



5.0 TRANSITIONAL SPACES

Within every community, there are places where the user departs one area and enters another. These transitional spaces are important elements which lend themselves to establishing a sense of place. In contrast to the majority of landscape design, these spaces are intentionally designed to be noticed. They are landmarks.

Similar to the ecotone, these spaces define themselves through contrast. Depending on the amount of contrast in the landscape design, these spaces can leave a strong impression on the person experiencing them. The purpose behind incorporating meaningful contrast of this magnitude is to convey the message that change has occurred. Simply by moving through them, or under them, or past them, the user is made aware of this change. Through a well designed combination of signage, lighting, architecture, and landscape, these spaces reflect the quality and value of their community.

Transitional spaces are useful on a number of levels. They emerge from the landscape in dramatic fashion, encouraging residents to focus on them and identify with them as a source of community pride. They also help residents understand where they are within their community based on their proximity to these landmarks. The landscape design of transitional spaces should be bold, announcing the end of something old and the arrival of something new. Design of these spaces should affect all modes of transportation, whether the user experiences this space while riding a bike or walking or driving. Each mode should be addressed through the effective design of transitional space.





Transitions occur at every scale. Looking down on the landscape from an airplane, one can see obvious patterns as one land use transitions into the next: agricultural to rural to urban. It also occurs on a personal level. Simply walking through a doorway transitions a person from one space to the next. The spectrum of scale among transitional space requires a different design approach. The design of a door doesn't require the same energy as the entrance to a city. Because of this variation, the Placer Vineyards Specific Plan has outlined a three tiered approach to transitional space design, depending on the scale of the transition. From largest to smallest they are as follows:

Community Gateways

Activity Center Gateways

Neighborhood Gateways

Transitional space also occurs at a much smaller scale within the following areas:

Landscape Corridors

Buffer Areas

The locations of each of these can be found on Figure 5.1 Transitional Spaces.

Thoughtfully designed transitional spaces are an important component of every community. The following descriptions and graphics will expand on each type of transitional space.



5.1 COMMUNITY GATEWAYS

The grandest transitional space occurs at community gateways. Everyone experiencing these spaces will recognize this transition through the use of robust planting, elaborate signage, and dramatic contrast. They will define themselves through artistic representations of place and establish a unique identity for Placer Vineyards, one that reflects the beauty and livability one would expect to find in a master planned community of this magnitude.

Because these gateways essentially share the same message, they will be designed with a consistency of materials, forms and colors. Future residents and visitors will recognize and identify with these monuments. At the same time, each gateway will be customized to the individual space. The user entering the site from the north is exposed to a vastly different experience than the experience of entering it from the south.

The northern community gateways are located on Base Line Road. Currently, Base Line Road has a very open character with regards to the general landscape feeling. It is straight and flat, and offers little in the way of variation along that roadway as it exists today. The vastness of the traveling experience, along with its strong east-west orientation, gives the user an acute awareness of sun angle. The design has considered these existing conditions. The future vision for Base Line Road is significantly different than what exists today. The Specific Plan has designated most of Base Line Road as a commercial corridor. These will be energetic, dynamic spaces bustling with pedestrian and vehicular activity. The northern gateways have been designed to complement these future uses, activating Base Line Road with bold contrast.

Conceptual designs for the Community Gateways in plan and elevation can be found on Figures 5.2 & 5.3.





The southern community gateways come from Watt Avenue and 16th Street. Traveling northbound on these roadways today strongly contrasts the experience along Base Line Road. The landscape character is much more intimate and rural. Watt Avenue passes through neighborhoods and urban communities, where landscaped medians and community soundwalls draw the street down to a pedestrian scale. 16th Street has a much more rural character, accentuated by farm houses and agriculture, as well as white picket fences and livestock. In contrast to Base Line Road, both of these transitional spaces enter the project surrounded on both sides by Open Space. Passing through this more passive use lends itself to a community gateway that is reduced in scale and offers a greater feeling of enclosure and intimacy.

Community gateway materials and design are borrowed from the surrounding agricultural setting. Using natural stone in long expansive walls draws inspiration from grazing barriers of the past. Integration of agrarian styled vines and field olives further expands the agricultural ties to the Placer Vineyards name. The community gateways are located adjacent to land uses that permit this appropriately sized way-finding feature.

Each community gateway is unique. And they have been designed to highlight the individual characteristics and opportunities of each. But through the use of similar materials and complementary design themes, they will be connected with a common message; welcome to the community that is Placer Vineyards.



5.2 ACTIVITY CENTER GATEWAYS

Master planned communities have a variety of uses. Residential neighborhoods differ from commercial centers. Open space lands differ from school sites. Office parks differ from government centers. Some land uses are complementary to one another, while others require separation. As a result, large land use plans often create subcenters; clusters of land uses that are complementary to one another and have common themes and amenities.

The Placer Vineyards land use plan has been designed in such a way. The Specific Plan has established a series of activity centers. These centers have been equally dispersed throughout the project site and include the regional commercial along Base Line Road, the town center, the village centers, and neighborhood commercial centers. The convenient proximity of these centers encourages residents to walk or bike to them and provides an intimate setting for community gatherings. The Specific Plan emphasizes the need to provide maximum accessibility to pedestrians and bicyclists in these areas over the use of the automobile.

When compared to community gateways, activity center gateways have been designed at a slightly smaller, more pedestrian scale. They are anticipated to be viewed at slower speeds and designed to contrast with their surroundings just enough to define nodes where residents can stop to kick a soccer ball at the community park, or grab a loaf of bread on their way home from an afternoon of bicycling. These gateways orient themselves toward use, providing insight into what each activity center has to offer through landscape treatment and signage. Activity center gateways invite community interaction.

Activity center gateways borrow from the community gateway materials, colors, and forms. Their smaller scale allows for different orientations depending upon site conditions. They can be used in a parallel or perpendicular orientation to the user, as space permits.

A conceptual design for Activity Center Gateways can be found on Figure 5.4.



5.3 NEIGHBORHOOD GATEWAYS



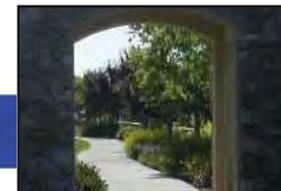
The Placer Vineyards Specific Plan has framed a very open community regarding residential design. Traditionally, neighborhood residential design strived to separate from its surroundings and promote individuality. Various techniques were used to portray a sense of exclusivity, including community walls and fences, gated developments, and generally two points of vehicular access. Pedestrian connections between residential villages, or from residential to commercial, did not exist. Automobile use was required in some cases just to access the nearest neighborhood park. The result was a series of walled communities that did not orient toward project amenities, discouraged walkability, and were essentially disconnected from one another.



The Placer Vineyards project incorporates a number of techniques to avoid this traditional type of design. Walls are discouraged. Residential units are encouraged to front project streets, open space and parks. Neighborhoods link to each other and activity centers through a series of trail connections. Traffic calming features limit speeds and encourage walkability. Pathways link parks to open space and residential to schools. Grid pattern streets provide numerous choices for automobiles and bikes.

Although these changes are positive with regards to residential design, they present challenges to the design of individual neighborhood gateways. Traditional neighborhood gateways were relatively easy to create. To someone entering a gated development, for example, it was readily apparent when the transition from street to community occurred. Exclusivity defined the space. Placer Vineyards neighborhoods will blur from one to the next. Product type, as opposed to a community wall, will define neighborhoods. These gateways require more subtlety. Quaint signage, repetition of plant materials and consistency of form will distinguish one residential neighborhood from another. Through this type of design, neighborhood gateways will communicate the transition from the larger community to the individual neighborhood.

A conceptual Neighborhood Gateway design can be found on Figure 5.5.



5.4 LANDSCAPE CORRIDORS

Transitional space is not always so abrupt. Gateways intentionally create a hard break between land uses by incorporating contrast in order to announce new space. Gateways are stationary landmarks where the experience of transition is relatively quick and the message is direct. The Gateway proclaims a destination.

Landscape corridors are a different type of transitional space. They are more linear in design, and the transition does not occur with the immediacy of gateways. These transitions are gradual and tend to focus less on the destination and more on the journey. Moving pedestrians and bicyclists throughout the project area is a primary goal of the Placer Vineyards Specific Plan, and the extensive system of sidewalks, trails and open space is the means by which the project achieves it. The Specific Plan has created a network of landscape corridors which provide vital connections to the various land uses. Some of these parallel the project's major streets in landscape right-of-way that exceeds the county standards, while other corridors are independent of the street system. Although these corridors vary in shape and size, they all share a common purpose: gently moving people from one land use to the next.

Design of these spaces is highly individualized and dependent on the existing character. For example, the landscape corridor along Dyer Lane is multifunctional. On the one hand, it serves to protect the oak groves along existing Dyer Lane. On the other, it creates a passive open space, introduces an educational opportunity, and transitions residential neighborhoods to the community park and ultimately to the Dry Creek riparian corridor. By weaving the future alignment of Dyer Lane among the oaks, it connects the community park to the street system as well. The shaded oak canopy and pedestrian friendly trail system creates one of the project's most significant transitional spaces.

A conceptual Landscape Corridor design for Dyer Lane can be found on Figure 5.6.

The landscape design of these corridors will be individual and utilize the existing character of the space. They will compliment the natural systems and neighborhood character and provide a setting for residents to enjoy not just the destination, but the journey.



5.5 BUFFER AREAS

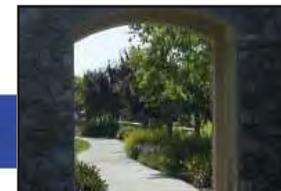


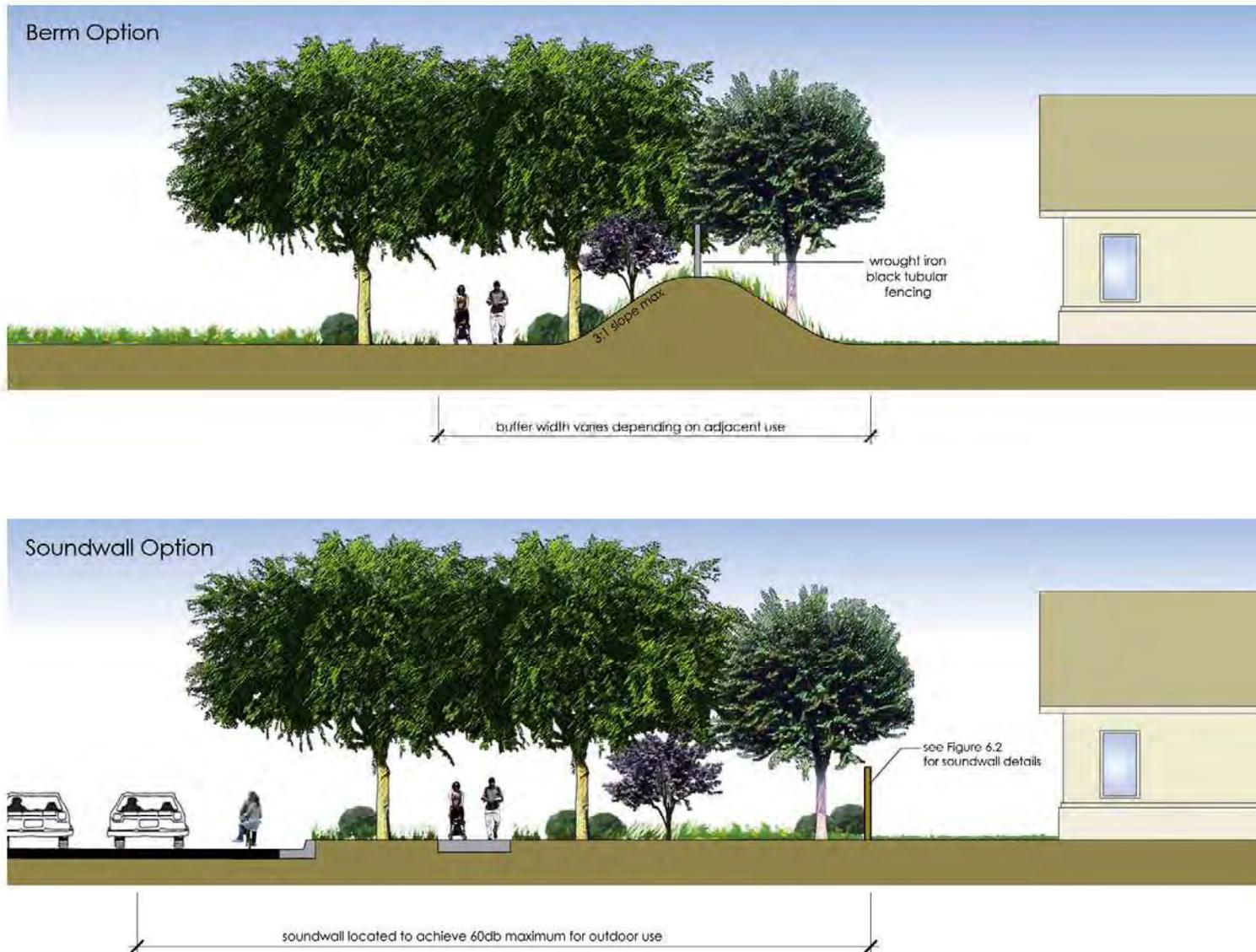
While some land uses are complimentary and work together because of their common focus, others require separation. An example of this occurs where residential uses are placed next to streets with higher traffic volumes. The combination of these two uses can work together so long as there is some kind of buffer designed to attenuate traffic noise. The same situation occurs where the project abuts portions of the Special Planning Area (SPA). Careful consideration should be given to the interaction between these uses. The SPA consists primarily of existing large lot rural residential and agricultural uses. These uses are generally low intensity and often accommodate livestock and agriculture. Residents of the SPA are accustomed to expansive views and wide open spaces. The Specific Plan has described a number of tools for reducing potential conflicts where activity levels differ. The buffer, utilized as a transitional space, is one of these tools.



Buffers vary in size and shape depending on which land uses are adjacent. They are created for the purpose of transitioning one use into the next. These can consist of any combination of berms, walls, stonework, landscaping, fences, and defined setbacks. The berm option should be designed to avoid conflicts with the overall drainage design for the project area. Portions of the buffer system will also incorporate equestrian trails. Although there is a strong function to these spaces, they are also designed as a community amenity. Landscaping will consist of swathes of native plant materials designed to draw from the surrounding influences. They will reflect the rural atmosphere, and at the same time, include influences of adjacent open space, low and medium density residential, and business park. A robust landscape design will create a backdrop for the various activity levels within the Specific Plan area.

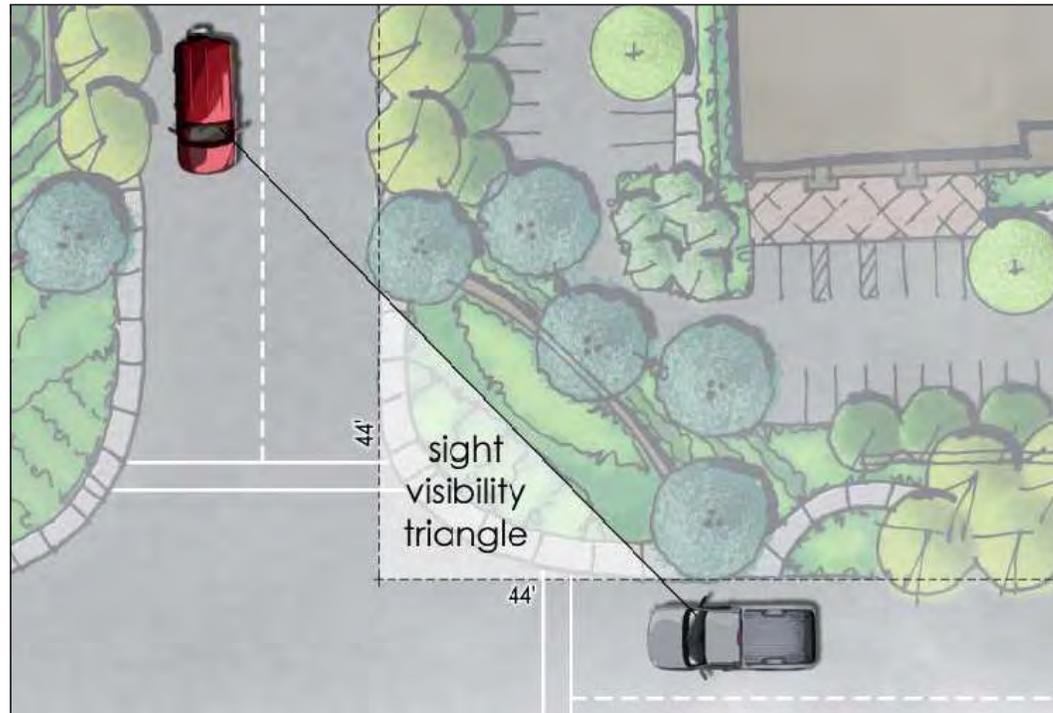
Refer to the Placer Vineyards Specific Plan and EIR for details regarding setbacks adjacent to the various uses. Berms will be constructed in conformance with the Geotechnical Engineering Report and erosion control measures shall follow the Storm Water Pollution Prevention Plan for the project. The following landscape design options should be considered in areas requiring a buffer treatment:





5.6 VISUAL CLEARANCE

Planting design should take into account the full grown size of plant materials and adhere to the sight visibility triangle as discussed in the Placer County Landscape Design Guidelines and defined in the standard drawing plates for intersections in the Placer County Land Development Manual. Plants with a mature height greater than 3' shall not be used within the sight visibility triangle. This height limitation also applies to fencing, and any fencing that is proposed within the triangle must be an open design. Trees are allowed so long as the lowest branch is no less than 8' above the ground. This visual clearance criteria applies at intersections of all streets, alleys, and driveways.



Note: Streets with a higher design speed may require more than 44' clearance. Refer to the Placer County Land Development Manual for specific criteria.





LEGEND

- Community Gateways
- Activity Center Gateways
- Buffer Areas
- Landscape Corridor
- Potential Public Art Location

* NOTE: The ultimate location of neighborhood gateways will vary dependant on entry location and lotting design.



GATEWAY FEATURES

- Faux stone veneer, natural stone pattern in earth tone colors.
- Metal dimensional lettering with back light and/or ground mount up lighting.
- Simple precast wall and pilaster caps to match stone veneer.
- Curved form walls with faux stone veneer.
- Tapered pilasters with faux stone and/or plaster finish, in tan blend earth tones.



GATEWAY FEATURES

- Reversed curved wall (apx. 6' x 90').
- Metal dimensional lettering (apx 2' high) with back light and/or ground mount up lighting.



GATEWAY FEATURES

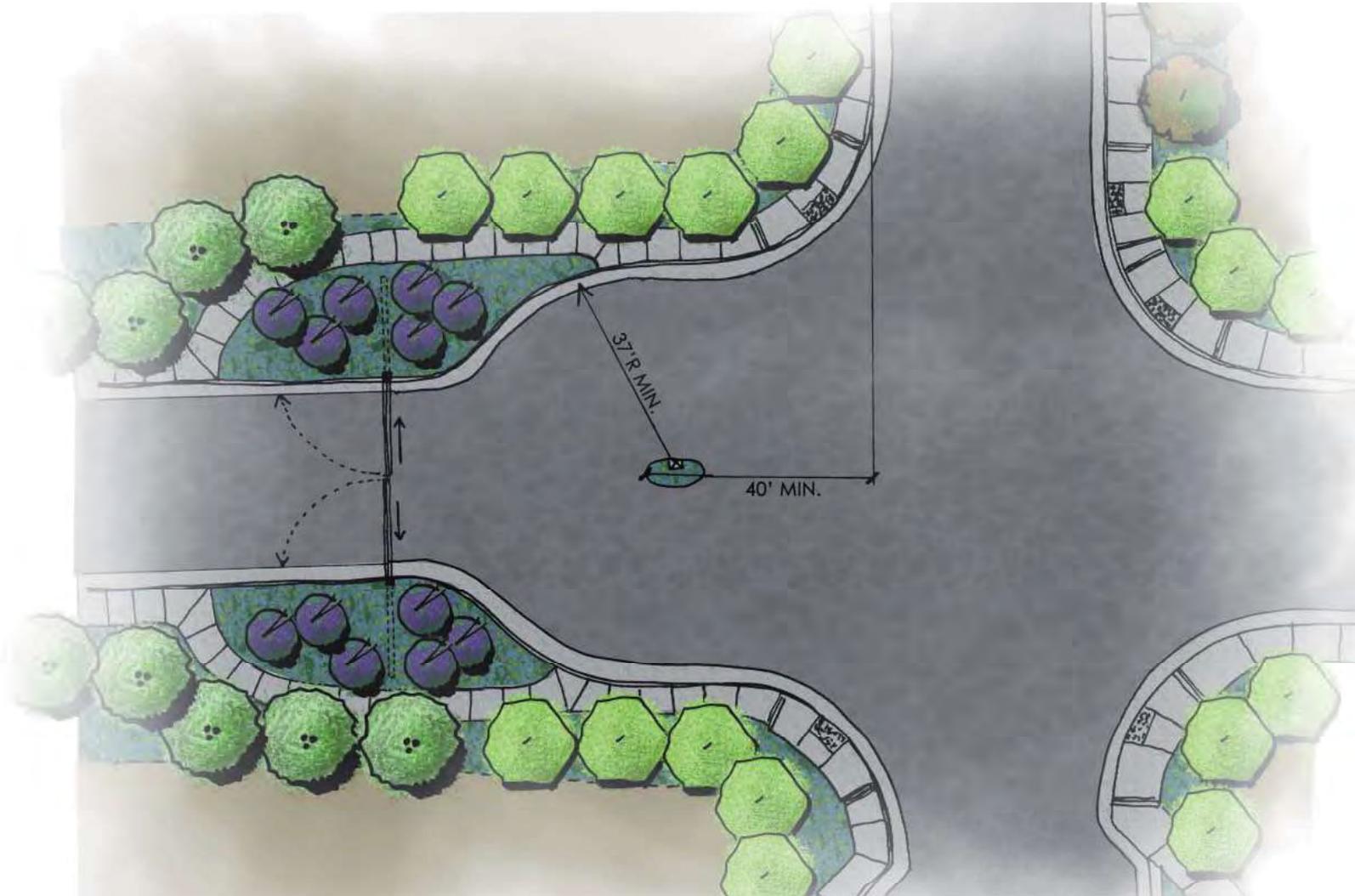
- Reversed curved wall (apx. 5' x 20') with pilaster (apx. 5' square x 6' tall)
- Metal dimensional lettering (apx 1' high) with back light and/or ground mount up lighting.



GATEWAY FEATURES

- Large pilaster (apx. 6' square x 12' tall), small pilaster (apx. 4' square x 8' tall).
- Metal dimensional lettering (apx 3' high).









existing Dyer Lane



proposed Dyer Lane landscape corridor

Note: This figure depicts the repurposing of existing Dyer Lane between Watt Avenue and Tanwood Avenue. The existing road will be converted to a surfaced and striped Class 1 bike path. The status oaks adjacent to existing Dyer Lane will be preserved within a landscape corridor, while the new Dyer lane will be constructed adjacent to the landscape corridor and Class 1 bike path (see Section and Figure 4.5).





Figure 5.10 Dyer Lane Class 1 Alignment



6.0 IMAGE FEATURES

Visitors to a new area often take note of the largest and boldest design elements. Community gateways and parks and commercial centers are where the grandiose scale and vivid contrast leaves a strong impression. However, these broad brush design elements would fall flat without the incorporation of smaller, more intimate, image features. Thoughtful repetition of these small, seemingly insignificant elements, is what ties the community design together. A sense of place is often defined by a project's attention to detail.

The following image features intentionally build upon the design themes established through the circulation and transitional spaces described in this document. These features rely on repetition of materials, colors and forms in order to create constancy and predictability within the project area.

Although the ecotone presents an example of naturally occurring contrast, the rest of the landscape is coordinated. By looking at a specific ecological community, there is an overwhelming sense of repetition and pattern. Plant species occurring in a particular area have a common color palette. Rock outcroppings have a similar texture. Even wildlife, through natural selection, have evolved to blend into their surroundings. We find comfort in natural coordination. The same holds true for image features.

Like common threads, these elements weave their way through the community and connect portions that would otherwise be fragmented by distance, surroundings, or conflicting use. Although they can be overlooked by the casual observer, the resident standing under a streetlight in the town center or sitting on a bench in their neighborhood park or walking beneath their favorite street tree, understands the value of these subdued, yet meaningful, elements.



6.1 SIGNAGE



On a daily basis we come in contact with various types of signage, and as a result, have learned to depend on it. It gives a sense of predictability and helps streamline our decision making processes. It adds stability to our sense of place.

Every sign conveys a message. Some messages, such as street signs, define direction. Others announce a neighborhood identity or give clues to the type of use one would expect to find in a specific area. Although signage has a common purpose, it can accomplish that task in a number of ways. Signage design can vary widely in form, color, and texture from one area to the next.



Improper signage design can distract from, or completely obscure, the message. It is important to keep the function of signage at the forefront of the design. There are a number of ways to do this. Repetition of materials, forms, and colors, reinforces the signage within a community and establishes an expectation for residents. They see it and eventually learn to rely on these visual cues. Good signage design engages the viewer and reflects the community theme.



The Placer Vineyards community will incorporate the use of many different types of signs, varying in scale, content and form. Some of these types include:

- Street Signage
- Neighborhood Signage
- Commercial Signage
- Community Signage

All signage shall adhere to the Goals and Policies set forth in the Placer Vineyards Specific Plan and meet all required jurisdictional standards for design, size, and placement within the public right-of-way. Independent of this master plan, a complete signage program will be developed for review and approval by Placer County. Refer to that document for additional signage details and standards. The following are examples of effective commercial and community signage.









6.2 LIGHTING

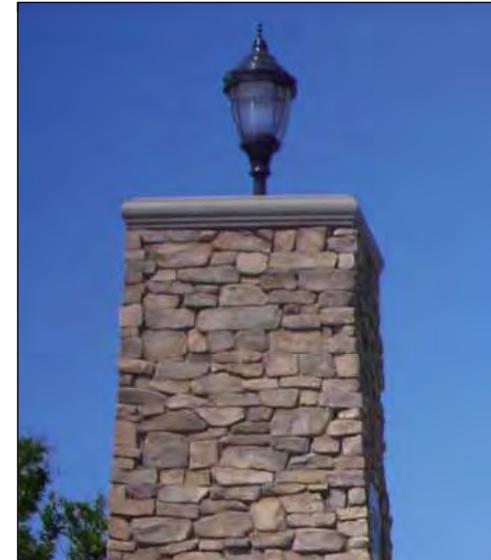
Lighting is an important design element in any community. Not only does it aid in safety and security for residents, but it also adds to the character of streetscapes, parks, commercial centers and public space. Lighting helps define community focal points and illuminate significant landscape features. Incorporation of good lighting design can provide subtle directional cues or add drama to project gateways.

At the same time, there is a balance required in proper lighting. It is important to provide sufficient, but not excessive, lighting. Careful consideration should be given to proper shielding in order to reduce glare and light pollution on adjacent uses. Lighting placement should adhere to Placer County spacing requirements and not interfere with a future resident's ability to enjoy the night sky.



There are several different types of lighting required within the Placer Vineyards community, dependant on location and function. They are as follows:

- Street Lighting
- Pedestrian Lighting
- Recreation and Athletic Field Lighting
- Parking Lot Lighting
- Landscape Lighting
- Service Areas and Security Lighting
- Building Identification and Street Number Lighting





General lighting considerations for site lighting quality must be geared to the specific use of the area. Careful consideration must be given to the use area within the project as well as the convenience of the site users. In the design of lighting for Placer Vineyards, an effort has been made to emphasize the human scale design in public areas. The general guidelines with respect to the overall lighting concept for Placer Vineyards are as follows:

- Light standards and fixtures (electroliers) should compliment architecturally with buildings, pedestrian areas and other hardscape elements.
- Electroliers shall be painted uniform, dark bronze, color throughout the project.
- Design and placement of site lighting are required to utilize off fixtures or fixtures directed away from others.
- Automatic timers or a photo electric eye for lighting should be designed to maximize personal safety during night use while also saving energy.
- All street frontage lighting adjacent to thoroughfares, major arterials, major collector, commercial streets and collectors shall be of similar design, placed at regular intervals and mounted atop a concrete or metal pedestal.
- Pole mounted lighting shall be spaced for maximum energy efficiency and shall not exceed 25' in height.
- Commercial parking lot lighting shall be positioned to enhance potential conflict points between vehicles and pedestrians within the fields. These lights should be concentrated at intersections and pedestrian crosswalks. The maximum height of the parking lot fields shall be thirty (30) feet.



Smaller Retail/Mixed Use and Office parking lot lighting shall also be positioned to illuminate key safety areas within the fields. These lights should be concentrated at intersections and pedestrian crosswalks. The maximum height of the parking lot fields in this area shall be 25' feet, and the use of bollard lighting is encouraged to enhance the pedestrian safety during evening use hours and shall match the style and color of site light fixtures.

Site lighting in public areas is encouraged to be indirect where possible, accenting landscaping, and use decorative lighting such as bollards, string lights, and landscape oriented lighting where reasonable. Site pedestrian level lighting in plaza areas shall not exceed 14' mounting heights and be of a decorative style.

Recreational light fixtures shall be designed to the specific use or event anticipated within the space. Provided lighting within athletic fields and recreation areas shall utilize full cut-off features as much as possible.

Although each lighting type has a slightly different function, the materials and forms should relate to one another, as well as the design theme of the area they are illuminating. All lighting design shall adhere to the Goals and Policies set forth in the Placer Vineyards Specific Plan.



6.3 WALLS AND FENCES



Wall and fences are one of the strongest landscape elements used to define space. They have a variety of functions. They provide security and privacy. They define property boundaries and contain pets. When it is required, they retain soil and provide noise attenuation. They indicate the types of uses and interaction that is allowed inside and outside their borders. From the standpoint of community design, they create an edge, or ecotone.

Consider the resident who walks down a street in their community. One walk is framed on both sides by continuous walls. From one side of the street to the next, the wall color and materials compete with one another and the landscaping is sparse. Contrast this walk to one where the walls have variation in surface form, are anchored by robust planting, and have materials drawn from the surrounding landscape. This walk is also contrasted to one where individual residences front the street, and there are no walls at all.



Design of walls and fences within the Placer Vineyards community should carefully consider these things. Aesthetically these elements can either tie a community together or divide it. Walls and fences that are designed comprehensively insure that they will be viewed as a complete system, that the materials and colors will work together, and that they will not conflict with one another.



Unbroken lengths of walls also limit walkability. The Placer Vineyards Specific Plan has outlined a very controlled approach to the use of walls and places limitations on their unbroken lengths. Various other techniques are employed. Traffic calming devices are encouraged on project streets in order to keep speeds and noises down. Frontage and loop streets are encouraged, along with open ended cul-de-sacs and landscaped buffers. The plan area has also been uniquely designed with regards to orientation of land uses to streets. Due to this nontraditional approach, the quantity and proximity of sound walls will be reduced. Their use will primarily be driven by the standards outlined in the Placer County Noise Element.

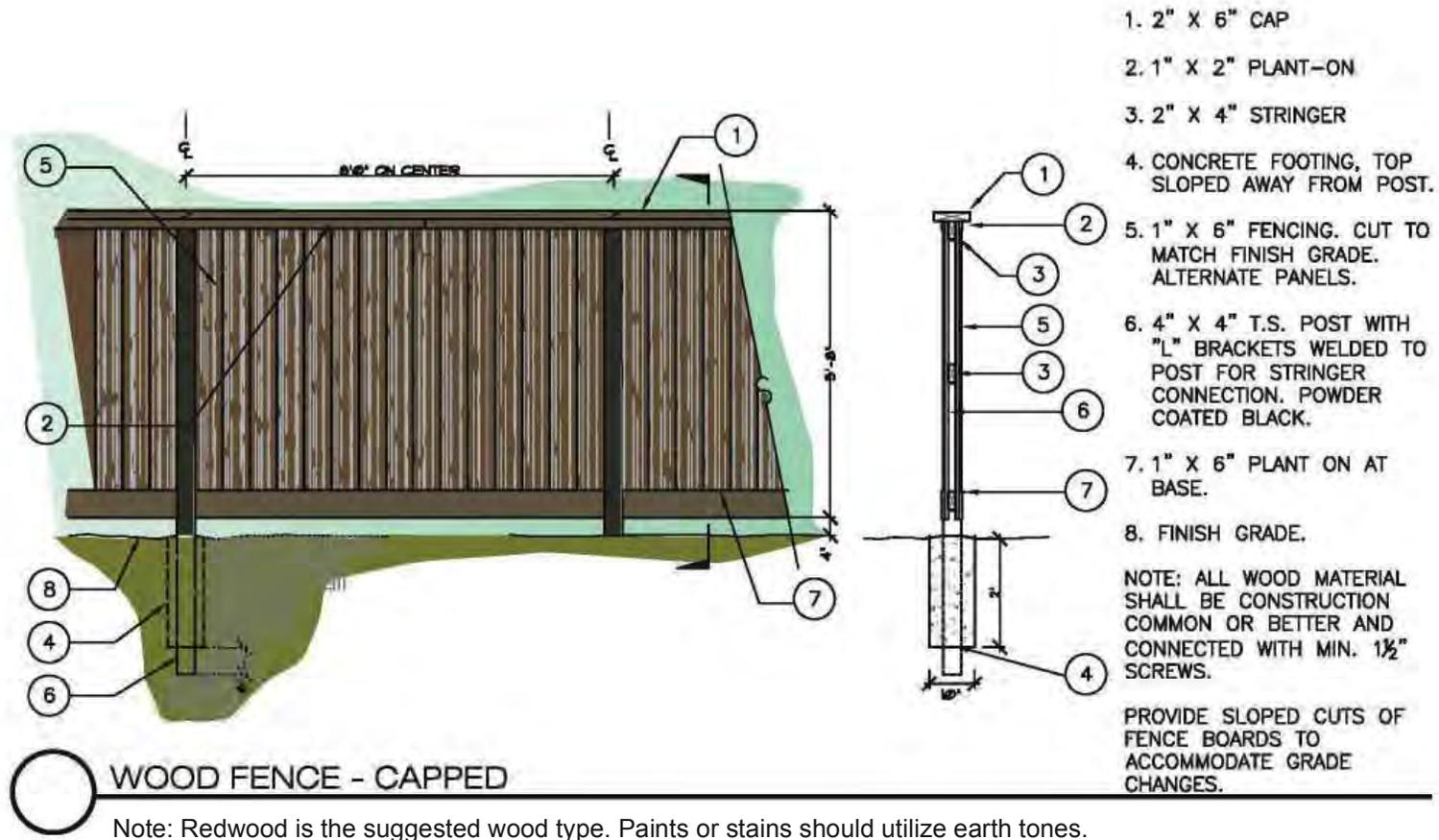
Refer to Figure 6.5 for potential community-wide wall and fence design.

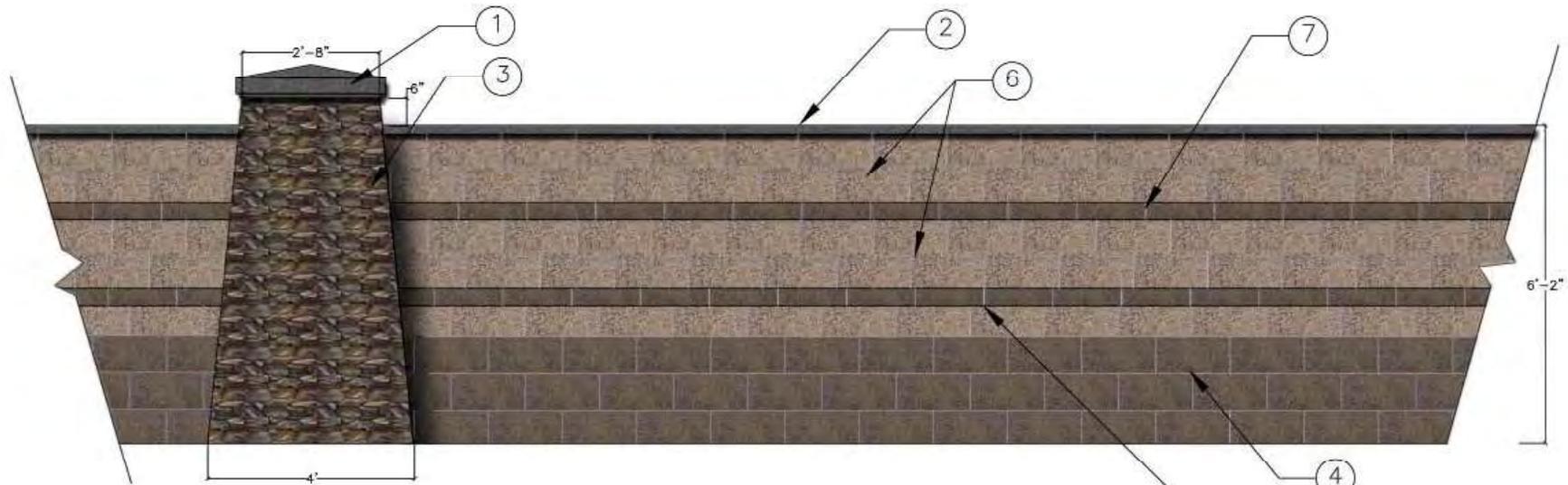
There are several different types of walls and fences that may be required within the Placer Vineyards community, dependant on location and function. They are as follows:

- Open Space Fencing
- View Fencing
- Sound Walls
- Neighborhood Fencing

All wall and fence design shall adhere to the Goals and Policies set forth in the Placer Vineyards Specific Plan. Landscape design and material choice should discourage graffiti and other types of vandalism. A 36" minimum planting strip is required between sidewalks and fences or walls. The following menu of walls and fences should be considered.



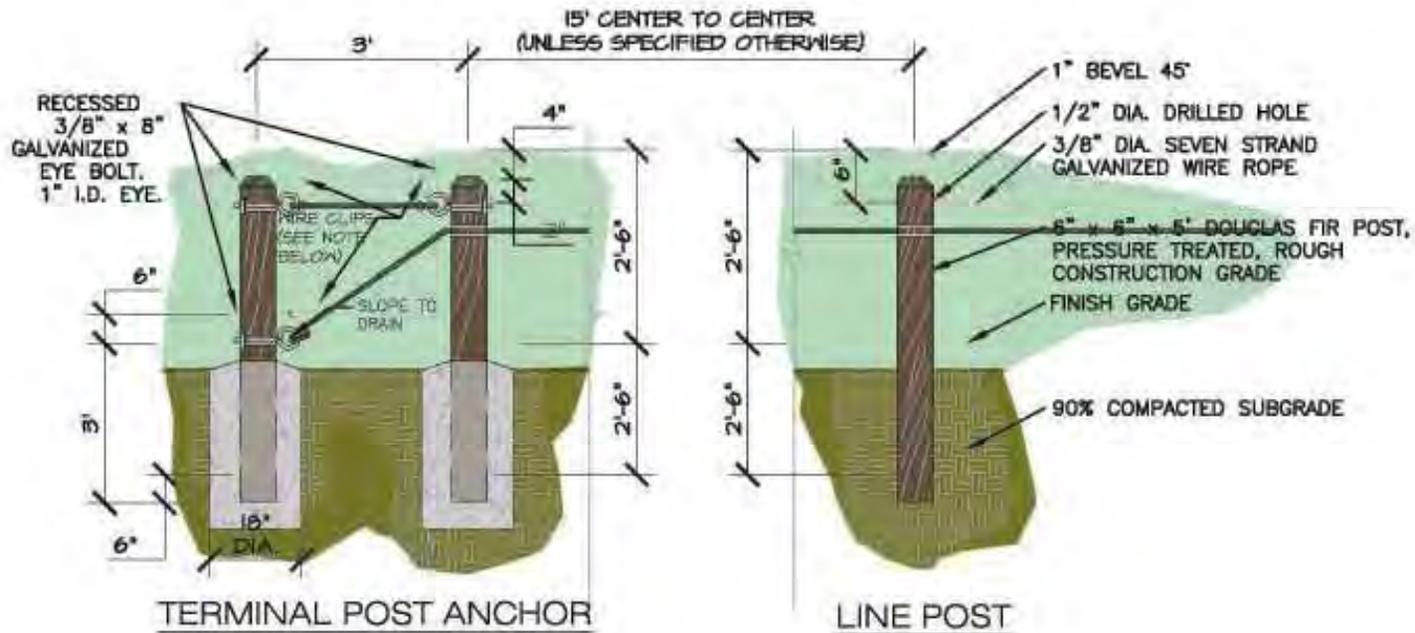




1. PRE CAST CONC. PILASTER CAP. HANDALSTONE PC 34"x9"x34".
2. CMU FLAT CAP SPLIT FACE EDGE. COLOR TO MATCH LT. TAN BLEND.
3. 48" X 32" X 7'9" TAPERED PILASTER +/- 200' to 300' O.C. WITH STONE VENEER.
4. 6"x8"x16" CMU. BASALITE PROTO II SPLIT FACE CUSTOM DARK TAN BLEND COMBED BACK FINISH. BOTTOM COURSES 1-4.
5. 6"x4"x16" CMU. BASALITE PROTO II SPLIT FACE LT. TAN BLEND COMBED BACK FINISH. #5 COURSE.
6. 6"x8"x16" CMU. BASALITE PROTO II SPLIT FACE CUSTOM LT. TAN BLEND COMBED BACK FINISH. 6TH AND 7TH, 9TH AND 10TH COURSES.
7. 6"x4"x16" CMU. BASALITE PROTO II SPLIT FACE CUSTOM DARK TAN BLEND COMBED BACK FINISH. #8 COURSE.

MASONRY WALL





NOTES

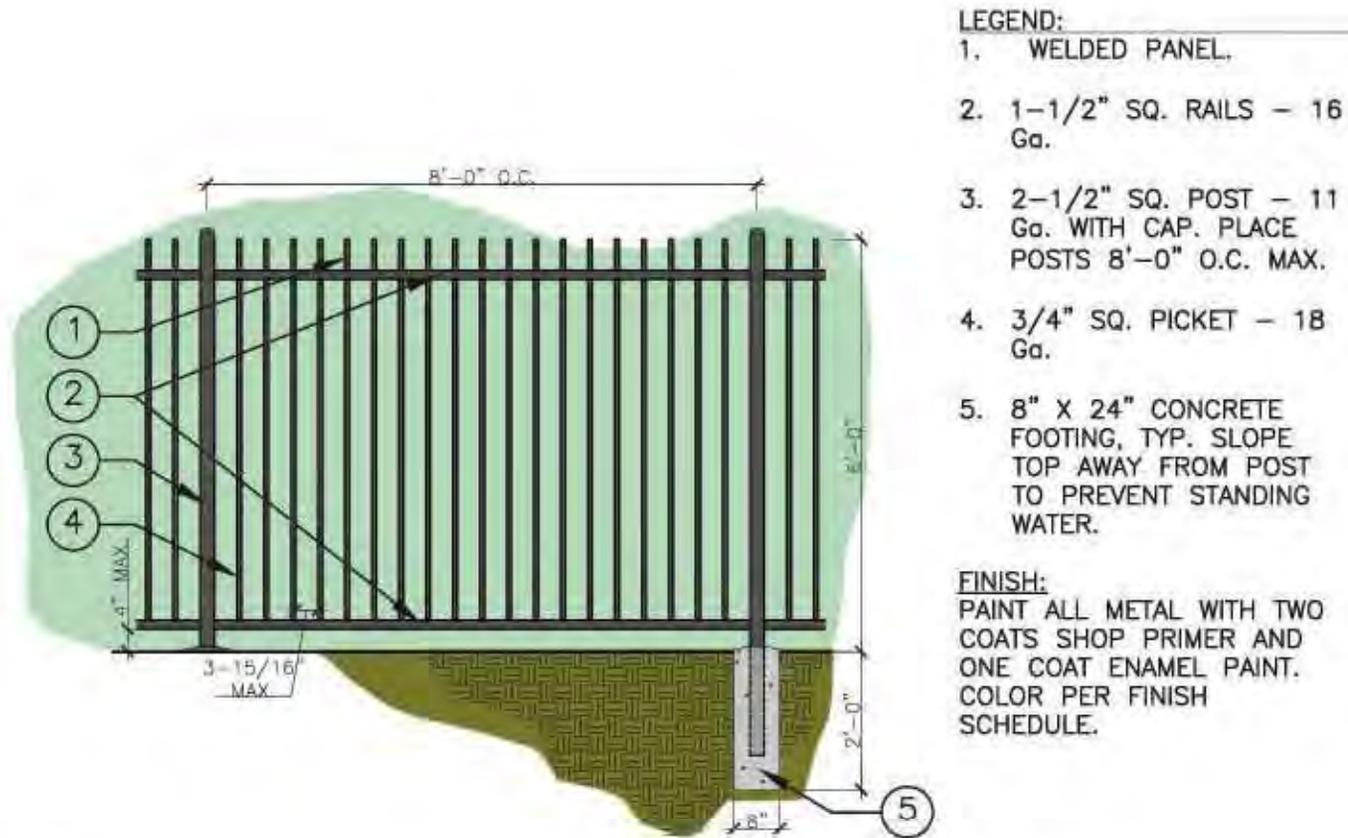
1. PROVIDE CONCRETE FOOTINGS AT ALL END POSTS, AT ALL BENDS AND AS SPECIFIED ON APPROVED PLANS.
2. USE 3/8" x 2" GALVANIZED WIRE ROPE CLIPS FOR CONNECTIONS AND SPLICES. ALL CLIPS SHALL BE PLACED WITH NUTS FACING DOWNWARD.



POST AND CABLE FENCE

NOT TO SCALE





- LEGEND:**
1. WELDED PANEL.
 2. 1-1/2" SQ. RAILS - 16 Ga.
 3. 2-1/2" SQ. POST - 11 Ga. WITH CAP. PLACE POSTS 8'-0" O.C. MAX.
 4. 3/4" SQ. PICKET - 18 Ga.
 5. 8" X 24" CONCRETE FOOTING, TYP. SLOPE TOP AWAY FROM POST TO PREVENT STANDING WATER.

FINISH:
 PAINT ALL METAL WITH TWO COATS SHOP PRIMER AND ONE COAT ENAMEL PAINT. COLOR PER FINISH SCHEDULE.

DECORATIVE METAL FENCE - 6'0" HEIGHT

NOT TO SCALE
 Note: Spiked top metal fencing is not permitted.





LEGEND - WALLS AND FENCING	
	70 db Outdoor Uses
	60db Outdoor Uses
	View Fencing
	Post & Cable Fencing
	Commercial Noise Barrier
	Berm and Fencing

Note: per the Placer Vineyards Specific Plan EIR, sound walls may be required along Wall Avenue and high traffic sections of Dyer Lane, 16th Street and A Street.



6.4 LANDSCAPE PALETTE

The following landscape palette has been selected based on a number of criteria, including the design intent outlined in the Placer Vineyards Specific Plan, the Placer County Landscape Design Guidelines, and site specific conditions. Although this list is not exhaustive, it is recommended for first consideration when choosing plant materials for landscape design of the Placer Vineyards community.

ORNAMENTAL USE ZONE Tree List							
BOTANICAL NAME	HABIT	PLANT	PLANT	GROWTH	WATER	EXPOSURE	MAINT
COMMON NAME	TYPE	FORM/SIZE	TEXTURE	RATE	NEEDS	NEEDS	NEEDS
STREET TREES							
<i>Acer platanoides</i> Norway Maple	Deciduous	Broad 60'H & 30' W	Coarse	Moderate	Med	Sun	Low
<i>Acer rubrum</i> 'Autumn Blaze' Autumn Blaze Maple	Deciduous	Oval 60'H & 40'W	Coarse	Fast	Med	Sun	Low
<i>Acer nigrum</i> 'Greencolumn' Black Maple	Deciduous	Columnar 60'H & 25'W	Med	Moderate	Med	Partial	Low
<i>Fraxinus pennsylvanica</i> 'Marshall' Marshall Ash	Deciduous	Oval 50'H & 40'W	Med	Fast	Med	Sun	Low
<i>Liriodendron tulipifera</i> Tulip Tree	Deciduous	Oval 60'H & 40'W	Coarse	Fast	Med	Sun	Low
<i>Pinus pinea</i> Italian Stone Pine	Evergreen	Broad 60'H & 40'W	Fine	Fast	Low	Sun	Low
<i>Platanus racemosa</i> California Sycamore	Deciduous	Pyramidal 60'H & 40'W	Coarse	Fast	Low	Sun	Low
<i>Quercus rubra</i> Scarlet Oak	Deciduous	Pyramidal 60'H & 40'W	Med	Moderate	Med	Sun	Low
<i>Quercus palustris</i> Pin Oak	Deciduous	Pyramidal 60'H & 40'W	Med	Fast	Med	Sun	Low
<i>Sophora japonica</i> 'Regent' Japanese Pagoda Tree	Deciduous	Round 60'H & 60'W	Med	Moderate	Low	Sun	Low
<i>Quercus wislizenii</i> Interior Live Oak	Evergreen	Broad 60'H & 60'W	Med	Slow	Low	Sun	Low
<i>Tilia cordata</i> 'Greenspire' Little Leaf Linden	Deciduous	Pyramidal 40'H & 25'W	Med	Moderate	Med	Sun	Low
<i>Ulmus parvifolia</i> 'True Green' Evergreen Elm	Evergreen	Broad 50'H & 40'W	Fine	Fast	Med	Sun	Low
<i>Zelkova serrata</i> 'Village Green' Sawleaf Zelkova	Deciduous	Round 60'H & 60'W	Coarse	Fast	Med	Sun	Low
SUBORDINATE STREET TREES							
<i>Acer nigrum</i> 'Greencolumn' Black Maple	Deciduous	Columnar 60'H & 25'W	Med	Moderate	Med	Partial	Low
<i>Aesculus x carnea</i> Red Horsechestnut	Deciduous	Round 40'H & 30'W	Coarse	Moderate	Med	Sun	Med
<i>Alnus cordata</i> Italian Alder	Deciduous	Oval 40'H & 25'W	Med	Slow	Med	Partial	Low
<i>Carpinus betulus</i> European Hornbeam	Deciduous	Pyramidal 40'H & 30'W	Med	Moderate	Med	Partial	Low
<i>Crataegus phaenopyrum</i> Washington hawthorn	Deciduous	Round 50'H & 40'W	Med	Moderate	Low	Sun	Low
<i>Fagus sylvatica</i> European Beech	Deciduous	Oval 25'H & 25'W	Med	Moderate	Med	Sun	Med
<i>Koelreuteria paniculata</i> Golden Rain Tree	Deciduous	Round 30'H & 30'W	Med	Moderate	Med	Sun	Med
<i>Liquidambar styraciflua</i> 'Rotundiloba' Sweet Gum	Deciduous	Columnar 60'H & 25'W	Coarse	Slow	Med	Sun	Low



ORNAMENTAL USE ZONE Tree List							
BOTANICAL NAME COMMON NAME	HABIT TYPE	PLANT FORM/SIZE	PLANT TEXTURE	GROWTH RATE	WATER NEEDS	EXPOSURE NEEDS	MAINT NEEDS
<i>Nyssa sylvatica</i> Tupelo	Deciduous	Pyramidal 50H & 25W	Med	Moderate	Med	Sun	Low
<i>Pistachia chinensis</i> Chinese Pistache	Deciduous	Round 40H & 30W	Fine	Slow	Low	Sun	Med
<i>Quercus wislizenii</i> Interior Live Oak	Evergreen	Broad 60H & 60W	Med	Slow	Low	Sun	Low
SHADE TREES							
<i>Cinnamomum camphora</i> Camphor Tree	Evergreen	Round 30H & 50W	Med	Slow	Med	Partial	Low
<i>Magnolia grandiflora</i> 'Samuel Sommer' Southern Magnolia	Evergreen	Round 40H & 30W	Coarse	Fast	Med	Sun	Low
<i>Podocarpus gracilior</i> Fern Pine	Evergreen	Oval 50H & 25W	Fine	Moderate	Med	Sun	Low
<i>Quercus douglasii</i> Blue Oak	Deciduous	Oval 50H & 40W	Med	Moderate	Low	Sun	Low
<i>Quercus lobata</i> Valley Oak	Deciduous	Broad 70H & 50W	Coarse	Moderate	Low	Sun	Low
<i>Umbellularia californica</i> California Bay	Evergreen	Broad 70H & 50W	Fine	Moderate	Med	Partial	Low
ACCENT TREES							
<i>Acer palmatum</i> 'Sangu Kaku' Coral Bark Maple	Deciduous	Vase 12H & 8W	Fine	Moderate	Med	Partial	Low
<i>Arbutus unedo</i> Strawberry Tree	Evergreen	Round 15H & 15W	Med	Slow	Low	Sun	Med
<i>Cercis occidentalis</i> Western Redbud	Deciduous	Round 15H & 15W	Med	Moderate	Low	Sun	Low
<i>Chitalpa x tashketensis</i> 'Pink Dawn' Pink Dawn Chitalpa	Deciduous	Spreading 20H & 15W	Med	Fast	Low	Sun	Low
<i>Cotinus coggyria</i> 'Royal Purple' Smoke Tree	Deciduous	Broad 25H & 20.5W	Coarse	Moderate	Low	Sun	Med
<i>Enobrytra deflexa</i> Bronze Loquat	Evergreen	Broad 20H & 20W	Coarse	Fast	Med	Sun	Low
<i>Lagerstroemia indica</i> 'Catawba' Catawba Crape Myrtle	Deciduous	Vase 25H & 12W	Fine	Fast	Low	Sun	Low
<i>Lagerstroemia indica</i> 'Zuni' Zuni Crape Myrtle	Deciduous	Round 8H & 8W	Fine	Fast	Low	Sun	Low
<i>Lagerstroemia indica</i> 'Watermelon Red' Watermelon Red Crape Myrtle	Deciduous	Round 25H & 25W	Fine	Fast	Low	Sun	Low
<i>Magnolia x soulangiana</i> Saucer Magnolia	Deciduous	Broad 20H & 20W	Coarse	Moderate	Med	Sun	Med
<i>Maytenus boaria</i> Mayten	Evergreen	Round 40H & 20W	Fine	Moderate	Med	Sun	Low
<i>Olea europaea</i> 'Swan Hill' Olive	Evergreen	Broad 25H & 25W	Fine	Slow	Low	Sun	Low
<i>Olea europaea</i> 'Mission' Olive	Evergreen	Broad 30H & 25W	Fine	Slow	Low	Sun	Low
<i>Prunus cerasifera</i> 'Krauter Vesuvius' Flowering Plum	Deciduous	Oval 20H & 15W	Med	Moderate	Med	Sun	Med



ORNAMENTAL USE ZONE Tree List							
BOTANICAL NAME COMMON NAME	HABIT TYPE	PLANT FORM/SIZE	PLANT TEXTURE	GROWTH RATE	WATER NEEDS	EXPOSURE NEEDS	MAINT NEEDS
<i>Prunus serrulata</i> 'Kwanzan' Flowering Cherry	Deciduous	Pyramidal 30'H & 20'W	Med	Moderate	Med	Sun	Med
<i>Pyrus calleryana</i> 'Redspire' Bradford Flowering Pear	Deciduous	Upright 40'H & 15'W	Med	Moderate	Med	Sun	Med
<i>Pyrus kawakamii</i> Evergreen Pear	Evergreen	Oval 30'H & 20'W	Med	Moderate	Med	Sun	Med
<i>Vitex angus castus</i> Chaste Tree	Deciduous	Oval 20'H & 15'W	Coarse	Moderate	Low	Sun	Low
SCREEN / WINDBREAK TREES							
<i>Calocedrus decurrens</i> Incense Cedar	Evergreen	Pyramidal 80'H & 15'W	Fine	Moderate	Med	Sun	Low
<i>Casuarina stricta</i> Drooping She-Oak	Evergreen	Round 30'H & 30'W	Fine	Fast	Low	Sun	Low
<i>Cedrus deodara</i> Deodar cedar	Evergreen	Pyramidal 80'H & 40'W	Fine	Fast	Med	Sun	Low
<i>Cupressus sempervirens</i> Italian Cypress	Evergreen	Columnar 60'H & 15'W	Fine	Fast	Low	Sun	Low
<i>Eleocarpus decepiens</i> Blueberry Tree	Evergreen	Rounded 80'H & 30'W	Med	Moderate	Med	Partial	Low
<i>Laurus nobilis</i> Grecian Laurel	Evergreen	Pyramidal 40'H & 25'W	Med	Slow	Low	Sun	Low
<i>Pinus canariensis</i> Canary Island Pine	Evergreen	Round 80'H & 35'W	Med	Fast	Low	Sun	Low
<i>Pinus eldarica</i> Afghan Pine	Evergreen	Oval 80'H & 25'W	Fine	Fast	Low	Sun	Low
<i>Pinus halpensis</i> Aleppo Pine	Evergreen	Irregular 60'H & 40'W	Fine	Fast	Low	Sun	Low
<i>Populus fremontii</i> 'nevada' Nevada Gruitless Cottonwood	Deciduous	Columnar 80'H & 50'W	Coarse	Fast	Med	Sun	Low
<i>Pinus halpensis</i> Aleppo Pine	Evergreen	Irregular 60'H & 40'W	Fine	Fast	Low	Sun	Low
<i>Populus fremontii</i> 'nevada' Nevada Gruitless Cottonwood	Deciduous	Columnar 80'H & 50'W	Coarse	Fast	Med	Sun	Low



ORNAMENTAL USE ZONE Plant List							
BOTANICAL NAME COMMON NAME	HABIT TYPE	PLANT FORM	PLANT TEXTURE	GROWTH RATE	WATER NEEDS	EXPOSURE NEEDS	MAINT NEEDS
SCREEN SHRUBS +6'							
<i>Arbutus unedo</i> Strawberry Tree	Evergreen	Round	Med	Slow	Low	Sun	Med
<i>Ceanothus 'Concha'</i> Wild Lilac	Evergreen	Round	Med	Moderate	Low	Sun	Low
<i>Cotinus coggygria</i> Smoke Tree	Deciduous	Round	Med	Moderate	Low	Sun	Low
<i>Coloneaster lacteus</i> Coloneaster	Evergreen	Arch	Fine	Fast	Low	Sun	Low
<i>Dodonaea viscosa 'Purpurea'</i> Purple-Leaved Hoopseed Bush	Evergreen	Round	Fine	Fast	Low	Sun	Low
<i>Elaeagnus pungens</i> Silverberry	Evergreen	Round	Med	Fast	Low	Sun	Low
<i>Ficus zellowiana</i> Pineapple Guava	Evergreen	Broad	Coarse	Moderate	Low	Sun	Med
<i>Fremontodendron californica</i> Common Flame Bush	Evergreen	Broad	Coarse	Fast	Low	Sun	Low
<i>Garrya fremonti</i> Fremont Silk-tassel	Evergreen	Round	Coarse	Fast	Low	Sun	Low
<i>Grewia occidentalis</i> Lavender Starflower	Evergreen	Broad	Med	Fast	Med	Sun	Med
<i>Laurus nobilis</i> Grecian Laurel	Evergreen	Conical	Med	Slow	Low	Sun	Low
<i>Nerium oleander 'Mrs. Roeding'</i> Oleander	Evergreen	Round	Med	Fast	Low	Sun	Low
<i>Plumbago capensis</i> Cape Plumbago	Evergreen	Broad	Med	Fast	Low	Sun	Low
<i>Podocarpus macrophyllus 'Maki'</i> Shrubby Yew Pine	Evergreen	Columnar	Fine	Slow	Med	Sun	Low
<i>Prunus caroliniana</i> Caroline Laurel Cherry	Evergreen	Columnar	Med	Moderate	Low	Sun	Low
<i>Rhamnus californica</i> Coffeeberry	Evergreen	Broad	Med	Moderate	Low	Sun	Low
FOUNDATION SHRUBS +5'							
<i>Archtostryphlos 'Howard McMinn'</i> McMinn Manzanita	Evergreen	Round	Med	Moderate	Low	Sun	Low
<i>Berberis darwinii</i> Darwin Barberry	Evergreen	Round	Fine	Moderate	Low	Sun	Low
<i>Berberis thunbergii 'Atropurpurea'</i> Japanese Barberry	Deciduous	Round	Fine	Moderate	Low	Sun	Low
<i>Carpenitena californica</i> Bush Anemone	Evergreen	Round	Med	Slow	Low	Sun	Low
<i>Ceanothus 'Julia Phelps'</i> Wild Lilac	Evergreen	Broad	Med	Moderate	Low	Sun	Low
<i>Grevillea 'Noels'</i> Dwarf Grevillea	Evergreen	Broad	Fine	Moderate	Low	Sun	Low
<i>Loropetalum chinensis 'Razzaberry'</i> Chinese Fringe Flower	Evergreen	Broad	Med	Moderate	Med	Sun	Low
<i>Prunus laurocerasus 'Zabeliana'</i> Zabel Laurel	Evergreen	Arch	Med	Fast	Med	Sun	Low
<i>Rhaphiolepis indica 'Springtime'</i> India Hawthorn	Evergreen	Round	Med	Fast	Low	Sun	Low
<i>Sarcococca ruscifolia</i> Sweet Box	Evergreen	Round	Coarse	Slow	Low	Sun	Med
<i>Viburnum tinus 'Spring Bouquet'</i> Laurustinus	Evergreen	Round	Med	Moderate	Med	Sun	Med
<i>Xylocma congestum 'Compacta'</i> Compact Shiny Xylocma	Evergreen	Broad	Med	Fast	Low	Sun	Med



ORNAMENTAL USE ZONE- Plant List							
BOTANICAL NAME COMMON NAME	HABIT TYPE	PLANT FORM	PLANT TEXTURE	GROWTH RATE	WATER NEEDS	EXPOSURE NEEDS	MAINT NEEDS
FACER SHRUBS +3'							
<i>Callistemon viminalis</i> 'Little John' Dwarf Bottlebrush	Evergreen	Round	Fine	Fast	Low	Sun	Low
<i>Choisya ternata</i> Mexican Mock Orange	Evergreen	Broad	Med	Moderate	Med	Partial	Med
<i>Cistus x purpureus</i> Orchid Rockrose	Evergreen	Round	Med	Fast	Low	Sun	Low
<i>Escallonia Terri</i> Escallonia	Evergreen	Round	Med	Fast	Med	Sun	Low
<i>Euryops pectinatus</i> Euryops	Evergreen	Broad	Fine	Fast	Low	Sun	Low
<i>Hypericum x moseratum</i> Gold Flower	Evergreen	Broad	Coarse	Fast	Med	Sun	Low
<i>Myrtis communis</i> Myrtle	Evergreen	Round	Fine	Slow	Low	Sun	Low
<i>Nerium oleander</i> 'Little Red' Dwarf Oleander	Evergreen	Round	Coarse	Fast	Low	Sun	Low
<i>Phormium tenax</i> New Zealand Flax	Evergreen	Strap-Leaf	Coarse	Slow	Low	Sun	Low
<i>Pieris japonica</i> Lily-of-the-Valley	Evergreen	Round	Fine	Moderate	Med	Shade	Med
<i>Pittosporum tobira</i> 'Wheeleri' Wheeler's Dwarf Tobia	Evergreen	Round	Coarse	Moderate	Med	Partial	Low
<i>Rhaphiolepis indica</i> 'Clara' India Hawthorne	Evergreen	Broad	Med	Fast	Low	Sun	Low
<i>Rhaphiolepis indica</i> 'Jack Evans' India Hawthorne	Evergreen	Broad	Med	Fast	Low	Sun	Low
<i>Soreea japonica</i> 'Anthony Waterer' Soreea	Deciduous	Round	Med	Moderate	Med	Sun	Med
<i>Soreea japonica</i> 'Bumalda' Soreea	Deciduous	Round	Med	Moderate	Med	Sun	Med
<i>Westringia fruticosa</i> Coast Rosemary	Evergreen	Broad	Fine	Fast	Low	Sun	Low
FILLER SHRUBS +2'							
<i>Cistus</i> 'Sunset' Trailing Rockrose	Evergreen	Spreading	Coarse	Fast	Low	Sun	Low
<i>Coleonema pulchrum</i> 'Sunset Gold' Dwarf Breath of Heaven	Evergreen	Broad	Fine	Moderate	Med	Sun	Low
<i>Lantana camara</i> 'Confetti' Lantana	Evergreen	Spreading	Med	Fast	Low	Sun	Low
<i>Lavandula angustifolia</i> English Lavender	Evergreen	Round	Med	Moderate	Low	Sun	Low
<i>Rhaphiolepis indica</i> 'Ballena' India Hawthorne	Evergreen	Broad	Med	Fast	Low	Sun	Low
<i>Phormium tenax</i> 'Tom Thumb' Dwarf New Zealand Flax	Evergreen	Strap-Leaf	Coarse	Slow	Low	Sun	Low
<i>Sanctolina chamecyparissus</i> Lavender Cotton	Evergreen	Broad	Fine	Moderate	Low	Sun	Med
GRASSES & PERENNIALS							
<i>Centranthus ruber</i> Jupiter's Beard	Perennial	Spreading	Coarse	Moderate	Low	Sun	Low
<i>Dielys bicolor</i> Fortnight Lily	Perennial	Strap-Leaf	Coarse	Fast	Low	Sun	Med
<i>Eriogonum fasciculatum</i> California Buckwheat	Perennial	Round	Med	Fast	Low	Sun	Low
<i>Muhlenbergia rigens</i> Deer Grass	Perennial	Grass	Fine	Fast	Low	Sun	Med
<i>Nassella tenuissima</i> Mexican Feather Grass	Perennial	Grass	Fine	Fast	Low	Sun	Med
<i>Tulbaghia violacea</i> Society Garlic	Perennial	Broad	Med	Moderate	Low	Sun	Low



ORNAMENTAL USE ZONE: Plant List							
BOTANICAL NAME COMMON NAME	HABIT TYPE	PLANT FORM	PLANT TEXTURE	GROWTH RATE	WATER NEEDS	EXPOSURE NEEDS	MAINT NEEDS
GROUND COVER +6"							
<i>Archostaphylos 'Emerald Carpet'</i> Creeping Manzanita	Evergreen	Spreading	Med	Fast	Low	Sun	Low
<i>Baccharis pilularis</i> Coyote Bush	Evergreen	Spreading	Med	Fast	Low	Sun	Low
<i>Cerastium tomentosum</i> Snow-in-Summer	Perennial	Spreading	Med	Moderate	Med	Partial	Low
<i>Coloneaster dammen 'Lowfast'</i> Barberry Cotoneaster	Evergreen	Spreading	Fine	Fast	Low	Sun	Low
<i>Festuca ovina glauca</i> Blue Fescue	Perennial	Clumping	Fine	Moderate	Low	Sun	Med
<i>Myoporum parvifolium 'Prostratum'</i> Creeping Myoporum	Evergreen	Spreading	Med	Fast	Low	Sun	Low
<i>Rosa Flower Carpet</i> Flower Carpet Rose	Evergreen	Spreading	Coarse	Moderate	Med	Sun	Med
<i>Rosmarinus officinalis 'Prostratus'</i> Creeping Rosemary	Evergreen	Spreading	Med	Fast	Low	Sun	Low
<i>Teuchnium chamaedrys 'Prostratum'</i> Creeping Germander	Perennial	Clumping	Fine	Moderate	Low	Sun	Med
<i>Trachelospermum jasminoides</i> Star Jasmine	Evergreen	Spreading	Coarse	Fast	Med	Partial	Low
TURF AND TURF SUBSTITUTES							
Sodded Turf - Fescue Blend	Evergreen	Turf	Med	Fast	High	Sun	High
Seeded Turf - Fescue Blend	Evergreen	Turf	Med	Fast	High	Sun	High
No Mow' Turf	Evergreen	Turf	Fine	Fast	Med	Sun	Med
Buffalo Grass - Turf Alternative	Evergreen	Turf	Coarse	Fast	Low	Sun	Low
VINE / ESPALIER							
<i>Chaenomeles 'Apple Blossom'</i> Flowering Quince	Deciduous	Espalier	Med	Moderate	Low	Sun	Med
<i>Enobrytra deflexa</i> Bronze Loquat	Evergreen	Broad	Coarse	Fast	Med	Sun	Low
<i>Ficus pumila</i> Creeping Fig	Evergreen	Vine	Fine	Moderate	Med	Sun	Low
<i>Gelsemium sempervirens</i> Carolina jessamine	Evergreen	Vine	Med	Fast	Low	Partial	Med
<i>Macedyana unguis-cati</i> Cat's Claw Vine	Evergreen	Vine	Coarse	Fast	Low	Sun	Low
<i>Magnolia x soulangiana</i> Saucer Magnolia	Deciduous	Espalier	Coarse	Slow	Med	Partial	Med
<i>Osmanthus fragrans</i> Sweet Olive	Evergreen	Espalier	Coarse	Moderate	Med	Sun	Med
<i>Pandorea jasminoides</i> Pink Bower Vine	Evergreen	Vine	Coarse	Fast	Low	Sun	Med
<i>Parthenocissus tricuspidata</i> Boston Ivy	Deciduous	Vine	Med	Moderate	Med	Sun	Low
<i>Prunus caroliniana</i> Carolina Laurel Cherry	Evergreen	Espalier	Med	Moderate	Low	Sun	Med





7.1 IMPROVEMENTS

Unless otherwise noted in this document, landscape improvements shall conform to the approved Placer County Landscape Design Guidelines, which includes the following categories:

- Landscape Design Standards
- Parking Lot Standards
- Bioretention/ Stormwater Management
- Streetscapes
- Neighborhood Entries
- Fencing and Screening
- Tree Preservation
- Planting Practices
- Irrigation Standards
- Maintenance Standards
- Defensible Space
- Residential Street Canopy Trees
- Undesirable Plants

The Placer County Landscape Design Guidelines provides clear guidance on each of the above listed topics. Because of the level of detail within that approved document, those topics have not been repeated here. Therefore, both documents should be utilized during the landscape design and improvement phase of each individual property.

The timing of landscape improvements within the Specific Plan area will be dependant on a number of entitlements, including Large and Small Lot Tentative Maps, Conditional Use Permits, Tree Permits, Specific Plan Amendments, Minor Use Permits and Design/ Site Review. As property owners submit their individual development plans, landscape designs will be evaluated for their consistency with the Placer Vineyards Specific Plan, Placer Vineyards Landscape Master Plan, and Placer County Landscape Design Guidelines. Proper application of these techniques and standards will ensure a high quality landscape design for the community that will last far into the future.



7.2 IMPLEMENTATION PROGRAM



As prescribed in the Specific Plan, a development group made up of participating owners has been formed to oversee the preparation of the Master Plan documents required by the Development Agreements. Approval of this Landscape Master Plan is required before the first Large Lot Final Map is approved for recordation. Once this plan is approved it should be referenced for subsequent design of the streetscape, landscape corridors, gateways, buffers, and project details such as walls, signage, and lighting.

Although this Master Plan encourages the creation of a community where the landscape design is consistent and coordinated, it also recognizes the need for individual creativity capable of responding to changing market conditions. This document is purposefully broad in scope and allows for flexibility in its ultimate implementation. The text and graphics are conceptual and intended to inspire design decisions that work within the context of the community as a whole. Ultimately, each property will be evaluated on an individual basis in order to insure that it reflects the quality and value of the Placer Vineyards community.

From the standpoint of the landscape palette and more detailed design, plant types and their arrangement should be based on the requirements of the individual property. The design should consider seasonal sun angle and shading, prevailing winds, soil types and drainage patterns, along with the aesthetic considerations. The landscape design should logically respond to the physical opportunities and constraints of the land. Placer County will take into account these basic requirements when reviewing individual design applications for their consistency with approved documents.

7.3 MANAGEMENT STRATEGY

Managing the Placer Vineyards landscape will require a coordinated effort on the part of county staff, development interests, and the public in order to maintain the high quality landscape design envisioned by the Specific Plan. The Placer Vineyards Urban Services Plan describes the standards, costs, delivery and funding mechanisms for this effort. The Placer County Department of Facility Services is the party responsible for service



of parks, trails, and landscape corridors. Open space maintenance will also be provided by the Placer County Department of Facility Services or another entity designated by the County.

Safety is a primary concern for landscape maintenance along roadways. Overcrowded plant materials can quickly block lines of sight for both vehicles and pedestrians and result in increased costs for plant removal. The landscape maintenance program should regularly inspect landscaping at intersections, turn lanes, and all areas where pedestrians and vehicles interact in order to maintain clear lines of sight. The maintenance program should also include inspection of landscaping near lighting to prevent conflicts. Maintenance of roadside landscaping shall adhere to Caltrans traffic control requirements which warn drivers and slow traffic during maintenance activities, insuring crews can perform their maintenance duties in a safe environment.

Water conservation has become a critically important issue in California, impacting everything from traditional farming practices to residential streetscape design. In order to accommodate new regulations and standards, the fabric of landscape design has changed, and will continue to change, into the foreseeable future. What was acceptable twenty years ago is no longer acceptable today. This project shall comply with new regulations regarding water use, including the following requirements of California Assembly Bill 1881:

- Design to minimize irrigation over spray and runoff
- Inclusion of landscape water budgets
- Design with the appropriate use and groupings of plants
- Design in the use of ET (Evapotranspiration) controllers and creation of base schedules.
- Provide soil assessment and soil management plans
- Provide landscape maintenance plans
- Provide landscape maintenance practices
- Encourage the capture and retention of storm water onsite
- Encourage the use of recycled water
- Encourage use of economic incentives
- Educate water users





Fortunately for landscape designers, many of these ideas are already in place. Landscape architects are trained to evaluate the constraints of a site, from sun exposure to prevailing winds to soil types. Water is always a part of that equation, and designers have learned the value of utilizing native plants in their designs. Over the course of many years, native species have adapted to the soil and climatic conditions of the area, and as such, are predisposed for survival. Native plant materials should be used to the maximum extent feasible, so long as they serve the overall intent of the design.

In addition to the use of drought-tolerant native species, the Specific Plan includes a program for recycled water use. The project will utilize recycled water for irrigation of parks, schools, and publicly landscaped areas (including streetscapes, medians, and cemeteries). Recycled water will be provided by the City of Roseville, and as a result, will adhere to Roseville standards, as well as all standards defined by the California Department of Public Health, Regional Water Quality Control Board, and Placer County Department of Environmental Health. These standards limit incidental runoff, prevent cross connections between recycled and potable water, establish setbacks and signage, and protect public health. The recycled water system will be designed to adhere to all of these standards.



Low Impact Development (LID) strategies have a high ecological value for the community as well as the region. This strategy of water quality management relies on a combination of select plant materials and unique landscape designs. Landscape architects should be encouraged to work closely with other design professionals to implement these tactics whenever feasible. Refer to the Storm Drain Master Plan for additional information on proposed project Low Impact Development features and their specific locations within the plan area. In addition to the above, Placer Vineyards will incorporate the use of centralized controllers as a basic management standard that aids in water conservation and conformance with AB 1881.

Ongoing management of landscapes within the project area will need to consider changes to air and water quality standards. These have the potential to influence the use of pesticides, herbicides, hardscape blowing, biofiltration, and other management techniques. The overall landscape design of the project should consider these elements and the potential for resulting cost increases.



7.4 MAINTENANCE RESPONSIBILITY AND LEVELS OF SERVICE

The Placer Vineyards Specific Plan area will have a number of entities responsible for maintaining landscaped areas. Each of these are described in general terms here. Specific ownership and maintenance will be further defined on a parcel by parcel basis with the approval of Large and Small Lot Tentative Maps for each individual property. Generally, the Park Agency will be responsible for maintaining the landscape right-of-way as defined in the Placer Vineyards Specific Plan street sections. The Placer County Department of Public Works shall maintain landscaped medians. Maintenance of all privately owned areas will be the responsibility of the homeowner or a Homeowners Association (HOA). Schools and commercial owners will be responsible for the maintenance of landscaped areas within their respective properties. Refer to the table on page 7-13 for construction and maintenance responsibilities.

The County has suggested a series of Levels of Service for maintenance areas. These levels help define costs and quality expectations by regulating how often maintenance will be performed and the type of maintenance required. Service levels can often vary depending on priorities and budget, but should always provide the basic care required for the physical assets. In large part, service levels determine the quality of the landscape. The following Levels of Service are intended as general guidelines for maintenance. Actual Levels of Service shall be determined by the Park Agency.

LEVEL 1 - STATE OF THE ART MAINTENANCE

This level is applied to high-quality landscapes typically associated with high traffic urban areas such as public squares, malls, government grounds, or university campuses.

TURF CARE. Grass height shall be maintained according to species and variety of grass. Mowed at least once every seven days but may be as often as once every three working days. A complete turf maintenance program is scheduled throughout the year, including aeration, de-thatching, fertilization and application of herbicides and insecticides before weeds or pests become noticeable. Reseeding or sodding as needed to maintain complete turf coverage. Weed control to be practiced so that no more than 1 percent of the surface has weeds present.



FERTILIZER. Adequate fertilization shall be applied to plant species according to their optimum requirements. Application rates and times should ensure an even supply of nutrients throughout the entire year. Nitrogen phosphorus and potassium percentages should follow local recommendations. Trees, shrubs, and flowers should be fertilized according to their individual requirements of nutrients for optimum growth. Unusually long or short growing seasons may require modifications.

IRRIGATION. Automated irrigation systems used and programmed to the minimum water needed to maintain healthy turf and vegetation based upon evapotranspiration rates.

LITTER CONTROL. Litter shall be monitored and controlled a minimum of once per day, seven days per week. Extremely high visitation may increase the frequency. Receptacles should be large enough to hold trash generated between servicing without overflowing.

PRUNING. Frequency for pruning is dictated primarily by species and variety of trees and shrubs. Length of growing season and design concept are also a controlling factor (clipped vs. natural-style hedges). Timing shall be scheduled to coincide with low demand periods or to take advantage of special growing characteristics.

DISEASE AND INSECT CONTROL. At this maintenance level, the controlling objective is to avoid public awareness of any problems. It is anticipated that problems will either be prevented or observed at a very early stage and corrected immediately.

SURFACES. Sweeping, cleaning, and surface washing shall be performed so no accumulation of sand, dirt, or leaves distracts from the looks or compromises the safety of the area.

REPAIRS. Repairs to all elements of the design should be done immediately when problems are discovered, provided replacement parts and technicians are available to accomplish the job. When disruption to the public might be major and the repair is not critical, repairs may be postponed to a time period that is least disruptive.

INSPECTIONS. A staff member should conduct daily inspections.



FLORAL PLANTINGS. Normally, use of annuals and/or unusual floral plantings is part of the design. These may include ground-level beds, planters, or hanging baskets. Often, multiple plantings are scheduled, usually for at least two blooming cycles per year. Some designs may call for a more frequent rotation of bloom. Maximum care, including watering, fertilizing, disease control, disbudding, and weeding, is necessary. Weeding flowers and shrubs shall be performed a minimum of once per week. The desired standard is essentially weed free.

LEVEL 2 - HIGH LEVEL MAINTENANCE

Associated with well-developed public areas such as active team sports fields, and government grounds surrounding high visitation buildings. Active parks with ball diamonds that have turf infields would be included in this service level.

TURF CARE. Grass cut once every seven days or more often, if required. Infield turf is to be cut more frequently during the sports league season. Aeration as required but not less than two times per year. Reseeding or sodding when bare spots are present to a level required to maintain complete turf coverage. Weed control practiced when weeds present a visible problem or when weeds represent 5 percent of the turf or landscape surface. Both pre-emergent products (typically applied with a belly-beater) and post emergent products are to be used at this level. Infield turf is to be maintained so that it has a healthy green color, is even, free of weeds and provides true bounces for baseballs, especially during the sports league seasons.

FERTILIZER. Apply adequate fertilizer levels to ensure that all plant materials are healthy and growing vigorously. Amounts depend on species, length of growing season, soils, and rainfall. Rates should correspond to the highest recommended rates. Distribution should ensure an even supply of nutrients for the entire year. Nitrogen, phosphorus, and potassium percentages should follow local recommendations. Trees, shrubs, and flowers should receive fertilizer levels to ensure optimum growth.

IRRIGATION. An automated irrigation system is to be used. Frequency of use follows rainfall, temperature, season length, and demands of plant material. Infield turf will also require some hand irrigation of the turf edges.





LITTER CONTROL. Litter shall be monitored and controlled a minimum of once per day and a minimum of five days per week. High use areas may dictate daily or more frequent cleaning, including weekends. Receptacles should be large enough to hold all trash generated between servicing without overflowing.

PRUNING. Usually done at least once per season unless species planted dictate more frequent attention. Sculpted hedges or high-growth species may dictate a more frequent requirement than most trees and shrubs in natural-growth plantings.

DISEASE AND INSECT CONTROL. Usually done when disease or insects are inflicting noticeable damage, are reducing vigor of plant material, or could be considered a bother to the public. Some preventive measures may be used, such as systemic chemical treatments. Cultural prevention of disease problems can reduce time spent in this category.

SURFACES. Sweeping, cleaning, and surface washing shall be performed so no accumulation of sand, dirt, or leaves distracts from the looks or compromises the safety of the area.

REPAIRS. Should be done whenever safety, function, or appearance is in question.

INSPECTIONS. Inspection should be conducted by a staff member at least once a day.

FLORAL PLANTINGS. If annuals are used, they should normally have no more than two rotations of bloom per year. Care cycle is usually at least once per week. Health and vigor dictate cycle of fertilization and disease control. Beds should essentially be kept weed free.



LEVEL 3 - MODERATE LEVEL MAINTENANCE

Associated with locations that have moderate visitation, or with operations that, because of budget restrictions, cannot afford a higher level of maintenance. Active parks with ball diamonds that have dirt infields would be included in this service level.

TURF CARE. Grass cut once every seven days. No aeration required, unless the turf shows a severe need. Reseeding or resodding done once per year or when major bare spots appear. Weed control measures normally used when weeds become unsightly.

FERTILIZER. Applied once per year.

IRRIGATION. Is required to maintain green healthy turf and shrubs throughout the year.

LITTER CONTROL. Minimum service of one to two times per week. Higher use areas may dictate higher levels during the use season.

PRUNING. Trees and shrubs are to be pruned when required for health of the plants, public safety, or appearance. Shrubs are to be pruned more frequently if they are located in areas that have higher visibility than other areas. With most trees, pruning would be performed once a year, or as otherwise recommended by an Arborist.

DISEASE AND INSECT CONTROL. Done only to address epidemics or serious complaints. Control measures may be put into effect when the health or survival of the plant material is threatened.

SURFACES. Sweeping, cleaning, and surface washing shall be performed so no accumulation of sand, dirt, or leaves distracts from the looks or compromises safety.

REPAIRS. Should be done before safety is in question.

INSPECTIONS. Inspections are conducted once per week.

FLORAL PLANTINGS. Only perennials, or shrubs.





LEVEL 4 - MODERATELY LOW LEVEL MAINTENANCE

Associated with locations that are low use. Areas that normally receive higher levels of service may be reduced to level 4 during times of drought and/or budget restriction.

TURF CARE. Grass cut once every 7 days, normally not aerated unless turf quality indicates a need or in anticipation of an application of fertilizer. Reseeding or resodding done only when major bare spots appear.

FERTILIZER. Only when major deterioration in health is noticeable.

IRRIGATION. Need to sustain grass and shrubs in desired areas only. The irrigation system can either be automated or manual.

LITTER CONTROL. Once per week. Complaints may increase level above one servicing.

PRUNING. Regular trimming once per year, only if necessary.

DISEASE AND INSECT CONTROL. None except where the problem is epidemic and the epidemic condition threatens resources.

SURFACES. Blow or sweep one time per week if necessary to maintain an attractive look or for safety concerns.

REPAIRS. Should be done before safety is in question.

INSPECTIONS. Inspections are conducted once per month.

FLORAL PLANTINGS. None. May have wildflowers, perennials, flowering trees, or shrubs in place.



LEVEL 5 - MINIMUM LEVEL MAINTENANCE

Associated with undeveloped properties and open space with public access, may be in remote areas, and may have very little to no public use.

TURF CARE. No turf. Weed control limited to an amount necessary for fire control.

LITTER CONTROL. On a complaint basis.

PRUNING. No pruning unless safety is involved.

SURFACES. Serviced before safety is a consideration.

REPAIRS. Should be done before safety or function is in question.

INSPECTIONS. Inspections are conducted a maximum of once per quarter.

LEVEL 6 - NON- MAINTENANCE AREAS

Natural area that is not developed and where the public is not invited.

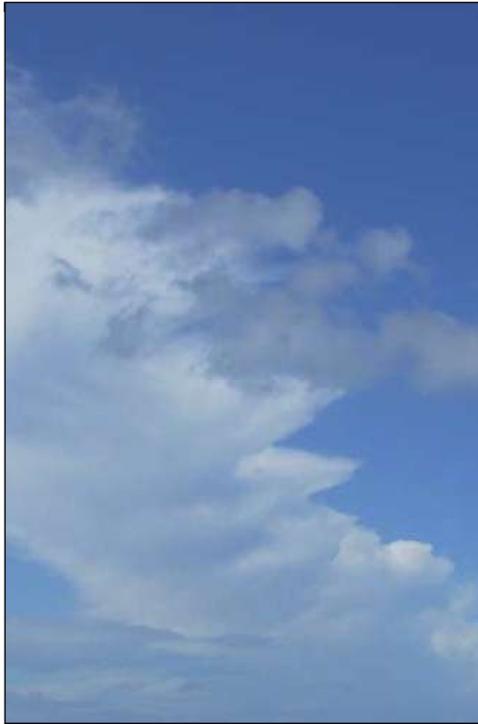
TURF CARE. No turf.

LITTER CONTROL. None.

PRUNING. Only for safety reasons.

INSPECTIONS. Inspections are not conducted on any scheduled basis.





As described in the Public Facilities Financing Plan and Urban Services Plan, there is a Park Services CFD that covers maintenance of project wide facilities. However, builders may elect to create more than was contemplated in the Finance Plan (landscape corridors, trail connections, etc.) within their individual project boundaries. The builder of these facilities shall either create an HOA or add them to the Park Agency by adding a supplemental CFD cost to cover the additional maintenance costs. The actual physical improvements should reside within the maintaining entities parcel so as to avoid, to the extent possible, the need for encroachment easements for maintenance.

7.5 PLAN AMENDMENTS

Requests for deviations to the standards presented in this Landscape Master Plan will be evaluated on an individual basis by the applicable Placer County department. The County will review potential changes and determine whether or not the deviation is in conformance with the overall themes of the Landscape Master Plan, as well as, the Placer Vineyards Specific Plan and the Placer County Landscape Design Standards.



Placer Vineyards Construction and Maintenance Responsibilities

Landscape Types	Construction Responsibility		Maintenance Responsibility			Level of Service (6)
	Park Agency	Private	Park Agency	Private or Park Agency (1)	Placer County	
Basic Gateways (2)		X	X			2
Elective Gateways/ Entry Features (3)		X		X		1/2
Elective Signage (3)		X		X		NA
Public Art		X		X		NA
Private Alleys		X		X		3
Public Medians		X			X	4
Soundwalls		X		X		NA
Post and Cable Fencing (5)		X	X			NA
View Fencing		X		X		NA
SPA Buffers		X	X			4
Elective Buffers (3)		X		X		4
Community Parks	X		X			2
Neighborhood Parks		X	X			2/3
Arterial Landscape Corridors		X	X			3
Elective Landscape Corridors (3)		X		X		3
Community Trails		X	X			5
Elective Trails (3, 4)		X		X		5
Trail Nodes		X		X		4
Open Space		X	X			5/6

Notes:

- (1) These items are in addition to the facilities contained in the Public Facilities Financing and Urban Services Plan. If the Park Agency is responsible for maintenance, a supplemental charge to the services CFD will need to be adopted.
- (2) Basic Gateways include standard municipal entry signage and landscaping consistent with landscape corridors. Inclusion of elaborate, robust, dramatic or artistic features are considered beyond the scope of what is contemplated in the P Facilities Financing and Urban Services Plan.
- (3) "Elective" features are elements a builder may choose to construct that are over and above what is quantified in the Public Facilities Financing and Urban Services Plan. Features not listed above under the maintenance responsibility of the County or Park Agency shall also be considered "Elective" and subject to identification of funding separate from the base services CFD revenue.
- (4) Elective Trails include any trails not shown on Specific Plan Figure 5.6 - Class 1 Bike Path and Multi-Purpose Trails Diagram.
- (5) Refers to Post and Cable Fencing on County/ Park Agency owned property only.
- (6) Detailed Level of Service descriptions can be found in Section 7.5
- (7) Refer to the Public Facilities Financing and Urban Services Plan for more detailed information regarding costs, quantities, fees, etc.

