

## COMMUNITY DESIGN

### RESIDENTIAL NEIGHBORHOOD SITE DESIGN GUIDELINES

Residential neighborhood design layouts should be designed consistent with the following standards and guidelines.

1. Roadways and pedestrian access paths should link adjoining neighborhoods as an interconnected network, providing easy access to schools, parks, and open spaces. Neighborhood layout should provide multiple access points, thereby maximizing the number of streets that carry traffic into each residential area and distributing traffic loads.
2. Residential neighborhoods and associated landscape plans should be organized to create feature or place that makes the neighborhood unique or distinct. This feature may include parks, open space, and creek corridors, or school sites that are easily accessed from surrounding residences.
3. Religious sites should be located on the periphery of residential neighborhoods along community collector streets or arterial roadways.
4. Residential streets should be organized to slow traffic and create a more pedestrian-friendly and safe environment through the selective use of roundabouts, bulb-outs, median planting, cul-de-sacs, special paving, and other site or architectural features.
5. Neighborhood layouts should ensure that open spaces and creeks are visible and accessible from public areas, streets, and trails. Lot and residential building layouts should face onto open spaces wherever possible to provide visual surveillance and security to open space.



*Pedestrian access path should create connections linking residential areas to neighborhood destinations*



*Parks can be organized to create a focus for a community*



*Homes should front onto open space whenever possible to provide visual surveillance to open space areas*

6. Residential site designs should ensure outdoor activity areas shall not exceed the County noise standards. Designs should, however, minimize the need for sound walls adjacent to collector streets with Placer Vineyards by utilizing the planning techniques defined in Policy 6.48 through 6.50 and as illustrated in Figures 6.18, 6.20, 6.21, 6.24, and 6.25.
7. Pedestrian and emergency access should be provided from neighborhoods adjacent to open space and creek corridors.
  - a. Access can be provided by local, single-loaded streets parallel to open space and creek corridors.
  - b. Access may also be provided from open-ended cul-de-sacs, stub streets, loop streets or pedestrian easements between lots.
  - c. Pedestrian access points along open spaces should be no more than 400 feet apart.
  - d. Use of narrow pedestrian connections between lots should be minimized and used only where site constraints preclude access directly from abutting streets.
  - e. Where used, pedestrian access easements should provide functional, safe connections and be a minimum of 20 feet in width. Portions of pedestrian access easements may be wider while still providing visual surveillance from the abutting streets.
  - f. Housing units adjoining access easements should orient homes toward, and be designed to provide visual surveillance of, the pedestrian path from the major living areas of the units, major entries, and/or windows.

8. All neighborhood site layouts should provide a minimum of two access points on local collector streets.
9. Neighborhoods should have a mix scale of homes, including a mix of one-and two-story homes
10. Private residential streets are allowed in neighborhoods following Design/Site Review approval (see Chapter IX, “Implementation” for more information on the Design/Site Review process). Refer also to Policy 5.5 on private residential streets.

**Design Guidelines for Residential Buildings**

Residential building design should provide a mix of façades and floor plans along the same street to avoid repetition or monotony. A variety of design techniques may be used to create variety and visual interest along the street, including the following:

1. A mix of elevations, building styles, and setbacks are encouraged to provide variety in the appearance of the street. Houses of identical elevation should not face one another across the street, nor should they be located next to each other on the same street.
2. Front elevations of residential units should be designed to emphasize entries, porches, and windows into living areas and de-emphasize garages.
3. The building façades in each neighborhood should provide for a variety of styles, materials, colors, and details with some elements that create continuity between units.



*Neighborhoods should have a mix scale of homes*



*A variety of building styles is encourage to provide variety along the neighborhood street*



*The front elevation of residential homes should emphasize entries, porches, and living areas*

4. Large wall surface areas on building facades should be varied through the use of offsets, overhangs, recesses, balconies, or other architectural elements to provide visual relief and interest. Design attention should also be given to side and rear building facades visible from arterial streets, parks, or other public use areas.



*Articulate long building facades through the use of overhangs, recesses, and other architectural features*

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### Design Guidelines for Entries and Porches

Residential building design should emphasize building entries and porches oriented to the street, providing visual surveillance of the public realm.

1. Entries to residences should be located on the front façade and articulated with special architectural elements such as a deep-set roof overhang, trellis, porch, an offset entry stoop, entry garden, courtyard, or entry portal.
2. All front porches should have a minimum depth of 6 feet (measured from the house to the face of the support columns), large enough to be functional as outdoor seating areas.

### Design Guidelines for Roofs

Residential neighborhoods and building designs should incorporate a variety of roof forms and treatments to create visual interest. Roof forms, materials, and colors are a major visual element in establishing the style, character and appearance of residential neighborhoods. Roofing materials used should reflect the style and overall character of the building and should be compatible with roofs in adjacent neighborhoods. Color should be used to bring together materials from the site or in the architecture of the building. Use of colors to differentiate between buildings or tenants within larger multi-family complexes or residential developments is encouraged.

Careful consideration and the following standards have been set to avoid the monotonous, repetitive, or massive views of roofs from off-site locations.

1. A variety of roof forms should be provided for each floor plan within a neighborhood, and should be compatible with the architectural style of each building.



*Residential building design with well-articulated front entry using entry landscaping and deep roof overhangs*



*Roof forms should be compatible with the architectural style of the building, varied, and articulated to give unique identity to the home*

2. Roof pitches should vary within each neighborhood or project area.
3. Simple roof forms that cover the majority of the main body of the house are preferred. However, roof forms should be articulated through the use of gables, hips, dormers, clerestories, offsetting ridge lines, or other architectural features to reduce the appearance of one large unarticulated building mass.
4. Where possible, roof designs should provide large eaves or overhangs to reduce the visual scale of the building, provide shadow lines and shading to windows to reduce the heat loads coming into the home.
5. All roof top or ground mounted mechanical equipment should be screened from public view.
6. Roof vents grouped and located to the rear of the ridge line, away from the public streets, parks and major pedestrian areas, or the use of ridge line vents is encouraged, to the greatest extent possible.
7. Rooftop screening should be designed as an integral part of the building style and roof type.
8. Active and passive solar-powered systems are encouraged and if provided, should be integrated into the rooftop and building architecture.

### Design Guidelines for Garages and Driveways

A variety of garage placements and driveway configurations are encouraged in residential neighborhoods to reduce the visual scale and dominance of cars and garages along the street. See Figure 6.22 for examples of garage and driveway configurations.

#### Garages

The following are guidelines for locating garages (Refer also to Appendix A, “Land Use and Development Standards,” for design standards for garages.):

1. Homes with side-loaded garages may be set forward of the front façade of the living area, provided the garage side on the street is set back consistent with the minimum front setback for that area.
2. Garages served by an alley may be attached.
3. Homes on corner lots should provide driveways from the side street when feasible, as shown in Figure 6.22. Façades of buildings with side-entry garages should be designed with windows, overhangs, arbors, entryways, or other design elements to avoid continuous blank walls on the façades of side facing garages.
4. Single-width garage doors are encouraged, especially for two-car garages.
5. The location of detached garages in the rear half of the lot are encouraged.
6. The location of detached garages in the rear half of the lot are encouraged.

#### Driveways

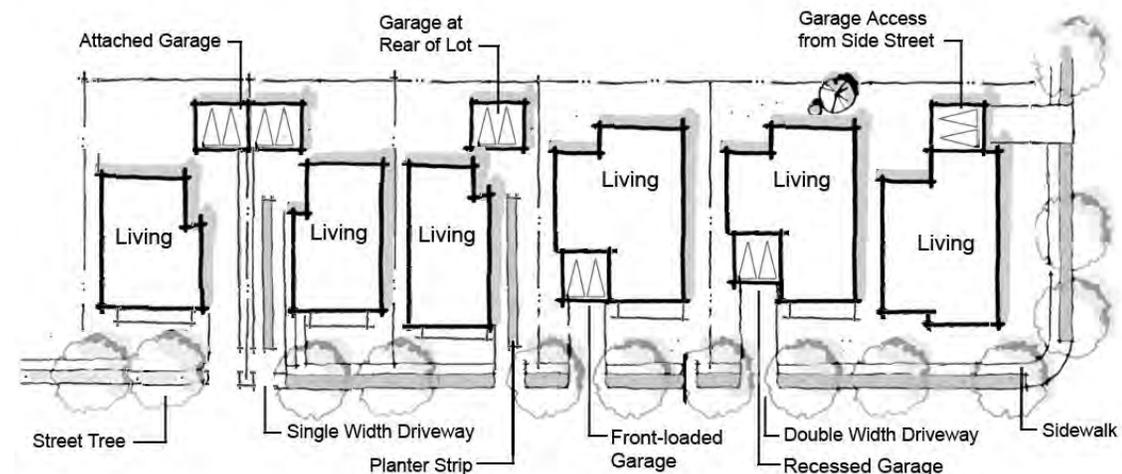
The following guidelines are recommended for the design of driveways. Driveways with parking on the driveway shall conform to the minimum aisle widths and parking stall depths for parking lots, specified in Appendix A, “Land Use and Development Standards.”

1. Direct driveway access to individual residential units from a four-lane or six-lane arterial street is prohibited.
2. Use of planter strips, landscaping, and special paving are encouraged for driveways and alleyways.



*Planter and special paving are encouraged along driveways and alleyways.*

**Figure 6.22 - Driveway and Garage Configurations**



## COMMUNITY DESIGN

### 6.4.3 WALLS, FENCES, AND SCREENING

Walls and fences throughout Placer Vineyards and on property lines provide for privacy security and sound attenuation, and can help to shape individual homes and neighborhoods. Walls and fences influence the character of neighborhoods and they can reduce connectivity by creating physical and visual barriers between neighborhoods. This section includes a variety of techniques and standards that must be used to satisfy the above goals. These require that sound walls be used only when absolutely necessary.

The policies of the Placer County General Plan encourage the use of setbacks, building orientation, noise barriers and other alternatives as noise mitigation in lieu of sound walls. In the event that sound attenuation is required, the techniques and standards specify that all available planning tools and design strategies be used to avoid the use of sound walls to meet noise level standards. Refer also to the noise standards in Chapter IV, “Environmental Resources.”

The design intent of this Specific Plan is to limit the use of sound walls along arterial and collector roads. To mitigate traffic noise and the possible negative visual impacts of continuous sound or privacy walls, a variety of design treatments and land use relationships are recommended. These design treatments include:

- ♦ Land use patterns planned to be compatible to the scale of roadways;
- ♦ The arrangement of lots and streets, including frontage or loop streets and open-ended cul-de-sacs to provide an additional setback or interrupt the continuous wall;
- ♦ Consistent wall design with interruptions to wall massing for pedestrian openings, connections, and wall offsets with optional trellises and privacy gates; and
- ♦ Landscape treatment, such as earth berms, to buffer pedestrian paths and soften or minimize the presence of the wall.

**Goal 6.30** Design communities to provide increased visual surveillance of all parks, open space, and pedestrian ways.

**Goal 6.31** Encourage open communities. Limit the use of sound walls and fences that can separate neighborhoods.

**Goal 6.32** Implement measures to reduce traffic noise on-site to acceptable levels along major thoroughfare and arterial routes (Watt Avenue, Base Line Road, Dyer Lane) and the major collector roadways with general outdoor noise levels in excess of 60 dB DNL, where such routes and roadways are adjacent to low- and medium-density residential development.

### **Policy 6.43 Attenuating Noise at Low-and Medium-Density Residential Areas Along Major Roadways.**

*The following shall establish the primary and secondary means for achieving acceptable sound levels along streets that will carry varying levels of traffic. See Policy 6.44 for a description of the means of implementing these techniques.*

1. **Thoroughfares and Arterials.** *Watt Avenue and Dyer Lane will carry the highest level of traffic within the community. Residential uses along these streets will be protected from sound levels in excess of the 60 dB DNL standard by the use of sound walls and landscape berms. Open ended cul-de-sacs and loop streets (see Figure 6.18, Plan A, B and D) shall be used to minimize the unbroken length of the sound walls. On Dyer Lane west of Palladay Road and on 16th Street, north of Dyer Lane, where traffic volumes will be lower, design features described as appropriate for collector streets shall be implemented, if approved by the County.*
2. **Collector Streets.** *Many of the collector streets within the community will carry traffic volumes likely to generate noise levels requiring strategic site planning to accommodate noise impacts. Figures 6.20 and 6.21 present examples of designs for neighborhood subdivisions. The designs in these figures are discouraged and encouraged, respectively, when considering the goal of providing residential interconnections on collector and residential streets, where the use of sound walls is discouraged. Appropriate design techniques include open-ended cul-de-sacs (Figure 6.18, Plan D), front-facing development, frontage streets, and loop streets (Figure 6.18 Plans A, B, and C). Figure 6.25 shows a typical street design plan designed in accordance with these standards that minimize the impact of sound walls.*

### **Policy 6.44 Edge Treatments for Use at Low-and Medium-Density Residential Areas.**

*The use of sound walls shall be considered only in conjunction with a minimum of one of the other practical design-related noise mitigation measures described below. Access through sound walls should be provided according to the guidelines listed below so long as it does not introduce noise levels into neighborhoods that exceed County General Plan Noise Element standards. Conceptual designs for a typical residential layout and neighborhood entry along a collector street are shown in Figures 6.23, 6.24, and 6.25.*

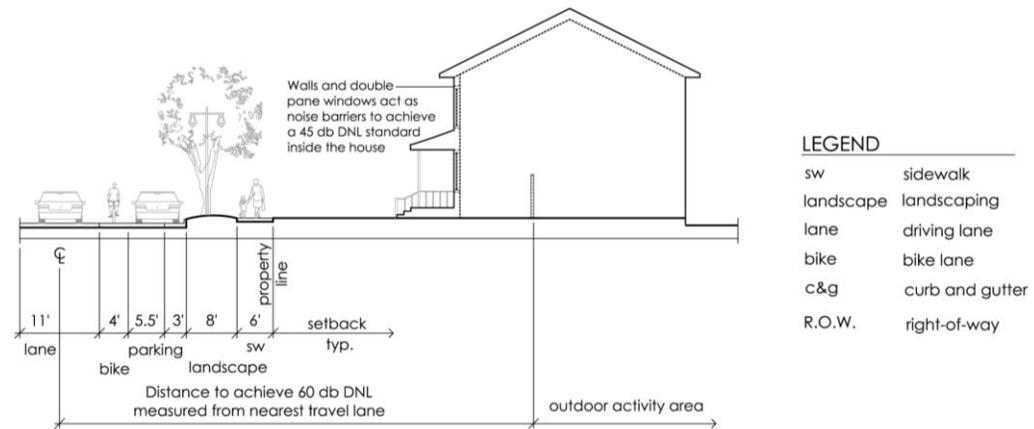
1. **Sound Attenuation on Collector Roadways.** *The preferred treatment to accommodate noise levels on collector streets shall be the use of rear loaded homes fronting onto the street and buildings that act as noise barriers. Homes shall be designed such that the home and side and rear yard fence placement ensures a maximum 60 dB DNL in the outdoor activity area.*

Unless otherwise determined by the Planning Director during the Subsequent Conformity Review process, for the purposes of this Specific Plan, the outdoor activity area is defined as a private outdoor living space enclosed by side and rear yard fences, or an enclosed courtyard, balcony, private patio, or deck. Alternatively, a fence or wall designed and maintained as a noise barrier can be used to obtain the 60 dB DNL transportation noise standard at the outdoor activity area. This would require an acoustical study and barrier maintaining entity, and shall be approved by the County as part of the Subsequent Conformity Review process described in Chapter IX, "Implementation."

The following types of housing can be designed for acceptable noise levels while fronting on these streets: townhomes, multiunit buildings that have the appearance of a single home from the street, small lot, motor court, and large lot rear-loaded single family homes. (Refer also to Appendix A, "Land Use and Development Standards," for examples of these housing types).

2. **Sound Walls.** Sound walls that may be required along Watt Avenue and high traffic sections of Dyer Lane, 16th Street, and A Street shall generally not exceed a maximum unbroken length of 400 feet. Sound walls on collector streets, shall be avoided, however, if they are required, as determined by the County, they shall not extend more than 300 feet along these streets without being broken by the use of an open-ended cul-de-sac, a section of fronting streets, or homes facing onto the street (see Figure 6.24).

Figure 6.23 - Sound Attenuation on Collector Streets



The minimum sound wall opening dimension shall be 25'. Greater width openings are preferred if it is designed in accordance with County noise standards, as demonstrated by an acoustical study.

The preferred noise attenuation treatment shall consist of relatively short lengths of sound wall, interrupted by street intersections, open-ended cul-de-sacs, use of landscape berms with lower built-in walls or fences, pedestrian access easements, and wall offsets (see discussion of these features in the points that follow). Sound walls shall be designed such that the entire length of a street will have a consistent appearance. The aesthetic design of sound walls shall be standardized along the streets. Sound wall designs shall be addressed in the Landscape Master Plan (See Policy 6.1).

For conditions where a sound wall is required, the height of sound walls shall be no more than 6 feet measured from the adjoining finished grade on the street side of the wall and no more than 8 feet from the finished grade on the residential/ commercial side of the wall. When changes in elevation occur linearly along the wall or fence, the structure shall be stepped in equal vertical increments. No step shall exceed 18 inches in height.

The preferred sound wall design shall be split face concrete masonry with pilasters. Trees, shrubs, and vines shall also be planted along the length of the sound wall.

3. **Frontage and Loop Streets.** Frontage and loop streets allow residential development to face the arterial street without the need for a wall or fence along the street. The right-of-way for the frontage or loop street may be reduced in width and the sidewalk on the opposite frontage of the residences may be eliminated. See Figure 6.18, Plans A, B, and C.
4. **Open-Ended Cul-de-Sacs.** Open-ended cul-de-sacs that end at collector streets are intended to reduce the length of sound walls facing onto the major streets and provide pedestrian and bicycle access to the roadways. See Figure 6.18, Plan D.
5. **Large Lots.** Large lots with single-family homes or multiple dwellings are typically accessed from intersecting side streets or from the rear with the primary entries facing the street. Sound or privacy walls and fences in front yards are allowed only as specifically approved by the County.
6. **Landscaped Setbacks and Buffers.** Additional setback buffer areas that are landscaped can be used between residential areas and streets. In this condition, local streets, loop streets, or frontage roads face onto a landscape buffer. Privacy walls or fences are not allowed in front yards of adjacent residential lots. The landscape buffer may incorporate earth berms, trees, shrubs, and other screening vegetation. The right-of-way of local streets adjacent to the landscaped buffer may be reduced in width and the sidewalk may be eliminated from the landscape buffer side of the street.
7. **Landscaped Berms.** Landscaped berms shall be designed not to exceed a maximum 2:1 slope.



Open ended cul-de-sacs interrupt the length of sound walls and allow pedestrian connections



Landscape berms and terraces used to reduce the appearance of the soundwall along the sidewalk



Edge treatment along a major collector roadway

**Policy 6.45 Edge Treatments at Other Areas Along Major Roadways.**

1. **Compatible Land Uses.** All parks, houses of worship, and other noise sensitive uses shall be protected from exposure to noise levels in excess of 60 dB DNL. See noise policies in Chapter IV, "Environmental Resources." Commercial, office, public and other nonresidential uses are planned along the major arterial thoroughfares, Base Line Road and Watt Avenue. These non-residential uses will not require the use of sound walls along the street. Where sound walls are required, sound walls shall be designed according to the standards found in Policy 6.44(2), "Sound Walls." A variety of landscaping, berming, or other screening techniques should be used to screen parking lots from pedestrian sidewalks.
2. **Front-Facing Development.** Buildings facing onto the street are the preferred treatment in the Town Center, high-density residential developments throughout the Plan, and along collector streets. Residential uses exposed to transportation noise in excess of 60 dB DNL will be required to design effective mitigation measures to reduce noise in outdoor activity areas to 60 dB DNL and noise in interior spaces to 45 dB DNL. Appropriate noise mitigations will give preference to proper site planning and design over the use of noise barriers or sound walls. For example, high-density projects should be designed such that active outdoor spaces are shielded from noise impacts by buildings or parking areas between the street and the building or active outdoor space. Building may also be designed with sound-rated windows and added wall insulation to act as noise barriers, capable of achieving the indoor noise requirement of 45 dB DNL.

*Sound walls shall only be considered after all other practical design-related noise mitigation measures have been integrated into the project. The applicant may be required to prepare a study demonstrating how these standards shall be met.*

***Policy 6.46 Edge Treatment at Corner Lots on Neighborhood Streets.***

*The side-yard treatment occurs in conjunction with intersecting side streets, open-ended cul-de-sacs, or loop streets. Privacy walls and fences may be used for side yard conditions along the street. These privacy walls and fences on side yards shall not overlap the front house façade. This side yard wall or fence should be terminated 3 feet behind the front façade. Buildings on corners shall provide windows and entries that orient toward the street corners. This treatment does not apply to rear loaded lot conditions (see Figure 6.24).*

***Policy 6.47 Single Loaded Streets Fronting Open Spaces and Parks.***

*This condition occurs when local streets, loop streets, or frontage roads are facing onto an open space corridor or park adjacent to the arterial roadway (see Figure 7.9). The additional open space setback provides a buffer between the residential units and the arterial street. Privacy walls or fences are not allowed in the front yards. Low fences or view fences are preferred (see Policies 6.49 and 6.50).*

***Policy 6.48 Variation in Edge Treatments.***

*Variations in the recommended edge treatments identified above will be allowed as determined by Placer County if one or more of the following conditions apply:*

1. *The treatment fails to provide adequate noise protection.*
2. *The proposed development provides an alternative treatment that meets the goal and intent of the edge treatment policies of this Specific Plan.*



*Side- and rear-yard privacy fences, including lattice fences, shall be a maximum of 6 feet high*

***Policy 6.49 Lot and Yard Privacy Fences or Walls.***

*Privacy fences or walls also occur along lot lines between individual lots and structures.*

*Generally privacy fences or walls between lots are placed on the lot line and shall not be visible from major public streets or public use areas. Privacy fences or walls shall be subject to the following design standards.*

1. *A solid “good neighbor” fence or wall provides for privacy, security, and occurs in either the side-or rear-yard conditions.*
2. *Fences (including lattice and similar attachments) and walls (measured from the finished grade of the public street side) shall be no more than 6 feet high. If located within the clear site distance triangle or within a required front yard setback, the maximum height of a wall or fence shall be 3 feet (refer to the residential setback standards in Appendix A).*
3. *Design of private fences shall be compatible, complement the building architecture, and should be consistent within each residential neighborhood or development phase.*
4. *Fences or walls shall be constructed of durable materials, and shall present a finished appearance from both properties.*
5. *For corner lots, street side fencing shall not overlap with the front façade of the building (see Policy 6.46). Fences or walls that connect two separate units and are visible from the public streets and public use areas should be of the same materials and color, and should be compatible with and complement the building architecture.*

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6. *The visual prominence of walls and fences can be reduced through the use of landscape screening, trees, vines, shrubs, and hedge plants.*
7. *Front, side, and rear yard fences may consist of wood-picket fencing, wood-rail fencing, decorative iron fencing, or split-rail fencing in keeping with the historic rural character of Placer Vineyards.*
8. *Wall or fences along rural residential and agricultural areas adjacent to Placer Vineyards shall incorporate fencing designs characteristic of rural, agricultural fencing types to provide a transition into these areas. Use of wood-rail fences, split-rail fences, wire fencing, rock walls, or wrought iron or picket fences is preferred. Where possible, view fences should be used (see Design Guidelines for View Fences that follow).*

### ***Policy 6.50 Security Fences.***

*Security fences are restricted to be used only to enclose large facilities in the Plan Area, such as the power substation and corporate yard. The use of wrought iron is encouraged. Chain link fencing with wood slats may be used for security fencing in these conditions. Use of barbed wire or razor wire at the top of security fencing is not allowed.*



*An example of a wood rail front yard fence*



*Wood rail fences are preferred as a buffer treatment adjacent to rural residential and agricultural properties*

### **Design Guidelines for View Fences**

View fences are intended to provide privacy and separation, yet allow for views into and added visual surveillance of adjoining open space, parks, and public use areas from adjoining private lots and buildings. View fences may consist of wood or steel posts with wood pickets, wood rails, or decorative wrought iron. View fences are subject to the following:

1. View fences should be located where residential uses abut open space areas and creek corridors, or adjacent to rural residential and agricultural lots.
2. View fencing is limited to a maximum of 6 feet high.
3. Chain-link fencing, barbed-wire fencing, or razor wire is prohibited on residential properties.
4. View fences may use solid materials (stone, decorative concrete, wood, etc.) for the first 4 feet in height, with the use of more opaque or see-through materials up to 6 feet high. See-through materials may include lattice, wrought iron, ornamental metal, pickets, or wire mesh.



*View fences are preferred for homes fronting on open space*

Figure 6.24 - Sound Wall on Arterial at a Typical Neighborhood Entry

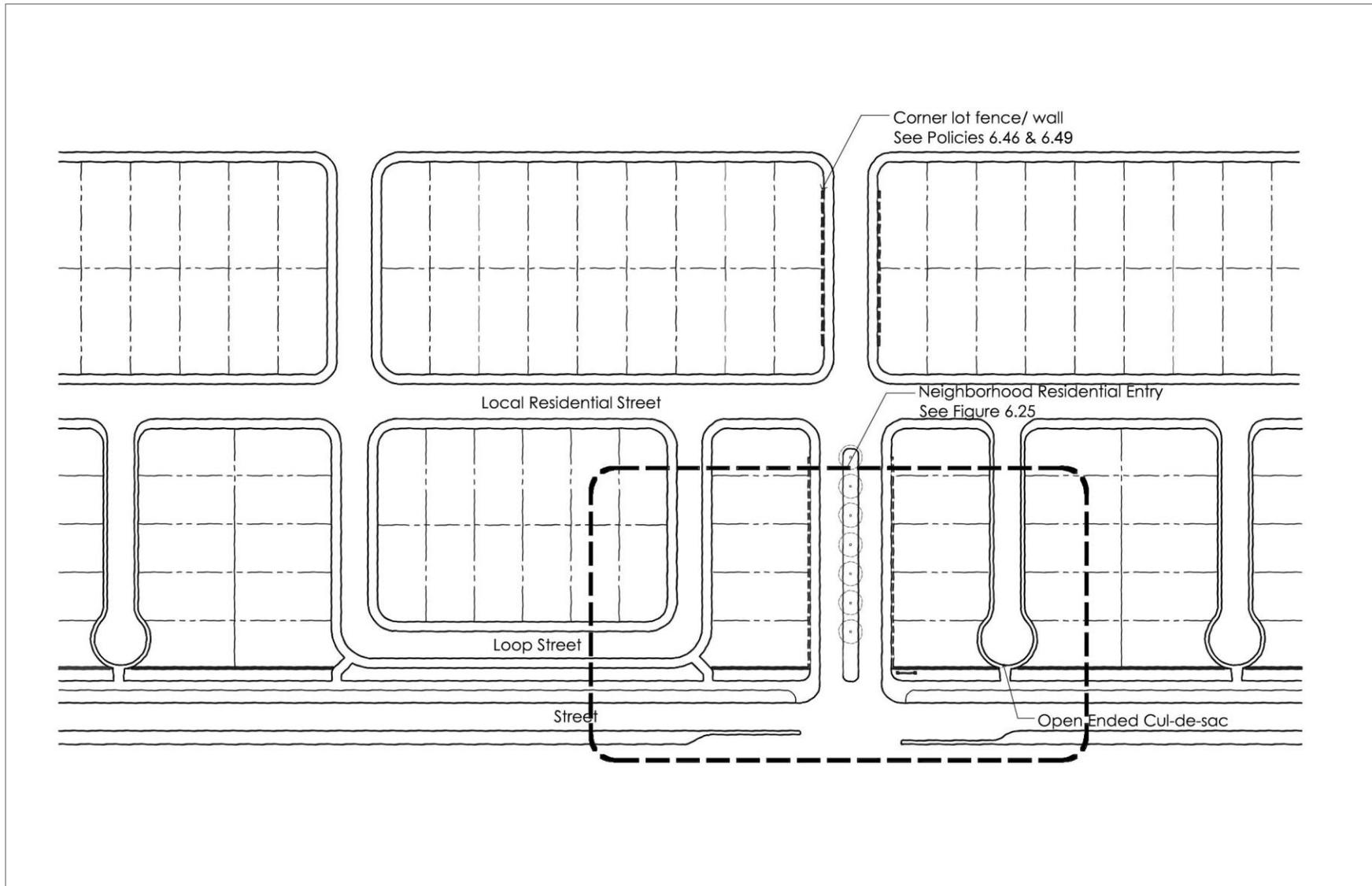
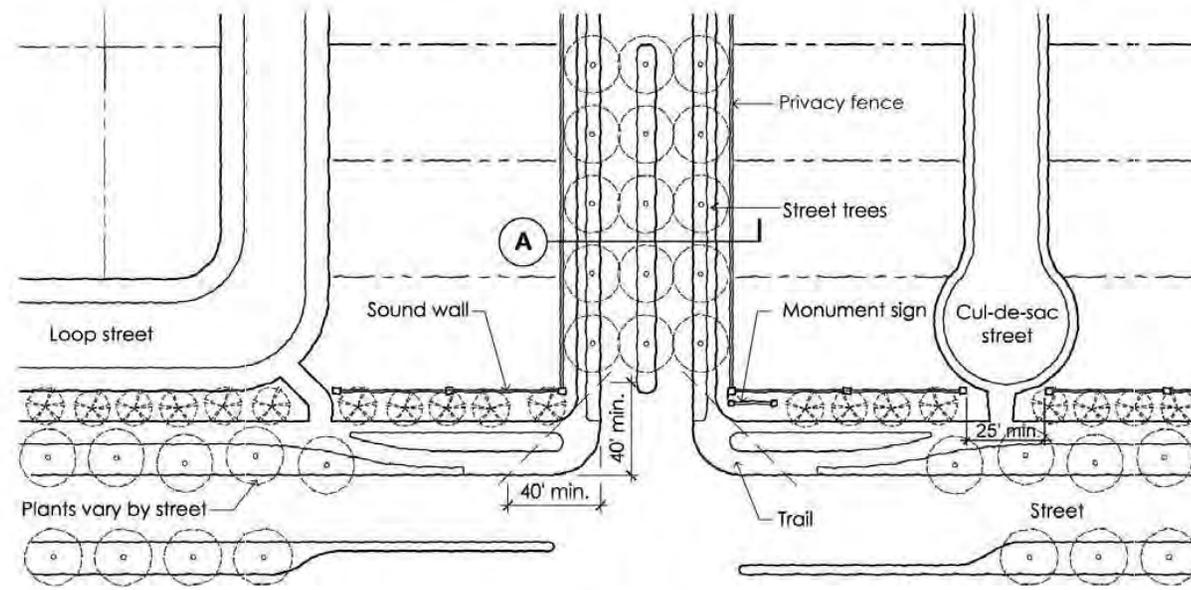
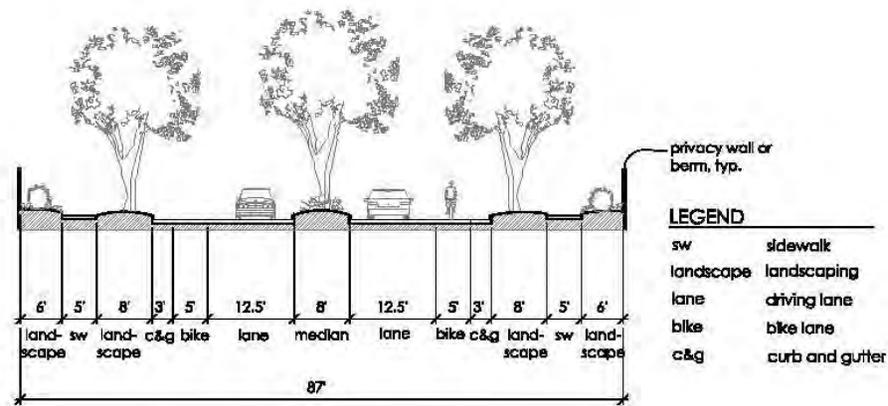


Figure 6.25 - Neighborhood Residential Entry Plan and Elevation



Plan



Section A

CHAPTER VII: PARKS AND OPEN SPACE



## 7.1 PARKS AND OPEN SPACE CONCEPTS

### Context

This section provides an overview of the parks and open space system designed for Placer Vineyards. The intent of this Specific Plan is to ensure the timely implementation of parks and open space facilities concurrent with the development of the Plan Area.

The parks and open space system for Placer Vineyards consists of the active parks, recreation facilities, passive open space recreation areas, street landscape corridors, and open space buffer areas. This chapter should be used in consultation with the design standards for trails found in Chapter V, “Transportation and Circulation,” and with the landscape and streetscape design guidelines in Chapter VI, “Community Design.”

The *Placer County General Plan* requires new development to provide a minimum of 5 acres of improved parkland and 5 acres of passive recreation area or open space for every 1,000 new residents. Based on a projected population in the Plan Area of 31,786 people (exclusive of the SPA), approximately 159 acres of improved parkland and 159 acres of passive recreation area must be provided in the Placer Vineyards community, for a total of 318 acres. A total of 842.8 acres of parks and open space are provided in the Plan Area. Figure 7.1 shows the location of parks, open space, and landscape buffer areas for the Plan Area. Table 3-3 identifies the park and open space requirements for each property within the Plan Area.

### 7.2 PARKS

The proposed park system shown in Figure 7.1 includes 128 acres of public parks and 22 acres of private parks for a total of 150 acres. The Placer County General Plan park land dedication requirement for Placer Vineyards is 159 acres and this requirement will be met as follows:

Facility	Acres
Public Parks Credit	128.0
Private Parks (50% of 22 Acres Private Parks) Credit	11.0
Park Maintenance Facility in Corporate Yard Credit	2.0
In-Lieu Fees Credit	18.0
<b>Total Park Land Credits</b>	<b>159.0</b>

The property owners and the County have prepared a conceptual Public Facilities Concept Plan (PFCP) to illustrate how the proposed park facilities described in Table 7-1 can be accommodated on the Community and Neighborhood Park sites. The County, the Park District and the property owners will use the PFCP as a planning guide when designing the Community and Neighborhood Parks. The PFCP is a conceptual planning guide; the final design of the Community and Neighborhood Parks shall be approved by the County and/or the Park District.

See Figure 7.1 for the types, general location, and size of parks. Refer also to Table 7-1 for a summary of parkland facilities recommended by the Placer County General Plan.

**Goal 7.1** Satisfy the Placer County General Plan requirement to provide a minimum of 5 acres of active or improved parkland and 5 acres of passive recreation area or open space for every 1,000 new residents.

**Policy 7.1 Park Recreational Facilities.**  
*Recreational facilities required by the General Plan are listed in Table 7-1, “Summary of Recommended Park Facilities.” Facility needs identified in the table will be met on Plan Area public or private park sites or on school sites through joint use agreements with the school district.*

**Policy 7.2 Dedication of Parks and Open Space.**  
*Landowners shall offer for dedication the areas within their property planned for parks and open space, including both active and passive-use parks. The location and size of parks and open space are indicated in Figure 7.1. The final location of parks will be shown on small lot tentative maps for individual projects. The timing for the development of parks and open space for individual projects and details regarding park fees, land dedications, and on-site park development shall be described in the Public Facilities Financing Plan and defined in the Development Agreement.*

**Policy 7.3 Operation and Funding for Recreation Programs and Park Maintenance.**  
*Recreation programs and the maintenance of parks, trails and open space shall be operated by the County and/or Park District<sup>1</sup> with funding provided from the Park Services Community Facilities District (CFD). The recreation program may include typical urban recreation services such as sports leagues, senior programs, youth programs, teen programs, and aquatic programs as determined by the County and/or Park District with input from future Plan Area residents.*

<sup>1</sup> The Development Agreement outlines the required steps for the formation of the Park District.

## PARKS AND OPEN SPACE

**Table 7-1 Summary of Recommended Park Facilities**

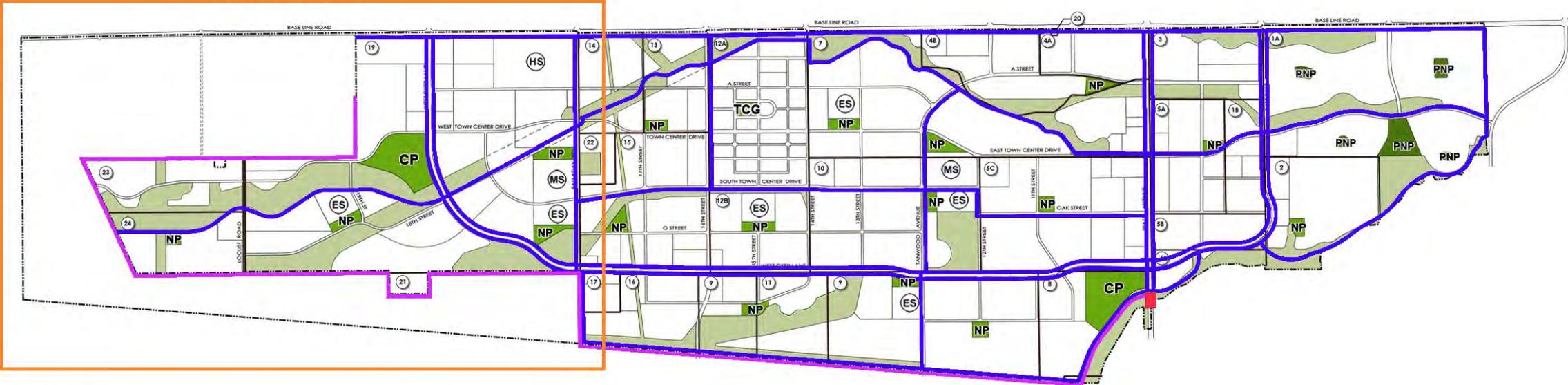
The Recommended Park Facilities table below provides a list of park facilities that the County has deemed the functional equivalent of the Placer County General Plan. The property owners and the County and/or Park District will strive to include these facilities and amenities in the designs for the community and neighborhood parks within the Placer Vineyards community.

FACILITY/AMENITY TYPE	Community Park East	Community Park West	Town Center Green	Neighborhood Parks	Joint Use Parks	Private Parks	Total for Plan Area
<b>OUTDOOR FACILITIES</b>							
Lighted Baseball Game Field w/90' Basepath (2 Joint Use @ HS and 2 @ West Community Park)		2			2		4
Lighted Adult/Older Youth Softball Field w/60-65' Basepath (2 Joint Use @ HS)					2		2
Youth Softball/Baseball Game Field (Includes 2 Lighted Fields @ West Community Park)	2	2		12			16
Lighted All-Weather Football/Soccer Game Field		1					1
Soccer/Rugby/Football/La Crosse Game Field	4						4
Multi-Purpose Practice Field	2			9	7		18
Tennis Courts (6 @ HS [4 Lighted]); 4 Unlighted @ MS & 2 Unlighted @ East Community Park)	2				10		12
Basketball - 1 Full Court @ East Community Park and Half Court @ Town Center Green	1		1	6			8
Combined Playground & Tot Lot (1 Per Park Site, Exclusive of Private Parks & Joint-Use)	1	1	1	9			12
<b>SPECIAL PURPOSE FACILITIES</b>							
Gymnasium (10,000 Sq. Ft. Joint Use with Middle School)					1		1
Multi-Purpose/Multi-Generational Community Center		1					1
Teen Center - Included within Multi-Purpose/Multi-Generational Community Center		1					1
Senior Center - Included with Multi-Purpose/Multi-Generational Community Center		1					1
Aquatics Center (Joint Use with HS)					1		1
Restroom/Concession Building	1	1					2
Restroom Building (Number to be Determined by Park District)							
Skateboard Park		1					1
Outdoor Stage/Informal Amphitheatre (Town Center Green & East Community Park)	1		1				2
Large Group Picnic Area (50 to 100 persons)	1	1					2
Small Group Picnic Area (30 to 50 persons)				8			8
Off-Street Parking (East & West Community Parks and Selected Neighborhood Parks)							
Off-Leash Dog Park	1						1
Universally Accessible Playground		1					1

Note: Each Lighted Field/Court Expands Public Use by 50-100% Versus Unlighted Fields/Courts

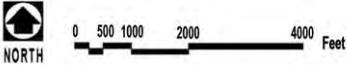
Figure 7.1 - Park and Open Space Diagram

See Figure 7.10 for Buffers Adjacent to the SPA



LEGEND

- █ **Class I Bike Paths**  
Total Distance: +35 miles
- █ **Multi-Purpose Trails**
- Existing Trails
- = Roads
- █ **Parks**  
Total Area: 150 acres
- █ **Private Park**  
Total Area: 22.0 acres (11 acres credit)
- █ **Open Space**  
Total Area: +692 acres
- ES **Elementary School**
- MS **Middle School**
- HS **High School**
- Park Legend**
- █ **CP** Community Park
- █ **NP** Neighborhood Park
- █ **PNP** Private Neighborhood Park
- █ **TCG** Town Center Green
- █ **Class 1 Bike Path connection on Watt Avenue bridge**



**PARK CLASSIFICATIONS**

Types of parks designed for the Plan Area include community parks, a town center green and neighborhood parks, as identified in Figure 7.1, “Parks and Open Space Plan.” There are also a few private parks, located primarily within the properties set aside for an active-adult community. The park types are described in the sections that follow. Potential Facility allocations are shown in the park descriptions that follow and in the conceptual park layouts shown in Figures 7.2 through 7.5. The conceptual park designs are for illustrative purposes only; the final designs may be modified by the County and/or Park District.

**Goal 7.2** Provide a range of park types and sizes to accommodate the recreational needs of the community.

**Community Parks**

Two large community parks are located in the Plan Area. The east community park (community park #1) is located on the eastern portion of the Plan Area, adjacent to the Dry Creek Parkway. The park will incorporate parking, staging, and access to Dry Creek for cyclists, pedestrians, and equestrians (see Figure 7.2 for a conceptual site diagram of the east community park). The west community park (community park #2) is located on the western portion of the Plan Area, near the village center retail, the SPA area, and the open space corridor for the east-west power line (see Figure 7.3 for a conceptual site diagram of the west community park). Offering both active sports fields and passive recreation areas, community parks serve a range of community activities that may include youth and adult leagues, picnics, and neighborhood events.

Potential facilities and amenities for East Community Park may include:

- ◆ 2 Little League baseball/girls softball fields
- ◆ 4 Soccer fields (for under 16 age group)
- ◆ 2 Soccer fields (for under 12 age group)
- ◆ 2 Tennis courts (lighted)
- ◆ 1 Basketball court (lighted)
- ◆ 1 Large covered group picnic area
- ◆ 1 Off-leash dog park (fenced)
- ◆ 1 Restroom/concession building
- ◆ 1 Informal amphitheater/stage area
- ◆ 1 Large playground complex (swings tot lot)
- ◆ Lighting for sports activities and extended hours of play.
- ◆ Amplified sound.
- ◆ Off-street parking (number to be based on the type and location of facilities)

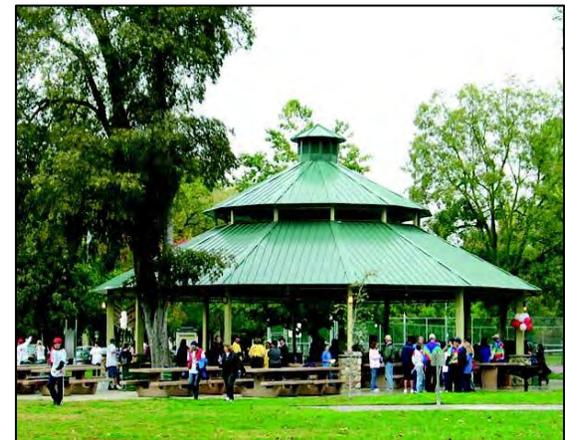
Potential facilities and amenities for West Community Park may include:

- ◆ 1 Multi-purpose/multi-generational community center (size to be determined)
- ◆ 4 Youth baseball/softball complex
  - ◆ 2 Fields with 60-90’ skinned infield, with 300’ fence outfield
  - ◆ 2 Fields with 60-65’ skinned infield with 250’ fence outfield
- ◆ 1 Restroom/concession building within ballfield complex
- ◆ 1 Covered picnic area (adjacent to ballfield and restroom/concession building)
- ◆ 1 Full size artificial turf soccer/football/lacrosse field (lighted)
- ◆ 1 Water play feature
- ◆ 1 Universally accessible playground (all ages)
- ◆ 1 Large group picnic area (covered)

- ◆ 1 Small restroom (adjacent to picnic & playground)
- ◆ 1 skate park
- ◆ Landscape buffer between active park elements and streets or parking lots
- ◆ Lighting for sports activities and extended hours of play.
- ◆ Amplified sound.
- ◆ Off-street parking lot (number to be based on the type and location of facilities)



*Example of an active sport field in a community park*



*Shade structure for a picnic area in a community park*

## PARKS AND OPEN SPACE

### **Policy 7.4 Construction of Community Parks.**

*The planning, design, construction and equipping of community park facilities is the sole responsibility of the County and/or the Park District, subject only to the participating Placer Vineyards property owners obligation to pay Development Mitigation Fees and establishment of maintenance funding through a Park Services CFD or similar funding mechanism approved by the County.*

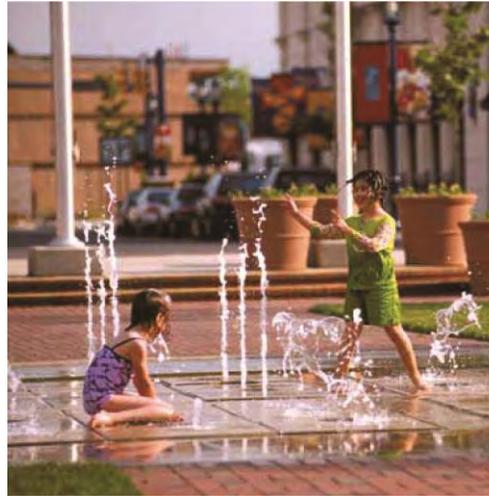
### **Town Center Green**

The town center green, at the heart of the town center, is a 3.5 acre civic community park with walkways, active and passive use areas, fountains, special lighting and landscaping, and pedestrian features designed to complement the town center themes (see Figure 7.4 for a conceptual site diagram of the town center green). It will serve as a civic/cultural focal point and gathering place for the town center. Ground-floor storefronts, restaurants, cafes, and public buildings face into the park. Activities in the parks may include evening performances, farmers' markets, public gatherings or ceremonies, and everyday informal uses such as picnics and children's playtimes.

The town center green may include the following facilities:

- ◆ Tot lot and equipment for ages 2-5
- ◆ Play lot/structure for ages 6-12
- ◆ A small outdoor community gathering space configured for performances
- ◆ A central identifying landmark feature such as a clock tower, a small sculpture, fountain, or water feature
- ◆ Lighting and pedestrian elements that complement the town center landscape themes
- ◆ Special landscape themes

- ◆ Open areas for informal recreation
- ◆ Half-court basketball court
- ◆ Lighting to support evening activities
- ◆ Amplified sound



*Fountains or water features are encouraged in the Town Center Green*



*Joint-use school/park facilities are encouraged*

### **Neighborhood Parks**

Neighborhood parks in the Plan Area range from approximately 2 to 4 acres in size (refer to Figure 7.6 – Park & Open Space Diagram for the locations of neighborhood parks). The Plan Area provides 22 neighborhood park sites: 8 to be built as potential joint-use parks with proposed school facilities, 5 to be built as private parks and 9 to be constructed as conventional neighborhood parks. Facilities and amenities will vary based on available acreage and may include:

- ◆ 10 Soccer fields (overlay full size)
- ◆ 6 Multi-purpose turf playfield/informal sports practice fields
- ◆ 12 Youth baseball/softball fields (60' base paths, full backstops and wing fences only)
- ◆ Restrooms (number dependent on planned uses)
- ◆ 9 children's playground areas (swings, older children's playground, tot lot)
- ◆ 8 Small covered group picnic area (one with minimum seating for 50 persons; the second with minimum seating for 30-35 persons)
- ◆ 6 Full size basketball courts
- ◆ Selected neighborhood parks may contain half-court basketball, game table, horseshoes, volleyball courts, BBQ areas.
- ◆ Joint use parking (amount and location to be determined)
- ◆ Street frontage parking on all sides except those that border public land; possible on-site parking

The facilities and amenities listed above, except those expressly designated for potential joint-use parks, will be distributed proportionately within the neighborhood parks.

**Policy 7.5 Neighborhood Park Design.**

Neighborhood parks shall be located and designed according to the following specifications.

1. Designated neighborhood parks within the Plan Area shall be developed in the general locations indicated in Figure 7.1, "Parks and Open Space Diagram."
2. There are 98 total acres of neighborhood parks designated in the Specific Plan, which includes 22 acres of private neighborhood parks and the 3.5 acre town center green.
3. Approximately 35 acres of neighborhood parks may be potential joint-use parks, shared with and located adjacent to schools. These parks shall be a minimum of 4 acres in size.
4. Neighborhood parks shall be sited and designed to maximize their visibility along streets and thereby enhance the public right-of-way and neighborhood character.
5. Neighborhood parks shall generally have street frontage on all sides, except where they abut open space, drainageways, schools or public uses. Street frontage should be on collector or residential streets, as appropriate, however no more than one frontage shall be on a collector street (see Figure 7.8).
6. Neighborhood parks shall be designed with different character or themes, landscape treatment, and uses, in order to encourage variety between residential neighborhoods.



Parks shall be sited to maximize their visibility



Neighborhood parks should be designed with a variety of themes, landscaping, and uses

7. Parking for neighborhood parks shall be provided on nearby streets, at adjacent schools, or on-site as required by the needs of the park as determined by the County and/or the Park District.
8. Potential Joint-use parks may be designed to operate independently of adjacent school facilities.

**Policy 7.6 Construction of Neighborhood Parks.**

Property owners shall design and install park improvements for a neighborhood park site(s) planned for the property, according to the funding and timing mechanism identified in the Development Agreements, Public Facilities Financing Plan and the following provisions, which will be included in the Development Agreement.

1. The number, size, and location requirements for neighborhood park sites shall be satisfied. In addition, when more than one park site is proposed for the property, tentative subdivision maps shall identify the appropriate phases responsible for the construction of the park sites. Property owners shall dedicate neighborhood park sites to the County and/or the Park District as provided for in the Development Agreement.
2. Each park site shall be improved at the time of development of the applicable neighborhood assigned to the development of the park site. Park facilities will be constructed and improved according to a plan prepared by the property owner and approved by the County and/or the Park District.

## PARKS AND OPEN SPACE

3. *Park facilities will be designed in accordance to the guidelines of the Specific Plan, and the standards for facility improvements provided by the County and/or the Park District.*
4. *Property owners are responsible for all costs associated with the preparation and approval of the park improvement plans as defined by the Development Agreement.*
5. *Upon satisfactory completion of neighborhood park improvements, the County and/or the Park District shall assume responsibility for park maintenance as provided for in the Development Agreement.*

### **Private Parks:**

A total of 22 acres of private parks are located in the active-adult community (property #1A), as indicated in Figure 7.1, “Parks and Open Space Plan Diagram.”

#### ***Policy 7.7 Private Parks.***

*Private parks shall qualify for up to 50 percent credit toward the park dedication requirements of the General Plan in accordance with the provisions of Section 16.08.100-I of the Placer County Zoning Code provided the following requirements are met:*

1. *The park and its facilities satisfy all other requirements of this Specific Plan.*
2. *The facilities shall be privately owned and maintained by future residents of the development.*
3. *The facilities are restricted for park and recreational uses by covenants, conditions, and restrictions.*
4. *Residents are not charged additional fees for the use of the park and its facilities.*

**General Park Design Guidelines**

The design of park site layouts should be consistent with the following guidelines:

1. Roads should be sited to provide a public focus and should be located next to collector streets, residential areas, schools, and open space. Community parks should provide site access from local collector streets.
2. A village green or small public plaza should be integrated into the site design of the town center.
3. Locating parks adjacent to open space is encouraged. Site design of residential neighborhoods should avoid large areas with lots backing onto parks.
4. Parks should be shaped and sized to accommodate park uses and should not be odd or leftover spaces.
5. Parks should be designed to engage the natural vegetation, topography, and features of the site. Parks should be linked by a system of greenways and parkways with paths separated from vehicular traffic.
6. Parks should be linked by a system of greenways and parkways with paths separated from vehicular traffic.
7. Parks should be centrally located in neighborhoods.
8. Parks should be located adjacent to streets for public access and visibility.
9. Streets that cut through or bisect parks should be avoided.



*Small plazas are encouraged to be integrated into the design of the town and village centers*



*Parks should be designed to engage the natural vegetation, topography, and features of the site.*

10. Parking for neighborhood parks should be provided on the street or shared with school lots. Parking for community parks should be adequately sized to avoid spillover parking into adjacent residential communities.
11. Refer also to Policy 6.18 for the lighting of recreational areas and athletic fields.



*Parks should be linked to a system of greenways and paths separated from vehicular traffic.*

PARKS AND OPEN SPACE

Figure 7.2 - Conceptual East Community Park Site Design

**Legend**

- A Little League Baseball/ Girls Softball
- B Soccer Fields (for under 16 age groups)
- C Soccer Fields (for under 12 age groups)
- D Tennis Courts
- E Basketball Court
- F Large Covered Group Picnic Area
- G Off-Leash Dog Park
- H Restroom/ Concession Building
- I Informal Amphitheater/ Stage Area
- J Large Playground Complex
- K Skate Park

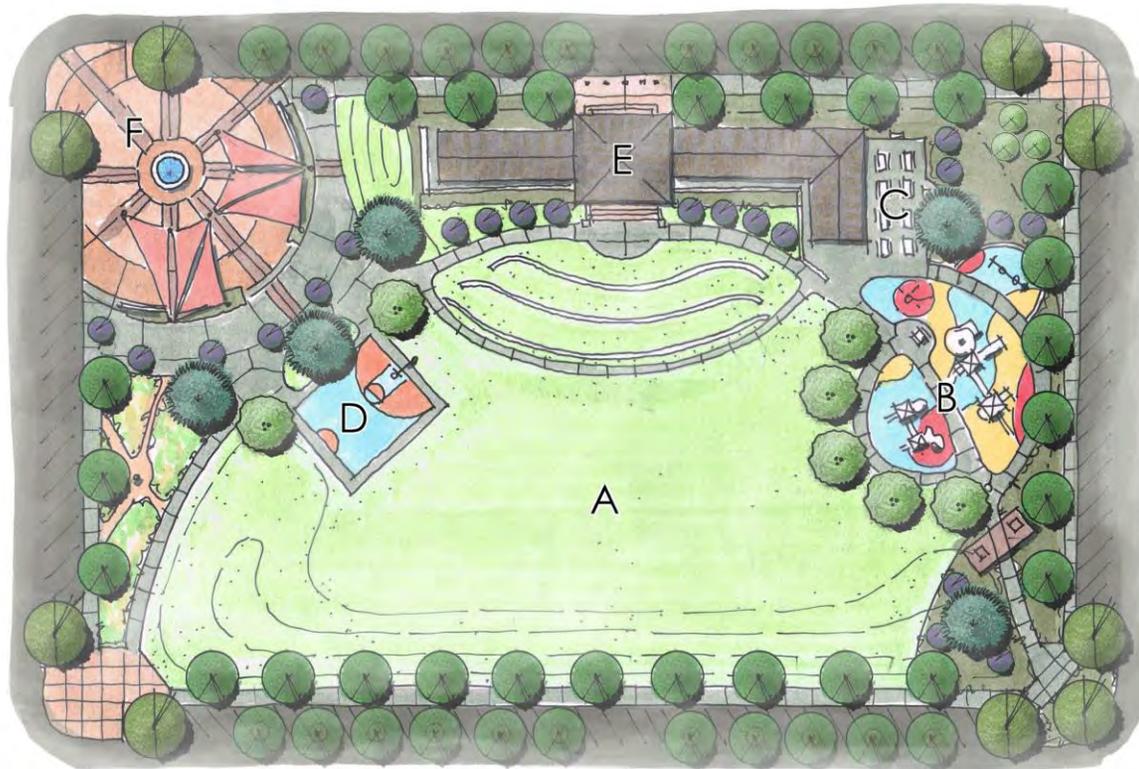
Note: This graphic is a conceptual representation of one potential design solution for the various park facilities. Ultimate designs are subject to change and will be evaluated on an individual basis for consistency with the themes and intent of the Specific Plan and other approved documents.



Figure 7.3 - Conceptual West Community Park Site Design



Figure 7.4 - Conceptual Town Center Green Site Design



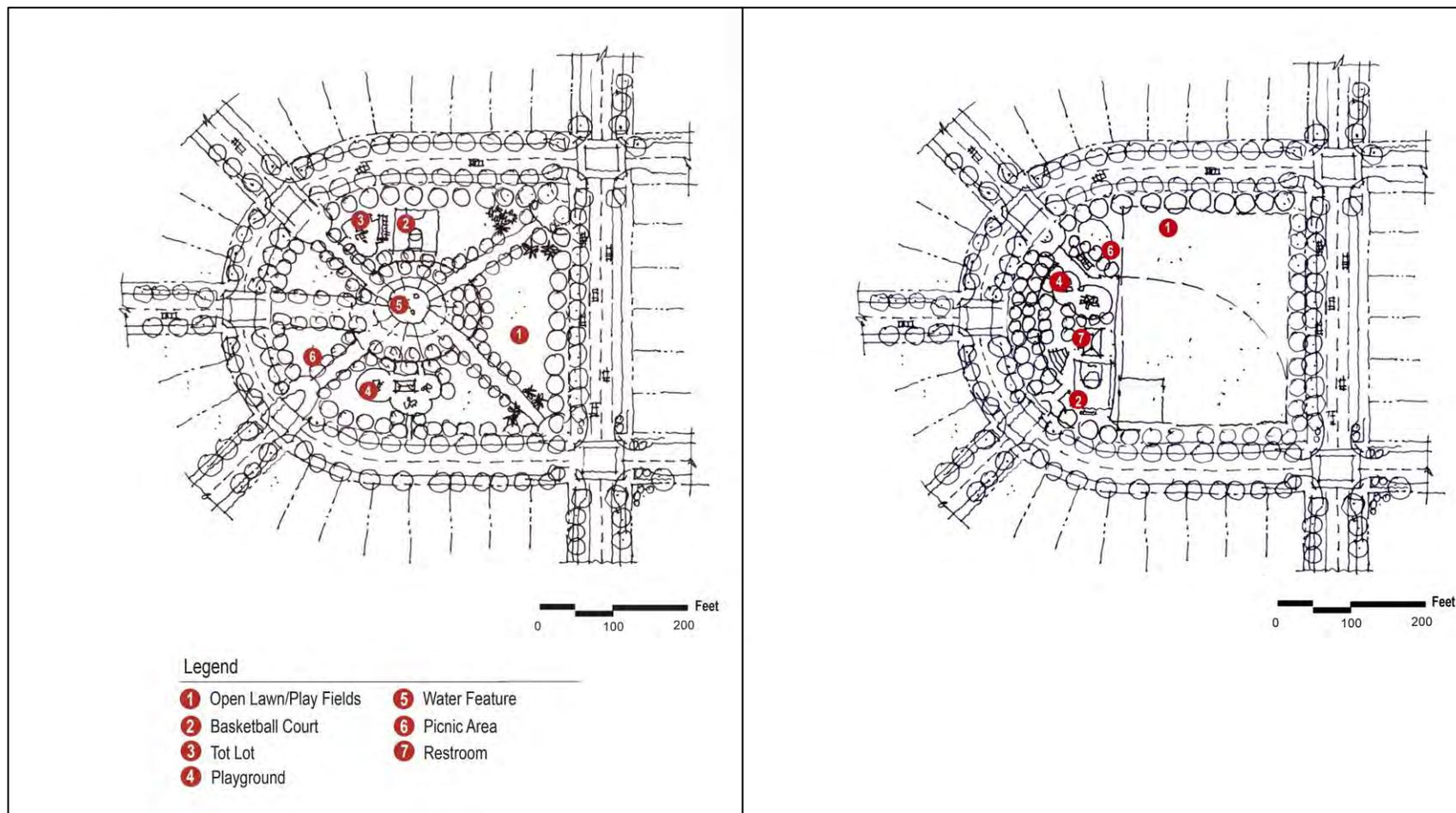
**Legend**

- A Multi Purpose Playfield/  
Informal Sports Practice Field
- B Children's Playground
- C Small Group Picnic
- D Half Court Basketball
- E Community Gathering Plaza
- F Sculptural Shade Structure

Note: This graphic is a conceptual representation of one potential design solution for the various park facilities. Ultimate designs are subject to change and will be evaluated on an individual basis for consistency with the themes and intent of the Specific Plan and other approved documents.

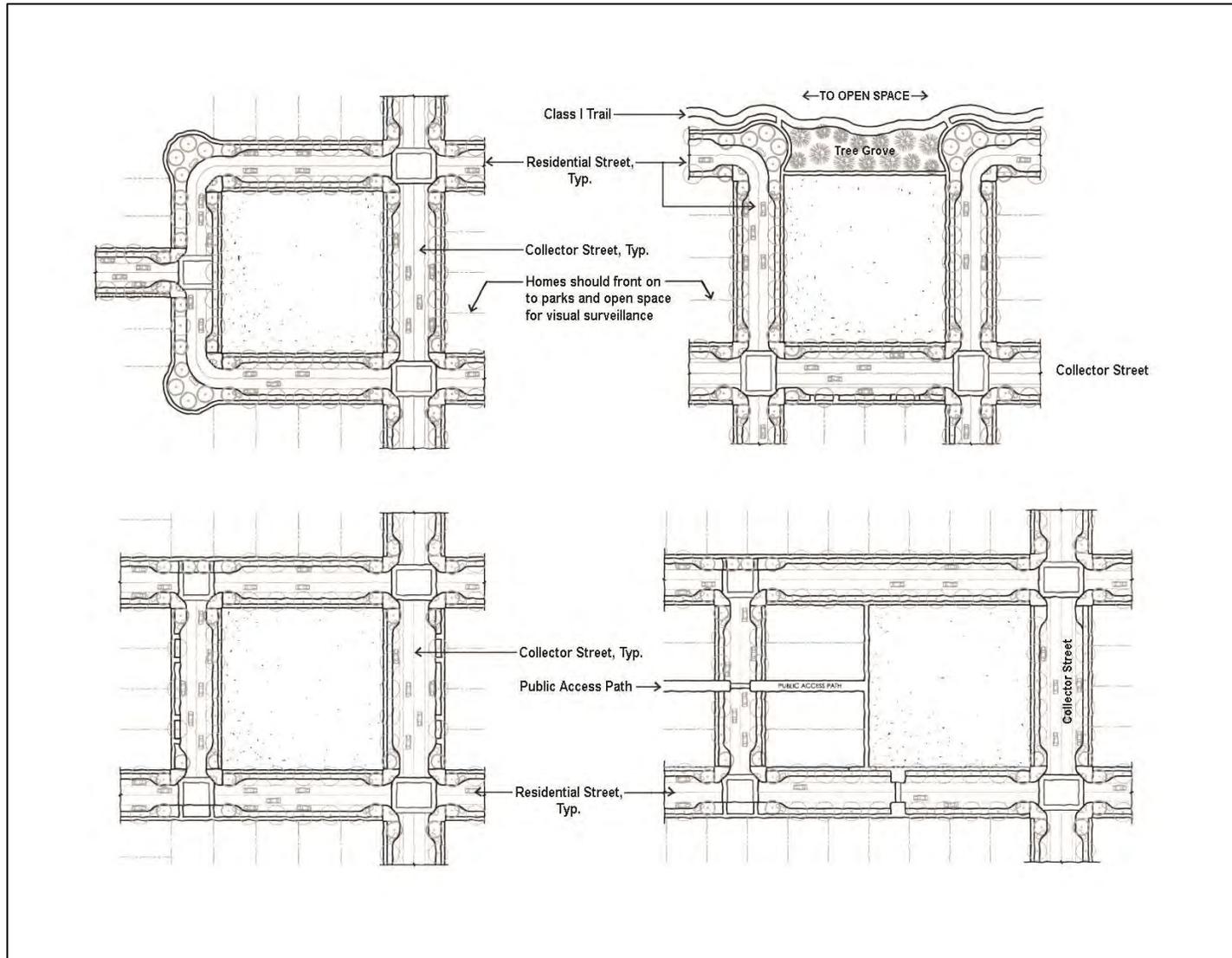
**Figure 7.5 - Conceptual Neighborhood Park Site Designs**

(For illustrative purposes only. The final park designs will be determined by the County and/or the Park District).



PARKS AND OPEN SPACE

Figure 7.6 - Conceptual Roadway Designs Surrounding Parks



Parks surrounded by roads can occur only on residential streets. Only one front is allowed to side on a collector street.

### 7.3 OPEN SPACE

The open space system includes drainage ways, floodways, riparian and wildlife corridors, protected woodlands and other sensitive habitat areas, greenways (e.g., trails and landscaping), and utility and power line easements.

Open space corridors and easements in the Plan Area provide trails, stormwater conveyance, flood detention, opportunities for wetland mitigation, and buffers and transition areas between different land uses. Open space and landscape buffer areas may also have passive recreation facilities, which may include community-wide bicycle trail loop systems, interpretive signs for preserved wetlands, bird watching areas, rest stops with benches, overlooks, picnic areas, gathering areas, and gardens.

Open space buffer areas on the periphery of the Plan Area are provided as a landscape transition between the urban character of Placer Vineyards and the adjoining rural residential and agricultural uses in the county. These are landscaped setback areas tied into the open space and trail system and provide opportunities to connect to the system of trails, stormwater drainage swales, and habitat corridors. Open space buffers are also intended to screen residential neighborhoods from odors and other potential land use incompatibilities created by agricultural activities that may still be occurring in the SPA.

Passive park spaces are also provided in 2 open space areas that contain oak groves: one at the northwest corner of Dyer Lane and 12th Street; the second on the east side of the Plan Area along the Dry Creek corridor. These open space areas are intended to preserve significant clusters of existing oak trees on-site and provide recreational opportunities for the Placer Vineyards community.

A network of trails will provide public access through the open space system, connecting to the communities within and outside of the Plan Area. This community-wide trail system includes a key east-west link from the SPA along the Sacramento/Placer County line to Gibson Ranch Park, and will connect north to the Doyle Ranch subdivision along the Dry Creek corridor. The location and design standards for trails are set forth in Chapter V, “Transportation and Circulation.”

**Goal 7.3** Create an interconnected system of open space that encompasses the preservation and enhancement of natural habitat areas for the use, appreciation, and enjoyment of the community.

**Goal 7.4** Locate open space accessible to residents and link these lands to community activity areas and recreation areas.

#### ***Policy 7.8 Types of Open Space Land.***

*The Placer Vineyards Plan satisfies the County requirement for the dedication of 5 acres of passive park land per 1,000 Plan Area residents. The following types of open space will be considered passive parks and count toward meeting the passive park requirement:*

- ◆ *Floodways*
- ◆ *Site protected wildlife corridors*
- ◆ *Greenways with potential for trail development*
- ◆ *Open water (ponds, lakes, and reservoirs)*
- ◆ *Protected woodland areas*
- ◆ *Protected sensitive habitat area, provided that interpretive displays are provided (i.e., wetlands and habitat for rare, threatened, or endangered species)*

#### ***Policy 7.9 Dedication of Open Space Land.***

*The Specific Plan contains 692.8 acres of open space land, of which (approximately 21.8 acres per 1,000 residents (exclusive of the SPA area). A minimum of 5 acres per 1,000 residents of passive recreation area will be provided with the total open space area to satisfy County passive park requirements. As provided for in the Development Agreement, open space land shall be dedicated to Placer County. Upon formation of the Park District, the County shall transfer open space areas to the District subject to the County’s reservation of access easements over all drainage areas including drainageways, channels, detention or retention ponds or other such ancillary drainage facilities as more fully described in the Development Agreement. It is understood that the County retains the right, but not the obligation to maintain the drainage facilities described above (refer to Policy 7.10). Where restrictions must be placed on open space lands so as to meet environmental permitting and protection requirements (i.e., preservation, protective setbacks), such lands shall be restricted from public access.*

#### ***Policy 7.10 Maintenance of Open Space Land.***

*Maintenance of open space land and improvements therein shall be provided by the Park District, the County or other management entity with funding provided by the Park Services Community Facilities District as more fully described in the Development Agreements and the Public Facilities Financing Plan.*

#### ***Policy 7.11 Facilities in Open Space.***

*Specific design features and functions of open space shall be defined by the Specific Plan.*

## PARKS AND OPEN SPACE

### ***Policy 7.12 Facilities in Open Space Areas.***

*Recreation facilities in open space and buffer areas shall accommodate passive uses such as walking, jogging, bird watching, picnics, interpretative signage and teaching areas, rest stops, and overlooks.*

### **Open Space Buffers**

**Goal 7.5** Use landscape buffers to protect the natural environment from the built environment, to separate incompatible land uses, and to provide transitions from higher intensity urban development to more rural developments around the Placer Vineyards Plan Area.

### ***Policy 7.13 Buffer Areas Adjacent to the Special Planning Area.***

*Buffers shall be provided along the entire edge of the Special Planning Area. Figure 7.8, the “Conceptual Special Planning Area Berm and Open Space Buffers Diagram” provides the required open space buffer setbacks and lot design treatments adjacent to the SPA. Refer also to Policy 3.28, “Compatibility to Adjoining Large-Lot Rural and Agricultural Uses.”*

### ***Policy 7.14 Buffers along the County Line.***

*A 200-foot wide buffer with single loaded streets along its northern side shall be designed along the Placer/Sacramento County line from Tanwood Avenue to Palladay Road. A 50-foot wide buffer with single loaded street along its northern side shall be provided along the Placer/Sacramento County line, adjacent to Gibson Ranch Park (see Figures 7.13 and 7.14).*

### ***Policy 7.15 Oak Grove Open Space Areas.***

*Concentrations of significant oak trees on the site shall be preserved in 2 large oak grove open space areas. One will be located at the northwest corner of Dyer Lane and 12th Street and the other will be located on the east side of the Plan Area along the Dry Creek Corridor (see Figure 7.1). These open spaces shall preserve the existing stands of oak trees and serve as passive open space areas that provide a visual and educational resource to the community.*

### **Open Space Buffers Design Guidelines**

The design guidelines of open space and buffer areas should be consistent with the following:

1. To the extent feasible, trails and park amenities should be carefully sited to avoid disturbance of sensitive natural resources on-site. Sensitive preserve areas, wetland areas, or stands of oak trees may be protected using fences to discourage access and help establish plantings.
2. Within open space areas, grading, realignment, and excavation will be required for flood protection, stormwater drainage, or retention ponds.
3. Fences, 4 feet high and open in character, shall be used to protect sensitive habitat and other preservation areas or to restrict vehicular access at streets.
4. Within open space areas, landscaping will consist of drought-tolerant grasses, ground covers, California native trees, and the plants recommended for use in open space areas in Appendix B, “Recommended Plant List.”
5. Within the berm areas along the County line and the SPA, landscaping will consist of low water use plants, such as evergreen and deciduous trees, shrubs, and ground cover.
6. See Figure 7.1 for the locations of open space buffers and Figures 7.8–7.14 for more detailed plans and cross sections.

### **Open Space Character: Valley Oak Savanna**

Open space areas should complement the character of the existing site (which is predominantly Valley Oak or Savanna). Open space areas may consist of woodland canopies dominated by valley oak trees. They may also include tree species such as buckeye, western redbud, and California coffeeberry. Understory shrubs that support the woodland include upland scrub species such as California wild grape, elderberry, manzanita, toyon, and California blackberry. Ground cover and meadow areas consisting of native grasses and forbs including penstemon, monkey flower, California brome, barley, wild rye, and needlegrass can also be included.

These open space areas can integrate wildlife habitat enhancement and restoration while providing local residents with opportunities for passive recreation, gardening, ecological observation, and education. A recommended plant palette is provided in Appendix B.

## Community Gardens

Implementation of community gardens by gardening clubs, non-profit organizations, or local neighborhood associations and groups is encouraged. Community gardens provide places for local residents to grow their own vegetable gardens and learn new gardening techniques. They can help to promote healthy communities by strengthening community bonds, providing home-grown food, and promoting environmental awareness. Community gardens may be located at various open space areas and along the corridors of electrical power lines. Gardens benefit the community by increasing adjacent property values, reducing air pollution, moderating the climate, and supporting a diversity of plant and animal life. Community gardens can also be used to grow many diverse plant communities such as native plants, wildflowers, roses, vegetables, herbs and ethno-botanical (medicinal) plants. Certain gardens can be planted to attract butterflies, hummingbirds, and other wildlife.

Figure 7.7 - Open Space Buffer Design Guidelines

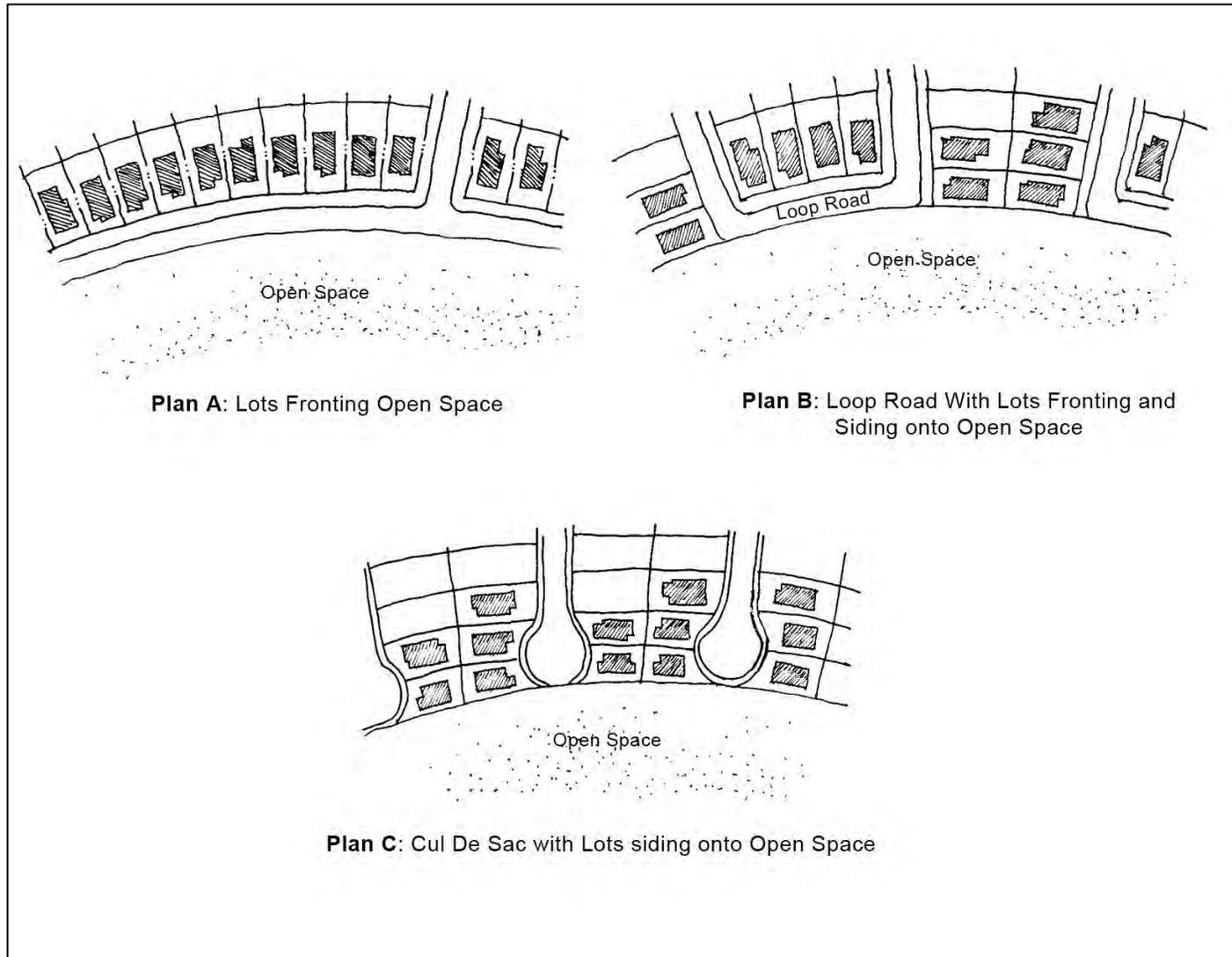
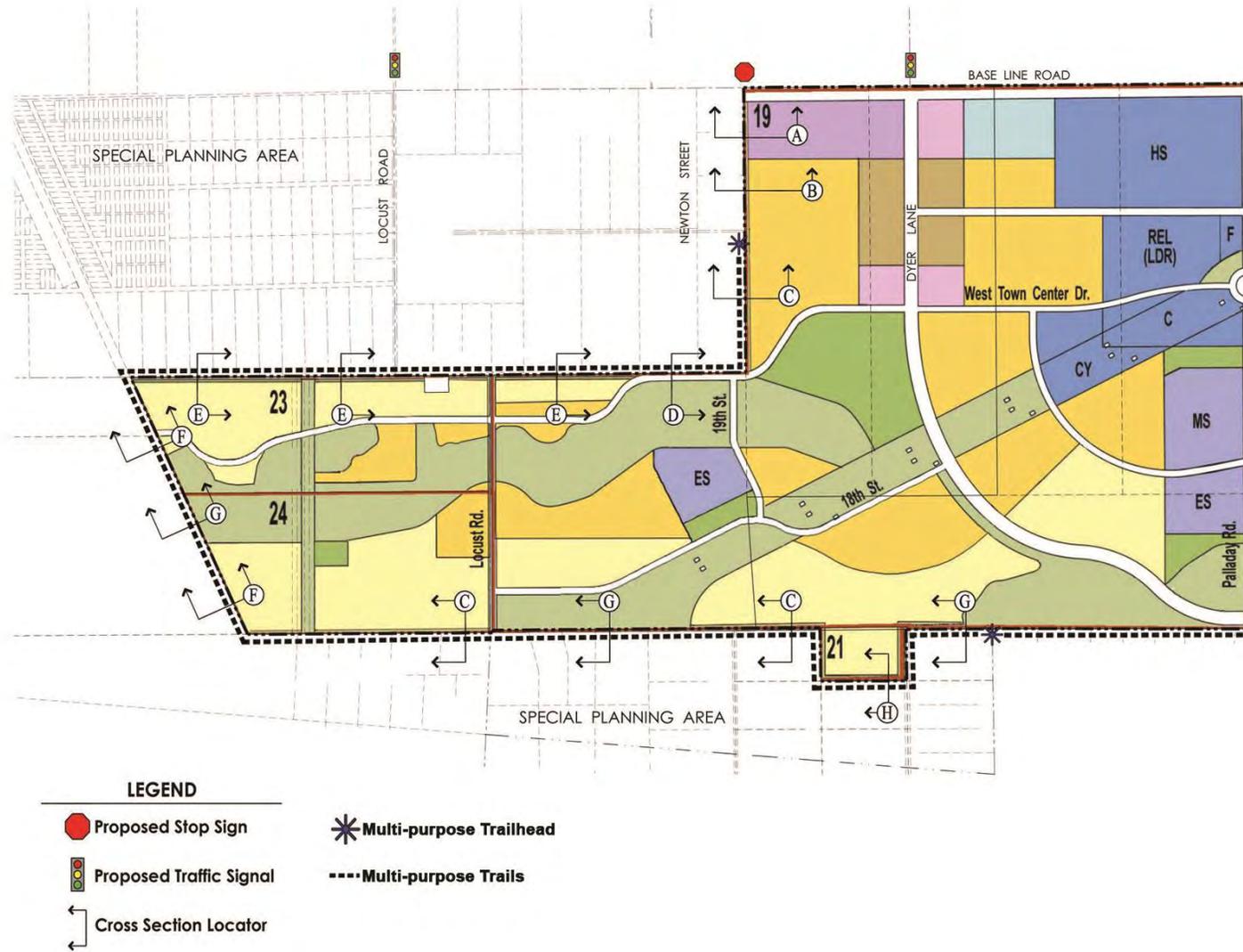
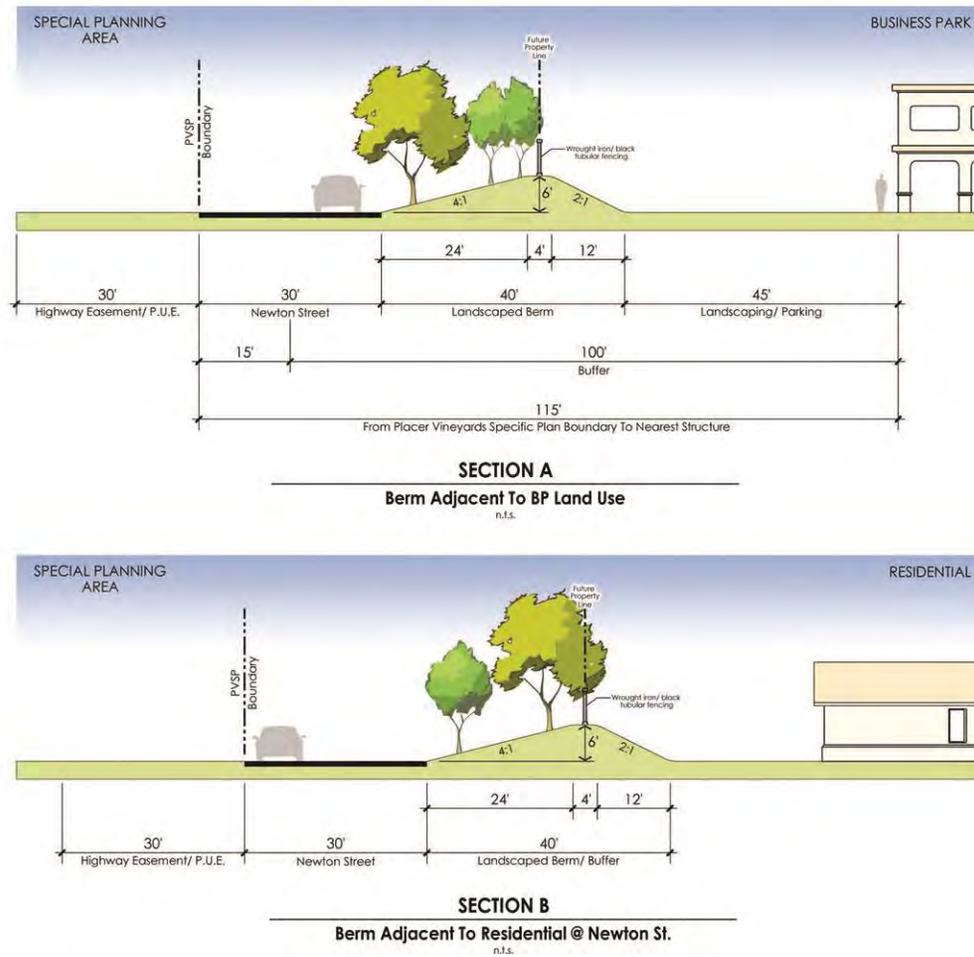


Figure 7.8 - Conceptual Special Planning Area Berm and Open Space Buffer



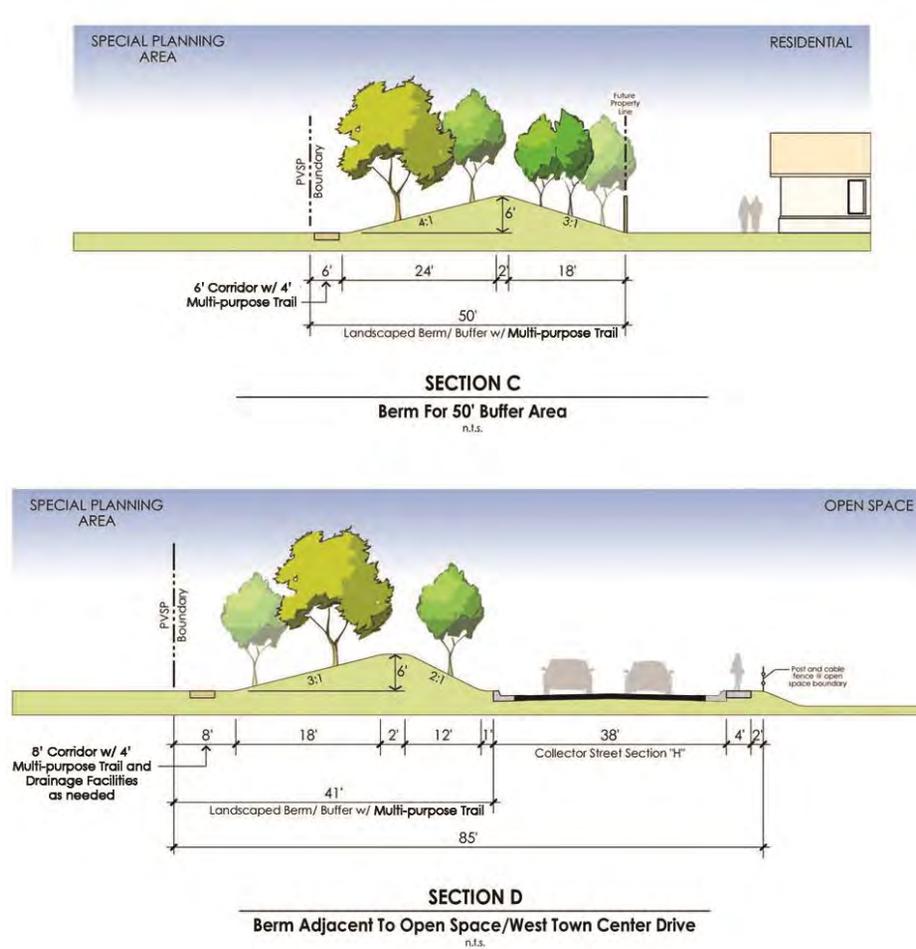
PARKS AND OPEN SPACE

Figure 7.9 - Open Space Buffer Section



Source: MacKay & Soms, 2007

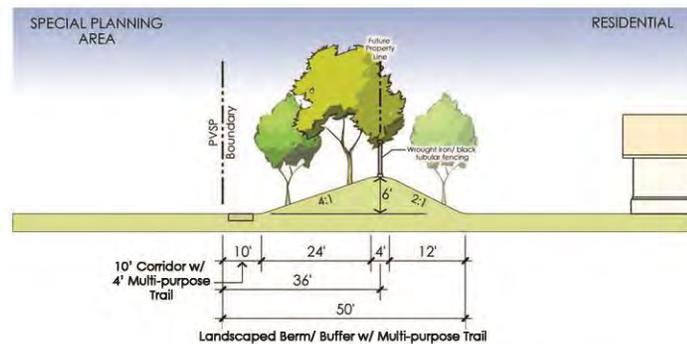
Figure 7.10 - Open Space Buffer Section



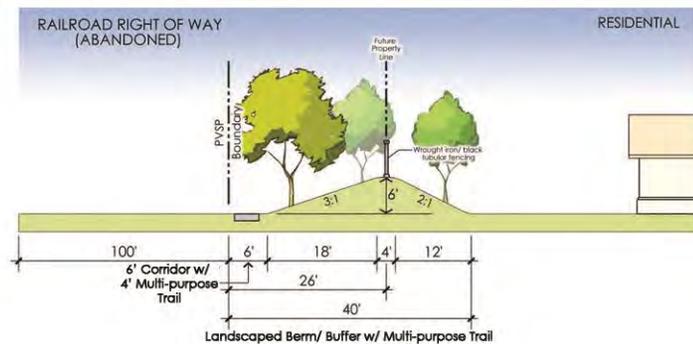
Source: MacKay & Soms, 2007

PARKS AND OPEN SPACE

Figure 7.11 - Open Space Buffer Section



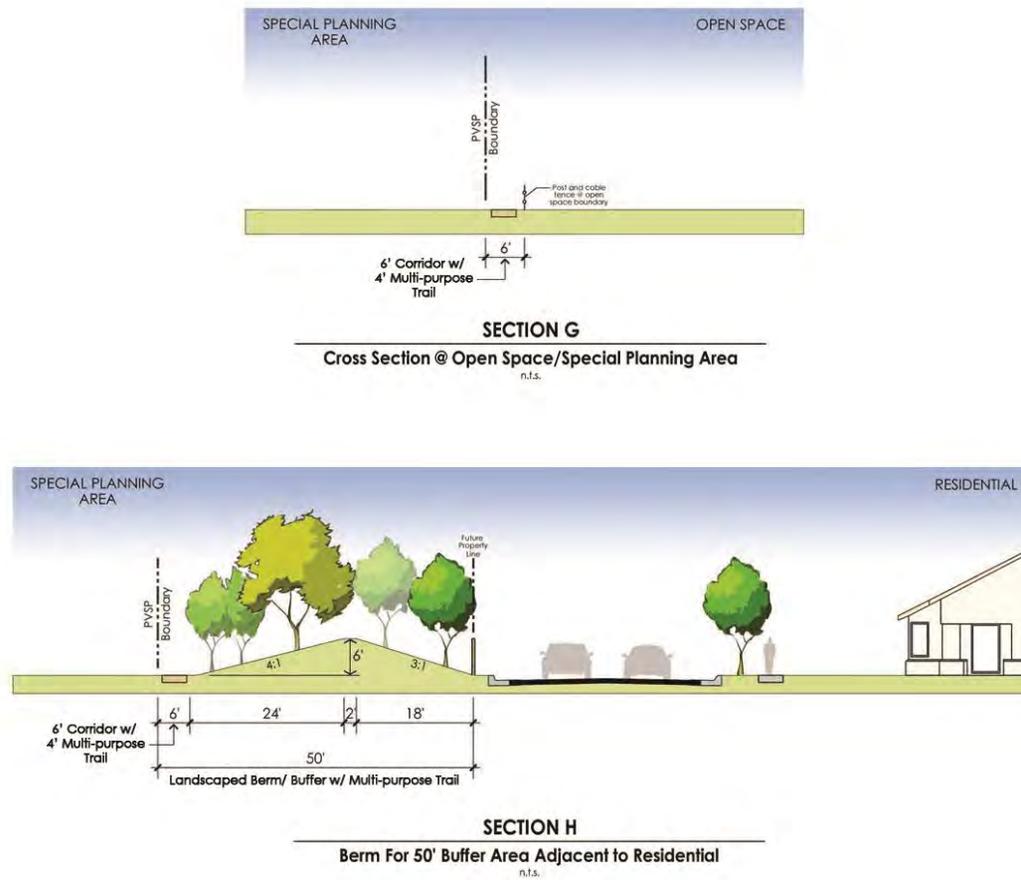
**SECTION E**  
 Berm Adjacent To Northern Residential/ SPA Boundary  
 n.t.s.



**SECTION F**  
 Berm Adjacent To Western Project Boundary  
 n.t.s.

Source: MacKay & Soms, 2007

Figure 7.12 - Open Space Buffer Section



Source: MacKay & Soms, 2007

Figure 7.13 - Open Space Buffer Section

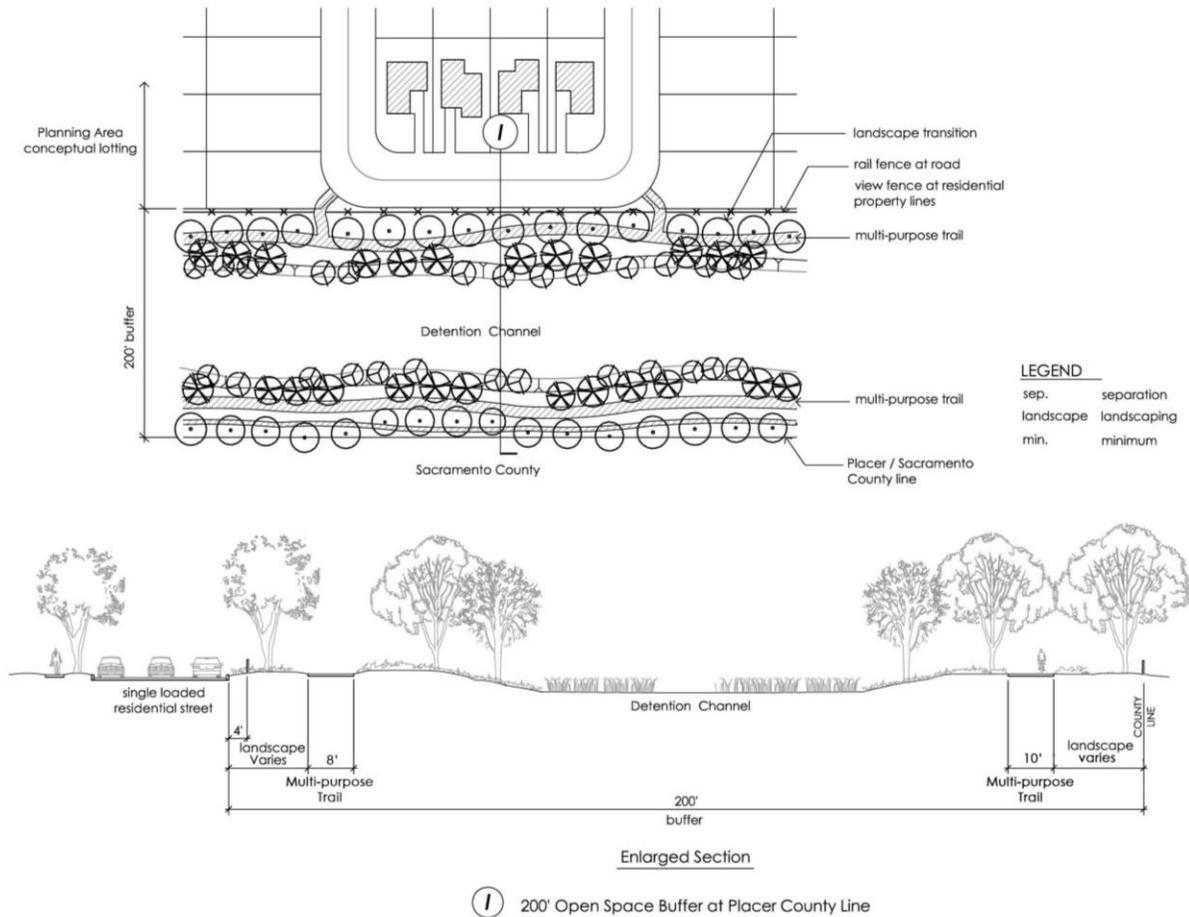
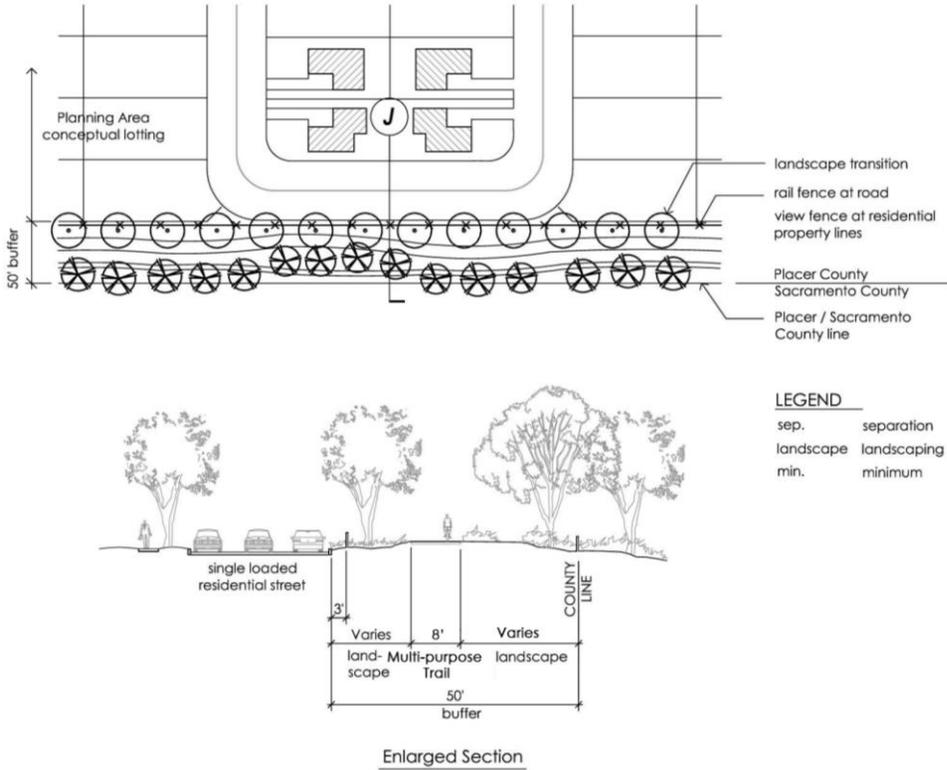


Figure 7.14 - Open Space Buffer Section



J 50' Open Space Buffer at Placer County Line

## CHAPTER VIII: PUBLIC UTILITIES AND SERVICES



## 8.1 PUBLIC UTILITIES AND SERVICES CONCEPTS

### Context

This section provides an overview of the existing public utilities and services and identifies the backbone infrastructure necessary to serve the build-out of the Placer Vineyards Plan Area (Plan Area). The intent of this Specific Plan is to ensure the timely implementation of public utilities and services to maintain the specified service levels for the Plan Area, as defined in the *Placer County General Plan*.

Specific utilities that will be required by the development include roadways, sewer, water, storm drainage, and solid waste disposal. Public services that will be provided in the Plan Area include schools, general County services, a library, fire protection, law enforcement, and parks and recreation. Refer to Chapter V, “Transportation and Circulation,” for information on roadways, public transit systems, and trails. Parks and recreation facilities are discussed in Chapter VII, “Parks and Open Space.” For timing and financing of facilities refer to Chapter IX, “Implementation.” Table 8-1 provides a summary of the service providers for the Plan Area.

## 8.2 PUBLIC UTILITIES GOALS AND POLICIES

This section addresses the public utilities that will be required to serve the Plan Area. Refer also to the following technical studies and infrastructure plans prepared for Placer Vineyards for more specific details.

- ◆ Placer Vineyards Wetland Delineation (ECORP)
- ◆ Corps of Engineers 404 Permit Application (ECORP)
- ◆ Master Drainage Plan (Civil Solutions)
- ◆ Sewer Master Plan (MacKay & Soms)
- ◆ Water Master Plan (Brown and Caldwell)
- ◆ Recycled Water Master Plan (Brown and Caldwell)
- ◆ Dry Utilities Plan (Krause & Associates)

**Goal 8.1** Create a comprehensively planned infrastructure system to serve the needs of future residents and allow existing residents to tie into upgraded facilities.

**Goal 8.2** Provide public facilities in a timely manner, as required to serve new development without adversely affecting existing levels of service.

**Goal 8.3** Conserve water and energy through the use of recycled water and other water-efficient and energy-saving designs.

### **Policy 8.1 Public Facilities Implementation.**

*The following policies provide the framework for implementation of public facilities:*

1. *New development and the public facilities to serve new development shall be planned and developed according to the Specific Plan Development Agreement, master plans and local and state standards.*
2. *The Development Agreement between Placer Vineyards landowners and the County shall ensure that the project pays for its share of construction costs.*
3. *All public facilities shall be constructed and publicly dedicated as reflected in this Specific Plan and as specified in the Development Agreement.*
4. *Reasonable efforts shall be made to facilitate future connections to the system of public utilities and roads.*
5. *Utility lines shall be placed underground to the extent feasible.*
6. *Utilities shall be designed and constructed to minimize future operation and maintenance costs to users.*

### **Policy 8.2 Public Utilities and Services to the Special Planning Area.**

*Specific Plan infrastructure (water, wastewater, and drainage) shall be sized for the subsequent extension of these services into the Special Planning Area (SPA). However, property owners in the SPA will be responsible for the costs of extending infrastructure to their property, including any hook-up, Plan Area, or Special District fees. Developers of properties west of Dyer Lane that abut the eastern project boundary of the SPA shall be required to stub water and sewer mains of a size adequate to serve the SPA to their western project boundary and shall provide any easements necessary to accommodate this infrastructure. The specific number, location, and timing of such extensions shall be established at such time as subdivision tentative maps are approved for these properties.*



PUBLIC UTILITIES AND SERVICES

**Table 8-1: Plan Area Service Providers**

Service	Proposed Provider
Roadways	Placer County
Water	Wholesale: Placer County Water Agency Retail: California American Water Company or Placer County Water Agency
Drainage/Flood Control	County Services CFD and/or Park District
Recycled Water	Wholesale: City of Roseville Retail: Placer County or another public entity <sup>1</sup>
Sewer	Collection: Placer County Treatment: Roseville WWTP (South Placer Wastewater Authority) (Alternative: Sacramento Regional County Sanitation District)
Solid Waste Disposal	Recology Auburn Placer
Electrical Service	Pacific Gas and Electric Company (PG&E)/ Sacramento Municipal Utility District (SMUD)
Natural Gas	PG&E
Telephone	Consolidated Communications/ AT&T
Cable TV	Comcast and/or other provider
Sheriff's Protection	Placer County
Fire Protection	Placer County Fire District, Sacramento Metropolitan Fire District <sup>2</sup>
Schools	Center Unified, Elverta Joint Elementary, and Grant Joint Union High School Districts
Library	Placer County
General County Services	Placer County
Parks and Open Space	Placer County and/or Park District

Note:

- 1 Service responsibility may be assumed by a future multi-jurisdictional joint power authority consisting of the County and the City of Roseville.
- 2 The Sacramento Metropolitan Fire District serves a 1 square mile area in the southwest portion of the Plan Area.

### 8.2.1 WATER SUPPLY AND DISTRIBUTION FACILITIES

The Plan Area is within the service area of Placer County Water Agency (PCWA). The Plan Area will receive water service from a variety of sources during the various phases of its development.

**Goal 8.4** Encourage the use of recycled water as one source for the irrigation of site landscaping.

**Goal 8.5** Meet the Placer County General Plan requirement to assist in the supply of affordable agricultural water, including reclaimed water, to surrounding agricultural lands in South Placer County.

**Policy 8.3 *Agricultural Water Supply.***

*Development within the Plan Area should assist in the provision of agricultural water to surrounding agricultural lands. Sources of such agricultural water include reclaimed and retained water and newly developed surface water sources. Placer Vineyards shall pay agricultural water development fees to the Placer County for use in improvement projects that will increase the storage and supply of recycled water for agricultural customers in southwest Placer County.*

#### Existing Water Supply and Distribution

No public water supply or distribution system currently exists in the Plan Area. Private wells pump groundwater for various agricultural and domestic uses. In the short term, groundwater will continue to supply water for farm operations.

#### Water Supply Planning

PCWA has determined that it has sufficient water rights to meet the projected demands of projects likely to develop in western Placer County through 2030, including the Plan area. PCWA prepared a water supply assessment for the proposed Placer Vineyards Specific Plan as required by both Senate Bill (SB) 221 and SB 610. PCWA concluded that its remaining surface water entitlements are adequate to meet the build-out of the General Plans of the cities and unincorporated area in western Placer County, including the proposed Placer Vineyards Specific Plan.

#### Initial Water Supply and Distribution

Water supplies for the initial development phases will be provided from PCWA's unused American River Middle Fork project water to be diverted at PCWA's new American River pump station, conveyed to, and treated at the Foothill Water Treatment Plant. Treated water will be delivered through PCWA's existing transmission pipeline system to the City of Roseville's water system under a

cooperative agreement between the City of Roseville and PCWA. As shown in Figure 8.1, the initial water supply system will extend from the northeast corner of the Plan Area along Base Line Road and connect to an existing City of Roseville pipeline on Fiddymont Road.

Alternatives to the initial water supply could be made available by PCWA if the Sacramento River diversion has not begun deliveries at the time that additional water supplies are needed. One alternative to the initial water supply is the same source described above, PCWA's unused American River Middle Fork project water, diverted at the American River pump station and treated at the Ophir water treatment plant. A second alternative to the initial water supply is to construct a new pipeline from the project to the San Juan/Sacramento Cooperative pipeline, which currently terminates near the Antelope Road-Walerga Road intersection. This alternative water supply option would also require improvements to the San Juan Water District's Folsom Lake diversion and treatment facility.

#### Long-term Water Supply and Distribution

The source of long-term water is planned to come from a new water diversion at the Sacramento River. (see Figure 8.1). Water will be supplied via a pipeline constructed along Base Line Road, running south on Pleasant Grove Road, west along Elverta Road, and connecting to the Sacramento River. Construction of this joint pipeline will be undertaken by PCWA.

Only if the Sacramento River diversion project described above becomes infeasible, the alternative long term water supply from the Ophir water treatment plant (the same water entitlement described above in the alternative for the initial water supply) will be pursued. If the water entitlement is proposed to be taken from the American River, an enlargement of the American River pump station would be required and a parallel water pipeline would need to be constructed along the same course as the initial water supply, connecting the American River pump station to PCWA's existing water distribution system.

Refer to Figure 8.3 for the proposed route of the alternative water pipeline to serve the Plan Area.

#### On-Site Water Supply and Distribution

A backbone water transmission main located on Base Line Road will provide water to the entire Specific Plan Area. A water distribution grid consisting of mains located alongside the arterial and collector road system will connect to the main on Base Line Road (see Figure 8.1). Five water storage tanks are also distributed throughout the Plan Area to provide approximately 15 million gallons of storage. The supply and distribution system and proposed tank locations are shown in Figure 8.2.

## PUBLIC UTILITIES AND SERVICES

### Recycled Water Supply and Distribution

Recycled water from treated wastewater is generated at the Dry Creek Wastewater Treatment Plant (DCWWTP) and the newly constructed Pleasant Grove Wastewater Treatment Plant (PGWWTP).

#### Initial Recycled Water Supply

The Plan Area will, to the extent feasible, use recycled water to irrigate its parks, schools, and publicly landscaped areas (including roadway corridors and medians). Initially a connection will be constructed to an existing recycled water line south of Dry Creek near Walerga Road. The line will be extended to the west along the south side of Dry Creek and then north at a point east of Watt Avenue, crossing beneath Dry Creek to the Plan Area (see Figure 8.4). Booster pump and water storage tank locations within the Plan Area will be established during final design of the recycled water system.

#### Long-Term Recycled Water Supply

There are plans to construct a recycled water line from the PGWWTP, west along Phillip Road and south along Watt Avenue to serve the West Placer area, including the Plan Area as it builds out. The PGWWTP water supply would supplement and/or replace the DCWWTP service. Placer County plans to provide recycled water to the Plan Area from water obtained from the treatment plants owned and operated by the City of Roseville's wastewater treatment plant. Service responsibility may be assumed by a future multi-jurisdictional joint power authority consisting of the County and the City of Roseville.

#### Agricultural Water Supply

South Placer County agricultural customers currently obtain water from groundwater, PCWA, and the Nevada Irrigation District. Recycled water is available from the City of Lincoln Water Treatment and Reclamation Facility.

### 8.2.2 WASTEWATER COLLECTION AND TREATMENT

The Plan Area consists of two wastewater service areas. The approximately 890 acres generally east of Watt Avenue (indicated as "Shed B" on Figure 8.5) are within the service area of the DCWWTP, which is operated under a joint powers authority agreement between Placer County, the City of Roseville, and the South Placer Municipal Utility District. The larger remaining portion of the Plan Area generally west of Watt Avenue ("Shed A" on Figure 8.4) is not within the DCWWTP's service area. Two options available to serve the Plan Area are described below. Refer also to the Placer Vineyards Specific Plan Sewer Master Plan (MacKay & Soms, Board of Supervisors approved June 3, 2014) for more detailed information.

**Goal 8.6** Provide wastewater treatment and disposal in a timely manner, to serve new development.

#### Existing Wastewater Treatment and Disposal

Wastewater treatment and disposal in the Plan Area is currently provided through individual on-site wastewater disposal systems. These on-site disposal systems are either septic tanks with leaching trench systems or seepage pit systems.

#### Planned Wastewater Collection and treatment

The preferred option for wastewater service is to treat flows from the entire Plan Area at the DCWWTP. Most of the approximately 890 acres in the eastern portion of the Plan Area, which are already within the current service area of the DCWWTP, would be served by a collection system discharging to a sewage lift station to be located south of Dyer Lane and east of Watt Avenue. From the lift station, wastewater flows would be carried in a force main along the south side of Dry Creek to an existing force main, located east of Walerga Road (see Figures 8.5 and 8.6).

Wastewater from the approximately 4,340 acres in the western portion of the Plan Area would be directed to the DCWWTP by way of force main pipelines in the same utility corridor. This corridor would extend from the Plan Area, south along Watt Avenue, east along PFE road, and north to the plant by way of one of two proposed alignments. The preferred alignment would proceed northerly to the plant on the easterly segment of Hilltop Circle through the Roseville Corporation Yard. An alternative alignment would leave PFE road at Cook Riolo Road, turning easterly to the DCWWTP, just north of Dry Creek (see Figures 8.5 and 8.6).

#### Alternative Wastewater Collection and Treatment

An option for the collection and treatment of wastewater from the 4,340 acre western area would be to send wastewater to the Sacramento Regional County Sanitation District (SRCSD) (see Figures 8.5 and 8.7). Under this option, sewage would flow via gravity, following the alignment of Sorrento Road, to the SRCSD Upper Northwest Interceptor at a point on Elkhorn Boulevard (Alternative A), or south from the Plan Area, following the alignment of Elwyn Avenue, west along Elverta Road, south along the alignment of West 6th Street, and connecting to the SRCSD Upper Northwest Interceptor at a point on Elkhorn Boulevard (Alternative B). Wastewater treatment would occur at the Sacramento Regional Wastewater Treatment Plant. If this option were to be pursued, a facility for the storage of peak wet weather flow for later discharge at off-peak hours would be required by the SRCSD. A 1.8 million gallon underground wastewater storage facility is proposed at the current pump station site.