

COUNTY OF PLACER
Community Development/Resource Agency

Michael Johnson, AICP
Agency Director

**ENGINEERING AND
SURVEYING DIVISION**

Richard Eiri, Deputy Director

MEMORANDUM

TO: Honorable Board of Supervisors

FROM: Michael Johnson, AICP
Agency Director

By: Richard Eiri, Deputy Director

DATE: August 4, 2015

SUBJECT: PLACER VINEYARDS SPECIFIC PLAN MASTER PLANS

ACTION REQUESTED

1. Approve the Placer Vineyards Specific Plan Landscape Master Plan.

BACKGROUND

The Placer Vineyards Specific Plan and Development Agreement was approved by the Board of Supervisors in July 2007, and encompasses 5,230 acres with 14,132 proposed dwelling units in the unincorporated area of western Placer County. Section 3.2.1, "Development Master Plans", of the Second Amended and Restated Development Agreement approved by your Board on January 6, 2015, requires the applicant to first obtain conceptual approval of the Landscape Master Plan from the County Executive Officer, then from the Board of Supervisors, prior to approval of the first Development Phase.

At this time, the applicant has submitted all of the required Master Plans for staff review. As stated in the Second Amended and Restated Development Agreement, three of the four required Master Plans (Drainage, Sanitary Sewer, and Transit) have been approved by your Board. The Landscape Master Plan is the last of the Master Plans that is required to be approved prior to the approval of the first Development Phase. The Landscape Master Plan has been reviewed by staff, conceptually approved by the County Executive Officer, and is now ready for the Board's consideration. Because of its size (140 pages), only the Table of Contents and the Executive Summary sections of the Landscape Master Plan is attached. The full document is available for review at the Clerk of the Board's office.

The Landscape Master Plan is intended to provide direction for the conceptual treatment of outdoor landscaped areas and to reinforce the vision and design goals set forth in the Placer Vineyards Specific Plan. This Master Plan provides guidance for landscape design while allowing flexibility and creativity to the developers. There are a myriad of elements covered in the Landscape Master Plan, including ground covers, street trees, shade trees, hardscapes, landscape corridors, decorative fences and walls, signing, and lighting. In addition, because water conservation has become critically important in California, the Master Plan requires this project comply with the new regulations regarding water use, including the requirements of Assembly Bill 1881 such as, but not limited to, minimizing irrigation overspray and runoff, encouraging use of recycled water, and encouraging retention and use of stormwater.

ENVIRONMENTAL CLEARANCE

There is no environmental clearance required for this action. However, an Environmental Impact Report for the Placer Vineyards Specific Plan was certified by the Board of Supervisors on July 16, 2007. An Addendum to the Final Environmental Impact Report for the Placer Vineyards Specific Plan was later certified by the Board of Supervisors on January 6, 2015.

FISCAL IMPACT

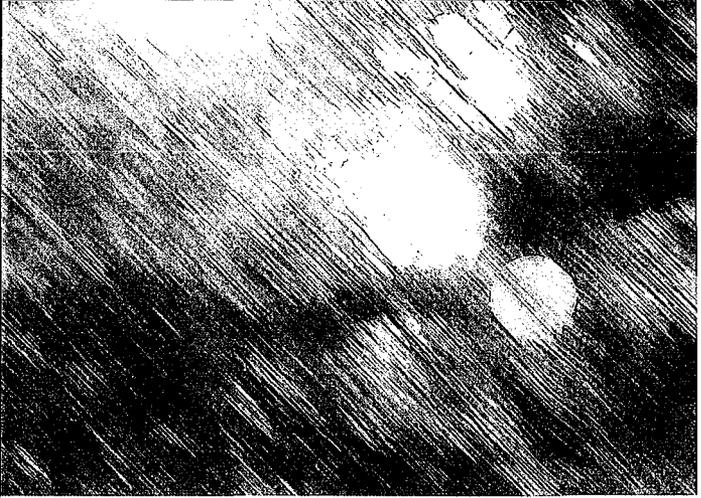
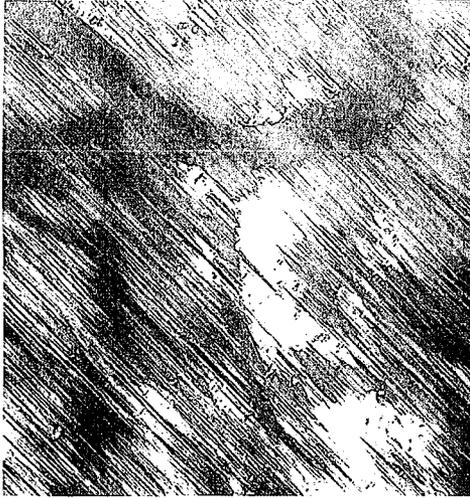
None.

Attachment: Attachment 1 - Placer Vineyards Specific Plan Landscape Master Plan Table of Contents and Executive Summary. *(The complete 140-page Master Plan document is available for review at the Clerk of the Board's office)*



PLACER *VINEYARDS*
Landscape Master Plan

May 2015





PLACER  VINEYARDS

Landscape Master Plan
May 2015



FUHRMAN LEAMY
LAND GROUP

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

black oak
DESIGN



TABLE OF CONTENTS

1.0	EXECUTIVE SUMMARY	1-1
1.1	Landscape Master Plan	
2.0	INTRODUCTION	2-1
2.1	Purpose	
2.2	Process	
3.0	IMAGE AND IDENTITY	3-1
3.1	Elements	
3.2	Theme	
4.0	CIRCULATION SPACES	4-1
4.1	Thoroughfare - Base Line Road	
4.2	Thoroughfare - Base Line Road, at Open Space	
4.3	Thoroughfare - Watt Avenue	
4.4	Commercial - A Street	
4.5	Major Arterial - Dyer Lane, adjacent to preserved oaks	
4.6	Major Arterial - Dyer Lane, not adjacent to preserved oaks, east of 16th Street	
4.7	Major Arterial - Dyer Lane, not adjacent to preserved oaks, west of 16th Street	
4.8	Major Arterial - 16th Street	
4.9	Major Collector - 14th Street, Palladay Road, Tanwood Avenue	
4.10	Collector - Oak, G, 12th, 18th, and 19th Streets, South and West Town Center Drive	
4.11	Town Center Drive	
4.12	East Town Center Drive	
4.13	Residential	
4.14	Alley	
4.15	Residential (age-restricted)	
4.16	Median Detail	
4.17	Understory Median and Frontage Planting	
4.18	Roundabout Landscape Detail	

FIGURES

CIRCULATION SPACES

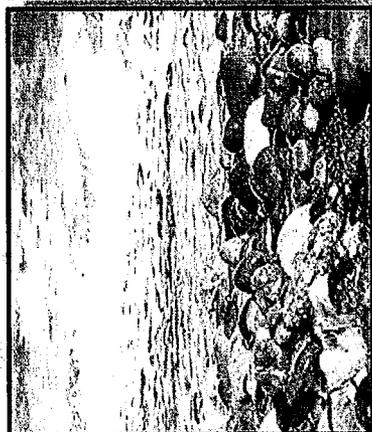
- 4.1 Thoroughfare - Base Line Road
- 4.2 Thoroughfare - Base Line Road, at Open Space
- 4.3 Thoroughfare - Watt Avenue
- 4.4 Commercial - A Street
- 4.5 Major Arterial - Dyer Lane, adjacent to preserved oaks
- 4.6 Major Arterial - Dyer Lane, not adjacent to preserved oaks, east of 16th Street
- 4.7 Major Arterial - Dyer Lane, not adjacent to preserved oaks, west of 16th Street
- 4.8 Major Arterial - 16th Street
- 4.9 Major Collector - 14th Street, Palladay Road, Tanwood Avenue
- 4.10 Collector - Oak, G, 12th, 18th, and 19th Streets, South and West Town Center Drive
- 4.11 Town Center Drive
- 4.12 East Town Center Drive
- 4.13 Residential
- 4.14 Circulation Spaces

TRANSITIONAL SPACES

- 5.1 Landscape Buffer Options
- 5.2 Transitional Spaces
- 5.3 Community Gateway Plan View
- 5.4 Community Gateway Elevation
- 5.5 Activity Center Gateway
- 5.6 Neighborhood Gateway
- 5.7 Gated Entrance Detail
- 5.8 Public Art Examples
- 5.9 Dyer Lane Landscape Corridor
- 5.10 Dyer Lane Class 1 Alignment

IMAGE FEATURES

- 6.1 Wood Fence
- 6.2 Masonry Wall
- 6.3 Post & Cable Fence
- 6.4 Decorative Metal Fence
- 6.5 Walls and Fencing
- 6.6 Landscape Palette



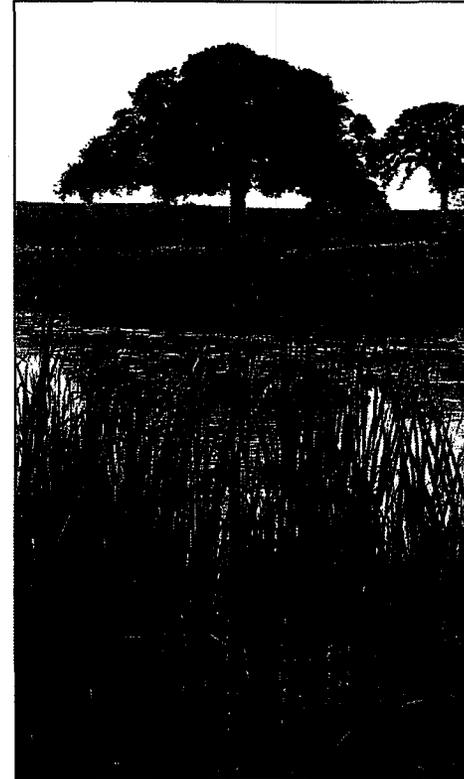
1.1 LANDSCAPE MASTER PLAN

The Placer Vineyards Specific Plan Area comprises approximately 5,230 acres. At build-out the project will create over 14,000 homes, introducing approximately 33,000 new residents to Placer County. The Placer Vineyards Landscape Master Plan (PVLMP) is intended to provide direction for the conceptual treatment of outdoor space and reinforce the vision and design goals set forth in the Placer Vineyards Specific Plan.

The following objectives, described in the Specific Plan, are intended to guide future growth within the area:

- Protect and enhance the highest quality natural features and resources of the site and provide transitional buffers sensitive to the character of adjacent uses.
- Establish a pedestrian-friendly community and access to a regional system of trails that link neighborhoods.
- Develop a series of districts with their own unique site identity with urban centers, neighborhoods, and community serving facilities.

A critical means of meeting the objectives described above is through the use of effective landscape design. This document strives to carry these objectives through the next stage of community development.





The Placer Vineyards Landscape Master Plan has been divided into several chapters. They are as follows:

Chapter 2 Introduction

This chapter defines the purpose of the document and the process by which the document should be applied to future development within the Placer Vineyards area.

Chapter 3 Image and Identity

This chapter summarizes the built and natural elements used in landscape design and describes the overall design concept for the Landscape Master Plan.

Chapter 4 Circulation Spaces

This chapter provides conceptual designs for the various street classifications, both in plan and profile. The landscape designs for this portion of the document are intended to establish a sense of continuity and hierarchy within the street system.

Chapter 5 Transitional Spaces

This chapter defines the various project gateways and provides possibilities for their design. The purpose of this chapter is to provide examples of how to unify these spaces with a common theme, while allowing flexibility in their ultimate design.



Chapter 6 Image Features

This chapter justifies the need to carry the project theme into the details, which include features such as signage, lighting, walls and fences. This section is intended to provide examples of these features and tie them to the overall theme. The landscape palette is also included in this section.

Chapter 7 Implementation

This chapter describes the measures required to implement the landscape designs described in the document and a strategy for their management. A procedure for making amendments is also included.

This landscape master plan has been designed to work in conjunction with the approved Placer Vineyards Specific Plan. Unless otherwise noted in the document, the designs and concepts introduced should be consistent with the Placer County Landscape Design Guidelines. Additional information regarding this document and its relationship to other approved documents is provided in Chapter 7 - Implementation.

This document is intentionally broad in scope in order to allow flexibility in its ultimate implementation. The plans, graphics, photos, and cross sections shown are conceptual. Prior to installation, improvement plans will be submitted which will include detailed landscape plans. These individual plans will be required to consider site specific needs and potentially a greater degree of grouping and diversity than what is depicted here. This Master Plan provides the framework for creating a landscape that is both unique and identifiable; one that ties the community together with a palette that is environmentally sound and thoughtfully designed.

