

**CHAPTER VII: PARKS AND OPEN SPACE**



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## 7.1 PARKS AND OPEN SPACE CONCEPTS

### Context

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

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

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

### 7.2 PARKS

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

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

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

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

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

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

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

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

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

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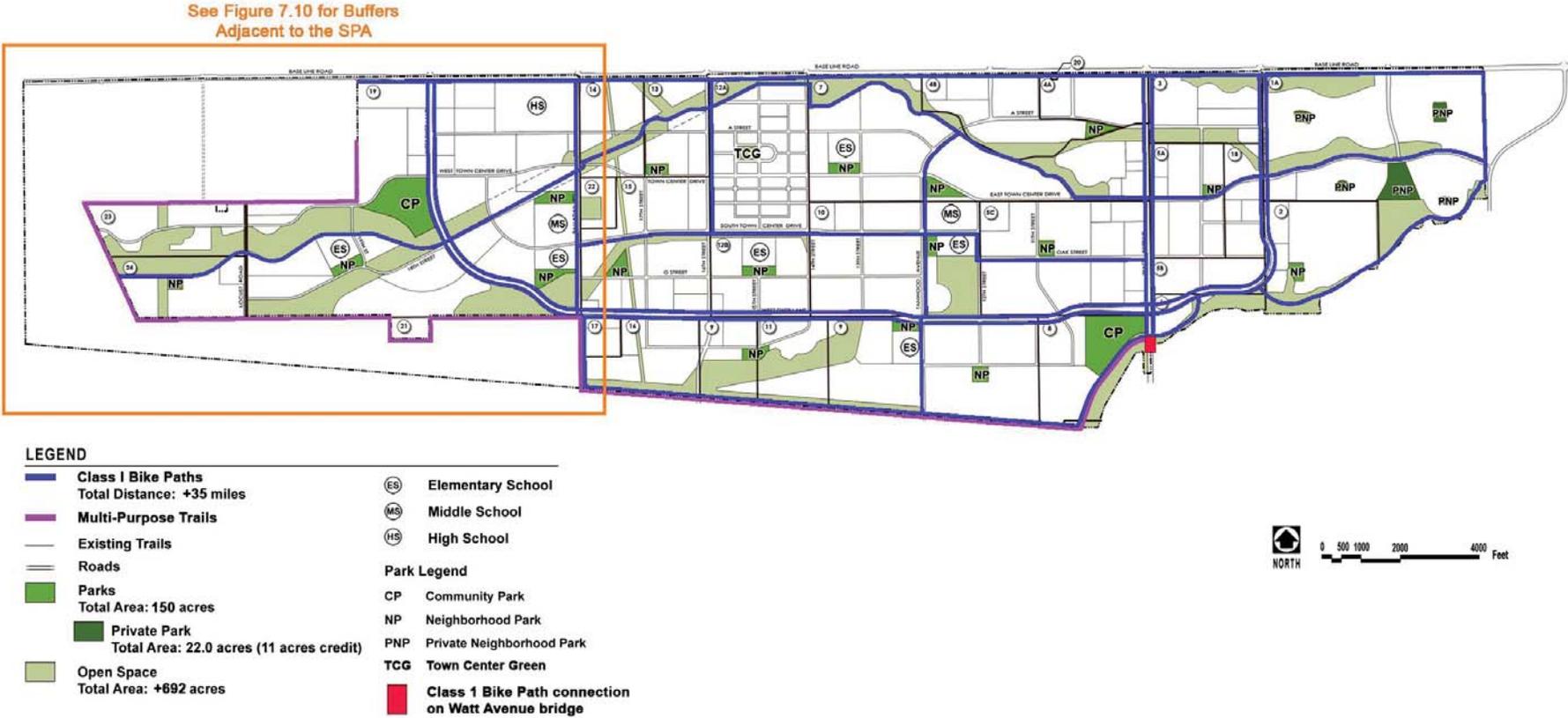
**Table 7-1 Summary of Recommended Park Facilities**

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

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

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

Figure 7.1 - Park and Open Space Diagram



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**PARK CLASSIFICATIONS**

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

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

**Community Parks**

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

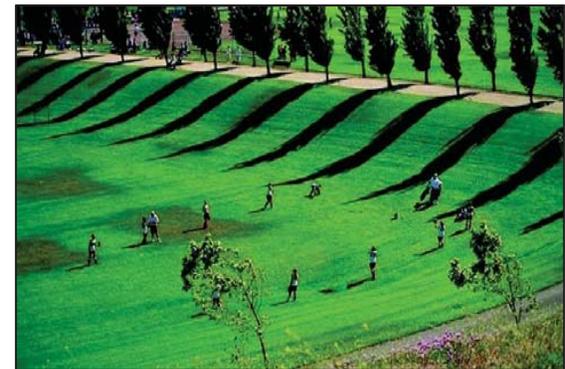
Potential facilities and amenities for East Community Park may include:

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

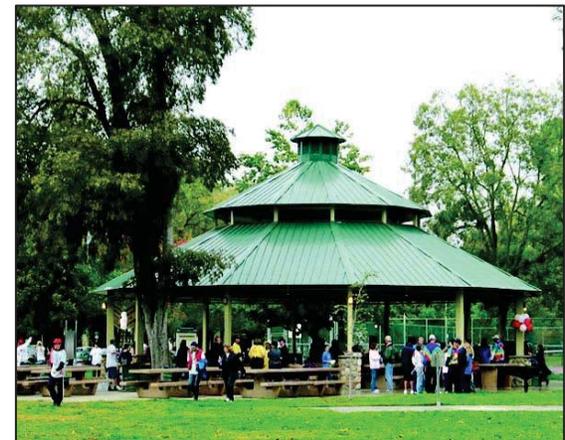
Potential facilities and amenities for West Community Park may include:

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

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



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



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

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

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

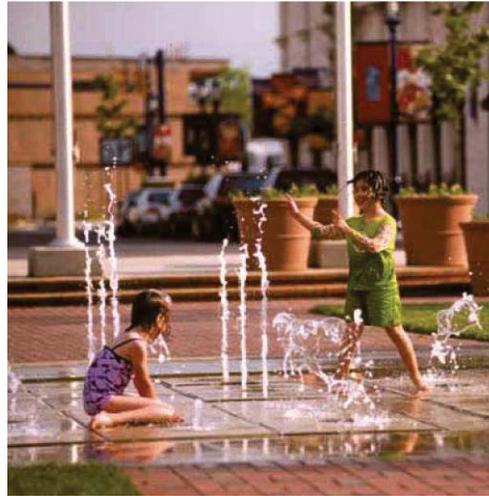
### **Town Center Green**

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

The town center green may include the following facilities:

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

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



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



*Joint-use school/park facilities are encouraged*

### **Neighborhood Parks**

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

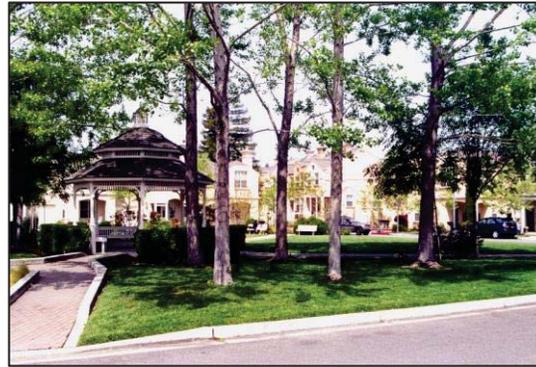
- ◆ 10 Soccer fields (overlay full size)
- ◆ 6 Multi-purpose turf playfield/informal sports practice fields
- ◆ 12 Youth baseball/softball fields (60' base paths, full backstops and wing fences only)
- ◆ Restrooms (number dependent on planned uses)
- ◆ 9 children's playground areas (swings, older children's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

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

**Policy 7.5 Neighborhood Park Design.**

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

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



*Parks shall be sited to maximize their visibility*



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

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

**Policy 7.6 Construction of Neighborhood Parks.**

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

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

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

### **Private Parks:**

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

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

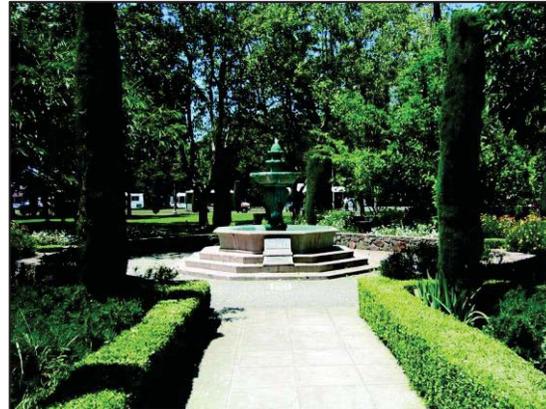
*Private parks shall qualify for up to 50 percent credit toward the park dedication requirements of the General Plan in accordance with the provisions of Section 16.08.100-I of the Placer County Zoning Code provided the following requirements are met:*

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

**General Park Design Guidelines**

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

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



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



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

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



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

Figure 7.2 - Conceptual East Community Park Site Design

**Legend**

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

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



Figure 7.3 - Conceptual West Community Park Site Design

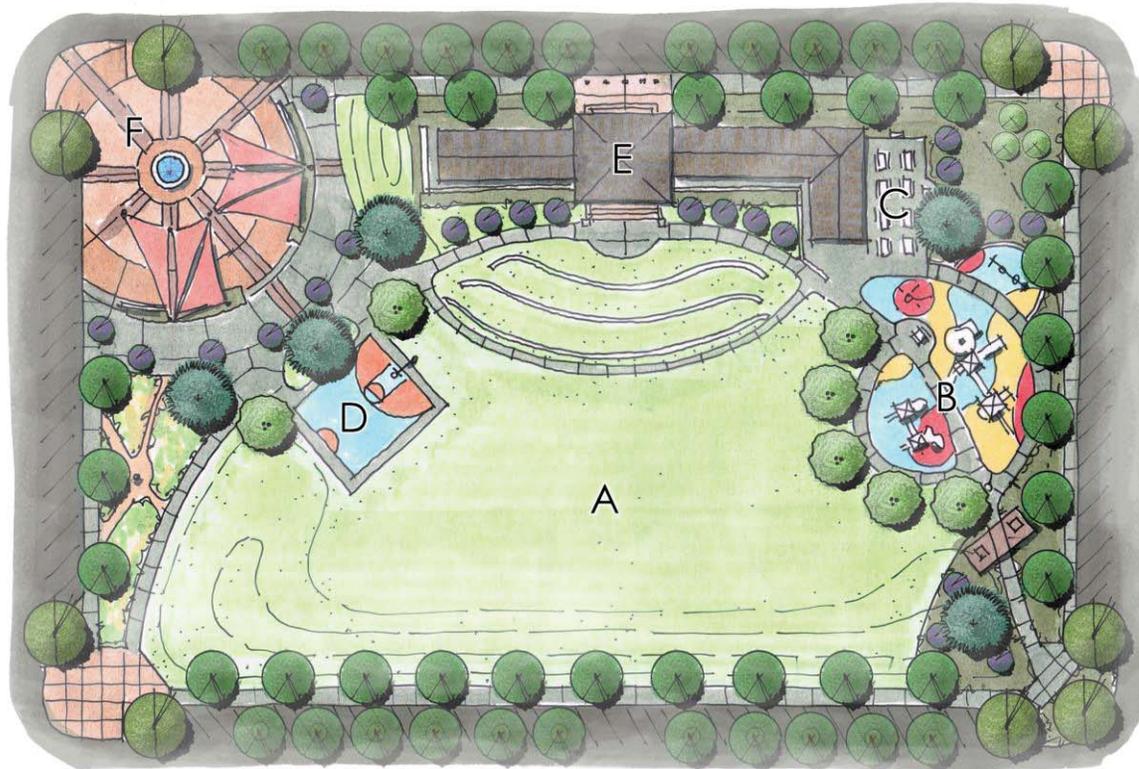


**Legend**

- A Community Center
- B Youth Baseball/ Softball Complex
- C Restroom/ Concession Building
- D Covered Picnic Area
- E Soccer/ Football/ LaCrosse Field
- F Universally Accessible Playground (all ages)
- G Large Group Covered Picnic Area
- H Restroom

Note: This graphic is a conceptual representation of one potential design solution for the various park facilities. Ultimate designs are subject to change and will be evaluated on an individual basis for consistency with the themes and intent of the Specific Plan and other approved documents. Although not depicted graphically on this exhibit, a Community Pool Facility may be constructed at this site, or at the joint use High School site.

Figure 7.4 - Conceptual Town Center Green Site Design



**Legend**

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

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

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

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

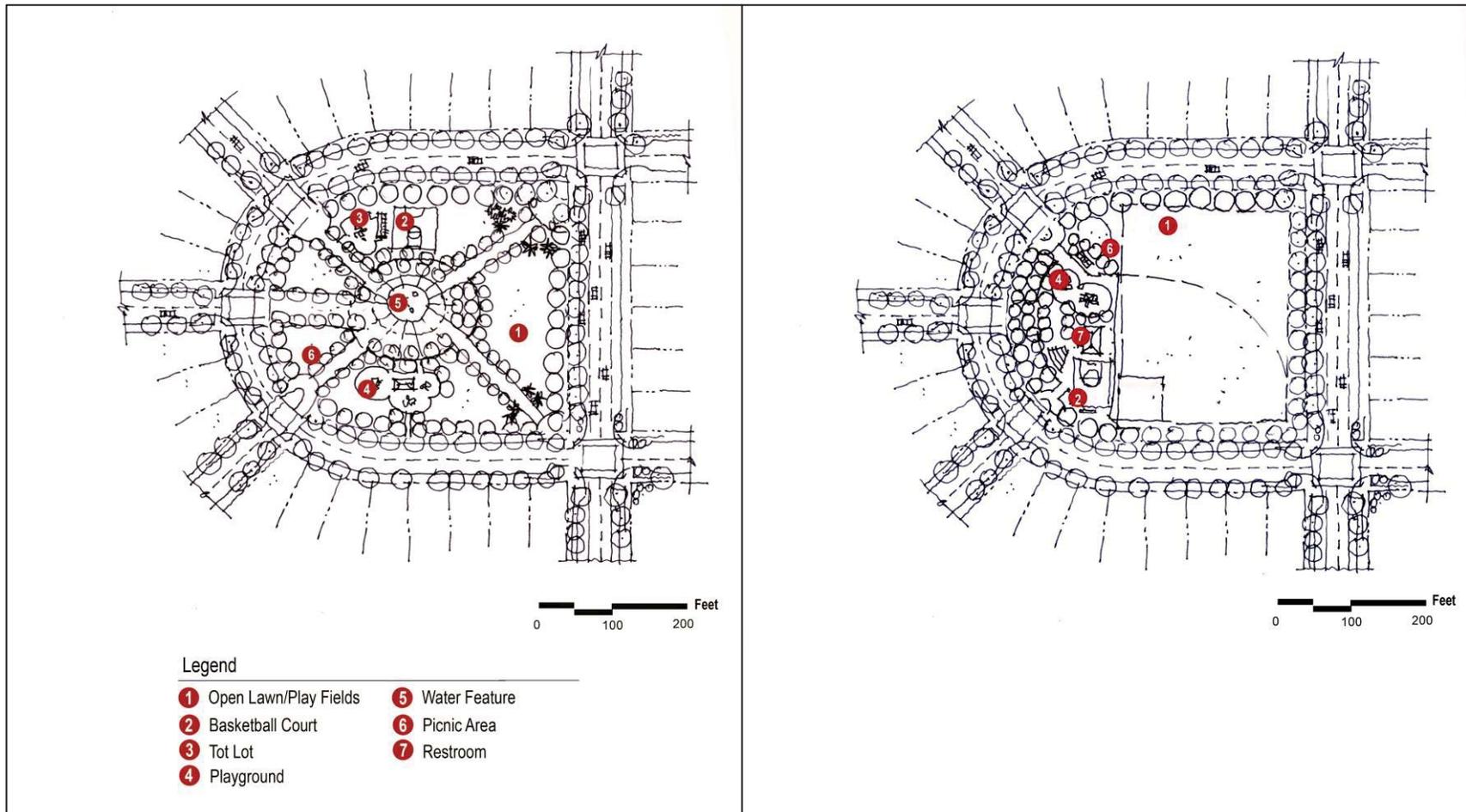
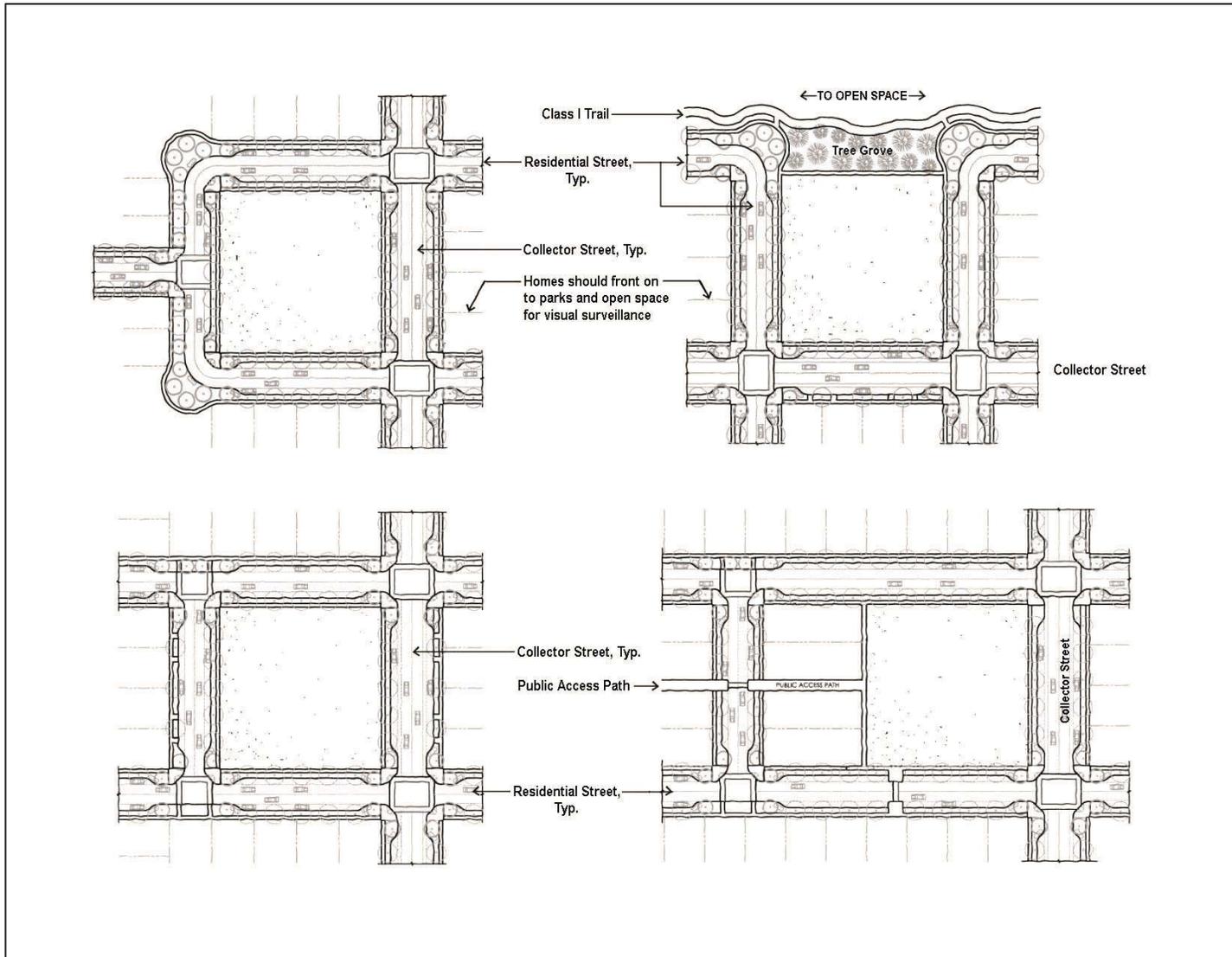


Figure 7.6 - Conceptual Roadway Designs Surrounding Parks



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

### 7.3 OPEN SPACE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### **Open Space Buffers**

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

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

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

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

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

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

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

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

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

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

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

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

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

## Community Gardens

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

Figure 7.7 - Open Space Buffer Design Guidelines

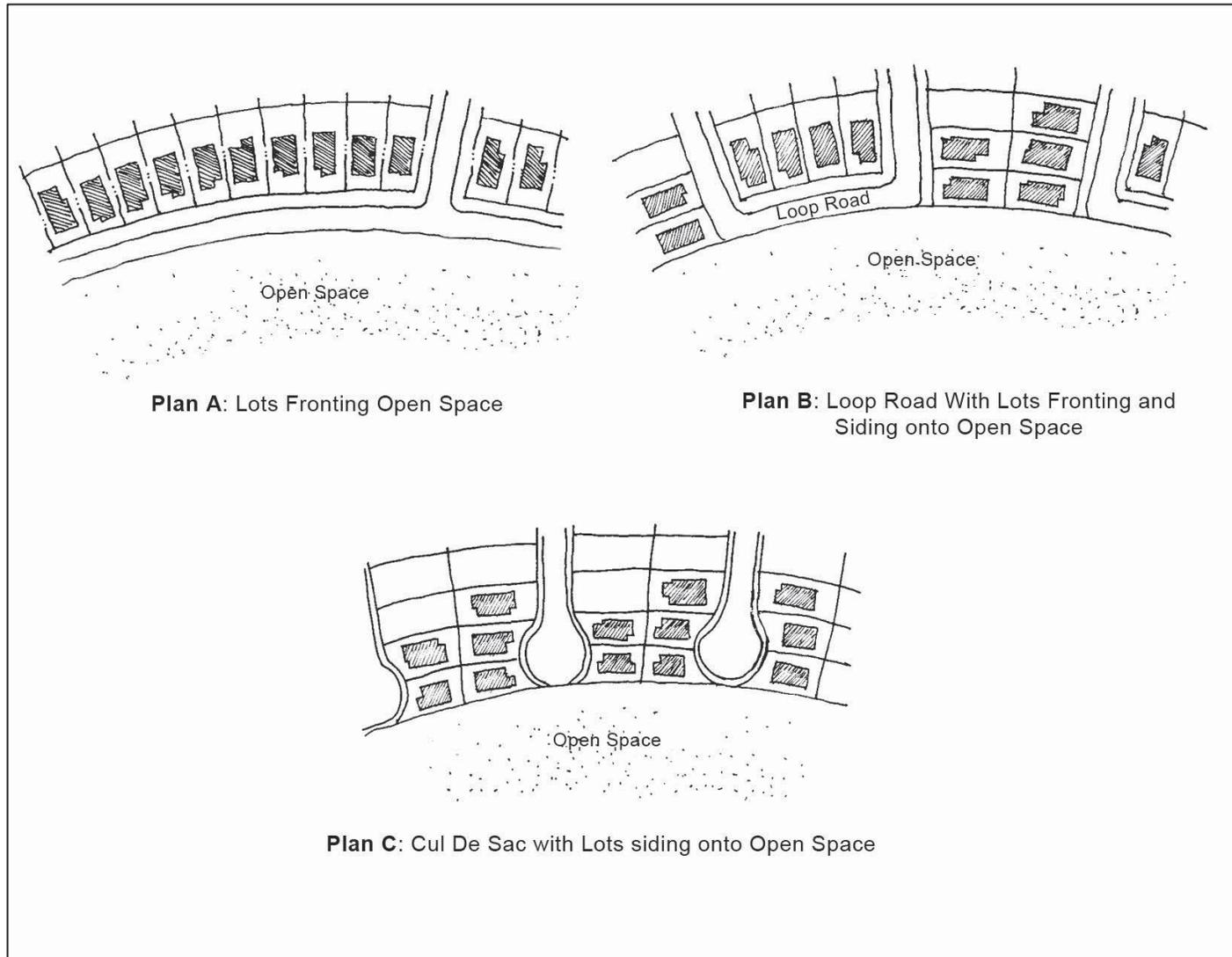


Figure 7.8 - Conceptual Special Planning Area Berm and Open Space Buffer

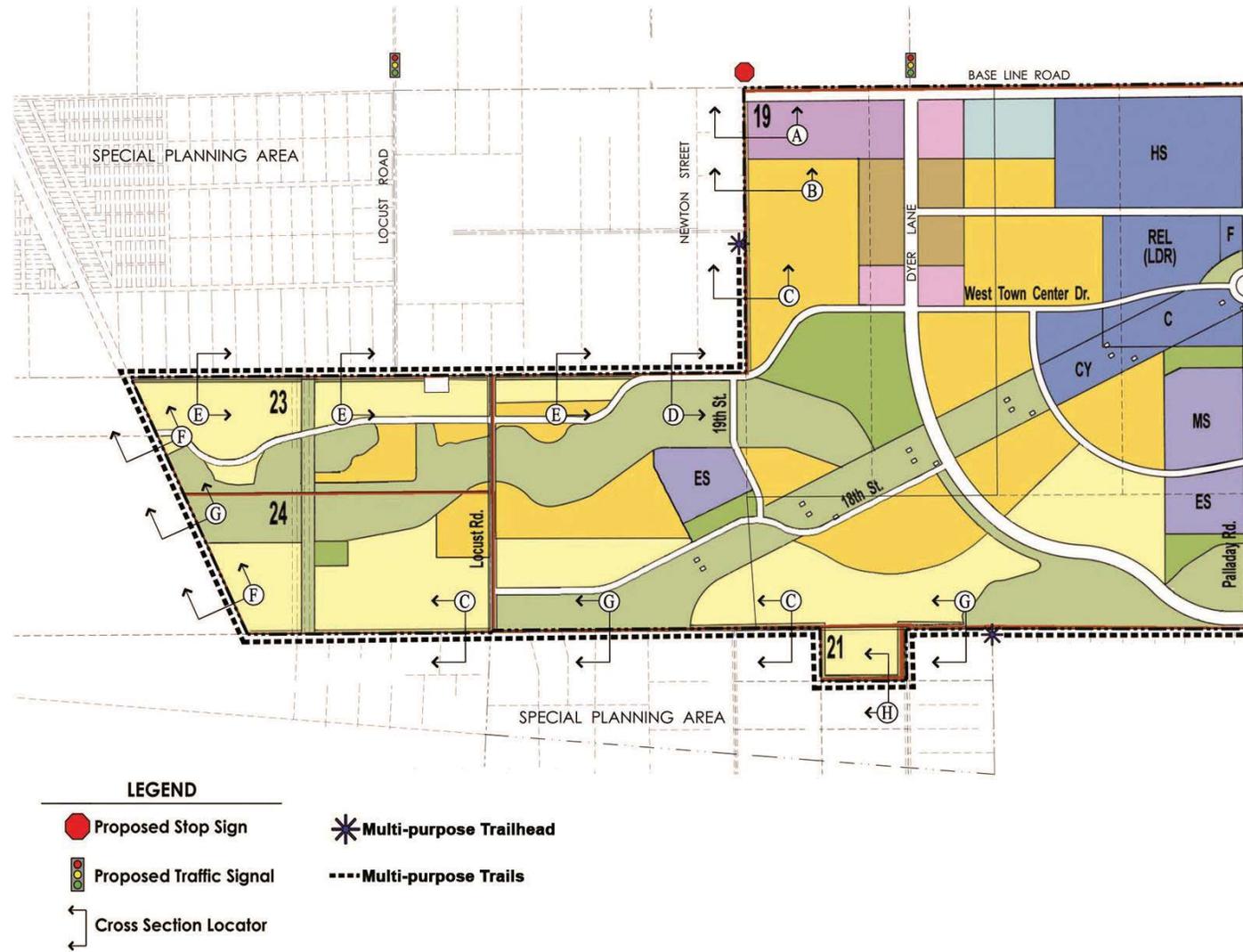
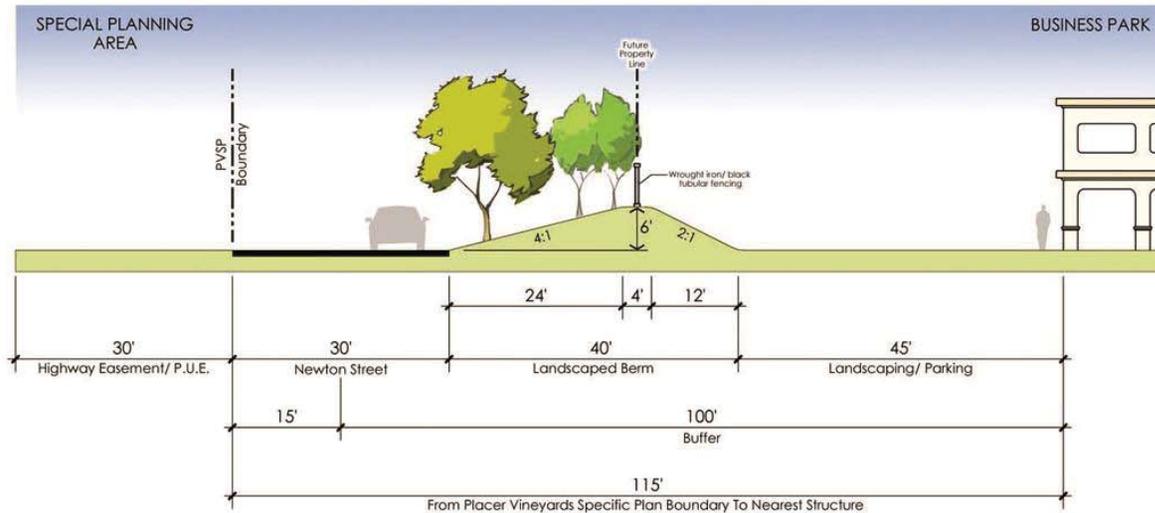
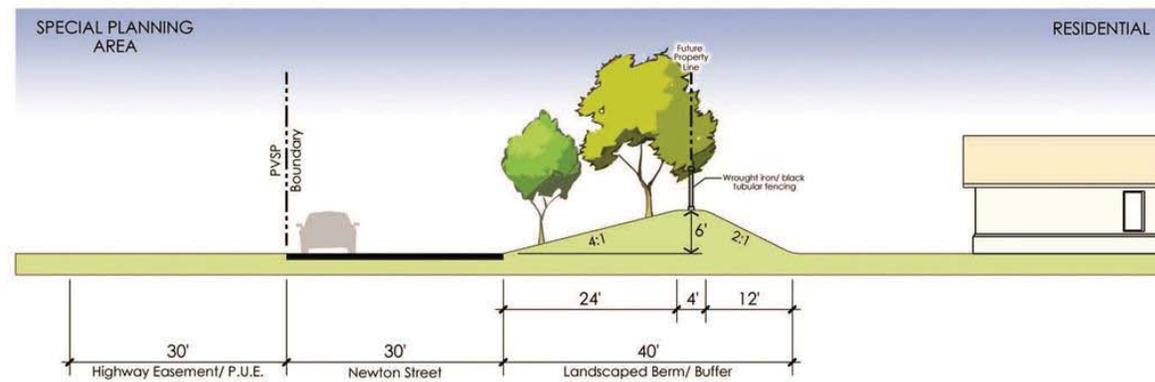


Figure 7.9 - Open Space Buffer Section



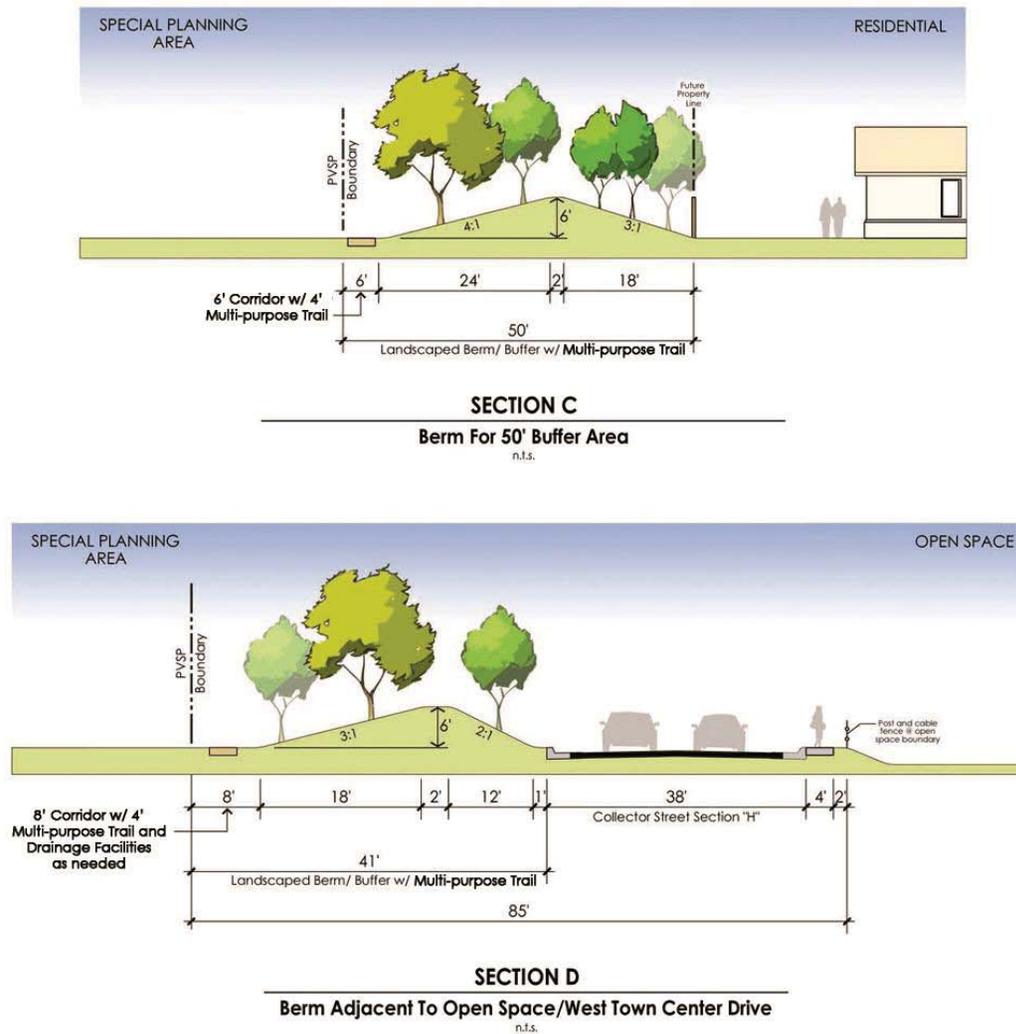
**SECTION A**  
 Berm Adjacent To BP Land Use  
 n.l.s.



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

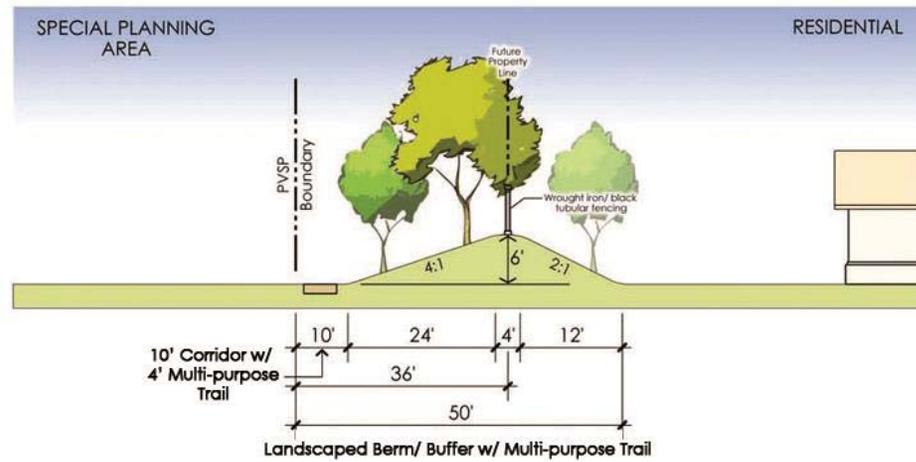
Source: MacKay & Soms, 2007

Figure 7.10 - Open Space Buffer Section



Source: MacKay & Somps, 2007

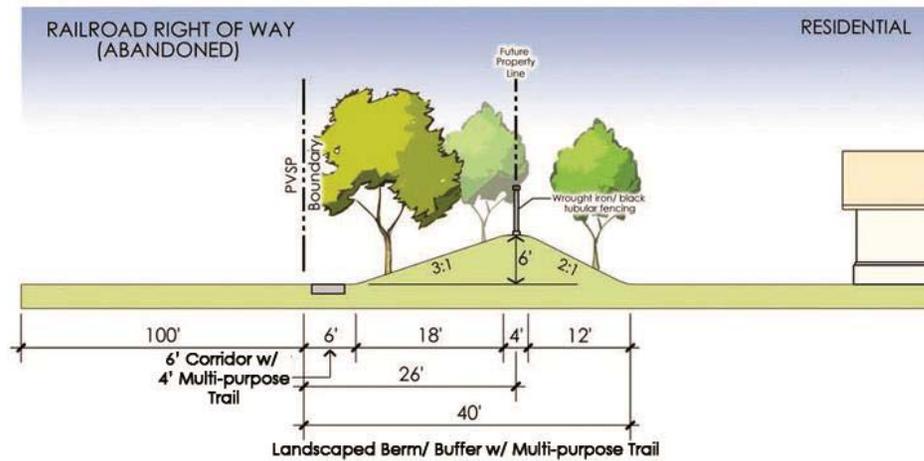
Figure 7.11 - Open Space Buffer Section



**SECTION E**

**Berm Adjacent To Northern Residential/ SPA Boundary**

n.t.s.



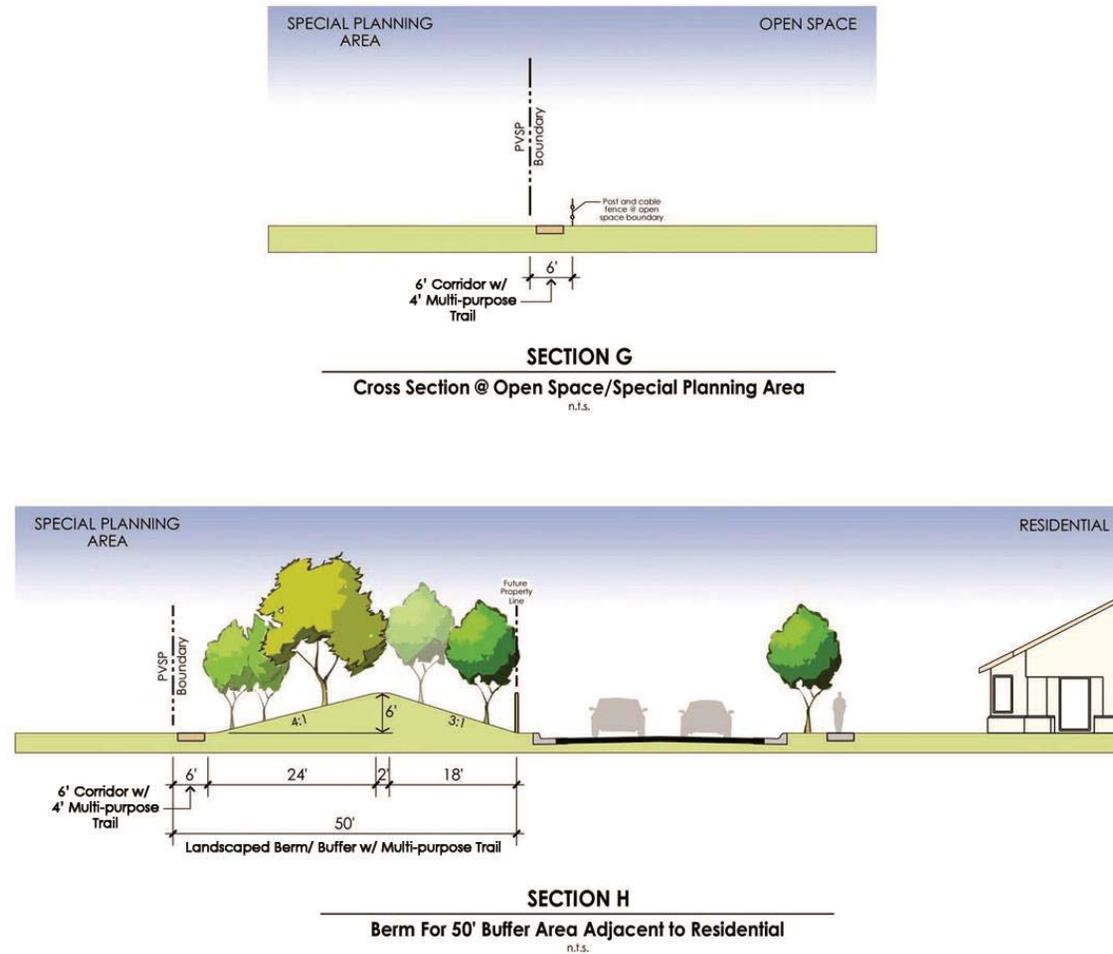
**SECTION F**

**Berm Adjacent To Western Project Boundary**

n.t.s.

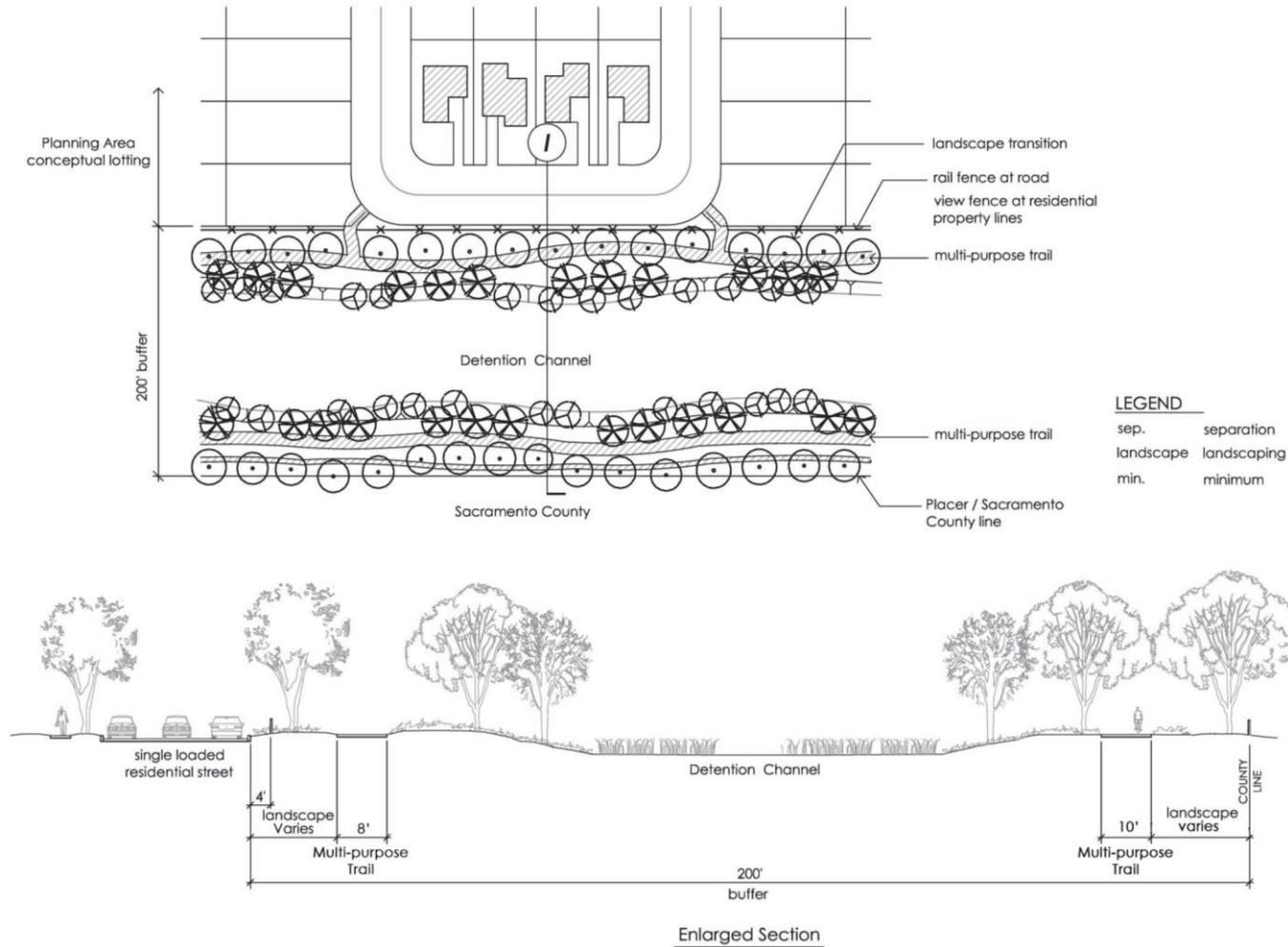
Source: MacKay & Somps, 2007

Figure 7.12 - Open Space Buffer Section



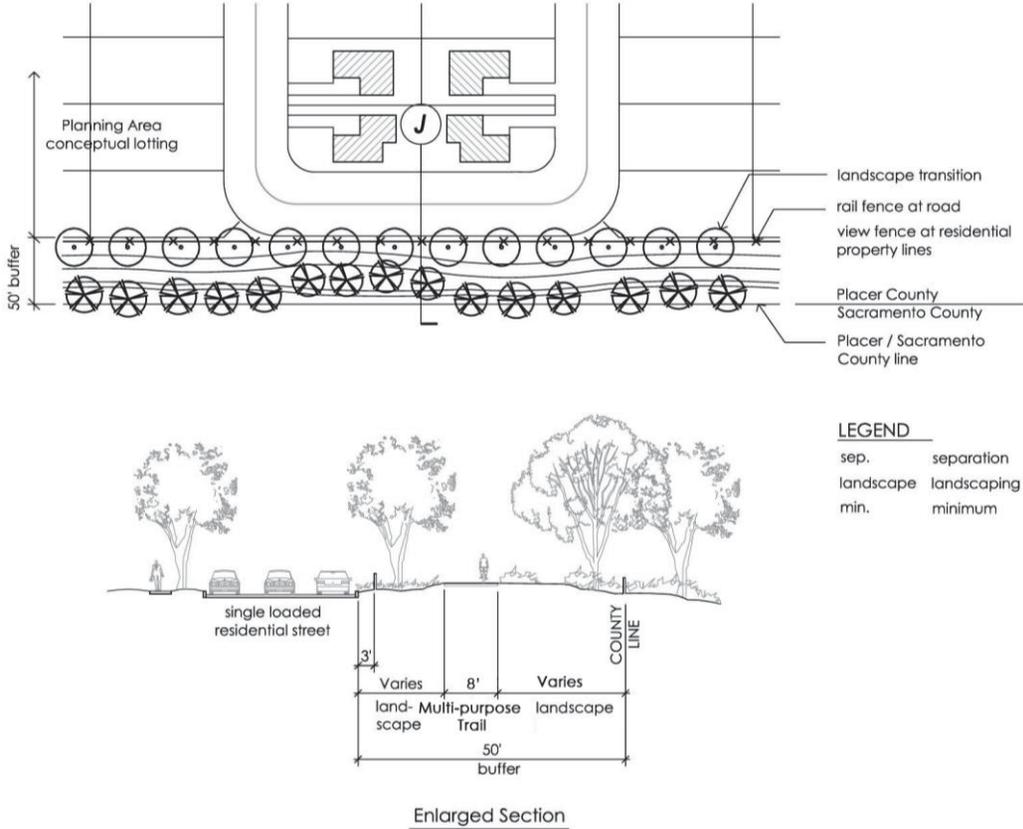
Source: MacKay & Somps, 2007

Figure 7.13 - Open Space Buffer Section



I 200' Open Space Buffer at Placer County Line

Figure 7.14 - Open Space Buffer Section



J 50' Open Space Buffer at Placer County Line

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