance gateways, landscape concepts should reinforce community unification concepts, using a diversity of trees, groundcovers, and shrubs to visually punctuate these areas and create distinct features in the landscape. Along Open Space preserve interfaces, the landscape design approach should enhance the WWSP's existing setting by incorporating native plant species which create a visual transition from onsite developed.

Landscaping should use water-conserving plant species to the extent possible (See Table B.1, WWSP Plant Palette Trees and Shrubs), recognizing groundcovers may be used in many areas and turf in select areas. Water-conserving plants should be selected based on their ability to thrive without the use of spray irrigation when established.



LANDSCAPING EXAMPLE 1: EAST ROSEVILLE PARKWAY, PLACER COUNTY

LANDSCAPING EXAMPLE 2: EAST ROSEVILLE PARKWAY, PLACER COUNTY

B.2 Planting Concept for Streetscapes (Collectors)

Landscape corridors and medians (where applicable) on collector streets should be landscaped with a combination of trees, shrubs, and groundcover consistent with the following guidelines and using plants listed in Table B.1:

Primary Street Trees

Primary Street Trees should be planted between the street edge and sidewalk or in a front yard, as appropriate per each street design standard. Consistent application of a primary street tree will provide a scale to each street, helping define its form and visual character. Primary street trees shall be:

- ❑ Large-scale, single-trunk trees, primarily deciduous, with high canopies growing over the roadway.
- ❑ 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. Root barriers and deep root irrigation shall be installed on trees planted within 5-feet of a curb, paved surface, sidewalk, or wall.

Secondary Street Trees

- ❑ Where appropriate, secondary street trees should be used as background trees in the landscape corridors to add contrast to the linear plantings of primary street trees.
- ❑ Median trees are also considered secondary trees and may duplicate the primary street trees or provide contrast in the median to reinforce a street's landscaping theme.

Secondary trees should also be used to provide color and accents at neighborhood entries and at points of interest along the streetscape. Secondary trees shall be:

- Planted in informal fashion as determined by space and tree species in landscape planter.
- Selected from the palette in Appendix B-1.
- Distinctive in form and/or color.
- Complementary to the form of the primary street tree.
- Planted from a minimum 15-gallon container.
- Utilize recycled water for irrigation and water efficient irrigation systems and controls.
- Spaced an average of 30-feet on center, or in equivalent quantities if planted in clusters in landscape planters.

Shrubs

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

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

Groundcover

Along collectors, groundcover should be planted in all portions of landscape corridors, entrance gateways, and/or medians not planted with shrubs. Selection of plant material should also consider the pedestrian use of a particular area. High-activity areas such as parks and pedestrian corridors should be strategic in the use of turf to maximize water conservation. Groundcovers, particularly those utilizing drip or other low-volume irrigation, should be used in low-activity areas along collectors.

Utilization of groundcover should consider the following:

- Turf should be used sparingly in planter strips between the sidewalk and curb along collector streets.
- Non-turf low-maintenance groundcover (or a combination of turf and non-turf groundcover) is preferred behind the back of sidewalks on major roadways.

- Other non-living materials such as bark and boulders may be combined with ground-cover to add variety to the landscape.
- Hydroseeded areas should have strict weed-abatement measures implemented.
- Turf may be installed in areas with a maximum 4:1 slope. Non-turf groundcovers should be used on slopes steeper than 3:1.
- Drought-tolerant or water-conserving groundcover species requiring low-water usage and low flow irrigation are encouraged.

B.3 Landscape Guidelines for Residential Streetscapes

The WWSP encourages the use of water conserving plant species and selected use of turf and groundcovers:

- When separated sidewalks are used within residential subdivisions, turf should be encouraged in planter strips between the sidewalk and the curb.
- Where turf is not feasible, other walk-on groundcovers may be used as specified in the Plant Palette (Appendix B-1).

C. Entry Features and Signage

Entrance features are visually prominent elements of the public realm which create a sense of arrival into WWSP. Sited at key locations, these features should have a unified application of hardscape elements, project icons, landscaping, and accent materials to define WWSP's visual character. Through repetition of a consistent application of hardscape and landscape elements, the overall design theme of the public realm is reinforced.

C.1 Project Entries

Project entries are elements which visually reinforce the streetscape theme and announce arrival to the WWSP area. Project entries are intended to be more prominent in scale compared to neighborhood entries. Project entries are planned at the entries to the project at Wicklow Way and at Stony Creek Drive.

Project entries will be in the landscape corridor within the right-of-way at the corners of intersections, typically where a corner clip is provided in the adjacent residential neighborhood, which creates an enlarged landscape corridor along the street. Elements of the project entry feature may be in the median near the entry, subject to review by Public Works.

The design characteristics of project entry features shall be directed by the following guidelines:

- Large-scale iconic hardscape elements, such as masonry walls, pilasters, or obelisks, which flank each side of the roadway to visually demark entry into a neighborhood. Materials shall be natural and non-painted.
- Hardscape features should include iconic elements, such as monuments, walls, pilasters, raised planters, plazas, and/or architectural elements, derived from a common palette of materials, colors and exterior finishes.
- Low walls with decorative caps, used in conjunction with pilasters at street edges, reinforcing the sense of arrival.
- Hardscape elements clad with stone or other natural materials, which complement the streetscape design theme and reinforce the character of the landscape.
- Identification signage, if provided, incorporated into the design of hardscape features in a subtle manner, monolithic, bolt-in and non-metallic, as permitted by the County.

The design characteristics of project entry features shall be directed by the following guidelines:

- Landscape materials shall utilize water-conserving species and incorporate accent trees, shrubs, and groundcovers which harmonize with the overall landscape theme of WWSP, visually punctuating the gateway as a significant element of the public realm.
- Indirect above-ground accent lighting incorporated with concealed fixtures to provide a subtle lighting wash across hardscape and landscape elements during nighttime hours.
- Evergreen and deciduous accent trees are selected and incorporated to further define the design and physical form of the entry feature, sized to complement hardscape elements, and reinforce the sense of arrival.
- Water-conserving accent plants and groupings of shrubs and groundcovers to add color and variety to the entry.

RESIDENTIAL ENTRY FEATURE EXAMPLE

COMMERCIAL ENTRY EXAMPLE

C.2. Walls and Fencing

Walls and fences throughout the WWSP are intended to provide screening to land uses, create a transition between developed areas and open space, secure off-site edges from public access, and provide privacy and security for private property. Design and material for walls and fencing varies throughout the Plan Area, depending on the specific purpose.

A. Masonry Walls

Masonry walls are intended to provide security, screening, privacy, and/or sound attenuation where appropriate along roadways or between differing land uses. The typical application of masonry walls is on collector roadways, along the back edge of the landscape corridor where needed for sound attenuation.

The guidelines below outline the key design requirements and common applications for masonry walls in the Plan Area:

- ❑ Masonry walls along public streets should be placed to avoid blocking views to the open space corridors and should not obstruct underground or above-ground electric, telephone, cable, water, or sewer services or equipment.
- ❑ Walls should be a minimum of 6-feet-high along collector roads, or higher if necessary to meet the requirements of a site-specific noise analyses. For walls higher than 6 feet, designs should be encouraged for walls to be constructed atop low earthen berms.
- ❑ Opportunities for wall openings between land uses should be included where appropriate to encourage and facilitate pedestrian connection/access between land uses (i.e., between residential and commercial sites and between residential neighborhoods to provide connectivity thought the plan).
- ❑ Wall materials shall have a textured face such as cast patterns, split-faced on the side facing the street or public view and include a trim cap which adds color and texture change and visual interest.
- ❑ Pilasters shall be used at each side of neighborhood vehicular and pedestrian entrances to define openings, and at each angle point or change in direction to enhance wall aesthetics.
- ❑ Continuity in theme and materials shall be incorporated among walls including design, color, block style, trim style, and cap style.
- ❑ Landscaping in front of the wall shall include shrubs close to the wall to break up any stretches of wall not interrupted by columns.
- ❑ Multiple pilasters at neighborhood entries are encouraged.

- ❑ 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.

B. Wood Fencing

Two types of wood fencing are specified for use in the WWSP, Standard and Good Neighbor. Both fence types are intended to provide security, screening, and privacy. Standard wood fences are typically located along roadways where facing or abutting a residential street. Good Neighbor wood fences are located in areas not visible from public view, such as between residential properties.

C. Standard Wood Fence

Standard wood fences have a consistent architectural design appearance on each side and incorporate decorative top rails. This fence type is typically located adjacent to parks and pedestrian pathways or on lots which back or side to a residential street, where a masonry wall is not required. Guidelines for standard wood fences are:

EXAMPLE STANDARD WOOD FENCE

- ❑ Minimum height of solid wood fence along all residential streets within neighborhoods is 6-feet.
- ❑ Fence sections may be 8 feet to 10 feet in length supported by 4-by-4-inch posts.

D. Good Neighbor Wood Fence

Good neighbor wood fencing does not incorporate decorative top rails. It is intended to provide privacy and security between residential units. This fence type is typically located between private residential lots.

E. Open Fencing

Open fences are intended to provide a visually transparent barrier at developed edges adjacent to open space parcels and include materials such as wrought iron and tubular steel. Depending on the interface, open fencing may be used between open space areas and the rear and side property lines of residential parcels, along a street adjacent to open

EXAMPLE OPEN FENCING

space, or along pedestrian pathways at the edges of open space parcels. Open fences may also be used to separate different functions within landscape corridors (i.e., to restrict dirt bike and motorized vehicle access) and at other miscellaneous locations within the WWSP. Open fencing is preferred adjacent to open space, where a single-loaded street is not located adjacent to open space. The following guidelines should be used to direct the design and application of open fencing throughout the WWSP, as appropriate for each location.

F. Fencing between Residential and Open Space

- ❑ Open fencing should be 4 to 6 feet in height and constructed of tubular steel or wrought iron painted or treated black or dark green in color.
- ❑ Brick or other masonry pilasters or columns may be used as an optional detail with tubular steel or wrought iron fences.
- ❑ Both sides of fencing are to be addressed aesthetically if they are visible from streets.
- ❑ Where residential lots back up to open space, open fencing will be used. Open fencing at open space edges may incorporate masonry knee walls.
- ❑ Concrete rail or post-and-cable fencing should be used along the street edge adjacent to open space preserves to define the landscape edge and discourage dirt bike and motorized vehicle access.

G. Residential Subdivision Design

Residential subdivisions are subject to design requirements of the County's Subdivision Ordinance. To ensure neighborhoods provide cross connectivity for automobiles, bicyclists, and pedestrians. The intent is to design individual subdivisions that appear seamless and well-connected. While connectivity is desired, some neighborhoods may be gated provided they do not limit access to open space, trails, pedestrian pathways, parks, or schools.

D.1. Neighborhood Connectivity

The compact design of the WWSP encourages highly connected residential neighborhoods. It is a design challenge to create neighborhood connectivity across hard edges such as collector roadways, open space preserves, and other site features. Where large lot parcel edges are between subdivisions and the types of hard edges described above do not exist, providing connectivity between subdivisions is encouraged. This type of connectivity is typically achieved through street connections between residential subdivisions and can also be provided via pedestrian connections. The exact locations of street connections will be determined through small lot subdivision design. If subdivisions for adjacent large lot parcels are processed at separate times, the first subdivision to be processed by the County will establish the location for cross connection points. To minimize barriers between neighborhoods and to enhance connectivity,

street patterns should be encouraged to allow connection points between neighboring subdivisions.

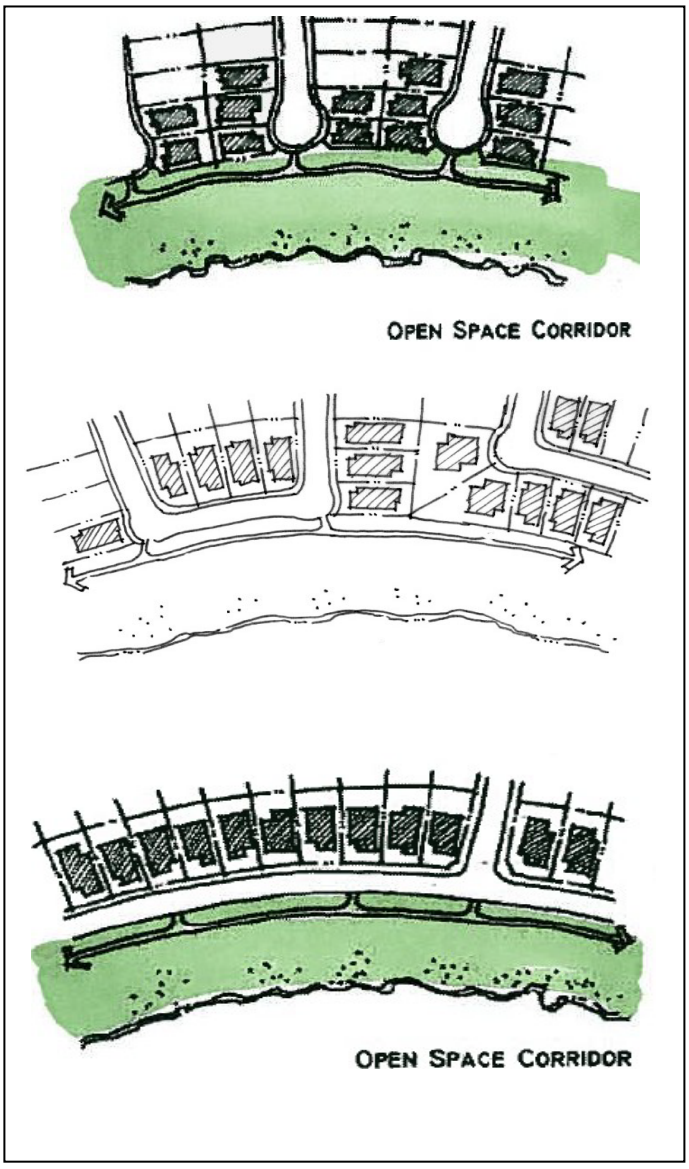
D.2. Gated Subdivisions

Residential subdivisions may be planned as gated subdivisions during small lot subdivision design. Residential parcels may be determined appropriate for a gated subdivision if it can be demonstrated the gates will not preclude adequate through-access for pedestrians, cyclists, or automobiles. Large lot parcels adjacent to parks, open space or pedestrian pathways are not eligible for gating to maintain public access to these amenities. Gating of subdivisions may be considered on a case-by-case basis, subject to approval by the Planning Department.

D.3. Edge Conditions

Where residential neighborhoods have an interface with an edge, such as an open space preserve or a park, design techniques should be employed to provide neighborhood access and visibility to these features. This will enhance connectivity. Guidelines for the various edges within the WWSP are provided below.

STREET INTERFACE OPTIONS AT OPEN SPACE EDGES



Guidelines for Edges along Parks and Open Space Areas

The following guidelines apply to the design of neighborhoods adjacent to park and open space features:

- ❑ Where applicable, neighborhoods should provide access, for service and fire protection, to parks, schools, and natural creek corridors. Locked gates into subdivisions are not permitted where they would preclude public access to a park or public open space area.
- ❑ Along open space parcels, frontage landscaping shall be native plants, as approved by the County.
- ❑ Residential subdivisions located adjacent to open space areas shall provide visual and physical access to the Open Space.

- ❑ Residential streets should provide views into open space areas at selected locations by providing opportunities for homes to front on or side on to open space. This can be accomplished by including single-loaded streets, loop streets, or open-ended cul-de-sacs that provide views into the open space.
- ❑ Low and medium-density large lot residential parcels adjacent to drainage corridors may utilize single-loaded streets adjacent to the open space edge to enhance public view and access to open space.
- ❑ Where residential lots back up or side onto the open space areas, the use of open-style fencing is appropriate. However, where privacy, security, or noise attenuation is of concern (such as adjacent to public trails), solid fencing may be used between residential lots and open space (subject to Fire Department standards).
- ❑ Where residential lots back or side onto an open space area, multiple connection points shall be provided, via live-end cul-de-sacs, pedestrian pathways, or other means. Connection points should be provided.
- ❑ Pedestrian connection points to park and open space features should be easy to find within neighborhoods, along designated pedestrian/bicycle routes with high visibility to residents.

E. Commercial Site Design

The 10-acre commercial use area is planned for neighborhood and regional serving retail center. When developed, this area can support approximately 100,000 square feet and include uses such as a market, drug store, bank, restaurants, entertainment, and shops. Commercial use area shall include:

- ❑ Pedestrian features including enhanced walkways, seating areas, benches, enhanced landscape areas, trellis features with vines and other interest-creating features.
- ❑ Prominent architecture on corners, near road intersections.

TABLE B.1 WWSP PLANT PALLETTE TREES AND SHRUBS

COMMON NAME	SCIENTIFIC NAME
TREES	
Bigleaf Maple	*Acer macrophyllum*
Japanese Maple	*Acer palmatum*
Red Maple	*Acer rubrum*
California Buckeye	*Aesculus californica*
Silk Tree	*Albizia julibrissin*
Pacific Madrone	*Arbutus menziesii*
Western redbud	*Cercis occidentalis*
Western Dogwood	*Cornus nuttallii*
Washington Hawthorn	*Crataegus phaenopyrum*
Northern California Black Walnut	*Juglans hindsii*
Goldenrain Tree	*Laburnum anagyroides*
Crape Myrtle	*Lagerstroemia hybrids*
Southern Magnolia	*Magnolia grandiflora*
Bechtel Crabapple	*Malus ioensis 'Plena'*
Chinese Pistache	*Pistacia chinensis*
Sycamore	*Platanus species*
Chestnut-Leafed Oak	*Quercus castaneafolia*
Blue Oak	*Quercus douglasii*
Black Oak	*Quercus keloggii*
Valley Oak	*Quercus lobata*
Red Oak	*Quercus rubra*
Interior Live Oak	*Quercus wislizenii*
Coast Redwood	*Sequoia sempervirens*
California Bay	*Umbellularia californica*
SHRUBS	
Common Manzanita	*Arctostaphylos manzanita*
Coyote Bush	*Baccharis pilularis*
Deerbrush	*Ceanothus integerrimus*
Wild lilac	*Ceanothus sp.*
Western Redbud	*Cercis occidentalis*
Coffeeberry	*Frangula californica*

COMMON NAME	SCIENTIFIC NAME
Toyon	*Heteromeles arbutifolia*
Silver Lupine	*Lupinus albifrons*
Mock Orange	*Philadelphus lewisii*
Hollyleaf Redberry	*Rhamnus ilicifolia*
Rosemary	*Rosmarinus officinalis*
Common Snowberry	*Symphoricarpos albus*
Common viburnum	*Viburnum ellipticum*
GROUNDCOVER	
Manzanita Groundcovers	*Arctostaphyllos sp.*
California Brome Grass	*Bromus carinatus*
Blue Sedge	*Carex flacca*
California Fescue	*Festuca californica*
Blue Fescue	*Festuca glauca*
Horseshoe Vetch	*Hippocrepis comosa*
Bar Juniper	*Juniperus horizontalis*
Creeping Barberry	*Mahonia repens*
Deergrass	*Muhlenbergia rigens*
Dwarf Oregano	*Origanum vulgare 'Compactum'*
Fogfruit	*Phyla nodiflora*
Creeping Thyme	*Thymus serpyllum*
Asiatic Jasmine	*Trachelospermum asiaticum*
Verbena	*Verbena sp.*