

**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 32,814 people, approximately 164 acres of improved parkland and 164 acres of passive recreation area must be provided in the Placer Vineyards community, for a total of 328 acres. A total of 920 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 park system proposed for Placer Vineyards will incorporate 211 acres of public and private parks (with 200 acres counted toward satisfying Placer County General Plan park requirements). 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 either public or private park sites within the Specific Plan Area. The Parks and Recreation Master Plan described in Policy 7.2 below may refine and modify this list.*

### **Policy 7.2 *Parks and Recreation Master Plan.***

*Property owners and the County shall develop a Parks and Recreation Master Plan to guide planning and design of individual park facilities prior to the approval of the first large lot final map for recordation. The master plan shall be guided by the design and programming sections of this Specific Plan and as required by the Public*



*Facilities Financing Plan. This master plan shall address the need for specific types of active and/or passive recreational facilities and shall also refine the trails design/plan, establish a design “theme” for the parks, and provide specific development plans (for the types of equipment, materials, and cost estimate) for each park site. When designing park facilities adjacent to schools, the location and type of planned school facilities should be considered.*

*The Parks and Recreation Master Plan shall also provide guidance regarding the specific final siting of neighborhood and mini parks. The ultimate location of neighborhood parks and mini parks shall be defined at the small lot tentative map stage.*

### **Policy 7.3 *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. They will be refined in the Parks and Recreation Master Plan and finally located on 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 7.4 *Operation and Funding for Recreation Programs and Park Maintenance.***

*Recreation programs and the maintenance of parks shall be operated by the County with funding provided from a Community Facilities District (CFD) and/or a County Service Area (CSA). The recreation program will include typical urban recreation services such as sports leagues, senior programs, youth programs, teen programs, and aquatic programs.*

## PARKS AND OPEN SPACE

**Table 7-1 Summary of Recommended Park Facilities <sup>1</sup>**

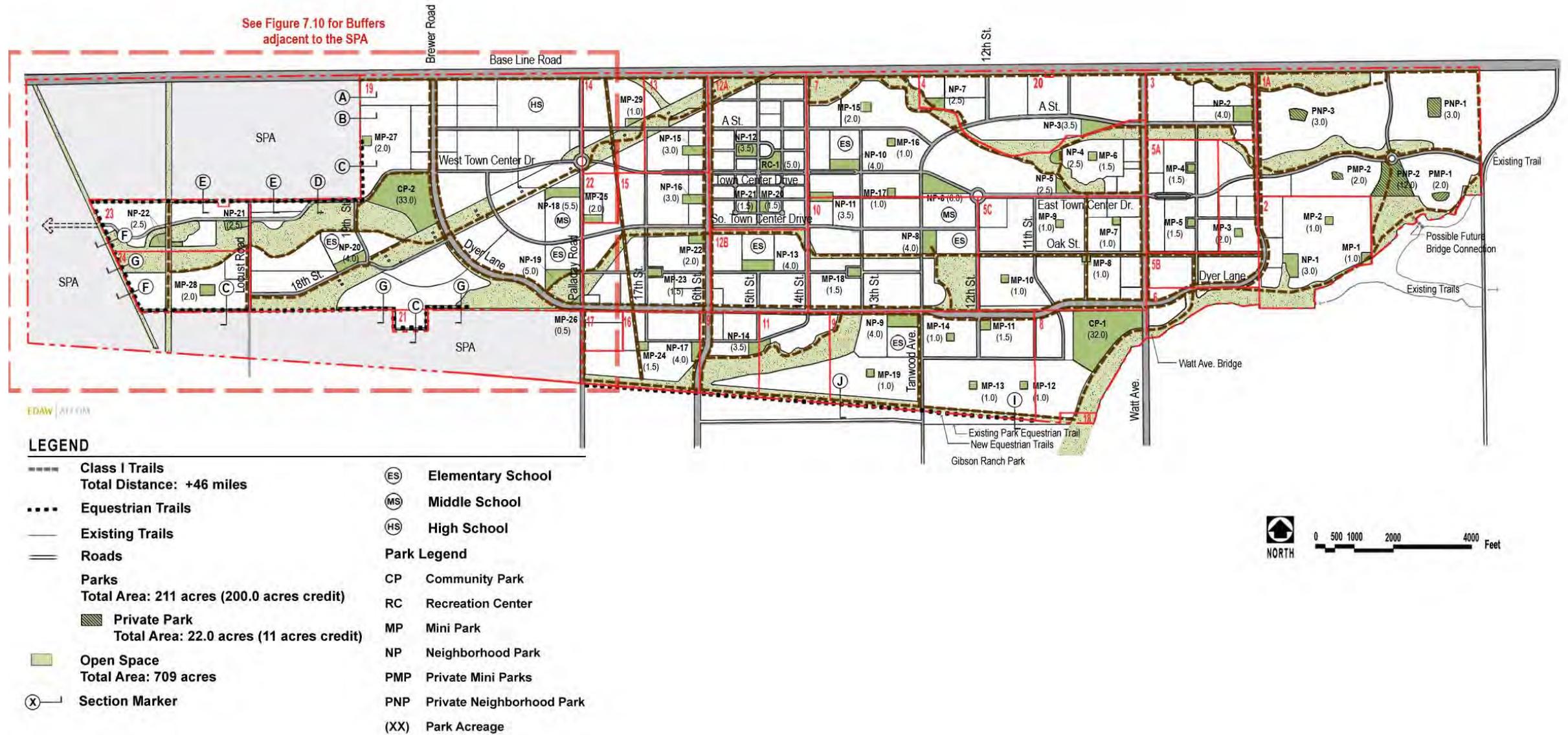
The table below provides a list of facilities that the Placer County General Plan indicates this plan should strive to implement. The Parks and Recreation Master Plan will define the park and recreation facilities that shall be provided for each park within the Placer Vineyards community.

Quantity Required by General Plan	Facilities Required by General Plan	Facility Size <sup>1</sup>	Acres per Facility
16.5	Tot Lots	~ 60 feet in diameter	0.15
11	Playgrounds	~ 100 feet in diameter	0.33
6	Tennis Courts	60 feet by 120 feet	0.20
6	Basketball Courts	50 feet by 100 feet	0.20
11	Baseball Diamonds or Fields	325 feet F.L.	3.67
11	Softball Diamonds, Little League Diamonds	300 feet F.L.	2.81 1.43
17	Youth Soccer Fields	150 feet by 250 feet	1.38
17	Adult Soccer/Football/Open Practice Field	225 feet by 360 feet	2.30

Note:

<sup>1</sup> Field sizes based on County and NRPA facility standards.

Figure 7.1 Parks and Open Space Diagram



## PARK CLASSIFICATIONS

Types of parks designed for the Placer Vineyards community include community parks, a town center green, a recreation center, neighborhood parks, and mini 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. Facility allocations in these descriptions and conceptual park layouts shown in the figures may be modified by the Parks and Recreation Master Plan (see Policy 7.2).

**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 bicyclists, 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 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 for community parks include:

- ◆ 2 full-court basketball courts
- ◆ Multi-use courts
- ◆ 4 lighted tennis courts



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



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

- ◆ 2 youth softball/baseball fields with at least 1 soccer field overlay
- ◆ Lighted adult softball/baseball field
- ◆ 2 volleyball courts
- ◆ A skateboard park
- ◆ Open turf area
- ◆ Tot lot and equipment for ages 2-5
- ◆ Play lot/structure for ages 6-12
- ◆ Picnic areas with BBQ and either shade structure or adequate shade from trees
- ◆ Large group picnic area with BBQ and shade structure for 50 or more people
- ◆ Restroom with concession stand
- ◆ Large maintenance building with yard
- ◆ 2 or more of the following special facilities which may include: a community center, recreation center, aquatic center, senior center, youth center and gymnasium
- ◆ Parking with 75 percent or more of the needed parking located on-site (typical parking ratio is 9 spaces per acre, but each site will be evaluated based on the type and location of facilities)

**Policy 7.5 Construction of Community Parks.**

*The design and construction of community park facilities, including the regional, recreational facilities to be located therein, will be funded entirely by the Placer Vineyards property owners. Placer Vineyards property owners shall be entitled to reimbursement from the Southwest Placer fee to be adopted by the County to fund the costs of the community park and regional recreational facilities in excess of the Plan Area’s share.*

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### Town Center Green:

The town center green, at the heart of the town center, is a 3.5-acre civic park with shaded 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 space configured for performances
- ◆ A central identifying landmark feature such as a clock tower, sculpture, fountain, or water feature
- ◆ Special lighting and pedestrian elements that complement the town center themes
- ◆ Special landscape themes
- ◆ Open areas for informal recreation

### Recreation Center:

The recreation center is a 5-acre community facility in the town center. The recreation center is planned as a large indoor and outdoor recreation facility (see Figure 7.5 for a conceptual site diagram of the recreation center). The recreation center may include the following facilities:

- ◆ Community center with meeting rooms
- ◆ Recreation hall and fitness rooms and equipment
- ◆ Associated park recreation offices



*Fountains or water features are encouraged in the town center green*



*Example of a community recreation center*



*Joint-use school/park facilities are encouraged.*

- ◆ Outdoor gathering and seating areas
- ◆ Tennis courts
- ◆ Half-court basketball court
- ◆ Gardens

### Neighborhood Parks

Neighborhood parks range from 2 to 15 acres in size, and typically average from 5 to 15 acres in size (see Figure 7.6 for a conceptual site diagram of a neighborhood park). They include the 8 neighborhood parks to be built as joint-use facilities with proposed school facilities. Facilities will vary based on available acreage.

Neighborhood parks may include:

- ◆ Full-court basketball court
- ◆ Two tennis courts
- ◆ Youth softball/baseball field
- ◆ Volleyball court
- ◆ Open turf area
- ◆ Tot lot and equipment for ages 2-5
- ◆ Play lot/ structure for ages 6-12
- ◆ Picnic areas with BBQ, minimum 2 tables each, and either a shade structure or adequate shade from trees
- ◆ Restrooms for parks depending on planned uses
- ◆ Small maintenance building
- ◆ Security lighting
- ◆ Street frontage parking on all sides except those that border public land; possible on-site parking

**Policy 7.6 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 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 18 acres of private neighborhood parks and the 3.5 acre town green.
3. Approximately 35 acres of neighborhood parks shall be 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. These elements will be defined in the Parks and Recreation Master Plan.



Parks shall be sited to maximize their street 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.
8. Joint-use parks shall be designed to operate independently of adjacent school facilities.

**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 subject to the provisions of Section 16.08.100-I of the Placer County Zoning Code as well as the following requirements:

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.

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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.*

### Mini Parks (Pocket Parks):

Mini parks or pocket parks can be as small as 1/4 to 1/2 acre, but are more typically 1 to 2-acre sites that provide outdoor recreational opportunities to the residents in the immediate surrounding area. A total of 43 acres of mini parks are designated in the Specific Plan including 4 acres of private mini parks. Not all mini parks are shown in the Land Use Diagram but they are encouraged to be built within large residential developments.

Uses and activities in mini parks may include the following:

- ♦ Half-court basketball court
- ♦ Open turf
- ♦ Picnic area with BBQ and a minimum of 2 tables and a shade structure, or adequate shade from trees
- ♦ Security lighting

#### **Policy 7.8 Mini Park Design.**

*Mini parks shall have residential street frontage on a minimum of 3 to 4 sides, except where they abut open space, drainageways, or public uses. Mini parks shall generally be located central to a neighborhood of approximately 100 homes.*

#### **Policy 7.9 Construction of Neighborhood and Mini Parks.**

*Landowners shall design and install park improvements for a neighborhood and/or mini park site(s) planned for the property, according to the funding and timing mechanism identified in the Development Agreements, Public*



*Mini park provided within large residential developments are encouraged*



*Picnic area and playground at a mini park serving nearby multi-family housing*

*Facilities Financing Plan and the following provisions, which will be included in the Development Agreements.*

1. *The number, size, and location requirements for neighborhood and mini 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 neighborhoods responsible for the construction of the park sites.*
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 for the site prepared by the landowner and approved by the County.*
3. *Park facilities will be designed in accordance to the guidelines of the Specific Plan, the Parks and Recreation Master Plan, and the standards for facility improvements provided by the County.*
4. *Landowners are responsible for all costs associated with the approval of the park improvement plan as defined by Development Agreements.*
5. *Upon satisfactory completion of neighborhood or mini park improvements, the County shall accept the dedication of improved neighborhood or mini park sites and assume the ownership and maintenance, provided that the cost of such maintenance is funded by a County Services Area, and/or a Services Community Facilities District or other financing mechanism approved by the County.*

**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 and each village 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.
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.*



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

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 spill-over parking into adjacent residential communities.
11. Refer also to Policy 6.18 for the lighting of recreational areas and athletic fields.

Figure 7.2 Conceptual East Community Park Site Design

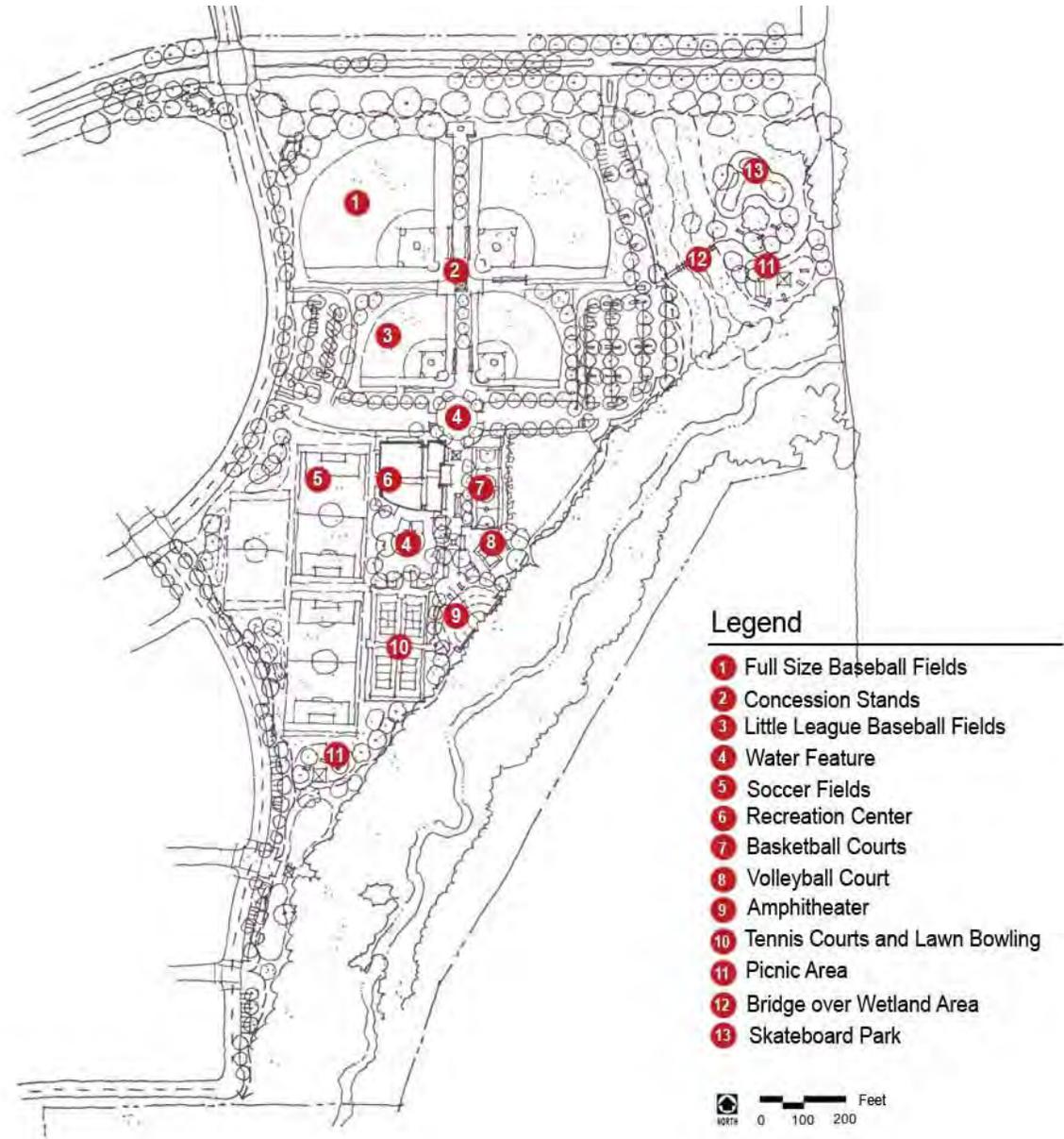


Figure 7.3 Conceptual West Community Park Site Design

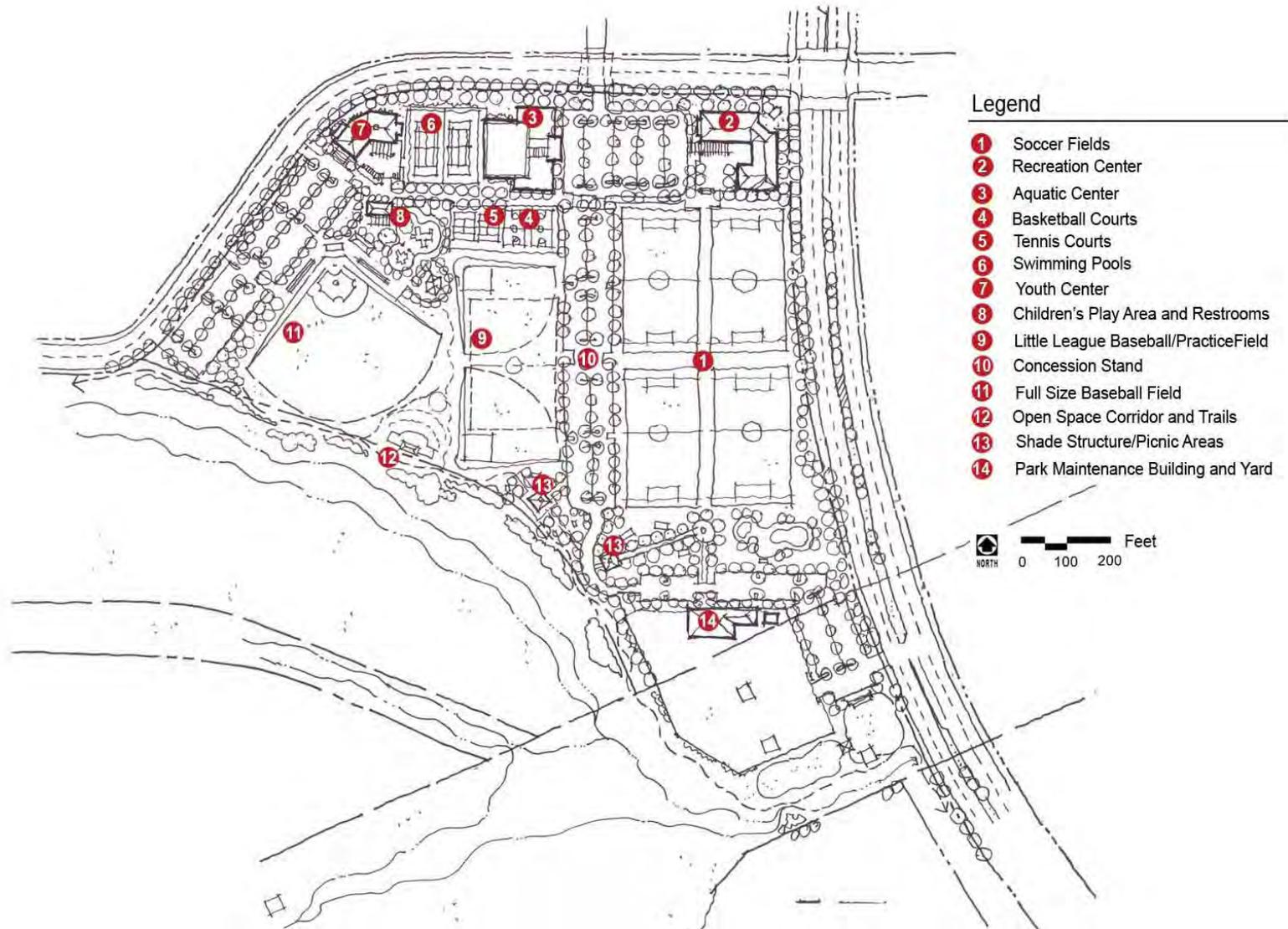


Figure 7.4 Conceptual Town Green Site Design

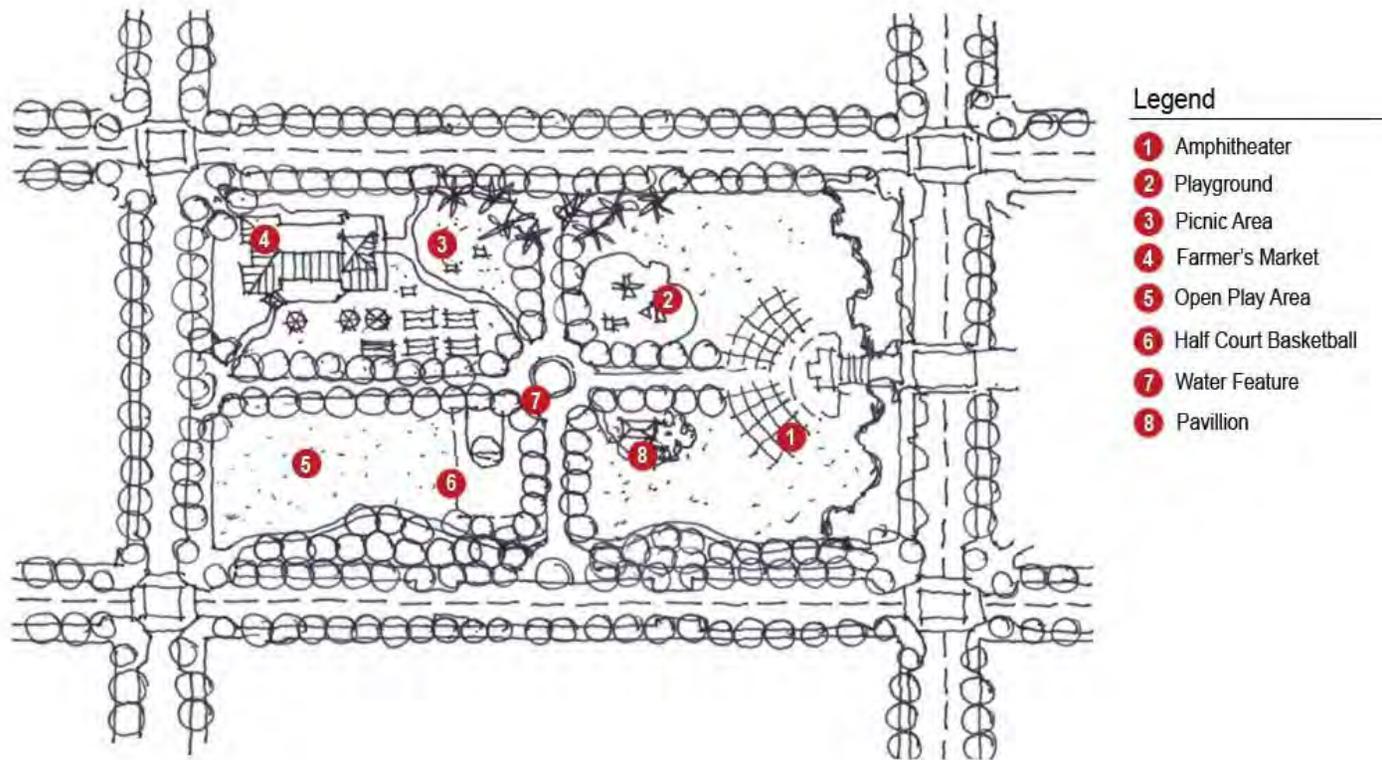


Figure 7.5 Conceptual Recreation Center Site Design

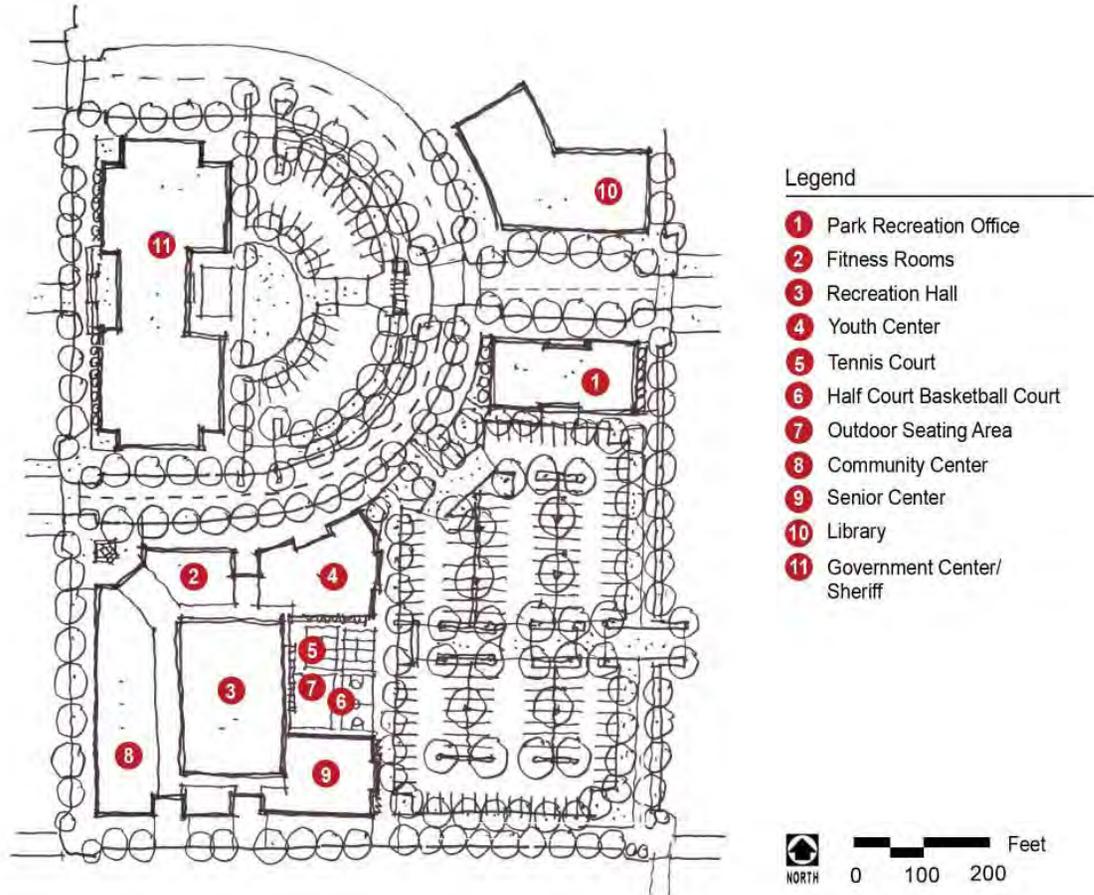
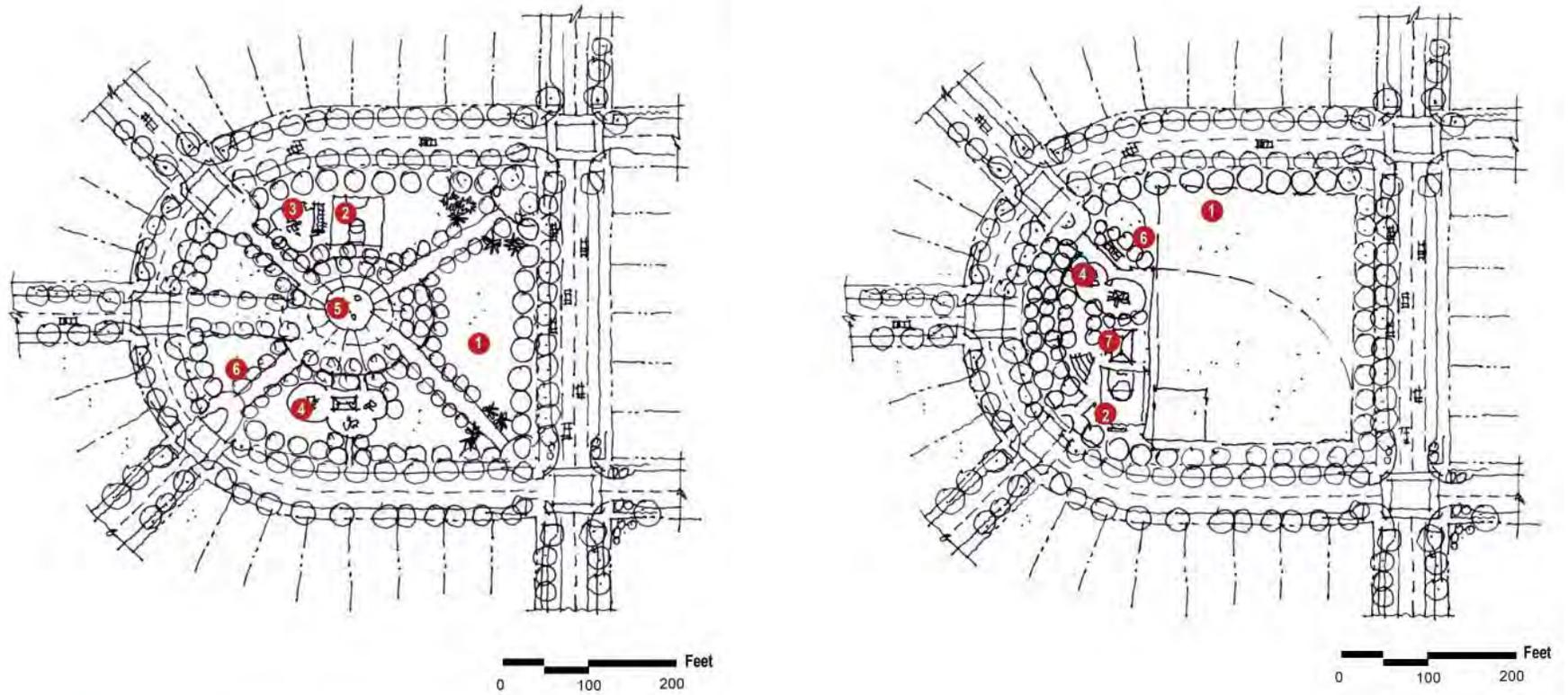


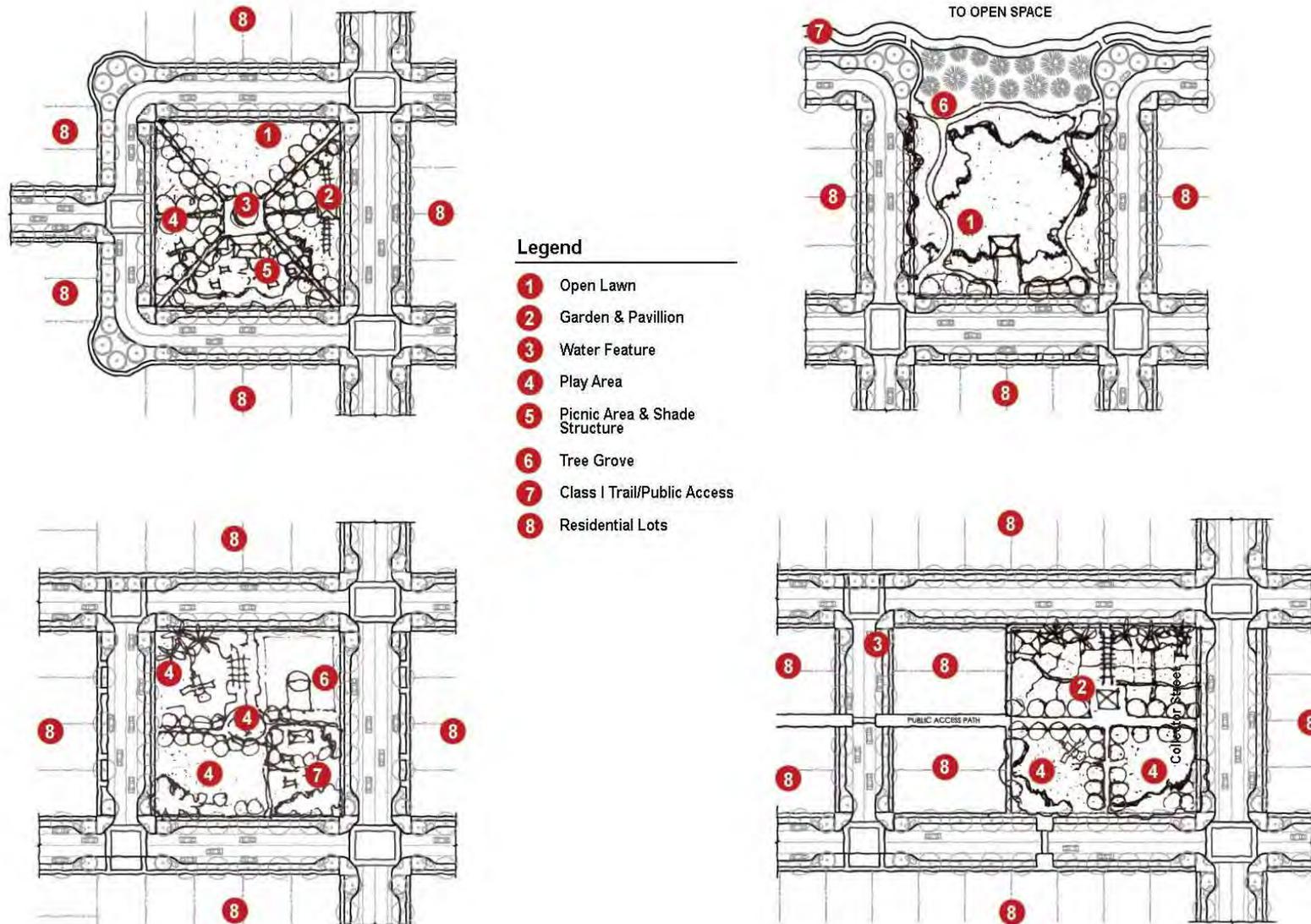
Figure 7.6 Conceptual Neighborhood Park Site Design



Legend

- |                         |                 |
|-------------------------|-----------------|
| 1 Open Lawn/Play Fields | 5 Water Feature |
| 2 Basketball Court      | 6 Picnic Area   |
| 3 Tot Lot               | 7 Restroom      |
| 4 Playground            |                 |

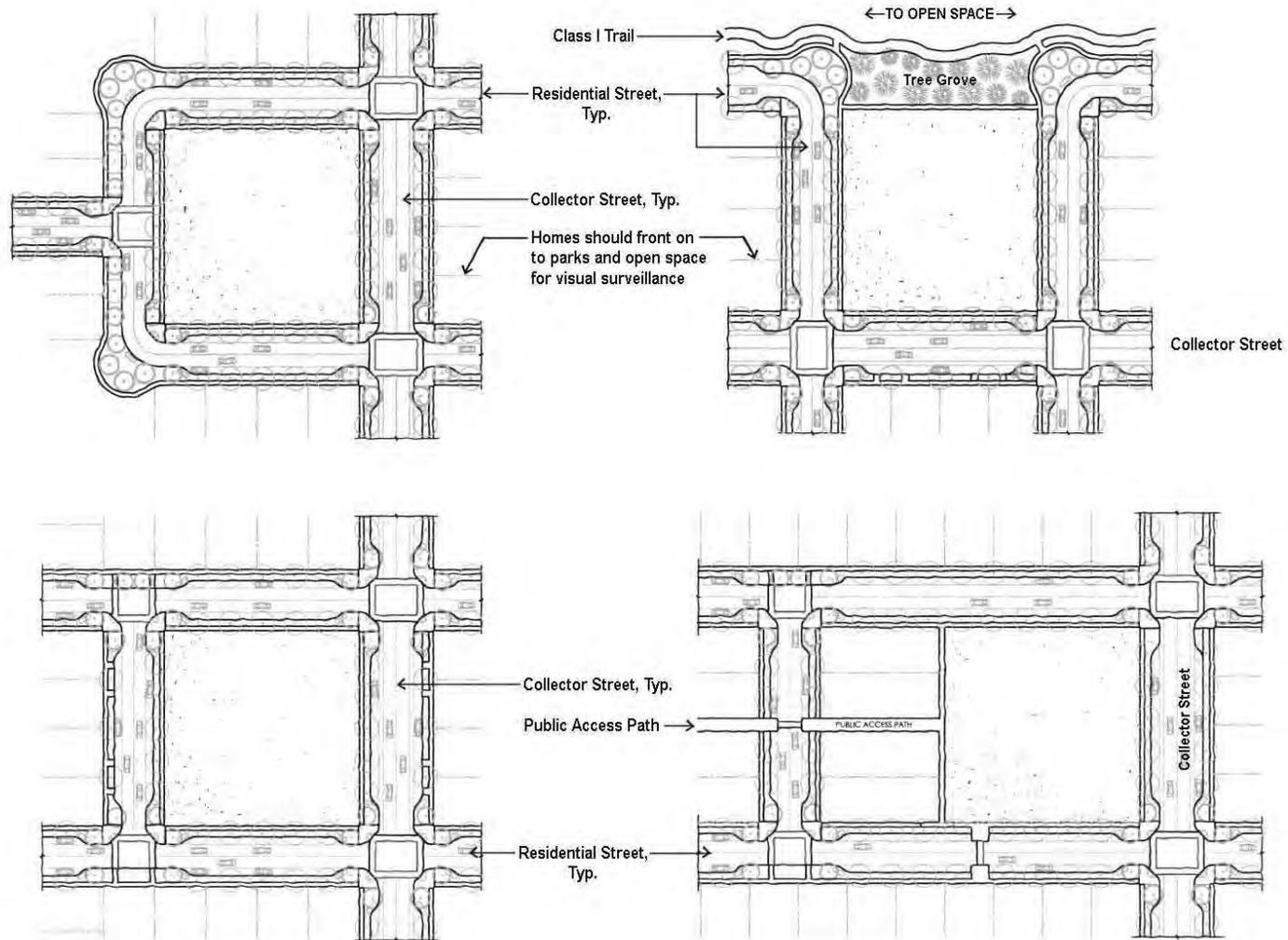
Figure 7.7 Conceptual Mini Park Site Design



**Legend**

- 1 Open Lawn
- 2 Garden & Pavilion
- 3 Water Feature
- 4 Play Area
- 5 Picnic Area & Shade Structure
- 6 Tree Grove
- 7 Class I Trail/Public Access
- 8 Residential Lots

Figure 7.8 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. 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 7.10 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 7.11 Dedication of Open Space Land.*

*The Specific Plan contains 709 acres of open space land, of which (approximately 21.6 acres per 1,000 residents) shall satisfy County passive park requirements. Passive park land shall be dedicated to Placer County. 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 7.12 Maintenance of Open Space Land.*

*Maintenance of passive park land and improvements therein will be provided by a community-wide fee assessed by a County Services Area and/or a Services Community District, or similar mechanism, as described in the Public Facilities Financing Plan. Certain trails, such as the Dry Creek trail, that provide a community-wide or regional benefit, may also be constructed, utilizing funds from this community-wide fee.*

#### *Policy 7.13 Facilities in Open Space Corridors.*

*Specific design features and functions of open space corridors shall be defined by the Park and Recreation Master Plan and will be finalized when detailed plans (i.e., tentative maps) are prepared and submitted to the County.*

## PARKS AND OPEN SPACE

### **Policy 7.14 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. These improvements will be located and described by the Park and Recreation Master Plan and installed by the owners of the adjacent parcels when those parcels are developed.*

### **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 7.15 Buffer Areas Adjacent to the Special Planning Area.**

*Buffers shall be provided along the entire edge of the Special Planning Area. Figure 7.10, 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 7.16 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 7.15 and 7.16).*

### **Policy 7.17 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 buffer areas, landscaping will consist of 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 7.10–7.16 for more detailed plans and cross sections.

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

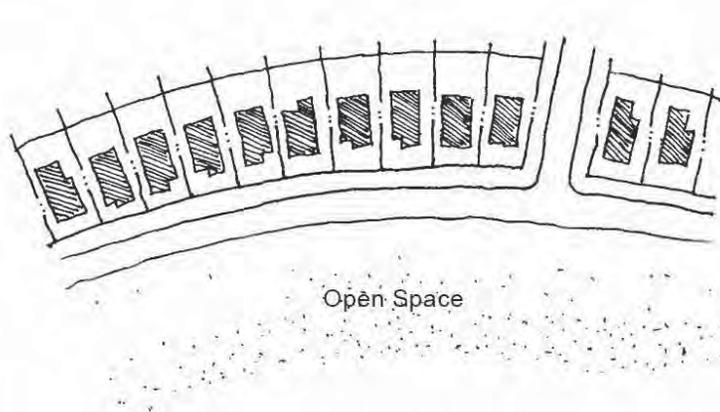
Open space areas should complement the character of the existing site (which is predominantly Valley Oak or Savanna). Open space areas may consist of woodland canopies dominated by valley oak trees. They may also include tree species such as buckeye, western redbud, and California coffeeberry. Understory 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.

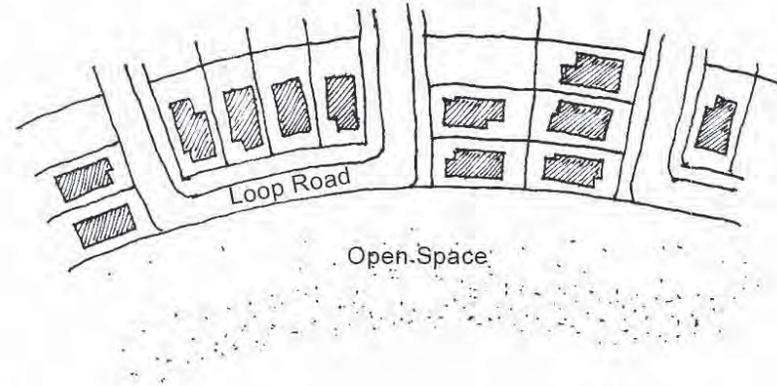
### Community Gardens

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 ethnobotanical (medicinal) plants. Certain gardens can be planted to attract butterflies, hummingbirds, and other wildlife.

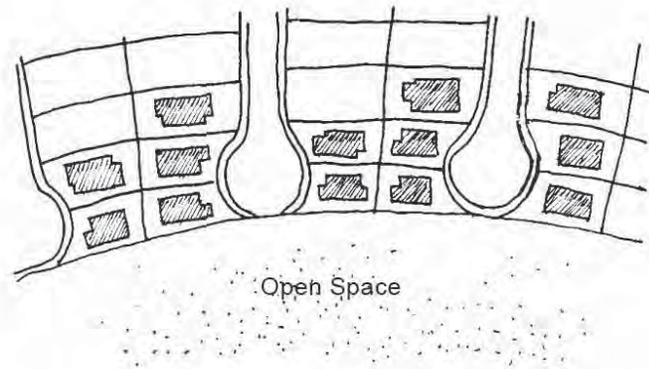
Figure 7.9 Open Space Buffer Conditions



**Plan A:** Lots Fronting Open Space

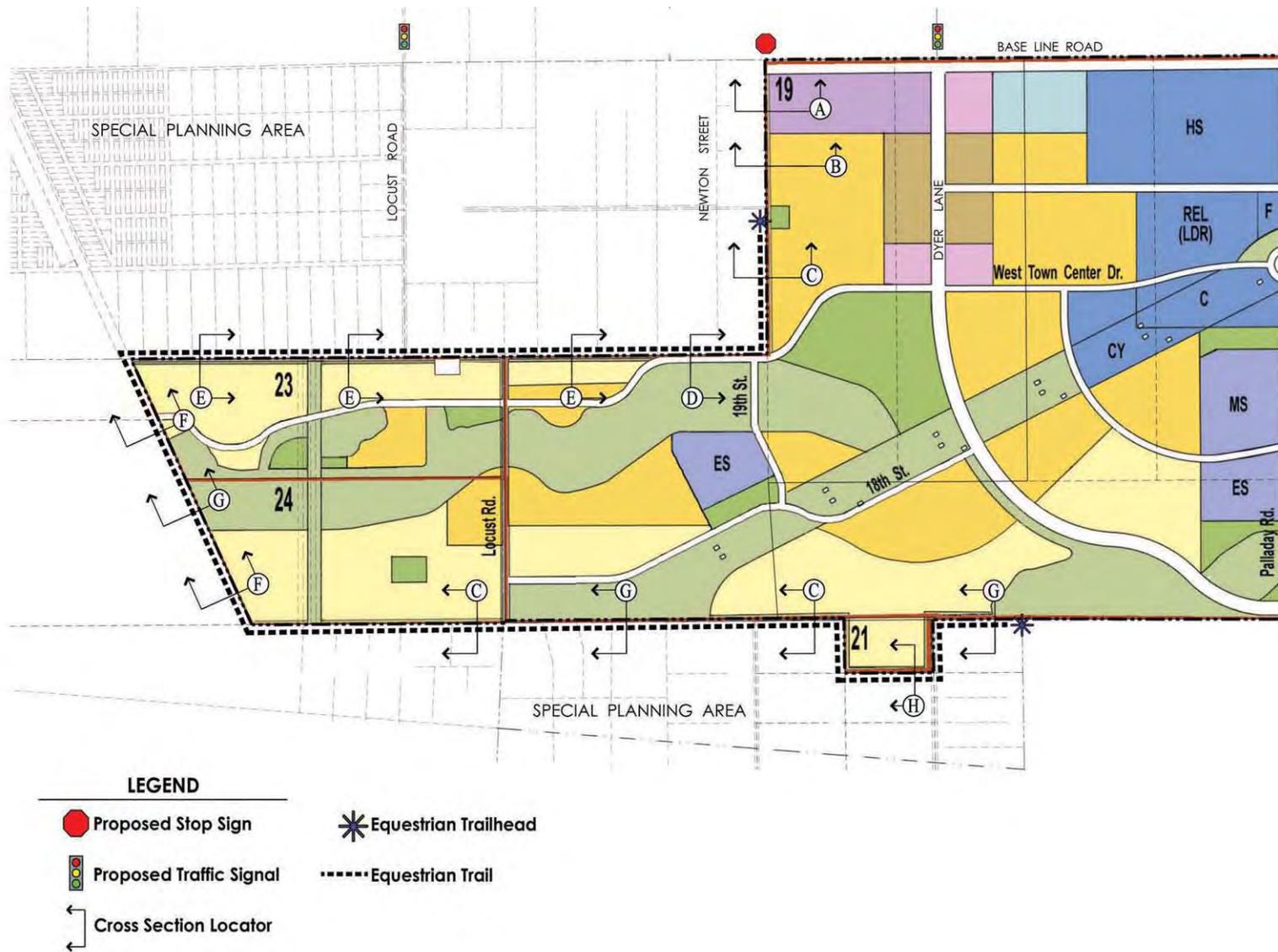


**Plan B:** Loop Road With Lots Fronting and Siding onto Open Space



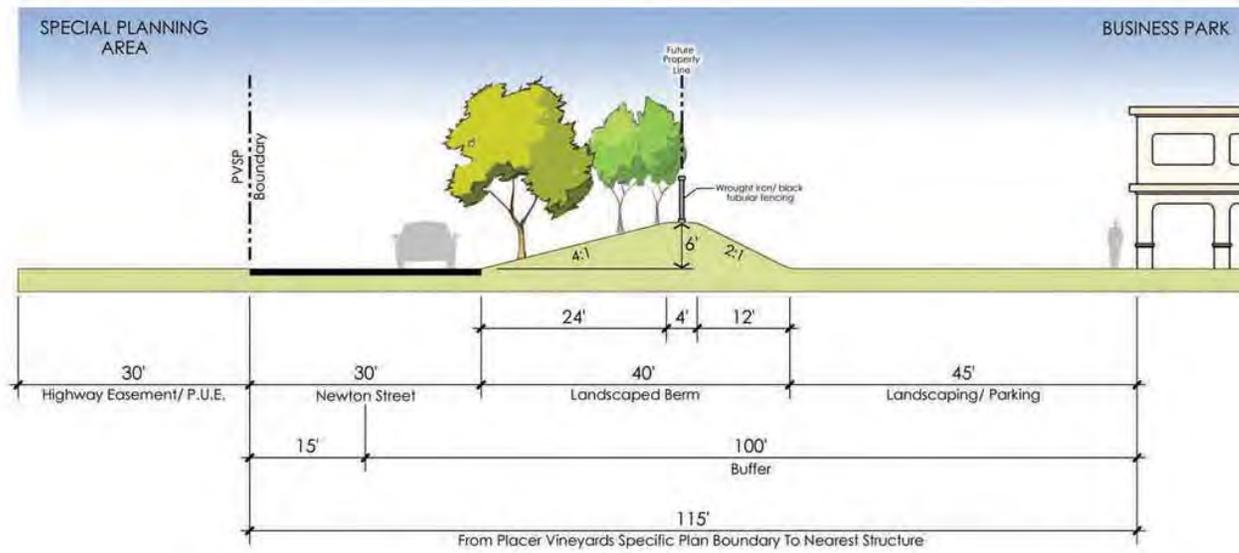
**Plan C:** Cul De Sac with Lots siding onto Open Space

Figure 7.10 Conceptual Special Planning Area Berm and Open Space Buffer Diagram

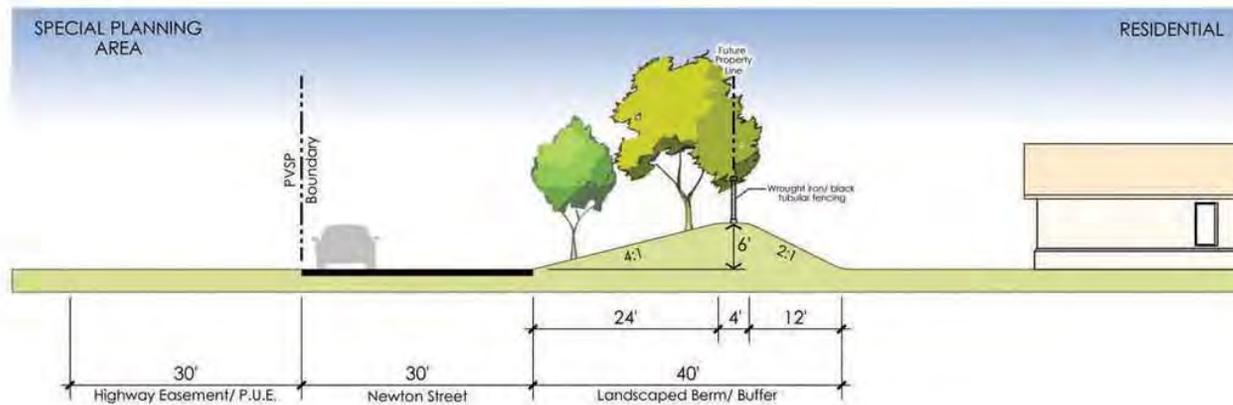


Source: MacKay & Soms, 2007

Figure 7.11 Open Space Buffer Section



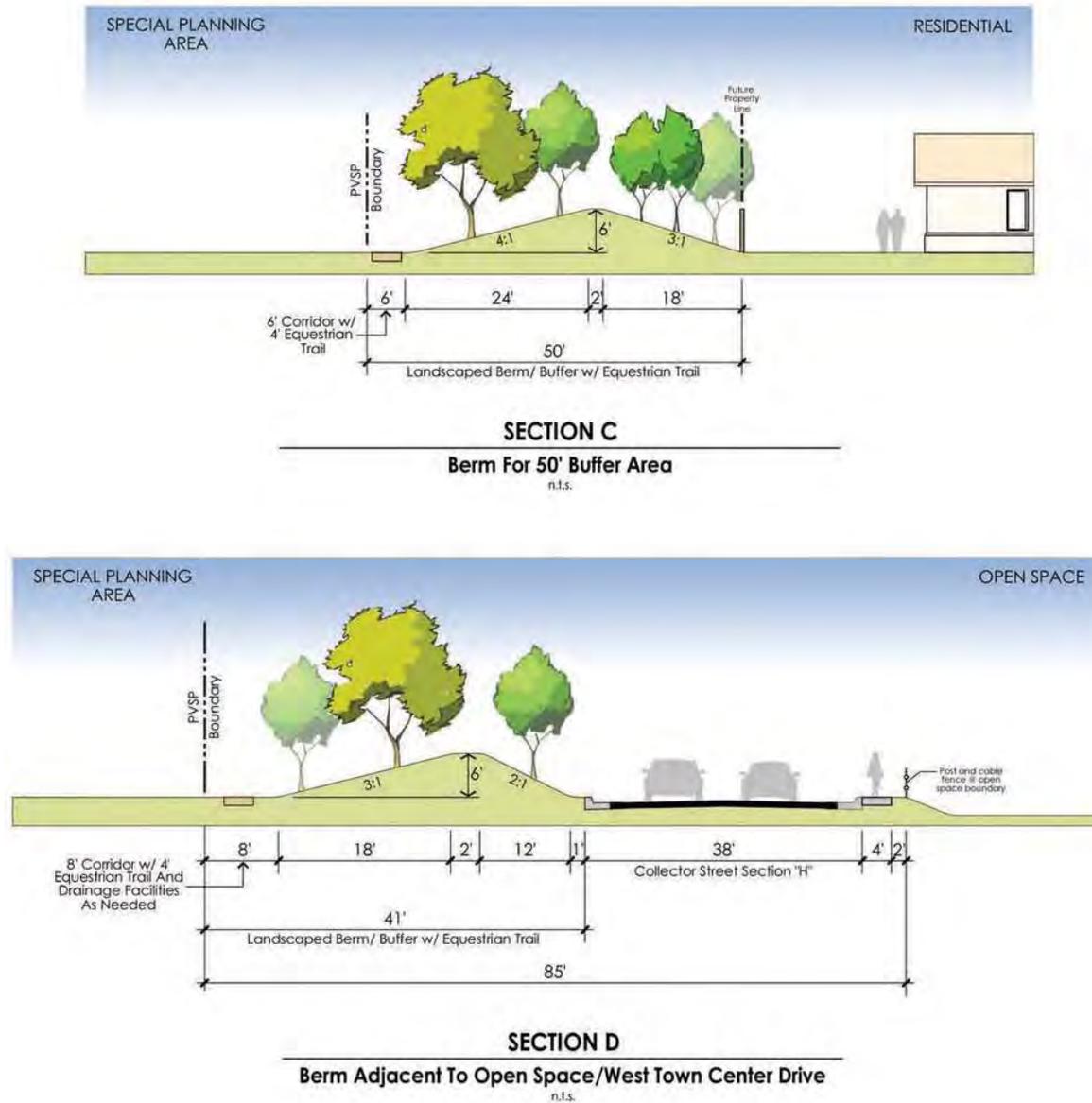
**SECTION A**  
**Berm Adjacent To BP Land Use**  
 n.t.s.



**SECTION B**  
**Berm Adjacent To Residential @ Newton St.**  
 n.t.s.

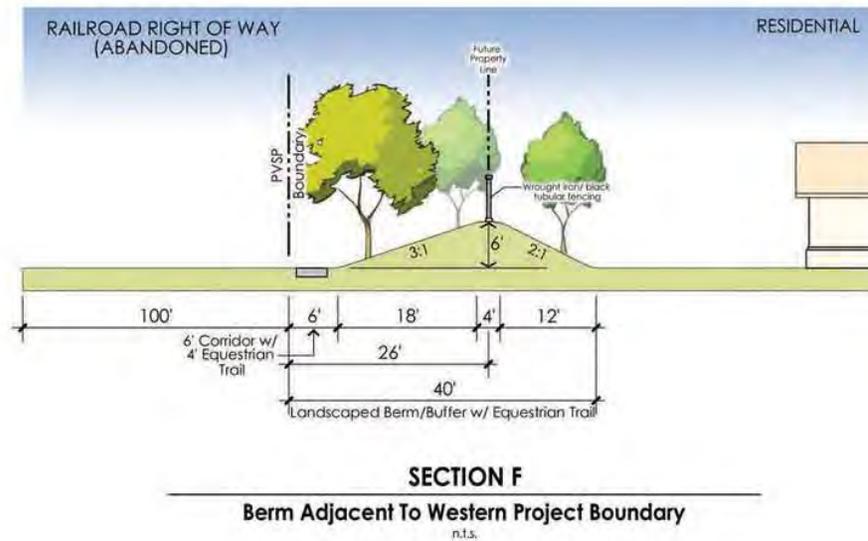
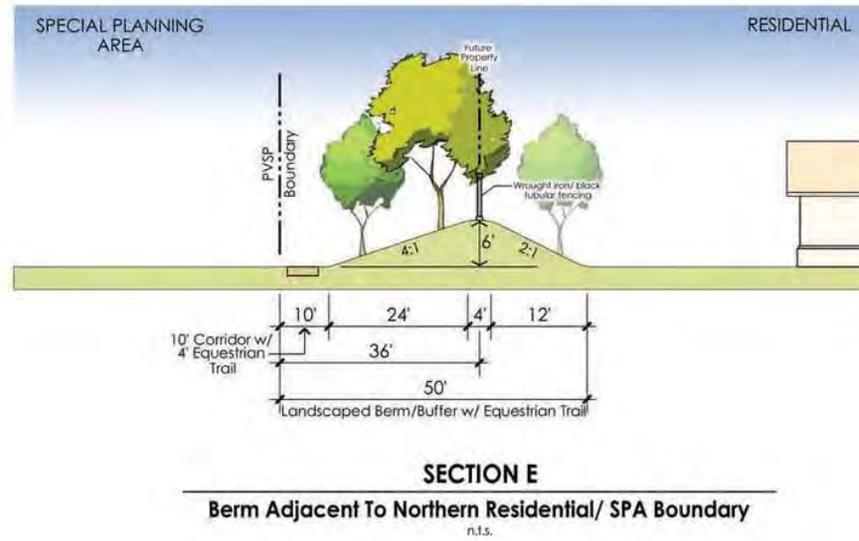
Source: MacKay & Soms, 2007

Figure 7.12 Open Space Buffer Section



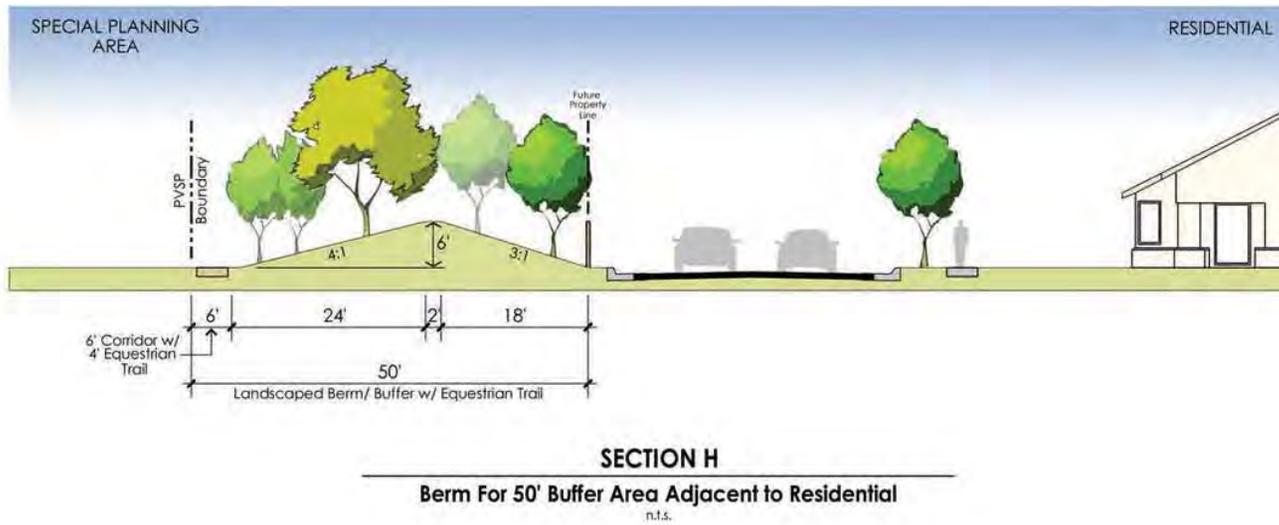
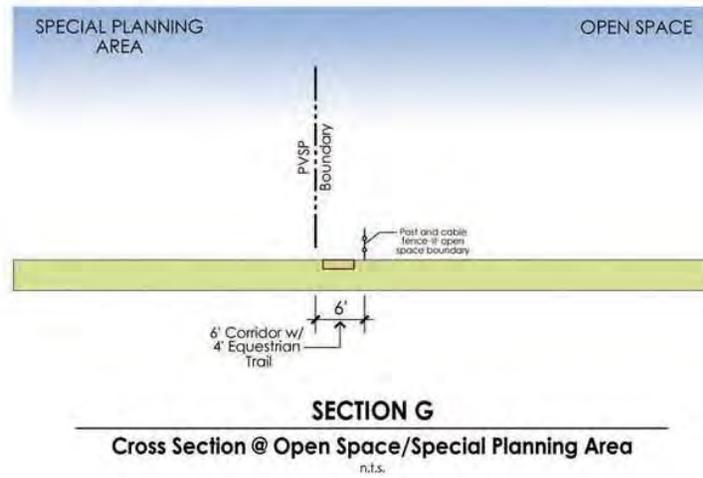
Source: MacKay & Soms, 2007

Figure 7.13 Open Space Buffer Section



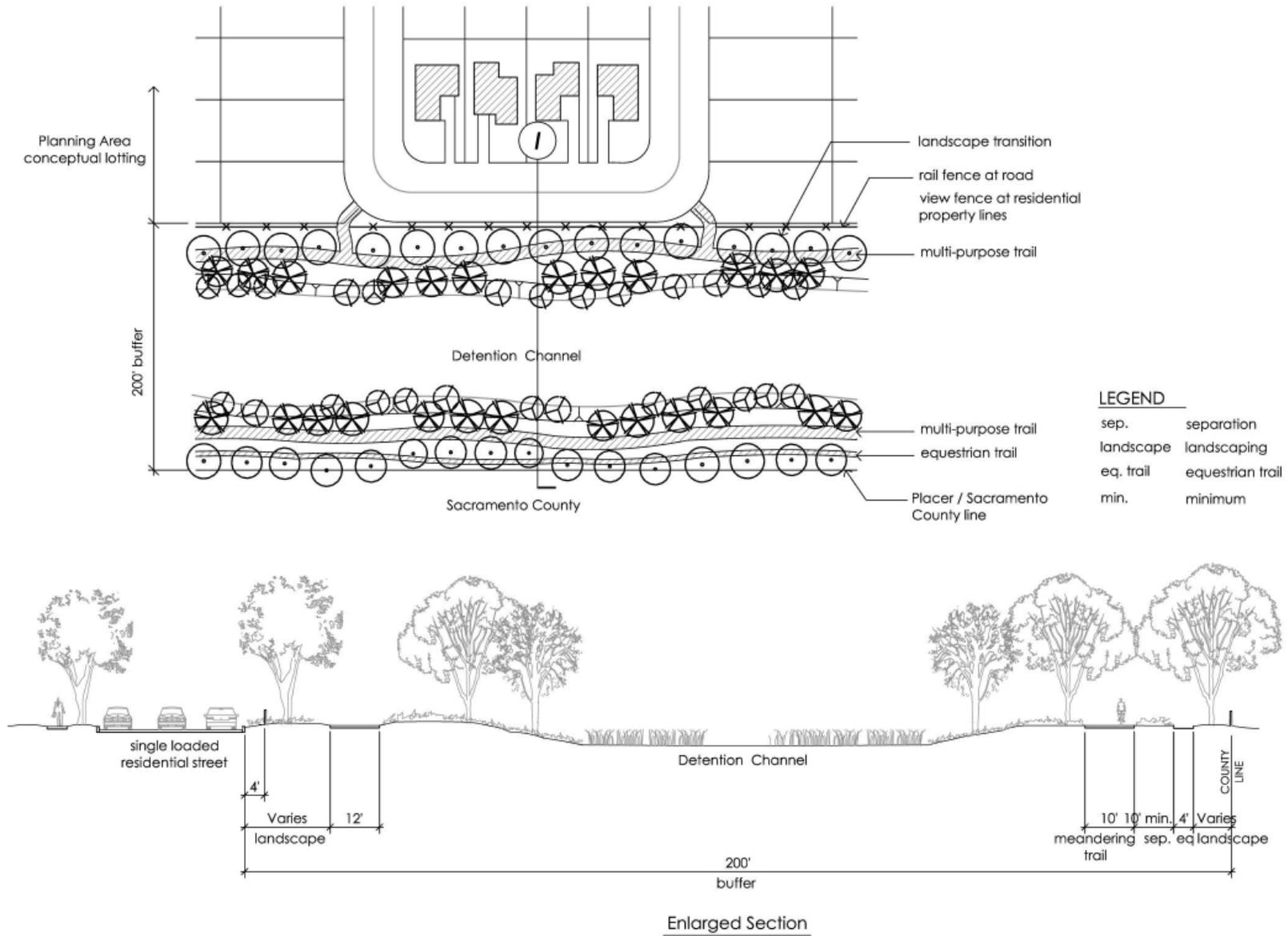
Source: MacKay & Soms, 2007

Figure 7.14 Open Space Buffer Section



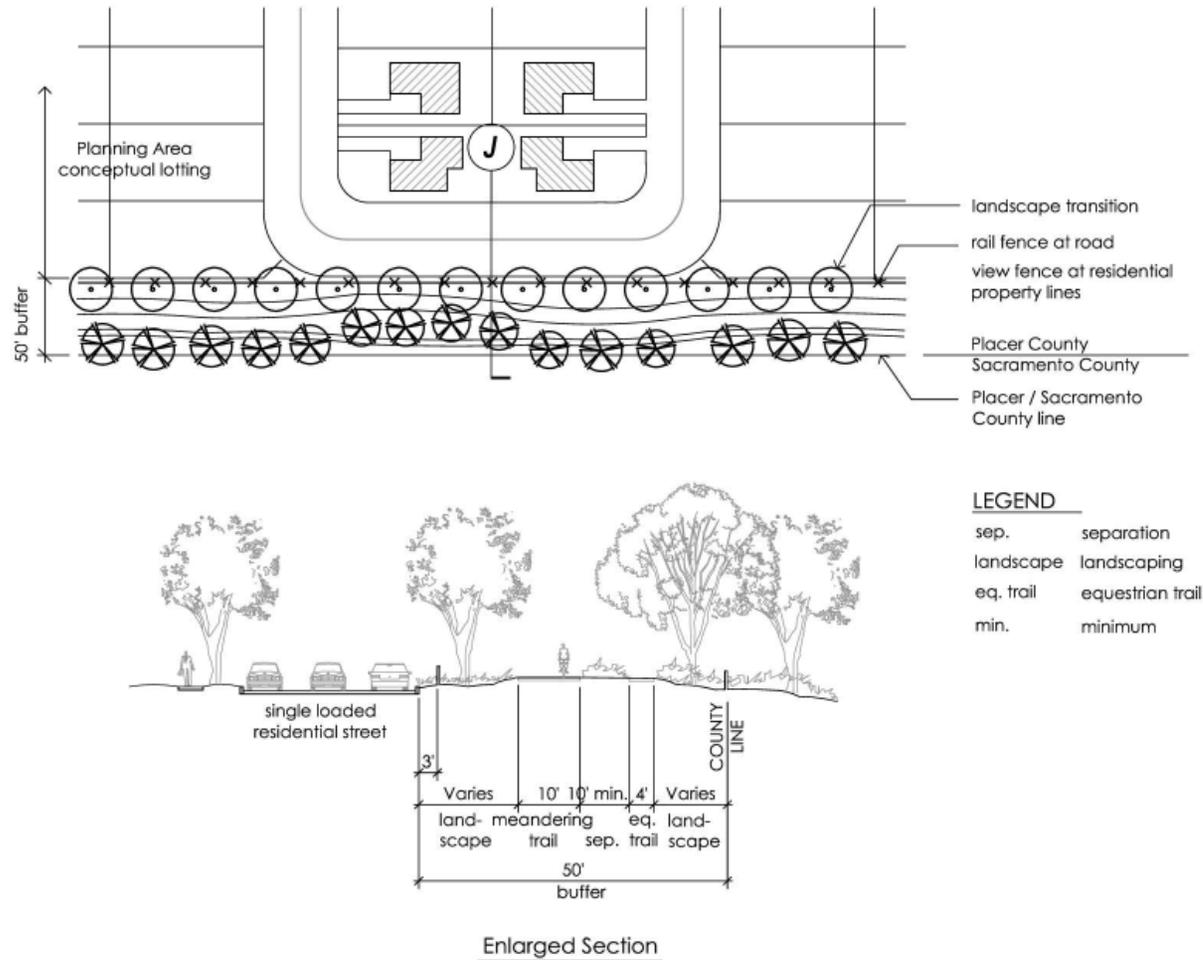
Source: MacKay & Soms, 2007

Figure 7.15 Open Space Buffer Section



① 200' Open Space Buffer at Placer County Line

Figure 7.16 Open Space Buffer Section



**J** 50' Open Space Buffer at Placer County Line