APPENDIX B.
DESIGN GUIDELINES

Section 1.0 Introduction

The presentation here of the El Dorado Hills Specific Plan Design Guidelines (the Guidelines) is a part of a public and private framework for the orderly development of the El Dorado Hills Specific Plan area. The Guidelines are intended to unify the diverse land uses and land features into a cohesive community, preserve and strengthen the village concept, and support the Specific Plan.

The Guidelines are not the only controls being implemented to ensure quality growth in El Dorado Hills. They will be supplemented by the El Dorado County General Plan, the El Dorado Hills/Salmon Falls Area Plan, the El Dorado Hills Specific Plan, County review and approval of development plans and subdivision maps, Development Agreements, and Declarations of Covenants, Conditions, and Restrictions (CC&Rs applicable generally to the Specific Plan area, and specifically tailored to each village). All these documents are designed to implement the Specific Plan in a systematic manner to ensure a very high quality development.

In addition, the Guidelines will enable subsequent builders to further understand the Specific Plan's development intent, and will aid the County and its agencies during the approval process. These Guidelines are organized as development controls. The intent is for the flexibility inherent in these Guidelines to allow for innovative growth, creative expression, and an exceptional lifestyle quality throughout the community.

1.1 Approvals

A two-step approval system will apply to all significant construction projects within the Specific Plan area. The first step in the approval process requires nongovernmental design approval by the Architectural Control Committee (ACC) of the El Dorado Hills Master Propertyowners Association (Master Association). Prior to submission of applications to the County for subdivision maps, use permits, building permits, and zoning amendments or other development plans, developers will be required to submit their plans to the ACC for its review and approval. These Guidelines, as well as the standards established by the CC&Rs, will be used by the ACC as the standards for approval of such plans.

Each applicant will be required to include in his proposal a specific schedule which shall propose the phasing of all aspects of the development, including but not limited to utilities, roads, buildings, and landscaping. Each applicant will also provide a maintenance schedule to show how the project and its landscaping, both during and after construction, will be maintained, protected from grassfires or wildfires, and operated to ensure the security of residents and their property.

If approved by the ACC, the plans may be submitted to the County of El Dorado for review to determine compliance of the plans with the Guidelines, Specific Plan, County Zoning Ordinance, CC&Rs, and other relevant County ordinances. A matrix is provided that allocates applications and design considerations to governmental and nongovernmental design review (Exhibit A).

Section 2.0 Residential Design Guidelines

The goals and policies in the Specific Plan establish specific design and development concepts for the El Dorado Hills Specific Plan area. The El Dorado Hills Specific Plan envisions a community of distinct residential villages that will provide a wide range of housing types and densities within a variety of sites and environments. The varied topography and vegetation combine with the residential housing to create distinct residential villages. Each village is intended to be inwardly oriented with an individual identity to set it apart from other residential areas. Each village will be distinguishable from others by having a mixture of gateways, prominent entry features, public and private open space, landscaped roadways, fencing, golf course fairways, and differing topography in order to achieve its own identity and sense of neighborhood.

2.1 Architectural Design

The purpose of the guidelines in this and the following sections is to control the general architectural style and appearance employed in the design and construction of all residences in the Plan Area. The objective is to maintain a development theme that will promote building design and placement in a manner that harmonizes with natural areas, the character of the Plan Area, and, particularly, individual sites.

a. Buildings in general shall be limited to two stories except where topography allows higher structures to be built without causing a significant visual impact.

b. While architectural style is not specified in this guideline, construction materials and colors shall incorporate natural wood and stone in earthtone colors to the maximum extent possible. A rural character is preferred.

c. Buildings shall be designed and sited in accordance with the constraints of topography, vegetation, orientation, views, and other natural features of a particular building site.

d. Buildings within a neighborhood grouping shall include a variety of forms and sizes to achieve visual interest. Architectural style should be consistent throughout the village.

2.2 Site Development and Grading

It is the intent of these guidelines to maintain, to the maximum extent possible, the natural landforms and vegetation of the Plan Area through the control of site grading, vegetation removal, architecture, preservation of viewsheds, and planting. In addition, grading controls are intended to reduce soil erosion and control surface drainage.

a. Grading for roads, driveways, and residential site improvements shall be minimized.

b. Creation of large graded pads outside the building envelope shall be discouraged for single family residences.

c. Grading volumes of cut-and-fill material shall be minimized and balanced onsite wherever possible.

d. Excessively steep slopes shall not be constructed for residential structures or accessory buildings if it is determined that such development will have a negative effect on the site or adjacent property. Streets and driveways in these areas should be carefully designed to ensure slope stability.

e. To avoid damage to root systems, residential construction shall not occur within the dripline of oak trees over 50 inches in circumference unless an arborist determines that the tree will not be injured.

f. To preserve the vegetative character of the Plan Area, the planting of native shrubs and groundcovers shall be encouraged in all new landscaping.

g. Landscaping in areas adjacent to natural open space shall be fire resistant. (See List 5, Selected Fire Buffer Plant List.)

h. All construction and grading sites shall be adequately watered to control nuisance dust.

i. Burning of waste materials and stripped vegetation shall not be permitted.

j. All residential structures shall be designed to comply with state energy conservation standards to reduce the need for fossil fuels and wood burning for heating.

Oak tree protection shall include the following:

a. Protect all oak trees larger than 25 inches in circumference at breast height (cbh) to the maximum extent feasible.

b. Signs, ropes, cables, and other items should not be attached to oak trees.

c. No employee vehicles, construction equipment, mobile offices, supplies, materials, or facilities should be parked, stockpiled, or located within the driplines of oak trees.

d. Soil surface removal deeper than 1 foot should not occur within the driplines of oak trees, and no cuts whatsoever should occur within 5 feet of their trunks.

e. Earthen fill of more than 1 foot in depth should not be placed within the driplines of oak trees, and no fill whatsoever should be placed within 5 feet of their trunks.

f. If extensive cuts or fills are made near oak trees beyond the dripline, adequate drainage and/or supplemental irrigation should be provided to mitigate the adverse effects caused by elevation changes.

g. No trenching should be allowed within the driplines of oak trees. If it is absolutely necessary to install underground utilities within the driplines of oak trees, the trench should be either bored or drilled, but not within 5 feet of tree trunks.

h. Where soil compaction occurs within the dripline of an oak tree, measures should be taken to restore soil condition and integrity.

i. Replant areas that supported oaks prior to development with the same native oak species.

j. Paving within the driplines of oak trees should be stringently minimized. When it is absolutely necessary, porous materials should be used, with consideration given to the need for aeration.

k. No artificial irrigation within the driplines of oak trees should be permitted.

l. Landscaping beneath oak trees may include nonplant materials such as boulders, cobbles, wood chips, etc. The only plant species that should be planted within the driplines of oak trees are those that are tolerant of the natural semiarid summer environment of the trees.

m. Limited drip irrigation approximately twice per summer is recommended for the understory plants as this intensity of irrigation should sustain landscaping without adversely affecting oak trees.

n. Master developer to prepare an instructional pamphlet that explains to homeowners how to protect oak trees on their property. Work with homeowners at the time of

new home purchase and later through propertyowners associations to have oak tree and other vegetation protected. Information on potential fire-resistant vegetation and procedures should also be included.

2.3 Village Signage

Village identification is dependent on gateways and entry signage. To strengthen the village concept, gateway and entry signs shall be designed within standards established by the ACC. Each subdivision applicant will be required to submit concept sketchs of signage programs for review and approval.

a. Gateways and entry signs will be constructed from materials such as stone, brick, cement, wood, or other permanent material. Sheet metal or plastic are unacceptable except for use as letters.

b. All street signs within each village will adhere to a standard established by the ACC.

c. Internally lit, moving, or flashing signs are not permitted.

2.4 Fences and Other Construction

Fences and other ancillary site elements are important features within each village and, as a result, shall be consistent in character from one village to another.

a. Fencing materials shall be of wood, stone (dry laid or mortared), brick, wrought iron, or other approved materials. Fencing at the top or bottom of slopes shall be set back at least 5 feet from this grade change.

b. Mailbox installation shall conform with standards established by the U. S. Postal Service. All mail enclosures or groups of mailboxes placed at curbside must be approved by the ACC.

c. Trash enclosures shall be designed so that their visibility is minimized and shall be approved by the ACC.

d. All electrical, telephone, and other cable services shall be installed underground. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts, and other facilities necessary and appurtenant to underground facilities, street lighting, and the irrigation system may be placed above ground when necessary. Public utilities may be provided in private streets with recorded easements to ensure access as required for their maintenance.

e. Swimming pools shall be fenced for safety purposes.

2.5 Lighting

The design of the street light standards on public or private streets shall be approved by the ACC in conformance with County standards for safety and security.

a. Common areas and public rights-of-way in single family detached and attached developments shall use the same street light standard within that particular village.

b. Detached and attached cluster-type developments shall have pedestrian path lights that are compatible in design with the street light design of that particular village.

c. All exterior lighting fixtures will be efficient in design and energy use. Low- and high-pressure sodium (LPS, HPS) lamps are prohibited.

d. Lighting fixtures within each village shall be designed to deflect light and glare away from the viewsheds of residences, adjacent properties, and parks or open space within the village. Fixture placement is subject to the approval of the ACC. Cutoff-type fixtures are recommended to minimize light spillage and glare.

Section 3.0 Commercial Design Guidelines

All commercial/retail areas within the El Dorado Hills Specific Plan area shall be developed in accordance with the principles outlined within the Specific Plan, the El Dorado Hills/Salmon Falls Area Plan, and related County documents. These commercial areas, through the use of architecture and landscaping, are intended to reflect the village concept and to be complementary to and in conformity with the community standards and surrounding properties. In order to meet this objective and create an aesthetically pleasing environment, the following guidelines are established.

a. Commercial areas should not be defined by walls and solid fencing. Rather, commercial areas should be buffered from adjacent noncommercial land uses by landscaping, setbacks, drainage easements, open space easements, streets, grade separations, or a combination of these features.

b. Site design shall be accomplished in a manner that will integrate the commercial area with surrounding residential or commercial properties through the extensive use of landscaping, plazas, and buildings oriented exclusively away from streets.

c. Site development and landscaping shall provide for a variety of spaces and unique experiences for the resident and visitor. This can be accomplished through changes of elevation and use of courtyards, breezeways, arbors, fountains, sculpture, and dense landscaping.

d. All loading and storage areas shall be screened from view and located at the rear of buildings. Screening can be achieved by mounding, plantings, fences, walls, or a combination of these elements as approved by the ACC.

e. Loading docks and delivery points shall be located away from major vehicular and pedestrian circulation areas, as well as residences and meeting places utilized by the general public.

3.1 Circulation and Parking

Maximizing aesthetics and vehicular efficiency is the primary goal for design of auto and service circulation in order to increase the area available for landscaping and pedestrian use and reduce impacts on adjacent properties.

a. Each commercial area shall be accessible from at least one major collector or arterial road and have sufficient design capacity to accommodate traffic generated by the site as well as other local traffic.

b. Commercial areas should be directly accessible by public transportation, pedestrian, and bicycle routes.

c. Common access drives should be used where feasible and be adequately sized to accommodate anticipated traffic.

d. The dimensions of all driveways and aisles shall be adequate to serve the number and design requirements of the parking spaces provided, and shall be in conformance with County standards.

e. Directional arrows shall be applied on drive surfaces with white traffic paint as necessary to avoid confusion and provide safe circulation of vehicles.

f. Parking shall conform to the design standards approved by the ACC.

3.2 Bicycle and Pedestrian Circulation

Bicycle access to commercial developments shall be provided from bike lanes adjacent to such developments. Pedestrian circulation shall link commercial development with adjacent parking areas, parks, sidewalks, and residential areas as required.

a. All commercial developments shall provide one bicycle parking space for every 20 auto parking stalls.

b. Bicycles may use the same circulation systems as autos within the development.

c. Bicycle parking shall be conveniently located but shall not conflict with pedestrian or auto circulation.

d. All pedestrian pathways shall be paved, a minimum of 4 feet in width, and be approved by the ACC.

e. Pedestrian paths and walkways should be designed to prevent pedestrian access through planted areas.

f. Pedestrian and auto circulation shall be separated. Separations may take the form of buffer plantings, grade changes, or the provision of additional distance between these circulation systems.

3.3 Open Space

Commercial development within the El Dorado Hills Specific Plan area shall conform to the landscaping and open space goals and policies of the Specific Plan. Quantity and quality of open space in excess of that required by the Specific Plan is encouraged.

3.4 Grading

All grading shall conform to the goals and policies of the El Dorado Hills Specific Plan and the following guidelines:

a. Mounding and berming shall be utilized extensively to add topographical variety to the landscape.

b. Grading may be natural or architectural in form and should complement the architecture or land use of a site in a pleasing manner.

c. Areas to be planted with turf shall not slope in excess of 3:1. Areas within the public right-of-way that are to be planted with turf shall not slope in excess of 4:1. All areas which are to be planted with ground cover shall not slope in excess of 2:1. All planting areas shall be graded to drain at 2 percent minimum grade.

3.5 Walls and Fences

a. All walls and fences shall be of a design compatible with adjacent architecture. Heights of walls and fences shall be as required for their intended use but shall not exceed 8 feet unless approved by the ACC.

b. Where serving as a visual or noise barrier for enclosure of storage areas, open work areas, or refuse collection areas, wall and fence heights and materials shall be sufficient to ensure that adjacent properties and public streets are protected from visual or noise impacts.

c. The location and design of walls and fences, as with all other design review applications, shall be approved by the ACC prior to construction, installation, or submittal of plans to the County.

3.6 Landscaping

Planting within commercial developments adjacent to streets shall blend with the streetscape planting. Plant materials are to be selected from List 1, Master Landscape Plant List.

a. Trees shall be planted and maintained throughout surfaced parking lots to ensure that, within 15 years after planting, a minimum of 40 percent of the parking lot will be shaded.

b. To the maximum extent possible, landscape design shall incorporate native trees and shrubs and should be drought resistant.

c. All landscaped areas will be maintained with an automatic irrigation system. Where possible, drip irrigation is recommended.

3.7 Signs and Graphics

a. All signs are subject to approval by the ACC and must conform to the El Dorado County Sign Ordinance.

b. It is recommended that identification signs be smaller in size than allowed by the County Sign Ordinance. Sign colors and materials shall be consistent with the architectural theme of the development.

c. No flashing or moving signs will be permitted.

d. Natural materials are recommended for entry gates and monumentation along major streets.

e. Signs shall not obstruct or visually impair vehicular entries.

3.8 Paving Materials

a. All paved pedestrian sidewalks shall have a minimum width of 4 feet. All sidewalks that combine bicycle and pedestrian use shall be a minimum of 6 feet in width.

b. The use of paving materials such as stamped concrete, interlocking pavers, exposed aggregate, and other embellished paving materials is recommended.

c. Crosswalks within each development shall be delineated with one of the paving materials listed above and shall contrast with the pavement of the street, alley, driveway, or parking lot in which the crosswalk occurs.

3.9 Lighting and Utilities

a. Lighting shall include project and building entry lighting, parking lot lighting, pathway lighting, and accent lighting for landscaping and architecture. Security lighting also should be included when necessary.

b. Lighting fixture design shall be compatible with other site elements.

c. All exterior lighting fixtures shall be efficient in terms of design and energy use. Low- and high-pressure sodium (LPS, HPS) lamps are recommended in public areas but prohibited on structures.

d. Lighting fixtures within commercial areas shall be designed to deflect light and glare away from the viewsheds of adjacent residences, parks, and open space areas. Fixture placements are to be approved by the ACC. Cutoff-type fixtures are preferred to minimize light spillage and glare.

e. All electrical, telephone, and other cable services shall be installed underground. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts, and other facilities necessary and appurtenant to underground facilities, street lighting, and the irrigation system may be placed above ground when necessary. Public utilities may be provided in private streets with recorded easements to ensure access as required for maintenance.

3.10 Trash Enclosures

a. Trash enclosures will be required for all trash containers.

b. Enclosures shall be approved by the ACC and be consistent with the architectural style. All enclosures shall have gates to facilitate pickup and litter control.

c. All enclosures shall be of adequate height to screen the trash container from view.

d. Where trash enclosures can be viewed from a second story level, a roof, trellis, or other similar screening technique shall be used to screen the trash enclosures from view.

e. Trash compactors within tenant spaces are recommended to minimize the size and number of trash containers.

Section 4.0 Village Green/Community Center

The design focal point for the El Dorado Hills Specific Plan area is the Village Green/Community Center. Located at the intersection of Silva Valley Parkway and Country Club Drive, this 27-acre site is highly visible as the entry to the golf course neighborhoods and visible from residences located along the ridges as well. Site planning and architectural style are extremely important considerations in gaining community acceptance for the Village Green/Community Center. The following guidelines are established to accomplish this objective.

4.1 Permitted Land Uses

Three primary land uses are anticipated in the Village Green/Community Center. These are public facilities, limited commercial/retail facilities, and recreation and park uses. Approximately 16.2 acres are reserved for the public facilities and commercial/retail components, and 10.8 acres are reserved for the recreation and parkland uses.

4.1.1 Public Facilities, Recreation and Parkland (reserved land uses)

a. "The Green" will contain a minimum of 2 acres of turfed open area immediately within the site.

b. Area is reserved for public services, facilities, and gatherings.

c. Parking for public facilities will be provided at the rate of one stall for every 350 square feet of floor space.

d. Areas designated for leisure activities, such as a senior center or a youth center, are recommended.

4.2 Commercial/Retail

A limited amount of low-intensity commercial and retail uses are proposed for the Community Center. Acceptable uses include:

- Accountant
- Attorney
- Bakery
- Bed and breakfast inn
- Butcher
- Cafe
- Day care
- Delicatessen
- Dry cleaner
- Financial institution
- Florist
- Gift shop
- Hair stylist/barber
- Medical/dental office
- Real estate office
- Restaurant
- Small movie theater
- Stockbroker
- Travel agency

a. Parking will be provided on the basis of one space per 250 square feet of commercial/retail floor space.

b. Plazas, fountains, street furniture, and landscaping are recommended for the entire Village Green/Community Center.

4.3 Architectural Design

The guidelines established in this section are intended to control the general architectural style, appearance, and construction of the Village Green/Community Center. The objective is to maintain a design theme that will promote architectural design and building placement so as to harmonize with the natural character of the site.

a. Buildings generally shall be limited to two stories in height, except in those instances approved by the ACC where the structure's use or design encourages an architectural statement or effect.

b. While architectural style is not specified in this guideline, construction materials and colors shall incorporate natural wood and stone in earthtone colors to the maximum extent possible. A rural California style is recommended.

c. All loading and storage areas shall be screened from view by mounding, planting, fences, walls, or a combination of these elements as approved by the ACC.

d. Loading docks and delivery areas shall be located away from major vehicular and pedestrian circulation.

4.4 Circulation and Parking

Maximizing aesthetics and vehicular efficiency is the primary goal for design of auto and service circulation in order to increase the area available for landscaping and pedestrian use and reduce impacts upon adjacent properties.

a. The Village Green/Community Center shall be accessible from at least one major collector or arterial road and have sufficient design capacity to accommodate traffic generated by the various land uses proposed, as well as other local traffic.

b. All uses should be directly accessible by public transportation, pedestrian, and bicycle routes.

c. Common access drives should be used where feasible and be adequately sized to accommodate generated traffic.

d. The dimensions of all driveways and aisles shall be adequate to serve the number and design requirements of the parking spaces provided and shall be in conformance with County standards.

e. Directional arrows will be applied on drive surfaces with white traffic paint where necessary to avoid confusion and provide safe circulation.

f. Parking shall conform to the design standards approved by the ACC.

4.5 Bicycle and Pedestrian Circulation

Bicycle access to public facilities, commercial/retail and recreation uses shall be provided from bike lanes adjacent to the Village Green/Community Center. Pedestrian circulation to and within the Village Green/Community Center shall link parking areas and sidewalks on public streets with the buildings and use areas.

a. All commercial/retail and public facilities shall provide one bicycle parking space for every 20 auto parking stalls.

b. Bicycles may use the same circulation systems as autos within the development.

c. Bicycle parking shall be conveniently located but shall not conflict with pedestrian or auto circulation.

d. All pedestrian pathways shall be paved, a minimum of 4 feet in width, and approved by the ACC.

e. Pedestrian paths and walkways should be designed to prevent pedestrian access through planted areas.

f. Pedestrian and auto circulation should be separated, using buffer planting, elevation changes, or by providing additional distance between these circulation systems.

4.6 Grading

All grading shall conform to the goals and policies of the El Dorado Hills Specific Plan and the following guidelines:

a. Mounding and berming shall be used extensively to add topographical variety to the landscape.

b. Grading may be natural or architectural in form and should complement the architecture or land use of a site in a pleasing manner.

c. Areas that are to be planted with turf shall not slope in excess of 3:1. Areas within the public right-of-way that are to be planted with turf shall not slope in excess of 4:1. All areas that are to be planted with ground cover shall not slope in excess of 2:1. All planting areas shall be graded to drain at a 2 percent minimum grade.

4.7 Walls and Fences

a. All walls and fences shall be of a design compatible with adjacent architecture. Heights of walls and fences shall be as required for their intended use but shall not exceed 8 feet unless approved by the ACC.

b. Where serving as a visual screening barrier for enclosure of storage areas, open work areas, or refuse collection areas, wall and fence heights shall be sufficient to ensure that adjacent properties and public streets are protected from visual or noise impacts.

c. The location and design of walls and fences, as with all other design review applications, shall be approved by the ACC prior to construction, installation, or submittal of plans to the County.

4.8 Landscaping

Planting within commercial developments adjacent to streets shall blend with the streetscape planting. Plant materials are to be selected from List 1, Master Landscape Plant List.

a. Trees shall be planted and maintained throughout surfaced parking lots to ensure that, within 15 years after planting, a minimum of 40 percent of the parking lot will be shaded.

b. To the maximum extent possible, landscape design shall incorporate native trees and shrubs and should be drought resistant. Accent landscaping using non-native types is acceptable.

c. All landscaped areas will be maintained with an automatic irrigation system. Where possible, drip irrigation is preferred.

4.9 Signs and Graphics

a. All signs are subject to approval by the ACC and must conform to the El Dorado County Sign Ordinance.

b. It is recommended that identification signs be smaller than allowed by the County Sign Ordinance. Sign colors and materials shall be consistent with the architectural theme of the development.

c. No flashing or moving signs will be permitted.

d. Natural materials are recommended for entry gates and monument signs along major streets.

e. Signs shall not obstruct or visually impair vehicle entries.

4.10 Paving Materials

a. All sidewalks shall have a minimum width of 4 feet.

b. The use of paving materials such as stamped concrete, interlocking pavers, exposed aggregate, and other embellished paving materials is recommended.

c. Crosswalks within each development shall be delineated with one of the paving materials listed above. The materials shall contrast with the pavement of the street, alley, driveway, or parking lot in which the crosswalk occurs.

4.11 Lighting and Utilities

a. Lighting shall include project and building entry lighting, parking lot lighting, pathway lighting, and accent lighting for landscaping and architecture. Security lighting should be included when necessary.

b. Lighting fixture design shall be compatible with other site elements.

c. All exterior lighting fixtures shall be efficient in terms of design and energy use. Low- and high-pressure sodium (LPS and HPS) lamps are recommended in public areas but prohibited on structures.

d. Lighting fixtures within the Village Green/Community Center shall be designed to deflect light and glare away from the viewsheds of adjacent residences, parks, and open space. Fixture placements are to be approved by the ACC. Cutoff-type fixtures are recommended to minimize light spillage and glare.

e. All electrical, telephone, and other cable services shall be installed underground. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts, and other facilities necessary and appurtenant to underground facilities, street lighting, and the irrigation system may be placed above ground when necessary. Public utilities may be provided in private streets with recorded easements to ensure access as required for their maintenance.

Section 5.0 Open Space, Parks and Recreation, Trails and Paths

Integral to the concept of the El Dorado Hills Specific Plan is the mixture of open space, residential areas, commercial sites, and circulation. The success of this integration depends primarily on the manner in which the boundaries between these various land uses meet and interconnect. This section establishes guidelines to facilitate these interconnections and especially to protect the natural open space from impacts from adjacent uses.

5.1 Open Space

Five basic types of open space are provided in the Plan Area: natural open space, golf course, residential open space, parkland and school playfields, and drainageways.

5.2 Natural Open Space

a. Natural open space, as designated in the Specific Plan, will be preserved in perpetuity in an essentially unaltered condition.

b. No development will occur within these areas except for maintenance, fire protection, trails, and permitted uses.

c. Use will be restricted to such activities as jogging, hiking, and horseback riding, where the impact on the natural environment will be minimal.

5.3 Golf Course

a. With the exception of the clubhouse, pro shop facilities, and commercial uses, all of the area designated as the golf course will be landscaped and developed exclusively for golf and country club-related facilities.

b. Swales and drainageways will be landscaped, where possible, using native planting to enhance the natural habitat.

5.4 Residential Open Space

a. Open space easement dedications on individual residential parcels may be required in order to reduce fence visibility, reduce open space intrusion, buffer open space from development, and reduce tree loss.

b. Such easements may be required to prevent development of other than accessory structures and landscaping.

c. General public access rights will not be permitted within these easements.

d. Any trails developed within such residential open space will be designed to minimize impacts on adjacent property owners.

5.5 Parkland and School Playfields

a. It is recommended that the entities that own and maintain the public parks and adjacent school sites and playfields enter into joint use agreements so that public use of facilities can be maximized.

b. Playfields and playgrounds should be located in relatively flat areas of public parks.

5.6 Drainageways

a. All major drainageways within the Plan Area should be left in a completely natural, unaltered condition, or designed to appear natural.

b. The areas designated as drainageways shall constitute an element of open space within certain villages and the golf course.

c. Drainageways may be contained within recorded easements to provide for maintenance.

d. Riparian vegetation may be allowed to grow in drainageways to enhance the open space and natural habitat of these areas. Care shall be taken to maintain controls against flooding.

5.7 Public and Private Parks and Recreation

The following guidelines are established for both public and private parks and recreational facilities.

5.7.1 Public Parks and Recreation Facilities

a. All public parks and recreation facilities shall conform to County standards and requirements.

b. Public facilities should be located adjacent to schools and open space areas to maximize their value within the Plan Area. Anticipated uses may include, but are not limited to:

- soccer fields
- baseball fields
- football fields
- other miscellaneous sports fields

c. Smaller recreational uses, such as tot lots, tennis courts, etc., shall be located close to areas of higher population and density, yet away from traffic hazards.

d. Public parks should be extensively landscaped. Native trees and shrubs should be incorporated into the landscape design wherever possible. Drought-tolerant species are recommended. (See Selected Plant List 4.)

e. Play equipment and other features should be constructed of wood and other natural-appearing materials to achieve harmony with the natural setting of the Plan Area.

f. Public parks should be designed to minimize maintenance requirements.

g. Public parks should be designed to allow surveillance by adjoining residents and security services.

h. Public parks shall be linked to bike and pedestrian paths where feasible.

i. Public parks should not be located adjacent to the golf course or on slopes that exceed 20 percent.

5.7.2 Private Parks and Recreation Facilities

a. Within the Specific Plan area, certain villages may provide additional recreation land (private parks) due to the density and housing types within the village.

b. Private parks should provide for those recreation needs that cannot be met by individual homeowners. These may include tennis courts, swimming pools, open lawn areas, picnic facilities, and other amenities.

c. Private parks should be extensively landscaped. Native trees and shrubs should be incorporated into the landscape design wherever possible. Drought-tolerant species are recommended. (See List 4, Selected Native Plants.)

d. Play equipment and other features should be constructed of wood and other natural-appearing materials to achieve harmony with the natural setting of the Plan Area.

e. Private parks should be designed to minimize maintenance requirements.

f. Private parks should be designed to allow surveillance by adjoining residents and security services.

g. Private parks shall be linked to bike and pedestrian paths where feasible.

h. Private parks should not be located adjacent to the golf course or on slopes that exceed 20 percent.

5.8 Pedestrian Trails and Paths, Equestrian Trails

An extensive system of interlinked trails and paths is incorporated into the Plan Area to facilitate travel within and beyond the Plan Area by pedestrians, equestrians, and bicyclists. This trail system is intended to connect to the regional trail system at designated points such as the PG and E/Sacramento Muncipal Utility District (SMUD) easement.

a. Trails and paths should be separated from streets and parking areas to the maximum extent possible.

b. Trails through residential open space should be designed to minimize impacts on adjacent property owners.

c. Where possible, trails should follow natural drainage courses. Drainage easements may be used to facilitate trail construction and maintenance.

d. Street crossings, particularly at major intersections, should be minimized.

e. Trails and paths that are not within public street rights-of-way should be clearly marked to facilitate their use and to discourage trespassing.

f. Barriers shall be installed to prevent access to the trails by unauthorized vehicles.

g. Trails within natural open space shall be designed to accommodate scenic areas and vistas.

h. Trail construction standards shall be developed for trails within natural open space to minimize impacts on the open space and vegetation, to provide firebreaks, and to minimize maintenance requirements.

i. Trails within public street rights-of-way shall meander relative to the alignment of the street pavement. Vertical separation between roadways and pathways should be employed wherever possible.

j. Trails that function as fire breaks shall be constructed according to those standards established by the Fire District.

Section 6.0 Street Standards

The circulation system is intended to facilitate safe and efficient traffic movement within and through the Plan Area with minimum disruption to other land uses. Arterial streets connect with village streets at village entry points, thereby eliminating unnecessary traffic through the village. Residences are oriented away from arterial streets and will not have direct access to them. Streets are designed in accordance with projected residential and commercial traffic demands.

Consistent with the overall design theme of the Specific Plan, streets will be generally curvilinear in design, conform to the natural topography, with a minimum of grading, and existing trees and other important natural features will be preserved.

a. Bus shelters and turnouts will be provided along arterial and collector streets near village entrances.

b. All street furniture (bus shelters, benches, trash receptacles, signage, and lighting) within the Plan Area will have a common design theme.

c. Street trees shall be planted along all streets to provide shade, soften the appearance of the streetscape, and create a tree canopy to enhance pedestrian scale. Trees along arterial streets shall be planted in natural-appearing clusters rather than in a regimented, linear pattern. Planting shall be selected from List 2, Master Street Tree Plant List.

d. All street trees, shrubs, and groundcover planting within the rights-of-way will be preferably native and/or drought-resistant, and shall be consistent with the guidelines established for the residential and commercial areas.

e. Arterial streets contiguous to residential villages shall be separated from residential areas by a 6-foot-high wall or fence. The design, color, and construction materials shall be consistent for all similar placements within the Plan Area. Such fencing may be supplemented by earthen berms and landscaping within the street setback.

f. In all other instances where fencing is utilized along an arterial street, a 4-foot-high split-rail open design fence, wrought iron fence, or dry stone wall shall be employed. Chain link fencing is permitted when visually screened from a street right-of-way.

g. Private streets shall be constructed to the same standards as public streets.

h. Private streets shall include parking bays at a ratio of one guest space for each residence when on-street parking is prohibited.

6.1 Street Descriptions

All street cross-sections and final locations of intersections shall meet the minimum standards of the El Dorado County Department of Transportation.

6.1.1 Residential Street (50-foot-wide right-of-way)

The primary street design is to be used for short loop interior residential streets (less than 1,000 feet) and cul-de-sacs less than 200 feet from the corner to the entry point at the bulb. Paved pedestrian paths and space for street trees will be included in the right-of-way. No provision is

made for on-street parking because it is intended that resident parking will be within garages. Off-street parking for visitors and service personnel will be provided in accordance with the policies of the Specific Plan. Bicycle travel will occur within the street pavement without the use of specified bicycle lanes.

6.1.2 Residential Street (50-foot-wide right-of-way)

This street design will be used for the majority of the interior village streets. Included within the right-of-way are a 5-foot-wide paved pedestrian path, street trees, two 12-foot-wide travel lanes, and an 8-foot-wide parking lane on one side of the street.

6.1.3 Minor Village Street (80-foot-wide right-of-way)

This street section will be used as a minor collector street within and between villages. Included within the right-of-way is a paved pedestrian path separated from the roadway by a 6-foot-wide planting strip. The street provides four 12-foot-wide travel lanes and no on-street parking.

6.1.4 Major Village Street (100-foot-wide right-of-way)

This street design is used for Country Club Drive between Silva Valley Parkway and Bass Lake Road. With a projected peak hour traffic volume of 2,300, Country Club Drive carries a large percentage of Plan Area traffic and is second in volume only to Silva Valley Parkway. This design is also used for the street which connects Country Club Drive with Silva Valley Parkway on the north side of the Village Green/Community Center. The design includes bicycle lanes on each side of the pavement. Paved pedestrian paths are provided on each side of the right-of-way, with landscaping providing a varied separation from the street pavement. No provision is made for on-street parking.

6.1.5 Split Parkway (120-foot-wide right-of-way)

This variation of the Major Village Street design is used to incorporate a drainageway into the right-of-way design for a portion of Country Club Drive. It includes the same facilities and amenities as described for Major Village Streets.

6.1.6 Parkway (120-foot-wide right-of-way)

This design is applicable to Silva Valley Parkway from Highway 50 to Green Valley Road. There are three typical roadway sections applicable to three areas along Silva Valley Parkway as shown on Figure 14 in the Specific Plan. With a projected peak hour traffic volume of 3,500, this street serves as the principal arterial in the Plan Area. This street includes four 12-foot-wide travel lanes, pedestrian paths that meander within the right-of-way, and an extensively landscaped median. No provision is made for on-street parking. Left turn lanes and deceleration right turn lanes will be provided. Roadside landscaping will vary in width from 26 to 76 feet on the western side of the Parkway and from 26 to 50 feet on the eastern side of the Parkway.

Section 7.0 Landscape Development Standards

The Landscape Development Standards are designed to provide guidelines that will act as a framework for the orderly landscape development of the Specific Plan area. These standards provide a means of unifying a large area with diverse natural and man-made features into a cohesive recognizable community. The Landscape Development Standards identify a number of objectives and suggest implementation methods. The objectives include:

a. The creation of a strong visual identity through landscaping.

b. Standardization of plant materials and their use within the Plan Area.

c. Reinforcement of village entries.

d. Water conservation. Due to the limited supply of long-term water resources in the region, design solutions for the Specific Plan area will include provisions for water conservation, most notably the use of native and drought-tolerant plant materials and efficient irrigation systems. Drip irrigation systems are encouraged for trees and shrubs.

e. Preservation and enhancement of the natural open space and associated plant communities. This is accomplished through protection from incompatible uses, grass fires, excessive grading, and tree removal.

f. All developments shall include landscape and irrigation plans approved by the ACC.

7.1 Landscape Concept

Landscaping within the Specific Plan area shall include both native and non-native trees and plantings. Landscaping within the Plan Area shall be designed to enhance the visual quality of the area and provide a framework for the establishment of a cohesive, identifiable community.

7.2 Visual/Aesthetic Control

a. Planting shall be varied in texture, height, form, and color to create interest and avoid monotony. Planting shall soften hard edges and be used in a manner that harmonizes with the architecture and site planning.

b. Planting will be designed to accommodate viewsheds. Special views should be carefully preserved and enhanced by framing these views with landscaping.

c. Undesirable views may be screened through the use of planting, walls, mounding, or a combinations of these techniques.

d. Planting should be used for windbreaks where views do not require protection.

e. Shade trees shall be provided in all parking lots. Deciduous trees shall be utilized to reduce heat loads on the south and west sides of buildings where such tree placement does not conflict with solar access.

7.3 Planting Design

a. Erosion control. All areas subject to erosion shall be planted with plant varieties that provide erosion control root systems. Plant materials and installation techniques require ACC approval. (See List 3, Master Erosion Control Plant List.)

b. Buffers. Plant materials shall be used as physical buffers between incompatible uses. Such buffers shall be both physical and visual. Buffer planting shall also occur between different types of circulation (autos and pedestrians) wherever possible.

c. Drought-tolerant, low-maintenance planting. Plant species shall be selected for moderately drought-tolerant, low-maintenance characteristics. Plants that have brittle branching structures, excessive litter production, or high susceptibility to pests or disease shall not be selected. Plants that produce litter that enhances natural open spaces may be permitted.

d. Fire buffers. Fire buffers shall be provided in all cases where buildings are located within 100 feet of natural open space. All planting within this 100-foot buffer shall comply with standards established by the Fire District. All open space areas and slope banks are subject to the Fuel and Fire Management Program. (Section 9.0 Maintenance, Fire and Fuel Management.)

e. Streetscape. Street trees shall be planted along all streets to provide shade, soften the appearance of the streetscape, and create a tree canopy to enhance pedestrian scale. A dominant street tree shall be selected and planted within parkways at intervals not to exceed 40 feet. Trees along arterial streets shall be planted in natural-appearing clusters rather than in a regimented, linear pattern. Planting shall be selected from List 2, Master Street Tree Plant List. It is recommended that all street trees, shrubs, and groundcover planting or hardscaping (rock, bark, etc.) within the public right-of-way be native and/or drought-resistant plant materials. Placement of these trees shall be adjusted to allow for driveways, street signs, and utilities. All medians wider than 6 feet shall be mounded and planted with turf, groundcover, or hardscaping, and double row groupings of accent trees. All medians less than 6 feet wide shall contain turf, hardscaping, or ground cover, contain no mounding, and shall be graded at a 2 percent minimum slope for drainage. Turf areas shall not exceed 4:1 slope. Slopes in groundcover areas are not to exceed 2:1.

f. Natural open space. Natural open space, as designated in the Specific Plan, shall be preserved in perpetuity in essentially an unaltered condition. All planting required due to grading, road construction, or utility construction shall be done with native plant materials. All disturbed areas shall be returned to a natural condition. Plant materials shall be selected from Table 4, Selected Native Plant List.

g. Parks and recreation areas. Landscaping of public and private parks, pocket parks, and recreation areas within the Plan Area shall be designed in an informal style that complements the natural landscape. Buffer plantings shall be installed where recreation areas abut parking areas, streets, and adjacent uses. Views into recreation areas shall be maintained for security purposes.

Section 8.0 Irrigation System Guidelines

All irrigation systems within the Specific Plan area shall be in conformance with County codes and ordinances and any applicable CC&Rs. The following pertains to all areas that are to be maintained by the Master Association, the individual village associations, or that are maintained by the County.

a. All irrigation systems shall meet County standards.

b. Irrigation systems shall be separated according to the following criteria:

- Top, toe, center of slope.
- Contour along slope, when possible.
- Northeast and southwest exposures shall be separate.
- Separation of groundcover and turf.
- Radical soil differences.
- Separation of high points, low points, and drainage swales in generally landscaped areas.
- Separation of generally landscaped areas and slopes exceeding 3:1.

c. Irrigation systems shall be designed for wind velocities of 5-10 mph.

d. Maximum flow velocity through pipes shall be five feet per second.

e. All slope irrigation shall be designed for a maximum volume of 10-12 gallons per minute per acre.

f. Design pressures shall comply with the manufacturer's recommendations.

g. Low precipitation nozzles and drip irrigation shall be used to prevent runoff where feasible.

h. All piping shall be PVC and buried below grade. Slope systems shall be Brownline-type PVC laid on grade with appropriate fasteners.

i. Separate electrical meters, water meters, and irrigation controllers shall be provided for areas maintained by:

- Village Propertyowners Associations.
- Master Propertyowners Association.
- Other entities.

j. All irrigation systems shall be capable of applying water within the prescribed time schedule without creating excessive runoff.

k. All irrigation controls shall be installed in approved steel enclosures.

Section 9.0 Maintenance, Fire, and Fuel Management

9.1 Maintenance Program

The objective of landscape maintenance within the Specific Plan area is to maintain all forms of vegetation through proper care. Moderately visible areas shall have a neat and groomed appearance. High visibility areas, which include streetscapes, recreation areas, and slope planting adjacent to streets, shall have a manicured appearance. Natural open space shall be maintained for fire prevention. All village entry signs shall have a well-groomed appearance.

a. Scope of work. Maintenance of plant materials shall include, but not be limited to, mowing, trimming, pruning, watering, fertilization, aeration, thatching, weed control, plant replacement, cultivation, pest control, and cleanup. The objective is to utilize plant material maintenance methods that will keep sites in a state of healthy growth and in good repair. Irrigation maintenance shall include operation systems, adjustments, and repairs.

b. Requirements. The maintenance contractor shall furnish all labor, equipment, materials, tools, transportation, hauling, dumping, fertilizers, chemicals, services, and other special skills required to perform the landscape maintenance as required. Maintenance of these areas shall include a routine restoration of plant materials, irrigation systems, and walk areas.

c. Quality standards. All work shall be performed in accordance with proper landscape maintenance practices and in keeping with the high aesthetic level of the facilities and villages being maintained. All personnel on the project shall be well trained, clean, and neat in appearance.

d. Water management. Water will be used only as required to allow penetration into the soil and avoid excess runoff. Plantings have been selected for low water requirements. Plants should be watered only as needed to maintain healthy plant material. The use of moisture sensors is encouraged.

e. Clearance and visibility. Plant material shall be maintained so as to avoid obstructing the view of signs, light fixtures, air flows from vents, pedestrians, and vehicles.

f. Erosion control. All drainageways shall be periodically inspected. Drainageways indicating signs of erosion, slippage, or settlement shall be repaired. In case of grass fires, slopes shall be reseeded and planted as soon as possible to minimize erosion.

9.2 Fire and Fuel Management Program

To prevent property loss due to brush and grass fires, a system of vegetation management is to be established. All fuel and fire management will be under the direction or review of the Fire District.

a. Design. A landscape fire buffer shall be provided between natural open space areas and adjacent streets and villages within the Specific Plan area.

b. Materials. The fire buffer shall be equipped with a permanent irrigation system capable of supplementing ground moisture as necessary to maintain acceptable fuel moisture levels. Natural open space is excluded from this requirement since this may damage the existing native vegetation. Plant materials within these designated buffers will be selected for their high moisture content and moisture retention during hot weather, slow growth nature, and tendency to burn slowly if ignited. Plants also will be selected for their low profile. (See List 5, Selected Fire Buffer Plant List.)

c. Management. The removal or reduction of large shrubby plant masses may be required each 3 to 5 years to reduce the source of fuel for fires.

PLANT LIST TABLES

LIST 1

MASTER LANDSCAPE PLANT LIST

Trees	BOTANICAL NAME	COMMON NAME
	Acer macrophyllum	Bigleaf Maple
	Acer palmatum	Japanese Maple
	Acer platanoides	Norway Maple
	Acer rubrum	Red Maple
	Aesculus californica	California Buckeye
	Aesculus carnea	Red Horsechestnut
	Albizia julibrissen	Silk Tree
	Alnus cordata	Italian Alder
	Alnus rhombifolia	White Alder
	Betula nigra	River Birch
	Betula pendula	White Birch
	Betula verrucosa	White Birch
	Cedrus deodara	Deodar Cedar
	Celtus australis	European Hackberry
	Cercis occidentalis	Western Redbud
	Crataegus phaenopyrum	Washington Hawthorn
	Cupressus macrocarpa	Monterey Cypress
	Fraxinus o. 'Raywood'	Raywood Ash
	Fraxinus velutina 'Modesto'	Modesto Ash
	Ginkgo biloba 'Fairmount'	Maiden Hair
	Gleditsia tria. 'Shademaster'	Honey Locust
	Gleditsia triacanthos 'Moraine'	Moraine Locust
	Lagerstroemia indica	Crape Myrtle
	Ligustrum lucidum	Glossy Privet
	Liquidambar styr. 'Palo Alto'	Sweet Gum
	Liriodendron tulipifera	Tulip Tree
	Magnolia grandiflora	Southern Magnolia
	Magnolia grandiflora 'Samuel Sommer'	Southern Magnolia
	Magnolia soulangeana	Saucer Magnolia
	Malus 'Liset'	Crabapple
	Malus floribunda	Japanese Crabapple
	Morus alba	White Mulberry
	Pinus canariensis	Canary Island Pine
	Pinus coulteri	Coulter Pine
	Pinus elderica	Mondell Pine
	Pinus halapensis	Aleppo Pine
	Pinus pinea	Italian Stone Pine
	Pinus thunbergiana	Japanese Black Pine
	Pistacia chinensis	Chinese Pistache
	Platanus acerifolia 'Bloodgood'	London Plane Tree
	Platanus acerifolia 'Yarwood'	London Plane Tree
	Platanus racemosa	Western Sycamore
	Populus alba 'Bolleana'	Bolleana Poplar
	Populus fremontii 'Nevada'	Male Fremont Poplar
	Populus nigra 'Italica'	Lombardy Poplar
	Populus tremuloides	Quaking Aspen
	Prunus 'Krauter Vesuvius'	Purple Leaf Plum
	Prunus cerasifera 'Thundercloud'	Thundercloud Purple Plum
	Prunus serrulata 'Kwanzan'	Kwanzan Cherry
	Prunus yedoensis 'Akebono'	Flowering Cherry
	Pseudotsuga menziesii	Douglas Fir
	Pyrus calleryana 'Aristocrat'	Aristocrat Pear
	Pyrus calleryana 'Bradford'	Bradford Pear
	Quercus agrifolia	Coast Live Oak
	Quercus borealis	Red Oak
	Quercus coccinea	Scarlet Oak
	Quercus douglasii	Blue Oak
	Quercus ilex	Holly Oak
	Quercus kelloggii	California Black Oak
	Quercus lobata	Valley Oak

Robinia ambuigua 'Idahoensis'	Black Locust
Salix babylonica	Weeping Willow
Sequoia sempervirens 'Aptos Blue'	Coast Redwood
Tilia cordata	Little-leaf Linden
Umbellularia californica	California Bay

Shrubs

Abelia grandiflora 'E. Goucher'	Glossy Abelia
Arbutus unedo	Strawberry Tree
Arctostaphylos 'Howard McMinn'	Manzanita
Arctostaphylos manzanita 'Dr. Hurd'	Manzanita
Azalea varieties	Southern Indica
Buxus varieties	Boxwood
Ceanothus 'Julia Phelps'	California Lilac
Ceanothus g. 'Horizontalis'	Carmel Creeper
Ceanothus g. 'Yankee Point'	Carmel Creeper
Cercis occidentalis	Western Redbud
Chaenomeles varieties	Flowering Quince
Cistus cobariensis	White Rockrose
Cistus ladanifer	Crimson Spot Rockrose
Cornus stolonifera	Western Dogwood
Cotinus coggygria 'Royal Purple'	Purple Smoke Tree
Cotoneaster varieties	Cotoneaster
Cotoneaster lacteus	Parney Cotoneaster
Fremontodendron 'Calif. Glory'	Hybrid Flannel Bush
Garrya elliptica 'James Roof'	Silktassel
Hemerocallis varieties	Day Lily
Heteromeles arbutifolia	Toyon
Juniperus varieties	Juniper
Ligustrum varieties	Privet
Lonicera j. 'Halliana'	Hall's Honeysuckle
Mahonia 'Golden Abundance'	Hybrid Oregon Grape
Mahonia aquifolium 'compacta'	Compact Oregon Grape
Nerium oleander	Oleander
Prunus caroliniana	Carolina Cherry
Prunus l. 'zabeliana'	Zabel Laurel
Prunus laurocerasus	English Laurel
Prunus lusitanica	Portugal Laurel
Pyracantha varieties	Pyracantha
Rhamnus alaternus	Italian Buckthorn
Rhododendron varieties	Rhododendron
Rhus varieties	Sumac
Ribes varieties	Flowering Currant
Romneya coulteri	Matilija Poppy
Spirea bumalda	Spirea
Syringa vulgaris	Common Lilac
Taxus varieties	Yew
Viburnum varieties	Viburnum

Vines

Clematis armandii	Evergreen Clematis
Lonicera Hildebrandiana	Burmese Honeysuckle
Parthenocissus tricuspidata	Boston Ivy
Rosa banksiae 'Alba Plena'	Lady Banks Rose
Wisteria floribunda	Japanese Wisteria
Wisteria sinensis	Purple Chinese Wisteria

Ground Covers

Baccharis pilularis	Coyote Bush
Ceanothus varieties	Ceanothus
Coprosma kirkii	Creeping Coprosma
Cotoneaster 'Lowfast'	Lowfast Cotoneaster
Gazania varieties	Gazania
Hedera canariensis	Algerian Ivy
Hedera helix	English Ivy
Hedera helix Hahn's	Hahn's English Ivy
Hypericum calycinum	St. Johnswort

Lawn	Bluegrass Sod
Polygonum capitatum	Knotweed
Vinca minor	Dwarf Periwinkle

LIST 2

MASTER STREET TREE PLANT LIST

Trees	BOTANICAL NAME	COMMON NAME
	Acer rubrum 'October Glory'	Red Maple
	Acer platanoides	Norway Maple
	Aesculus californica	California Buckeye
	Aesculus carnea 'Briotii'	Red Horsechestnut
	Celtus australis	European Hackberry
	Fraxinus velutina 'Modesto'	Modesto Ash
	Gleditsia tria. 'Shademaster'	Honey Locust
	Gleditsia triacanthos 'Moraine'	Moraine Locust
	Lagerstroemia indica 'Cherokee'	Crape Myrtle
	Liquidambar styr. 'Palo Alto'	Sweet Gum
	Liriodendron tulipifera	Tulip Tree
	Magnolia grandiflora	Southern Magnolia
	Malus floribunda	Japanese Crabapple
	Morus alba	White Mulberry
	Pistacia chinensis	Chinese Pistache
	Platanus acerifolia 'BLoodgood'	London Plane Tree
	Platanus acerifolia 'Yarwood'	London Plane Tree
	Platanus racemosa	Western Sycamore
	Prunus 'Krauter Vesuvius'	Purple Leaf Plum
	Prunus serrulata 'Kwanzan'	Kwanzan Cherry
	Pyrus calleryana 'Bradford'	Bradford Pear
	Quercus agrifolia	Coast Live Oak
	Quercus borealis	Red Oak
	Quercus coccinea	Scarlet Oak
	Quercus ilex	Holly Oak
	Quercus lobata	Valley Oak
	Robinia ambuigua 'Idahoensis'	Black Locust
	Tilia cordata	Little-leaf Linden

LIST 3

MASTER EROSION CONTROL PLANT LIST

BOTANICAL NAME	COMMON NAME
Arctostaphylos varieties	Manzanita
Baccharis pilularis	Coyote Bush
Ceanothus varieties	California Lilac
Cercis occidentalis	Western Redbud
Chaenomeles varieties	Flowering Quince
Cistus varieties	Rockrose
Cotoneaster varieties	Cotoneaster
Fremontodendron 'Calif. Glory'	Hybrid Flannel Bush
Heteromeles arbutifolia	Toyon
Hypericum calycinum	St. Johnswort
Juniperus varieties	Juniper
Polygonum aubertii	Polygonum
Prunus l. 'zabeliana'	Zabel Laurel
Pyracantha varieties	Pyracantha
Rhus varieties	Sumac
Ribes viburnifolium	Catalina Perfume
Romneya coulteri	Matilija Poppy
Rosa rugosa	Rosa
Taxus varieties	Yew

LIST 4

BOTANICAL NAME	COMMON NAME
Coprosma kirkii	Creeping Coprosma
Gazania varieties	Gazania
Osteospermum fruiticosum	Trailing African Daisy
Phylla nodifolia	Lippia
Santolina species	Lavender Cotton
Trifolium frag. O'Connors Legume	O'Connors Legume
Vica minor	Dwarf Periwinkle

LIST 5

ORNAMENTALS WITH MODERATE FIRE RETARDANT ABILITY

BOTANICAL NAME	COMMON NAME
Arbutus unedo	Strawberry Tree
Arctostaphylos varieties	Manzanita
Cercis occidentalis	Western Redbud
Nerium oleander	Oleander
Prunus caroliniana	Carolina Cherry
Prunus l. 'zabeliana'	Zabel Laurel
Prunus laurocerasus	English Laurel
Prunus lusitanica	Portugal Laurel
Pyracantha varieties	Pyracantha
Rhamnus alaternus	Italian Buckthorn
Ribes varieties	Flowering Currant

Exhibit A
Design Review Matrix

	Single-Family Residential		Multi-Family and All Non-Residential	
	County of El Dorado	Architect. Control Committee	County of El Dorado	Architect. Control Committee
Maps and Plans				
Tentative Subdivision Map	X	X		
Development Plans			X	X
Phasing Plans	X	X	X	X
Grading & Drainage Plans	X	X	X	X
Lighting Plans (Public Rights-of-Way)	X	X	X	X
Major Vegetation Removal in Public Open Space	X	X	X	X
Major Vegetation Removal in Private Open Space	X	X	X	X
Architectural Theme/Style		X	X	X
Landscaping in Public Rights-of-Way & Drainage				X
Easements	X	X	X	X
Compliance with Approved Plans	X		X	
Design Features				
Setbacks	X	X	X	X
Site Landscaping		X	X	X
Fencing & Screening		X	X	X
Signage		X	X	X
Site Lighting		X	X	X
Earthwork & Retaining Walls		X	X	X
Trash Enclosures		X	X	X
Circulation, Driveways & Vehicle Access	X	X	X	X
Parking		X	X	X
Siding & Exterior Materials			X	X
Exterior Design		X	X	X
Color		X	X	X
Roofing Materials		X	X	X
Placement of Mechanical Equipment & Screening		X	X	X
Street Furniture		X	X	X
Bus Shelters	X	X	X	X
Building Envelopes	X	X	X	X
Plant List	X	X	X	X