

CHAPTER 4:
Parks and Open Space



The public open space system in Sutter Pointe includes recreation areas located within parks, on trails, around lakes, and in stormwater retention areas. The parks and open spaces are designed to not only provide recreation facilities, but also to act as transition zones and buffers between employment and residential villages.

Objective 4.1-1: Provide high-quality parks, open spaces, and recreational amenities to encourage healthy lifestyles for residents, employees, and visitors of Sutter Pointe.

Sutter Pointe is designed to provide a full range of parks and recreation activities. The Plan area is envisioned to be incorporated as a full-service city at the earliest feasible time in the future. Sutter Pointe will offer recreation facilities to meet the expected needs and desires of residents and employees. These facilities will provide for developed parkland to accommodate formal organized play and informal recreation, ranging from trails and recreation centers to greenbelts, open spaces, and lakes.

Encouraging recreation and a healthy lifestyle are integral objectives of the physical land use plan. Sidewalks and trails unite parks and open spaces with surrounding neighborhoods and employment centers. The plan allows for multiple uses for drainage areas, lakes, and trails. A Parks and Open Space Master Plan detailing specific park designs, features, and functions will be prepared subsequent to the Specific Plan, but prior to or concurrent with filing of the first tentative subdivision map. This plan will be the primary implementation tool for park policies within the Specific Plan.

Park and recreation service levels presented in this section correspond to the buildout condition of the Sutter Pointe community. Service levels to be provided as the community develops incrementally may vary from these levels, as described in the Urban Services Plan and Development Agreement that accompany the Specific Plan.

4.1 PARKS AND OPEN SPACE REQUIREMENTS

4.1.1 QUIMBY ACT

The Quimby Act (California Government Code Section 66477) was established by the California legislature in 1965 to preserve open space and parkland in the rapidly urbanizing areas of the State. This legislation was in response to California's increased rate of urbanization and the need to preserve open space and provide parks and recreation facilities for California's growing communities. The Quimby Act authorizes local governments to establish ordinances requiring developers of new subdivisions to dedicate parks, pay an in-lieu fee, or perform a combination of the two.

The Quimby Act provides two standards for the dedication of parks. If the existing park acreage in a community is greater than 3 acres per 1,000 persons, then the community may require dedication based on a standard of up to 5 acres per 1,000 persons residing in the subdivision. If the existing park acreage in a community is less than 3 acres per 1,000 persons, then the community may require dedication based on a standard of only 3 acres per 1,000 persons residing in the subdivision. The Quimby Act requires a city or county to adopt standards for recreation facilities in its general plan if it is to adopt a parkland dedication/fee ordinance.

4.1.2 SUTTER COUNTY PARK AND RECREATION REQUIREMENTS

Pursuant to the County's General Plan, the County standards for parks and open space in the Plan area are established with adoption of this Specific Plan (Policy 4.1-2). The minimum parkland standards required by the Sutter Pointe Specific Plan are 5.0 acres per 1,000 residents of parks, including regional, community, and neighborhood parks, and 10.0 acres per 1,000 residents of total parkland and open space which, in addition to the preceding parks, may also include greenbelts, pedestrian and bicycle trails, lakes, basins, golf courses, open space buffers, and other similar features.

The Sutter Pointe Specific Plan provides recreation facilities, parkland, and open space that exceed both the State maximum Quimby Act levels and the minimum standards established in this plan.

Before accounting for the planned senior housing, the 17,500 planned residential units at Sutter Pointe would generate an estimated population of 46,818. This estimate assumes household sizes of 2.3 persons per household in high-density and mixed-use areas, 2.77 persons per household in medium-density areas, and 2.93 persons per

household in low-density residential areas, for an average household size of about 2.68 residents per household.

However, Sutter Pointe also includes 3,000 planned senior housing units, with an estimated average household size of 1.8 persons per household. For the purposes of park demand estimation, these 3,000 senior housing units have been allocated proportionally across the different residential land use categories (low, medium, and high density, and mixed-use), resulting in a lower estimated population of 44,192.

The standard of 10.0 acres per 1,000 residents of total parkland and open space would require a total of 442 acres of parks, greenbelts, bicycle and pedestrian trails, lakes, basins, golf courses, open space buffers and other similar features in the Plan area. Of that amount, a minimum of 5.0 acres per 1,000 residents, or 221.0 acres, would be required for neighborhood, community, and regional parks. Exhibit 4.1 identifies locations within the Plan area that are designated for Park or Open Space use.

Policy 4.1-1: Establish sites for regional, community, and neighborhood parks to meet the active recreation needs of Sutter Pointe residents and visitors.

Policy 4.1-2: Establish a parks standard that requires a minimum of 5.0 acres per 1,000 residents of parks, including regional, community, and neighborhood parks, and 10 acres per 1,000 residents of total parkland and open space which, in addition to the preceding parks, may also include greenbelts, pedestrian and bicycle trails, lakes, basins, golf courses, open space buffers, and other similar features.

SERVICE LEVELS:

Exhibit 4.2 shows the locations of parks, identified by function as regional, community, and neighborhood parks, as well as schools with joint-use facilities. A more detailed discussion of the types of parks is discussed in Section 4.2, but generally, a full range of parks will be developed for residents of all ages that provide facilities for sports and active play, open turf areas that can accommodate less formal activities and encourage free play, and lakeside parks with landscaped amenities for walking, jogging and more passive use. Pursuant to the County's General Plan (Policy 3.H-6), most school facilities at Sutter Pointe are located and designed to support joint use of outdoor and indoor recreation facilities such as athletic fields, gymnasiums, and play equipment. Approximately 40.0 acres of joint-use recreation facilities at schools will be used to supplement and enhance Sutter Pointe's proposed parks and open space areas. In addition, two private recreation centers (clubhouses) are proposed within the Recreational Village to serve local residents (Parcels P-4 and P-7). The private clubhouses and school joint-use recreation facilities are not included in the parkland calculations.

A total of 266.1 acres of neighborhood, community and regional parks are provided in Sutter Pointe, resulting in a service level of approximately 6.0 acres per 1,000 residents (or 5.7 acres before accounting for planned senior housing), which exceeds the minimum standard of 5.0 acres per 1,000 residents.

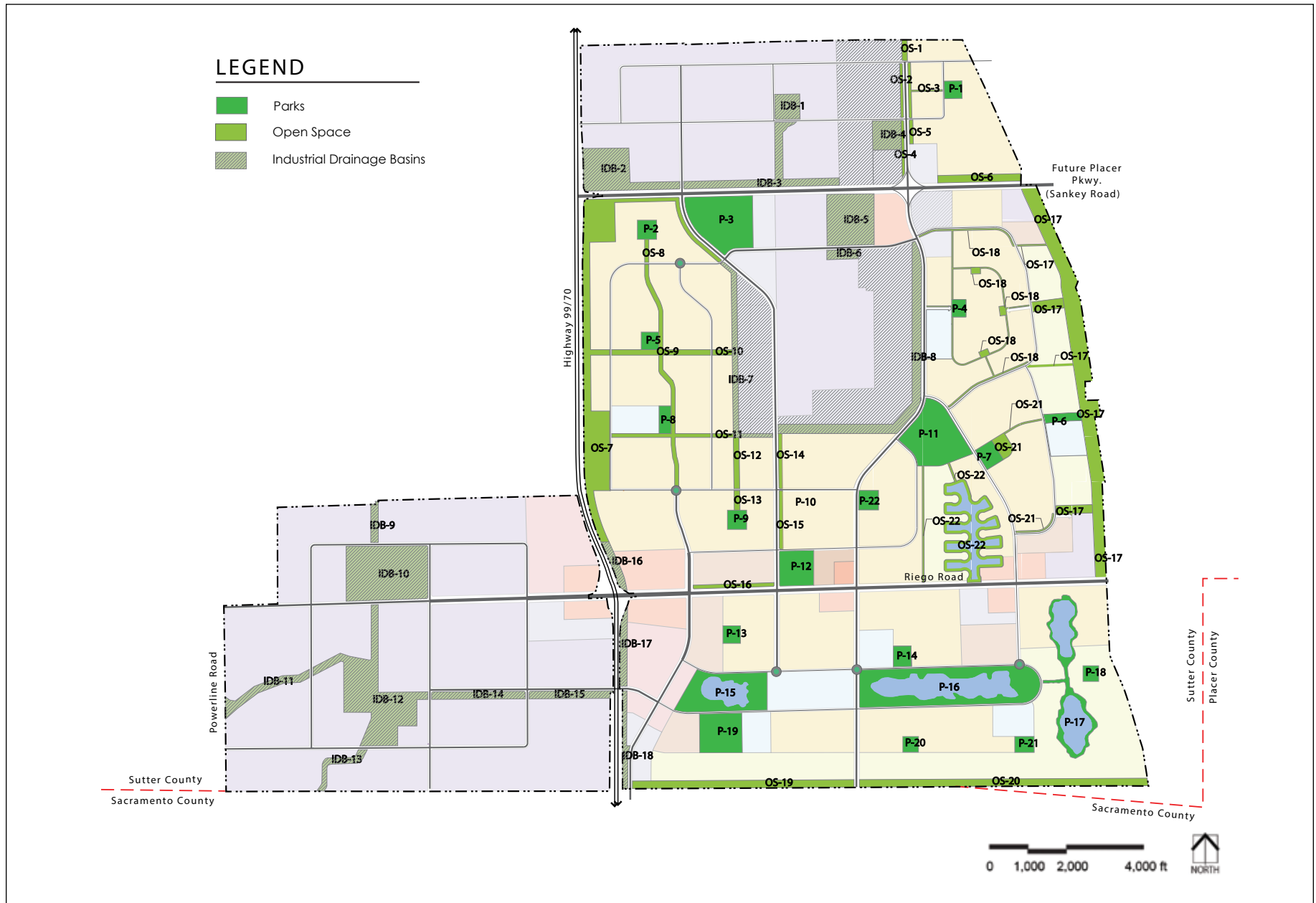


Exhibit 4.1: Parks and Open Space Designations

Source: Wood Rodgers, 2014

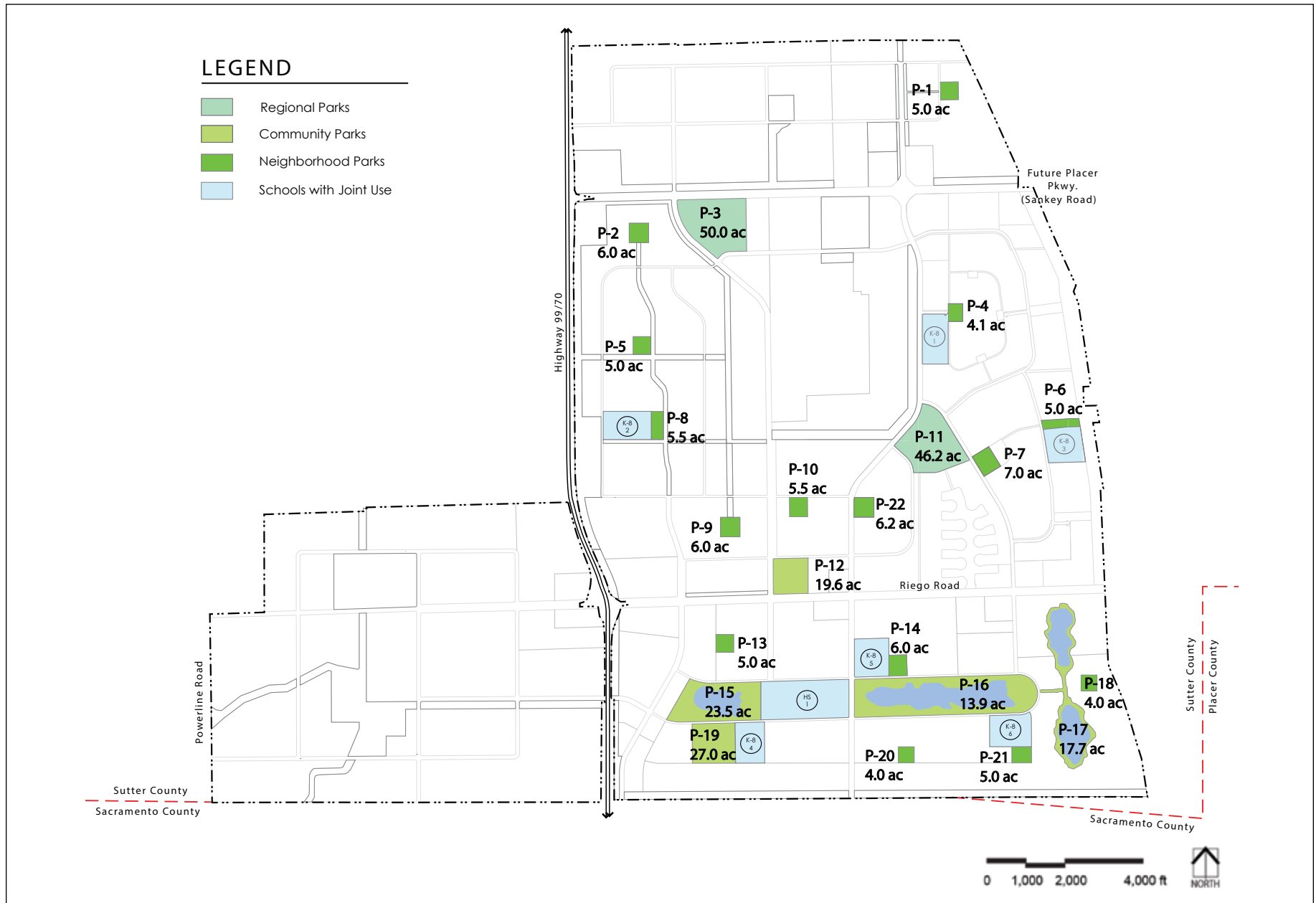


Exhibit 4.2: Developed Parks

Source: Wood Rodgers, 2014

The Specific Plan includes an additional 552.1 acres of planned open space, trails, pocket parks and lake areas that will provide sufficient additional acreage to exceed the 10 acres per 1,000 residents standard for total parkland and open space. The plan includes approximately 200 acres of lakes and 352.1 acres of land designated for open space, including a 99.4 acre Community Greenway along the eastern edge of the Recreational Village. The remaining 252.7 acres of open space consists of drainage basins and channels, greenbelts and trail corridors, and open space buffers. Of the total 552.1 acres of open space and lakes, only approximately 144.0 acres will be available for use as drainage basins. Exhibit 4.3 shows the proposed open space and lake areas.

Table 4.1 summarizes how the standards for parks and open space will be met in the plan area. Table 4.2 summarizes the acreage and type of each proposed park and open space parcel.

TABLE 4.1: PARKS AND OPEN SPACE SUMMARY

Type	Acres Provided	Standard	Acres Required ¹
Regional Parks	96.2		
Community Parks, including Lakeshore Parks	101.7		
Neighborhood Parks	68.2		
Total Parks	266.1	5.0 ac/1,000	221.0 acres
Open Space (Parcel OS-17)	99.4		
Open Space (greenbelts, trails, buffers, and basins)	252.7		
Lakes	200.0		
Total Open Space	552.1		
TOTAL PARKS AND OPEN SPACE	818.2	10.0 ac/1,000	442.0 acres

1. If the household size for Sutter Pointe's 3,000 senior units is assumed to be 1.8 persons per household, then the resulting total population at buildout would be approximately 44,192 rather than 46,818.

TABLE 4.2: PARK AND OPEN SPACE PARCELS

Regional Sports Park (50.0 ac)	
Description	Regional sports park. Intended to feature such facilities as lighted sports fields for league play with parking and restrooms.
Parcel (acres)	P-3 (50.0)
Regional Multi-Use Park (46.2 ac)	
Description	Regional multi-use park. Includes approximately 20.0 acres developed for active sports facilities with lighting, parking, and restrooms. Also includes approximately 26.0 acres of additional park area to support regional needs other than for organized sports. May include such facilities as multi-purpose practice fields, additional soccer fields, dog parks, and room for unstructured play and hobbies.
Parcel (acres)	P-11 (46.2)
Active Community Parks (46.6 ac)	
Description	Community facilities for organized sports and other recreation. More substantial facilities than might be typical of neighborhood parks, but at a smaller scale than the regional parks. Facilities may also include picnic areas, shade structures, BBQ grills, play structures or other similar features. May include lighting, parking, and restrooms.
Parcels (acres)	P-12 (19.6), P-19 (27.0)
Lakeshore Community Parks (55.1 ac)	
Description	High amenity trail and landscaped areas for passive recreation. Excludes lake/detention basin acreage (which is counted as open space below).
Parcels (acres)	P-15 (23.5), P-16 (13.9), P-17 (17.7)
Joint Use Neighborhood Parks (21.5 ac)	
Description	Open turf areas with leveled fields to support organized sports and unstructured play. May include minor facilities such as backstops, soccer goals and picnic furniture. Enhanced with joint use of play structures, hard courts, track and gymnasium facilities located on adjacent K-8 school site.
Parcels (acres)	P-6 (5.0), P-8 (5.5), P-14 (6.0), P-21 (5.0)

TABLE 4.2: PARK AND OPEN SPACE PARCELS (CONTINUED)

Stand Alone Neighborhood Parks (46.7 ac)	
Description	Open turf areas with leveled fields to support organized sports and unstructured play. May include stand alone play structures and hard courts in addition to minor facilities such as backstops, soccer goals and picnic furniture. Two private recreation centers (clubhouses) are also proposed (Parcels P-4 and P-7), but are not included in the parkland calculations.
Parcels (acres)	P-1 (5.0), P-2 (6.0), P-5 (5.0), P-9 (6.0), P-10 (5.5), P-13 (5.0), P-18 (4.0), P-20 (4.0), P-22 (6.2)
Community Greenway (99.4 ac)	
Description	A linear open space network connecting community and neighborhood parks, and other open space in the region. Also provides a buffer to the adjacent canal and surrounding farmland. Both active and passive uses are envisioned including: educational signage, multi-purpose trails, informal seating and boardwalks. Open space features extend into the community from the Greenway, providing the opportunity for more active uses such as fitness trails, neighborhood gardens and picnic areas
Parcel (acres)	OS-17 (99.4)
Lakes (200 ac)	
Description	Features lake amenities. May also serve detention functions. Does not include upland lakeside park portion of parcels, which are counted in park acreage above.
Parcels (acres)	P-15 (28.1), P-16 (93.9), P-17 (38.3), OS-22 (39.7)
Open Space (252.7 ac)	
Description	Includes open space features such as greenbelts, trails, pocket parks, buffers, and basins.
Parcels (acres)	OS-1 (1.8), OS-2 (2.3), OS-3 (3.3), OS-4 (2.4), OS-5 (1.5), OS-6 (10.0), OS-7 (92.3), OS-8 (1.5), OS-9 (30.0), OS-10 (1.7), OS-11 (1.3), OS-12 (4.7), OS-13 (1.8), OS-14 (3.3), OS-15 (3.5), OS-16 (4.9), OS-18 (14.5), OS-19 (27.1), OS-20 (34.0), OS-21 (7.1), OS-22 (3.7 ac)

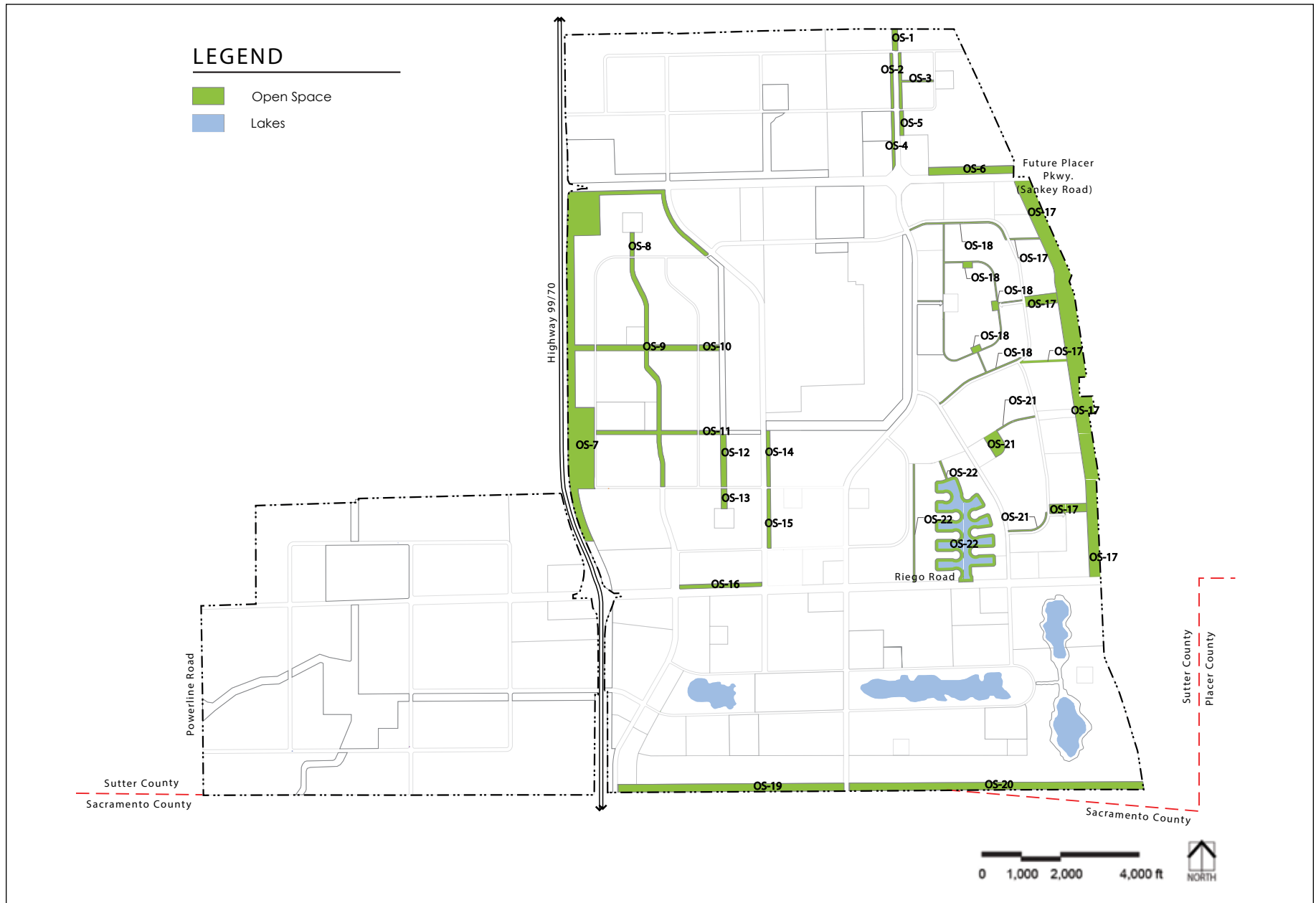


Exhibit 4.3: Open Space and Lakes

Source: Wood Rodgers, 2014

4.1.3 PARKS AND OPEN SPACE MASTER PLAN

Policy 4.1-3: Develop a Parks and Open Space Master Plan to provide site plans and implementation strategies for parks and open space facilities in Sutter Pointe.

Prior to or concurrent with filing of the first tentative subdivision map, a Parks and Open Space Master Plan will be prepared. This master plan must be approved by the County Board of Supervisors. The master plan will be the primary implementation tool for park and open space policies of the Specific Plan.

The Parks and Open Space Master Plan will establish:

- Specific recreation facilities to be provided, broken down to the level of individual neighborhood, community, and regional parks, recreation centers (clubhouses), the community greenway, and open space;
- Specifications and design criteria for recreation facilities, including park and trail facilities;
- Configuration of the trails, greenbelts, pocket parks, lakes, and natural resource uses in Park and Open Space designated areas;
- Detailed phasing plan for the community greenway (Parcel OS-17) that ensures full development of the greenway in a logical and timely manner to the satisfaction of the County;
- Proposed facilities for each park, consistent with the financing plan for park construction and maintenance;
- Guidance for the CSA or CSD which will operate and maintain the park, recreation, open space, and trail facilities; and
- Guidance for compliance with parkland dedication requirements, including payment of in-lieu fees.

The School Facilities Master Plan shall address provision, timing, and access to joint-use facilities.

4.2 PARKS

Sutter Pointe provides recreation opportunities for residents of all ages and abilities. The following sections describe planned locations and features for each type of park proposed within the Plan area.

Policy 4.2-1: Provide high-quality parks, open space, and recreation areas sufficient to serve Sutter Pointe residents.

Policy 4.2-2: Provide parks that are interspersed with lakes, trails, civic facilities, places of worship, and local retail and service uses.

Policy 4.2-3: Parks should be designed as integral components of neighborhoods, and not as odd or remnant spaces.

Policy 4.2-4: Provide high-quality recreation facilities throughout the Plan area.

Policy 4.2-5: Schematic park designs illustrating facility locations shall be provided in the Parks and Open Space Master Plan, and finalized in tentative subdivision maps.

Parks in the Plan area are designed to provide recreation facilities and large open turf areas. In addition to park areas, Sutter Pointe’s green belts, trails, buffers and drainage areas provide open spaces that support passive recreation, and habitat for wildlife in addition to their primary function. The combination of open space amenities and parks is intended to provide a balance of recreational opportunities for all residents.

The Parks and Open Space Master Plan will determine which facilities are placed in each park, consistent with the Finance Plan and the design intent identified for each park type in the following pages.



4.2.1 REGIONAL PARKS

Policy 4.2-6: Provide regional parks that serve both the residents of Sutter Pointe and the region.

Policy 4.2-7: Uses and facilities within regional parks shall complement surrounding land uses.

The plan provides two regional parks totaling approximately 96 acres. One regional park, approximately 46 acres in size, is located centrally within the Recreation Village. A second 50-acre regional park is located south of Sankey Road within the Greenbelt Village. The Recreation Village regional park will be developed with approximately 26 acres of open turf areas with leveled fields for organized sporting use, such as soccer, flag football, field hockey, and other uses. The field areas could also be used for such activities as free play, kite flying, and multipurpose practice fields for sports. This 26 acre portion of the park area could also be developed with picnic areas, barbecues, backstops, soccer goals and turf areas that could accommodate a dog park. The remaining 20-acre portion of the park is designed to feature active sports, including multiple baseball and soccer fields, catering to regional recreation facility needs. Recreation fields in this park will have nighttime lighting and facilities for organized league play.

The 50-acre Greenbelt Village regional park is designed as a regional sports park with facilities and amenities for active sports on the entire site, consistent with the 20-acre portion of the Recreation Village regional park discussed above. Both parks would have bathroom facilities and parking.

Regional park facilities to be provided will be specifically defined within the Parks and Open Space Master Plan.



4.2.2 COMMUNITY PARKS AND LAKESHORE COMMUNITY PARKS

Policy 4.2-8: Provide community parks that serve the residents of Sutter Pointe.

Policy 4.2-9: Uses and facilities in community parks shall complement surrounding land uses.

Policy 4.2-10: Community parks shall be designed using different themes, uses, and landscape treatments to encourage variety and character. Lakeshore parks shall be designed to highlight the visual resources provided by the lakes.

The plan provides two community parks and three lakeshore community parks, totaling approximately 102 acres. These parks will be designed to serve project residents, featuring recreation areas, lakes, and park-themed local commercial uses.

A 20-acre community park is located on the north side of Riego Road within the Greenbelt Village, and a 27-acre community park is located east of the Town Center in the Traditional Village. These two parks will be developed for formal organized sports and recreation facilities of a more permanent nature than might be found in a neighborhood park, but may be at a smaller scale than what would be developed in a regional park. In addition to facilities for organized sports, community parks would also be designed to accommodate facilities such as picnic areas, shade structures, barbecue grills, and play structures. Parking and restrooms would be provided in community parks and they may have lighted fields.

Two Lakeshore community parks extend eastward from the Town Center, forming a Great Park surrounding a series of lakes. The westernmost

park, extending east of the Town Center, is intended to provide a focal point for residences and visitors to appreciate the lake amenity and recreate. The proposed High School, designed with multiple joint-use facilities, connects the western most lakeshore park with a lakeshore park located further east, which is designed as a stormwater detention facility, but will also provide for a high amenity trail and walkway areas that will encircle the entire Great Park. A third lakeshore park is located further east and will be designed with areas for walking and open turf areas for informal free play. The lakeshore community parks total approximately 55.0 acres, excluding all areas likely to be inundated by permanent or storm-event detention.

Facilities to be provided with the community and lakeshore parks will be specifically defined with the Parks and Open Space Master Plan.



4.2.3 NEIGHBORHOOD PARKS

Policy 4.2-11: Locate neighborhood parks adjacent to schools and establish joint use of park and school sites.

Policy 4.2-12: Provide neighborhood parks and improvements which satisfy park dedication requirements and meet the recreational needs of local residents.

Policy 4.2-13: Neighborhood parks shall be sited to maximize their visibility along streets, thereby enhancing the public space and neighborhood character.

Policy 4.2-14: Neighborhood parks shall generally have street frontages on all sides except those abutting open spaces, drainage channels, school sites, and public spaces. Streets abutting a neighborhood park shall be residential rights-of-way, with no more than one street being a collector street.

Policy 4.2-15: Neighborhood parks shall be designed with different themes, uses, and landscape treatments in order to encourage variety and character.

Policy 4.2-16: Neighborhood park boundaries may be adjusted upon submission of Tentative Subdivision Maps, provided the neighborhood park siting criteria in the Sutter Pointe Design Guidelines (Appendix A) are met.

Sutter Pointe features 13 neighborhood parks dispersed throughout the Plan area, all sited to serve the local needs of residents. These neighborhood parks range in size from 4 to 6 acres for a total of 68.2 acres. All park sites are designed to support a variety of recreational programs addressing the needs of the surrounding residential communities. Also provided are two private recreation centers (clubhouses) within the Recreational Village not included in the above neighborhood park acreage.

Four neighborhood park sites are located adjacent to school sites, which are dispersed to serve the local residential communities. The purpose of co-located neighborhood park and school sites is to maximize the opportunity for joint use with school recreational amenities and facilities, which effectively enhances the recreational opportunities available to both the public and the school. Neighborhood parks located adjacent to school sites are intended to be developed with open turf areas with leveled fields for organized sporting use, such as soccer, flag football, and field hockey.

The field areas could also be used for free play, kite flying, and as practice fields for sports. These park sites may also be developed with minor facilities such as a backstop, volleyball designated areas, picnic areas/furniture and barbecue areas. The school sites in Sutter Pointe have been sized to accommodate additional recreation facilities that can serve the local community, including the ability to accommodate a track, large gymnasium, theater, and other recreational facilities that may typically be found at school sites. Through a joint use agreement and cooperative development and design with the local school district, both the school and the public will be able to take advantage of the facilities located on both sites during predetermined hours and circumstances. As an example, during school hours, schools may be able to use adjacent park sites for activities such as physical education and recess and during non-school hours, the public may be able to use the track, the gymnasium, hardcourt areas, and other facilities on school grounds for community recreation.



4.3 OPEN SPACE

Nine of the neighborhood park sites are “stand alone”, in that they are not located adjacent to a school with the opportunity for joint use. These parks are intended to be sited near the center of neighborhoods to serve the needs of the immediate surrounding residents. These park sites are designed to be developed with permanent facilities such as play structures for preschool and older children, shade and picnic table structures, barbecue grills, black top area(s) for basketball or other activities, and turf fields for structured and unstructured recreation.

More specific facilities to be provided will be defined within the Parks and Open Space Master Plan.

Policy 4.3-1: Provide greenbelts that support both active and passive recreation.

Policy 4.3-2: Greenbelts and open spaces should be accessible by residents, and linked by trails and community recreation features.

Open space and recreation greenbelt areas are provided as amenities in the Residential Villages. These open spaces provide exceptional opportunities for active recreation, such as hiking, and passive recreation opportunities, such as vista points, picnic areas, and interpretive programs. The character of Sutter Pointe is based on, and enhanced by, the integration of the developed residential and employment areas with these undeveloped open spaces



4.3.1 COMMUNITY GREENWAY

Policy 4.3-3: Provide a large Community Greenway along the east side of the Recreational Village suitable for a variety of active and passive park amenities, including a regional open space trail system that connects to homes, retail and employment opportunities, as well as community and neighborhood parks.

Policy 4.3-4: Specific design features, functions, and alternative uses consistent with this section, shall be defined in the Parks and Open Space Master Plan, prior to tentative subdivision map approval.

The land use plan includes an open space area of approximately 86 acres located along the entire eastern edge of the Recreational Village. This open space feature is designed as a regional corridor along the Natomas East Main Drainage Canal and provides off-street connections within the Recreational Village as well as to adjacent neighborhoods and job opportunities. The Community Greenway is the community-defining feature of the Recreation Village, establishing a backbone to the larger open space network of community and neighborhood parks, passive open space features and an extensive trail network.

The Community Greenway is envisioned as an open space system of both active and passive amenities, naturalized and formal planted areas, all connected by way of a multi-use trail. As the Community Greenway blends into larger open space features to the west, more active uses may be employed. A balance of uses will be considered as the master plan is developed.

- Active uses may include, but are not limited to: fitness areas, neighborhood gardens, and picnic areas. In addition, space could potentially be shared with adjacent schools.
- Passive uses may include, but are not limited to: educational signage, multi-purpose trails, informal seating, view overlook areas and boardwalks.

A multi-use, canal-top trail will be constructed along the length of the canal, providing access through and acting as the primary organizing feature of the Greenway. In addition to creating connectivity, the trail will provide urbanized views of the Recreation Village neighborhood as well as views of wildlife and farmland beyond. Capturing these views with overlooks and passive respite areas will be a prominent amenity to the future residents.

Community Greenway improvements will occur as adjacent properties are developed. Until that time, properties can maintain their existing use. The phasing and planned future use of the Community Greenway shall be determined within the Parks and Open Space Master Plan. Precise phasing plans will be submitted as part of future development.

The Specific Plan does not include the Community Greenway within the 6.0 acres per 1,000 service level (or 5.7 before accounting for senior housing units) for parks; however the area is counted towards the total parkland and open space standard of 10.0 acres per 1,000. If the area is improved with appropriate facilities, the County may credit this toward the parks service level standard in this Plan.



4.3.2 TRAILS NETWORK AND GREENBELTS

Policy 4.3-5: Provide an extensive system of pedestrian and bicycle trails that connect parks, schools, residential neighborhoods, and commercial and employment centers.

Policy 4.3-6: Provide a range of opportunities including both greenbelts and trails.

Policy 4.3-7: Bicycle trails shall be designed in accordance with County and Caltrans design standards.

A planned communitywide network of pedestrian, bicycle, and unimproved trails provides important linkages between land uses. When completed, the on-site trail system will provide access to any future regional trail system adjoining the Plan area. Specific siting of trail facilities will be set forth in the Parks and Open Space Master Plan, and each tentative subdivision map submittal will be required to conform to the provisions of that plan. Included within the open space network within the Recreational Village are three small pocket parks (Parcel OS-18) provided to enhance neighborhood open space and recreational amenities. The trails network works in tandem with the parks, open

space, and drainage areas to provide both access and recreation opportunities throughout the site. Please refer to Chapter 5, Resource Conservation for additional information regarding open space buffers to be maintained between the Specific Plan area and adjacent agricultural lands.

The Specific Plan does not include the trails, pocket parks or greenbelts within the 6.0 acres per 1,000 service level (or 5.7 before accounting for senior housing units) for parks; however the area is counted towards the total parkland and open space standard of 10.0 acres per 1,000.



4.3.3 STORMWATER DETENTION BASINS AND CHANNELS

Policy 4.3-8: Provide for recreational use of stormwater detention facilities without disrupting the primary function of these facilities.

An extensive network of stormwater basins and channels is designated as Open Space within the Specific Plan. This system protects the development from flooding during storm events by conveying or storing stormwater flows. Additionally, stormwater detention basins and channels can provide a recreation resource. When not used to store or convey stormwater flows, these facilities may supplement the amount of land within the Plan area used for athletic fields, playgrounds, and bicycle and pedestrian trails. However, drainage basins and channels designated on the Land Use Plan as Industrial Drainage Basins are not planned for recreational or open space use, and are not discussed in this Chapter.

Exhibit 4.4 depicts a typical stormwater detention basin, which will be incorporated within the greenbelt system. Exhibit 4.5 depicts a typical stormwater conveyance lateral. Appropriate recreation activities for drainage areas are determined based upon accessibility and the frequency of storm events affecting the facilities.

The following guidelines direct the recreational use of stormwater basins and channels:

- Informal turf areas and passive vegetation zones may be placed within the average annual storm flood zone.
- Recreational sports fields (e.g. soccer, baseball, softball) shall be placed at or above the 10-year storm event.
- Hard court game surfaces and group picnic areas shall be placed at or above the 50-year storm event.
- Habitable structures, swimming pools, skate parks, children’s play grounds, and parking lots shall be placed at or above the 100-year storm event.
- Storm basins may be contoured to provide a natural look. The use of gently curving, variable contouring to establish design grades within a dual use detention basin is encouraged to provide for a more aesthetically interesting design.

The following guidelines further direct the design of stormwater detention basins:

- Side slopes of storm basins shall be 4:1 or flatter to facilitate the ease of mowing.
- Basin bottoms shall have a minimum cross-slope of 2 percent to allow for positive drainage.
- Contouring within the detention facilities is recommended to create internal elevation variations (or tiers) that have differing frequencies and depths of inundation and differing flood risk.

Joint-use detention/park facilities will require site specific designs to be coordinated with the County during conceptual and final design to ensure the facilities meet both water quality/detention and park needs while minimizing maintenance requirements.

The Specific Plan does not include the stormwater detention basins and channels within the 6.0 acres per 1,000 service level (or 5.7 before accounting for senior housing units) for parks; however the area is counted towards the total parkland and open space standard of 10.0 acres per 1,000.

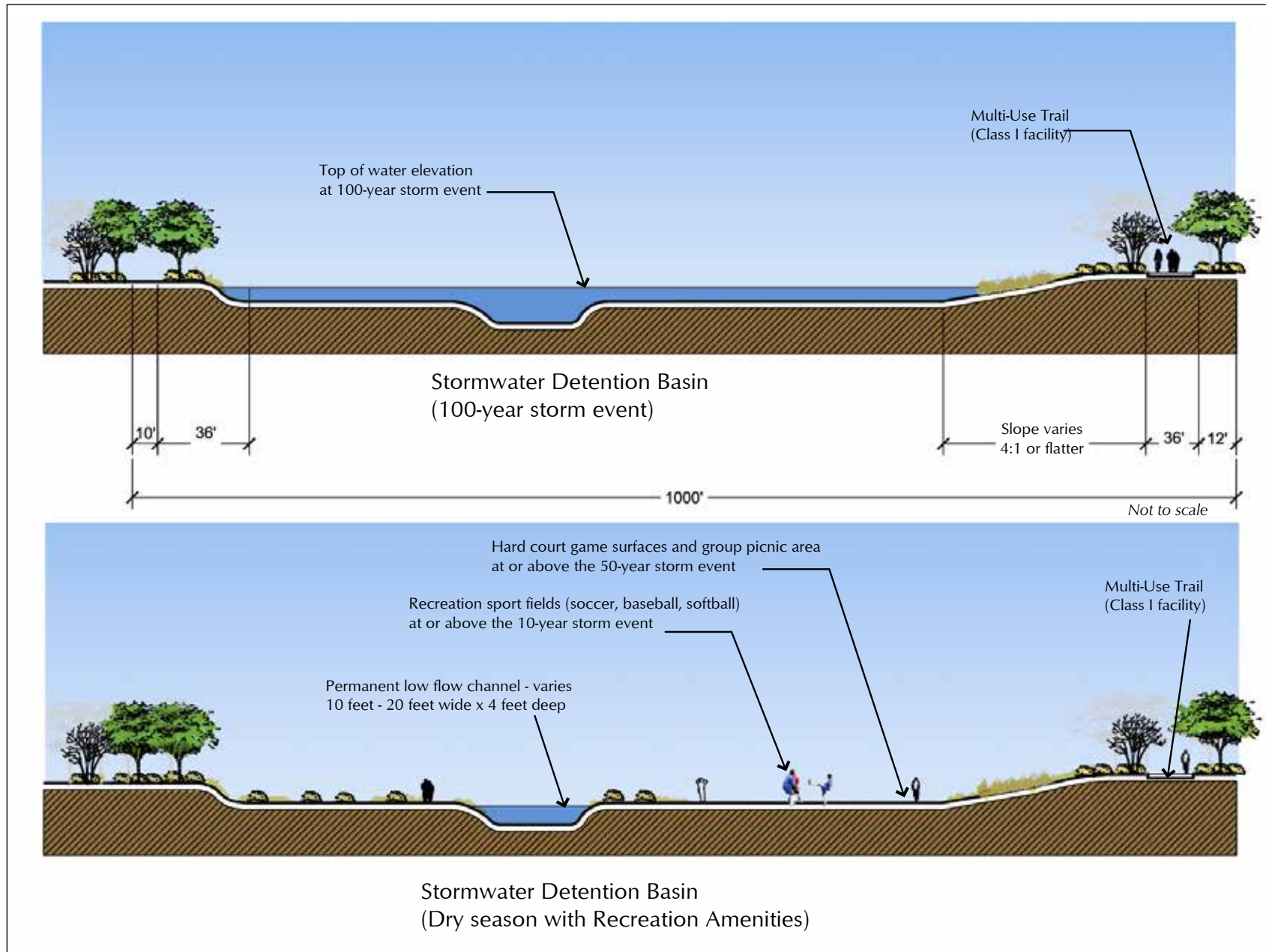


Exhibit 4.4: Stormwater Detention Basin

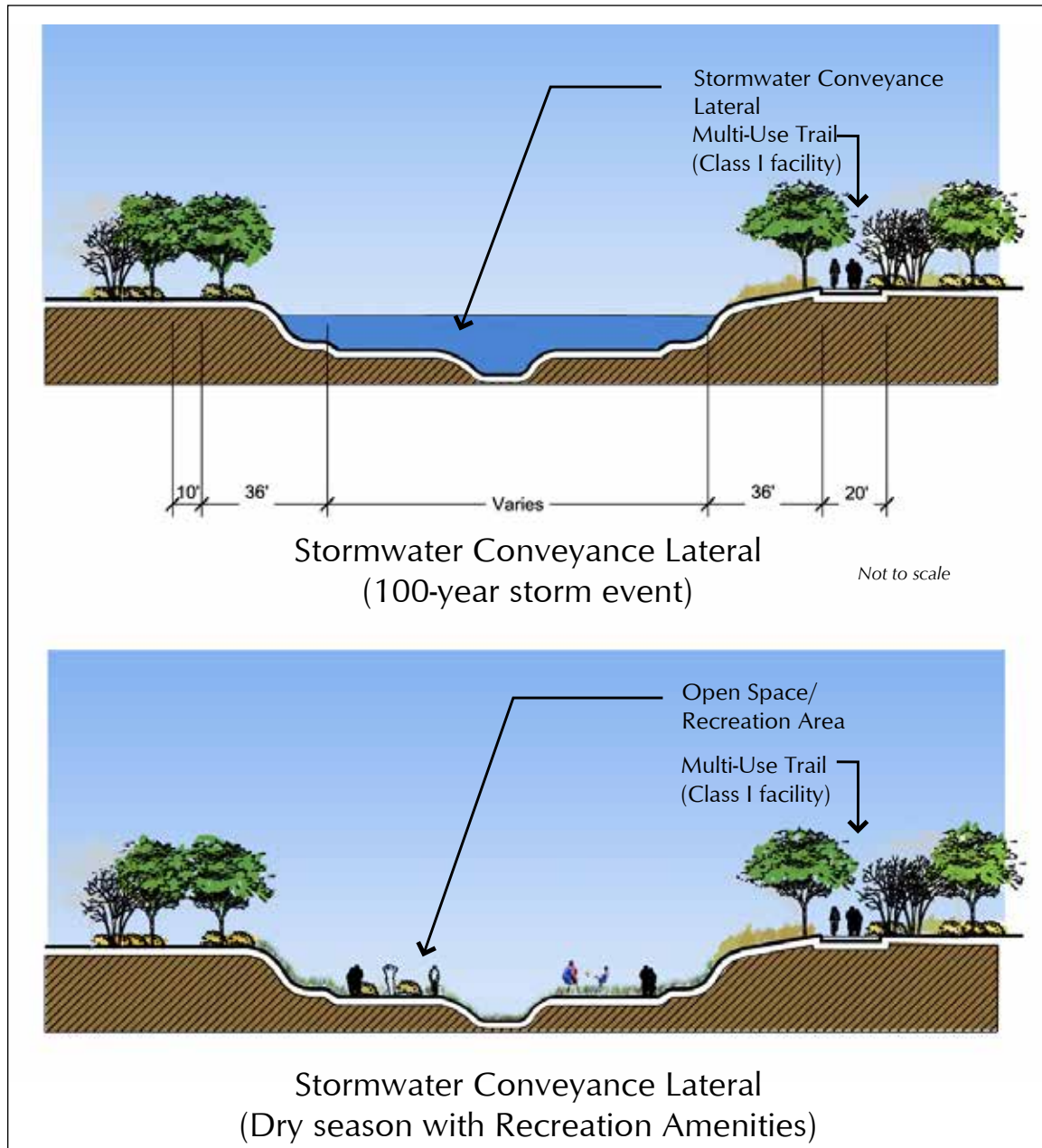


Exhibit 4.5: Stormwater Conveyance Lateral

4.3.4 LAKES

Policy 4.3-9: Provide lakes at key visual focal points within the community that support both recreation and stormwater detention.

Policy 4.3-10: Specific features and functions of the lakes will be provided in the Storm Drain Plan, and finalized when the tentative subdivision maps are prepared.

Several lakes are integrated within the design of the Traditional Village. Residential lots within this village will share proximity and views of the lakes with other recreation and commercial facilities that are planned to be located near the lakes. The lakes will also feature recreation opportunities, such as a lakeside promenade or trail that permits strolling or jogging. The lakes are intended to serve as focal points for cultural, entertainment, and other community activities while also addressing storm drainage needs. A band shell or outdoor performance space may be provided in one of the lakeside parks.

A lake is also included within the Recreational Village. This lake is envisioned to serve as a focal point for the gated Lake Neighborhood. A clubhouse and recreational facilities are planned along the lake solely for the use of Lake Neighborhood residents. This neighborhood is

connected by a network of pathways, including one alongside the lake with a small commercial center located in the southern part of the neighborhood, where shops and restaurants will front the lake.

The lakes will be built as part of the backbone infrastructure improvements, and maintained by the CSA or CSD.

The Specific Plan does not include the lakes within the 6.0 acres per 1,000 service level (or 5.7 before accounting for senior housing units) for parks; however the area is counted towards the total parkland and open space standard of 10.0 acres per 1,000.

