



## *5. Green Space*

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## 5.1 GREEN SPACE CONCEPT

The thoughtful incorporation of green space into a master-planned community does more to establish a sense of place than any other design feature. The Riolo Vineyard Specific Plan recognizes the importance of this element to the long-term vitality of a community. As a result, the plan provides more than ~~130~~ 160 acres of open space, parks and landscape corridors, strategically located to complement the natural characteristics of the site.

The Riolo Vineyard Specific Plan conserves large swathes of contiguous open space connected to four public parks through generously planted landscape corridors. Park sites are located within easy walking distance of residential villages. Landscape corridors heighten the aesthetic quality of the community by emphasizing entries, softening roadways and linking key portions of the Plan Area. Broad views of open space visually link the community to the Dry Creek corridor. The graceful interaction of these three elements balances the community with the surrounding natural environment.

*The Green Space is shown on Figure 5.1.*



## 5.2 GREEN SPACE GOALS AND POLICIES

### Green Space Goal #1

Provide adequate parks, open space, and recreational facilities to meet community needs.

### Green Space Goal #2

Integrate parks and open space into the community and connect them with sidewalks, trails and landscape corridors.

### Green Space Goal #3

Locate parks and open space amenities so that they are easily accessible to the community.

### Green Space Policies

1. Provide passive resting areas adjacent to open space with amenities such as benches or seatwalls.
2. All parks and open space improvements shall be designed by a licensed landscape architect.
3. All park safety and maintenance standards shall comply with County and Americans with Disabilities Act (ADA) standards.
4. Parks shall be designed and landscaped to establish recreational value, water efficiency, ample shade and ease of maintenance.
5. Parks shall be maintained through a public or private funding mechanism acceptable to the County.
6. Natural drainage courses shall be preserved and integrated into the project design where feasible.
7. Heritage oaks and other significant vegetation shall be preserved and protected where feasible.
8. Native vegetation and wildlife shall be protected through the controlled use of herbicides and pesticides during construction and maintenance of new parks.
9. Native plants shall be utilized whenever possible.
10. Site furniture and structures shall be selected based on durability, graffiti resistance and long-term maintenance.
11. Trails shall be installed in conjunction with required subdivision

improvements and may be phased concurrently with each phase of development.

### 5.3 PARKS, OPEN SPACE AND PUBLIC RECREATION REQUIREMENTS

Placer County has established area and facility requirements for parks, open space, and public recreation based on projected population. The General Plan states that the County shall strive to achieve and maintain a standard of five acres of improved parkland and five acres of passive recreation area per 1,000 population (General Plan Policy 5.A.1). Based on a build-out population of approximately ~~2,477~~ 2,435 people, the Plan Area would require approximately ~~12.4~~ 10.2 acres of improved parkland and ~~12.4~~ 12.2 acres of open space or passive recreation area.

*See Table 5.1 for Specific Plan Area Park & Open Space Requirements.*

### 5.4 OPEN SPACE



Open space is a vital component of any master planned community, allowing residents the opportunity to connect with nature on a daily basis. The Riolo Vineyard Specific Plan sets aside over ~~123~~ 128 acres of uninterrupted open space, providing expansive views and linking the community to the

Dry Creek corridor. The incorporation of this element invites residents to explore their local surroundings and observe native plants and animals in their natural setting.

The community has been specifically designed to provide easy access to open space amenities. Pedestrians, bicyclists, and horseback riders

can utilize a number of meandering trails as alternative modes of travel through natural areas. Passive recreational nodes along these paths provide resting areas beneath shady canopies.

Open space within the Plan Area preserves a number of sensitive habitats and promotes community awareness of these important natural resources. Permitted uses within open space areas are limited to trails, fencing, drainage, mitigation, and utilities. Open space in the Plan Area will be owned by Placer County and maintained by a County Service Area. Fire Department emergency access shall be provided to all open space areas. The Riolo Vineyard Specific Plan provides more than ten times the open space acreage required by the General Plan.

### 5.5 PARKS



In addition to the passive recreational opportunities provided by an extensive trail network, the Riolo Vineyard Specific Plan designates four park sites which will provide added opportunities for green space and both passive and active recreational uses. It is the intent of the Specific Plan to provide park land within walking distance of each residential village. The concept of a walkable community is reinforced by the connections and linkage systems between all of the park sites which become a critical element in the development and success of the community.

Park sites will be programmed in accordance with typical recreation standards developed for, and based on, service area population, and

shall be designed and detailed in accordance with Placer County Park Department standards. Park designs and improvement plans shall be subject to Placer County Parks Department design/ site review and approval. ~~PFE Investors~~ **HBT of Riolo Vineyards, LLC** proposes approximately ~~10~~ **10.7** acres of parkland within the Specific Plan Area. The remaining park acreage shall be the responsibility of the Lund, Elliott, and Frisvold properties. When those properties develop they will provide the appropriate acreage or (at the County's discretion) pay in-lieu fees.

*See Table 5.2 for Park Acreages.*

Each of the four park sites shall be programmed, designed, and developed in direct relation to the adjoining land uses. Development patterns orient toward these parks and engage directly with them. These parks provide community focal points, equally distributed within villages to provide convenient passive and active recreational opportunities within easy walking distance. General concepts and design guidelines for the various parks are presented below.

### Park Site 1

This neighborhood park lies adjacent to Low Density Residential and ~~Agriculture-10~~ **Agriculture** land uses and creates ~~passive use~~ **playable** open turf areas and trail connections. Park Site 1 provides a plaza seating area with shade trees and ADA accessible paths. Walking paths, landscaping, and shade trees are all important components of this site. The Specific Plan prohibits agricultural activities on AG-10 **and AG** lots within 50' of adjacent LDR, Parks, and other active recreation areas. Landscaping and grading within Park Site 1 shall be designed to screen these distinct uses from one another.

*A conceptual design for Park Site 1 is shown on Figure 5.2.*

### Park Site 2

This neighborhood park is surrounded by ~~Low and Medium Density Residential neighborhoods~~ **Low Density Residential and Open Space** and provides passive use open turf areas, trail connections, and ADA accessible walking paths. Park Site 2 also establishes an additional level of safety through the use of mounded turf areas adjacent to the perimeter. A shaded seating area, **a sports court** and a tot lot round out the amenities on this site.

*A conceptual design for Park Site 2 is shown on Figure 5.3.*

### Park Site 3

This neighborhood park lies adjacent to Low Density Residential and ~~Agriculture-10~~ **Agriculture** land uses and provides both passive and active use open turf areas for youth softball/baseball and soccer, and trail connections. A play apparatus with swings and adventure ~~playground~~ **dry stream bed** is also included, along with informal mounded turf seating areas. The site provides shaded seating areas, drinking fountains, picnic tables, a BBQ, and restroom and storage facilities. On and off-site parking is provided to accommodate field sports facility use. Low level security lighting and ADA accessible walking paths are also incorporated. The Specific Plan prohibits agricultural activities on AG-10 **and AG** lots within 50' of adjacent LDR, Parks, and other active recreation areas. Landscaping and grading within Park Site 3 shall be designed to screen these distinct uses from one another.

**Though two sports facilities are shown, a baseball and soccer field, parking spaces will be limited. Until additional parking spaces are provide at the time the Elliot property develops, field use by organized groups will be regulated to avoid overburdening of available parking.**

*A conceptual design for Park Site 3 is shown on Figure 5.4.*

## Park Site 4

This neighborhood park is surrounded by Low Density Residential and **Open Space**. **This park** provides passive and active uses, including open turf areas for soccer **and a trail connection**. Mounded turf areas will create opportunities for passive play. Park Site 4 also includes seating areas with shade structures, picnic tables, a BBQ, a play apparatus, **half-court basketball**, landscaping and irrigation, and ADA accessible paths with security lighting.

**Park site 4 has been reorganized from an open field park into a linear park, which encourages movement through Riolo Vineyards and the Dry Creek trail system.**

*A conceptual design for Park Site 4 is shown on Figure 5.5.*

## Dry Creek Park

Dry Creek Park is a **proposed** community park located along Walerga Road, just east of the Riolo Vineyard Specific Plan Area and south of Dry Creek. The park will contain both active and passive recreational opportunities. It will be accessible to Plan Area residents via a short drive or the Dry Creek trail system. **Dry Creek Park opened in 2013.**

## 5.6 LANDSCAPE CORRIDORS

Landscape corridors are used to buffer the Plan Area from adjacent arterial roadways, accent project entry points, and enhance significant streetscapes within the community. Landscape corridors contain pedestrian or bicycle paths, which add to the overall connectivity of the Plan Area. Reductions to the specified widths of landscape corridors may occur in order to accommodate turn lanes, bus stops, and acceleration and deceleration lanes.



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**PREVIOUSLY APPROVED Table 5.1 Specific Plan Area Park & Open Space Requirements**

Total Units	Total Population	Park & OS Requirement	Parkland Provided	Open Space Provided
933	2,477	5 acres/1000 people = 12.4 acres	10.7 acres *	123.9 acres *

\* Parkland acreage meets Placer County requirements for all of PFE Investor's portion and some of Elliott's portion. Lund, Elliott and Frisvold properties will be responsible for their respective parkland and open space requirements.

**Table 5.2 Park Acreages**

Park 1	1.1 acres
Park 2	1.3 acres
Park 3	4.4 acres
Park 4	3.3 acres
<b>Total</b>	<b>10.1 acres</b>

**AMENDED Table 5.1 Specific Plan Area Park & Open Space Requirements**

	<b>Total Units</b>	<b>Total Population</b>	<b>Park &amp; OS Requirement</b>	<b>Active Parkland Provided</b>	<b>Passive Parkland Provided</b>
<b>Overall RVSP</b>	933	2,435	5 acres/1000 people = 12.2 acres	10.7 acres *	128.3 acres *
<b>HBT of Riolo Vineyards</b>	603	1,567	5 acres/1000 people = 7.8 acres	9.0 acres	128.3 acres

\* Parkland acreage meets Placer County requirements for all of HBT's portion and some of Elliott's portion. Lund, Elliott and Frisvold properties will be responsible for their respective parkland and open space requirements.

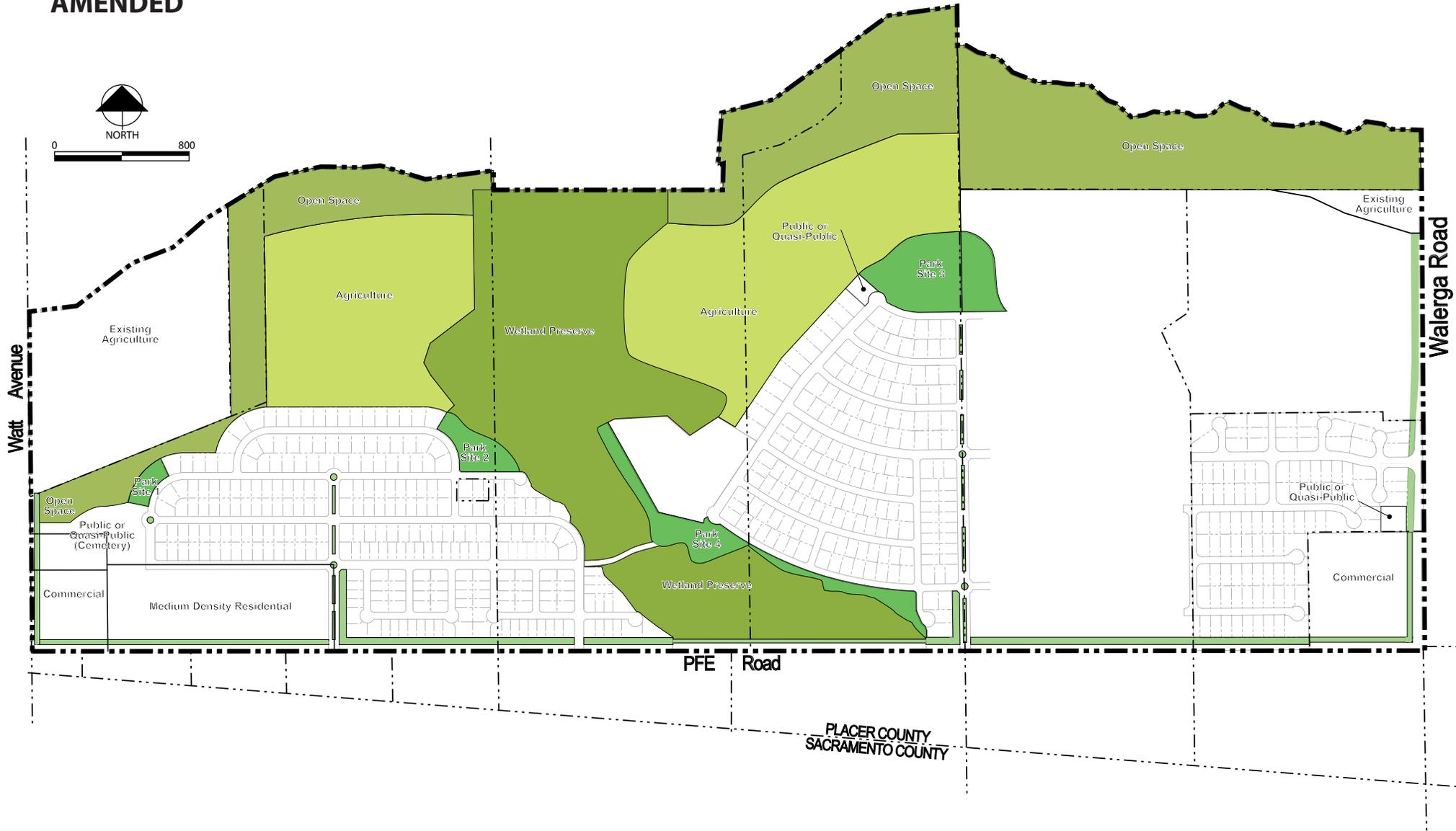
**Table 5.2 Park Acreages**

Park 1	0.7 acres
Park 2	1.7 acres
Park 3	6.3 acres
Park 4	2.0 acres
<b>Total</b>	<b>10.7 acres</b>

**FIGURE 5.1 GREEN SPACE PREVIOUSLY APPROVED**

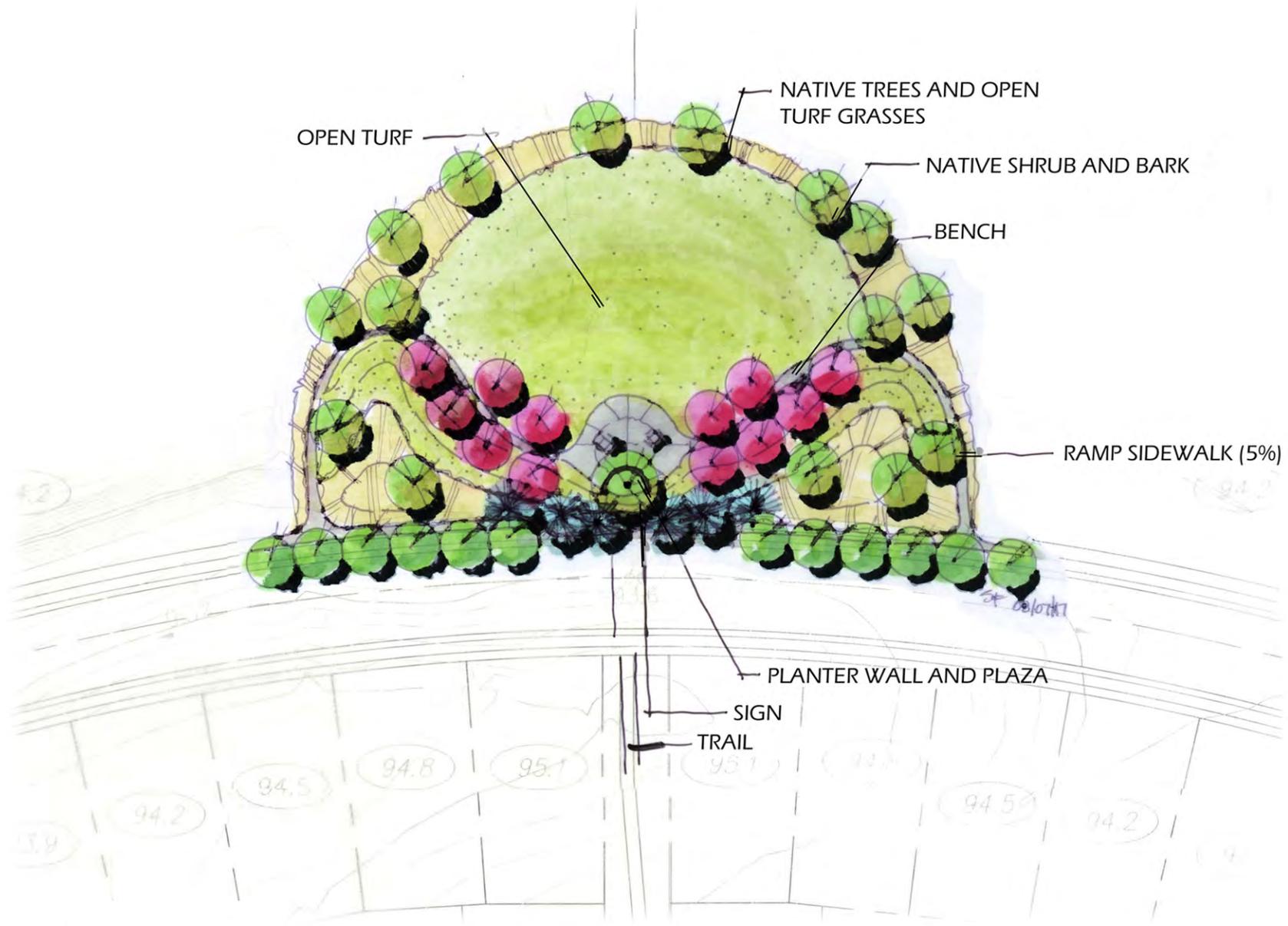


**FIGURE 5.1 GREEN SPACE  
AMENDED**



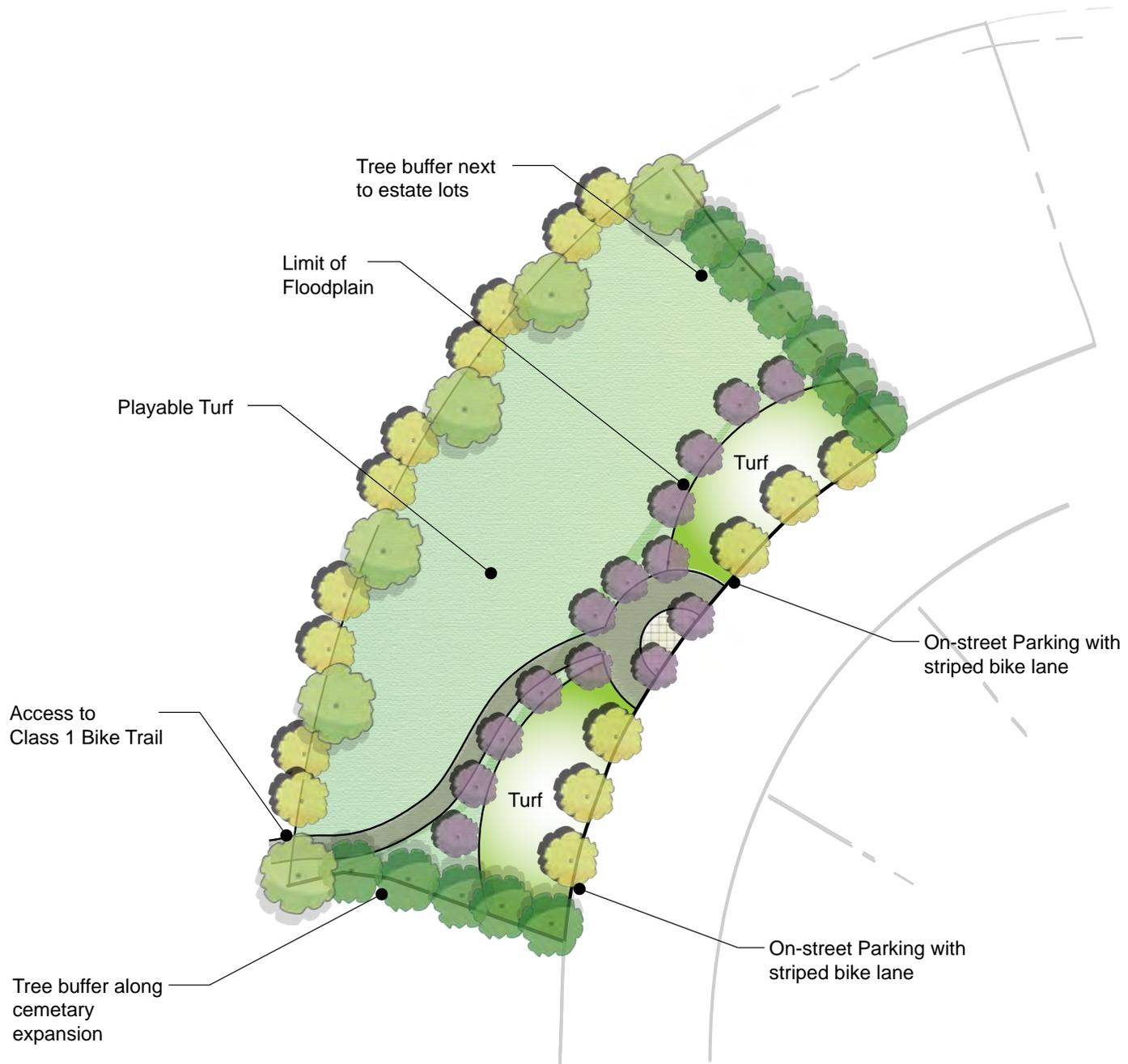
LEGEND	
	Parks
	Open Space
	Agriculture
	Landscape Corridors

**FIGURE 5.2** PARK SITE 1  
**PREVIOUSLY APPROVED**

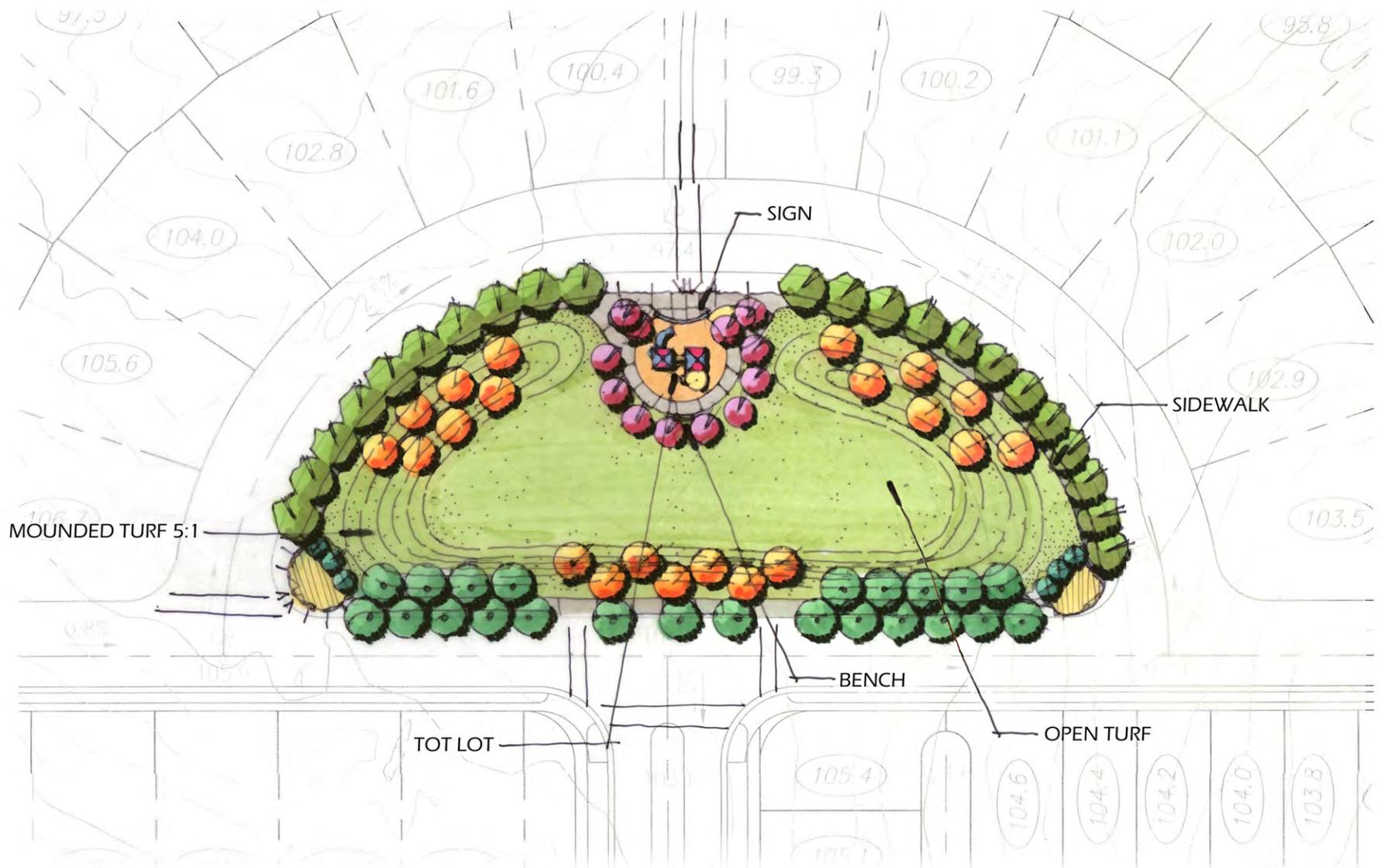


Source: Land Architecture

**FIGURE 5.2 PARK SITE 1  
AMENDED**



**FIGURE 5.3** PARK SITE 2  
**PREVIOUSLY APPROVED**



Source: Land Architecture

**FIGURE 5.3 PARK SITE 2  
AMENDED**



**FIGURE 5.4 PARK SITE 3  
PREVIOUSLY APPROVED**



Source: Land Architecture

**FIGURE 5.4 PARK SITE 3  
AMENDED**

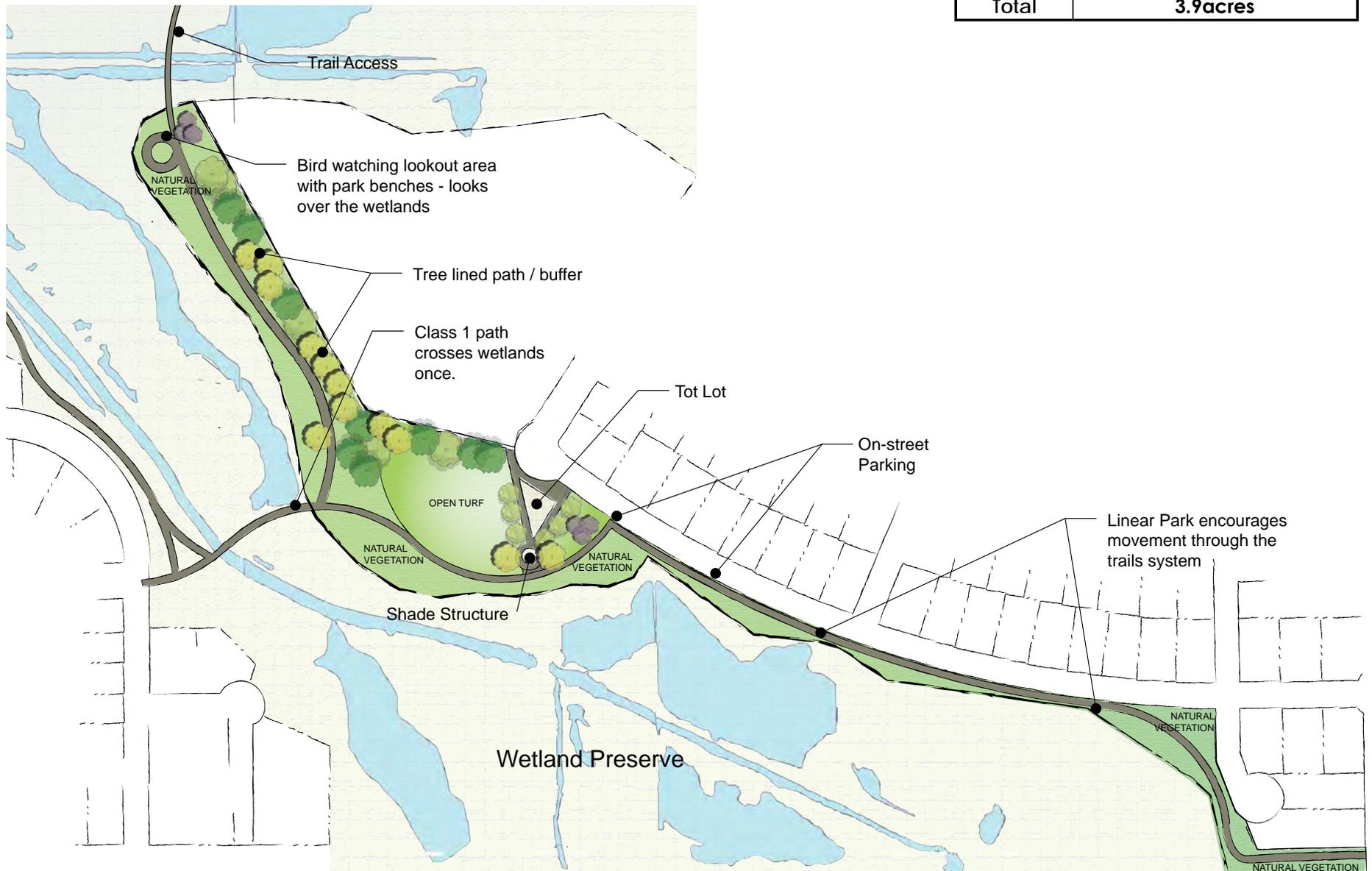




**FIGURE 5.5 PARK SITE 4  
AMENDED**

**Park Acreage**

Playable	2.0 acres
Passive	1.9 acres
<b>Total</b>	<b>3.9 acres</b>



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