

CITY OF OAKDALE

# BURCHELL HILL

# SPECIFIC PLAN



Final Plan

April 21, 1997

*Prepared for*

**The City of Oakdale**

*by*



**RRM Design Group**  
San Luis Obispo • Oakdale

# Acknowledgments

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*The Burchell Hill Specific Plan incorporates the General Plan's "Neighborhood Concept" into a cohesive new community.*

## I. Introduction

Section One of the Burchell Hill Specific Plan (BHSP) provides a summary of the project and its relationship to specific plan legislation. Included is a project description, Plan Area setting and characteristics of the surrounding vicinity. In addition, the relationship of the Specific Plan to State Law, the General Plan, and the California Environmental Quality Act (CEQA) are described.

**Section One is organized into the following subsections:**

- A. Plan Summary
- B. Project Description
- C. Specific Plan Requirements and Principles
- D. Existing Conditions and Constraints Summary
- E. General Plan Consistency

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## A. Plan Summary

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### 1. Purpose

The Burchell Hill Specific Plan is a regulatory specific plan, adopted by ordinance that controls the orderly development of land within the Plan Area. The purpose of this Specific Plan is to implement the City of Oakdale's General Plan and the City's adopted "Ahwahnee Principles." The Specific Plan interprets the General Plan's broad base goals and policies into specific regulations and design guidelines.

### 2. Plan Sponsors and Project Team

The Burchell Hill Specific Plan has been initiated by the Plan Area's property owners. The Burchell, Waggoner, and Holtz families control the primary Plan Area and have been cooperating on the preparation of the Specific Plan. As a component of the General Plan, a Specific Plan is a legislative document that is controlled by the City of Oakdale.

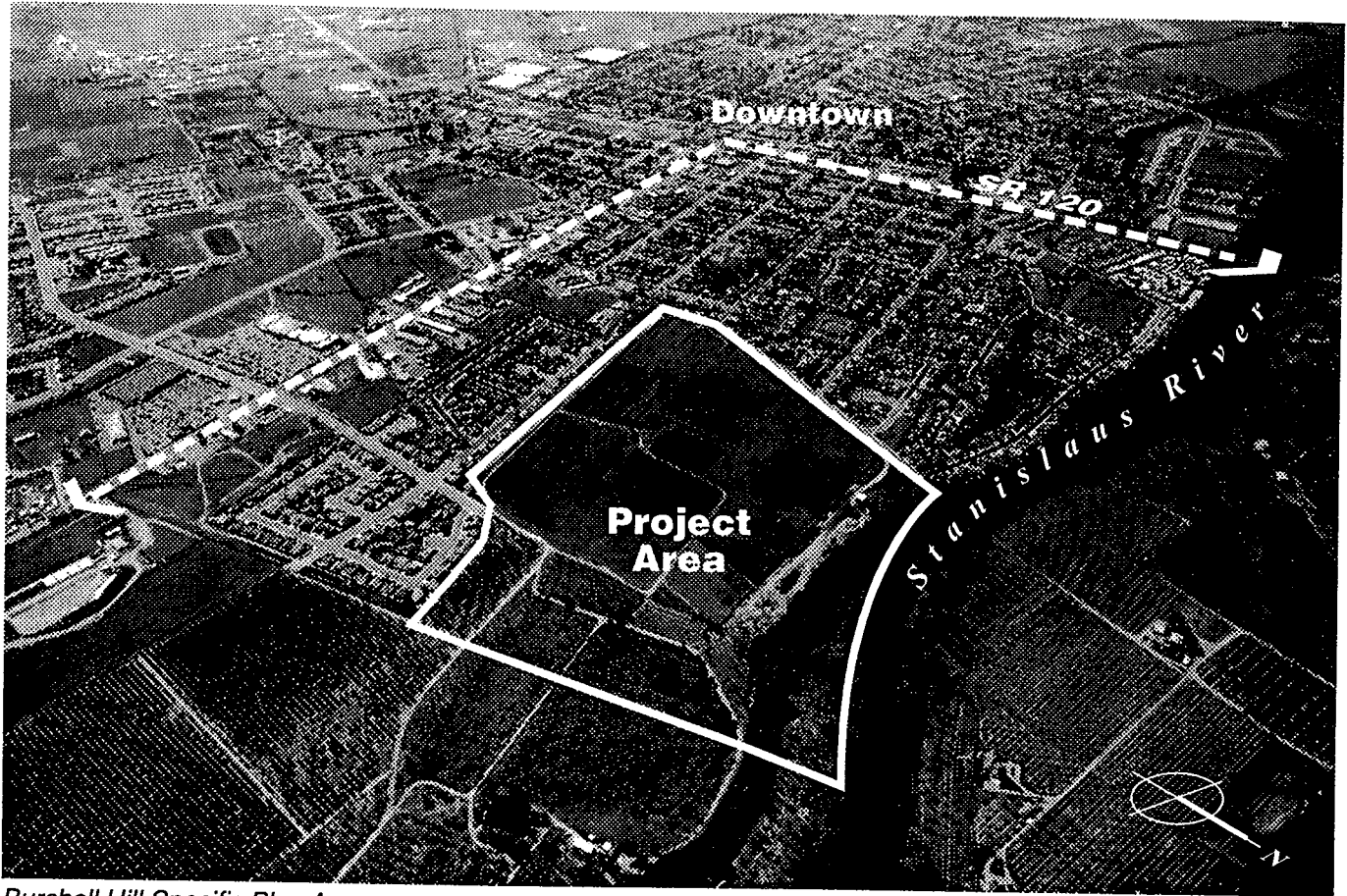
The Plan has been prepared by RRM Design Group of Oakdale in conjunction with Nolte Engineering, Robert Braden Consulting, and Resource Development. Technical studies have been prepared by Nolte Engineering, KD Anderson and Dr. Glenn A. Hackwell.

### 3. Planning Area Setting

#### a. Site Location

The Plan Area is located contiguous to the north-eastern boundary of Oakdale's City Limits and designated as Specific Plan Area #7 (refer to Figure 2). The site is bounded by the Stanislaus River to the north, Valley View Drive to the west, a PG&E easement to the east, and a residential neighborhood to the south. The site is approximately 1/4 mile to the north of Highway 120 with access from Maag Avenue and along Valley View Drive.

The Plan Area consists of approximately 103 acres and is comprised of four parcels. Of the total area, approximately 14 acres is owned by the City of Oakdale and approximately 2 acres are within an OID easement. The remainder of the parcels are privately owned and used for agricultural purposes. Figure 4 indicates the parcel ownership and distribution within the project area. With the exception of the City property located along the Stanislaus River, the remainder of the Plan Area is located outside of the City Limits.



*Burchell Hill Specific Plan Area  
Oakdale, California*

Figure 1  
Aerial Photo



**b. Site Features**

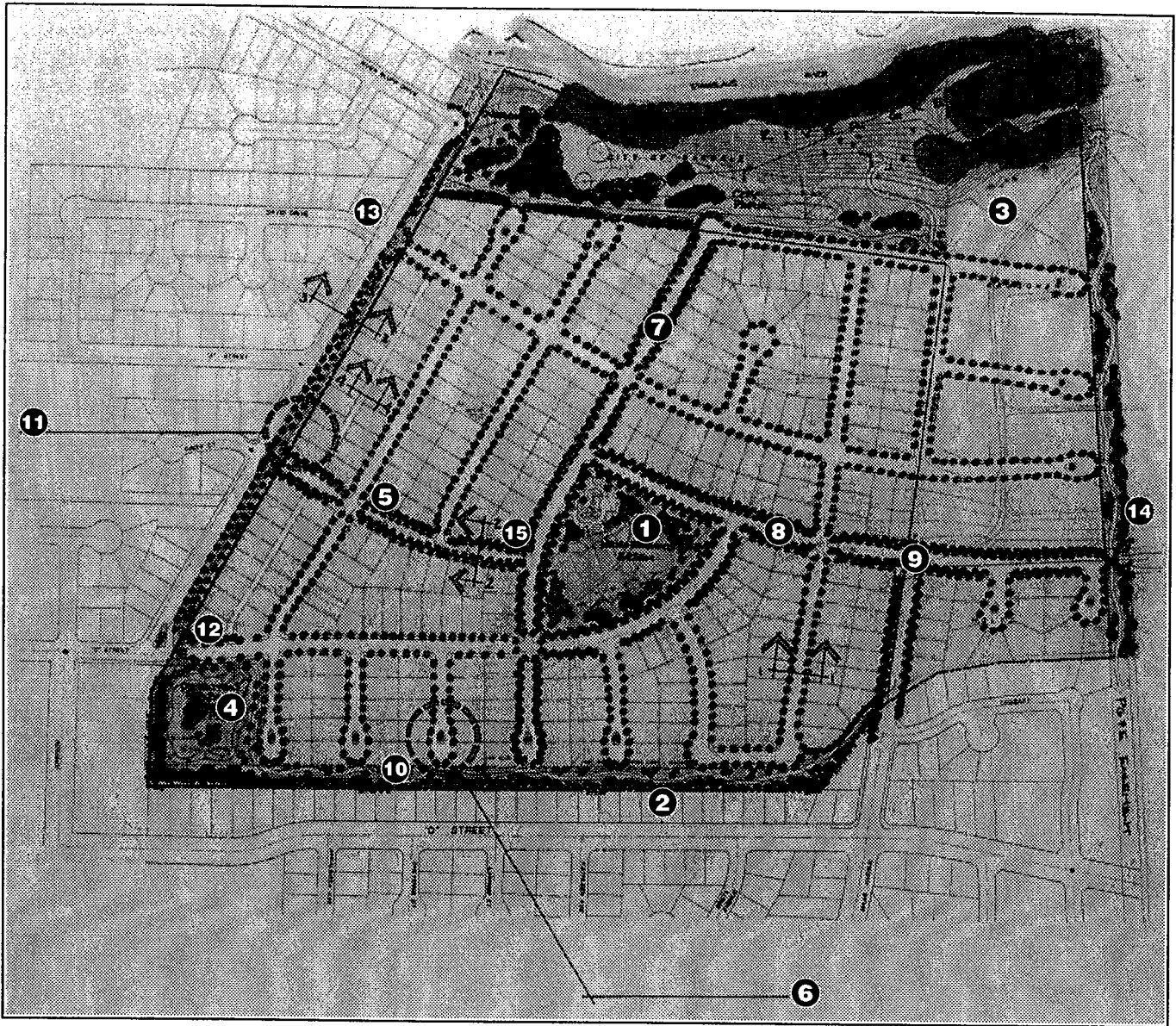
The Plan Area consists primarily of fallow agricultural land and orchards (refer to Figure 4). The site is comprised of two flat plains divided by a sloping hillside that transverses the site. The upper plateau offers panoramic vistas of Oakdale and the Valley. The northern edge of the Plan Area is currently used as a storage yard and is the location of two City water tanks. Designated as a City Park, the City parcel overlooks both the Stanislaus River and City.

Natural vegetation and habitat areas within the Plan Area exists exclusively along the Stanislaus River corridor. The remainder of the Plan Area has been extensively altered for agricultural purposes. The southern boundary of the Plan Area contains a 60-foot easement for the Oakdale Irrigation District (OID) and the eastern boundary contains a 75-foot Pacific Gas and Electric (PG&E) easement.

**c. Surrounding Vicinity**

The vicinity surrounding the western and southern edges of the Plan Area consist of low density, single family residential neighborhoods built since the 1960's. The Stanislaus River runs adjacent to the northern side of the Plan Area's boundary, beyond which, numerous orchards and agricultural operations exist. The area to the east is designated as Specific Plan Area #8 and is primarily cultivated in orchards. A plan line corridor alternative for the State Route 120 bypass project crosses the River at the northwest corner of the Plan Area. This alignment alternative is considered extremely unlikely due to its financial and environmental impacts. The Specific Plan assumes this alignment will not be selected as the preferred project.





*This illustration represents a conceptual interpretation of the Plan Area's buildout. Final street pattern, lotting, landscaping, and park features may vary. Subsequent development shall be generally consistent with this plan diagram with modifications subject to approval by the City of Oakdale.*

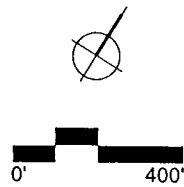


Figure 3  
**Neighborhood  
Illustrative**

## **B. Project Description**

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The Burchell Hill Specific Plan is envisioned as a unique signal-family residential neighborhood with tree lined streets, walking trails, and a central park integrated within the existing neighborhood pattern. The project consists primarily of low density, single family residential dwelling units with densities between 3 and 6 du/ac. Two City parks, the River Corridor and a perimeter system of trails and greenways complement the project. Residential land uses occupy 80 acres of the Plan Area with the remaining 23 acres utilized as parks and open space.

The project will yield between 350 and 400 dwelling units. Vehicular circulation will be provided with connection to the adjacent collector street system including A Street, C Street, Valley View Drive and Maag Avenue.

The Burchell Hill Plan incorporates the General Plan's "Ahwahnee Principles" into the neighborhood's design. Three organizing features, based on these principles, provide the underlying framework for the Burchell Hill neighborhood design: 1) a Neighborhood Open Space System; 2) a Pedestrian Friendly Community Design; and 3) the Establishment of a Unique Neighborhood Identity (Refer to Figure 3).

### **Neighborhood Open Space System Elements:**

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1. Central Park
2. Perimeter Open Space System
3. Linkages to River Park and Greenway System
4. Accessible Storm Water Detention Area

### **Pedestrian Friendly Community Design Elements:**

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5. Grid Based Street System
6. Open Ended Cul-de-sacs
7. Narrow Streets
8. Street Trees located in Landscaped Parkway Strips
9. Traffic Calming Elements incorporated into Street System
10. Trail System

### **Unique Neighborhood Identity Elements:**

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11. Valley View Parkway Treatment
12. Neighborhood Entry Features
13. Unique Streetscape Character
14. Connections to Existing and Future Neighborhoods
15. Off Set A Street (slows through traffic)

## C. Specific Plan Requirements

### 1. Specific Plan Contents

The California Government Code Sections 65450 through 65457 and the State General Plan guidelines prepared by the State Office of Planning and Research (OPR) state that a specific plan may be used to implement a general plan and its policies/programs. Specific plans must be consistent with the applicable elements of the general plan. The following excerpt identifies the content requirements for specific plans defined in State Law (Section 65451 (a)).

65451 (a) A specific plan shall include a text and a diagram or diagrams which specify all of the following in detail:

- (1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
- (2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
- (3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- (4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs 1), 2), and 3).

(b) The specific plan shall include a statement of the relationship of the specific plan to the general plan."

The Burchell Hill Specific Plan has been prepared pursuant to State Law and complies with all requirements.

### 2. Environmental Review/CEQA Exemption

In accordance with §65457 (a) of California Government Code, any residential development project, including a subdivision or any zoning change that is undertaken to implement, and is consistent with, this Specific Plan is exempt from the requirements of the California Environmental Quality Act (CEQA) and require no further environmental review (see CEQA Guidelines Sections 15181 & 15182).

Upon filing of applications, the City shall make a Specific Plan consistency determination. Where an application is deemed to be inconsistent with the Specific Plan, subsequent environmental review and Plan amendment may be required.

Applications determined to be consistent with the Specific Plan shall be exempt or limited in additional environmental review.

3. **Specific Plan Regulation and Adoption**

The Burchell Hill Specific Plan is a regulatory specific plan that establishes the standards by which development shall occur within the Plan Area. Precise design standards and guidelines for the development of land are provided in the Plan and supersede the City's existing Zoning Code, Public Works Standards, and other applicable regulations. Where the Specific Plan is silent, City Codes effective upon the date of adoption of this Plan shall apply. The Burchell Hill Specific Plan shall be adopted by the City Council as an ordinance.

4. **Project Consistency**

All projects approved within the Plan Area, including zonings, tentative subdivision maps, vesting tentative subdivision maps, building permits, grading permits, public works projects, and other discretionary actions shall be consistent with the Specific Plan.

5. **Severability Clause**

In the event that any regulation, condition, program, or portion of this Specific Plan is held invalid or unconstitutional by a California or Federal Court of competent 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.



The Plan Area's diverse site includes hilltop vistas, river frontage and views of rolling fields.

## D. Existing Conditions Summary

### 1. Existing Neighborhoods

Residential neighborhoods currently exist to the south and west of the Plan Area. These neighborhoods consist primarily of low density, single-family homes that were built between the 1960's and late 80's. The quality of the housing stock varies from new to fair. A city park is located west of the Plan Area along C Street. Cloverland Elementary School is located on Johnson Avenue south of C Street. The Highway 120 corridor, located 1/4 mile south, supports a variety of highway commercial and neighborhood commercial uses (refer to Figure 4).

### 2. Existing Street System

Site access is provided directly via Maag Avenue and Valley View Drive. The General Plan indicates that A Street will be extended through the Plan Area as a cross town collector street. A straight extension of A Street could encourage traffic to use it as an alternate route to Highway 120. This condition becomes especially likely with the

installation of a signal light at the intersection of A Street and SR 120. Caltrans has established an alternative study alignment for the SR 120 bypass northeast of the Plan Area.

A traffic study analyzing the project's impact on existing and future circulation was conducted by KD Anderson Transportation Engineers in September 1996. The study concluded the project's circulation system would have no significant impacts and would actually reduce traffic impacts along A Street.

3. **Topography**

The site is topographically divided into two distinct plains divided by a rolling hillside that contains slopes between 10 and 20%. The upper plain is punctuated with a knoll that provides views south of Oakdale. Due to the flatness of the surrounding vicinity, the upper plain creates a ridge that is visible from Oakdale.

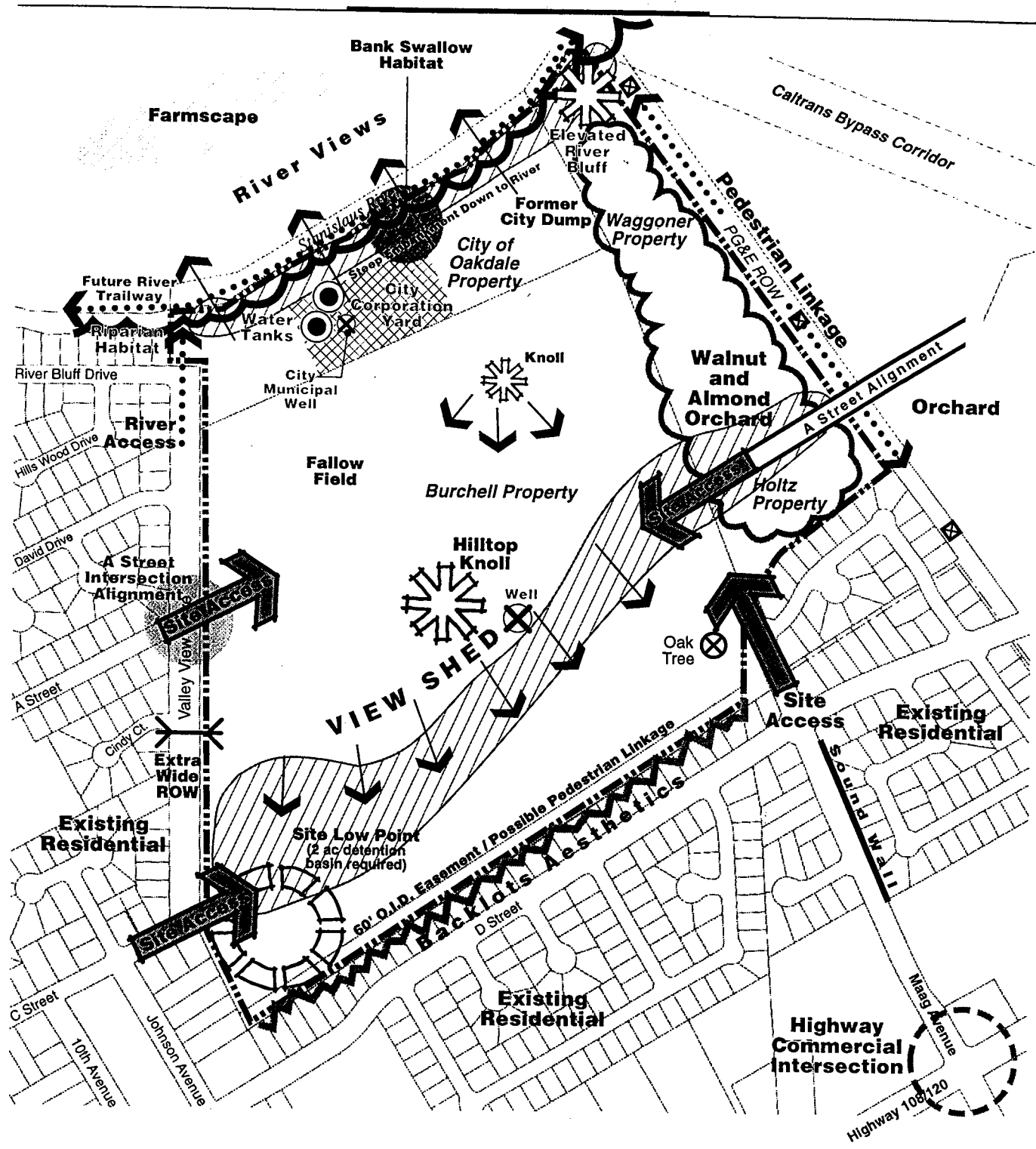
4. **Agricultural Resources**




Approximately one quarter of the Plan Area is utilized for agricultural purposes while the remainder of the site is fallow and contains no agricultural uses. The existing agriculture operations consist of walnut and almond orchards located on the Waggoner and Holtz parcels.

5. **Biological Resources**

The land within the Plan Area is undeveloped and has been historically used for agricultural purposes. Orchards currently exist on the eastern side of the Plan Area while the remainder of the area has been cleared and lies fallow. The majority of the site contains no native plant communities or natural habitats.

The northern portion of the site, however, bordering the Stanislaus River contains valuable riparian vegetation and habitats. This area supports a wide variety of native trees, vegetation, and wildlife within the wooded waterway corridor. Bank swallow habitat has been identified near the steep riverbanks under the water tanks. A biological survey of the Plan Area was conducted by Dr. Glenn Hackwell, Professor of Entomology and Dr. Steve J. Grillos, Professor of Botany in July of 1996. (Refer to August 1, 1996 Biologic Study Memorandum) Their study concluded that "...no rare or endangered species, nor unique plant communities were found..."



- Legend**
-  Project Boundary
  -  Slope Areas
  -  PG&E Transmission Line Tower

CITY OF OAKDALE  
**Burchell Hill**  
 SPECIFIC PLAN

Figure 4  
**Existing Conditions and Constraints Diagram**  
 Surveyed 5-1-96

**6. OID Easement**

A 60-foot OID easement runs along the southern edge of the project boundary. The easement contains a buried pipeline lateral with vertical standpipes that protrude from the ground at various locations along the easement. No encroachments, structures, or fenced yards are permitted in this area. The easement needs to provide access to OID at all times. Landscaping and trail improvements that do not interfere with access to the easement or the pipeline are permitted. The standpipes in the easement are permanent and cannot be relocated without the prior consent of OID. The adjacent residential area is separated from the easement by an unattractive combination of chain link and wood fences.

**7. PG&E Easement**

A 75-foot PG&E easement containing electric transmission towers run north/south adjacent to the eastern edge of the Plan Area. PG&E requires a minimum 50-foot setback of all structures from the center line of the transmission lines. The lines are located through the center of the easement. The General Plan identifies this easement as a future bikeway and trail. PG&E considers these lines to carry relatively "low voltage" levels and represent an insignificant hazard from Electrical Magnetic Fields (EMF's).

**8. Public Facilities**

Currently, the City of Oakdale maintains adequate public service levels and facilities for its population. Police and fire services are currently at adequate levels of service. The local school system, however, is currently operating at maximum capacity and is in need of additional facilities. The two school districts within the City are expected to merge within the following two years. No public facility sites are identified by the General Plan within the Plan Area. The City requires a parkland standard of 5 acres for every 1000 residents. The General Plan identifies a park site within the Plan Area.



## E. General Plan Consistency

This BHSP is consistent with the City of Oakdale's General Plan. The General Plan has designated the Plan Area as "Low Density Residential" and requires that a park be located within the Plan Area.

The BHSP proposes single family residential uses, served by the City's collector street system and supported by a parks and trail system consistent with the General Plan. The Plan incorporates the General Plan's "Neighborhood Concept" and "Ahwahnee Principles" into the project's design. Table 1 City of Oakdale Specific Plan "Ahwahnee Principles" demonstrates the BHSP's consistency with the General Plan. The result is a tree lined neighborhood focused around a central park, surrounded by an open space trail system and linked to the existing community of Oakdale.

**Table 1 City of Oakdale Specific Plan "Ahwahnee Principles"**

<b>City of Oakdale Ahwahnee Design Principle</b>	<b>Burchell Hill Neighborhood Design Principle</b>
1. All planning should be in the form of complete and integrated community areas with consideration to housing, commercial centers, schools and parks essential to the daily life of the residents.	Burchell Hill Neighborhood is a residential project with a comprehensive system of parks, trails and open spaces. The street network and trail system provide direct access to nearby schools and commercial centers.
2. All activities such as school, shopping, recreation and housing are within easy walking distance to each other and transit opportunities.	An Elementary School, two shopping centers, restaurants, two parks and connections to the Stanislaus River are located within a 1/4 mile walking radius of the Plan Area.
3. Establish a housing diversity sufficient to provide citizens from a wide range of economic levels and age groups an opportunity to live within the proposal's boundaries.	The Specific Plan allows for a variety of lot sizes and housing types. Small lot units, standard R-1 units, and large lot units are permitted in the Plan Area.
4. Provide consistency with the larger Oakdale area transit opportunities and network.	A perimeter Greenway trail system and grid based street system encourage pedestrian and bicycle circulation, while accommodating vehicular and transit circulation.
5. Provide a central focus area of the smaller community with commercial, civic or recreational uses.	A central park provides a neighborhood landmark and recreational amenity.
6. Include sufficient open space in the form of squares, greens and parks whose frequent use is encouraged through its location and design.	The central park, a useable detention basin, the future river park, and a perimeter Greenway trail system provide ample open space and recreational opportunities.

**City of Oakdale  
Ahwahnee Design Principle**

**Burchell Hill  
Neighborhood Design Principle**

7. Streets, pedestrians and bike paths should contribute to a system of fully connected routes to all destination and areas adjacent to proposed annexation areas. Their design should encourage pedestrians and bicycle use by being small and spaciouly defined by buildings, trees, general landscaping and by discouraging high speed traffic.
8. Wherever possible the natural terrain, drainage and vegetation of the area should be preserved.
9. The area design should encourage conservation of resources and minimize waste.
10. The street orientation, placement of buildings and use of shading should contribute to the energy efficiency of the area.
11. Consider reduced street width of local residential drives and avenues.
12. Establish irregular building placement by utilizing alternative setback dimensions from frontage streets.
13. Winding residential streets, drives or avenues shall be provided which encourage slower speeds within residential subdivisions.
14. Tree lined streets and avenues with detached planter strips behind curb lines shall be included in residential developments.
15. Provide varying architectural amenities, such as alternating roof designs, elevations, materials and textures, wall relief and varying garage placements.

The trail system combined with the grid based street network with open ended cul-de-sacs and off set collector streets allow for unobstructed bicycle and pedestrian circulation while calming traffic. Parkway planter strips along all streets will allow canopy street trees to be planted adjacent to the edge of the street.

The natural vegetation and slopes found along the river bluff are designated as open space and avoided.

The trail system provides circulation alternatives to the automobile. Drought tolerant landscape materials will be utilized throughout the Plan Area.

Canopy street tree planting, landscaped parkways, greenbelts and parks will contribute to a reduction in the effects of development.

Residential street widths will be reduced to narrow the paved width and increase parkway plantings. Corner bow-outs will be used along collector streets to slow traffic and enhance pedestrian circulation.

Reduced and varied front yard setbacks will be encouraged under the Specific Plan.

Off set intersections along "A" Street, corner bow-outs, and uniformly planted street trees will be used to slow traffic within the Burchell Hill Neighborhood.

All Burchell Hill Neighborhood streets include planter strips for street trees as well as landscape pockets in cul-de-sacs and corner bow-outs.

Architecturally, dwellings will be encouraged to combine recessed garages with articulated front elevations and creative use of materials.

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*Like historic parts of Oakdale, Burchell Hill will feature shady, tree lined streets, street-oriented homes, and nearby parks.*

## II. Specific Plan Regulations

Section Two of the Burchell Hill Specific Plan provides the goals, policies, regulations and design guidelines for development in the Plan Area. This section controls the extent and intensity of development and improvements within the Plan Area. The standards and regulations supersede the City existing Zoning Ordinance and Public Works Standards to allow for a more creative approach to creating a neighborhood.

**Section Two is organized into the following subsections:**

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- A. Land Use Element
- B. Circulation Element
- C. Infrastructure and Public Facilities Element
- D. Parks, Open Space, and Natural Resources Element

## A. Land Use Element

### 1. Overview

The Specific Plan's Land Use Element is consistent with the adopted General Plan Land Use Diagram. The Specific Plan's land use policies shape the character of development within the Burchell Hill Plan Area. The Burchell Hill Development Codes (refer to Table 5 and Table 6) provide the zoning standards for the Plan Area and control development under the Planned Development (PD) / Specific Plan (SP) zoning designation established by City policy. The Development Codes regulate land uses, lot size, setbacks, design review, and fencing for each adopted zoning designation.

### 2. Land Use Policies and Regulations

The Land Use Goals and Policies establish the implementation framework for the Specific Plan's Land Use Diagram.

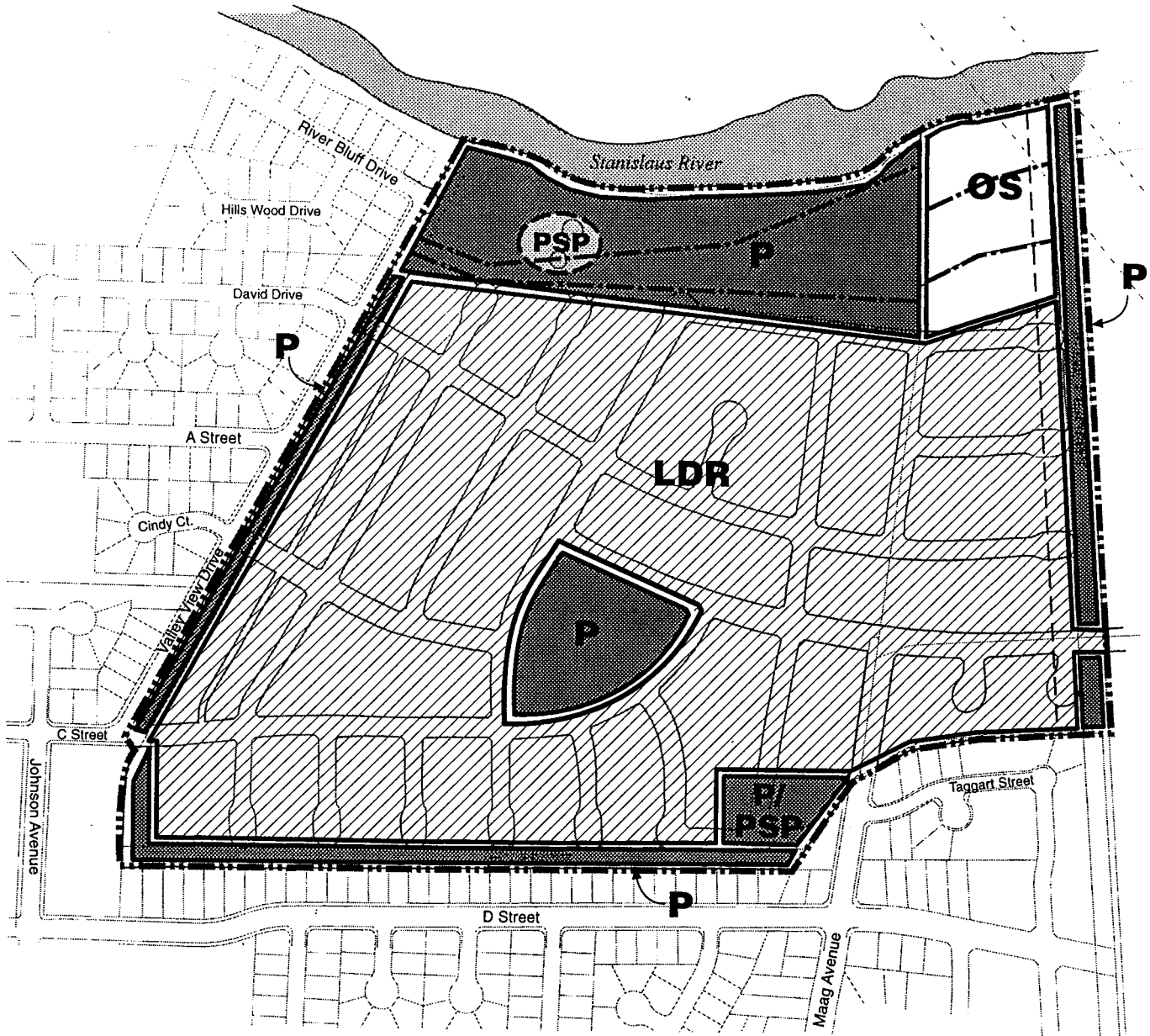
**Goal A To create a new residential neighborhood that reflects the General Plan's "Neighborhood Concept" principles.**

#### A.1 Land Use Policies

- A.1.a. All development shall be consistent with the Specific Plan Land Use Diagram. Refer to Figure 5.
- A.1.b. Under the PD zoning designation, single family residential lots of 4,500 s.f. and greater shall be permitted consistent with the adopted Burchell Hill Development Codes.
- A.1.c. LDR-1 zoning designations shall be permitted throughout the Plan Area.
- A.1.d. LDR-2 zoning designations shall only be permitted exclusively as indicated in Figure 6. The total number of LDR-2 units shall not exceed 150 dwellings.
- A.1.e. All development approvals shall be consistent with the Burchell Hill Development Codes established in Table 5 LDR-1 Development Code and Table 6 LDR-2 Development Code.
- A.1.f. A centrally located neighborhood park shall be provided which is easily accessible to all residents.
- A.1.g. The eastern side of Valley View Drive shall be reconfigured to accommodate a landscaped parkway and bikeway consistent with Figure 25 and Figure 17.
- A.1.h. A combination park and storm water storage basin shall be provided on site to accommodate storm water flows and, provide additional recreational open space.
- A.1.i. Wetlands, riparian areas and sensitive habitat areas shall be designated as parkland or open space.
- A.1.j. The PG&E and OID easements shall be designated as parkland to accommodate bikeways and trails.
- A.1.k. All inhabitable portions of a residential dwelling unit shall have a minimum 100-foot setback from the centerline of the PG&E power transmission lines. Uninhabited accessory structures including garages, patios, pools, storage buildings, etc. are permitted within the 100-foot setback subject to the standard setback requirements. (Mitigation Measure 17.b.3.)

3. **Specific Plan Land Use Diagram**








The Specific Plan Land Use Diagram Figure 5, is hereby incorporated into the Specific Plan consistent with Section 65450(a)(1) of the State Government Code. The Specific Plan Land Use Diagram establishes the boundaries and designations of land uses permitted within the Plan Area, consistent with the General Plan.

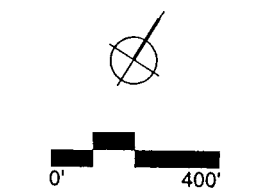


**Note**

This illustration represents a conceptual interpretation of the Plan Area's buildout. Final street pattern, lotting, landscaping, and park features may vary. Subsequent development shall generally be consistent with this plan diagram with modifications subject to approval by the City of Oakdale.

**Legend**

-  Project Boundary
-  LDR Low Density Residential
-  PSP Public/ Semi-Public
-  P Park
-  OS Open Space
-  COE Easements
-  100' Setback from PG&E Lines



CITY OF OAKDALE  
**Burchell Hill**  
 SPECIFIC PLAN

Figure 5  
 Specific Plan  
 Land Use Diagram

#### 4. Land Use Designation

The Burchell Hill Specific Plan provides a refined interpretation of the land use boundaries and designations in the General Plan. The General Plan's Land Use categories (designation) are hereby adopted and incorporated in the BHSP. Table 2 summarizes the land use that will be permitted under the BHSP.

**Table 2 Burchell Hill Specific Plan Land Use Designations**

	Specific Plan Land Use	Density	Permitted Use
LDR	Low-Density Residential	4-10 du/ac	Detached single-family home Attached single-family home Zero lot line home
PSP	Public/Semi-Public		City Buildings and Sites
P	Park		Public Parks and Recreational Facilities
OS	Open Space		Preservation of sensitive Natural and Rural areas

Source: City of Oakdale 1994 General Plan

#### 5. Land Use Statistics

The Specific Plan Land Use Statistics Table establishes the area and density of land uses indicated in the Land Use Diagram. All development projects shall be consistent with the densities established in Table 3.

**Table 3 Land Use Statistics**

Land Use	SP Density	Acreage	Dwellings
LDR Low Density Residential	5.2 du's/ac	77.1 ac	400 du's
LDR-1			250-400
LDR-2			150 Max.
P Park		3.7 ac	
P/PSP Detention Basin		2.1 ac	
OS Open Space		5.2 ac	
P/PSP City Park/City Yard		14.1 ac	
P/PSP Utility Easements		2.4 ac	
<b>Total</b>	<b>3.82 du's/ac</b>	<b>104.6 ac</b>	<b>400 du's</b>



6. **Specific Plan Zoning**

The Specific Plan's "zoning districts" are regulated by the Burchell Hill Development Codes. The Codes established under this Plan are adopted by ordinance and provide development regulations that control the subdivision and improvement of land within the Plan Area. The Development Codes implement the underlying PD Zoning Designation.

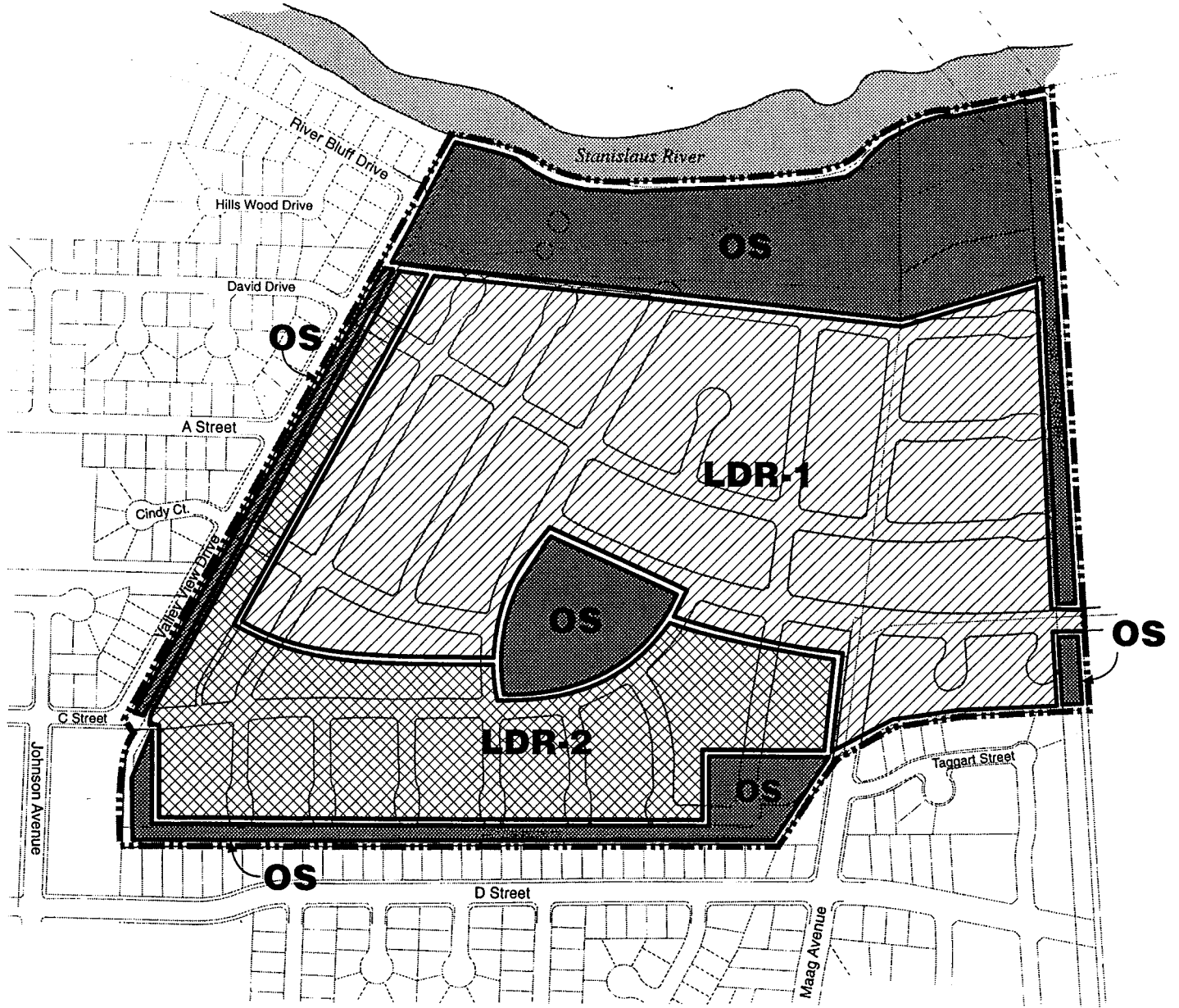
The intent of the Codes is to provide additional flexibility and creativity beyond the City's R-1 zoning district. However, permitted and conditional land use regulation and nuisance abatements are controlled by the City's R-1 Zoning Ordinance. Zoning districts as defined by the Development Codes (Table 5 and Table 6) may be applied to the Land Use Areas as represented in Table 4 and Figure 6.

**Table 4 Permitted Zoning District Matrix**

SP Land Use	BHSP Zoning LDR-1 Code	BHSP Zoning LDR-2 Code	BHSP Zoning O-S* District
LDR	Permitted	Permitted consistent with Figure 6	Permitted
PSP	<b>X</b>	<b>X</b>	Permitted
P	<b>X</b>	<b>X</b>	Permitted
OS	<b>X</b>	<b>X</b>	Permitted

" X " indicates prohibited Zoning Designation application





\* O-S District incorporated from Oakdale City Code Section 36-5

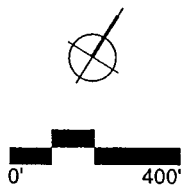


**Note**

The "zone" boundaries on this diagram are generalized and may be adjusted to conform with actual street and lot pattern subject to approval by the City. The total acreages for each zone/ land use must be consistent with Table 3.

**Legend**

-  Project Boundary
-  Single Family Residential Zone
-  Small Lot Single Family Residential Zone
-  Open Space Zone



CITY OF OAKDALE  
**Burchell Hill**  
 SPECIFIC PLAN

Figure 6  
 Specific Plan  
 Zoning Diagram

7. **Burchell Hill Development Codes**

The Burchell Hill Development Codes (BHDC) establish zoning standards for residential development within the Burchell Hill Plan Area. The LDR-1 and LDR-2 Codes in Table 5 (Page 24) and Table 6 (Page 26), provide the regulations for land use, lot configuration, building setbacks, fencing, off-street parking, and design guidelines.

**LDR-1 Zoning District - Single Family Residential Zone**

The LDR-1 District, similar the R-1 District accommodates single family dwelling units on lots of 6,000 sq. ft. and greater. Fully detached single family homes are permitted in the LDR-1 District. This district encompasses the entire Plan Area.

**LDR-2 Overlay Zone - Small Lot Single Family Residential Zone**

The LDR-2 Overlay Zone is similar to the LDR-1 district, but allows detached single family dwellings on lots of 4,500 sq. ft. and greater. Additional design requirements including rear lot garages, front porches and architectural design review are imposed on all LDR-2 development to ensure consistency with the character of the LDR-1 District. The maximum permitted number of LDR-2 dwellings in the plan are 150 units.

**O-S Zoning District - Open Space Zone**

The O-S District is controlled by Section of 36-5 of the Oakdale Zoning Ordinance. All improvements within an O-S District shall be consistent with the City existing Zoning.

# Burchell Hill Development Code

# Table 5

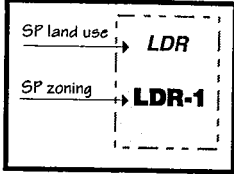
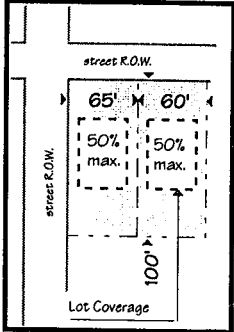
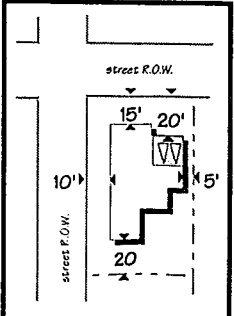
## LDR-1

Low Density Residential 6,000 sq. ft. min.

All numbers are minimums unless otherwise noted

For regulations not covered in this code refer to the City of Oakdale Zoning Ordinance Chapter 36

This zoning code shall prevail where it conflicts with the City of Oakdale Zoning Ordinance

Category	Regulation	Interpretation
<b>Land Use</b>		
Specific Plan Land Use	LDR	This zoning permitted in this land use category
Permitted Uses	Sec. 36-7.3, 36-7.4	Refer to City of Oakdale Zoning Ordinance (Section 36-7 "R-1")
Conditional Uses	Sec. 36-7.5	Refer to City of Oakdale Zoning Ordinance (Section 36-7 "R-1")
		
<b>Design Review</b>		
Elevations Variation	4 per project	Each development shall provide at least 4 separate elevations to be evenly distributed
Site Plan Review	Planning Commission Review	Site Plan, Elevations, Floor Plan, Landscape Plan, Open Space Plan
Architectural Design Guidelines Review	Planning Commission Review	Projects shall be consistent with the following architectural design guidelines in Section II.A.9 of this Specific Plan. <ul style="list-style-type: none"> <li>• Guideline 1a</li> <li>• Guideline 2</li> <li>• Guideline 3</li> <li>• Guideline 4</li> </ul>
Roof Colors	Earthtones	Mitigation Measure 18.a.2. Reds not permitted.
<b>Property Development Standards</b>		
Lot Area	6000 sq. ft.	
Interior Lot width	60 feet	Measured at 20' setback
Corner Lot Width	65 feet	Measured at 20' setback
Cul-de-sac Street Frontage	40 feet	Measured at property line
Lot Depth	100 feet	Average minimum depth per lot
Lot Coverage	50% maximum	Roofed areas including porches, garages, carports, storage and accessory buildings.
		
<b>Setback Requirements</b>		
Front Yard		
Porch	10 feet	
Building	15 feet	
Garages	20 feet	
Side Yards		
Interior Side	5 feet	
Exterior Side	10 feet	Side loading garages shall have a 20 foot setback.
Rear Yard		
Primary Unit	20 feet	
Secondary Bldg (detached garage)	0 feet	Fire walls per U.B.C. requirements
		

# Burchell Hill Development Code

## LDR-1

## Table 5

### Low Density Residential 6,000 sq. ft. min.

#### Off Street Parking Requirements

Primary Use **2 spaces** Spaces shall be paved and covered

#### Garage Setbacks Requirements

Type 1 Garage (Placement on Front of Lot) Refer to Guideline 2 for garage design requirements

Front Yard: **20 feet**

Side Yard: **5 feet**

Rear Yard: **N/A**

Type 2 Garage (Placement on Rear of Lot)

Front Yard: **65 feet**

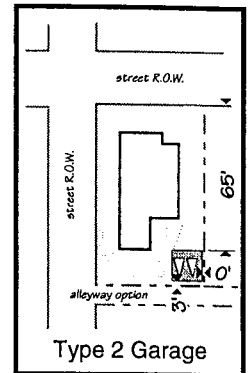
Side Yard: **0 feet**

Rear Yard: **3 feet**

Adjacent Dwellings: **10 feet**

clustered attached garages permitted

separation between garage and adjacent dwellings



#### Building Massing

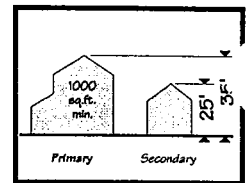
Primary Building Height **35 feet**

Secondary Building Height **25 feet**

Primary Building Minimum Floor Area **1000 sq. ft.**

Secondary Building Maximum Floor Area **600 sq. ft.**

Does not include garage area



#### Fencing

Within Setbacks Refer to Guideline 4 Figure 14

Within Front Yard **3 foot height** Type A fence

Within Corner Side Yards **3 foot height** Type A fence

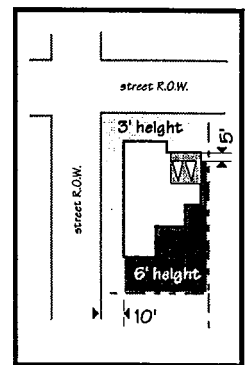
Behind Setbacks

Behind Edge of Structure **6 foot height** Type B fence- 5' setback from building edge required along front yards

In front of Structure **3 foot height** Type A fence

Along or Across Slopes of 8 Feet or More

Rear and Side Yards **6 foot height** Type C fence

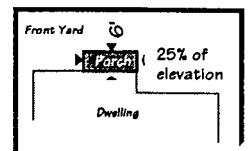


#### Porch/Courtyard

Requirement **40% of all units**

Minimum Depth **6 feet**

Minimum Width **25% of front elevation**



# Burchell Hill Development Code

# Table 6

## LDR-2 Overlay Zone

Low Density Residential 4,500 sq. ft. min.

All numbers are minimums unless otherwise noted  
 For regulations not covered in this code refer to the City of Oakdale Zoning Ordinance Chapter 36  
 This zoning code shall prevail where it conflicts with the City of Oakdale Zoning Ordinance

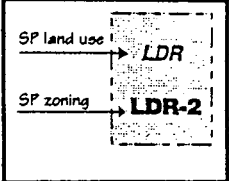
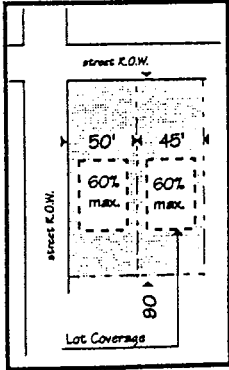
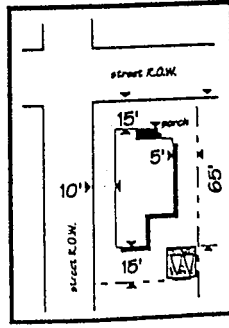
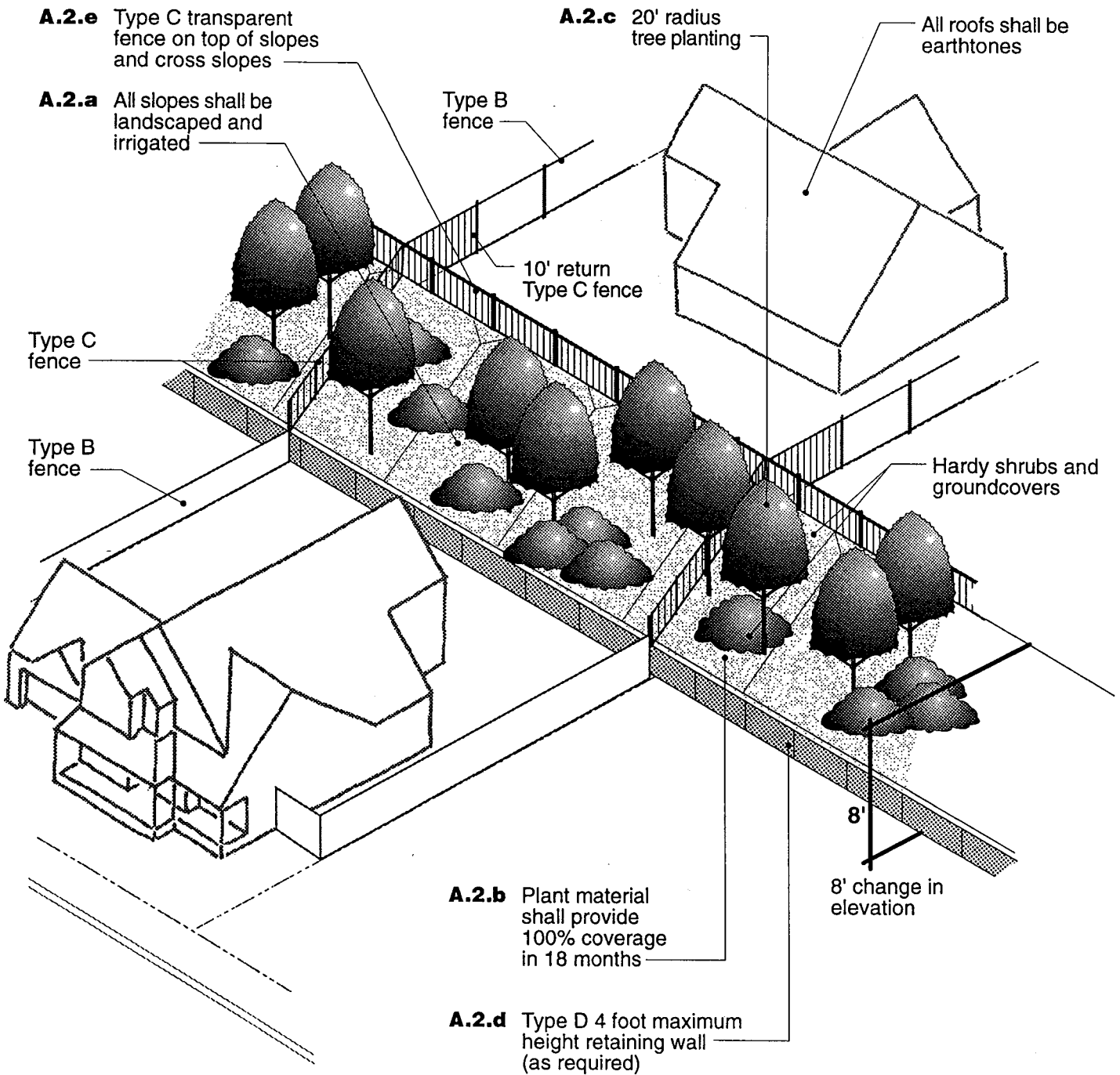
Category	Regulation	Interpretation
<b>Land Use</b>		
Specific Plan Land Use	LDR	This zoning permitted in this land use category
Permitted Uses	Sec. 36-7.3, 36-7.4	Refer to City of Oakdale Zoning Ordinance (Section 36-7 'R-1')
Conditional Uses	Sec. 36-7.5	Refer to City of Oakdale Zoning Ordinance (Section 36-7 'R-1')
		
<b>Design Review</b>		
Elevation Variations	4 per project	Each development shall provide at least 4 separate elevations to be evenly distributed
Site Plan Review	Planning Commission Review	Site Plan, Elevations, Floor Plan, Landscape Plan, Open Space Plan
Architectural Design Guidelines Review	Planning Commission Review	Projects shall be consistent with the following architectural design guidelines in Section II.A.9 of this Specific Plan. <ul style="list-style-type: none"> <li>• Guideline 1</li> <li>• Guideline 2</li> <li>• Guideline 3</li> <li>• Guideline 4</li> </ul>
Roof Colors	Earthtones	Mitigation measure 18.a.2. Reds not permitted
<b>Property Development Standards</b>		
Lot Area	4500 sq. ft.	Minimum area
Interior Lot width	45 feet/ 50 feet	Minimum width measured at 20' setback <ul style="list-style-type: none"> <li>• 45 feet with rear loading garage (alley)</li> <li>• 50 feet with front loading garage</li> </ul>
Corner Lot Width	50 feet	Measured at 20' setback
Cul-de-sac Street Frontage	35 feet	Measured at property line
Lot Depth	90 feet	Average minimum depth per lot
Lot Coverage	60% maximum	Roofed areas including porches, garages, carports, storage and accessory buildings.
		
<b>Setback Requirements</b>		
Front Yard		
Porch	10 feet	
Building	15 feet	
Detached Garages	65 feet	
Side Yards		
Interior Side	5 feet	Minimum distance between primary dwellings shall be 10 feet.
Exterior Side	10 feet	Side loading garages shall have a 20 foot setback.
Rear Yard		
Primary Unit	15 feet	
Secondary Bldg (detached garage)	0 feet	
		



Figure 7

# Hillside Development Standards

Mitigation Measures 18.a.1, 18.a.2, 18.a.3







Homes will incorporate varied garage placement and "street friendly" elements like front porches.

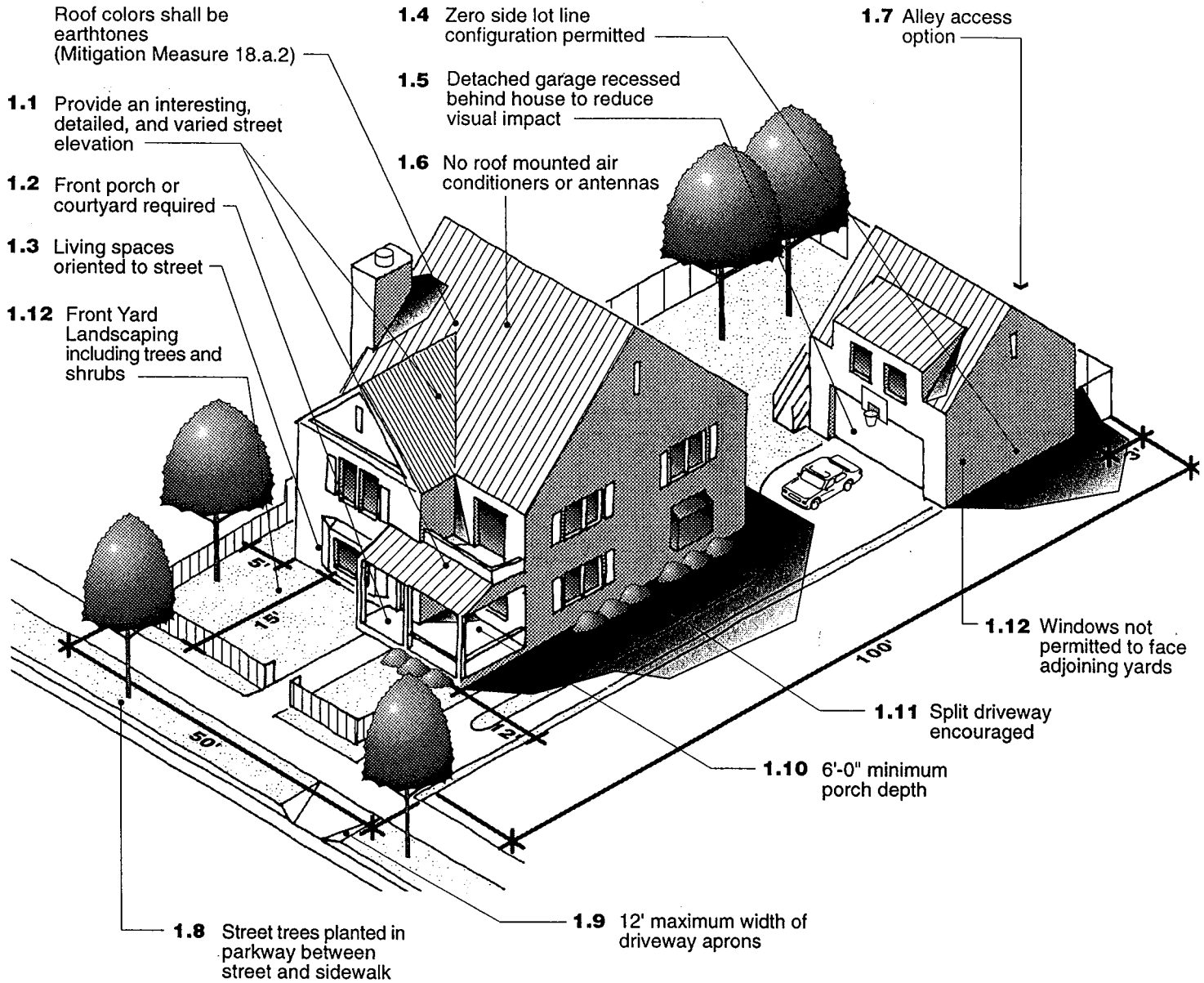
## 9. Design Guidelines

Creating housing with visual interest and variety is fundamental for good quality community design and required by the City's "Ahwahnee Principle" #15. The design of housing products should include the creative use of roofs, walls, windows and garages. Detailed architectural elements like porches, courtyards and recessed garages will contribute to the unique quality of the Burchell Hill neighborhood.

To ensure that the Burchell Hill neighborhood is thoughtfully designed and developed, the Burchell Hill Development Codes will be used in conjunction with the Design Guidelines contained in this section. The Codes determine zoning standards while providing regulations for building site and massing orientation. These Guidelines are provided to offer flexible guidance for architectural character, massing, and features and are not intended to be applied as inflexible standards or restrictions.

Figure 8

**Guideline 1: LDR-2 Housing Prototype**



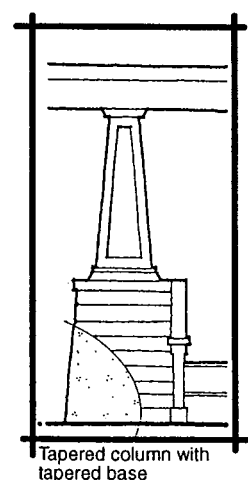
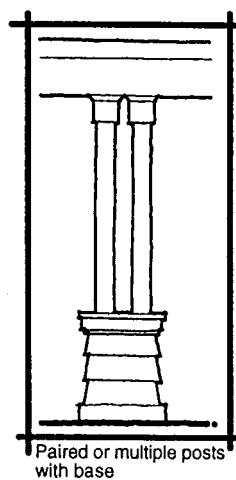
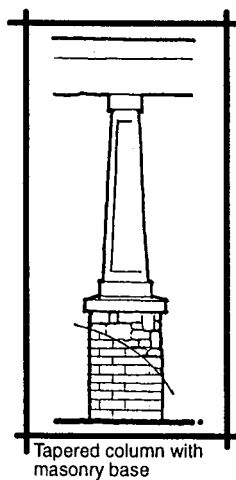
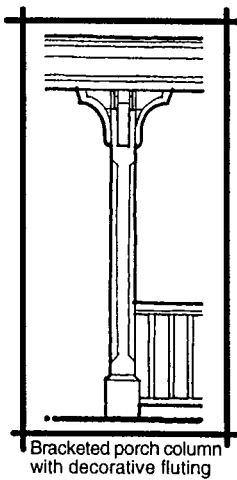
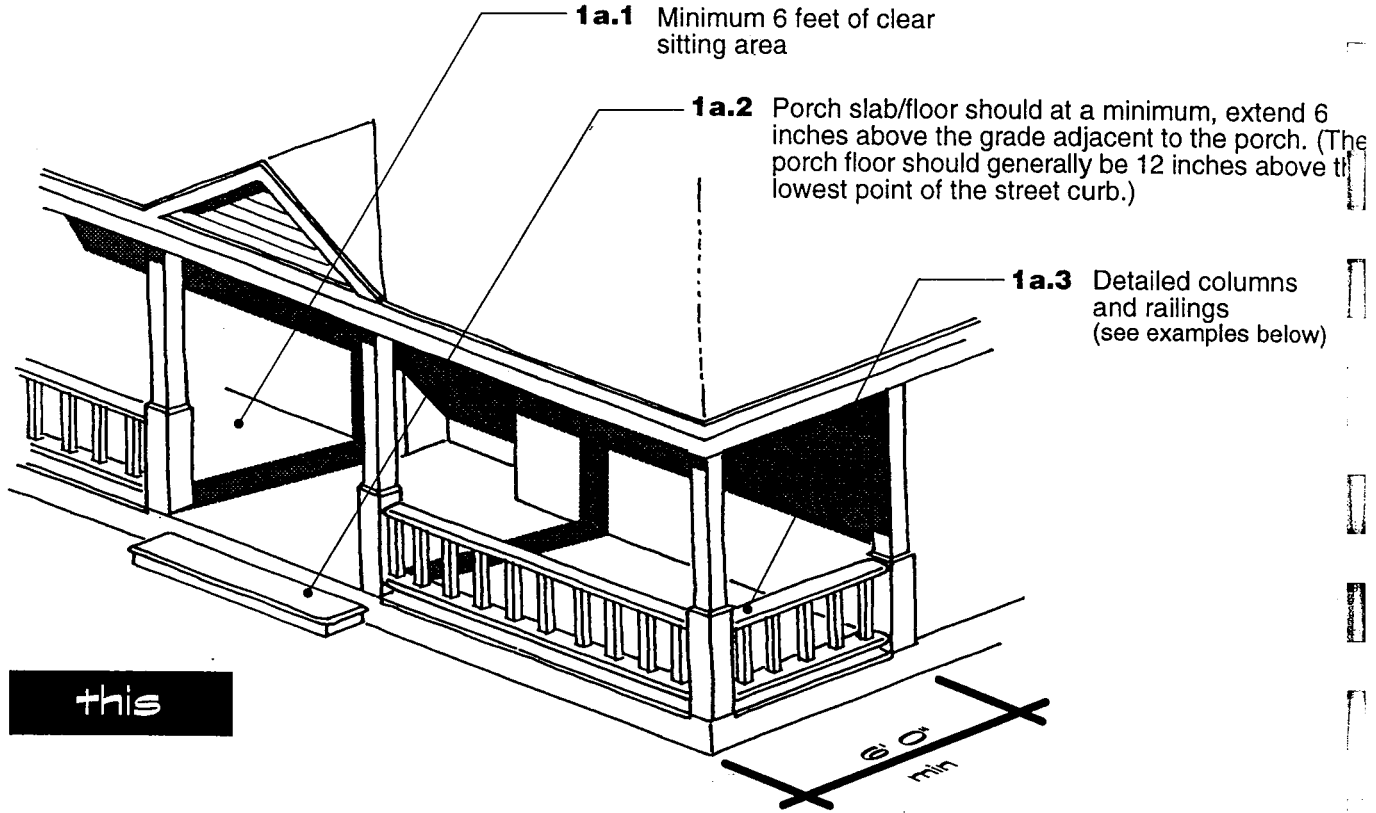
**Note**

All dimensions are permitted minimums. Refer to LDR-2 Development Codes.

**LDR-2 Overlay Zone**

Figure 9

# Guideline 1a: Front Porch Details



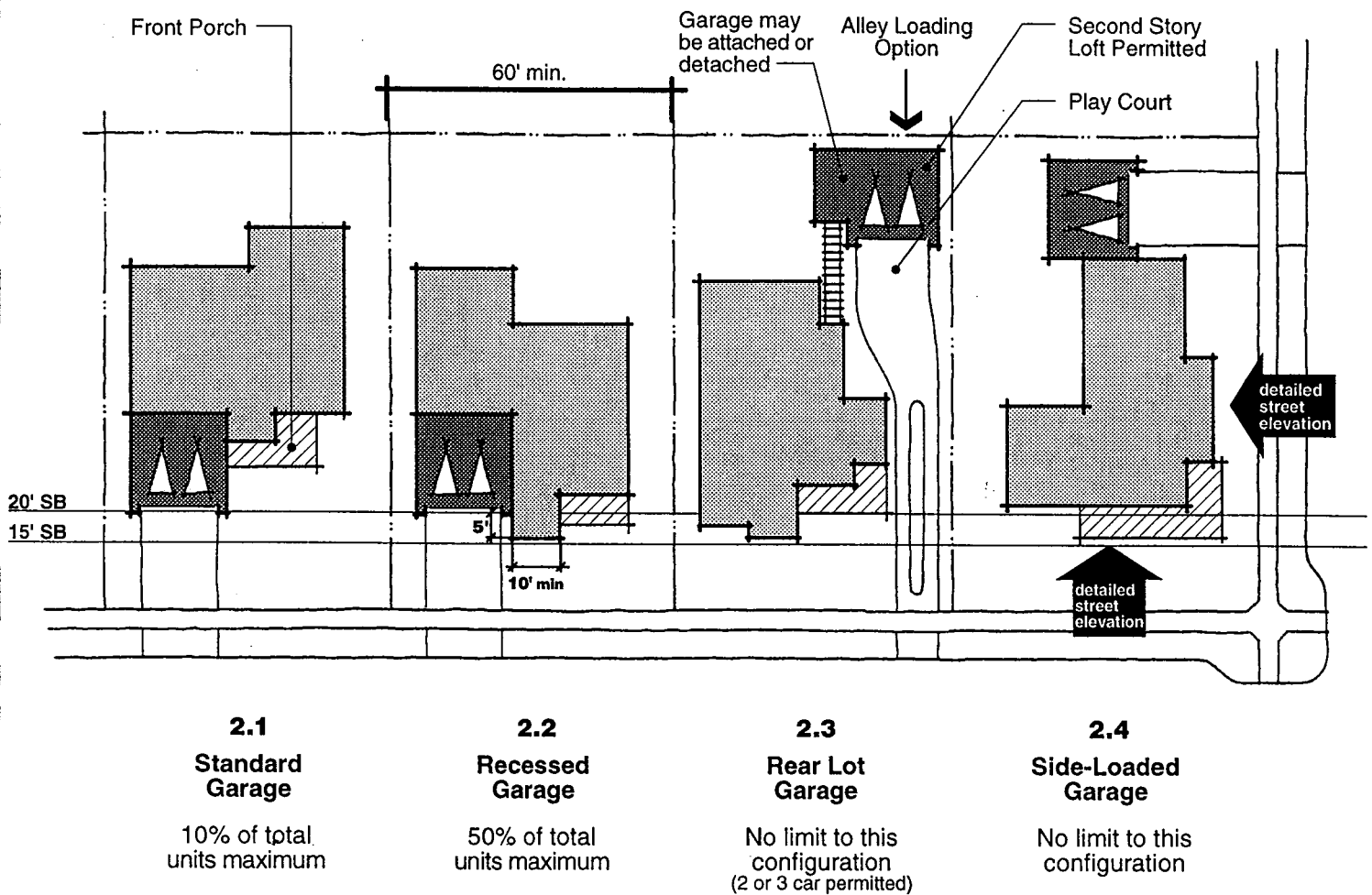
## examples of appropriate column details

Figure 10

## Guideline 2: Two Car Garage Guidelines

Each individual residential tract shall include a variety of garage placement configurations.

- No more than 10% of the units in a tract may consist of each Type 2.1 or 2.5 garage configurations.
- No more than 60% of the units in a tract may consist of any combination of the following Type 2.1, 2.2, 2.5, 2.6, or 2.7 garage configurations.
- No restrictions apply to units with Type 2.3, 2.4, or 2.8 garage configurations.



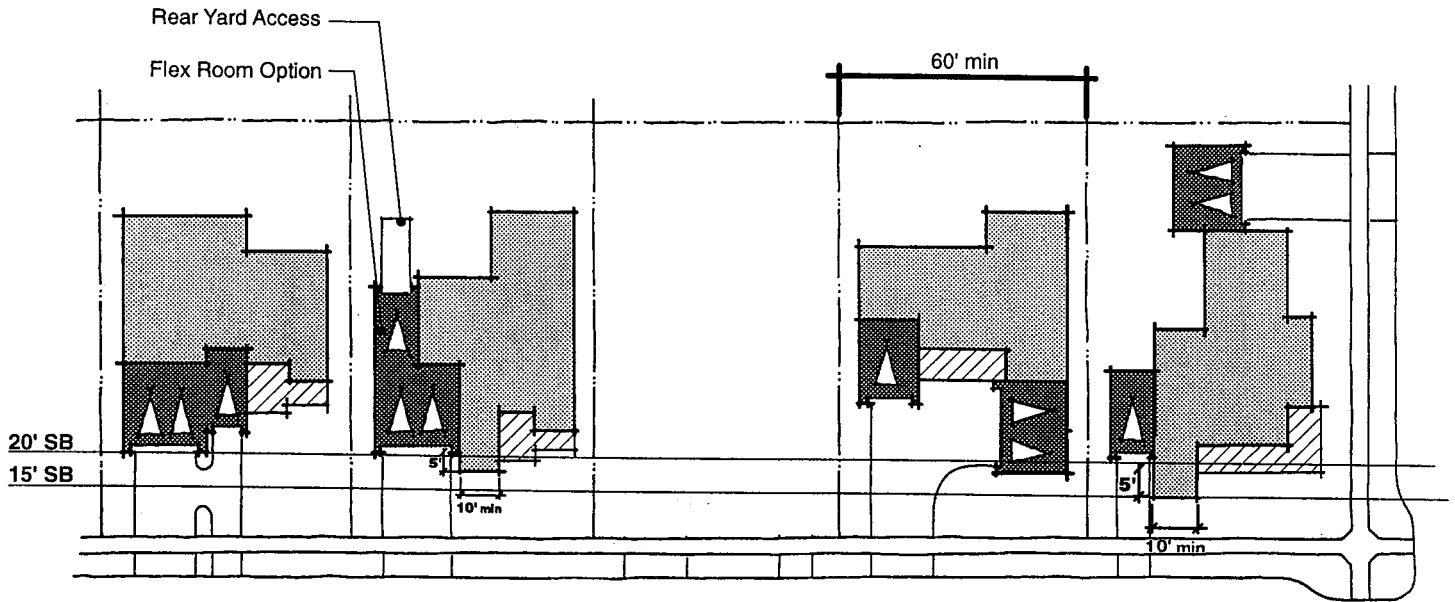
**Legend**

- Garage
- Living Area
- Porch

Figure 11

**Guideline 2: Three Car Garage Guidelines**

Permitted in LDR-1 District only



**2.5**  
**Staggered Bay Garage**  
 10% of total units maximum

**2.6**  
**Tandem Garage**  
 50% of total units maximum

**2.7**  
**Turn-In Garage**  
 25% of total units maximum

**2.8**  
**Side-Load Corner Garage**  
 No limit to this configuration

**Legend**




-  Garage
-  Living Area
-  Porch

Figure 12

**Guideline 2a: Garage Details**

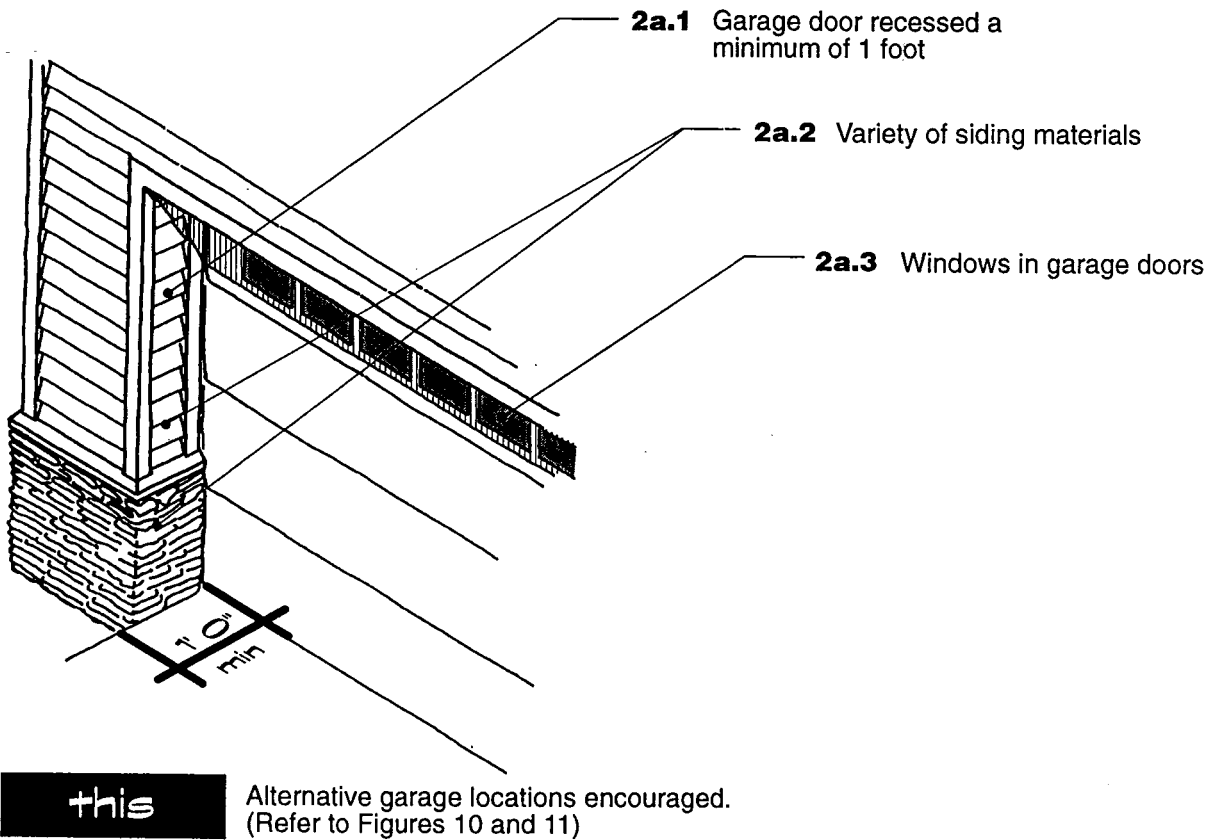
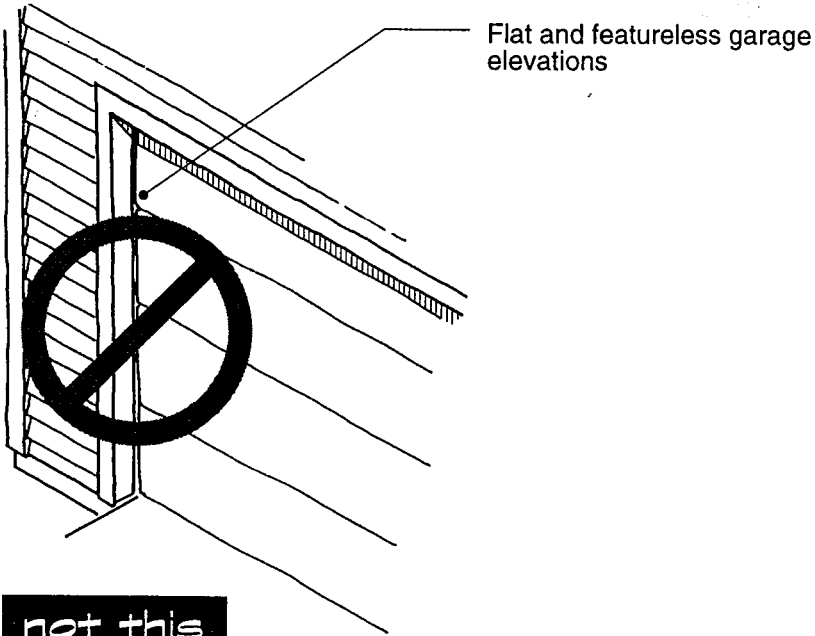


Figure 13

## Guideline 3: Exterior Material

The use and form of wall materials influence a building's expression. Materials that offer variety and detail should be thoughtfully applied to buildings to convey a sense of quality architecture and permanence.

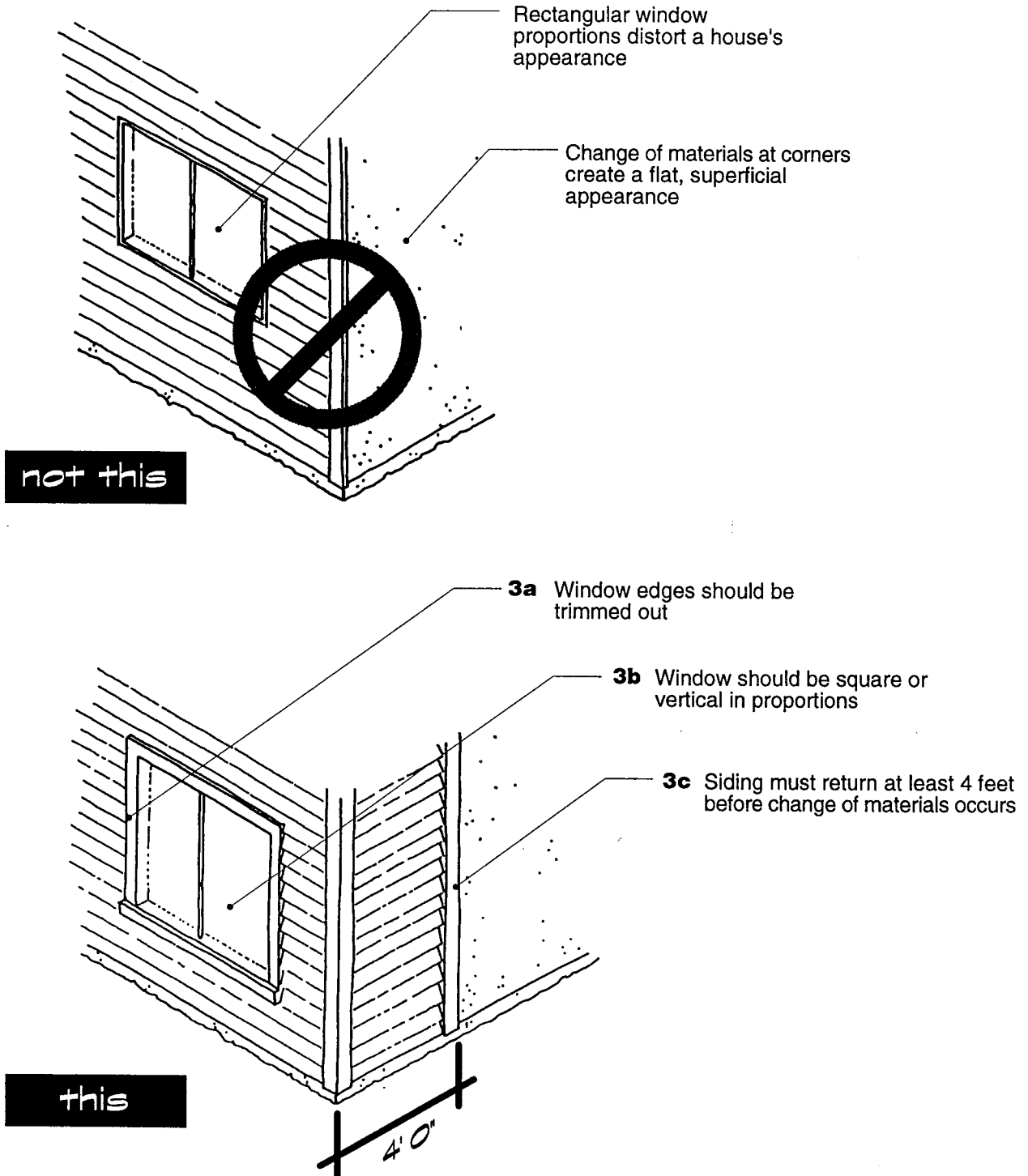
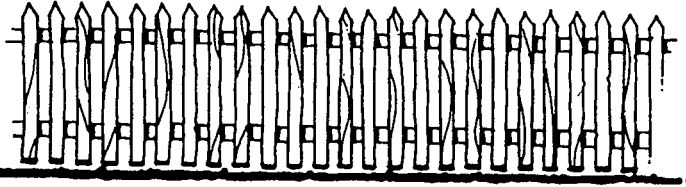


Figure 14

## Guideline 4: Fencing Details

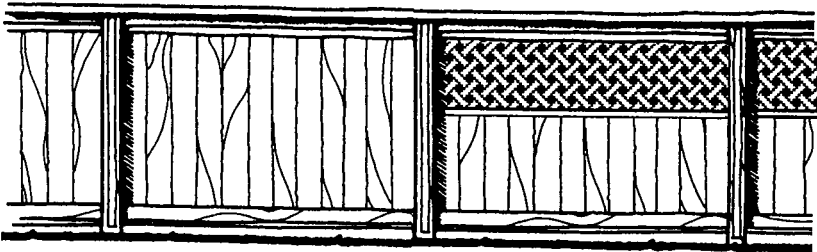


### Type A: Picket Fence

Refer to LDR-1 and LDR-2 Development Codes

- 4a.1** 3'0" maximum height
- 4a.2** Varied styles encouraged
- 4a.3** Minimum 50% transparency

Not Permitted In Front Yards: Solid fences or walls, chain link fences, and wire fences



### Type B: Good Neighbor Fence

Refer to LDR-1 and LDR-2 Development Codes

- 4b.1** Two sided wood fence with cap and base
- 4b.2** Varied styles encouraged
- 4b.3** Not permitted outside of building setback adjoining street
- 4b.4** Construction details may vary
- 4b.5** Semi-transparent panel encouraged along alleyways, tops of slopes, and hillsides

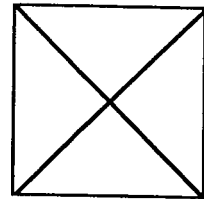
### Type C: Open Fence

This type of fencing should be visually open and may consist of wrought iron or other appropriate materials

### Type D: Wall

Type D classification includes split face masonry retaining walls





Burchell Hill's tree lined street system will contribute to the neighborhood's overall identity.

## B. Circulation Element

### 1. Circulation System Overview

The Specific Plan's circulation system is designed to provide a functional and efficient transportation network which accommodates all users including automobiles, bicyclists, and pedestrians. In addition to circulation requirements, the street system will be designed with consideration for aesthetics. The use of landscaped parkways, street trees, and streetscape elements will contribute to the quality of the neighborhood's streets.

#### a. Vehicular Circulation

The Burchell Hill neighborhood is comprised of a network of collector streets, local residential streets, and alleyways. These streets are designed to accommodate traffic for project residents with some ingress and egress from outlying neighborhoods.

#### b. Pedestrian, Bicycle and Public Circulation

The Plan provides circulation facilities for pedestrians and bicyclists. Valley View Drive, the OID easement, the PG&E easement, and River Bluff Park will provide trails and bikeways that provide connections to open spaces and surrounding neighborhoods. Collector streets will incorporate wide landscaped parkways with sidewalks offering linkages to the Central Park from River Bluff Park and the OID easement. Bicyclist can be accommodated on all surface streets as well as the perimeter Class I Bikeway.

#### c. Collector Street Configuration

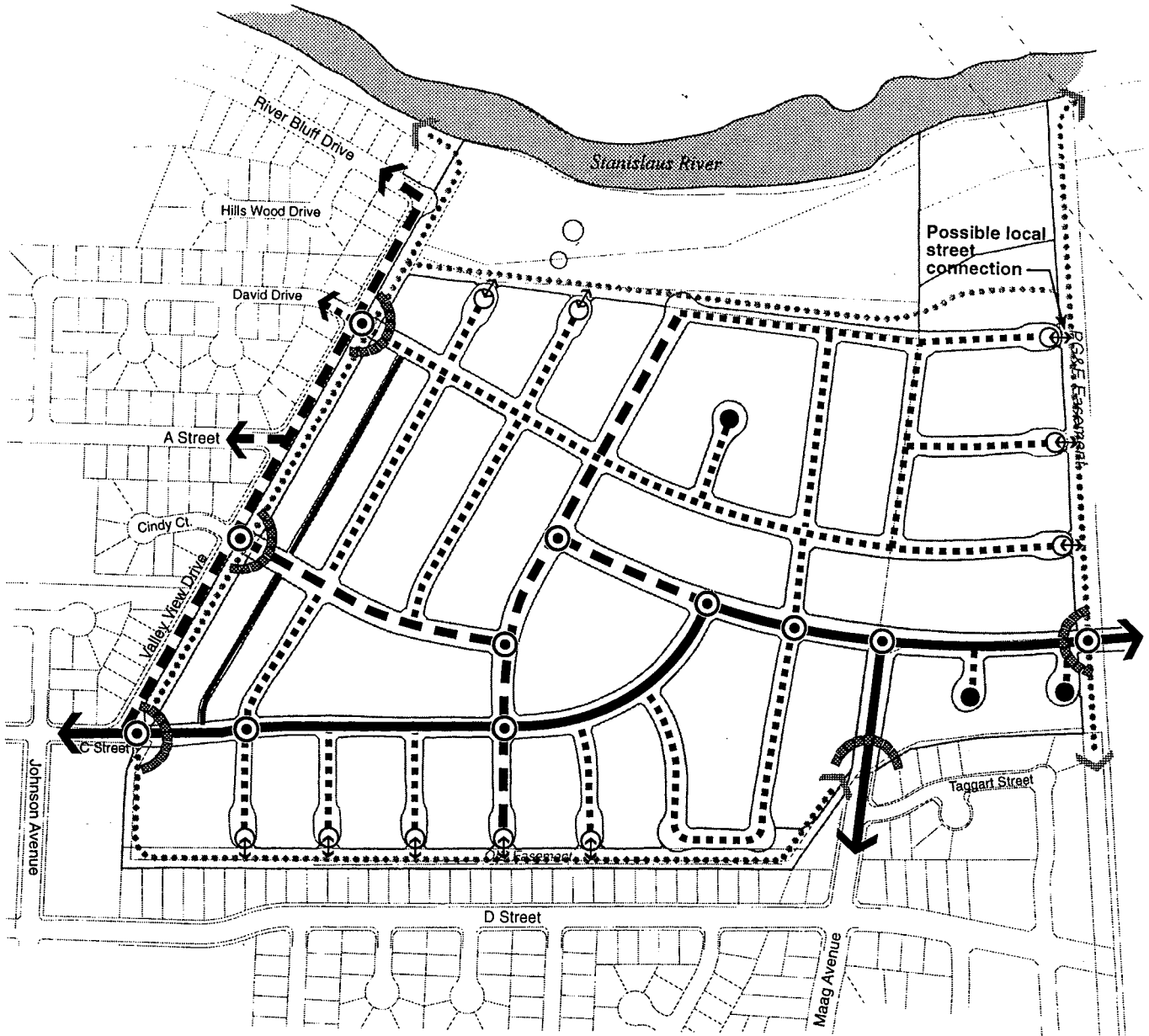
The Plan proposes a unique alignment of A Street and C Street through the Plan Area. To discourage the use of A Street as an alternative route to SR120, its intersection with Valley View Drive has been realigned with Cindy Court. "A" Street will remain as a collector street to serve local neighborhood traffic, though its configuration will slow traffic and prevent its use as a high speed thoroughfare. "C" Street will intersect with the A Street alignment at the Central Park. The off sets in these two collector streets will help diffuse traffic and minimize the traffic impacts on within the Burchell Hill neighborhood. (Refer to the Circulation Analysis for supporting information).

**d. Valley View Drive Configuration**










Valley View Drive's 100-foot right-of-way will be reconfigured into a residential collector street and landscaped parkway. The facility currently serves as a collector street and will be maintained as such. To reduce the scale of the street and improve its appearance, the east side will be modified to create a combination landscaped parkway and a bikeway. This configuration will maintain on-street parking and two travel lanes while providing a trail connection to River Bluff Park and the Stanislaus River corridor along the east side of Valley View Drive. (Refer to Figure 17).

**2. Circulation Diagram**

The Circulation Diagram Figure 15 is incorporated into the Specific Plan consistent with Section 65451(a)(2) of the State Government Code. The diagram provides the location and classification of both vehicular and non-vehicular circulation routes within the Plan Area.



**Legend**

-  Entry Feature
-  Traffic Calming Device (Mitigation Measure 13.f.1)
-  Collector Street
-  Parkway Street
-  Local Street
-  Alleyway
-  Class I Bikeway
-  Open Cul-de-Sac
-  Closed Cul-de-Sac

**Note**

This illustration represents a conceptual interpretation of the Plan Area's buildout. Final street pattern, lotting, landscaping, and park features may vary. Subsequent development shall generally be consistent with this plan diagram with modifications subject to approval by the City of Oakdale.

CITY OF OAKDALE  
**Burchell Hill**  
 SPECIFIC PLAN

Figure 15  
**Specific Plan  
 Circulation Diagram**

### 3. Circulation Policies and Standards

The following Goals and Standards apply to all streets and circulation routes within the Plan Area.

**Goal B: To provide a safe and convenient circulation system that accommodates automobiles, bicyclists, and pedestrians on a tree-lined system of streets and trails.**

**Objective B.1 Provide a safe and convenient street system which minimizes the impacts of through automobile traffic.**

#### Street System Policies

- B.1.a. All streets and circulation routes shall be consistent with the Circulation Diagram in Figure 15.
- B.1.b. Streets with reduced widths shall be permitted consistent with the street sections indicated in Figure 16 to Figure 24.
- B.1.c. Elongated cul-de-sac designs consistent with Figure 24 shall be permitted subject to Fire Department approval.
- B.1.d. Both A and C Streets shall be extended as a collector streets through the project area with an offset A Street and Valley View Drive intersection.
- B.1.e. Valley View Drive shall be narrowed to a 40' curb to curb paved width consistent with Figure 17.
- B.1.f. All improved public street and alleyways shall be dedicated to the City of Oakdale. The City will assume responsibility for maintenance and repair of all street facilities.
- B.1.g. Landscaping, lighting, special paving surfaces, and entry features shall be maintained by a Landscape and Lighting District or comparable maintenance district.
- B.1.h. All alleyways shall be paved with concrete and include landscaping, irrigation, and lighting subject to approval by the Oakdale Police Department. The alleyway intersection with C Street shall be constructed and fenced to provide an unobstructed view corridor.

4.

### Street System Hierarchy

Components of the Plan's circulation system have a hierarchy for automobile use. Descriptions of the proposed street sections and facilities are described in Table 7.

**Table 7 Specific Plan Street Classifications**

Street Classification	Street ROW	Figure Reference
Valley View Parkway	100 feet	Figure 17
Collector Street	70 feet	Figure 16
Parkway Street	60 feet	Figure 18
Local Residential Street	56 feet	Figure 19
Alleyway	20 feet	Figure 20

**a. Collector Streets**

Collector streets provide linkages between local residential streets and arterial. Collectors are designed to handle a larger volume of traffic. Under this Plan, collector streets have a 70' ROW with two travel lanes, Class III Bikeways, a double row of street trees, and on street parking. Refer to Figure 16 for a typical street section.

**b. Parkway Street**

Parkway streets are similar to collector streets, but are intended for a lower traffic volume and provide a narrower paved width for automobiles. Like collector streets, parkway streets will have a double row of street trees within its landscaped parkway. Under this Plan, parkway streets have a 60' ROW with two travel lanes, landscaped parkways, and on street parking. Refer to Figure 18 for a typical section.

**c. Local Residential**

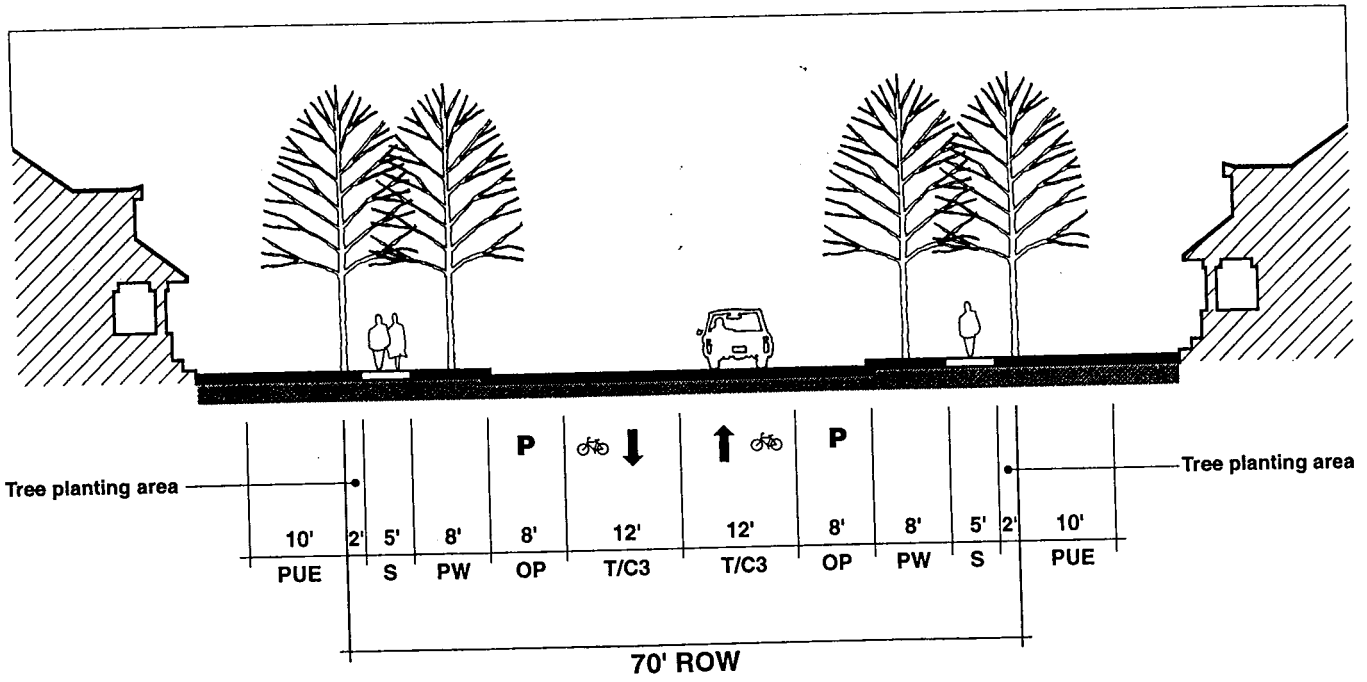
Local residential streets provide access and circulation to individual lots within a residential subdivision. Under the Plan, local streets have a 56' ROW with two travel lanes, landscaped parkways, and on street parking. Refer to Figure 19.

**d. Alleyway**

The alleyway is intended to provide access to residential garages. While encouraged, the use of alleyways in this Plan is not required. Where used, alleyways will have a 20' ROW with two travel lanes, landscaped pockets, and no parking. Refer to Figure 20 for a typical alleyway section.

**e. Cul-de-sacs**

Landscaped cul-de-sacs are a unique feature of the Plan. To create an attractive terminus to a street, a curbed, landscaped planter will be installed in the turning bulb. Cul-de-sacs adjoining open spaces will have open-ends to provide visual and pedestrian linkages to public trail system. Refer to Figure 24 for typical details.



**Typical Collector Street**

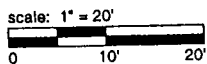
**Section A**

**Note**

All street trees to be installed with root barriers and deep root irrigation.

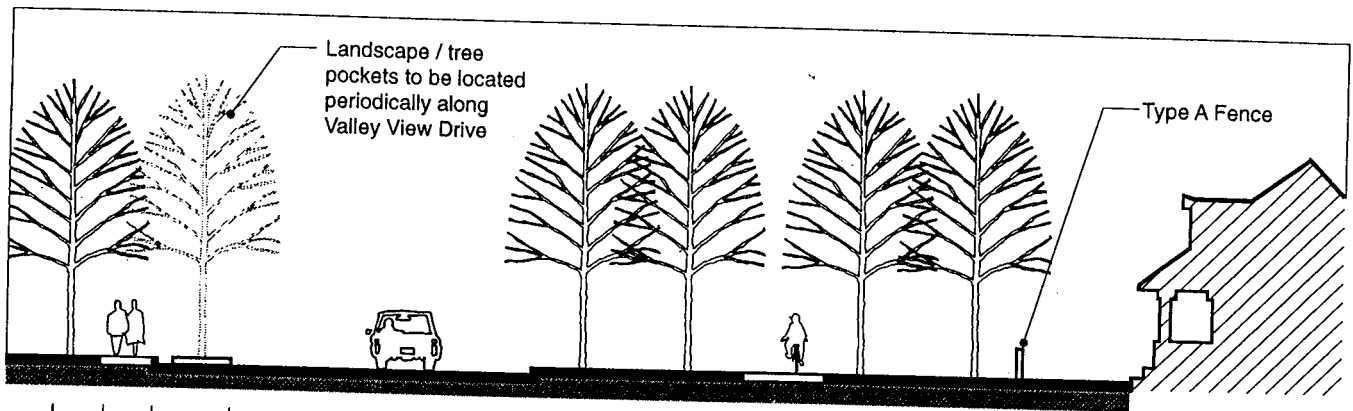
**Key**

- S Sidewalk
- OP On-Street Parking
- T/C3 Travel Lane/ Class III Bikeway
- PW Landscaped Parkway
- PUE Public Utilities Easement



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**Burchell Hill**  
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Figure 16  
 70' Collector Street



		P	↓	↑	P			↕		
5'	5'	8'	14'	14'	8'	10'	8'	8'	20'	
L	S	OP	T	T	OP	PW/ PUE	PW	CI / S	PW	
New Street Section						Parkway Treatment				
60' ROW										
Existing Street Section										
100' ROW										

**Valley View Drive**

**Section B**

**Note**

All street trees to be installed with root barriers and deep root irrigation.

Location of PUE subject to PG&E verification and approval.

**Key**

- S Sidewalk
- OP On-Street Parking
- T Travel Lane
- PW Landscaped Parkway
- CI Class I Bike Path
- PUE Public Utilities Easement

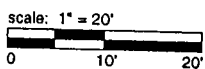
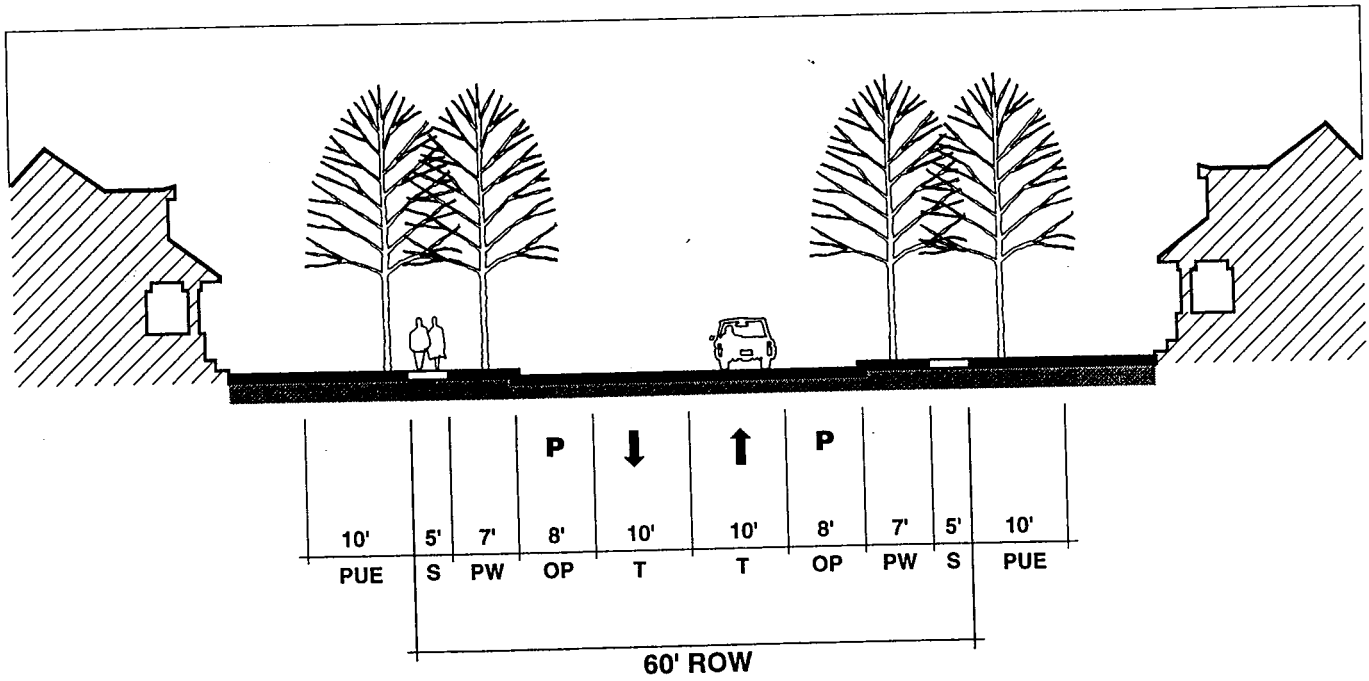


Figure 17  
Valley View Drive



**Typical Parkway Street**

**Section C**

**Note**

All street trees to be installed with root barriers and deep root irrigation.

**Key**

- S Sidewalk
- OP On-Street Parking
- T Travel Lane
- PW Landscaped Parkway
- PUE Public Utilities Easement

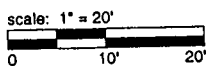
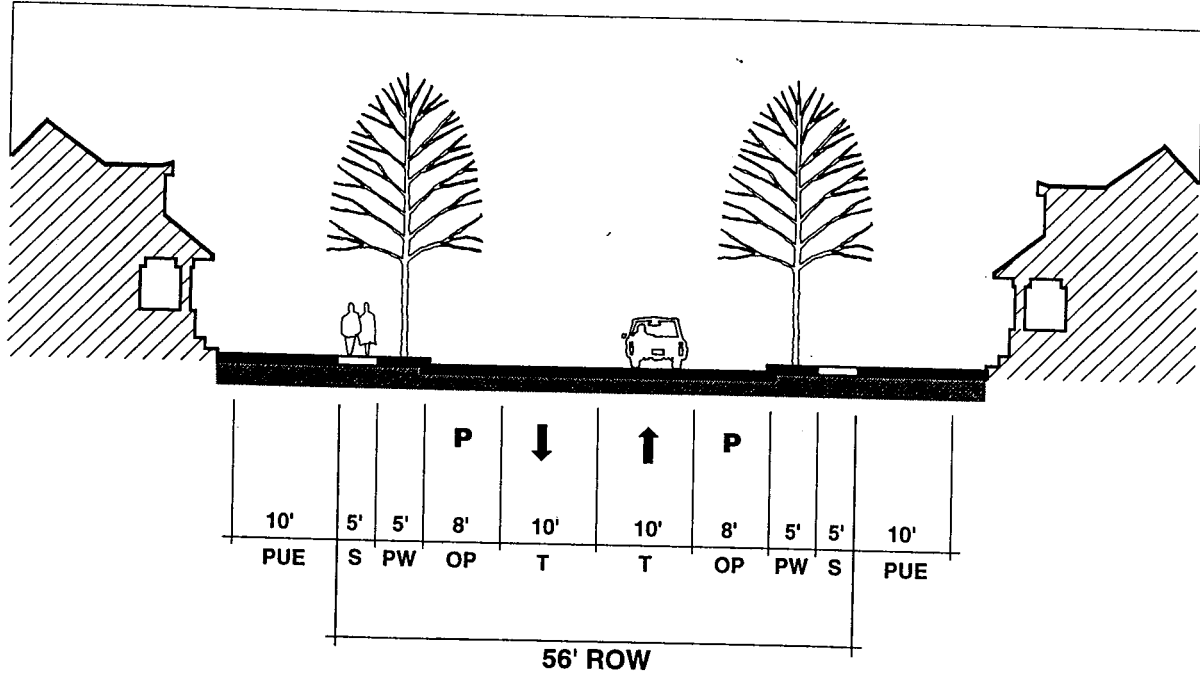


Figure 18

60' Parkway Street





**Typical Local Residential Street**

**Section D**

**Note**

All street trees to be installed with root barriers and deep root irrigation.

**Key**

- S Sidewalk
- OP On-Street Parking
- T Travel Lane
- PW Landscaped Parkway
- PUE Public Utilities Easement

scale: 1" = 20'

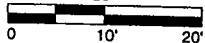
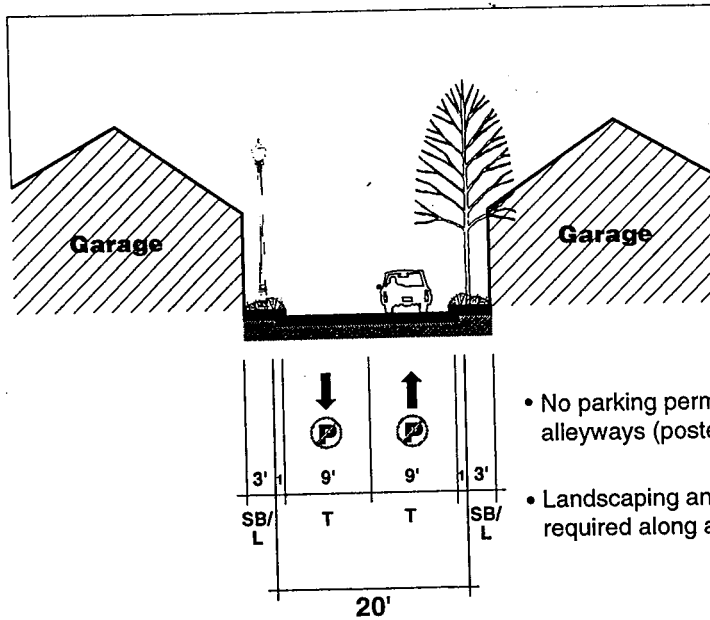


Figure 19  
**56' Local Residential Street**



- No parking permitted in alleyways (posted with signs).
- Landscaping and lighting required along alleyways.

**Typical Alleyway**  
**Section E**

**Note**

All street trees to be installed with root barriers and deep root irrigation.

Minimum alley lighting illumination to be 1/2 foot candle per sq. ft.

No shrubs over 18" in height permitted in alley.

**Key**

- T Travel Lane
- SB Setback
- L Landscape Pocket

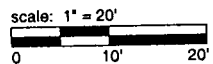


Figure 20  
Alleyway

## 5. Pedestrian and Bicycle Circulation

**Objective B.2 Provide a street network and system of trails which encourages pedestrian usage and bicycle circulation.**

### Pedestrian and Bicycle Circulation Policies

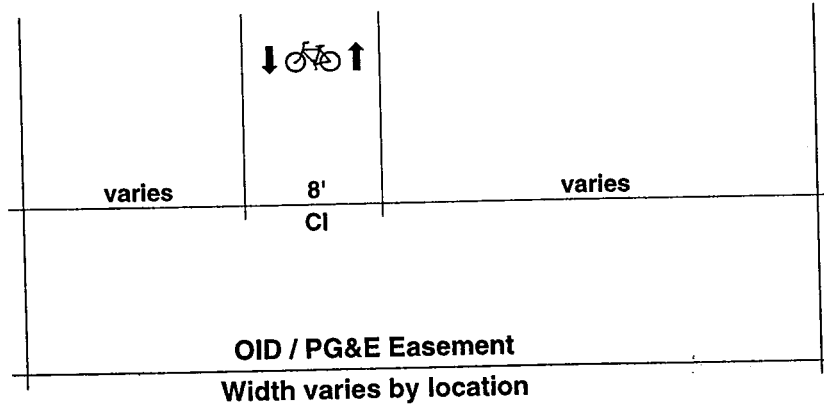
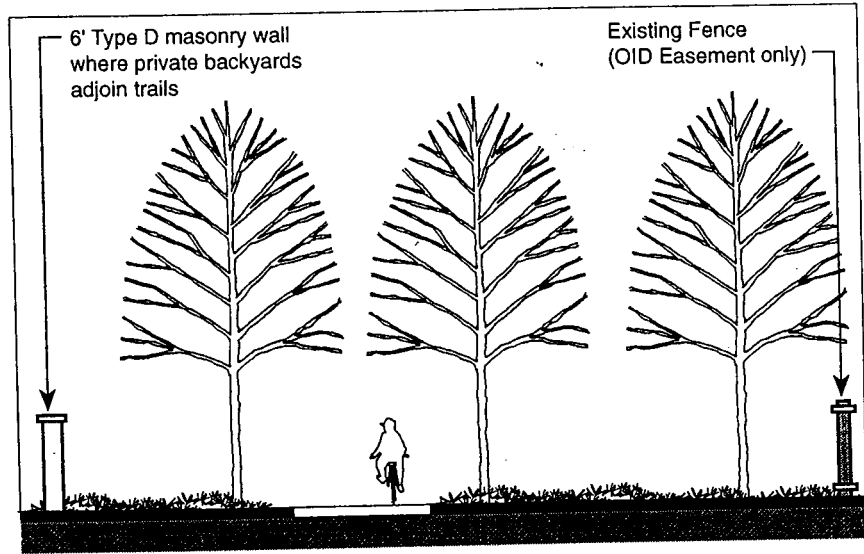
- B.2.a. A perimeter walking and biking trails shall be provided as indicated in Figure 15 (Mitigation Measure 2.a.1).
- B.2.b. A Class I bikeway facility shall be located within the landscaped parkway on Valley View Drive.
- B.2.c. A landscaped Class I bike facility shall be located within both the OID and PG&E easements (refer to Figure 21).
- B.2.d. All Class I bike facilities shall conform to Chapter 1000 of the Caltrans Highway Design Manual (Mitigation Measure 13.f.2.).
- B.2.e. Traffic calming intersection bow-outs shall be used where a collector street intersects with a local residential street or another collector street, consistent with Figure 15 (Mitigation Measure 13.f.1).
- B.2.f. Pedestrian sidewalks or pathways shall be provided on all streets.
- B.2.g. Direct street access or cul-de-sac outlets shall be provided along all bikeways and trails at a minimum of every 300 feet.
- B.2.h. The City shall provide park improvement credits for all trail improvements.
- B.2.i. Class III Bikeways shall be designated on all collector streets.
- B.2.j. Where trails also serve as sidewalks they shall be constructed of concrete. Other trails may be constructed using asphalt. All trails will be accessible to service vehicles and police car patrols.

#### a. Traffic Calming

Traffic calming is intended to maintain traffic volumes and speeds within an acceptable range. This can be accomplished through a variety of devices which can individually or collectively control the speed of automobiles or limit their access to particular areas. The primary goal of traffic calming in the Burchell Hill neighborhood is to slow traffic on collector streets and to discourage through traffic in the Plan Area. This Plan proposes specific measures to reduce the speed and volume of traffic through the project. Two of these methods are described below:

#### Off Set Collectors

Off set alignments are intended to discourage through traffic through the Plan Area by making it inconvenient for fast, uninterrupted east/west travel. The intent of this configuration is to encourage through traffic to use major streets instead of residential collectors (refer to Figure 15).



### Typical Trail Section

**Key**

- L Landscaping
- CI Class I Bike Path
- PUE Public Utilities Easement

Figure 21

Trail Section

**Intersection Bow-outs**

Intersection bow-outs reduce the paved surface width of a street at the intersection to control traffic movements. Because the scale of the street is reduced, drivers tend to move through these intersections more cautiously than one with a conventional design. Intersections will maintain a minimum 28' travel way and will prohibit on street parking. This configuration will slow turning movements and reduce automobile speed in favor of the pedestrian. Refer to Figure 22 for details on intersection choker design.

The design of bow-outs is based on the City of Portland's Traffic Calming Program. Portland's experience with bow-outs has demonstrated no adverse impacts on transit or emergency services and the following benefits.

**Benefits of Corner Bow-outs**

- Narrow street width encourages slower traffic
- Reduces pedestrian crossing distance
- Makes pedestrian crossing points more visible to drivers, enhancing pedestrian safety
- Prevents vehicles from passing other vehicles that are turning
- Visually enhances street by providing additional landscaping

**Entry Features**

Entry treatments consist of bow-outs, landscaping, monuments, and texture changes located at key neighborhood entries, refer to Figure 26. The entry treatments create visual and audible cues for drivers which show they are entering a residential neighborhood. Drivers are made more aware of the surrounding environment and are more considerate of pedestrians and bicyclists.

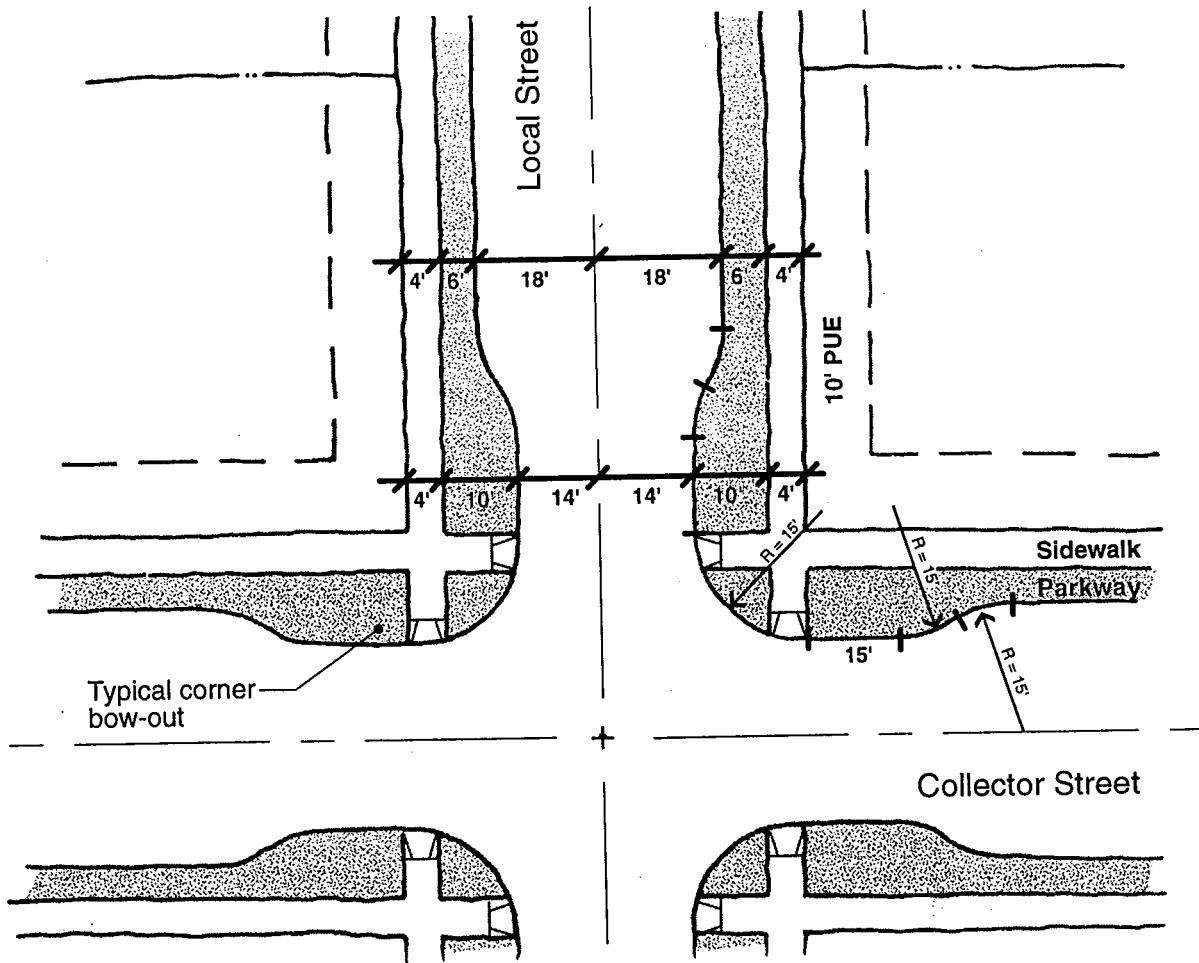


Figure 22

**Schematic Corner Bow-Out Diagram**

## 6. Street Trees and Streetscape

Effective street tree and streetscape design is crucial to a cohesive and attractive neighborhood. Features like landscaping, street trees, lighting, and sidewalks collectively add to the quality of a street. In addition to aesthetic benefits, street trees provide environmental benefits such as reducing urban heat buildup and improving air quality.

### Objective B.3 Create a neighborhood of shady, tree-lined streets.

#### Street Tree and Streetscape Policies

- B.3.a. Improvements shall be made to Valley View Drive which provide a landscaped parkway and Class I Bikeway adjacent to the street. Refer to Figure 25.
- B.3.b. Street trees should be planted per the standards in Table 8 and Figure 27.
- B.3.c. All streets tree varieties shall be deciduous and have large canopies when mature (Mitigation Measure 2.c.1).
- B.3.d. All Street trees shall be planted no more than 30 feet on center (Mitigation Measure 2.c.2).
- B.3.e. Root barriers and deep root irrigation shall be installed with all street trees.
- B.3.f. All street lights will be painted a unified color.
- B.3.g. All sidewalks shall have a consistent gridded scoring pattern.

#### a. Parkway Treatments

Parkway treatments will be installed along all streets in the Plan Area including A Street, C Street, Valley View Drive, and Maag Avenue. Street parkway treatments provide a minimum 5 foot landscaped planter between the street curb and the sidewalk. Landscaping treatments include street trees and ground cover.

#### b. Sidewalks

Detached sidewalks will be provided on all collector and local residential streets to complete the pedestrian circulation network. Sidewalk will provide connections to the trail system and will incorporate a historic grid scoring pattern for aesthetics.

#### c. Street Lights

Street lighting will follow City Public Works standards and will be painted consistent, unified thematic color.

#### d. Street Trees

Street trees are an important feature of the neighborhood's aesthetics. They offer shade to pedestrians and they provide visual unity to the streetscape. Street tree selection will be consistent with Table 8 and Figure 27.

7. **Street System Design Guidelines**

Like architectural design, neighborhood circulation design is also important to a street's overall appearance and quality. As required by the City's "Ahwahnee Principles" #7 and #14, the Burchell Hill neighborhood addresses the transportation network with thought for circulation and aesthetics. To ensure that the Burchell Hill neighborhood is designed in conjunction with the policies within this Plan, the following design guidelines have been provided to offer guidance with the overall design of the street system and its layout. These guidelines are flexible and are not intended to be applied as standards or restrictions. They simply provide suggestions for amenities like street trees and entry features that will build character within the neighborhood.



## **Guideline 1 Neighborhood Street System Design**

The neighborhood street system is important to both automobile and pedestrian circulation. The street system should allow convenient access, safety and provide access to all neighborhood amenities including homes, parks, and open spaces. The street system should also discourage high speed through traffic within the Plan Area.

**Intent**            ***To provide a open grid street layout which optimizes pedestrian and bicycle circulation but discourages high speed through traffic.***

### **Street System Design Guidelines**

---

- 1.1.**    The overall street system shall incorporate the principles of a grid based street system, with multiply connections and routes to each destination point.
- 1.2.**    Blocks greater than 1,200 feet in length are discouraged.
- 1.3.**    Parks and open space features should be located and designed as neighborhood focal points with street frontage on all sides.
- 1.4.**    Collector streets should incorporated intersection offsets.
- 1.5.**    Back-up lots against collector streets shall be prohibited

## **Guideline 2 Traffic Calming Devices Design**

Traffic calming is an important element in creating a safe and enjoyable neighborhood environment. Properly utilized, traffic calming devices can control automobile speed and discourage through traffic in an area. Because driving speed tends to decrease as a street narrows, "bow-outs" are proposed at key intersections all collector streets and at project entries. An intersection choker narrows a street by bringing the curb line and parkways closer to a street's centerline, thus eliminating the parking lane and decreasing the streets paved width.

**Intent**      ***To maintain traffic speeds and traffic levels that are compatible with a residential neighborhood.***

### **Traffic Calming Design Guidelines**

---

- 2.1.**      Intersection bow-outs shall be install along all collector street intersections.
- 2.2.**      Intersection bow-outs should be consistent with the details outlined in Figure 22.
- 2.3.**      Bow-outs should maintain a minimum of 28 feet of travel width at intersections.
- 2.4.**      All corner bow-outs shall be landscape such that driver sight lines are not impaired.

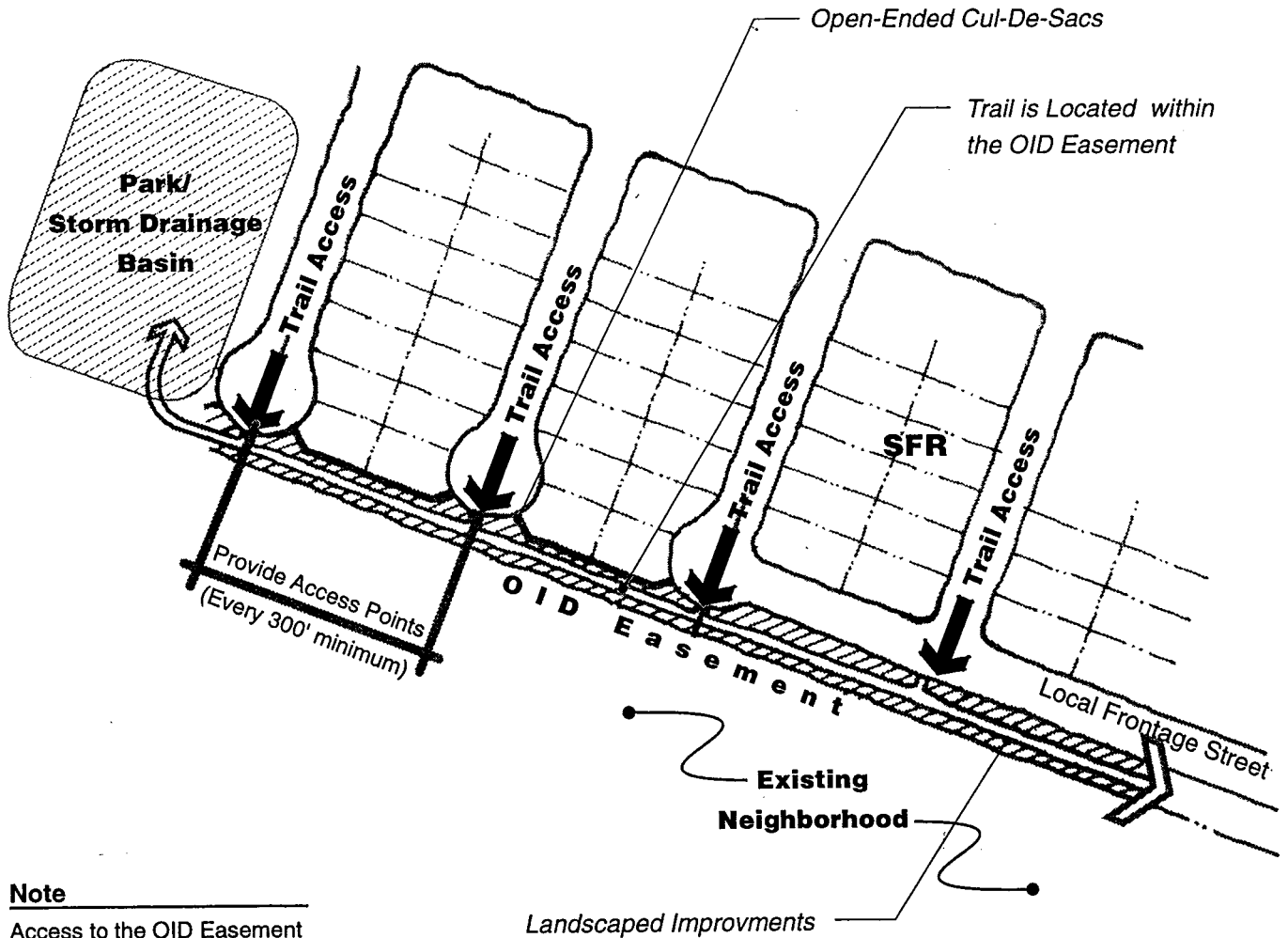
**Guideline 3**  
**Cul-de-sacs Streets**

The proper design of cul-de-sac streets is fundamental to successful pedestrian and bicycle circulation. Open-ended cul-de-sacs provide pedestrian and bicycle access to open spaces and parks while restricting through automobile traffic. In addition, all cul-de-sacs will contain a landscaped island within the turning bulb to reduce the pavement area.

**Intent**            **To ensure that cul-de-sacs are constructed with landscape islands and open-ended design to enhance access to trails and open spaces.**

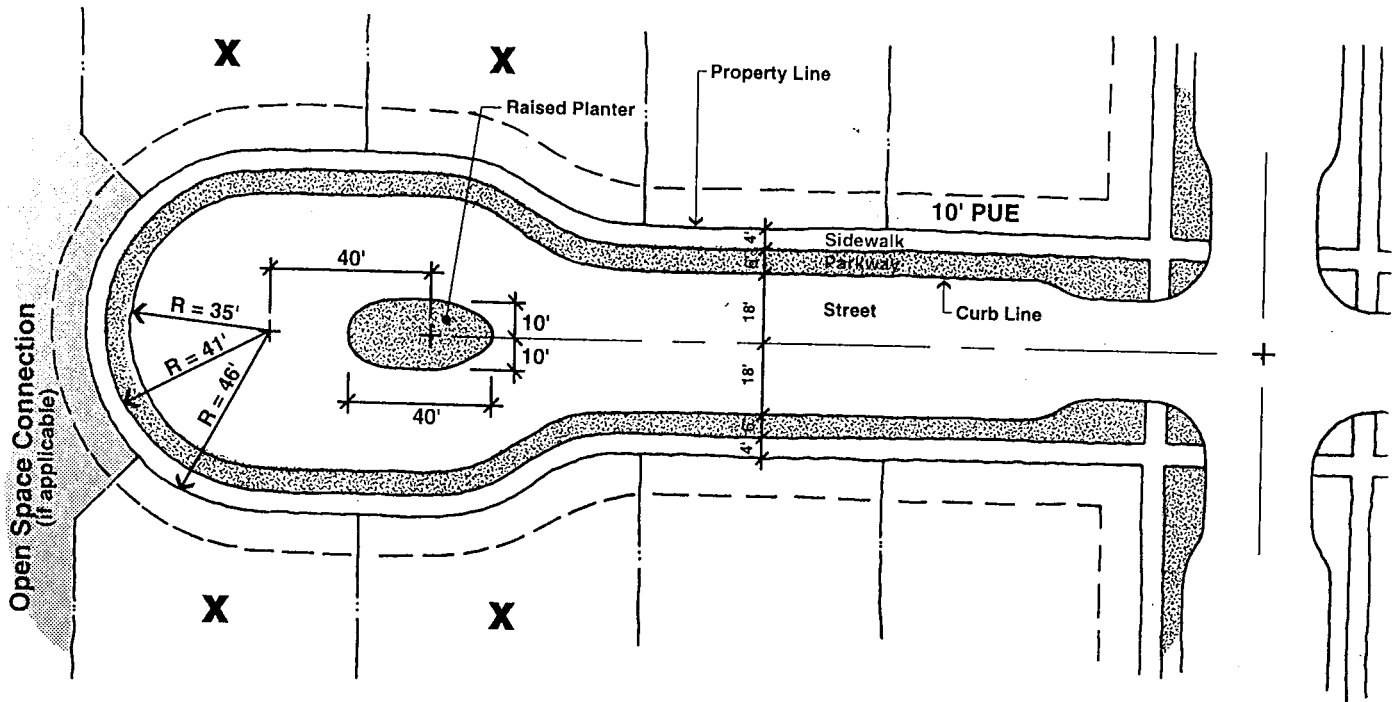
**Cul-de-sac Street Guidelines**

- 3.1.** All cul-de-sacs in excess of 250 feet in length should have a pedestrian (open-ended) outlet.
- 3.2.** A pedestrian and bicycle connection shall be provided at the end of every cul-de-sac adjacent to a park, open spaces or trail route. (Refer to Figure 23).
- 3.3.** Elongated cul-de-sacs (Type A) with smaller outside turning radii are encouraged in open-ended configurations. Type A cul-de-sacs do require Fire Department approval. (Refer to Figure 24).
- 3.4.** All cul-de-sacs shall have a landscaped planter island inside the turning bulb. Refer to Figure 24). Planter size and shape shall ensure adequate clearance for turning movements.



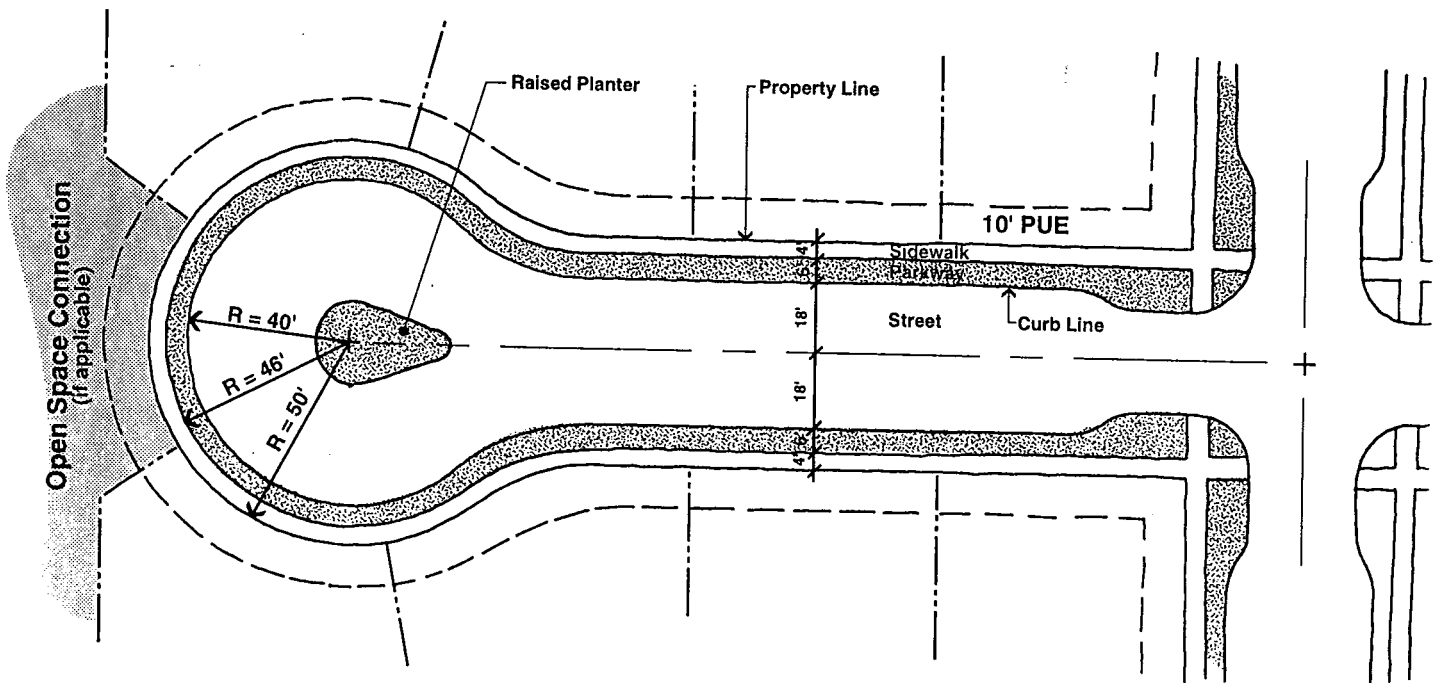
**Note**

Access to the OID Easement Trail should be provided through a combination of open-ended cul-de-sacs and local frontage streets.



**Type A Cul-de-Sac: Elongated**

Type A Cul-de-Sacs require Fire Department approval and sprinklerization of lots located on bulb (X symbol)



**Type B Cul-de-Sac: Round**

Figure 24

Cul-de-Sac Details

**Guideline 4**  
**Valley View Parkway**

The large right-of-way currently existing on Valley View Drive presents a unique opportunity to create a landscaped edge for the Burchell Hill Neighborhood. Extra right-of-way along the existing street will be converted to a landscaped parkway and bike trail fronting new signal family homes.

**Intent**            ***To create an attractive tree lined streetscape along Valley View Drive that provides a direct pedestrian and bicycle connection to the Stanislaus River corridor and park.***

**Valley View Parkway Design Guidelines**

---

- 4.1.**    The Valley View Parkway shall be consistent with the character of Figure 25 and Figure 17.
- 4.2.**    The Parkway shall be approximately 50 feet wide.
- 4.3.**    The Parkway shall have a Class I Bikeway.
- 4.4.**    Houses adjacent to the Parkway shall be oriented toward Valley View Drive with rear yard garages. Preferred garage access is alley loaded.
- 4.5.**    Driveways should not extend through the parkway. (Exception may be granted for lots north of David Drive or in lieu of constructing the alleyway).
- 4.6.**    The Parkway should include a formal landscape pattern including of multiple rows of large canopy shade trees.
- 4.7.**    Landscape and tree planting pockets should be installed periodically along Valley View Drive at both corner and mid-block locations.

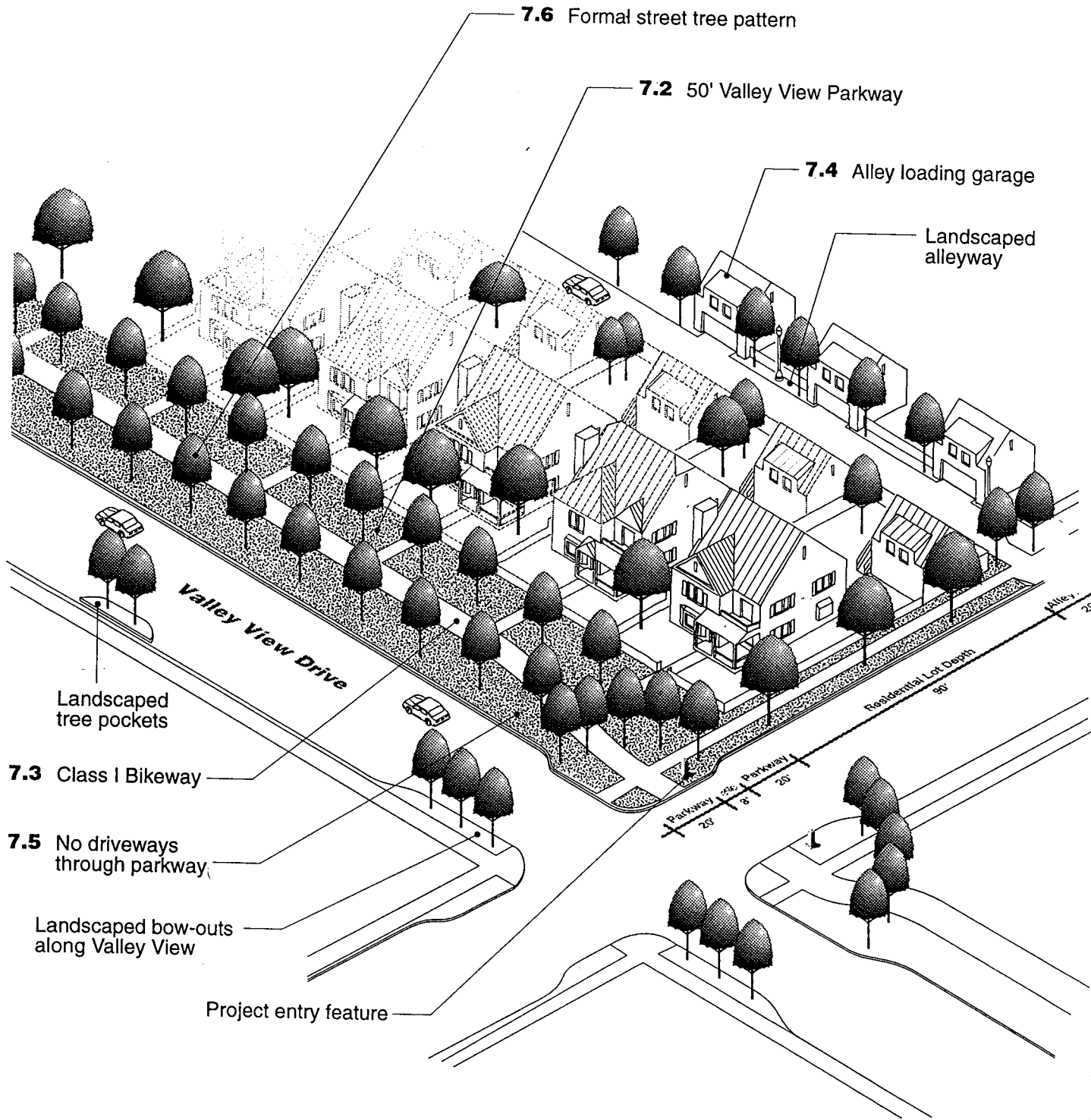


Figure 25

**Valley View  
 Frontage Concept**

**Guideline 5**  
**Neighborhood Entry Features**

Landmarks and signs are an important element of community design and are fundamental in creating a sense of place. Entry features can be simple and attractive, but should reflect the overall architectural identity of the neighborhood. Project icons, thematic pilasters, and specialty landscaping can be used to create strong entry statements that identify the overall neighborhood.

**Intent**            ***To establish a unique neighborhood identify with the use of thematic entry features and signage.***

**Entry Feature Guidelines**

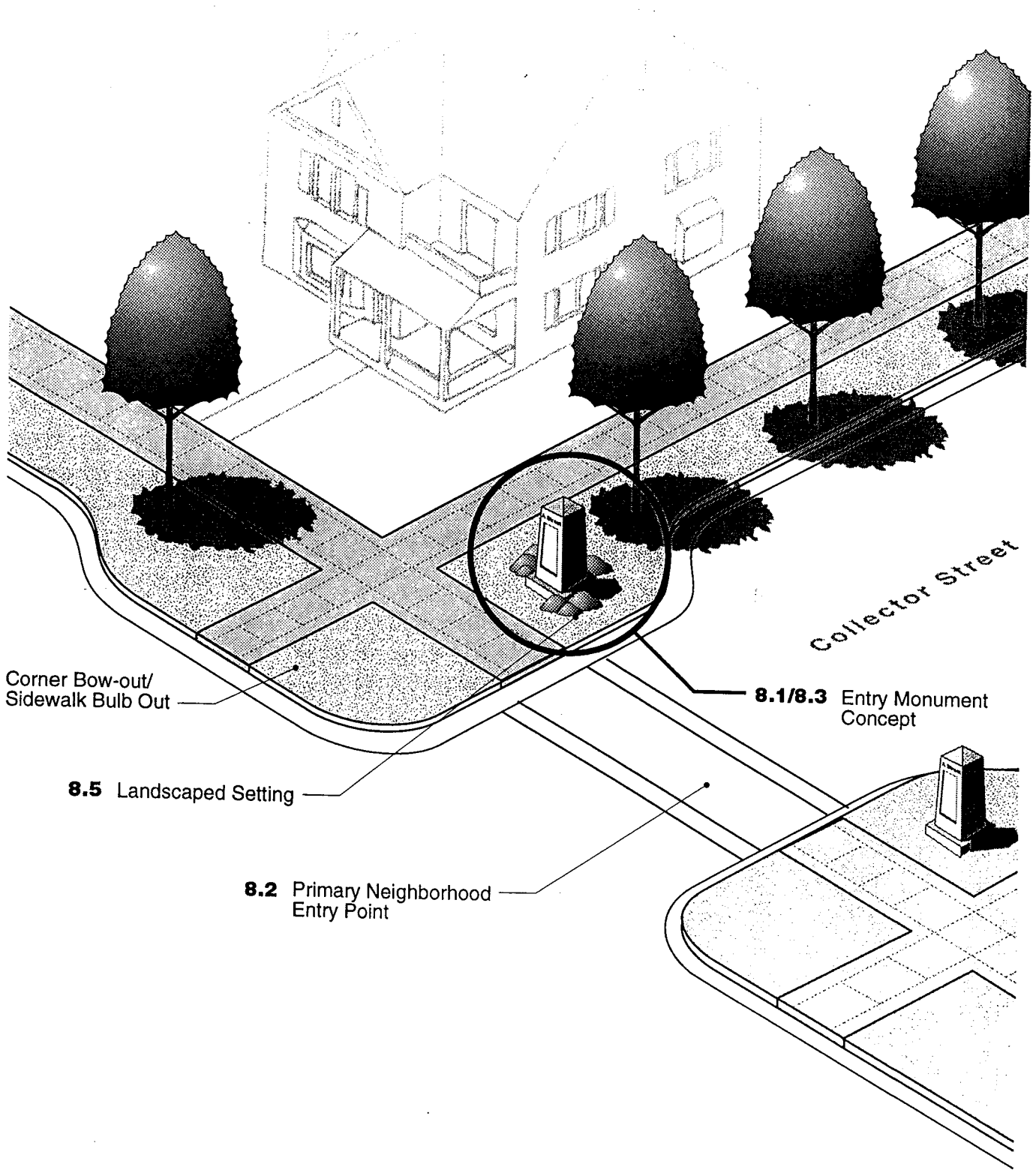
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- 5.1.**    Entry features should be consistent with the details outlined Figure 26.
- 5.2.**    Entry features should be located at primary neighborhood entry points.
- 5.3.**    Monuments and signage should reflect the overall character of the neighborhood.
- 5.4.**    Entry features should be integrated into a landscaped setting.



Figure 26

**Entry Feature Guidelines**

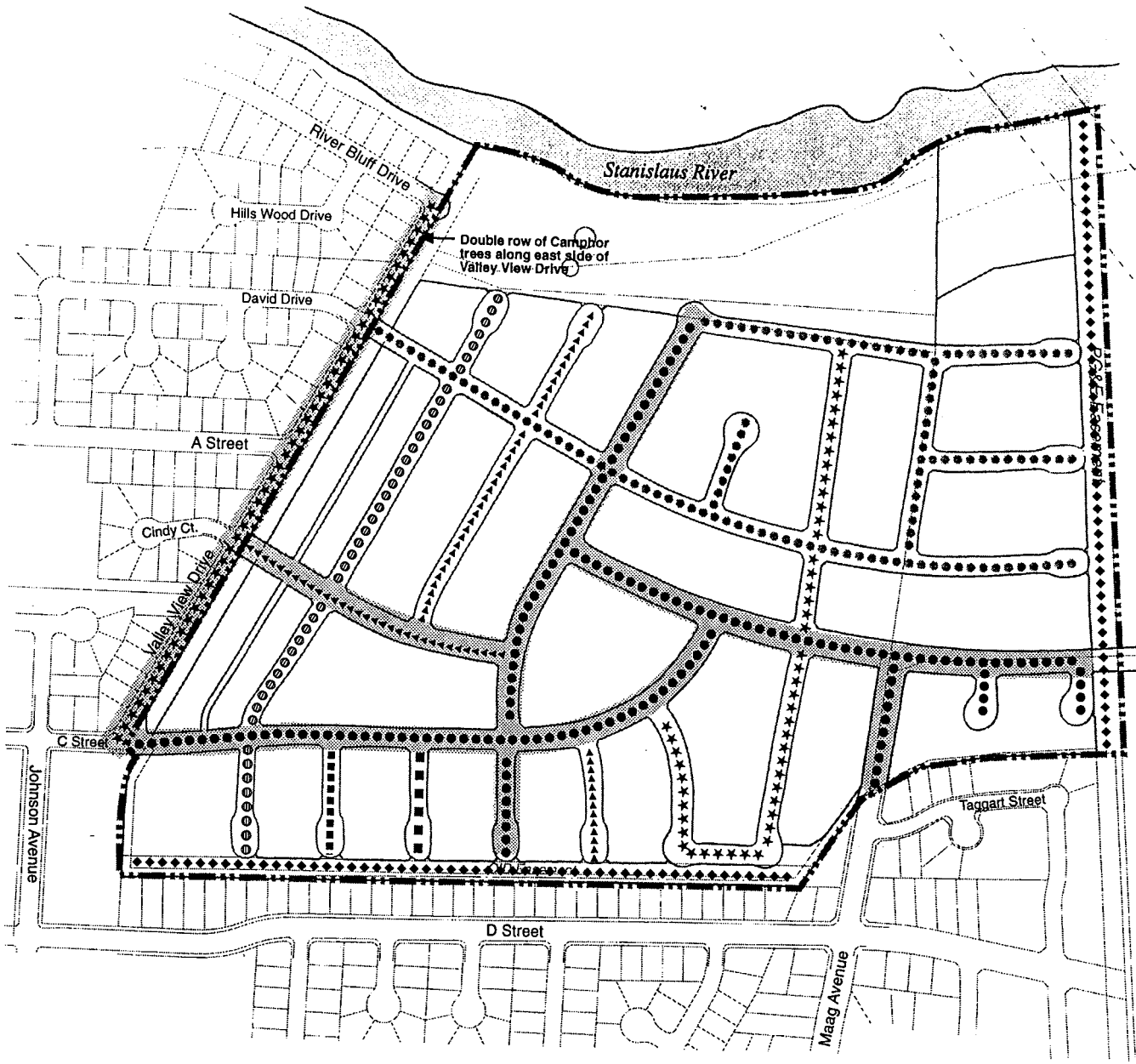


**Guideline 6**  
**Street Tree Guidelines**











Street Trees are an important element in a neighborhood's identity. The following table and diagram offer a variety of suitable tree species with their respective planting location. These guidelines will help ensure a quality tree canopy throughout the Burchell Hill neighborhood.

**Table 8 Street Tree Species List**

General Species Grouping		Examples	
Botanical Name	Common Name	Botanical Name	Common Name
Acer	Maple	Acer saccharinum	Silver Maple
Celtis	Hackberry	Celtis occidentalis	Common Hackberry
Cinnamomum	Camphor	Cinnamomum camphora	Camphor
Fraxinus	Ash	Fraxinus holotricha 'Moraine' Fraxinus uhdei Fraxinus velutina 'Modesto'	Moraine Ash Evergreen Ash Modesto Ash
Gleditsia	Honey Locust	Gleditsia triacanthos	Honey Locust
Platanus	Sycamore	Platanus acerfolia	London Plane
Ulmus	Elm	Ulmus americana	American Elm
Zelkova	Zelkova	Zelkova serrata	Sawleaf Zelkova

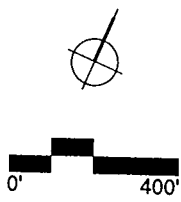


**Legend**

-  Project Boundary
-  Double Tree Row Parkway Treatment
-  London Plane Tree
-  Evergreen Elm
-  Camphor Tree
-  Silver Maple
-  Honey Locust
-  Ash
-  Hackberry
-  Sawleaf Zelkova

**Note**

This illustration represents a conceptual interpretation of the Plan Area's buildout. Final street pattern, lotting, landscaping, and park features may vary. Subsequent development shall be generally consistent with this plan diagram with modifications subject to approval by the City of Oakdale.



CITY OF OAKDALE  
**Burchell Hill**  
 SPECIFIC PLAN

Figure 27  
 Street Tree Diagram

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## C. Infrastructure and Public Facilities Element

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### 1. Overview

The provision of adequate infrastructure and facilities to serve the Plan Area is a primary element of the Specific Plan. The Project will be served by the City of Oakdale's infrastructure, public facilities and public safety services consistent with the provisions of the General Plan. This element describes at a conceptual level how and where services will be extended and provided to the Plan Area.

### 2. Specific Plan Infrastructure Diagram and Goals

The Specific Plan's infrastructure and public facilities system is describe in three diagrams, Figure 28 through Figure 30, which are incorporated to the BHSP. The diagrams provide a schematic plan for the routing and location of facilities within the Plan Area. Exact sizing and location of facilities will be determined by tentative maps. All infrastructure improvements must be consistent with this section.

**Goal C Provide the necessary infrastructure and public facilities to adequately serve the entire Plan Area at buildout.**

### 3. Infrastructure

#### Infrastructure and Grading Specific Plan Policy

The developer shall provide and the City shall approve a grading, infrastructure, and landscaping master plan for the entire plan area prior to submittal of subdivision maps. Concurrent submittal of subdivision maps may be permitted at the discretion of the Community Development Director.

**Objective C.1. Provide facilities and connections to extend City wastewater, water service and storm drainage to the Plan Area.**

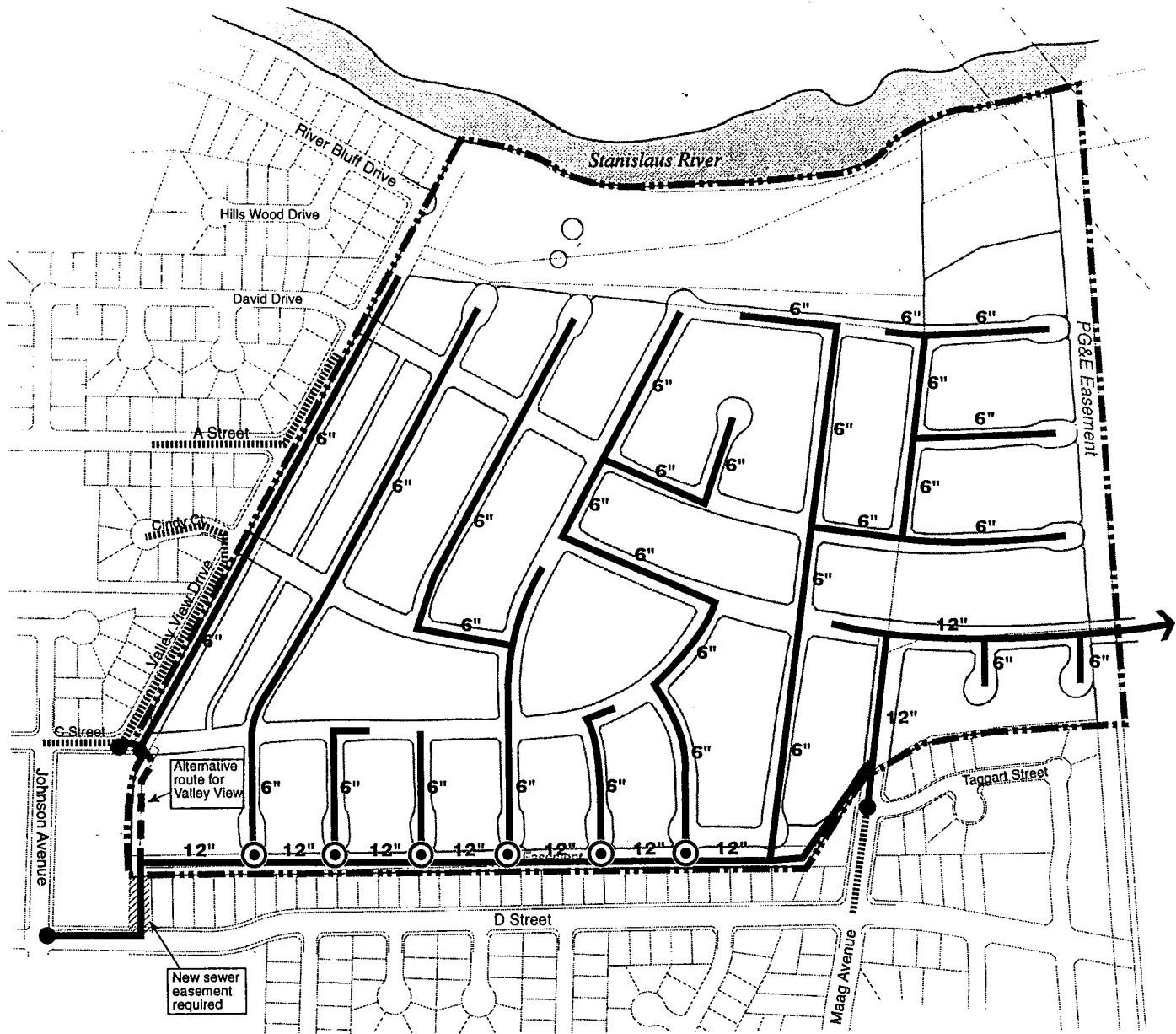
#### a. Wastewater Collection, Treatment and Disposal

The City of Oakdale will provide wastewater services including collection, transmission and treatment for the Project. Sanitary sewer flows will be collected from the project neighborhoods by gravity in a network of small diameter pipes (Refer to Figure 28). A 12 inch diameter trunk line is provided through the project in conformance with the sewer trunks proposed for the general plan buildout (Figure 4-10, Draft Public Facilities Plan, Aug. 1993). The new 12 inch trunk will be connected to the proposed 18 inch line in D Street at the intersection of D Street and Johnson Avenue. The City had indicate that the new 18 inch line will be installed to the west in D Street in the Spring of 1997. A small portion of the project on Maag Avenue at the southwest corner of the project will be connected to an existing 8 inch line at the intersection of Taggart and Maag Avenue. It is anticipated that expansion of treatment facilities will be required as a result of Citywide Development. Design criteria for the sewer collection system will conform to the City of Oakdale Standards.

**Wastewater Policies**

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- C.1.a. A 12 inch wastewater trunk line shall be extended through the Plan Area consistent with the Public Facilities Element.
- C.1.b. The wastewater connection point shall be at the intersection of D Street and Johnson Avenue.
- C.1.c. The wastewater collection system shall be consistent with Figure 28.
- C.1.d. All sewer lines shall have a minimum 42 inches of soil cover.
- C.1.e. All sewer slopes for 12-inch trunk lines shall be 0.2 % (maximum and minimum).
- C.1.f. The developer shall be responsible for obtaining an easement for the sewer connection to "D" Street.

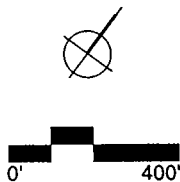


**Note**

This illustration represents a conceptual layout of the Plan Area's wastewater system. Any changes shall be subject to approval by the Public Works Department.

**Legend**

-  Project Boundary
-  Existing Sewer Facility
-  New Sewer Facility
-  Connection Point to Existing Sewer Facility
-  Manholes
-  New sewer easement



CITY OF OAKDALE  
**Burchell Hill**  
 SPECIFIC PLAN

Figure 28  
**Wastewater  
 Collection Diagram**

**b. Storm Drainage System**

The City of Oakdale will provide storm drainage services including collection and disposal. Storm drainage flows will be collected within the project by gravity in a piped system. These pipes will drain into a park/percolation pond facility located in the southwest corner of the project (refer to Figure 29) as proposed for the general plan buildout storm drain system (Figure 4-14, Draft Public Facilities Plan, Aug. 1993). Percolation tests recently performed at the proposed basin location indicate that the soils have excellent percolation capacity. Design criteria for the storm drainage system will conform to the City of Oakdale Standards and Stanislaus County Master Plan.

**Storm Drainage System Policies**

---

- C.1.d. All storm drainage flows shall be accommodated in an on site combination park and temporary percolation basin.
- C.1.e. The percolation basin shall be accessible for recreation, unfenced and consistent with the park design guidelines in Section (II.D.3.b). Basin slopes shall not exceed 5:1 with a maximum depth of 5' - 0".
- C.1.f. The storm drainage system shall be consistent with Figure 29.
- C.1.g. All storm drainage facilities shall conform with the City of Oakdale Standards and Stanislaus County Master Plan.
- C.1.h. The storm drainage system shall be designed to connect with the future positive S.D. System.
- C.1.i. The storage basin shall be designed to be dry within 24 hours of a storm event.

**c. Water Supply System**

The City of Oakdale Municipal Water System will supply water to the Project. The Project is located adjacent to the City's above ground storage reservoir which receives groundwater from a system of wells. Historically, the City has had good water quality.

The City water system currently has three pressure zones. The system of new water pipes for the project will form a fourth pressure zone (Refer to Figure 30). The project water system will receive water from the adjacent storage reservoir. The water pressure will be boosted through a pumping system which includes a hydro-pneumatic tank to provide adequate water pressure for the project. The project's water system will be connected to the existing water system at both Maag and C Street. However, the new pressure zone will be isolated from the existing pressure zone with pressure reducing valves (PRV's) at each connection. It is not anticipated that any new wells will be required as a result of the project. However, additional capacity will be needed to accommodate city growth. Water system design criteria will conform the City of Oakdale Standards.

**Water Supply Policies**

---

- C.1.h. Water supply shall be provided by the City of Oakdale's Municipal Water System.

- C.1.i. The Plan Area shall have a separate pressure zone that is connected into the existing City system via pressure reducing valves.
- C.1.j. The water supply system shall be consistent with Figure 30.
- C.1.k. The minimum water line size shall be 8".
- C.1.l. Automated water meters shall be installed on all hook ups per public works approval.
- C.1.m. A booster pump with back-up power shall be provided in the first phase per public works requirements.
- C.1.n. The existing ag well on APN 64-010-002 shall be maintained to monitor groundwater quality.










**Note**

This illustration represents a conceptual layout of the Plan Area's storm drainage system. Any changes shall be subject to approval by the Public Works Department.

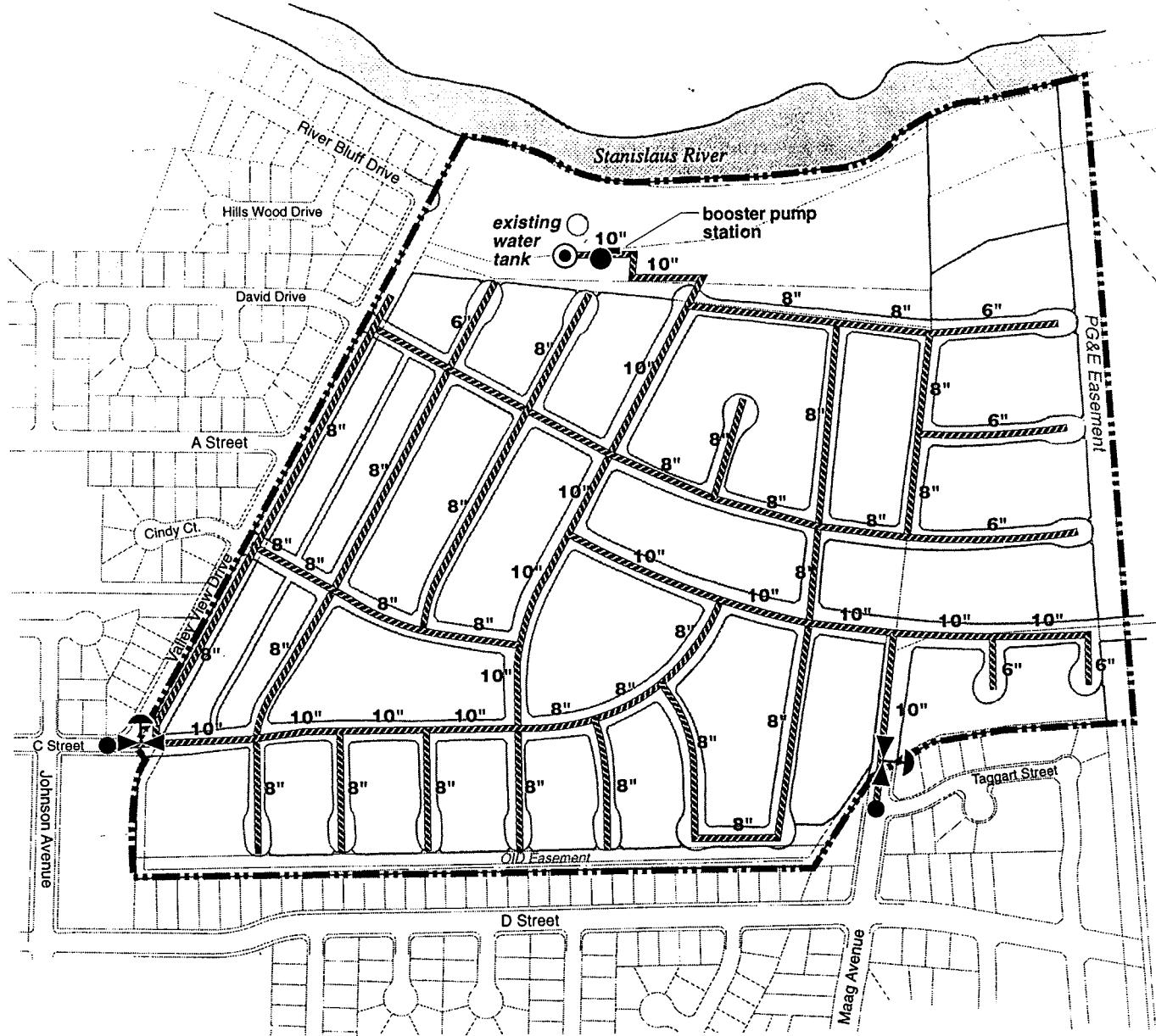
**Legend**

-  Project Boundary
-  Storm Drain Facility
-  Percolation Basin/ Park
-  Outfall Structure
-  Future Positive Storm Drain



CITY OF OAKDALE  
**Burchell Hill**  
 SPECIFIC PLAN






Figure 29  
 Storm Drainage  
 Diagram

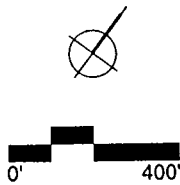


**Note**

This illustration represents a conceptual interpretation of the Plan Area's buildout. Final street pattern, lotting, landscaping, and park features may vary. This Plan diagram is not adopted to form as a part of the Specific Plan.

**Legend**

-  Project Boundary
-  Water Supply Facility
-  Connection point to existing water facility
-  Pressure sustaining valve
-  Booster Pump Station



CITY OF OAKDALE  
**Burchell Hill**  
 SPECIFIC PLAN

Figure 30  
**Water Supply Diagram**

**d. Utility Easements**

Two major utility easements cross the Plan Area. A 75 foot wide PG&E overhead electrical transmission easement is located on the eastern boundary and a 60 foot OID underground irrigation pipeline easement is located on the southern boundary. Both of these easements are designated as parkland areas and must be accessible to work and emergency vehicles. Landscape and trail improvements within the easements are permitted. Within the Plan Area a 10 foot wide Public Utility Easement will be provided along all streets

**Utility Easements Policies**

- C.1.k. A 10 foot wide public utility easement shall be provided along all streets.
- C.1.l. The PG&E and OID easements shall be preserved as accessible parkland and part of the Greenway Trail System.
- C.1.m. All landscape and trail improvements shall be consistent with the Standards and Guidelines in Section II.D.

**4. Public Facilities and Services**

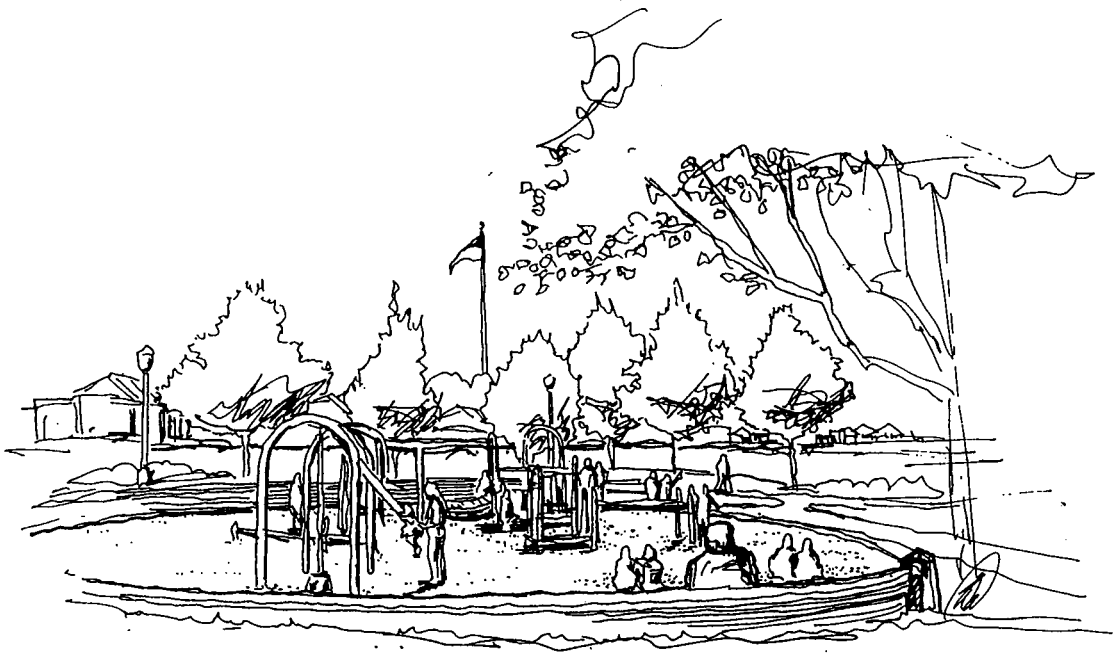
**Objective C.2. Ensure adequate public facilities and service are provided to serve the Plan Area and maintain existing levels of service.**

**a. Public Schools**

School services for the Plan Area will be provided by the Oakdale Union Elementary School District (K-5, 6-8) and Oakdale Joint Union High School District (9-12). The provision of additional school facilities required to serve the Plan Area will be negotiated by the developer and school district consistent with General Plan Policy. Consistent with the General Plan, no school facilities are provided within the Plan Area.

**Public School Policies**

- C.2.a. (GP Policy 171) Prior to the issuance of any building permits for the project, the applicant and the school district shall have entered into an agreement concerning new school facilities construction and financing. If the school district and the applicant are unable to reach agreement, the issue concerning impact fees for new school facilities construction and financing shall be referred by the school district and/or the applicant to the City Council for final determination. Mitigation measures sought by the school district pursuant to this section shall be limited to measures necessary to mitigate the impacts caused by the project, permitted by State law and the City.



*Parkland and community park space will be defining neighborhood features*

## **D. Parks, Open Space and Natural Resources Element**

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### **1. Overview**

The Burchell Hill Specific Plan offers a variety of parks and open space that serve a diverse group of users. Two public parks are provided under the Plan. The Central Park is a neighborhood park serving Burchell Hill's residents with passive recreation and play facilities. River Bluff Park serves as a Community Park and takes advantage of the site's unique physical features including the Stanislaus River, riparian habitat, river trails, elevated bluffs, and spectacular views to the north. The perimeter trails system and Greenway will provide a landscaped neighborhood edge with linkages to the surrounding community.

2. **Parkland Requirements**

The City of Oakdale requires the dedication of 5 acres of parkland for every 1000 residents. With an approximate 6-acre parkland requirement, the Burchell Hill Specific Plan provides more than the required area of parklands. Table 9 gives a summary of the total parkland and open space provided under the Specific Plan. The Specific Plan's Parks and Open Space Diagram in Figure 32 identifies the general location of all parklands.

**Table 9 Parkland Statistics**

Specific Plan	Park Facility	Gross Area
P-1	Central Park	3.7 ac
P-2	River Park	14.1 ac
P-3	Basin Park	2.1 ac
P-4	OID Bikeway	2.4 ac
P-5	Valley View Parkway	2.1 ac
P-6	Waggoner Riverfrontage	5.2 ac
P-7	PG&E GreenBelt	2.5 ac
<b>Subtotal</b>		<b>32.1 ac</b>

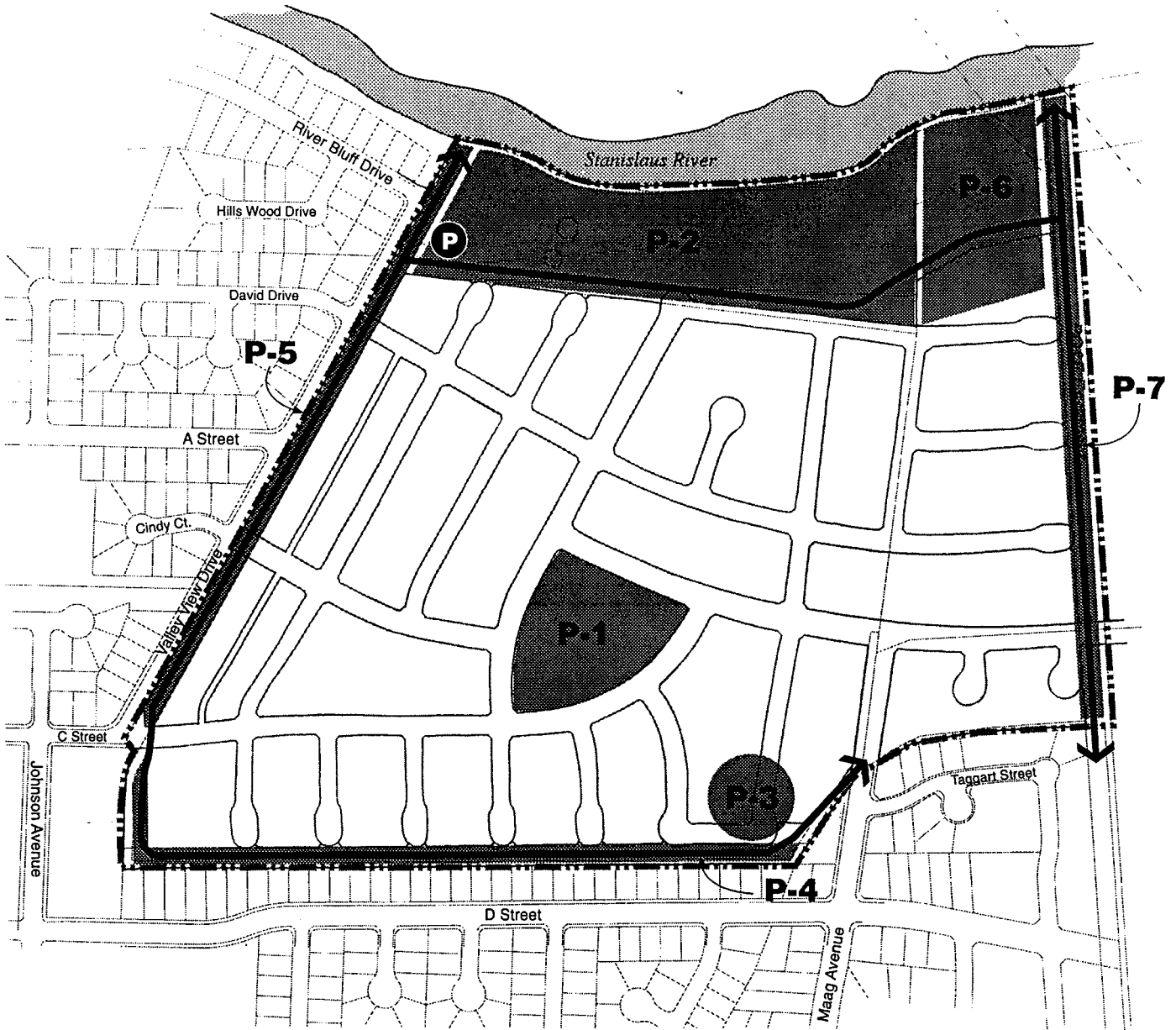
3. **Parks and Open Space Facilities**

**a. Central Park**

The Central Park is a 3.7 acre neighborhood park located on a hilltop in the center of the Plan Area and provides a central focal element and neighborhood organizational feature, refer to Figure 32. The park serves the nearby residents and is located in easy walking distance from any location in the project. Passive recreation amenities including a tot lot, turf play area, and passive strolling and picnicking facilities are envisioned. The park's location takes advantage of excellent views southward of Oakdale and the Valley. All parking will be provided on street.

**b. Stormwater Basin Park**





A stormwater detention basin is located on the lower west side of the Plan Area. At 2.1 acres in size, the basin provides an additional park facility to the neighborhood. The basin's design incorporates park like features for passive recreation so the facility will integrate well with the neighborhood and will be utilized to its full potential. Adjacent to the OID easement the facility will offer connections to the Plan's trail system as well. The basin park will be fully landscaped with trees, shrubs and turf including cobble lined ponding areas to capture daily runoff. The basin park will be no deeper than 5 feet with slope of 5:1.

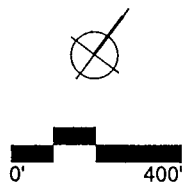


**Note**

This illustration represents a conceptual interpretation of parkland locations at the Plan Area's buildout. Final street pattern, lotting, landscaping, and park features may vary. Subsequent development shall be generally consistent with this plan diagram with modifications subject to approval by the City of Oakdale.

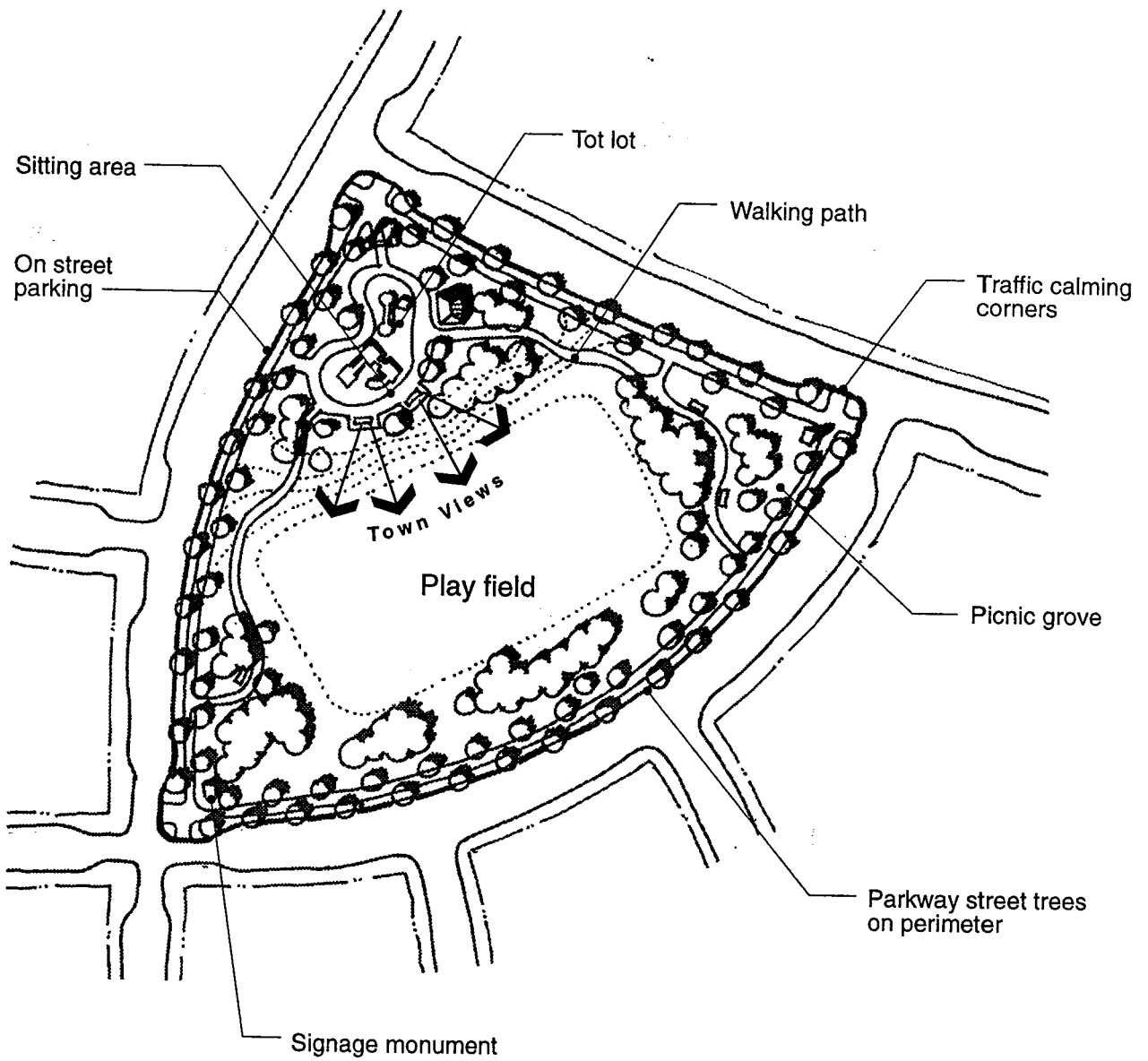
**Legend**

-  Project Boundary
-  Parkland Area
-  Primary Trail
-  Off Street Parking Lot



CITY OF OAKDALE  
**Burchell Hill**  
 SPECIFIC PLAN

Figure 31  
**Parks and Open  
 Space Diagram**



**Note**

This diagram is a concept only and does not represent a specific proposal. Ultimate park design may vary subject to identified needs.

**b. Fire Protection Services**

Fire protection services for the Plan Area will be provided by the City of Oakdale Fire Department. The existing station on East G Street can provide adequate response times and levels of service for the Plan Area. Consistent with the General Plan, no fire protection facilities are provided within the Plan Area.

**Fire Protection Service Policies**

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- C.2.b. Fire plugs shall be located near the center point of all cul-de-sacs, per public works and fire department approval.
- C.2.c. To minimize response times, fire plugs shall be located adjacent to US Mail gangboxes when ever possible.
- C.2.d. The design of all cul-de-sacs that vary from public works standards shall be approved by the Fire Department.

**c. Police Services**

Police services for the Plan Area will be provided by the City of Oakdale Police Department. The existing station on North Second Avenue can provide adequate response times and levels of service for the Plan Area. Consistent with the General Plan, no police facilities are provided within the Plan Area.

**Police Service Policies**

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- C.2.e. Adequate lighting, visual corridors, vehicle access shall be provide along alleyways, trails and parks.
- C.2.f. All landscaping features and plant materials shall be selected and maintained to minimize hiding spaces and other indefensible spaces.
- C.2.g. Walls, fences and other publicly accessible flat surfaces shall be landscaped, designed or protected to minimize areas to attract graffiti.

**d. Solid Waste Pick-up and Recycling**

Solid waste pick-up and curb side recycling service shall be provided by Gilton Solid Waste Management.

**Solid Waste Pick-up and Recycling Policies**

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- C.2.h. Solid waste pick-up and curb side recycling shall be provided by Gilton Solid Waste Management or by other private vendors under the provision of franchise agreements with the City.
- C.2.i. Every house shall have a 3x6 foot concrete pad, for trash and recycling dumpster storage located behind the front yard fence.
- C.2.j. Common trash receptacles provided for parks shall be decorative fixtures that are consistent with the overall project design.



5. Energy and Communication Facilities

**Objective C.3. Provide adequate energy and communication facilities to serve the Plan Area.  
(Service providers as of August 1996)**

Energy and communication facilities will be provided by the service providers currently authorized to serve the City of Oakdale. These policies, however, should not preclude additional providers from competing within the Plan Area as these services are deregulated.

**Energy and Communication Facilities Policies**

- C.3.a. The City shall ensure that energy and communications services are provided, either through direct city provision, contract, or franchise.
- C.3.b. Electrical services shall be provided by Pacific Gas and Electric (PG&E) approved city franchise.
- C.3.c. Street lighting shall be provided along all streets per public work standards.
- C.3.d. Natural gas service shall be provided by PG&E or approved city franchise.
- C.3.e. Telephone service shall be provided by Pacific Bell or other authorized service providers.
- C.3.f. Cable television shall be provided by Post Newsweek Cable or other authorized service providers.
- C.3.g. All utilities shall be installed underground or programmed for relocation underground, with the exception of the existing PG&E transmission towers and appurtenance.
- C.3.h. No roof mounted or aerial antennas or receiver dishes over 2' - 0" in diameter shall be installed that are visible from beyond a parcel's property lines.

**c. Greenway Trail System**

A perimeter Greenway Trail System of landscaped pedestrian and bicycle trails takes advantage of the Plan Area's numerous easements and right of way's. The 60' OID easement, the 75' PG&E easement, Valley View Drive, and the River Bluff Park provide linkages for the trails. The Greenway Trail System will provide connection to a future Stanislaus River Trail system via the PG&E easement and Valley View Drive Parkway. Collectively, the Plan's trail system will serve the residents of Burchell Hill as well as provide key components to an overall citywide trail system.

**d. River Bluff Park**

Currently the City owns a 14 acre site on the northern side of the Plan Area that is planned as a community park and open space area. River Bluff Park will serve a variety of passive recreation uses and will provide a trail head to a future Stanislaus River Trail which will eventually connect to Kerr Park. Much of the site consists of steep slopes, embankments, and riparian habitat area. The park's flat bluff top provides an excellent location for the community to gain access to the Stanislaus River. The existing City water tanks will remain with a buffer landscape treatment added. Public parking will be accommodated with a small off street parking lot located off of Valley View Drive.

**4. Open Space Goals and Standards**

**Goal D To provide as system of parks, open spaces, and trails that serve a variety of recreational needs, protect sensitive resources, and create a unique neighborhood character.**

**Objective D.1 Provide a variety of parks and open space facilities that meet the recreational needs of the neighborhood residents and create neighborhood focal elements.**

**Parkland Policies**

- D.1.a. The park and open space system shall be consistent with the general concepts outlined in Figure 31.
- D.1.b. A minimum of five acres of parkland shall be provided for each 1,000 residents of the project, consistent with the City's General Plan.
- D.1.c. The developer shall provide park land and improvements as required by City ordinance.
- D.1.d. Park designs should accommodate a variety of semi-active and passive recreational features that meet the needs of residents of all ages, abilities, and interests.
- D.1.e. Parks shall be located in prominent sites to provide community focal points and landmarks.
- D.1.f. Parks shall adjoin public streets, open spaces, or public facilities on all sides. Residential yards or other fenced interfaces shall be minimized. Wood fences along parks and trails shall not be permitted.
- D.1.g. All parks shall be connected to neighborhoods by either sidewalks or recreational trails.
- D.1.h. All park safety and maintenance standards shall comply with City and ADA standards.
- D.1.i. All parks and open space improvements shall be designed by a licensed landscape architect, as required by State Law.

**Table 10 Parkland Credit Table**

**Park Credit Table**

Specific Plan	Park Facility	Gross Area	Land Dedication	% Land Credit	Net Dedication Credit
P-1	Central Park	3.7 ac	3.7 ac	100%	3.7 ac
P-2	River Park	14.1 ac	0.0 ac	0%	0.0 ac
P-3	Basin Park	2.1 ac	2.1 ac	50%	1.1 ac
P-4	OID Bikeway	2.4 ac	2.4 ac	50%	0.0 ac
P-5	Valley View Parkway	2.1 ac	0.0 ac	0%	0.0 ac
P-6	Waggoner Riverfrontage	5.2 ac	1.4 ac	50%	1.4 ac
P-7	PG&E GreenBelt	2.5 ac	2.5 ac	0%	0.0 ac
<b>Subtotal</b>		<b>32.1 ac</b>	<b>12.1 ac</b>		<b>6.2 ac</b>
<b>City Parkland Requirements</b>					<b>6.2 ac</b>

**Objective D.2 Protect sensitive resources and provide utility access with a system of open spaces and park land.**

**Open Space Policies**

- D.2.a. Valley View Drive shall be improved to include a landscaped parkway and trail.
- D.2.b. Parks and open space areas shall be made accessible via recreational trails or sidewalks. Recreational trail connections shall be provided wherever feasible.
- D.2.c. The on-site stormwater detention basin shall be improved as a two stage basin with a recreational field that is accessible by foot.
- D.2.d. The PG&E easement shall be incorporated into a landscaped open space.
- D.2.e. The OID easement shall be incorporated into a landscaped open space.
- D.2.f. Sensitive riparian habitats and hillsides shall be designated as open space preserves.
- D.2.g. All plantings along or within the habitat easement shall be approved by the C.O.E. (Mitigation Measure (4.c.2)).

## **III. Implementation**

This Chapter responds to the requirements of Section 65451 (a)(4) of the Government Code by providing public works projects, financing measures, and development review programs necessary to implement the requirements of Section II.

### **A. Pre-Zoning**

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Lands currently zoned within the City Limits will be rezoned as part of the Specific Plan adoption process. The entire Plan Area will be pre-zoned Specific Plan Zone District One (SP-1) refer to Figure 33.

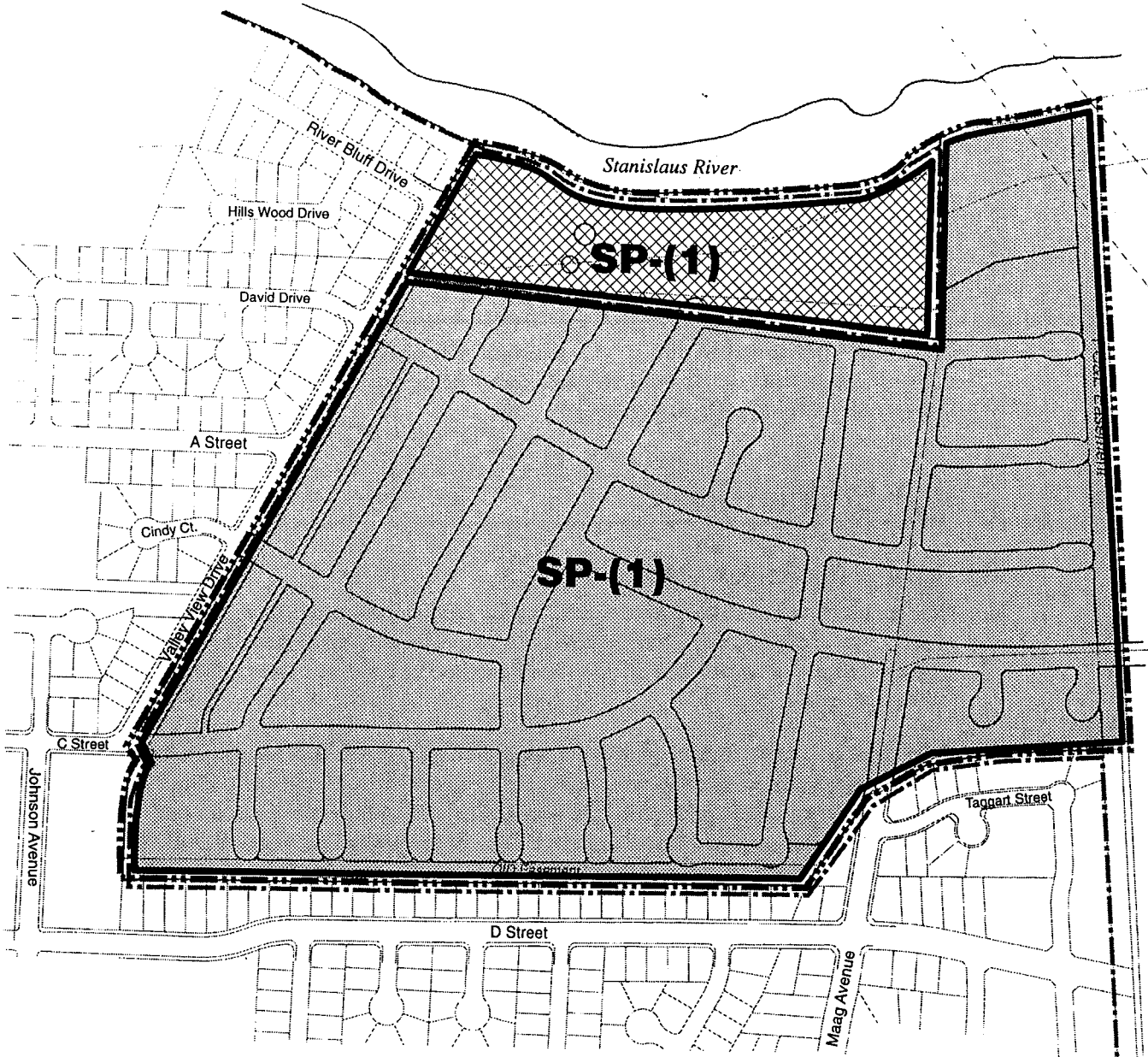
### **B. Public Facilities**

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#### **1. Public Facilities Overview**

Development of the infrastructure and public facilities required to accommodate growth in the BHSP will occur in several ways. The general requirements for infrastructure and facilities, and the likely method of funding, are described in the following subsections.





Development to the south and west of the Plan Area has already established the basic locations for the circulation and infrastructure network in the Specific Plan. The preliminary engineering prepared for this Specific Plan provides a basis upon which the precise engineering will be prepared. The preliminary engineering will allow sub-units of the overall Plan Area to be mapped and engineered independently while maintaining the long term integrity of the Plan Area improvements.



**Note**

This illustration represents a conceptual interpretation of the Plan Area's buildout. Final street pattern, lotting, landscaping, and park features may vary. Subsequent development shall be generally consistent with this plan diagram with modifications subject to approval by the City of Oakdale.

**Legend**

-  Project Boundary
-  City Limits
-  Rezone Area
-  Prezone for Annexation



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Figure 33  
 Prezoning Diagram

2. **Facilities Service Standards**

Development within the BHSP will conform to all existing City wide standards set forth in the City's General Plan, Zoning Ordinance, and the Public Works Standards unless specified otherwise in the Specific Plan. Individual projects developed in the Plan Area will pay all required PFE fees established by City to mitigate all off site facilities impacts anticipated under the General Plan.

3. **Facility Categories**

The general requirements for infrastructure and facilities and the most likely method of funding are described in the following paragraphs. The infrastructure and public facilities network required to serve the BHSP is not complex. The elements of this network can be grouped into three (3) categories.

**Facility Categories**

---

1. **Backbone Infrastructure**
  - collector streets
  - sanitary sewer trunk system
  - water delivery system
  - storm drainage system
  - storm water basin
  
2. **Community Facilities**
  - parks
  - bikeways and trails
  - common landscape
  - entry features
  
3. **In Tract Subdivision Infrastructure**
  - local streets
  - sewer
  - water
  - storm drainage
  - utilities
  - parkway landscape
  - mail boxes
  - fire hydrants
  - street signs

Backbone infrastructure items and community facilities serve all land uses within the Plan Area and will be financed by the master project developer. Reimbursement agreements for installation of the backbone infrastructure system will spread the costs equitably among all benefiting landowners. To the extent a facility serves a significantly larger area than the plan area itself (e.g. River Bluff Park, Valley View Parkway), costs will be shared with the City.

In tract subdivision infrastructure benefits only a specific development and will be the responsibility of the individual developer. These costs are typically handled by the developer as a part of cost of construction improvements.

#### 4. Phasing Plan

The Specific Plan establishes the framework for infrastructure improvements required within the Plan Area. Certain elements of the overall infrastructure network (i.e. location of sewer trunks, storm drainage, collector street access) act as constraints in the phasing of the Plan Area.

The phasing plan indicated in Figure 34 provides for development to begin from the southwest corner of the Specific Plan Area. Alternative phasing shall be permitted subject to the provision of the necessary infrastructure and public facilities to support the level of development.

### C. Public Facilities Financing Measures

#### 1. Facilities Financing Overview

The infrastructure and public facilities network for the BHSP is straightforward. The area represents the buildout of an existing residential neighborhood. Sewer, water and collector street improvements are primarily the extension of the existing network in the project vicinity. A primary purpose in preparing the Specific Plan is to ensure that the development of the BHSP will provide all infrastructure and facilities required by the project.

Pay-as-you-go financing, which includes development impact fees, developer/land owner dedications, exactions and private sector financing, will be the preferred method of facilities financing. The pay-as-you-go financing approach reduces the net cost of development by minimizing financing costs.

#### Table 11 Public Facilities Phasing

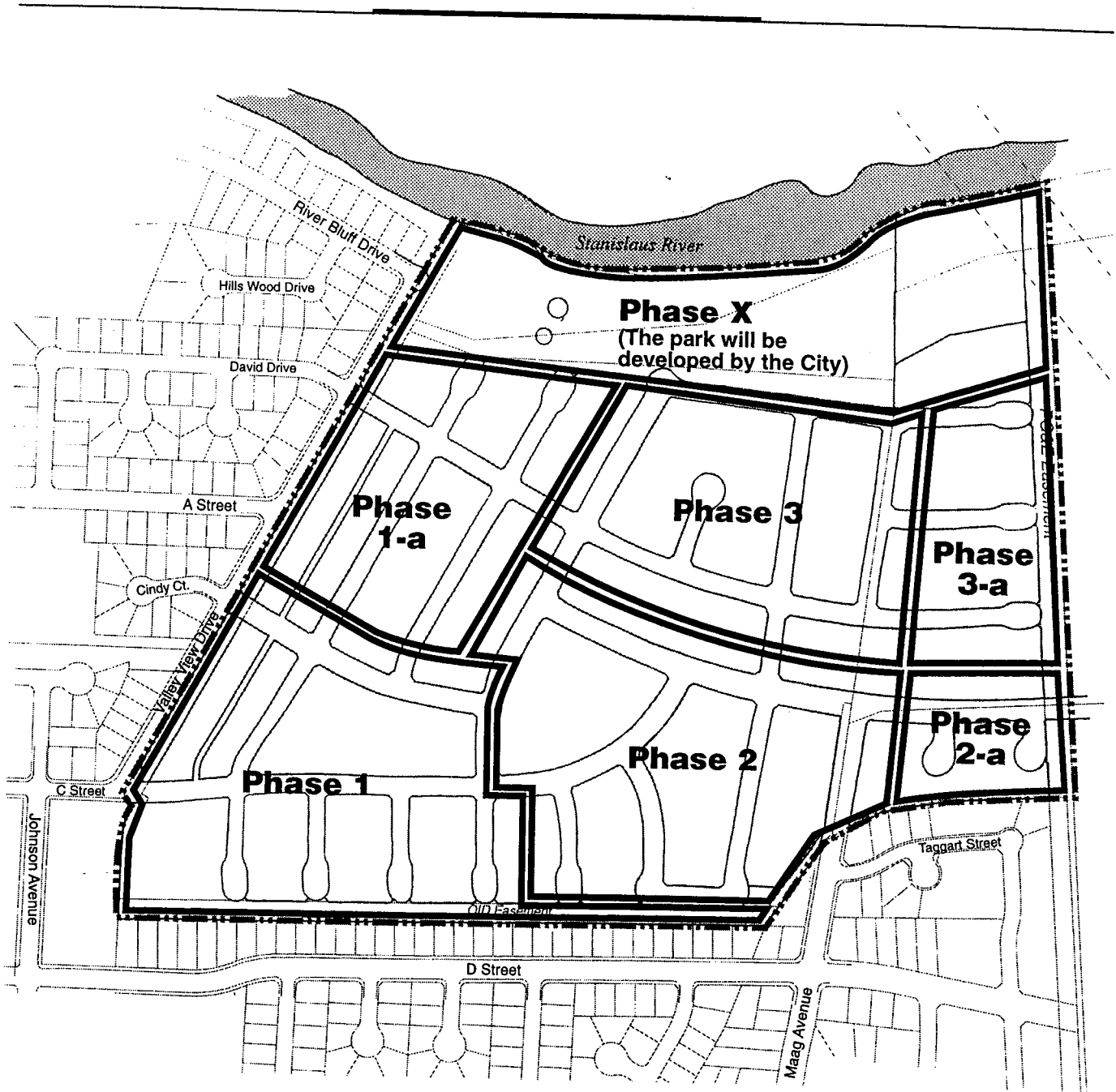
The following facilities shall be installed or bonded for prior to the issuance of building permits for any phase as indicated in Figure 34, Phasing Diagram.

1. Phase 1 to include, as follows:
  - A. Water pressure booster pump station.
  - B. Connection to "C" Street and Valley View Drive water with loop on Valley View Drive.
  - C. Ten-inch water main to pump station with easements.
  - D. Twelve-inch sanitary sewer to "D" Street and Johnson Avenue.
  - E. Full width street development on all bordering streets.
  - F. Storm water basin with irrigation, turf and trees.
  - G. Storm water piping through Phase 1.
  - H. South half of Valley View Parkway Treatment with trees, landscaping, entry features and trail.

- I.     OID easement landscaping with irrigation, turf, trees and trail.
2.     Phase 1-A to include, as follows:
  - A.     Loop water system on Valley View Drive.
  - B.     North half of Valley View Parkway Treatment with trees, landscaping, entry features and trail.
  - C.     Full width street development on all bordering streets.
3.     Phase 2 to include, as follows:
  - A.     Water system looped and connected to Maag Avenue.
  - B.     Neighborhood Park development sidewalks, turf, irrigation, and trees.
  - C.     Full width street development on all bordering streets.
  - D.     Storm water piping to Maag Avenue.
  - E.     Neighborhood entry feature.
4.     Phase 2-A to include, as follows:
  - A.     Full width street development on all bordering streets.
  - B.     Utility stub outs.
5.     Phase 3 to include as follows:
  - A.     Full width street development on all bordering streets.
6.     Phase 3-A to include, as follows:
  - A.     Full width street development on all bordering streets.
  - B.     PG&E easement landscaping with irrigation trees and trail.
  - C.     Neighborhood entry feature.

Phasing should occur in order.







**Note**

This illustration represents a conceptual interpretation of the Plan Area's buildout. Final street pattern, lotting, landscaping, and park features may vary.

**Legend**

-  Project Boundary
-  Phasing Boundary

CITY OF OAKDALE  
**Burchell Hill**  
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Figure 34  
 Phasing Diagram

## 2. Facility Funding and Maintenance

### a. Collector Streets and Local Streets

Construction of collector streets and local streets will be the responsibility of the developers of the BHSP on a tract by tract basis. Improvements to a collector backbone between C Street and Maag will be the responsibility of the Master Developer and will be repaid through a reimbursement agreement. Landscaping and irrigation within public rights-of-way may be funded by the Developer.

Street maintenance will be the responsibility of the City. Maintenance of common landscape, specialty hardscape and street trees will be handled by a landscape and lighting maintenance district (LLD).

### b. Parks

A neighborhood park, a community park, a Greenway Trail System and open spaces along the Stanislaus River are all components of the BHSP. Parkland will be dedicated to the City per the requirements of the Subdivision Ordinance. The City shall provide a credit for all parkland dedicated in excess of the City's requirements. Parkland improvements will be the joint responsibility of the Master Developer and the City. The developer will be responsible for landscaping and irrigation of the Central Park, OID Easement and Valley View Parkway. The City shall be responsible for all structures and hardscape improvements within these parks as well as the entirety of River Bluff Park.

The Developer may choose to install additional improvements, which will be credited by the City. All development will be charged the fee at the time building permits are issued.

Park maintenance for trails, neighborhood and community parks may be funded through a LLD.

### c. Water, Sanitary Sewer and Storm Drainage Systems

Except for certain major water, sanitary sewer and storm drainage trunk lines, construction of all utilities infrastructure will proceed in conjunction with individual developments within the specific plan area. The need for the utility systems within the BHSP will be triggered by the approval of tentative maps for residential subdivisions. Prior to the recording of final maps, detailed improvement plans and funding mechanisms consistent with the general design described in this Specific Plan shall be prepared and approved by the City. Developers shall pay PFE fees for off site sanitary sewer, water and storm drainage improvements and impacts at the filing of the final map.

Individual developers may also be required to initially fund the costs of backbone infrastructure and oversized facility extensions due to the timing of development within the Plan Area. Developers who initially fund the cost above their fair share shall be reimbursed when as benefiting areas develop. Reimbursement agreements will be approved by the City.

The City shall assume maintenance responsibilities for all water, sanitary sewer and storm drainage facilities. The landscaping within the Stormwater Basin will be maintained by the LLD.

**d. Lighting**

Street lights will be installed along all collector and local residential streets. Street lighting will be funded as a part of street improvements. Lighting shall be installed in parks and along trails as required for safety and security. Maintenance of all lighting will be the responsibility of the LLD.

**e. Public Safety Facilities**

Public Safety services and facilities will be funded through the City of Oakdale's Public Facilities Fee. All new developments will be charged a fee at the time building permits are issued.

**f. Schools**

Development within the Plan Area will be required to mitigate their impact on the City school system. No school sites or facilities are included in the BHSP consistency with the General Plan. A School Facilities Impact Fees and payment schedule, will be negotiated with the affected school districts prior to the issuance of building permits.

**g. Specific Plan Preparation**

Annexation and development within the Plan Area is predicated on the preparation of this Specific Plan and its supporting studies. The Master Developer has preceded on preparing the Plan independently and has received no financial reimbursement from the other property owners within the Plan Area. Developers of properties that benefit from this the BHSP shall reimburse the Master Developer for a fair share cost of Plan based on the relative benefit received.

**3. Public Facility Policies**

The following policies shall guide the installation, phasing and financing of public facilities within the Plan Area.

**Public Facility Policies**

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- E1.a. Property owners within the Plan Area will be required to pay their fair share of the backbone infrastructure and community facilities that are required to serve the entire Plan Area.
- E1.b. The backbone infrastructure and community facilities cost shall be allocated to property within the BHSP based on general principles of benefit received with consideration to the financial feasibility of the proposed land use. Consideration for value of land dedicated for infrastructure improvements shall be incorporated into the cost and allocated as a credit against costs for individual development.
- E1.c. Development projects in the Specific Plan Area shall be required to fund any common facilities or over-sizing of facilities required by the City consistent with the Specific Plan subject to reimbursement from future developments benefiting from the improvements.
- E1.d. The developer shall enter into a facilities fee agreement, to be approved by City Council, with the affected school districts prior to the issuance of building permits.
- E1.e. A single Landscape and Lighting Maintenance District shall be formed for the entire Plan Area. All developments shall be required to participate in the District.
- E1.f. The City shall provide credits toward the PFE Fees for all parkland dedications and parkland improvements beyond the requirements of the Subdivision Ordinance.
- E1.g. Development may occur anywhere in the Plan Area subject to the provision of adequate facilities.
- E1.h. The City shall support a "pay-as-you-go" approach to facility financing.

## D. Development Review and Approval Process

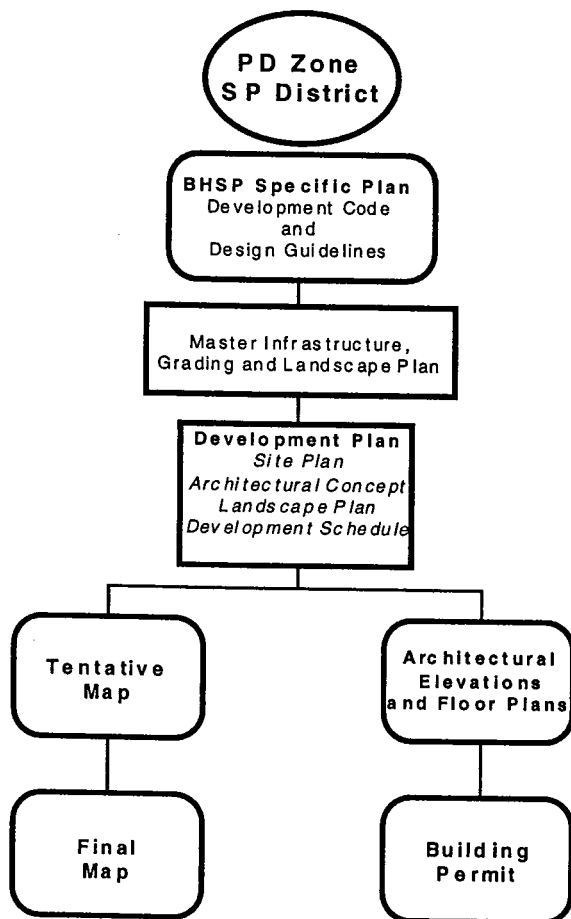
### 1. Design Review

All development within the Plan Area must be consistent with the terms of the BHSP. Design review procedures to ensure consistency with the Plan follow the PD ordinance requirements which provides the principle underlying zoning for the Plan Area. Under the PD ordinance, all projects must submit a Development Plan, Elevations and Floor Plans as specified in section 36-23.36 of the Zoning Ordinance. The Design Review process is summarized in Figure 35.

#### Design Review Policies

- E2.a. All development projects shall follow the PD zoning Design Review and Approval Process.
- E2.b. All development projects shall be consistent with Goals, Policies, Standards and Guidelines of the BHSP.

**Figure 35 Design Review Flow Chart**



2. **Subdivision Process**

The subdivision process within the BHSP shall be governed by the City of Oakdale's Subdivision Ordinance, Chapter 31 of the Oakdale Municipal Code and the State Subdivision Map Act (California Government Code Sections 66410 et. seq.). Processing procedures, submittal requirements, and findings required by the City's Subdivision Ordinance will be enforced as set forth therein.

3. **Required Findings**

In addition to the findings required by Section 31-19(b) of the Oakdale Subdivision Ordinance, all tentative map and vesting tentative map approvals will require adoption of the following findings:

**Findings**

- a. **The Tentative Map conforms to the requirements of the Burchell Hill Specific Plan; and**
- b. **The Tentative Map is consistent with any relevant/required mitigation measures adopted by the Mitigated Negative Declaration, as certified by the City Council**
- c. **The Tentative Map is consistent with the Specific Plan as adopted and therefore, additional environmental review under CEQA is not required (CEQA Guidelines Section 15182, Public Resources Code 21083, California Government Codes 65453).**

## IV. Amendment Process

### A. Purpose

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Over time, various sections of the BHSP may need to be revised to respond to changing economic or political conditions. The policies presented in the BHSP contain some degree of flexibility, but any Specific Plan Amendments must be judged by relatively fixed criteria.

### B. Specific Plan Amendment Process

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The following process must be followed in reviewing proposed Specific Plan Amendments:

#### 1. Specific Details of Amendment

Proposals to amend the BHSP must be accompanied by detailed information to document the change requested. This information should include a revised Specific Plan Text (or excerpt therefrom) and revised Land Use Diagram, where relevant, depicting the Amendment requested.

#### 2. Presentation of Need for Amendment

Since a significant amount of time and money has been invested in the preparation of the BHSP, any proposals to amend the Specific Plan must document the need for such changes. The applicant should indicate the economic, social, or technical issues which generate the need to amend the Specific Plan.

#### 3. Submittal of Supplemental Studies

Any proposal to amend the BHSP must be accompanied by studies which analyze the Amendment's effects, compared to the adopted Specific Plan, on the following issues:

#### Specific Plan Amendment Requirements

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1. Conformance with Specific Plan's Goals, Policies and Standards.
2. Consistency with the Comprehensive Regulations presented in Chapter II of the BHSP.
3. Compatibility with any approved development which will be affected by the Specific Plan Amendment.
4. Compatibility with existing and planned land uses surrounding the proposed Specific Plan Amendment, as indicated by the adopted Specific Plan.
5. Analysis of traffic impacts.
6. Consistency with adopted Environmental Document

4. **Supplemental Environmental Analysis**

The applicant must provide an analysis of the Amendment's impacts relative to the adopted Environmental Document. Depending on the nature of the Amendment, supplemental environmental analysis may be necessary, according to the California Environmental Quality Act (Section 15162).

5. **City Staff Analysis**

The City staff will review all of the above submitted material and provide a staff report for presentation to the Planning Commission and the City Council. Staff may also request further clarification of the above studies, if necessary. The staff report will analyze whether the proposed Specific Plan Amendment is consistent with the General Plan and whether the need to amend the Specific Plan (Section IV.B.3) can be supported by the conclusions of the supplemental studies referenced in Section IV.B.3. The Planning Director shall have the authority to determine whether a proposed change is a major or minor change. A minor change may be authorized by staff with appropriate findings of consistency. A major change must be processed as a full Specific Plan Amendment.



6. **Public Hearings**

Both the Planning Commission and the City Council must hold Public Hearings on the Specific Plan Amendment, in accordance with Section 65453 of the State Government Code.