ATTACHMENT A

PLACER COUNTY
Landscape Design Guidelines

Placer County Planning Services Division

November 2012

PLACER COUNTY

Landscape Design Guidelines

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1. Introduction

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

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

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

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

Goals

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

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

Objectives

The following objectives expand on the above goals:

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

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

Implementation

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

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

The criteria and graphics contained in this document address landscape and irrigation design criteria, maintenance standards, streetscape design criteria and recommended plant materials in a rather broad nature. This allows for design flexibility and does not "lock" the County or applicant into "only one way of doing something." In many instances, design items may be reviewed on a case-by-case basis because the issue of streetscape design is not a simple one. There is always a unique situation that is present with a design and the streetscape criteria found in this document are flexible enough to accommodate creative design solutions.

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

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

COMPLIANCE

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

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

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

A. Streetscape Components

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

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

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

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

B. Applicability

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

Figure 1.3: An attractive streetscape provides a neighborhood amenity.

Figure 1.4: High-quality landscaping enhances commercial centers.

2. General Landscape Design Standards and Guidelines for Sites

A. General Provisions

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

Table 2-1
Required Tree Variety

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

7. As a general guideline, the following setbacks for trees should be applied when placing trees adjacent to roadways and walks:
   - Large Deciduous Trees: six (6) feet minimum, however, eight (8) feet is preferred for the setback from edge of pavements, back of curbs and edges of sidewalks.
   - Small Deciduous/Ornamental Trees: four (4) foot minimum, however, six (6) feet is preferred for the setback from edge of pavements, back of curbs and edges of sidewalks.
   - For plantings around buildings, the setbacks above may be decreased by two (2) feet.
8. Landscape and utility plans should be coordinated to avoid potential conflicts.
9. Tree canopies should not conflict with the safe movement of pedestrians and vehicles. When locating deciduous trees, their canopies should be maintained to ensure a minimum of eight (8) feet of clearance on the pedestrian side and a minimum of fifteen (15) feet on the vehicular side. Because small deciduous trees and ornamental canopies often cannot meet these criteria, their use and placement must be carefully considered (See Figure 10.1).
10. Regardless of location near an intersection or elsewhere, placement of all proposed streetscape components must meet the requirements set forth within the County's ordinances, the California Code of Regulations: Title 24, and the Americans with Disabilities Act (ADA).
11. Vegetative ground cover that will absorb rainwater and reduce runoff should be used. Gravel, colored rock, and similar materials should only be used in small defined areas such as swales, drainage basins, around the base of signs, or small borders. All irrigated non-turf areas should include a minimum four-inch layer of wood chip or bark mulch to retain water, inhibit growth, and moderate soil temperature. Nonporous material shall not be placed under the mulch.
12. Landscaping should cover a minimum of fifteen percent of the site (more is encouraged for commercial, office, and industrial park projects that are visible to the public). No areas are to be left in bare soil conditions.

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

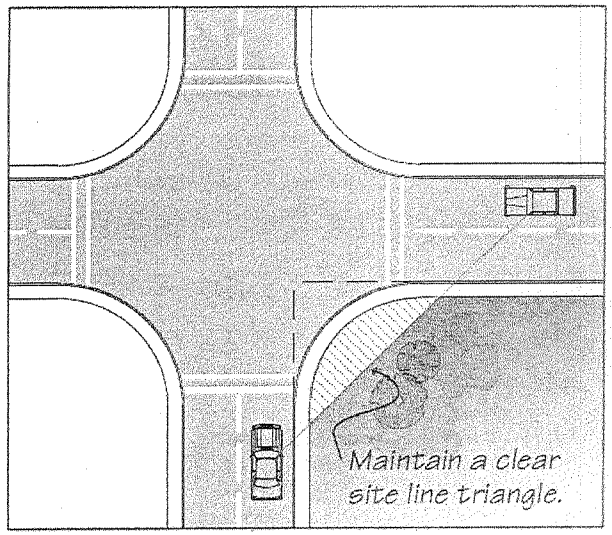


Figure 2.2: Site visibility triangle.

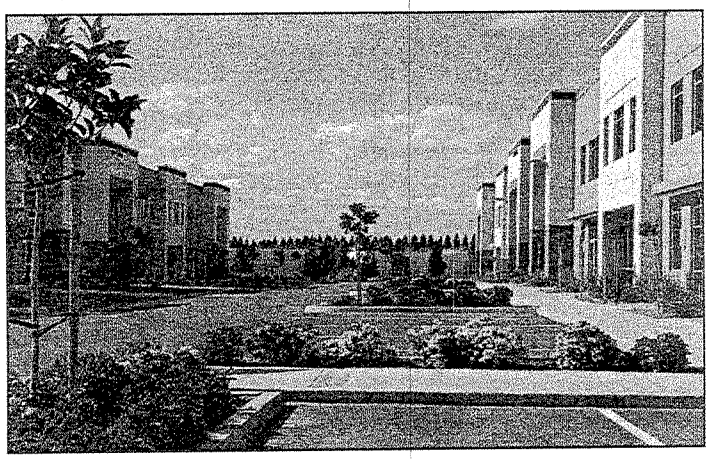


Figure 2.1: Landscaped areas should be incorporated throughout the site.

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

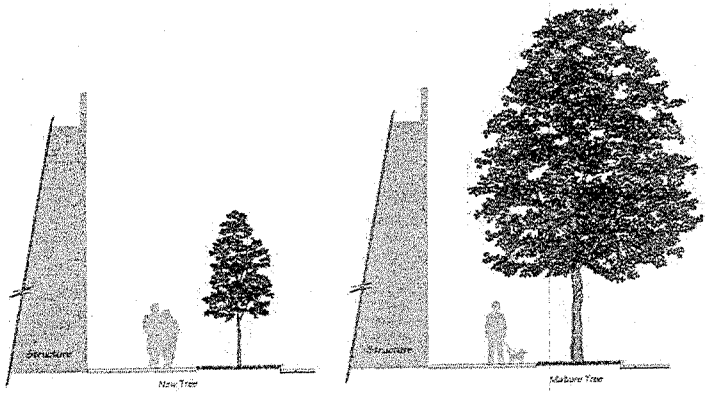
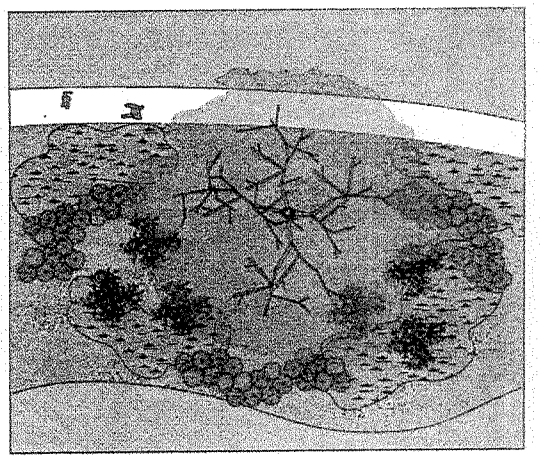


Figure 2.4: Plan adequate room so trees may grow to their mature form without excessive pruning.

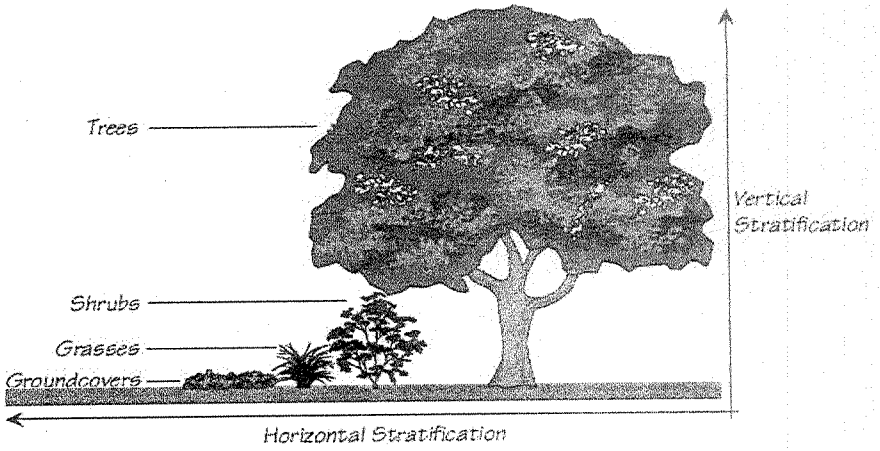
Site Planning and Design

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

1. Tree and shrub planting should be grouped together to create strong accent points within the site plan unless circumstances dictate otherwise.
2. Layered landscaping and a mix of deciduous and evergreen trees should be incorporated in the landscape design. Plant palettes should emphasize massing and form rather than individual or small groupings of shrubs and trees (see Figures 2.5 and 2.6). Landscaping design should consider maintenance needs and maintenance personnel access, particularly in areas near roadways.
3. Ornamental trees that normally grow from 12- to 25-feet tall at maturity shall be liberally planted for accents and visual emphasis.
4. Tree placement should provide maximum shading of streets, sidewalks, parking areas, and outdoor public spaces without overhanging adjacent pedestrian and driving areas or adjacent properties.
5. Energy conservation within structures shall be addressed by recognizing the sun exposure on the site and providing appropriate tree species that minimize solar heat gain during the summer months and maximize it during the winter (deciduous trees on the southern exposure, coniferous and broadleaf evergreen trees along the eastern and western exposures, and evergreens along the northern exposure.)
6. Tree and shrub species should be selected with root growth habits that will not cause damage to sidewalks, sound walls, neighboring properties, or overhead and underground utilities. Species with invasive roots should be sited away from hardscape areas.
7. Commercial and Industrial projects located next to residential areas and/or residentially-zoned areas, are encouraged to incorporate transitional landscaping and solid walls along the property lines so as to provide an effective visual buffer between the different land uses.



Figures 2.5 and 2.6: Plant layering



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

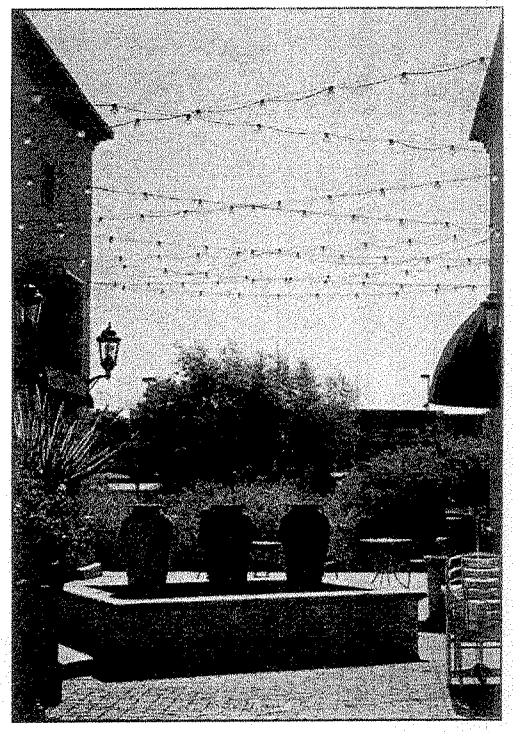


Figure 2.8: Plazas, water features and seating areas are recommended for larger commercial projects.

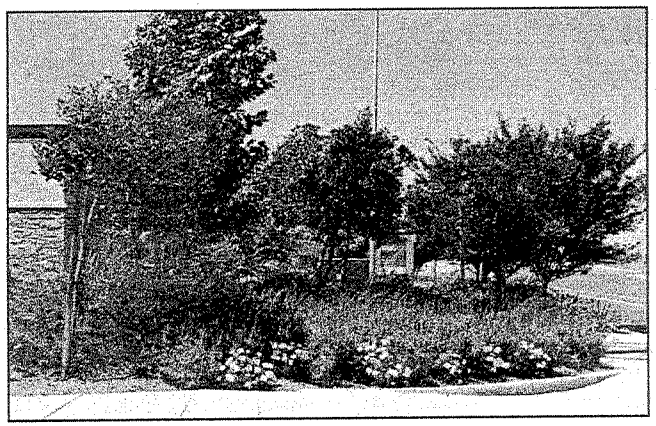


Figure 2.9: Annual flower beds provide accent elements at project entries.

C. Planting Size

1. Unless unusual circumstances exist, all street trees shall be a minimum of 24 inch box size. Minimum size: 14- to 16-feet minimum height at time of planting.
2. Ornamental trees are most effective with a dark background provided by architecture or evergreen trees. Multiple- or single-stem, small-scale trees may be used in small-scale pedestrian locations where space is limited and an intimate feeling is appropriate. Minimum planting size should be a 15 gallon container approximately 10- to 12-feet minimum height at time of planting.
3. Minimum planting size of evergreen trees should be a 15 gallon container, approximately eight (8) to ten (10) feet in height, at the time of planting. Evergreen trees shall be used at strategic locations and shall be designed into group plantings to enhance interest, to screen objectionable views, to enhance privacy, to serve as a backdrop for ornamental trees, and to block winds.
4. In certain prominent public gathering areas, trees of 24 inch box size or larger may be required to create a strong design element.
5. Deciduous shrubs shall be used to create seasonal color interest. Due to their informal appearance, they shall not be used in high profile areas where a manicured formal image is desired. Shrubs shall be spaced close enough together to ensure an attractive and mature planting effect. Minimum shrub planting size is five (5) gallons and the preferred planting size is three (3) to four (4) feet in height.
6. Evergreen shrubs shall be used where a low level screen or hedge is desired; they may also be used as effective ground covers on slopes. Screen hedges shall offer frequent visual breaks for accent planting. Minimum planting size is 18- to 24-inch spread.

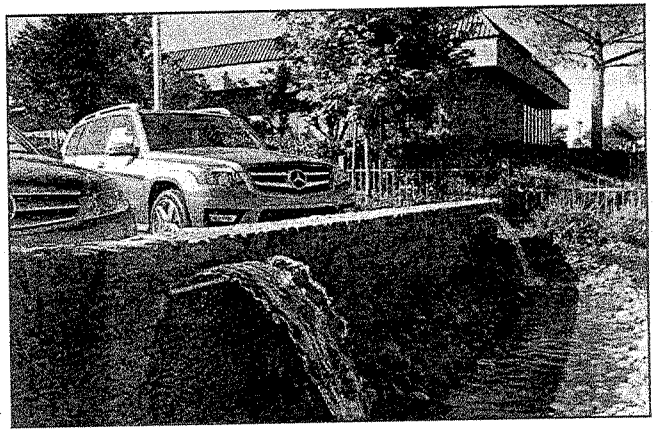


Figure 2.10: Water features should be incorporated into the design of larger projects.

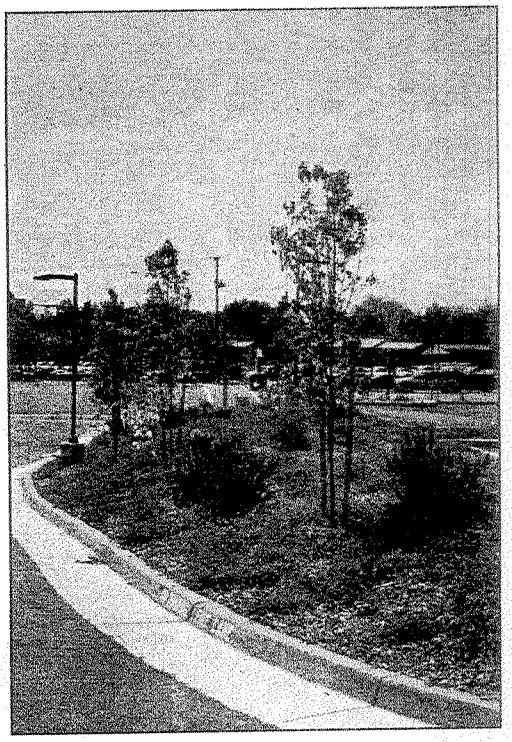


Figure 2.11: Landscape plantings should appear 'full' even at planning.

3. General Landscape Design Standards for Parking Lots

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

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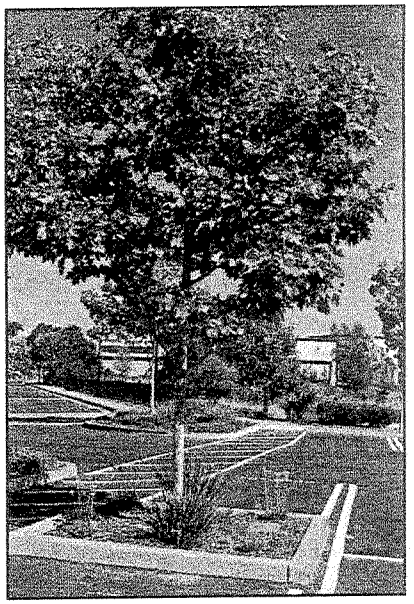

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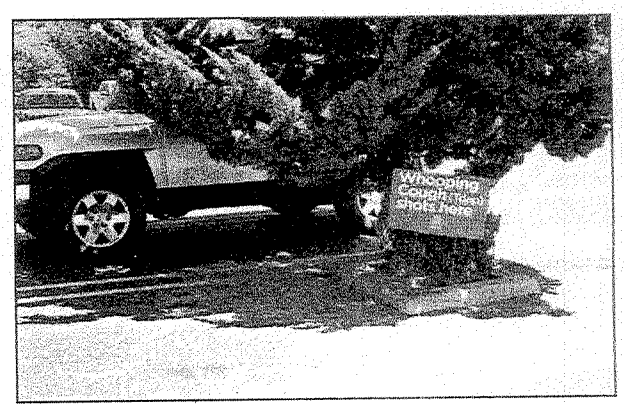

Figures 3.1 through 3.3: Parking lot island landscaping.

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

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

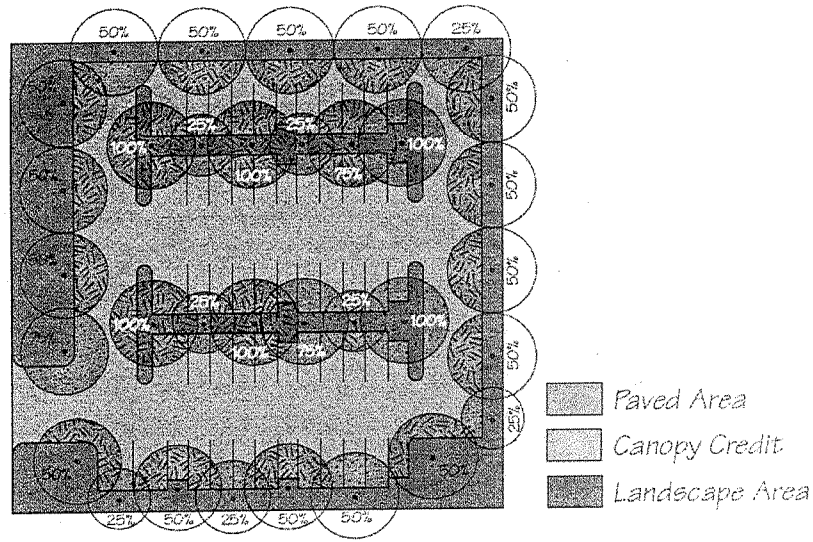

Figure 3.4: Parking lot shading calculations.

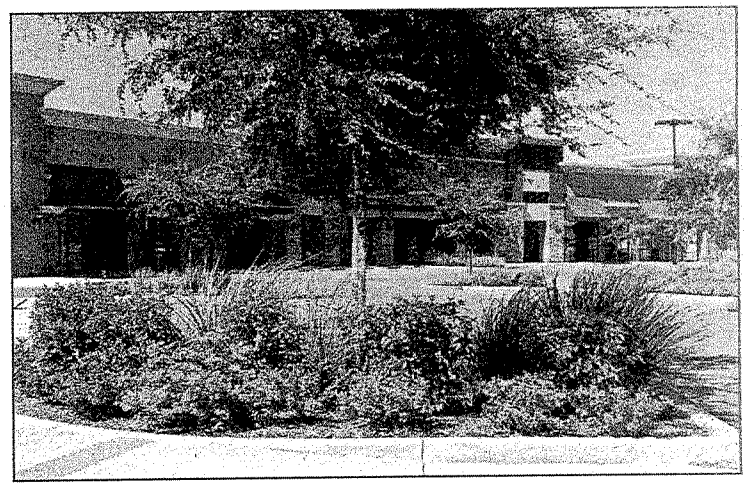

Figure 3.5: Example of parking lot landscaping.

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

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

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

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

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

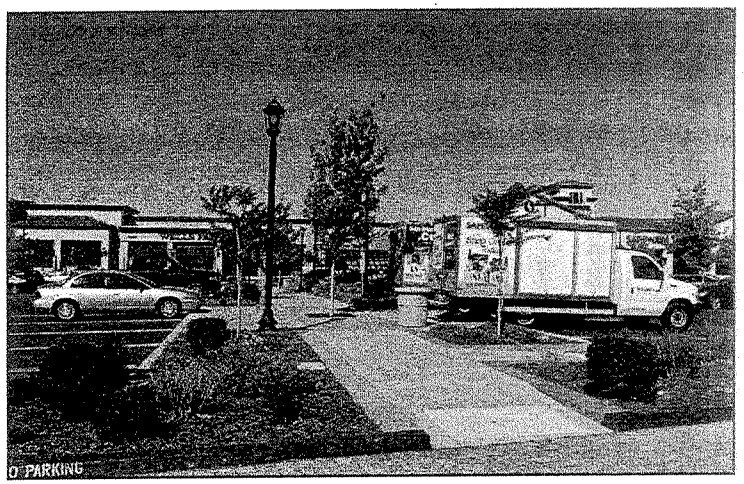

Figure 3.2: Internal pedestrian circulation is necessary in larger commercial developments.

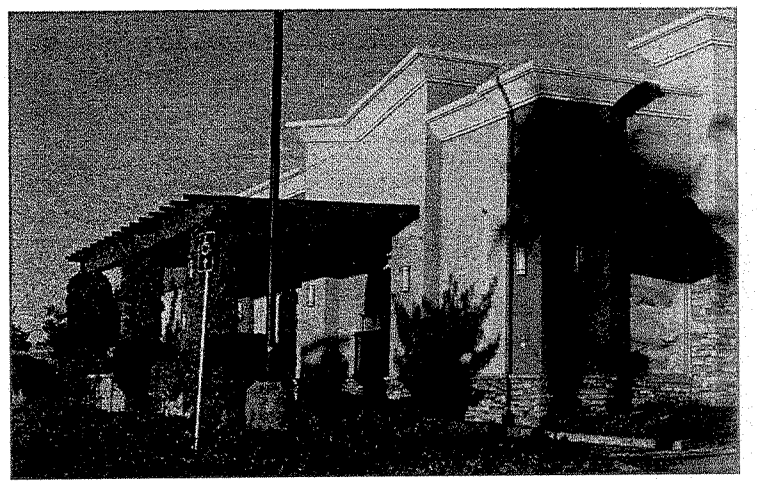

Figure 3.3: Drive-thru lanes should be screened by a combination of walls and landscaping.

4. Streetscapes

Traffic Safety

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

Sidewalk/Roadway Planter Strips

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

Residential Street Canopy Trees

- Street trees shall be provided on the edges of all property lines that are adjacent to roadways.
- Residential street canopy trees shall be installed for all development. The street tree list in Part XIII recommends tree species and new trees shall be planted consistent with the street tree standards and guidelines herein.
- The spacing of street trees should be approximately 20 to 30 feet apart depending on tree species. Deviations from this spacing pattern should only occur when necessary to accommodate driveway entrances.
- Any existing "street tree" which constitutes a specimen or mature tree within the regulation of the Placer County Tree Preservation Ordinance may be substituted for a required street tree.
- All new street trees shall be a minimum of 24 inch box size.
- Street tree placement shall include consideration for vehicle line of sight, entrance and exit curb cuts, street light and traffic control devices, and other site specific conditions as part of design review process.
- Trees should preferably be located between a sidewalk and the curb, within a landscaped planter strip. If placement of street trees will interfere with utility lines, trees may be planted within the front setback adjacent to the sidewalk. Where street trees already exist (for example, infill lots in an existing neighborhood) any gaps shall be filled.

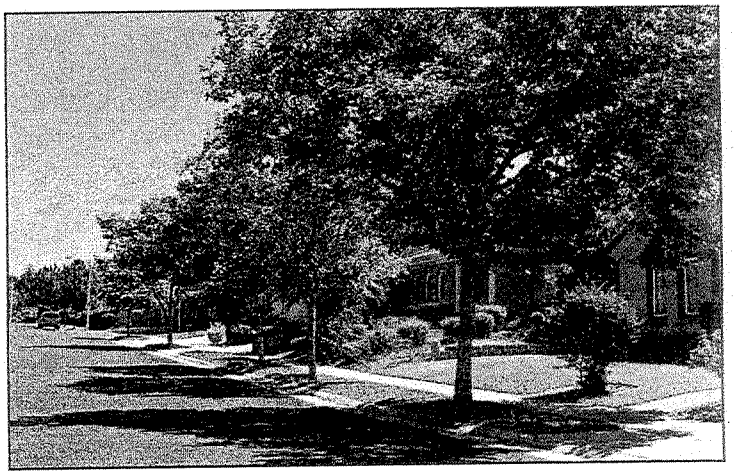

Figure 4.1: Well-established street trees increase property values.

Median Plantings

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

Figure 4.2: Median incorporating trees and shrubs.

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

5. Neighborhood Entries

Entry Features

- Neighborhood entrances are "gateways" into a neighborhood and should be designed to create a distinct identity and a visually open feeling.
- Entryways should include vertical elements utilizing a combination of plant materials and hardscapes, such as monuments, architectural treatments, walls, fencing, pilasters, signage, and special paving. They are primarily located at the transition between an arterial or collector roadway and an individual neighborhood.
- Entryways shall provide an opportunity to distinguish individual neighborhoods using thematic names, materials, colors and signage. Understated entry features are desirable. These entry statements should match on each side of the street entering the neighborhood and should also reflect the surrounding landform.
- Entry treatments may also occur at major intersection points of community arterials or collector streets in the more urban areas of Placer County. These community entries are internalized to the site to create arrival points, visual identity, or "gateways" to the community. They may be used to announce the site and/or establish direction to neighborhoods. The objective of these quadrant landscape areas is to create a landscape and hardscape theme at these intersections.
- A minimum of 75 percent of the area within all entryway center islands and medians should be planted where possible and where not detrimental to traffic safety. Those areas not planted should be paved with a decorative paving material to match or complement the decorative paving treatment within the roadway of the project entry.

Entryway Design Standards

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

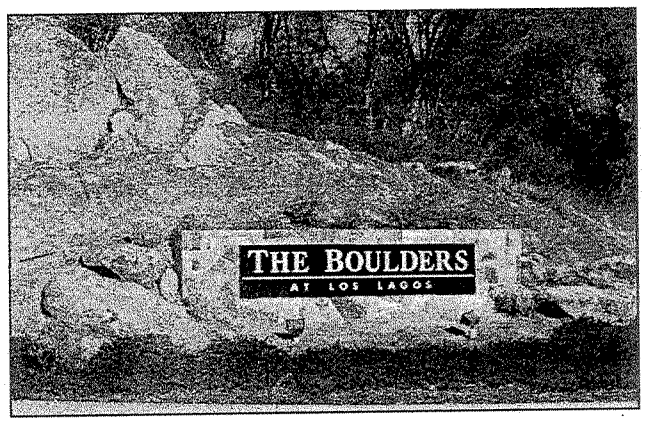

Figure 5.1: Appropriate neighborhood entryway design.

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

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6. Fencing and Screening Design

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

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

A. Design Standards

1. All new sound walls, masonry walls, retaining walls or fences 50 feet in length or longer, and four feet in height or taller, shall be designed to minimize visual monotony through changes in plane, height, material or material texture or significant landscape massing. Appropriate methods of articulations include a combination of regularly spaced columns, a defined base and cap, providing more than one color or material, and/or altering the height of the wall.

2. The materials selected for fences and walls should be compatible with the architecture of associated buildings. The following types of fences are encouraged:
   - Decorative wrought iron fences
   - Solid walls made of cast concrete, natural stone, brick and/or textured concrete block
   - A combination of solid wall with decorative wrought iron

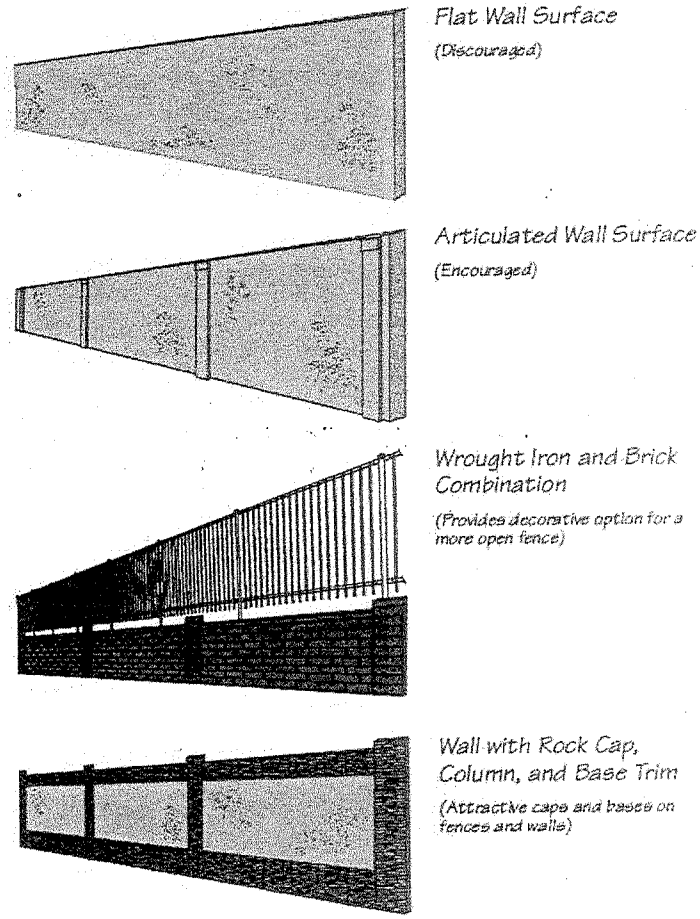
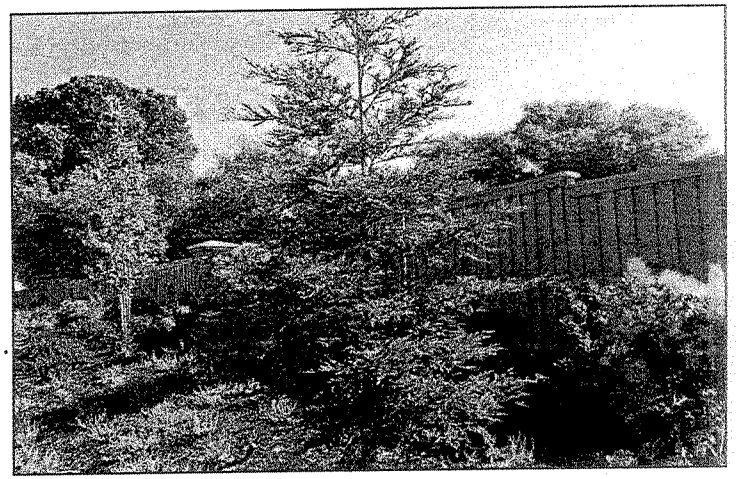
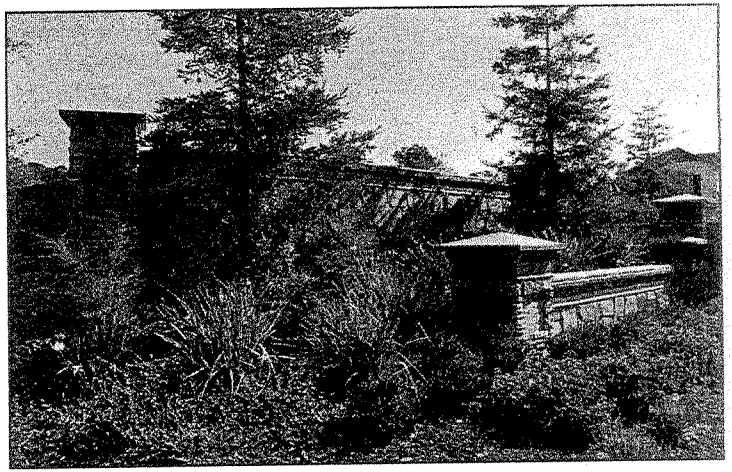


Figure 6.1: Fencing and screening design.

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





Figures 6.2 and 6.3: Properly landscaped and designed walls.

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B. Trash and Utility Enclosures

1. Trash enclosures, including the gate(s), shall be constructed of sturdy, durable, opaque materials (with trash receptacles screened from view) which are designed to be compatible with the project architecture.

2. Whenever feasible, areas for collecting and loading recyclable materials shall be adjacent to the solid waste collection areas.

3. Electrical transformers and similar utility structures shall be undergrounded or placed at the rear of the site. If undergrounding is infeasible due to preexisting site conditions such as a high water table, the facility shall be enclosed within the building or adequately screened from the view of any public right-of-way.

4. All exterior trash and storage areas, service yards, loading docks and ramps, electric and gas meters, fire sprinkler valves, irrigation backflow prevention devices, etc., shall be screened from view utilizing landscaping and/or architectural elements that are consistent with the project design.

   Screening materials shall be substantial and durable, and the screening shall be well-designed. Evergreen plantings should primarily be used in order to provide an effective year-round screen. Screening will preferably use solid materials, such as berming or enclosures rather than reliance solely on plant materials.

   A minimum three (3) foot landscape buffer should be provided on all non-accessible sides of trash enclosures.

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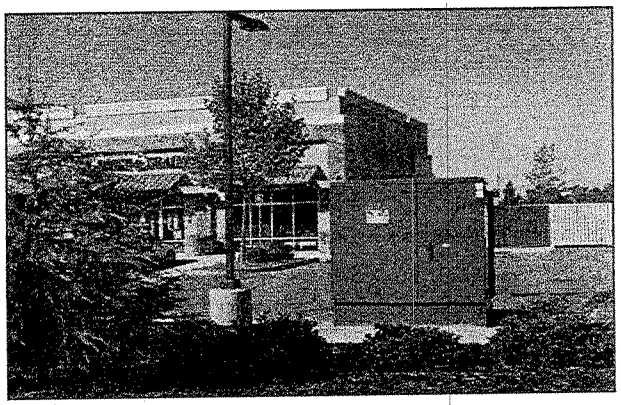

Figure 6.4: Utility structures should be screened and landscaped.

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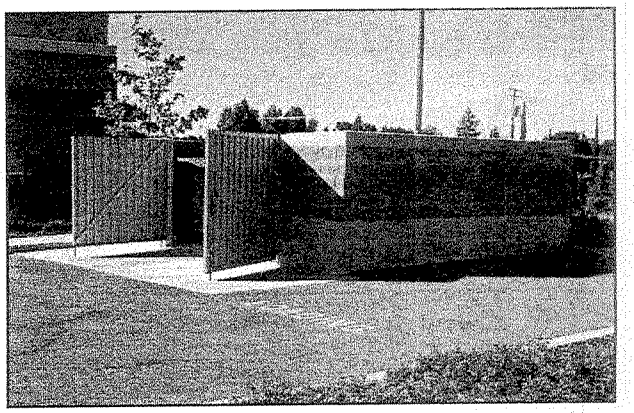

Figure 6.5: Landscape buffers should be provided on three sides of trash enclosures.

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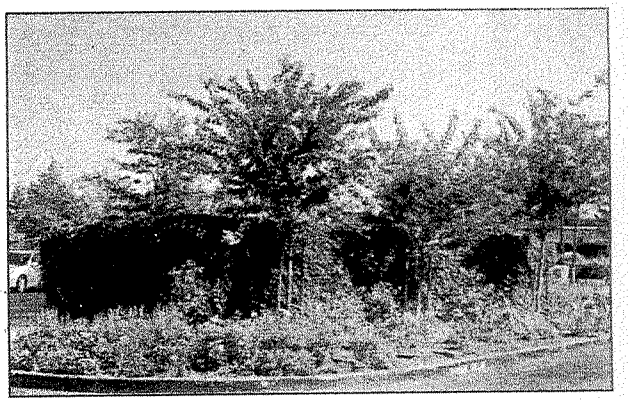

Figure 6.6: Properly screened trash enclosure.

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7. Tree Preservation

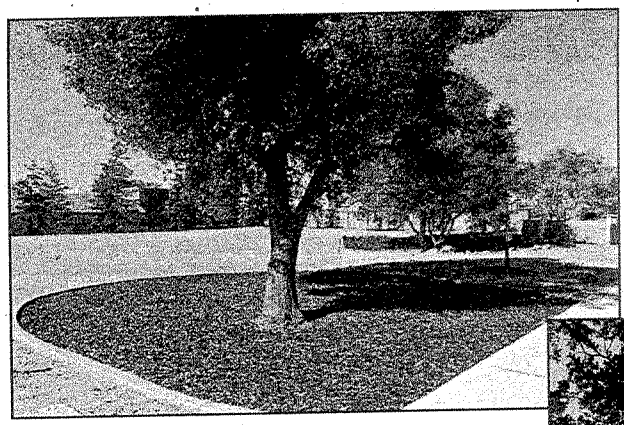
Important existing features and conditions on a site should be preserved because they:

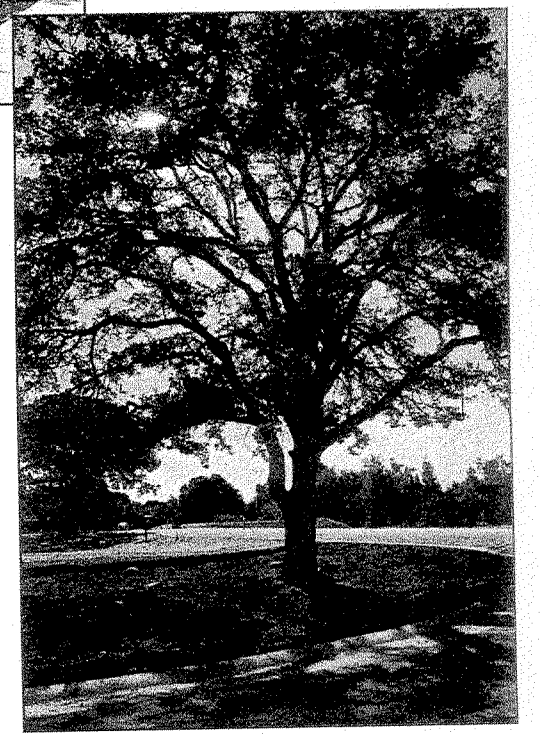
- Facilitate compatibility or fit between old and new elements in the landscape - this creates a sense of visual integrity or wholeness throughout the community
- Provides mature/established settings for new, planned development

Tree Ordinance

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

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





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

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Views and Vistas

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

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

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

These features may include:

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

Guidelines for Protecting Existing Trees

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

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

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

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

Figure 7.3: Significant trees and vistas should be preserved.

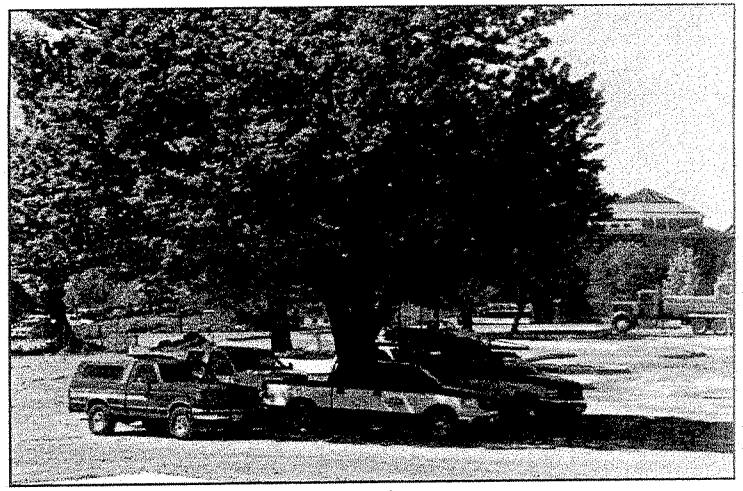
Protection During Construction

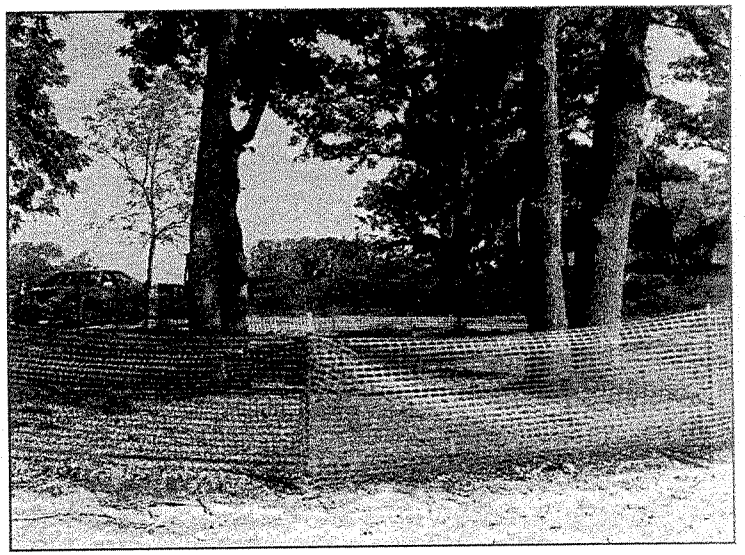
Construction activities can cause serious damage and even death to trees if proper protection measures are not used. Heavy equipment can compact soils as deep as two feet below the surface of the soil. Compacted soils do not have adequate space for air or water.

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

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

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





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

Installation of Protective Fencing and Signage

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

a. Type of Fencing. Six (6) feet high plastic mesh fence shall be installed at the edge of the Critical Root Zone, or at a minimum, the outermost edge of the drip line of each protected tree or group of protected trees.

b. Fence Installation. The fences shall be installed with fence posts not more than ten (10) feet apart, and prior to the commencement of any clearing, grubbing, grading, trenching, excavation, or any construction activities. Fencing shall be inspected by the Planning Services Division prior to construction activities beginning on-site.

c. No grade changes are permitted that will lower or raise the ground on all sides of the tree.

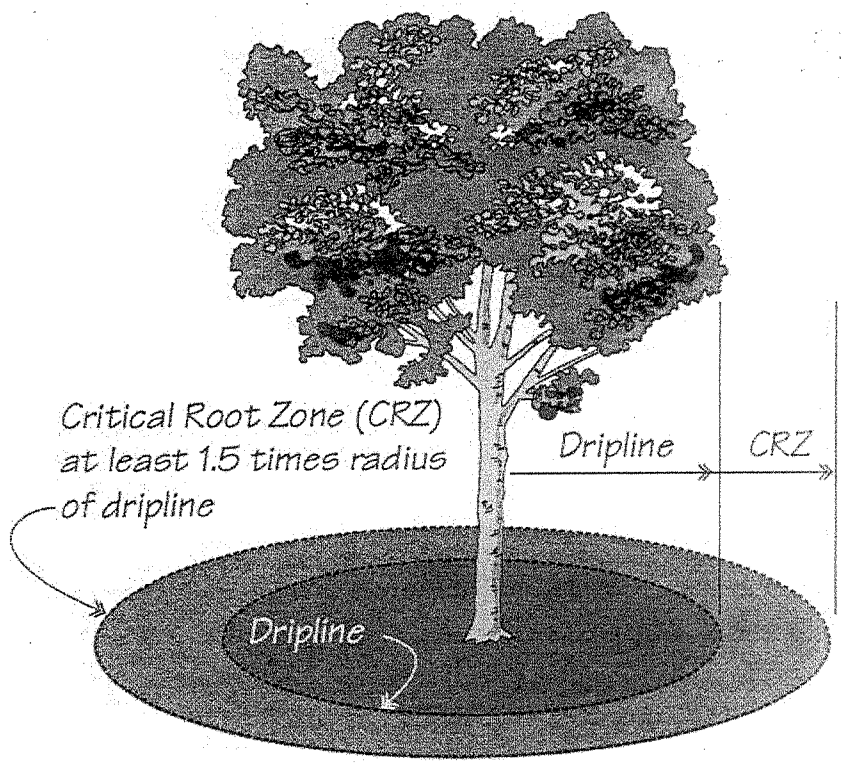


Figure 7.6: How to determine the size of the Critical Root Zone.

On-Site Oak Tree Protection and Preservation

1. The following guidelines have been prepared to provide specific guidance for projects which must preserve existing oak trees within or adjacent to the site. These guidelines may be supplemented with additional requirements through the Design Review approval process. Raising the grade around the tree trunks should be avoided. This causes rotting of the trunk, and serious damage/death to the tree.

2. Finished grades should slope away from the trunks to avoid water concentrated at their bases.

3. Planting live material under native oak trees is generally discouraged, and it will not be permitted within six feet of the trunk of a native oak tree with a diameter at breast height (DBH) of eighteen inches or less, or within ten feet of the trunk of a native oak tree with a DBH of more than eighteen inches.

4. All drip irrigation systems must be installed on grade. Trenching for irrigation pipe is not permitted. Only low-flow drip irrigation systems shall be used for establishing drought-tolerant plants within the critical root zone of a protected oak tree. Irrigation shall be gradually reduced and discontinued after a two to five year period, depending on plant species and establishment.

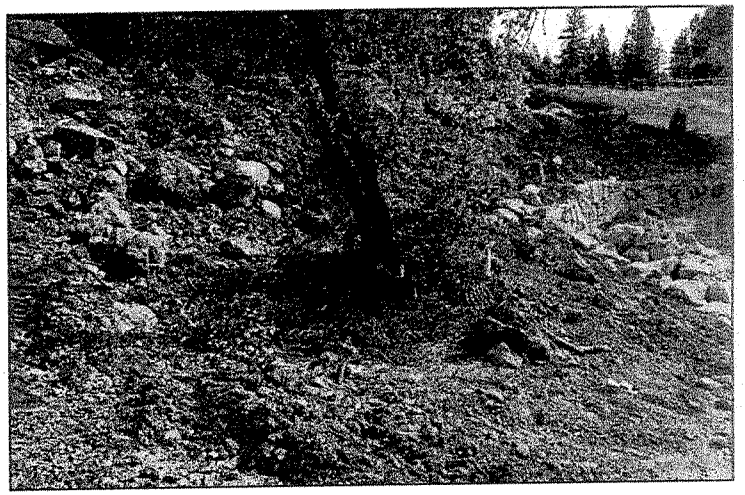


Figure 7.7: Maintenance of protective fencing is necessary throughout the construction phase.

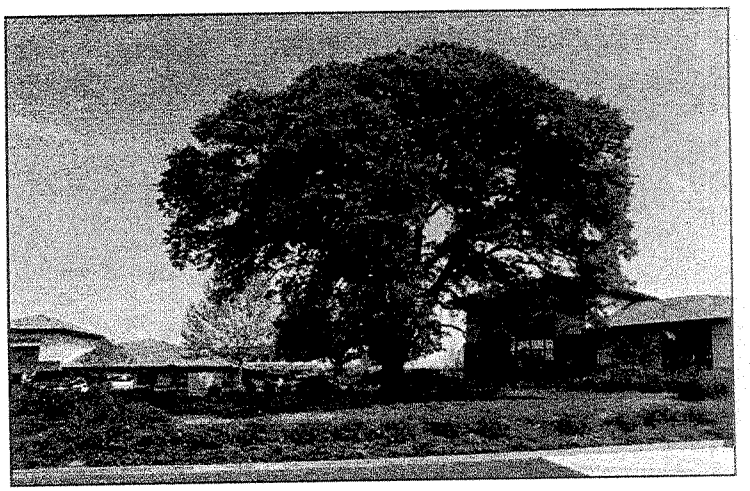


Figure 7.8: Oak tree with 'clear' dripline.

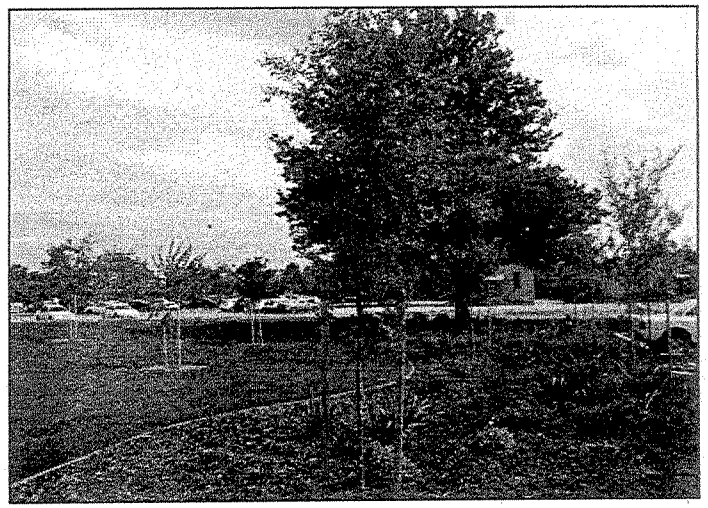
8. Planting Practices

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

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

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

Figures 8.1 and 8.2: Proper tree staking is essential.



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

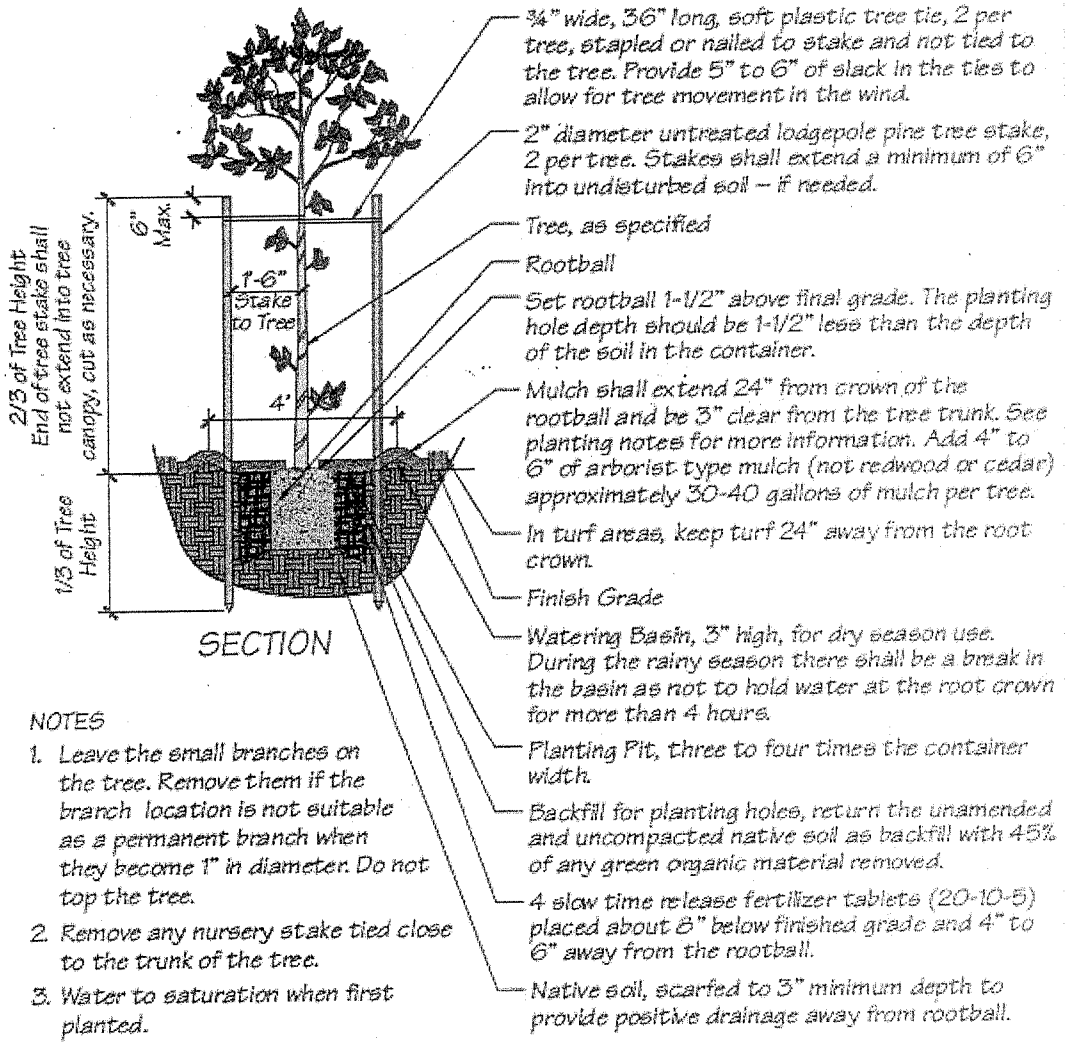


Figure 8.3: Tree planting standard.

9. Irrigation Standards

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

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

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

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

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

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

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

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

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

Standards

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

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

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

Specific considerations for irrigation include the following:

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

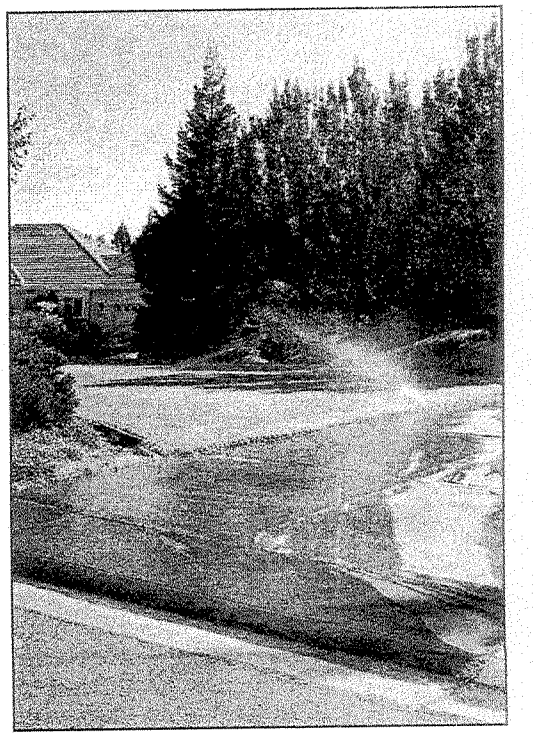


Figure 9.1: Irrigation overspray is a significant source of water waste.

10. Landscape Maintenance Standards

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

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

The scope of a long-term maintenance program should include the initial installation from planting, pruning, staking, mulching, trunk flare clearance, irrigating; short-term maintenance including any planned tree removal (thinning); future maintenance including stake removal, pruning, pest and disease control, mulching and soil protection, and tree protection and replacement. All tree pruning shall be completed to specifications written in compliance with ANSI A-300 Tree Maintenance Standards.

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

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

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

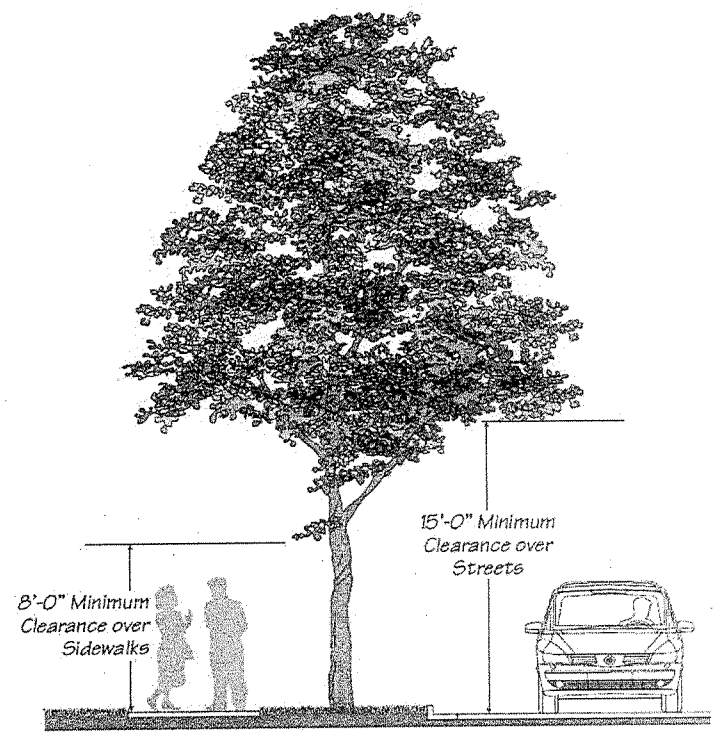


Figure 10.1: Trees shall be pruned to provide clearance over sidewalks and streets.

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

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

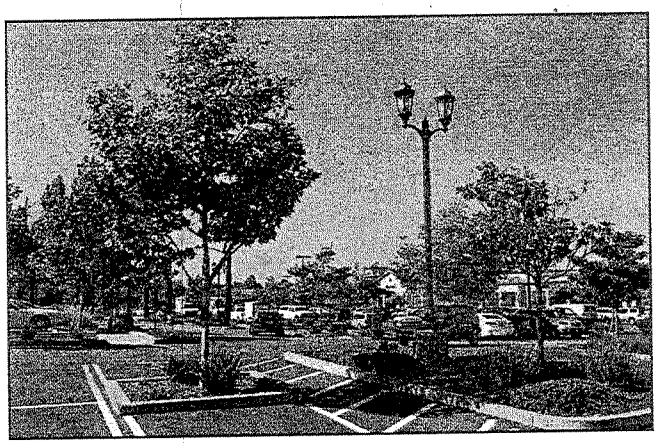


Figure 10.2: Properly maintained landscaping adds to the character of a property.

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11. Bioretention/Storm Water Management

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

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

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

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

The goal of LID is to mimic a site's predevelopment hydrology by using design techniques that infiltrate, filter, store, evaporate, and detain runoff close to the source of rainfall. Developers and others are urged to incorporate LID features into their projects.

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

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

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

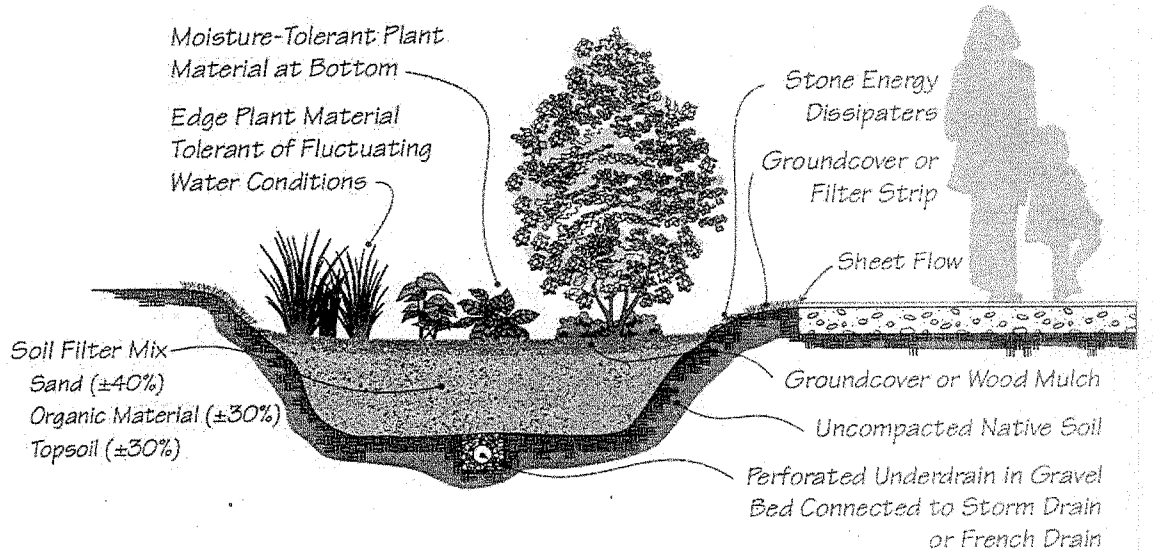

Figure 11.1: Typical bioswale cross-section.

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

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

Opportunities

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

Figure 11.2: Bioretention in a parking lot.

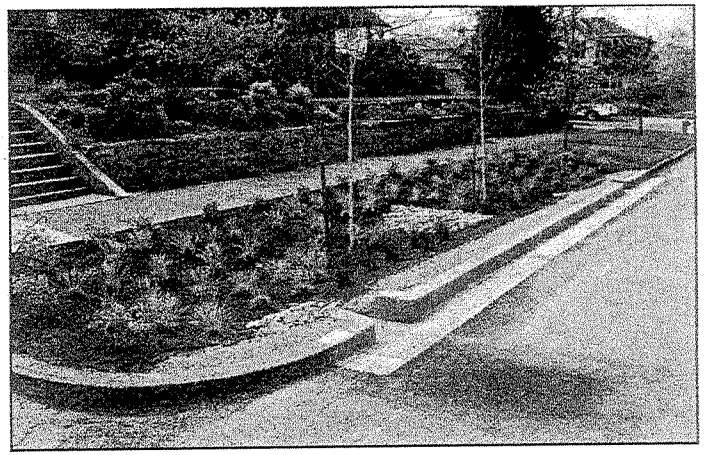


Figure 11.3: Storm water management in a residential neighborhood.

12. Defensible Space

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

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

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

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

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

A modified shaded fuel break is defined as a defensible location to be used by fire suppression resources to suppress oncoming wildfires. Any fuel break by itself will not stop a wildfire. It is a location where the fuel has been modified to increase the probability of success for fire suppression activities.

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

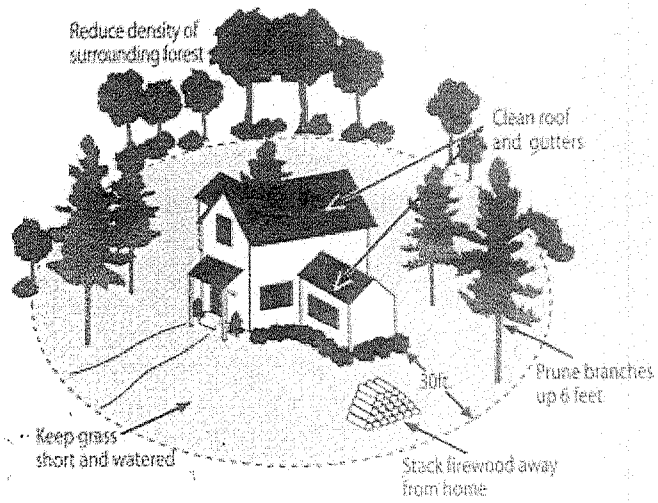


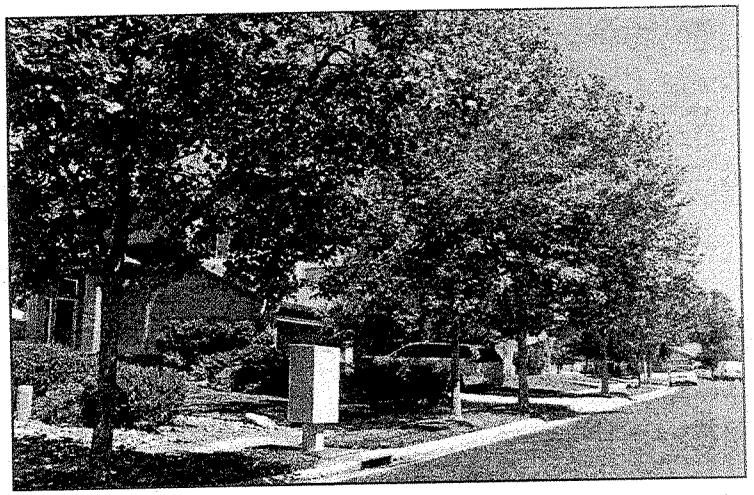
Figure 12.1: Defensible space guidelines

13. Western Placer County Suggested Residential Street Canopy Street Trees

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

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

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



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

14. UNDESIRABLE PLANTS

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

Table 14-1
Undesirable Plants

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

Table 14-1 (con't)

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

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Willow family *Salix* species	Breaks easily, surface roots, messy cotton

DEPARTMENT OF TRANSPORTATION
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TTY 711

Flex your power!
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December 27, 2012

032012-PLA-0072
03-PLA-Var/PM Var

Ms. Maywan Krach
County of Placer
Community Development Resource Agency
3091 County Center Drive, Suite 190
Auburn, CA 95603

Landscape Design Guidelines – Initial Study/Negative Declaration (IS/ND)

Dear Ms. Krach:

Thank you for including the California Department of Transportation (Caltrans) in the application review process for the project referenced above. The proposed Landscape Design Guidelines (Guidelines) will apply to all new developments and substantial site alterations that require discretionary approvals. The Guidelines will establish design expectations for new development based on County goals, policies, and objectives. This project encompasses all of Placer County. The following comments are based on the IS/ND.

Landscape Design Guidelines

Page 4: General Landscape Design Standards and Guidelines for Sites - Regarding the placement of trees, we request setbacks from walls, fences, ditches, swales, or drainage facilities be added to item #7. This section also states that setbacks may be decreased by two feet. We recommend that this not be included, as decreasing the setback may add safety challenges to maintenance activities by increasing exposure to traffic.

Page 4: General Landscape Design Standards and Guidelines for Sites - Regarding item #9 (tree canopies) - we recommend that potential conflicts with existing signage be considered.

Page 14: Neighborhood Entries - The fifth bullet in the Entry Features section discusses median planting and detriment to traffic safety. Safety is a major concern, especially worker safety and our maintenance crews. To protect our maintenance crews, planting should not occur in narrow areas where exposure to traffic is increased.

From:	Christopher Schmidt
To:	"Chuck-Muriel Davis";
cc:	Maywan Krach;
Subject:	RE: NegDec for Landscape Design Guidelines project
Date:	Friday, November 30, 2012 10:45:24 AM

Yes- that is our old, ugly guideline document. This new one is pretty much a cleanup with some new discussions on water efficient landscaping, fire safe clearance, low-impact design (bioswales, etc), maintenance, parking lot shading, and better examples of "good" design.

We are hoping to do a workshop at the Planning Commission to introduce the new guidelines soon- possibly in January but we may get bumped for other projects that are more time sensitive.

From: Chuck-Muriel Davis [mailto:chamdavis@yahoo.com]
Sent: Friday, November 30, 2012 10:14 AM
To: Christopher Schmidt
Cc: Maywan Krach
Subject: NegDec for Landscape Design Guidelines project

RE: Landscape Design Guidelines (PCPJ 20120313)

Good Morning Chris,

Is this the link to the current county Landscape Design Guidelines?
http://www.placer.ca.gov/Departments/CommunityDevelopment/Eng/~/media/cdr/Planning/documents/DesignGuides/LandscapeDesignGuidelines.ashx

Please...how can I find out what the changes are to the Placer County Landscape Design Guidelines? The new guidelines document is nicer looking, but is the content different than in the current guidelines?
Here is what I have for the link to the negdec:
http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/~/media/cdr/ECS/NegDec/LandscapeDesign.ashx

Please add me to the contact list for when this MND goes to the PC.

Thanks,
Muriel Davis
11/30/12
916-663-4123

Placer County may be interested in referencing the *Caltrans Plant Setback and Spacing Guide.* It is available at the following web address:
http://www.dot.ca.gov/hq/LandArch/policy/pdf/PltSpcGuideEng.pdf

Please provide our office with copies of any further actions regarding this project. We would appreciate the opportunity to review and comment on any changes related to this development.

If you have any questions regarding these comments or require additional information, please contact Josh Pulverman, Intergovernmental Coordinator for Placer County, at 530-634-7612 or by email at: josh_pulverman@dot.ca.gov

Sincerely,

GARY ARNOLD, Chief
Office of Transportation Planning – North