



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

E. J. Ivaldi, Coordinator

**NOTICE OF INTENT
TO ADOPT A NEGATIVE DECLARATION**

The project listed below was reviewed for environmental impact by the Placer County Environmental Review Committee and was determined to have no significant effect upon the environment. A proposed Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

PROJECT: Landscape Design Guidelines (PCPJ 20120313)

PROJECT DESCRIPTION: The proposed Landscape Design Guidelines will apply to all new developments and substantial site alterations that require discretionary approvals. The Guidelines will establish design expectations for new development based on County goals, policies, and objectives.

PROJECT LOCATION: Unincorporated Placer County

APPLICANT: Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603

The comment period for this document closes on **December 28, 2012**. A copy of the Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvc/NegDec.aspx>, Community Development Resource Agency public counter, and at County's public libraries. For Tahoe area projects, please visit our Tahoe Office, 775 North Lake Blvd. in Tahoe City. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm, at 3091 County Center Drive, Auburn, CA 95603.

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NEGATIVE DECLARATION

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

- The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.
- Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

PROJECT INFORMATION

Title: Landscape Design Guidelines	Plus# PCPJ 20120313
Description: The proposed Landscape Design Guidelines will apply to all new developments and substantial site alterations that require discretionary approvals. The Guidelines will establish design expectations for new development based on County goals, policies, and objectives.	
Location: Unincorporated Placer County	
Project Applicant: Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603	
County Contact Person: Christopher Schmidt	530-745-3076

PUBLIC NOTICE

The comment period for this document closes on **December 28, 2012**. A copy of the Negative Declaration is available for public review at the County's web site (<http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx>), Community Development Resource Agency public counter, and at County's public libraries. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, please visit our Tahoe Office, 775 North Lake Blvd., Tahoe City, CA 96146.

If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.



COUNTY OF PLACER
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3091 County Center Drive, Suite 190 • Auburn • California 95603 • 530-745-3132 • fax 530-745-3003 • www.placer.ca.gov/planning

INITIAL STUDY & CHECKLIST

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section C) and site-specific studies (see Section I) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.) CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR, use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

A. BACKGROUND:

Project Title: Landscape Design Guidelines	Plus# PCPJ 20120313
Entitlements: None	
Site Area: Countywide	APN: Various
Location: Unincorporated Placer County	

Project Description:

The proposed project involves the adoption of countywide Landscape Design Standards (see attachment A, or visit County's web page at this link <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx>). The purpose of the guidelines is to assist property owners, developers, landscaping professionals, County staff and decision makers, and the general public in understanding the various factors involved in creating a successful landscape. The proposed Landscape Design Guidelines will apply to all new developments and substantial site alterations that require discretionary approvals. The Guidelines will establish design expectations for new development based on County goals, policies, and objectives.

Adoption of the new guidelines will supersede the Landscape Design Guidelines adopted by ordinance by the Board of Supervisors on January 5, 1988 and revised on January 5, 1993.

No specific projects are approved as part of adoption of these guidelines. The Guidelines will apply to individual development projects that receive discretionary review from the Planning Services Division, excluding projects involving single-family, agricultural, open space uses or where there are Specific Plans with adopted guidelines. The guidelines are organized by topic into the following sections: Landscape Design, Parking Lot Design, Streetscapes, Neighborhood Entries, Fencing and Screening, Tree Preservation, Planting Practices, Irrigation Standards, Maintenance Standards, Storm Water Management, and Defensive Space.

Project Site: County-wide

B. ENVIRONMENTAL SETTING:

Placer County is a geographically diverse county. While the western portion of the County contains suburbs of the Sacramento Region, the eastern portion lies within the Lake Tahoe Region. Placer County is one of the fastest growing counties in the state. Between 2000 and 2010, the County's population grew from 248,399 to 348,432.

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigatable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It will also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The following documents serve as Program-level EIRs from which incorporation by reference will occur:

- ➔ Placer County General Plan EIR
- ➔ Community Plans

Section 15183 states that "projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site." Thus, if an impact is not peculiar to the project or site, and it has been addressed as a significant effect in the prior EIR, or will be substantially mitigated by the imposition of uniformly applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division Office, 775 North Lake Boulevard, Tahoe City, CA 96145.

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project (see CEQA Guidelines, Appendix G). Explanations to answers are provided in a discussion for each section of questions as follows:

- a) A brief explanation is required for all answers including "No Impact" answers.
- b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].

- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
- ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
 - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - ➔ **Mitigation measures** – For effects that are checked as “Less Than Significant with Mitigation Measures,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

I. AESTHETICS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (PLN)				X
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)				X
3. Substantially degrade the existing visual character or quality of the site and its surroundings? (PLN)				X
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)				X

Discussion- All Items:

Where scenic vistas are identified, it is presumed that policies are already in place to protect them and this proposal would not change any existing provisions. The project will not substantially damage scenic resources including trees, rock outcroppings and historic buildings with a state scenic highway. The project would not degrade but rather improve the existing visual character of the county or its surroundings by establishing minimum landscape design guidelines to which a new development must adhere. The project is expected to reduce the potential for new sources of light or glare that would adversely affect day or nighttime views because the proposed guidelines contain provisions to encourage the use of dark-sky compliant and shielded lighting fixtures.

II. AGRICULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				X
2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X
3. Conflict with existing zoning for agricultural use, or a Williamson Act contract? (PLN)				X
4. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland (including livestock grazing) to non-agricultural use? (PLN)				X

Discussion- All Items:

The proposed project would generally not apply to agricultural zoned land and are primarily intended for residential, commercial and industrial projects. No rezoning is proposed as part of this project and would therefore not result in the conversion of existing farmland nor result in the loss of any existing property with an existing Williamson Act contract. No impact would occur.

III. AIR QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (APCD)				X
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (APCD)				X
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (APCD)				X
4. Expose sensitive receptors to substantial pollutant concentrations? (APCD)				X
5. Create objectionable odors affecting a substantial number of people? (APCD)				X

Discussion- All Items:

The project does not revise, replace or attempt to supersede existing standards and procedures to ensure compliance with State and County codes and policies that pertain to Air Quality. The project does not propose any construction and no change in density is proposed. The project is expected to indirectly improve air quality by promoting the protection of existing trees and planting of additional trees and other landscaping. Individual projects will be evaluated for compliance with air quality regulations.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)				X
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)				X
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				X
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)				X
5. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (PLN)				X

6. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)				X
7. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)				X
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				X

Discussion- All Items:

The proposed project will not impact existing zoning and land use designations. Therefore, it is not expected to create any new activity that could have a substantial adverse effect on any riparian habitat or sensitive natural community, or have a substantial adverse effect on any native resident or migratory fish, wildlife corridors or wildlife species.

Future development projects will be subject to all applicable County codes and policies including General Plan and Community Plan policies such as the Tree Preservation Ordinance that discourage development in environmentally sensitive areas and protect significant ecological areas, habitat resources, watersheds and riparian vegetation.

V. CULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)				X
2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)				X
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)				X
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)				X
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)				X
6. Disturb any human remains, including those interred outside of formal cemeteries? (PLN)				X

Discussion- All Items:

The proposed project does not involve a change in density or changes of use, and therefore is not expected to have foreseeable impacts on archaeological or historical resources or an impact to paleontological resources or unique geologic features.

Adherence to applicable County, State, and Federal standards and guidelines related to the protection/preservation of cultural resources will be implemented when a future project is proposed.

VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)				X
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)				X
3. Result in substantial change in topography or ground surface relief features? (ESD)				X
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)				X
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)				X
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)				X
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)				X
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)				X
9. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? (ESD)				X

Discussion- All Items:

The proposed project does not identify the location and type of new development and therefore will not affect geologic and soil conditions. The proposed project does not expose people or structures to additional potential substantial adverse effects, including the risk of loss, injury or death. Future developments will be subject to all applicable County codes and policies for residential, commercial and other projects, including General Plan policies. The proposed Guidelines do not override construction and safety standards. No impact is anticipated as a result of the Landscape Design Guidelines.

VII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)				X
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)				X
3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (APCD)				X

4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)				X
8. Create any health hazard or potential health hazard? (EHS)				X
9. Expose people to existing sources of potential health hazards? (EHS)				X

Discussion- All Items:

The proposed adoption of the Landscape Design Guidelines will not create concerns regarding hazards or hazardous materials. Future development in the county will be subject to hazardous materials regulations and would be required to meet fire safe guidelines. The proposed project is a policy document. Project-specific health hazards will be evaluated at the time a specific development proposal is made.

VIII. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any potable water quality standards? (EHS)				X
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)				X
3. Substantially alter the existing drainage pattern of the site or area? (ESD)				X
4. Increase the rate or amount of surface runoff? (ESD)				X
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)				X
6. Otherwise substantially degrade surface water quality?(ESD)				X
7. Otherwise substantially degrade ground water quality? (EHS)				X
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)				X

9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)				X
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)				X
11. Alter the direction or rate of flow of groundwater? (EHS)				X
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)				X

Discussion- All Items:

The proposed project will not change permitted land uses; it is a landscape guidelines policy document. By including stormwater management best practices in the Guidelines, new development may reduce the amount of stormwater runoff and related impacts by adhering to the relevant guidelines. All future development will be subject to County and other agencies' runoff/stormwater and floodplain regulations, permit and approvals, including Placer County's Flood Damage Prevention Ordinance, Stormwater Management Manual, and NPDES Municipal Stormwater Permit, and will comply with all applicable County policies related to hydrology and water quality. No impact is anticipated as a result of the Landscape Design Guidelines.

IX. LAND USE & PLANNING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				X
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)				X
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)				X
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)				X
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)				X
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				X
7. Result in a substantial alteration of the present or planned land use of an area? (PLN)				X
8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X

Discussion- All Items:

The proposed project is a policy document and is intended to provide design guidance for new development. The guidelines would communicate countywide baseline landscape design expectations, fair and consistent application of design objectives, high quality development, and design appropriate to Placer County's climate, habitat and built

environment. The proposed project does not amend or conflict with any applicable conservation plan nor does it result in increased development in sensitive ecological areas.

X. MINERAL RESOURCES – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)				X
2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				X

Discussion- All Items:

Adopting the proposed Landscape Design Guidelines will not result in the loss of the availability of mineral resources, particularly mineral (minerals include several different types of aggregate that are used for purposes other than petroleum) resources. All future development will be subject to all applicable County codes and policies for residential projects, including General Plan and Community Plan policies that protect known mineral resources reserves from encroachment of incompatible land uses.

XI. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (PLN)				X
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)				X
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)				X
4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X

Discussion- All Items:

The proposed project does not involve zone changes or changes to the existing land use designations that could affect density or noise levels in residential, commercial or industrial neighborhoods. The County’s existing Noise Ordinance (Article 9.36 of the County Code) and standards would apply to proposed future developments. No portion of the new provisions would subject new populations to excessive noise levels resulting from a nearby airstrip.

XII. POPULATION & HOUSING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Induce substantial population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN)				X
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN)				X

Discussion- All Items:

The proposed project would not change any existing land use designations or result in an increase in new home construction beyond the existing capacity. The Guidelines would neither induce nor prevent population growth, nor direct population growth to new areas. No aspect of the project involves the displacement of existing housing.

XIII. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (EHS, ESD, PLN)				X
2. Sheriff protection? (EHS, ESD, PLN)				X
3. Schools? (EHS, ESD, PLN)				X
4. Maintenance of public facilities, including roads? (EHS, ESD, PLN)				X
5. Other governmental services? (EHS, ESD, PLN)				X

Discussion- All Items:

The proposed project will not change residential land use designations within the Land Use Element of the Placer County General Plan and / or Community Plans and, therefore, would not in and of itself cause an increase in demand for public services. As a policy document, the Guidelines are not expected to impact existing levels of service. Adoption of the document is not expected to result in any increase in population density that would generate the need to require additional infrastructure or other governmental services.

XIV. RECREATION – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)				X
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)				X

Discussion- All Items:

The proposed project will not change residential land use designations in the Land Use Element of the Placer County General Plan and, therefore, would not cause an increase in demand for recreational facilities. The project does not include facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

XV. TRANSPORTATION & TRAFFIC – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)				X
2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)				X
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)				X
4. Inadequate emergency access or access to nearby uses? (ESD)				X
5. Insufficient parking capacity on-site or off-site? (ESD, PLN)				X
6. Hazards or barriers for pedestrians or bicyclists? (ESD)				X
7. Conflicts with adopted policies supporting alternative transportation (i.e. bus turnouts, bicycle racks)? (ESD)				X
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (ESD)				X

Discussion- All Items:

The proposed project will not directly affect transportation facilities or traffic conditions and does not alter any existing standards or requirements related to transportation and traffic. Adoption of the Guidelines is not expected to impact population growth or capacity. Vehicular traffic congestion would not be impacted because the project does not involve any zone changes or changes to existing land use designations that would increase population or employment

densities. The proposed project is intended to support adopted policies, plans and programs that support alternative modes of transportation. Proposed guidelines encourage walkability, the inclusion of bicycle racks, and improvements addressing pedestrian access, comfort and safety.

XVI. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)				X
2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)				X
3. Require or result in the construction of new on-site sewage systems? (EHS)				X
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)				X
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)				X
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)				X
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)				X

Discussion- All Items:

The proposed project is not expected to result in an increase in the potential for new construction or a redirection of population growth. It does not propose development that would directly affect utilities and service systems. Future development would be evaluated at the time of application submittal. Future development will continue to be subject to health and safety regulations including water, wastewater, storm water drainage and solid waste disposal.

XVII. GREENHOUSE GAS EMISSIONS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant and/or cumulative impact on the environment? (PLN AQ)				X
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (PLN AQ)				X

Discussion- All Items:

The proposed project is a countywide policy document and does not grant entitlements for any projects. Since no development is anticipated at this time, the specific effects to greenhouse gas emissions would be speculative at this time. The project is expected to indirectly decrease levels of greenhouse gas emissions by promoting sustainable green building techniques and improvements to walkability through build form and design considerations that

encourage pedestrian and bicycle amenities. The Guidelines also encourage landscape design that enhances the natural environment and reduces the impact of the built environment including reduced costs of heating and cooling.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially impact biological resources, or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		X
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X

Discussion- All Items:

The proposed amendments to the zoning ordinance would add a definition for single room occupancy residential hotels but does not identify the location and size of new development. Accordingly, these changes do not authorize specific special needs housing development projects for specific sites. Housing projects undertaken in the course of implementing the revised ordinance will be subject to project-specific environmental review in accordance with Section 10562 et seq. of the CEQA Guidelines. Any indirect impacts associated with future special needs housing construction have already been addressed in the Placer County General Plan EIR and various community plan EIRs.

F. OTHER RESPONSIBLE AND TRUSTEE AGENCIES whose approval is required:

<input type="checkbox"/> California Department of Fish and Game	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input type="checkbox"/> U.S. Army Corp of Engineers
<input type="checkbox"/> California Department of Transportation	<input type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/> _____
<input type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> _____

G. DETERMINATION – The Environmental Review Committee finds that:

Although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **NEGATIVE DECLARATION** will be prepared.

H. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

Planning Services Division, Christopher Schmidt, Chairperson
 Engineering and Surveying Division, Rebecca Taber
 Facility Services, Environmental Engineering Division, Wastewater, Janelle Heinzler
 Department of Public Works, Transportation Division, Andrew Gaber
 Environmental Health Services, Laura Rath

Flood Control Districts, Andrew Darrow
 Facility Services, Parks, Andy Fisher
 Placer County Fire/CDF, Bob Eicholtz/Brad Albertazzi



Signature _____ Date November 27, 2012

E.J. Ivaldi, Environmental Coordinator

I. SUPPORTING INFORMATION SOURCES:

The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8 am to 5 pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Suite 190, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division Office, 775 North Lake Boulevard, Tahoe City, CA 96145.

County Documents	<input checked="" type="checkbox"/> Community Plan(s)	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input type="checkbox"/> Grading Ordinance	
	<input type="checkbox"/> Land Development Manual	
	<input type="checkbox"/> Land Division Ordinance	
	<input type="checkbox"/> Stormwater Management Manual	
	<input checked="" type="checkbox"/> Tree Ordinance	
	<input type="checkbox"/> 2009 Housing Element	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
	<input type="checkbox"/> _____	
Site-Specific Studies	Planning Department	<input type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/> Biological Study
		<input type="checkbox"/> Cultural Resources Pedestrian Survey
		<input type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting and Photometric Plan
		<input type="checkbox"/> Paleontological Survey
		<input type="checkbox"/> Tree Survey and Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
		Engineering & Surveying Department, Flood Control District
	<input type="checkbox"/> Preliminary Grading Plan	
	<input type="checkbox"/> Preliminary Geotechnical Report	
	<input type="checkbox"/> Preliminary Drainage Report	
	<input type="checkbox"/> Stormwater and Surface Water Quality BMP Plan	
	<input type="checkbox"/> Traffic Study	
	<input type="checkbox"/> Sewer Pipeline Capacity Analysis	

		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input type="checkbox"/> Utility Plan
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/> _____
	Air Pollution Control District	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission and Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> URBEMIS Model Output
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic and Circulation Plan
<input type="checkbox"/> _____		
Mosquito Abatement District	<input type="checkbox"/> Guidelines and Standards for Vector Prevention in Proposed Developments	
	<input type="checkbox"/> _____	

ATTACHMENT A



PLACER COUNTY
Landscape Design Guidelines

Placer County Planning Services Division

November 2012

PLACER COUNTY

Landscape Design Guidelines

Table of Contents

- 1.** INTRODUCTION1
- 2.** LANDSCAPE DESIGN STANDARDS4
- 3.** PARKING LOT STANDARDS9
- 4.** STREETSAPES12
- 5.** NEIGHBORHOOD ENTRIES14
- 6.** FENCING AND SCREENING15
- 7.** TREE PRESERVATION18
- 8.** PLANTING PRACTICES23
- 9.** IRRIGATION STANDARDS.....25
- 10.** MAINTENANCE STANDARDS27
- 11.** BIORETENTION/STORM WATER MANAGEMENT29
- 12.** DEFENSIBLE SPACE31
- 13.** RECOMMENDED STREET CANOPY TREES32
- 14.** UNDESIRABLE PLANTS33

1. Introduction

The overall purpose of the Placer County Landscape Design Guidelines (Guidelines) is to provide County staff, prospective developers and stakeholders with a basic framework for designing landscaped areas within unincorporated Placer County and to ensure continuity, consistency and design excellence. Also, this document will assist the Planning Services Division with their review of submitted plans for landscape improvements by providing consistent and specific design criteria which will help determine if a proposal is acceptable.

The focus of the Guidelines is the streetscape and parking lots, since this is most prevalent in the public's eye. The term 'streetscape' as utilized throughout these Landscape Design Guidelines typically refers to exterior *public* spaces located *between* street curbs and building facades and is the collective image and character of a variety of elements that make up the street or public environment.

The streetscape is composed of the street, the sidewalks, lighting, trees, public art, and street furniture such as benches, trash containers and planters. In addition to streetscape improvements, these Guidelines also address parking lot shading, site landscaping, irrigation requirements, planting standards and maintenance requirements.

The Guidelines are intended to ensure that public places are attractive, function efficiently, and provide an inviting and comfortable pedestrian environment. The streetscape helps to create a unified image and defined visual structure for an area. The design of the streetscape should provide an attractive foreground for a property and a setting for activity by creating an environment that is visually rich and satisfying and that complements the property or development.

Goals

Landscape Design Guidelines will be utilized during the County's design review process to accomplish these primary goals:

- Maintain the community's quality of life for residents;
- Maintain property values;
- Protect and improve our environment; and,
- Preserve the County's natural beauty and visual character.

Objectives

The following objectives expand on the above goals:

- Provide general and specific guidelines for landscape plan design and installation throughout the county;
- Enhance the beauty, livability and prosperity of the community;
- Encourage high quality development and screen undesirable views;
- Preserve existing natural habitat, rock outcroppings and mature trees;
- Ensure the highest level of resource conservation including water conservation and ground water recharge;
- Retain flexibility and encourage creativity through appropriate design; and,
- Ensure that the review process is fair and consistent both in policy and implementation to allow all who are involved to benefit from the process.



Figure 1.1: Proper landscaping can enhance the visual character of a project.

Implementation

It is not the intent of the Guidelines to administer strict standards. Placer County is diverse and flexibility is required. For example, site furnishings selected for a commercial plaza may not be appropriate for use on a predominantly residential street. Likewise, a planting plan in western Placer County is not appropriate for the Sierras. The desire to maintain the distinctive identities of Placer County's diverse neighborhoods and geography, coupled with the specific design requirements for an individual site will require variations on common landscape objectives.

It should be noted that it is virtually impossible to address all of the elements and site-specific conditions pertaining to the streetscape environment. The Guidelines provide a design framework that the County will use to evaluate proposed developments.

The criteria and graphics contained in this document address landscape and irrigation design criteria, maintenance standards, streetscape design criteria and recommended plant materials in a rather broad nature. This allows for design flexibility and does not “lock” the County or applicant into “only one way of doing something.” In many instances, design items may be reviewed on a case-by-case basis because the issue of streetscape

design is not a simple one. There is always a unique situation that is present with a design and the streetscape criteria found in this document are flexible enough to accommodate creative design solutions.

Requested deviations on proposed standard landscape components may be permissible with proper County review and approval.

The Guidelines are to be administered by the Planning Services Division and Engineering and Surveying Divisions of the Community Development Resource Agency, the Department of Facility Services- Parks Division, and the Department of Public Works. Any decisions of the Planning Services Director concerning implementation of these guidelines may be appealed to the

Planning Commission. The Planning Commission's decision may be further appealed to the Board of Supervisors.

COMPLIANCE

Within these Guidelines, three terms are used in reference to the anticipated compliance. These terms are intended to have the following meaning with respect to compliance:

- **Consider/Encourage** – design criteria that should be thought about during the design process.
- **Should** – required unless there are sufficient reasons, based on the overall design concept that the criteria should not be imposed.
- **Must or Shall** – mandatory except under extraordinary conditions particular to a given project or site.



Figure 1.2: Commercial and other projects benefit from a well-designed landscape.

A. Streetscape Components

While the "Introduction" provides an overview of the components of the streetscape, the following list provides additional specificity. It should be noted that these Guidelines do not address objects mounted to building facades such as signs, canopies, awnings, railings, and other architectural features.

1. Hardscape /Paving

- Sidewalks
- Curbs
- Accessible Sidewalk Ramps
- Traffic Calming Measures (roundabouts, etc.)
- Crosswalks
- Fencing

2. Plantings

- Street Trees
- Residential Street Canopy Trees
- Other Supplemental Plantings
- Container Plantings

3. Furnishings

- Benches
- Litter and Ash Receptacles
- Movable Tables and Chairs
- Bollards
- Bicycle Racks
- Bus Shelters
- Utility Covers/Screening
- Planters
- Lighting

B. Applicability

The Guidelines are intended to apply to all Commercial and Industrial Districts and the Residential Multi-family and new Residential Single Family developments that require discretionary approval by the County.



Figure 1.3: An attractive streetscape provides a neighborhood amenity.



Figure 1.4: High-quality landscaping enhances commercial centers.

2. General Landscape Design Standards and Guidelines for Sites

A. General Provisions

1. Landscaped areas shall be maximized and distributed throughout the site and except for vine pockets, shall not have a dimension of less than four (4) feet clear in width. Existing healthy trees should be preserved wherever possible.
2. Plantings should be balanced to achieve an attractive initial appearance while considering the mature size of plants. Overplanting that requires later plant removal is not desired. By alternating tree types, a sense of enclosure can be achieved while slower growing trees are established.
3. Proposed new trees should be compatible with an established design program or with the neighborhood pattern/Specific Plan, if applicable.
4. Streetscape elements such as lights, trash cans, benches, tables, bicycle racks, landscaping (with the exception of groundcover), irrigation, etc. shall not be located within the public right-of-way unless it is approved by Placer County or the State of California, as applicable.
5. In cases where existing protected trees are allowed to be removed for new development, substantial additional trees, other landscaping, and/or additional mitigation measures shall be required beyond the measures established in these Guidelines. (See Placer County Tree Preservation Ordinance).

6. To increase visual interest, and to prevent mass destruction by disease, the following requirements are for tree species at any one site:

**Table 2-1
Required Tree Variety**

Number of New Trees at Site	Maximum % of any One Species at Site
10 to 19	50
20 to 39	33
40 to 59	25
60 or more	15

7. As a general guideline, the following setbacks for trees should be applied when placing trees adjacent to roadways and walks:
 - Large Deciduous Trees: six (6) feet minimum, however, eight (8) feet is preferred for the setback from edge of pavements, back of curbs and edges of sidewalks.
 - Small Deciduous/Ornamental Trees: four (4) foot minimum, however, six (6) feet is preferred for the setback from edge of pavements, back of curbs and edges of sidewalks.
 - For plantings around buildings, the setbacks above may be decreased by two (2) feet.
8. Landscape and utility plans should be coordinated to avoid potential conflicts.
9. Tree canopies should not conflict with the safe movement of pedestrians and vehicles. When locating deciduous

trees, their canopies should be maintained to ensure a minimum of eight (8) feet of clearance on the pedestrian side and a minimum of fifteen (15) feet on the vehicular side. Because small deciduous trees and ornamental canopies often cannot meet these criteria, their use and placement must be carefully considered (See Figure 10.1).

10. Regardless of location near an intersection or elsewhere, placement of all proposed streetscape components must meet the requirements set forth within the County's ordinances, the California Code of Regulations: Title 24, and the Americans with Disabilities Act (ADA).
11. Vegetative ground cover that will absorb rainwater and reduce runoff should be used. Gravel, colored rock, and similar materials should only be used in small defined areas such as swales, drainage basins, around the base of signs, or small borders. All irrigated non-turf areas should include a minimum four-inch layer of wood chip or bark mulch to retain water, inhibit growth, and moderate soil temperature. Nonporous material shall not be placed under the mulch.
12. Landscaping should cover a minimum of fifteen percent of the site (more is encouraged for commercial, office, and industrial park projects that are visible to the public). No areas are to be left in bare soil conditions.

13. Landscaping along all of the borders of the property is encouraged, unless special circumstances demonstrate that it would not be necessary to do so.
14. Plants selected for sloped areas are to be water conserving plants suitable for erosion control. Varied species and irregular plant spacing should achieve a natural appearance on disturbed or graded slopes. Ground cover other than turf shall be used on all slopes exceeding 10 percent.
15. The exact number, size, and location of plant material shown on approved plans shall be planted on the site. It is the responsibility of the applicant to ensure that the landscaping is installed per the Design Review plans approved by the County. On-site changes must be approved by the County.
16. A three (3) foot clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved.
17. Visual clearance/sight distance triangle.
 - At the intersection of roadways or vehicular access points, no plant material with a mature height of greater than three (3) feet from pavement surface shall be planted within sight triangle measuring forty-four (44) feet along the edge of pavement, measured from the point of intersecting edge of pavement, except where engineering standards indicate otherwise.
 - Fences shall not exceed thirty-six (36) inches in height and shall be of an open design.
 - Deciduous trees may be permitted to encroach into the sight visibility triangle provided that the lowest branch of any such tree shall be at least eight (8) feet vertical clearance from grade.

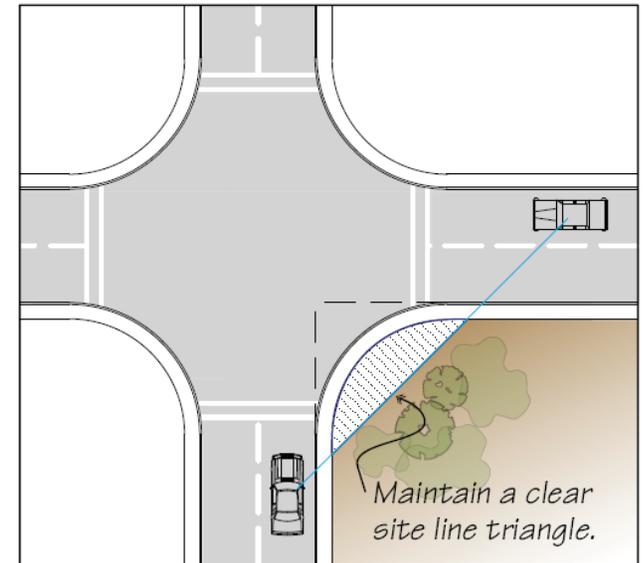


Figure 2.2: Site visibility triangle.



Figure 2.1: Landscaped areas should be incorporated throughout the site.



Figure 2.3: Landscape elements can be used to visually break-up large surfaces.



Figure 2.4: Plan adequate room so trees may grow to their mature form without excessive pruning.

Site Planning and Design

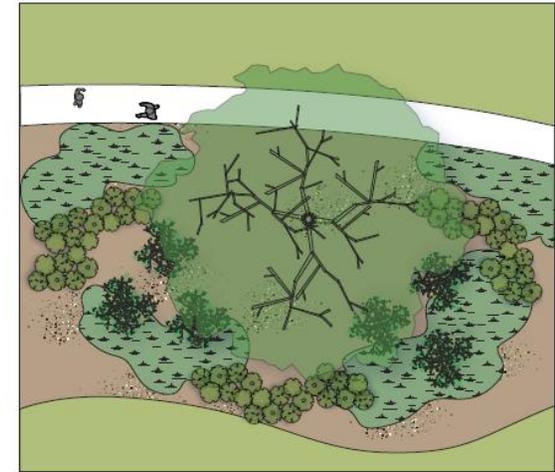
Space devoted to landscaping should be thoughtfully planned from project inception, not space left over after the building and parking have been sited.

1. Tree and shrub planting should be grouped together to create strong accent points within the site plan unless circumstances dictate otherwise.
2. Layered landscaping and a mix of deciduous and evergreen trees should be incorporated in the landscape design. Plant palettes should emphasize massing and form rather than individual or small groupings of shrubs and trees (see Figures 2.5 and 2.6). Landscaping design should consider maintenance needs and maintenance personnel access, particularly in areas near roadways.
3. Ornamental trees that normally grow from 12- to 25-feet tall at maturity shall

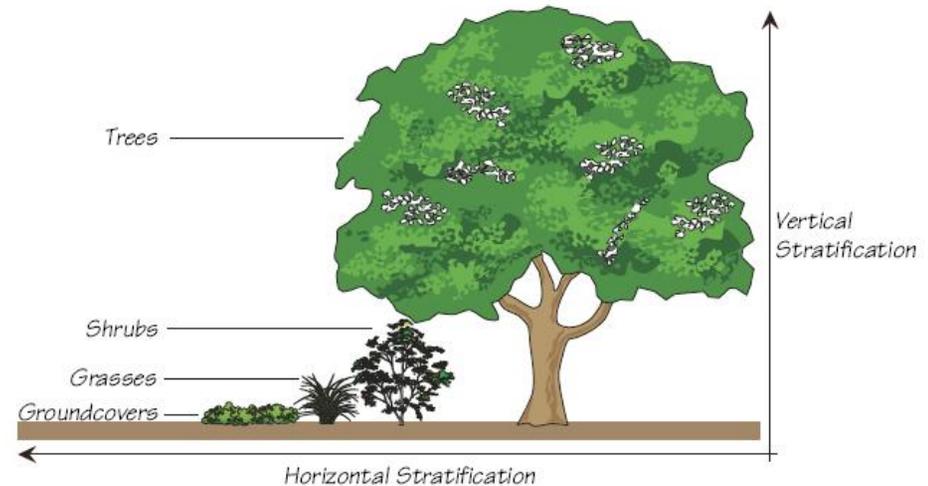
be liberally planted for accents and visual emphasis.

4. Tree placement should provide maximum shading of streets, sidewalks, parking areas, and outdoor public spaces without overhanging adjacent pedestrian and driving areas or adjacent properties.
5. Energy conservation within structures shall be addressed by recognizing the sun exposure on the site and providing appropriate tree species that minimize solar heat gain during the summer months and maximize it during the winter (deciduous trees on the southern exposure, coniferous and broadleaf evergreen trees along the eastern and western exposures, and evergreens along the northern exposure.)
6. Tree and shrub species should be selected with root growth habits that will not cause damage to sidewalks, sound walls, neighboring properties, or overhead and underground utilities. Species with invasive roots should be sited away from hardscape areas.
7. Commercial and Industrial projects located next to residential areas and/or residentially-

zoned areas, are encouraged to incorporate transitional landscaping and solid walls along the property lines so as to provide an effective visual buffer between the different land uses.



Figures 2.5 and 2.6: Plant layering



8. Natural appearing berms or mounds should be incorporated into relatively flat areas to create visual interest, where appropriate.
9. Landscape elements should complement architectural design elements. Unarticulated horizontal and vertical walls and fences should consider using various landscape treatments such as trellises, vines and/or espaliers to visually break-up the large surfaces (see Figure 2.3).
10. Special landscape treatments, such as intensifying the size of trees, accent trees, decorative structures, water features, accent lighting and special paving, should be provided at all primary commercial project entries and should highlight key features such as entry monument signs and other hardscape features.
11. Landscaping should be emphasized to designate the primary entry into commercial and industrial buildings.
12. Annual flower beds may be used to provide an attractive accent element at project and building entries, monument signs, and other focal points.
13. The uses of potted plants and hanging flower baskets are encouraged, but should not impede pedestrian traffic.
14. Consider the placement of trees/shrubs in relation to freestanding and building signs should be designed to not visually obscure the signs when the trees/shrubs reach maturity.
15. Commercial developments larger than three (3) acres in size or with multiple buildings should consider incorporating hardscape element(s) which creates a focus for the development and creates an attractive, usable, people friendly, public open space. Appropriate hardscape elements include plaza areas, patios, courtyards, atriums and outdoor gathering and eating areas. Interesting design features should be incorporated such as fountains, public art or historical references.

Figure 2.8: Plazas, water features and seating areas are recommended for larger commercial projects.

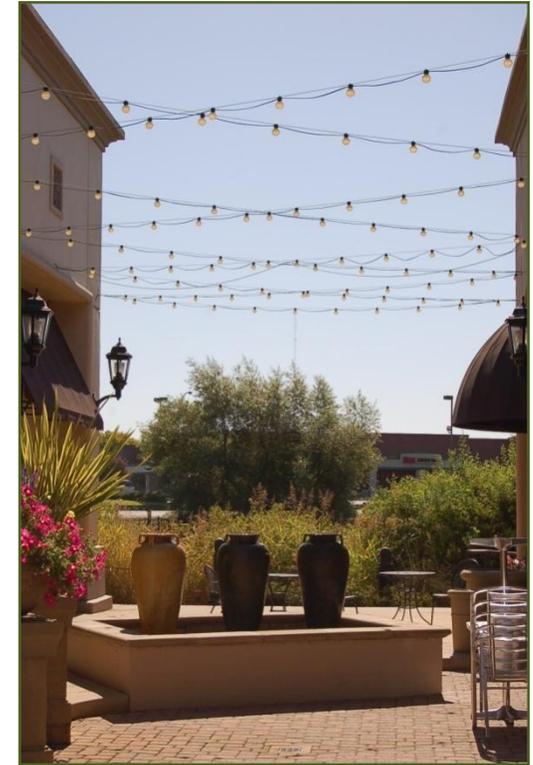


Figure 2.9: Annual flower beds provide accent elements at project entries.

C. Planting Size

1. Unless unusual circumstances exist, all street trees shall be a minimum of 24 inch box size. Minimum size: 14- to 16-foot minimum height at time of planting.
2. Ornamental trees are most effective with a dark background provided by architecture or evergreen trees. Multiple- or single-stem, small-scale trees may be used in small-scale pedestrian locations where space is limited and an intimate feeling is appropriate. Minimum planting size should be a 15 gallon container approximately 10- to 12-foot minimum height at time of planting.
3. Minimum planting size of evergreen trees should be a 15 gallon container, approximately eight (8) to ten (10) feet in height, at the time of planting. Evergreen trees shall be used at strategic locations and shall be designed into group plantings to enhance interest, to screen objectionable views, to enhance privacy, to serve as a backdrop for ornamental trees, and to block winds.
4. In certain prominent public gathering areas, trees of 24 inch box size or larger may be required to create a strong design element.
5. Deciduous shrubs shall be used to create seasonal color interest. Due to their informal appearance, they shall not be used in high profile areas where a manicured formal image is desired. Shrubs shall be spaced close enough together to ensure an attractive and mature planting effect. Minimum shrub planting size is five (5) gallons and the preferred

planting size is three (3) to four (4) feet in height.

6. Evergreen shrubs shall be used where a low level screen or hedge is desired; they may also be used as effective ground covers on slopes. Screen hedges shall offer frequent visual breaks for accent planting. Minimum planting size is 18- to 24-inch spread.



Figure 2.10: Water features should be incorporated into the design of larger projects.

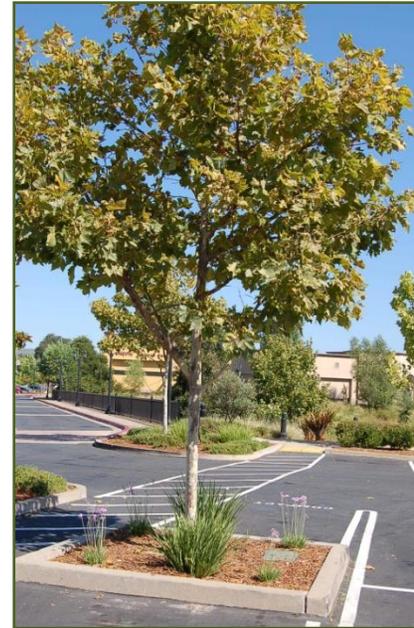


Figure 2.11: Landscape plantings should appear 'full' even at planting.

3. General Landscape Design Standards for Parking Lots

1. Landscape shall permit adequate sight distance for motorists and pedestrians entering and exiting a site and shall not interfere with circulation patterns. Vehicular line of site shall be maintained in all areas throughout a parking lot.
2. Landscaping shall be within parking areas to minimize the expansive appearance of parking lots. This landscaping should include fast growing, deciduous trees without messy fruit in the parking lot interior to provide summer shade.
3. Landscape planting areas shall be provided an average of every ten parking stalls within a surface parking lot to provide visual relief. Landscape planting areas which are used for separation between banks of parking stalls shall be a minimum of five (5) feet in width measured inside of curbs. An eight (8) foot wide planter area is more ideal to ensure the long-term survival of the tree.
4. Reinforced cement concrete curbing shall be used at the edges of all planters and paving surfaces adjacent to auto circulation or parking areas unless otherwise designed to promote runoff infiltration into parking lot planters as a Low Impact Design measure.
5. Parking areas should be screened entirely or partially from public view through the use of berming/mounding, landscaping materials, and/or low screen walls.
6. Refer to the Zoning Ordinance (17.54.070) for minimum parking lot standards.

This....



Not This....



Figures 3.1 through 3.3: Parking lot island landscaping.

Parking Lot Shading Provisions – The intent of the shading provisions is to reduce urban heat islands by substantially increasing the shaded areas within parking lots. Cooler parking lot temperatures reduce ozone concentrations by lowering hydrocarbon emissions.

- Parking lot shading provisions apply to all parking and circulation areas with the exception of areas devoted to truck maneuvering, truck loading areas in front of overhead doors, and vehicle display, sales, and storage.
- Trees shall be planted and maintained throughout the parking lot to ensure that, within fifteen (15) years after establishment of the parking facility, at least fifty (50) percent of the parking area is shaded.
- Shading shall be calculated by using the expected diameter of the tree crown at fifteen years. Where tree shade overlaps, the shade area shall not be double counted (see Figure 3.4). The coverage area may be reduced for landscaping located under power lines and other obstructions that restrict and/or prohibit tree placement.

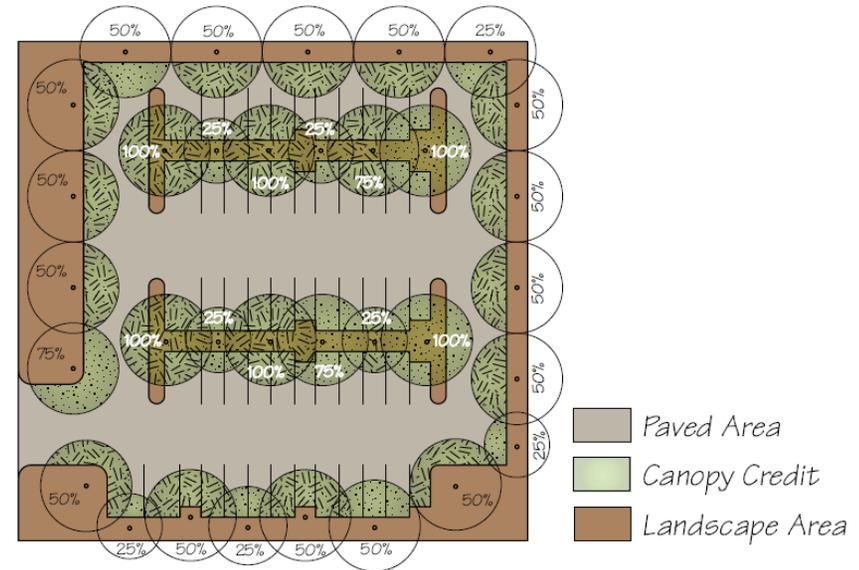


Figure 3.4: Parking lot shading calculations.



Figure 3.5: Example of parking lot landscaping.

Parking Lot Sidewalks – Pedestrian access from the street, separated from drive aisles, to the front entrance of larger commercial buildings shall be provided where appropriate. Sidewalks in parking lots should have a minimum of five feet of landscaping on at least one side of the walkway or alternate from one side to the other to provide a comfortable walking environment, including shade for pedestrians. Stamped and/or colored concrete or other decorative accent is encouraged for crosswalks within the parking lot.

Walkways should be provided along paths of likely travel through landscape areas to protect plantings from foot traffic.

Pedestrian circulation walks shall be designed to provide access to the disabled in compliance with the California Code of Regulations: Title 24, American's with Disabilities Act (ADA), and other relevant standards.

Drive-Thru Lanes – Drive-thru lanes that are adjacent to the street shall be screened through the use of low screen walls, berming or mounding, and/or landscaping.

Pickup windows oriented toward the street shall be de-emphasized through screening and/or architectural treatment.



Figure 3.2: Internal pedestrian circulation is necessary in larger commercial developments.



Figure 3.3: Drive-thru lanes should be screened by a combination of walls and landscaping.

4. Streetscapes

Traffic Safety

- Setbacks for trees places along collector/arterial roadways shall be considered separately by the Department of Public Works to evaluate traffic safety.
- Plants shall preserve sight distance at site entries and exits and internal circulation routes. Plant materials shall be selected that maintain the sight visibility triangle (see Figure 2.2).
- Landscaping shall not obstruct building or parking lot light fixtures, address signs, street signs, building entries, and windows.
- Landscaped planter strips should be provided between sidewalks and roadways to provide a buffer between pedestrians and vehicles.

Sidewalk/Roadway Planter Strips

- The public right-of-way, sidewalks, and on-site pedestrian walkways should be lined with a landscape/planter strip that is at least five (5) feet wide, where possible. A mix of trees, shrubs, and groundcover should occur in this area. Shade trees are encouraged along sidewalks to minimize the impacts of sun on pedestrians and to help cool the streetscape.
- Low lying shrubs along sidewalks and pedestrian walkways should generally be less than three (3) feet tall. Trees should be pruned so that at least eight (8) feet of clearance is provided between the bottom of the sidewalk and the lowest branches of the tree.

- Pedestrian walkways should be designed with a solid paving material, such as concrete, brick, or unit pavers.

Residential Street Canopy Trees

- Street trees shall be provided on the edges of all property lines that are adjacent to roadways.
- Residential street canopy trees shall be installed for all development. The street tree list in Part XIII recommends tree species and new trees shall be planted consistent with the street tree standards and guidelines herein.
- The spacing of street trees should be approximately 20 to 30 feet apart depending on tree species. Deviations from this spacing pattern should only occur when necessary to accommodate driveway entrances.

- Any existing “street tree” which constitutes a specimen or mature tree within the regulation of the Placer County Tree Preservation Ordinance may be substituted for a required street tree.
- All new street trees shall be a minimum of 24 inch box size.
- Street tree placement shall include consideration for vehicle line of sight, entrance and exit curb cuts, street light and traffic control devices, and other site specific conditions as part of design review process.
- Trees should preferably be located between a sidewalk and the curb, within a landscaped planter strip. If placement of street trees will interfere with utility lines, trees may be planted within the front setback adjacent to the sidewalk. Where street trees already exist (for example, infill lots in an existing neighborhood) any gaps shall be filled.



Figure 4.1: Well-established street trees increase property values.

Median Plantings

- Median islands shall be planted in continuous rows of dominant street tree species.
- In median islands less than six (6) feet but greater than three (3) feet wide, one type of groundcover should be used along with shrubs. Trees should not be planted.
- In median islands six (6) feet wide or larger, a row planting of shrubs should be located in the center of the median with a band of groundcover on each side of the shrub, and trees shall be columnar in form.
- Medians less than three (3) feet in width shall be finished with County-approved decorative hardscape instead of landscaping.
- Shrub plantings shall be limited to three species types per median. Contiguous single species masses and double rows of shrubs are permissible.
- Earth mounds should be kept to a minimum. Shrubs and earth mounds shall not exceed four (4) feet in height in center medians.
- Xeriscape design in medians is encouraged. Lawn is generally not permitted in medians as a bedding material.



Figure 4.2: Median incorporating trees and shrubs.

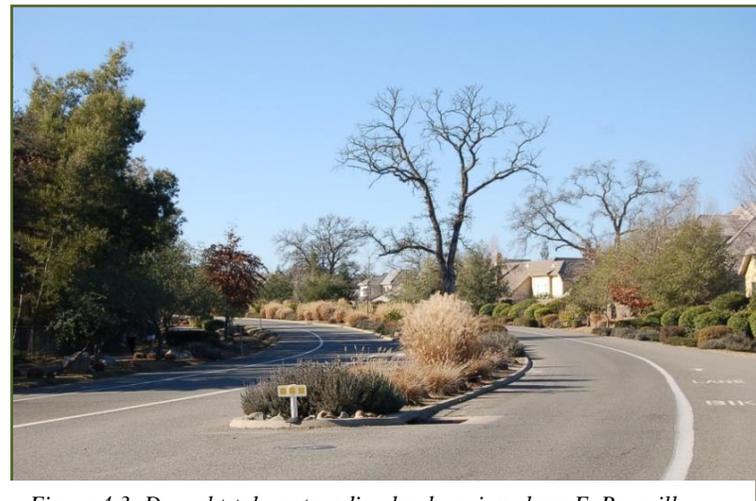


Figure 4.3: Drought-tolerant median landscaping along E. Roseville Parkway in Granite Bay.

5. Neighborhood Entries

Entry Features

- Neighborhood entrances are “gateways” into a neighborhood and should be designed to create a distinct identity and a visually open feeling.
- Entryways should include vertical elements utilizing a combination of plant materials and hardscapes, such as monuments, architectural treatments, walls, fencing, pilasters, signage, and special paving. They are primarily located at the transition between an arterial or collector roadway and an individual neighborhood.
- Entryways shall provide an opportunity to distinguish individual neighborhoods using thematic names, materials, colors and signage. Understated entry features are desirable. These entry statements should match on each side of the street entering the neighborhood and should also reflect the surrounding landform.
- Entry treatments may also occur at major intersection points of community arterials or collector streets in the more urban areas of Placer County. These community entries are internalized to the site to create arrival points, visual identity, or “gateways” to the community. They may be used to announce the site and/or establish direction to neighborhoods. The objective of these quadrant landscape areas is to create a landscape and hardscape theme at these intersections.

- A minimum of 75 percent of the area within all entryway center islands and medians should be planted where possible and where not detrimental to traffic safety. Those areas not planted should be paved with a decorative paving material to match or complement the decorative paving treatment within the roadway of the project entry.

Entryway Design Standards

- Structural entrance features must satisfy zoning ordinance setback requirements and DPW sight-distance standards. Landscaping should be consistent with the ultimate configuration of the intersection and should include low-lying shrubs and groundcover to maintain adequate site distance.
- The use of indigenous natural material is encouraged.

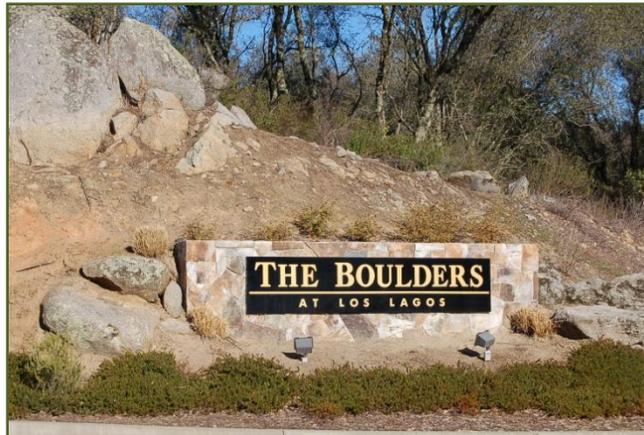


Figure 5.1: Appropriate neighborhood entryway design.

- Existing natural vegetation and wooded areas should be incorporated into entrance design.
- Non-native and “formal” type landscape design and vegetation are discouraged in rural areas.
- Lighting of entrances should be restricted to the parameters set forth under the rural lighting standards.
- If the subdivision intersections are illuminated, additional entrance lighting is not necessary and is discouraged.
- Entrance feature lighting should be restricted to identification purposes with only directed and shielded lighting on the identifying portion of the entrance feature. Where signs and monuments are to be uplift, lighting equipment shall be approved by the County.
- Lawn is generally not permitted as bedding material as entrance feature landscaping.
- The number, height and size of signs and logos are subject to the Placer County Sign Ordinance and applicable Community Plan standards. Sign elements on pilasters or walls shall use mounting hardware securely embedded into the surface onto which it is affixed.

6. Fencing and Screening Design

Fencing and walls may be used for sound attenuation, to maintain privacy in residential subdivisions, and to screen views of the following:

- Parking lots (except along street frontages)
- Trash disposal areas
- Service and loading/unloading areas
- Ground equipment
- Fencing and walls are not allowed within the County right-of-way.

A. Design Standards

1. All new sound walls, masonry walls, retaining walls or fences 50 feet in length or longer, and four feet in height or taller, shall be designed to minimize visual monotony through changes in plane, height, material or material texture or significant landscape massing. Appropriate methods of articulations include a combination of regularly spaced columns, a defined base and cap, providing more than one color or material, and/or altering the height of the wall.
2. The materials selected for fences and walls should be compatible with the architecture of associated buildings. The following types of fences are encouraged:
 - Decorative wrought iron fences
 - Solid walls made of cast concrete, natural stone, brick and/or textured concrete block
 - A combination of solid wall with decorative wrought iron

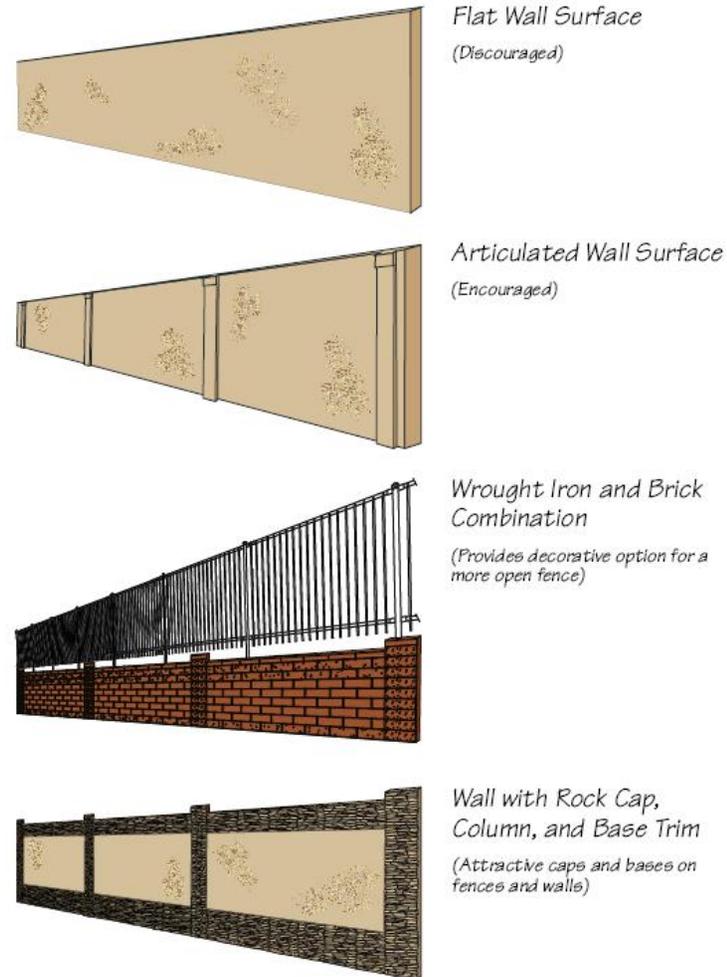


Figure 6.1: Fencing and screening design.

3. Walls constructed of timbers, railroad ties or sheet pilings are not acceptable. Wrought iron fences shall not have 'spiked' tops.
4. Brick and natural stone should not be painted.
5. Fences and walls should be between four and six (6) feet in height except where restricted by the Zoning Ordinance. Berming or mounding along taller walls should create the appearance of walls no taller than six (6) feet.
6. Fencing should be designed as an integrated part of the site where possible, rather than as a separate fence, i.e. planter wall, continuation of architectural wall, etc. Chain link fencing is not permitted.
7. Walls that are visible from a public right-of-way shall have an attractive cap and face.
8. Low landscaping, such as vines and shrubs, should be planted between walls/fences and public streets to soften their appearance and to deter graffiti. The landscaping should be placed close to the wall/fence so that individuals are not able to hide between the wall/fence and the landscaping.
9. When a fence parallels a walkway, a 24-inch minimum planting strip shall be provided between the sidewalk and fence.
10. Commercial and industrial projects located next to residential areas

and/or residentially zoned areas, are strongly encouraged to incorporate dense landscaping and a solid wall along the property line so as to provide an effective buffer between the different land uses.



Figures 6.2 and 6.3: Properly landscaped and designed walls.

B. Trash and Utility Enclosures

1. Trash enclosures, including the gate(s), shall be constructed of sturdy, durable, opaque materials (with trash receptacles screened from view) which are designed to be compatible with the project architecture.
2. Whenever feasible, areas for collecting and loading recyclable materials shall be adjacent to the solid waste collection areas.
3. Electrical transformers and similar utility structures shall be undergrounded or placed at the rear of the site. If undergrounding is infeasible due to preexisting site conditions such as a high water table, the facility shall be enclosed within the building or adequately screened from the view of any public right-of-way.
4. All exterior trash and storage areas, service yards, loading docks and ramps, electric and gas meters, fire sprinkler valves, irrigation backflow prevention devices, etc., shall be screened from view utilizing landscaping and/or architectural elements that are consistent with the project design.
Screening materials shall be substantial and durable, and the screening shall be well-designed. Evergreen plantings should primarily be used in order to provide an effective year-round screen. Screening will preferably use solid materials, such as berming or enclosures rather than reliance solely on plant materials.
A minimum three (3) foot landscape buffer should be provided on all non-accessible sides of trash enclosures.

Not This....



Figure 6.4: Utility structures should be screened and landscaped.

Not This....



Figure 6.5: Landscape buffers should be provided on three sides of trash enclosures.

This....



Figure 6.6: Properly screened trash enclosure.

7. Tree Preservation

Important existing features and conditions on a site should be preserved because they:

- Facilitate compatibility or fit between old and new elements in the landscape - this creates a sense of visual integrity or wholeness throughout the community
- Provides mature/established settings for new, planned development

Tree Ordinance

In 1991 the Placer County Board of Supervisors adopted the Tree Preservation Ordinance (Chapter 12, Article 12.16 Placer County Code). The ordinance applies to all native, landmark trees, riparian zone trees in designated Tree Preservation Zones and to all projects where discretionary permit approvals are required by the County. Protected trees include all oaks and native trees greater than six (6) inches in circumference or larger (measured 4.5 feet above ground) and trees of any species with a landmark tree designation. See the Tree Preservation Ordinance and Oak Woodland Mitigation Guidelines for additional information and requirements.

This Landscape Design Guideline document is not intended to duplicate or replace adopted ordinances and policies. Rather, it is designed to complement these planning tools by offering a comprehensive set of potential management and implementation strategies.



Figures 7.1 and 7.2: Existing trees incorporated into subdivision design.

Views and Vistas

Views and vistas are important elements of Placer County and should be preserved. They form a critical part of the visual journey through the community. ‘Views’ are generally panoramic in nature while ‘vistas’ usually refers to a strong individual feature often framed by its surroundings.

Views and vistas can be achieved through the strategic alignment of rights-of-ways, the layout of pedestrian circulation and open space systems, and the siting of major features, public uses, structures and landscape form.

Site plans should create views and view corridors to open space areas and their components.

These features may include:

- Native trees and woodlands;
- Views of hillsides and distant mountains;
- Natural features such as outcroppings, wetlands, ponds, creeks and streams;
- Built structures such as significant architecture; and,
- Important views and vistas.

Guidelines for Protecting Existing Trees

New development should also preserve as much native vegetation on a parcel as possible. Great care must be exercised when work is conducted upon or around trees to be preserved. Preventing disturbance within a tree’s Critical Root Zone (CRZ) is not difficult or expensive. The Critical Root Zone is the area around a tree in which the roots necessary for the tree’s survival are located. It includes large woody roots that transport nutrients and support the tree as well as the smaller roots of varying sizes that absorb nutrients. Taking preventative measures during the planning and design process will help to limit damage to trees.

The size of the CRZ can vary widely depending on the type of tree and site conditions, but it almost always larger than the dripline (the outer perimeter of the leafy canopy).

To approximate the CRZ, the diameter of the tree 4 ½ feet from the ground is measured. This is the Diameter at Breast Height, or DBH. For every inch of DBH, allow 1 ½ feet of radius for the CRZ. For example, a tree with a ten (10) inch DBH would have a Critical Root Zone of fifteen (15) feet.

When possible, incorporate design features that limit disturbance to the CRZ such as retaining walls, post and pier foundations and suspended decks. If hardscape must go over a portion of the CRZ, use permeable materials such as gravel, pavers or flagstone, or an elevated boardwalk to limit compaction and allow air and water circulation.

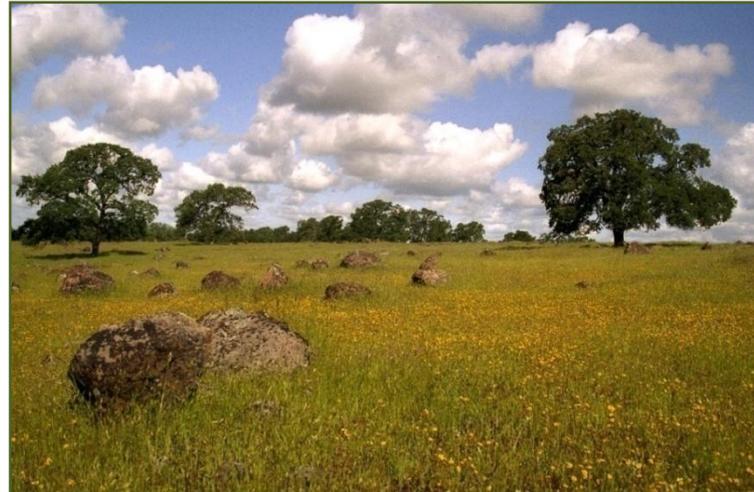


Figure 7.3: Significant trees and vistas should be preserved.

Protection During Construction

Construction activities can cause serious damage and even death to trees if proper protection measures are not used. Heavy equipment can compact soils as deep as two feet below the surface of the soil. Compacted soils do not have adequate space for air or water.

Injuries to trees are not always obvious, and the decline of the tree may not be evident for months or years after the construction activities are complete. When such conditions do become evident, it is often too late to correct the damage, and tree loss or tree hazards may result.

After construction begins, many protective practices can protect trees from construction damage such as:

- Not stockpiling soil, construction debris, or materials within the CRZ, even temporarily;
- Making sure changes in site grading do not result in concentrating water flows into the CRZ or depriving trees of a source of surface water to which they have adapted;
- Not altering the terrain or composition of the natural soil in the CRZ. This includes cutting, filling, or compaction. Such activities can sever roots, suffocate roots, expose roots to drying air, deplete topsoil, and create excessive pooling or runoff; and,
- Avoiding trenching through the CRZ and using tunneling instead.



Figures 7.4 and 7.5: Protective Fencing is required to prevent CRZ disturbance.

Installation of Protective Fencing and Signage

The area under the CRZ of all existing oaks and other protected trees, etc., which are to be saved shall be fenced prior to construction. Grading operations are restricted under such trees to prevent soil compaction and to reduce root damage (see Placer County Tree Preservation Ordinance).

- a. Type of Fencing. Six (6) feet high plastic mesh fence shall be installed at the edge of the Critical Root Zone, or at a minimum, the outermost edge of the drip line of each protected tree or group of protected trees.
- b. Fence Installation. The fences shall be installed with fence posts not more than ten (10) feet apart, and prior to the commencement of any clearing, grubbing, grading, trenching, excavation, or any construction activities. Fencing shall be inspected by the Planning Services Division prior to construction activities beginning on-site.
- c. No grade changes are permitted that will lower or raise the ground on all sides of the tree.

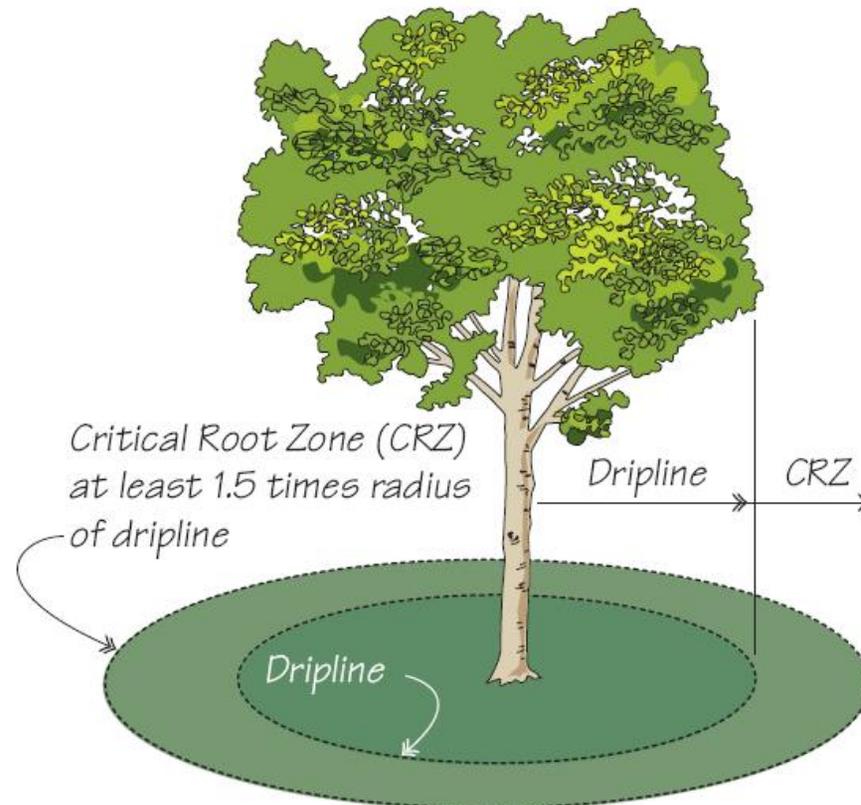


Figure 7.6: How to determine the size of the Critical Root Zone.

On-Site Oak Tree Protection and Preservation

1. The following guidelines have been prepared to provide specific guidance for projects which must preserve existing oak trees within or adjacent to the site. These guidelines may be supplemented with additional requirements through the Design Review approval process. Raising the grade around the tree trunks should be avoided. This causes rotting of the trunk, and serious damage/death to the tree.
2. Finished grades should slope away from the trunks to avoid water concentrated at their bases.
3. Planting live material under native oak trees is generally discouraged, and it will not be permitted within six feet of the trunk of a native oak tree with a diameter at breast height (DBH) of eighteen inches or less, or within ten feet of the trunk of a native oak tree with a DBH of more than eighteen inches.
4. All drip irrigation systems must be installed on grade. Trenching for irrigation pipe is not permitted. Only low-flow drip irrigation systems shall be used for establishing drought-tolerant plants within the critical root zone of a protected oak tree. Irrigation shall be gradually reduced and discontinued after a two to five year period, depending on plant species and establishment.



Figure 7.7: Maintenance of protective fencing is necessary throughout the construction phase.



Figure 7.8: Oak tree with 'clear' dripline.

8. Planting Practices

All plants should be nursery grown in accordance with the highest standards of horticultural practices and conform to the American Standard for Nursery Stock as published by the American Association of Nurserymen. Plants shall be free of disease and shall have healthy, well-developed root systems.

- All landscape materials shall be installed to current industry standards. Plant selection should consider site geology and soil conditions. Soil should be amended as necessary to ensure establishment.
- Non-thorn bearing vegetation should be utilized.
- When constructing new landscape planting areas on surfaces which were previously covered by pavement or structures, all existing asphalt, base rock or other deleterious material shall be removed to the depth of the native soil and clean soil shall be used to backfill the planting area.
- Amend the soil with compost in the planting areas as needed. Compost fosters a diverse, fertile, and disease suppressive soil. It can improve structure, aeration and water holding capacity, and offset degradation due to typical construction activities.
- Any invasive plant species in or near the installation area should be removed and properly disposed of to preclude future spread of the species.

1. Newly planted trees shall be mulched over the root system with four (4) to six (6) inches of organic mulch. Do not use redwood or cedar mulch. Wood chip mulch shall be clean wood chips free of soil or man-made debris shredded into coarse pieces ranging in size from one (1) inch to three (3) inches.



Figures 8.1 and 8.2: Proper tree staking is essential.



2. Nursery stakes shall be removed at time of planting and tree stakes should be installed in accordance with #3.
3. Trees should be properly staked as shown in Figure 8.3. Stakes shall be non-treated wood and appropriately sized. Trees should be staked as appropriate for the topographic and wind conditions to ensure vertical form as roots take hold and develop.
4. Plants should be thoroughly watered immediately after planting.
5. Prevent longer term sedimentation of streams, stormwater drains and/or air pollution with dust and particulate matter. All disturbed ground should be stabilized against soil erosion and sedimentation before, during and after landscaping installation. Stabilizing products, such as organic mats, netting and hydroseed should be used as appropriate on slopes.
6. Planter areas that have been previously compacted shall be excavated to a minimum depth of three (3) feet (if trees are proposed) and 18 inches (if shrubs are proposed). Excavated areas shall be backfilled with 2/3 native soil and 1/3 planting mix.

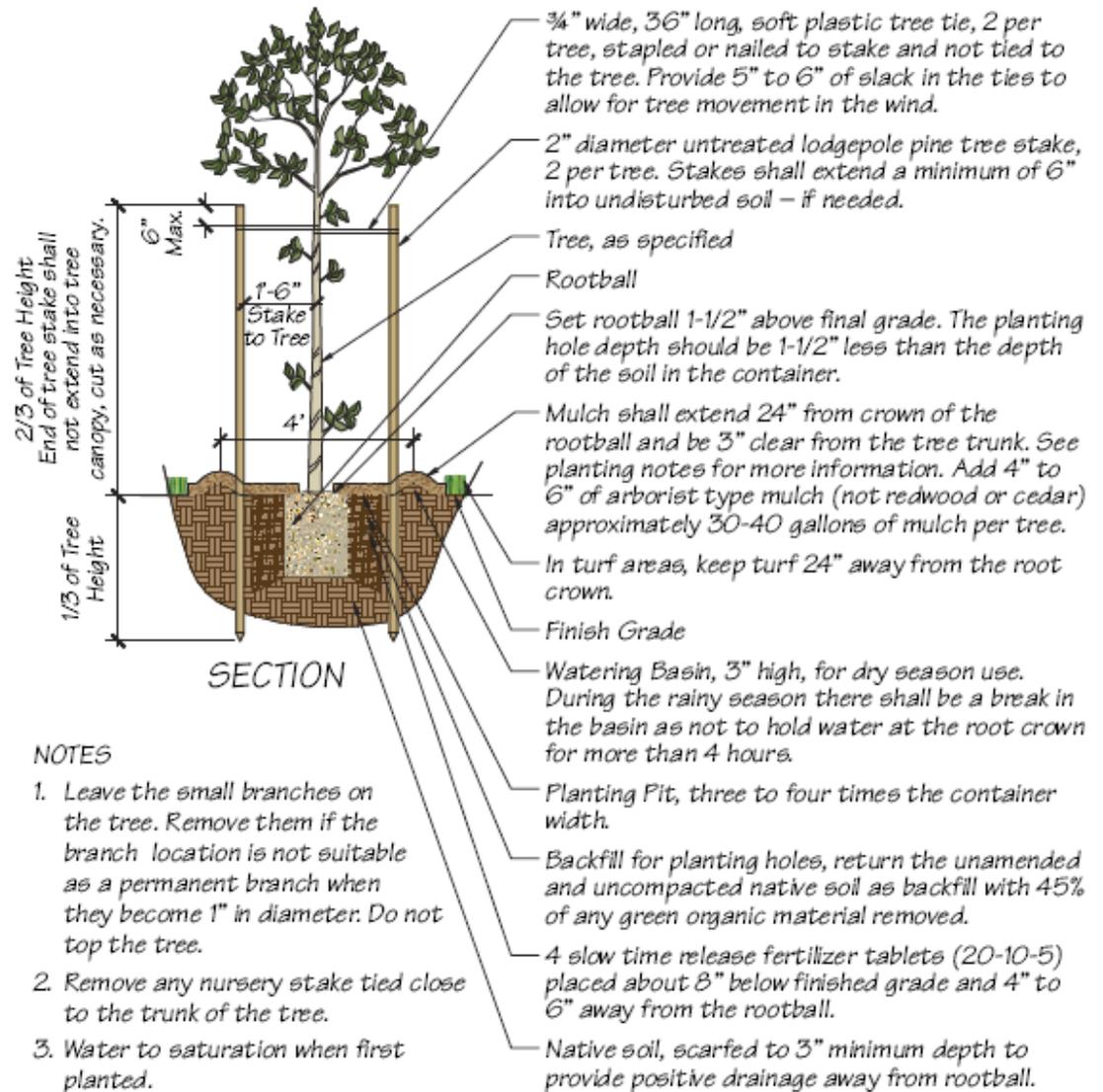


Figure 8.3: Tree planting standard.

9. Irrigation Standards

Please refer to California Code of Regulations, Title 23. Waters, Division 2. Department of Water Resources (DWR), Chapter 2.7, Model Water Efficient Landscape Ordinance. Where the provisions of the Water Conservation in Landscaping Act apply, water-efficiency calculations must be provided.

Use of native vegetation is encouraged to reduce landscaping water consumption for landscaping. Irrigation must be sufficient and reliable to ensure successful plant establishment within the first three to five years following installation. Even for plants with low water demands, regular irrigation is necessary after installation as the roots become established.

Principles of xeriscape shall be utilized in the design of the irrigation system. Different plants have different water requirements. The irrigation system should be designed to deliver appropriate amounts of water to each hydrozone. Dividing the landscape into low, medium and high water use zones prevents over-watering. Use of recycled water is also encouraged for larger installations where feasible and available.

Some design considerations will include: shrub and perennial beds are to be zoned separately from turf areas; sloped areas to have separate zoning for heads at the higher elevations from those at the lower elevation and areas with different exposures are to be zoned separately.

Drip emitters, soakers and bubblers are recommended for trees and shrubs. Drip and bubbler irrigation technologies apply water accurately to the plant root zones at the rate that it can infiltrate. Drip is often more appropriate than overhead in areas that are narrow, odd shaped, densely planted, or in parking lots and medians.

Lawn area should be minimized. Lawns are useful for recreation or places where families and employees can relax. However, turf requires frequent watering to stay green during our long dry season.

Water-wise landscaping is more than just controlling irrigation and planting xeriscapes. Water-wise landscaping also means increasing the water holding capacity of the soil, fostering healthier plants that thrive with less water, and planning for the use of alternatives to potable water such as graywater and recycled or captured stormwater.

The amount of irrigation water required for a healthy landscape varies significantly with soil quality. Compost can increase permeability and water-holding capacity, thereby reducing the need for irrigation.

1. Native planting or compatible species of drought-tolerant plants should be used as much as possible to reduce water consumption.
2. Landscape plans should be prepared by a licensed landscape architect and shall be prepared in accordance with the Model Water Efficient Landscape Ordinance (See DWR website).

3. Water-intensive landscaping, such as turf grass, should be concentrated in areas of high visibility and use. The combined square footage of turf grass and decorative water (e.g. fountains, ponds, etc.) shall be minimized to reduce water use and evapotranspiration.
4. Annuals, ground covers and perennials shall be used where appropriate such as within tree pits and in shrub beds.
5. No irrigated landscape area will be allowed under existing oak trees or other highly protected species which would be adversely affected.
6. When required, a plan for an automatic irrigation system and certification (preferably by a Landscape Architect) that the plan is in compliance with the Model Water Efficient Landscape Ordinance shall be provided as part of a complete project application submittal to insure that all plants receive adequate water for healthy growth.
7. Severe climate conditions require careful design and selection of vegetation. Adaptable plants that have proven hardy are recommended wherever possible. Xeriscape methods are advisable, such as grouping plants with similar water demands together and watering higher demand plants on a different sprinkler schedule while drought-tolerant plants may be watered by rain or bubbler irrigation.

Standards

All proposed irrigation systems that are placed within the Placer County rights-of-way shall have a manual gate valve installed within the right-of-way that controls the entire irrigation system. Irrigation controllers and backflow preventers shall be installed in a relatively non-visible area while also allowing for maintenance access.

Landscape plantings are also encouraged to help screen views of these items when possible. Irrigation moisture sensors are also recommended in landscape areas adjacent to roadways. Sensors tend to decrease the overall demand for water and eliminate excessive amounts of water on roadway surfaces.

When irrigated turf is proposed immediately adjacent to a roadway, it is preferred that 'pop-up' style irrigation heads be placed immediately along the back of the curb/road section. 'Rotor' type irrigation heads, if used, should be placed a minimum of 8' from the edge of the curb road section. The intent is to eliminate or minimize irrigation water from entering pedestrian/vehicular travel lanes and storm water collection systems. These conflicts may also be further minimized through the use of low trajectory spray heads and drip emitter systems.

Specific considerations for irrigation include the following:

1. Irrigation design shall be done by a certified irrigation designer or landscape architect.
2. Irrigation systems shall be installed and maintained so that heads do not spray onto any streets in such a way that they spray passing motorists or pedestrians. Heads should be adjusted so that they do not overspray sidewalks.
3. All Landscape Plan submittals shall be accompanied with a Schematic Irrigation Plan that outlines:
 - The proposed lap/backflow preventer and irrigation controller location;
 - The location of the manual gate valve that will control the entire irrigation system. Such valves should be situated as close as possible to the point of connection of the water supply to minimize water loss in case of an emergency or routine repair;
 - The anticipated type of irrigation proposed for each area (turf, shrub beds, etc.);
 - The recommended setback distance of all proposed irrigation heads from back or curb or edge of pavement;
 - All proposed sleeve locations; and,
 - Location of protected trees.
4. The irrigation system must be designed to provide full coverage and match precipitation rates.
5. Check valves-in-head are to be used for all areas adjacent to walkways and at the bottom of berms, mounds, and pond areas.



Figure 9.1: Irrigation overspray is a significant source of water waste.

10. Landscape Maintenance Standards

The landscape elements of the project shall be maintained to represent the original integrity of the design and installation over time. The establishment and return on investment from trees are not realized at the time the tree is planted. The trees must grow for many years and support a foliar canopy typical of the species in order to provide benefits. The public perception of a well-maintained landscape is promoted by practices which benefit the health of the landscape materials and achieve a neat, well-cared for appearance.

All required landscaping improvements shall be maintained to professional maintenance industry standards. Plants should be inspected regularly and frequently for visible problems that may be associated with pests, disease, under-watering and over-watering. Individual owners or a homeowner's association shall be responsible for executing a landscape maintenance program for landscape areas within their development and the public right-of-way. Property owners shall be responsible for private maintenance of any landscaping within the public right-of-way through an encroachment permit issued by the Department of Public Works. Establishment of a County Service Area (CSA), or other mechanism, may be required to ensure long-term maintenance.

The scope of a long-term maintenance program should include the initial installation from planting, pruning, staking, mulching, trunk flare clearance, irrigating;

short-term maintenance including any planned tree removal (thinning); future maintenance including stake removal, pruning, pest and disease control, mulching and soil protection, and tree protection and replacement. All tree pruning shall be completed to specifications written in compliance with ANSI A-300 Tree Maintenance Standards.

All landscaping shown on plans approved by the County shall be continually maintained in a healthy and weed-free condition. Dead plant material should be replaced with previously approved plantings.

Any changes to the approved landscape plan shall be approved by the County.

Due to severe climate conditions in Placer County, consideration of long-term maintenance is an important element of the initial design of any landscape. Plant materials should be chosen which grow well in the climate the project is located in and the given soil conditions without requiring excessive irrigation.

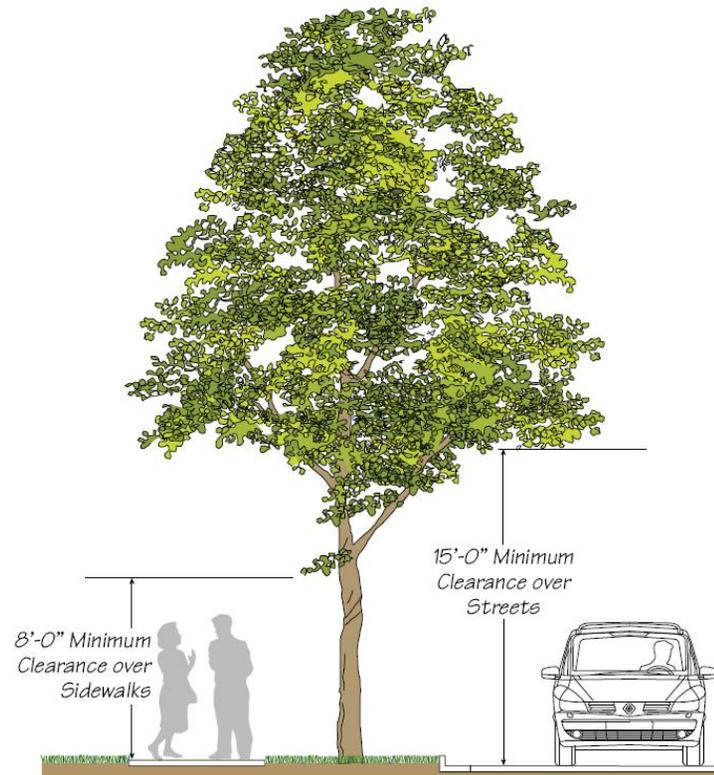


Figure 10.1: Trees shall be pruned to provide clearance over sidewalks and streets.

The maintenance program shall include the following and be coordinated with the maintenance of common areas:

- Prune trees and shrubs as necessary to maintain an attractive shape; remove dead branches and provide clearance for vehicles and pedestrians. Trees shall be maintained in such a manner so as not to endanger, interfere, or otherwise conflict with requirements of safe public use of an area.
- Every owner of any tree or shrub overhanging any street or public right-of-way within the County shall prune the branches of the tree so that such branches shall not interfere with the safe use of the street or sidewalk or obstruct the view of any street intersection. Hanging limb and branch height shall be maintained 15 feet above streets and eight (8) feet above sidewalks.
- Plant materials that have died or are in a visible state of decline shall be replaced to meet the requirements of the original landscape plan.
- Amend with compost, mulch, water and weed plant beds regularly. Mulch conserves water, enhances the growth of plants and the appearance of the landscape.
- Apply insecticides and fungicides as necessary to maintain plant vigor and appearance.
- Lawns shall be watered, mowed, and maintained in a dense, weed-free condition. Turf shall be edged adjacent to paved surfaces.
- Maintenance and replacement of landscape materials and irrigation systems shall be the responsibility of the property owner or homeowner's association, including the maintenance of any trees planted in the public right-of-way.
- Inspect new plantings on a regular basis and remove dead, broken and diseased branches.
- Remove sprout growth from stems and root collars early in growing season.
- Re-mulch trees on an annual basis to maintain a four (4) to six (6) inch deep mulch cover.
- Maintain tree rings in turf zones as weed free.
- Insect and disease levels shall be monitored and control measures implemented when necessary following Integrated Pest Management (IPM) practices.
- Where trunks are wrapped, remove tree wrap the next spring season after planting.
- Tree stakes should be removed when trees become established.
- Where appropriate, trees should be pruned and limbed as needed for wildfire defensible space.
- Areas within the right-of-way (i.e. between the sidewalk and the curb) are to be planted and maintained by the property owner, unless otherwise noted.
- Property owners may be required to sign a maintenance agreement with the County, typically for five years, for newly-installed landscapes that provides for standard maintenance practices.



Figure 10.2: Properly maintained landscaping adds to the character of a property.

11. Bioretention/Storm Water Management

It is imperative to consider how a new development will impact that which already exists in the area and to assess the opportunities where Low Impact Development (LID) can be implemented feasibly. Low Impact Development is a sustainable practice that benefits water supply and contributes to water quality protection.

Sustainability means meeting the needs and aspirations of the current generation, without compromising the ability to meet the needs of future generations. It means thinking differently and making innovative, efficient decisions about lifestyle and community design.

Sustainable design enhances the natural environment and reduces the impact of the built environment. There are a number of benefits associated with building sustainably, including healthier living environments, reduced costs of heating and cooling, reduced greenhouse gas emissions, local employment opportunities and safe, livable communities.

Unlike traditional storm water management which collects and conveys storm water runoff through storm drains, pipes and other conveyances to a nearby creek or river, LID takes a different approach by using site design and storm water management to recreate the site's natural water balance.

The goal of LID is to mimic a site's predevelopment hydrology by using design

techniques that infiltrate, filter, store, evaporate, and detain runoff close to the source of rainfall. Developers and others are urged to incorporate LID features into their projects.

Bioretention is a water quality and water quantity control best management practice that utilizes biological, chemical and physical properties of plants, microbes and soils to remove or significantly reduce pollutants from storm water runoff.

Catching, slowing and retaining water will promote infiltration and removal of pollutants and minimize stormwater runoff using:

- Infiltration basins, trenches, buffer strips, drainfields or drywells
- Bioretention systems
- Vegetated swales

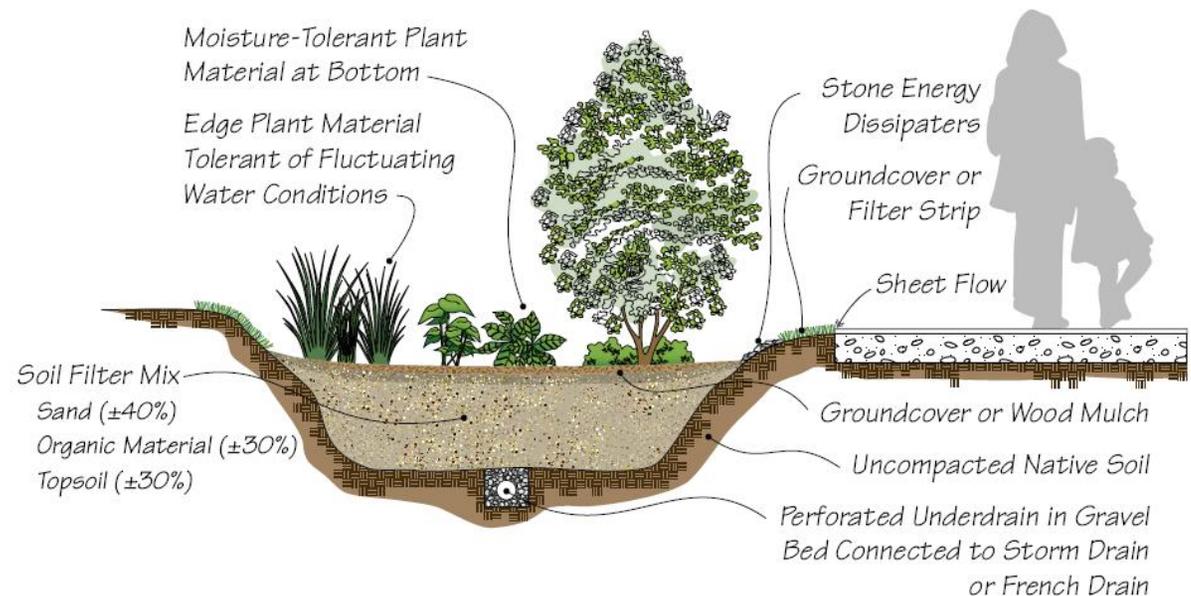


Figure 11.1: Typical bioswale cross-section.

Other storm water management BMPs include planter boxes and roof gardens. Specific considerations for such landscape-based BMPs include, at a minimum:

- BMP should be designed and implemented to reduce the discharge of storm water pollutants to the maximum extent possible.
- Impervious hardscape should be kept to a minimum in order to decrease storm water runoff and allow infiltration.
- Where possible, choose native vegetation and soils for storm water management BMPs. Use a variety of trees, shrubs and herbaceous plant materials. Native grass meadows are especially effective at controlling and treating storm water over a large area.
- Choose moisture-tolerant plants for the bottom of a bioretention swale or basin. Choose plants that can tolerate both fluctuating water conditions and drought conditions for the side edges.
- Standing water in a bioretention swale or basin must have the ability to drain within 72 hours. This may require periodic removal of built up sedimentation. All BMP treatment options require periodic maintenance.
- Well-established plants are most effective at treating storm water.

Opportunities

- Bioswales with curb cuts or rural in lieu of urban road cross sections
- Rainbarrels (essentially cost effective cisterns)
- Turfstone and/or asphalt driveways with permeable pavement strips
- Directing roof leaders to discharge water to rear lots and side yards - also known as 'Third pipe system'
- Bioretention or raingardens in lieu of parking islands
- White roofing systems
- Use of green or living roofs where feasible
- Interlocking permeable pavers or permeable pavement in effective areas such as parking spaces and pedestrian crossing areas



Figure 11.2: Bioretention in a parking lot.



Figure 11.3: Storm water management in a residential neighborhood.

12. Defensible Space

The potential for fire in Placer County can be great, and landscaping plays a critical role. The vegetation surrounding a building or structure is fuel for a fire. Even the building or structure itself is considered fuel. Research and experience have shown that fuel reduction around a building or structure increases the probability of it surviving a wildfire. Good defensible space allows firefighters to protect and save buildings or structures safely without facing unacceptable risk to their lives. Fuel reduction through vegetation management is the key to creating good defensible space.

Understanding the topography, fuel, and local weather are critical to designing and maintaining a landscape that reduces the potential for loss to fire. Plant selection is also very important to reducing the fuel load and avoiding fire ladders. Some species – “pyrophites” – ignite readily and burn intensely. Dense vegetation can be a fire hazard because the competition for limited waters, nutrients and space results in a large amount of dry “twiggy” material.

For sites adjacent to fire-sensitive open space or wildland, create a Fire Mitigation Plan that identifies adjacent fire-sensitive lands, open space, or developments, exposure to prevailing winds during the dry season, steep slopes, and vegetation type. Establish a “defensible zone” immediately surrounding structures with one or more strategies for firescaping, or fire-resistant landscaping, such as:

- Emphasize plants with low fuel volume and/or high moisture content in planting plans;
- Avoid plants with high oil content or that tend to accumulate excessive dead wood or debris;
- Assure that trees are well spaced and pruned to 8 to 10 feet above the ground, and that dense shrub plantings are separate from trees to minimize fuel ladders;
- Assure that trees and tall shrubs are planted where limbs and branches will not reach the building or grow under overhangs as they mature;
- Avoid fine shredded bark mulch;
- Face and construct decks out of fire-resistant materials.

The California Department of Forestry and Fire Protection (CDF), Nevada-Yuba-Placer Unit, has created fuel reduction standards for new developments. The requirements are to be implemented to reduce the fire hazards and increase the potential of success of fire suppression activities during initial attack response. Fuel reduction activities that remove or dispose of vegetation are required to comply with all federal, state or county environmental protection laws and obtain permits when necessary.

A modified shaded fuel break is defined as a defensible location to be used by fire suppression resources to suppress oncoming wildfires. Any fuel break by itself

will not stop a wildfire. It is a location where the fuel has been modified to increase the probability of success for fire suppression activities.

Refer to the CDF guidelines to ensure compliance with Defensible Space requirements.



Figure 12.1: Defensible space guidelines

13. Western Placer County Suggested Residential Street Canopy Street Trees

The following have been used as street trees within residential subdivisions in Western Placer County. Other street tree options may be considered provided that the tree type has a moderate to fast growth rate, an adequate canopy shape, and the tree is not prone to dropping a significant amount of fruit or nuts (or other messy items), or has an invasive root system.

- Aristocrat Pear
- Red Sunset Maple
- Jacquemontii Birch
- Scarlet/Red Oak
- Chanticleer Flowering Plum
- Tulip Tree
- Saw Leaf Zelkova
- Celtis Occidentalis Hackberry
- Raywood Ash
- Columbia London Plane

Note: Some arterials, in Granite Bay and North Auburn for instance, have designated “theme” trees in Design Guideline or Community Plan documents.



Figures 13. And 13.2: Street trees in s front setback area (top) and within a planting strip (below).

14. UNDESIRABLE PLANTS

The following undesirable plants shall not be used within Placer county landscape and streetscape designs.

**Table 14-1
Undesirable Plants**

Name (common and scientific)	Reason
American Sweet Gum <i>Liquidambar styraciflua</i>	Frequent surface roots. Round fruit/seed pods are a trip hazard.
Arundo, giant reed <i>Arundo donax</i>	Invasive plant
Bloodgood London Plane Tree <i>Plantanus x acerfolia "Bloodgood"</i>	Usually infested with powdery mildew. These are generally OK for open park type areas however.
Blue Gum Eucalyptus <i>Eucalyptus globules</i>	Invasive plant. Round fruit causes a trip hazard.
Brooms: Scotch broom, Striated broom, French broom, Bridal Veil broom, Spanish Broom <i>Cystisus scoparuis, Cystisus striatus, Genista monspessulana, Retama monosperma, Spartium junceum</i>	Invasive plants
California Sycamore <i>Platanus racemosa</i>	Messy
China-Berry/Texas Umbrella Tree <i>Melia Azedarach</i>	Invasive seeds
Chinese Hackberry <i>Celtis sinensis</i>	Prone to scale and aphids
Chinese Tallow tree <i>Sapium sebiferum</i>	Invasive plant
Cottonwood family <i>Populus species</i>	All species and cultivars have too many problems
Empress/Princess tree Paulownia tomentosa	Very fast growing
European White Birch <i>Betula Pendula</i>	Very susceptible to the Bronze Birch Borer
Giant Sequoia /Coast Redwood <i>Sequoia Sempervirens/Sequoiadendron giganteum</i>	Short life span in the lower valley area High watering requirements
Ginkgo (Maidenhair Tree) - Females <i>Ginkgo biloba</i>	Females have stinky fruit. Male Ginkgo trees are permissible.
Glossy Privet <i>Ligustrum lucidum</i>	Very seed invasive

Table 14-1 (con't)

Name (common and scientific)	Reason
Grey/Foothill Pine <i>Pinus sabiniana</i>	Dangerous, particularly if growing with a lean. Too many problems.
Honey Locust <i>Gleditsia triacanthos</i>	Problems with midge
Leyland Cypress <i>Cupressocyparis Lelandii</i>	Grows fast, dies soon from coryneum canker
Locust family <i>Robinia species</i>	Tends to split, sucker, mistletoe & surface roots
Mexican Feather Grass <i>Nassella tenuissima</i>	Invasive seeds
Mimosa /Silk Tree <i>Albizia julibrissin</i>	Invasive plant
Modesto Ash <i>Fraxinus velutina "Modesto"</i>	Too many problems
Monterey Pine <i>Pinus Radiata</i>	Too many problems. Short life.
Mulberry <i>Morus species (usually alba)</i>	Surface root problems
Pampas Grass Unnamed cultivars of <i>Cortaderia Jubata</i> and <i>Selloana</i>	Invasive plants
Periwinkle <i>Vinca major</i>	Invasive plant
Russian Olive <i>Elaeagnus Angustifolia</i>	Invasive plant
Saltcedar <i>Tamarix ramosissima</i>	Invasive plant
Scarlet Wisteria Tree/Rattlebox <i>Sesbania Punicea</i>	Invasive plant
Silver Maple <i>Acer saccharinum</i>	Brittle, shallow roots, mistletoe. Maybe OK in large open space areas with lots of natural water.
Tree of Heaven <i>Ailanthus altissima</i>	Invasive, stinky male

Willow family <i>Salix</i> species	Breaks easily, surface roots, messy cotton
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