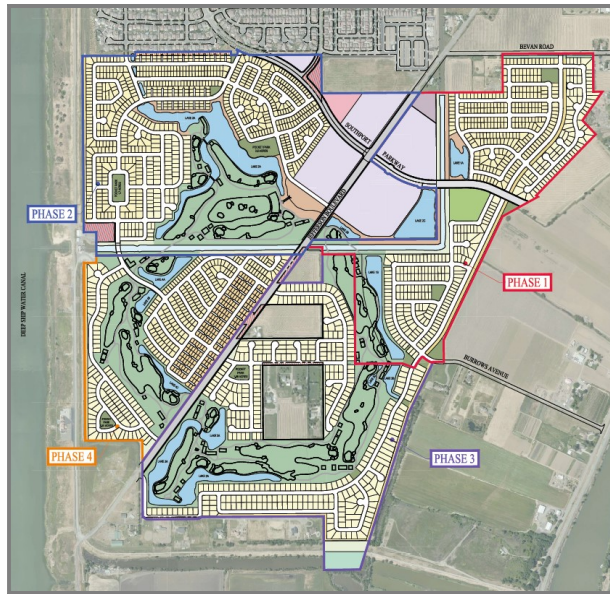


**DRAFT**

# **YARBROUGH**

**SUBDIVISION 5224  
CITY OF WEST SACRAMENTO**



**DRAFT  
Parks & Open Space  
Design Guidelines**

**PREPARED FOR:  
ASB Southport II LLC**

DATE:  
May 6, 2024

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## I. Overview

The Yarbrough Parks and Open Space Plan envisions a 43-acre Lake and Park, with 30-acres of neighborhood parks and trails, and a future 159.50-acre public golf course, all well integrated with enhanced landscaping and trail systems.

The Yarbrough parks and open space system is guided by the following objectives:

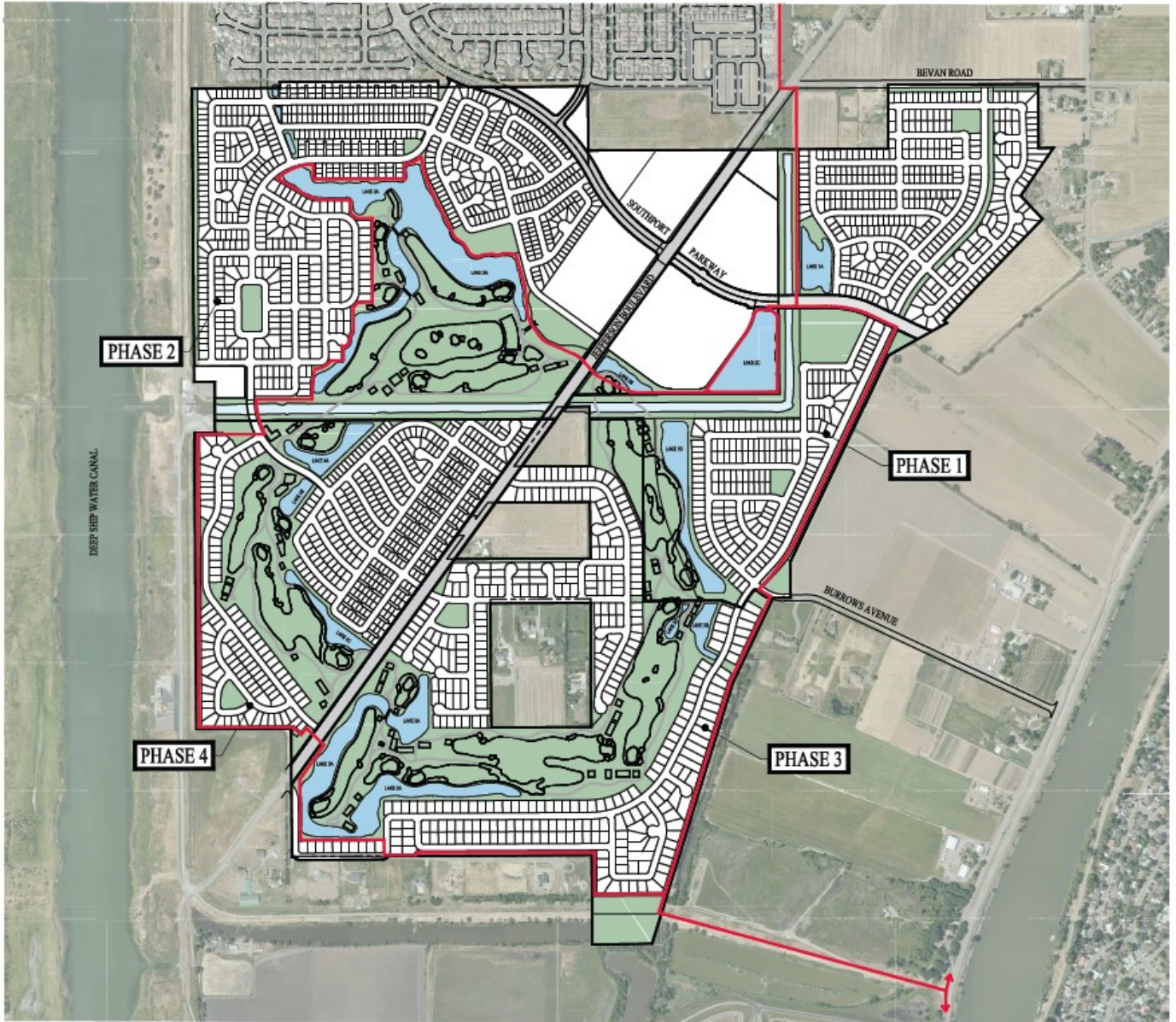
- Locate parks and open space facilities within convenient walking distance of all residents.
- Develop parks and open space as focal points of residential neighborhoods.
- Design and orient parks and open space to facilitate security, policing, and public maintenance.
- Use golf course and other recreational uses as an effective buffer between different land uses.
- Promote and develop a community-wide network of pedestrian and bicycle network pathways and trails that will also link with the city-wide trail system.
- Develop and maintain a balanced open space and recreation program with activities that address the diverse needs of the various age and interest groups in Yarbrough as well as West Sacramento
- Enhance Yarbrough's visual character with strategically located park and open space elements
- Take into consideration historical context, land use, and ecology of the region.

While bringing the dream of lakeside living to life, the lakes will also serve important environmental functions. Water cleaning, biofiltration, and ruderal riparian plant species are intrinsic components of the lake concept.

There is a clear hierarchy of three types of park system planned for Yarbrough Park System:

- The Lake Park
- Neighborhood Parks
- Pocket Parks

## II. The Trail System



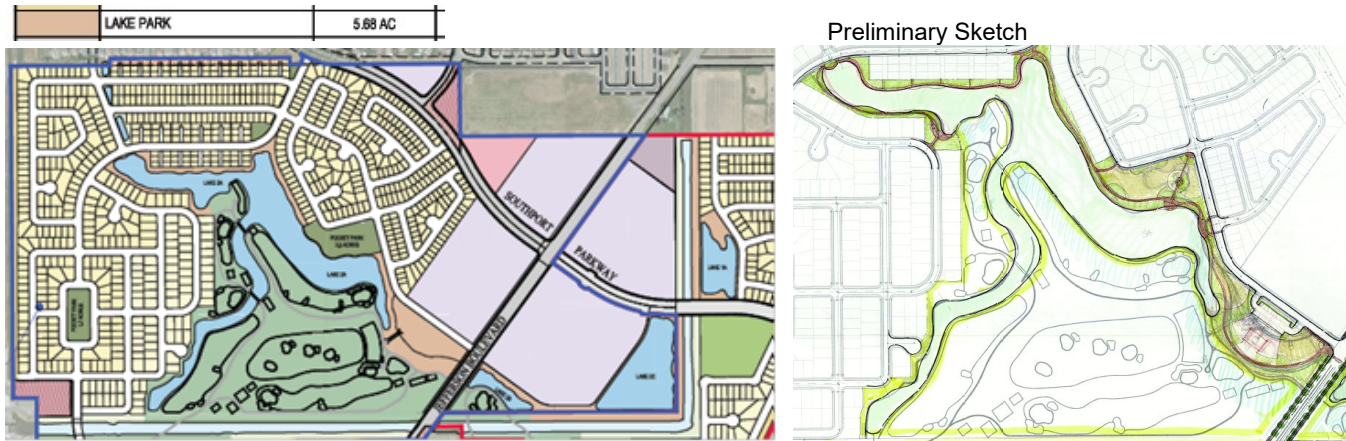
### YARBROUGH OVERALL TRAILS PLAN

CITY OF WEST SACRAMENTO YOLO COUNTY CALIFORNIA  
 SCALE: 1" = 300' DATE: APRIL 16, 2024




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### III. The Lake Park



#### a. Activities around the Lake

The goal of the Lake Park is to allow the Yarborough residents to enjoy both visual serenity and leisure-time activities; to create a natural oasis for wildlife; and to offer stormwater conveyance, retention, and treatment for the Community.

Wetland and ruderal areas to be scattered around the lake edge, enhancing stormwater cleansing and providing wildlife habitat. These areas will add to the wide variety of shoreline edge conditions and create a more rusticated edge, avoiding an overly manicured appearance. The lake itself will be functional, providing habitat for fish stocked annually. The long-term programming for such uses will be the responsibility of the maintenance organization and may vary over time.

Hardscape design in differing use areas shall reinforce the Lake Park theme, with a combination of free-standing furnishings, hard surfaces, directional fencing, shade structures, public art (at selected activity areas and view nodes), and informal seating with shade. Seating will be shaded by deciduous tree canopies or shade structures, except for view nodes where shading would obstruct shoreline views.

Lake Park amenities may include, but shall not be limited to:

- Open space meadow for community gatherings or festivals
- Community/demonstration gardens
- Tot lots/play structures
- Group picnic/BBQ areas
- View overlooks and interpretive signs
- Paved multi-use trail with adjacent or separated pedestrian trail
- Restroom facilities
- Parking for active uses
- Seating and gathering areas
- Drinking fountains, trash receptacles, bicycle racks and area lighting
- Event signage and banners

b. Planting Concept

The Lake Park offers a variety of plantings, visual experience, and destinations along the shoreline and pathways. The landscape and plantings along the lake edge will include pedestrian destinations. Examples of these destinations include shaded tree groves, meadows, plazas, seating areas, picnic facilities, yoga lawn, and fitness par courses.

Various landscape improvements shall occur within the Lake Park, driven by associations to adjacent use.

- Areas of the Lake Park that adjoin streets, and single family residential shall provide an additional landscape buffer to those uses.
- Areas of the Lake Park that adjoin high density residential, community facilities and commercial uses shall transition to conform to the orderly street scenes provided by those uses.
- Landscape features will be used to create defined use areas, emphasize vistas, and shape the pedestrian environment in parts of the Lake Park that adjoin uses calling for a more passive experience.

Lake Park landscape program may include, but not be limited to:

- Riparian planting zones at ruderal lake edges, making use of native and California adapted plant materials to transition between ornamental landscapes and more developed uses.
- Native grassland / oak savanna planting zones transitioning from ruderal lake edges, to ornamental landscapes and active uses.
- Use of native and California adapted, low growing (30” or less) masses of easily maintained, deer resistant plant materials for ornamental landscapes.
- Larger shrubs may be used to buffer the residential, golf course or commercial areas.
- Groves of broad headed deciduous trees will be used to delineate main trail intersections, Lake Park entry points and gathering spaces with public amenities.
- Dense grove plantings of columnar, flowering or fall foliage trees will be used to delineate viewpoints and focal points along the lakeshore.
- Lake Park entry points and gathering spaces shall be given added prominence by use of supplemental and more colorful plantings, without compromising trail and adjacent land use site lines.
- Turf planting shall be limited to active use areas adjacent to the lakefront, and those areas transitional to residential and commercial uses.
- All furnishings shall be constructed of durable, non-weathering materials that match or complement adjacent architecture, fencing, or other site furniture in theme and color. The use of recycled and eco-friendly materials recommended when feasible.

c. Lake Edge Treatments

Lake edge conditions will vary in materials and accessibility to open water. Types of edge conditions are as follows:

**Natural Edge:**

Designed to follow shrub edges and shall contain predominantly native plantings. The lake edge shall not have a 'built' appearance and shall instead have an 'irregular' shape that relies on a strong planting pallet as the design feature.



**Limited Control Edge:**

These edges may be used to stabilize portions of the lake to ensure that the lake edge does not erode or slump. This edge may be dressed with boulders or artificial rock to enhance it in areas that need reinforcing and are in high visibility/high use areas.



**Full Control Edge:**

This edge will be structurally sound and support surrounding architecture and landscape features.



**Turf Edge:**

Will primarily occur at the Golf Course and consist of turf rolling down to the water edge, interspersed with wetland plantings along the lake edge.





#### IV. NEIGHBORHOOD PARK



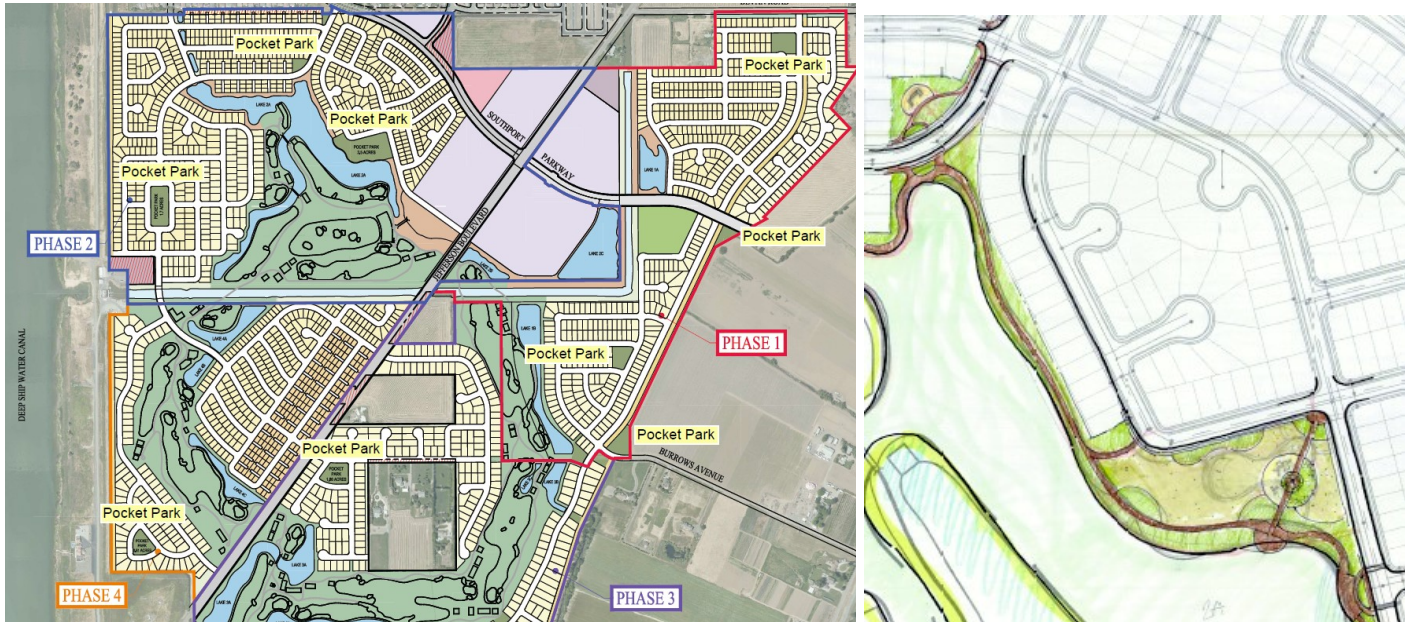
A network of parks provides balanced diverse recreation and local identity within the neighborhoods of Yarbrough. This system includes a neighborhood park on the eastern edge and smaller pocket parks integrated into the Lake Park and surrounding neighborhoods. It is not designed for night activity, though safety lighting will be provided.

- The Neighborhood Park will be designed to possess one (1) strong architectural feature, such as overhead trellising. This feature will be enhanced by amenities such as pathways, occasional seating, security lighting, trash receptacles, bicycle racks, and drinking fountains. Paving enhanced by color and texture may be used at entry nodes and seating areas.
- The Neighborhood Park will be organized around an active turf area, designed to be buffered from the street using shrubs, earth berms, or low decorative fencing. These active turf areas are to remain open and occupy a minimum of 65% of the site. This will encourage informal neighborhood sports and gatherings.
- Children play areas to be included, providing seating on lot perimeters in allowance of easy parental observation.
- Final park design subject to the approval of the Parks Department.

Neighborhood Park amenities may include, but shall not be limited to:

- Active turf area to allow for sports such as soccer and rugby
- Little league baseball field
- Tot lots/play structures
- Group picnic/BBQ areas
- Restroom facilities
- Parking for active uses
- Seating and gathering areas
- Drinking fountains, trash receptacles, bicycle racks and area lighting
- Event signage and banners

## V. POCKET PARKS



The pocket parks are located within the community neighborhoods. They offer visual relief within neighborhoods while providing every member of the community access to outdoor space and activities. It is not designed for night activity, though safety lighting will be provided.

- Hardscape and paving shall be limited to seating areas and pathways through the park.
- Small children's play areas with seating on lot perimeters in allowance of easy parental observation.
- Final park design subject to the approval of the Parks Department.

Pocket Park amenities may include, but shall not be limited to:

- Active turf area for open play
- Tot lots/play structures
- Shade trees
- Small group gathering area with seating and picnic tables

## **VI. GENERAL PLANTING GUIDELINES**

The planting design for the site shall comply with the City of West Sacramento Landscape Development Guidelines and Planting Practices.

Street trees shall be selected from City's Master Tree List 2021.

Plant materials in all parks will be appropriately scaled for park use and adjacent conditions. Canopy trees will be grouped to simulate natural stands and to retain visibility into the park from adjacent streets. Tree groupings will also be located to articulate various functional areas of the parks, and the paths connecting them; blocking prevailing winds, tempering the heat of the sun, and endowing each space with qualities appropriate to its use or intended uses.

Plant materials shall be water conserving and drought resistant and should emphasize native, long-lived species, well adapted to the City of West Sacramento climate.

Large shrubs to be used only as screening in areas where residences adjoin the park. Small colorful or flowering shrubs and herbaceous plants will be used to plant park interiors.

Planting should be grouped in zones that correspond to water use requirements. Plants with higher water requirements should be used sparingly.

Planting plans shall avoid obvious conflicts with existing or future underground utilities or infrastructure.

## VII. GENERAL IRRIGATION GUIDELINES

The irrigation design for the site shall comply with the City of West Sacramento Landscape Development Guidelines Irrigation Standards.

The irrigation design for the site shall comply with the City of West Sacramento Water Efficient Landscape Ordinance (WELO). Title 13 , Section13.04, Article XII of the City's Municipal Code.

The irrigation systems will be automatically controlled by evapotranspiration or soil moisture sensor data irrigation controller capable of multiple programming and independent timing of individual irrigation systems. The controller will have a 24-hour clock to allow multiple start times and repeat cycles to adjust for soil percolation rates.

The irrigation systems will consist primarily of low volume, low flow bubblers for trees, drip irrigation for shrubs and groundcovers, and low flow irrigation for bio-retention plantings.

Plants will be grouped onto separate valves according to sun exposure and water use to allow for irrigation application by Hydrozone. The irrigation scheduling will reflect the regional evapotranspiration rates. The entire site will be designed to run during nighttime hours when irrigation is most efficient.

Depth of irrigation lines: all on-grade lateral lines shall be buried to a depth of 12" min. All on-grade mainlines shall be buried to a depth of 18" min.

Backflow preventer: backflow preventer shall be a reduced pressure principle backflow preventer type as approved by water purveyor.

Irrigation sprinkler types: all sprinklers shall utilize matched precipitation, pressure compensating nozzles for maximum uniformity of distribution. Irrigation systems to be inspected periodically for broken or deficient equipment.

Irrigation controllers: controller shall be an automatic et (evapotranspiration) with multiple programming capability. Controller to be reprogrammed seasonally to minimize runoff or over watering. Moisture sensing devices shall be utilized to control irrigation cycles according to specific irrigation requirements.

Class of irrigation pipe: mainline pipe shall be schedule 40 PVC for lines 2-1/2" and smaller and class 315 PVC for lines 3" and larger. All lateral line shall be class 200 PVC.

Irrigation emitters: all shrub/ groundcover areas shall be irrigated using drip irrigation system. All tree areas shall be irrigated using bubbler irrigation system. Turf areas shall use overhead spray.