

## **SECTION 6. OPEN SPACE ELEMENT**

### **6.1 Concept**

Open space plays a key role in the design and function of the Specific Plan area. While providing for wildlife habitat and passive recreation, it also serves to separate and define the villages that make up the Plan Area. Further, the preservation and maintenance of large areas of natural open space enhances the overall aesthetic and visual character of the Plan Area and the El Dorado Hills Community.

Open space designations are applicable to both public and private land and are applied in the public interest to preserve areas of visual or environmental significance. In some instances, the public interest will be served best by limiting access to open space lands. Such limitations are appropriate to protect certain wildlife habitats and plant communities and to prevent intrusion upon privacy.

### **6.2 Characteristics and Ownership**

Five basic types of public and private open space are provided in the Plan Area: Natural Open Space, Residential Open Space, Golf Courses, Drainageways, and Parkland and School Playfields. These are described in the following paragraphs.

#### **6.2.1 Natural Open Space**

Approximately 978 acres, or 25 percent of the Specific Plan area, have been set aside as natural open space. This acreage occurs in areas of steep, visually prominent topography and dense vegetation. Natural open space, as shown in Figure 15, Open Space Map, will be preserved in perpetuity in an essentially unaltered condition. No development will occur within these areas except for the minimum necessary for maintenance, fire prevention, and those activities directly associated with limited recreational use of the area. Portions to be held by public entities or by the private homeowners associations also are illustrated in Figure 15, Open Space Map.

Uses allowed will be restricted to those which have a minimal impact on the open space character, such as jogging, hiking, and horseback riding. Limited recreational facilities may be included in both the public and private open space areas where such facilities are compatible with the open space character. Commercial and residential structures are prohibited in these areas. An Open Space Management Plan shall be required to preserve the natural character of these areas while providing for fire protection and erosion control.

Natural open space constitutes the largest assemblage of undeveloped land in the Plan Area. An important feature of the natural open space is its relatively unbroken expanse and continuous flow. This aspect not only provides opportunities for long, uninterrupted trail systems, but also will preserve many wildlife habitats and travelways. Natural open space abuts the golf course in several locations.

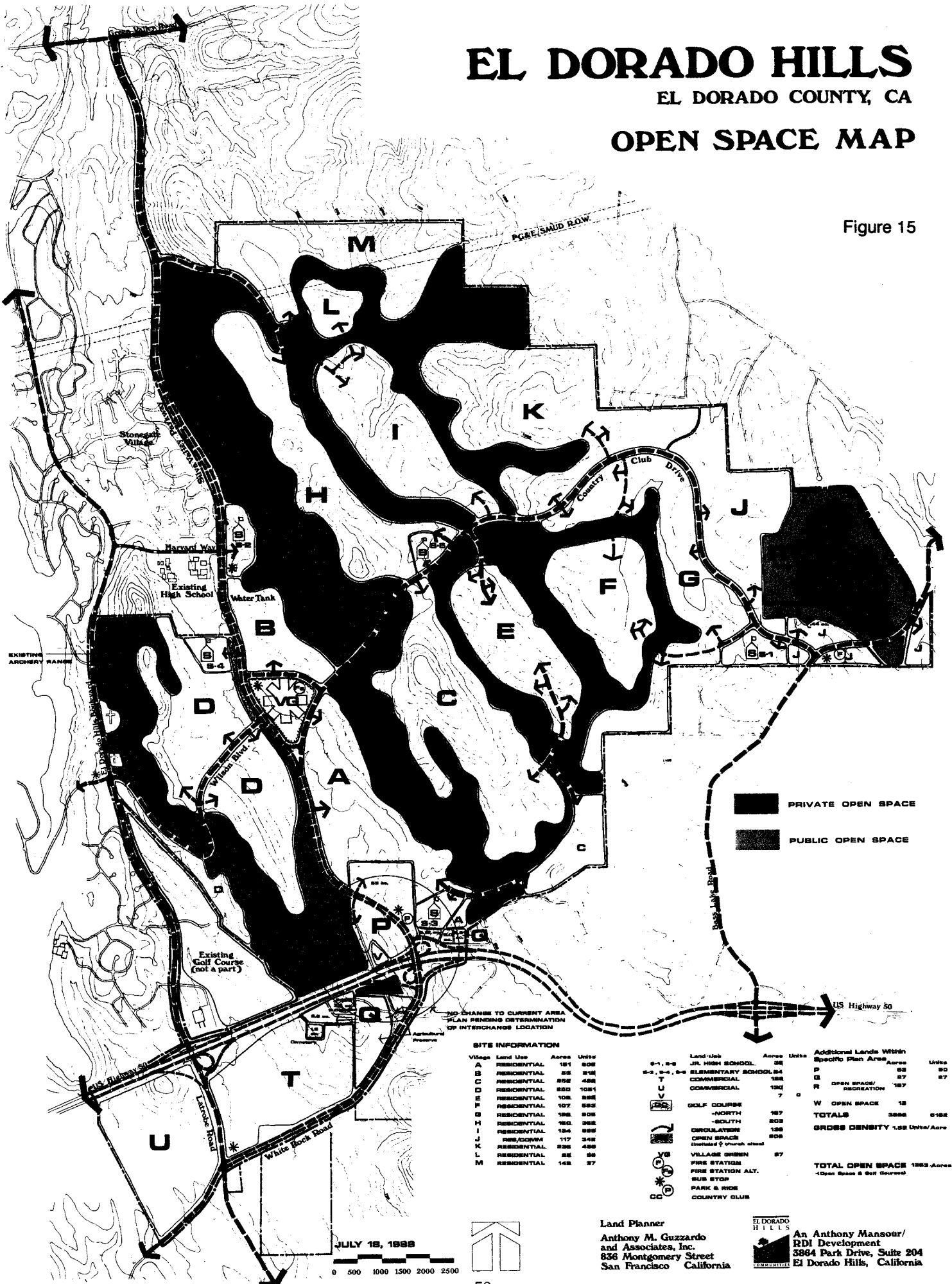
Ownership and management of the natural open space will be retained initially by the property owner. Ultimately, ownership of and management responsibilities for portions of the public open space will be relinquished to other entities, such as the Community Service District or the County of El Dorado. In order to maintain the standards of protection, open space easements or similar restrictions shall be provided. An Open Space Management Plan shall be prepared for all of the natural open space. The Open Space Management Plan shall consider alternatives for

# EL DORADO HILLS

EL DORADO COUNTY, CA

## OPEN SPACE MAP

Figure 15



PRIVATE OPEN SPACE  
 PUBLIC OPEN SPACE

NO CHANGE TO CURRENT AREA PLAN PENDING DETERMINATION OF INTERCHANGE LOCATION

**SITE INFORMATION**

Village	Land Use	Acres	Units
A	RESIDENTIAL	181	808
B	RESIDENTIAL	82	218
C	RESIDENTIAL	252	488
D	RESIDENTIAL	880	1081
E	RESIDENTIAL	108	388
F	RESIDENTIAL	107	528
G	RESIDENTIAL	186	508
H	RESIDENTIAL	180	388
I	RESIDENTIAL	134	388
J	RES./COMM	117	348
K	RESIDENTIAL	238	488
L	RESIDENTIAL	82	88
M	RESIDENTIAL	148	37

Land Use	Acres	Units	Additional Lands Within Specific Plan Area	Acres	Units
9-1, 9-2 JR. HIGH SCHOOL	36		P	63	80
9-3, 9-4, 9-5 ELEMENTARY SCHOOL	84		G	87	87
T COMMERCIAL	188		R	OPEN SPACE/RECREATION	187
U COMMERCIAL	132		W	OPEN SPACE	18
V GOLF COURSE - NORTH	167		<b>TOTALS</b>	<b>3888</b>	<b>8188</b>
- SOUTH	808		<b>GROSS DENSITY</b>	<b>1.58 Units/Acre</b>	
ORCULAYERS	128		<b>TOTAL OPEN SPACE</b>	<b>1282</b>	<b>Acres</b>
OPEN SPACE	808		<small>(Open Space &amp; Golf Course)</small>		
Village Green	87				
Fire Station Alt.					
Sus Stop					
Park & Ride					
Country Club					

JULY 18, 1988  
 0 500 1000 1500 2000 2500



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ownership and maintenance of the natural open space. The plan shall also identify mechanisms for funding the ongoing maintenance and management of the public and private natural open space.

### 6.2.2 Residential Open Space

There are two types of residential open space. Attached dwelling units will have common areas that will be designated as residential open space to be owned and maintained by a homeowner's association. On individual lots, private open space will be designated and owned in fee by individual property owners, but will be constrained from certain uses by deed restrictions or CC&Rs.

At the time of tentative map submittal to the County, a building envelope shall be established for each lot, and common areas with attached units will provide for flexibility of orientation, solar access, minimization of grading, preservation of trees, conformance with all setback requirements, and open space preservation on common areas, as applicable.

Prior to construction of residences, each structure location, orientation, building material, landscaping, fencing location and materials, and other physical improvements will be established during Design Review and approved by the Architectural Control Committee as provided for in the Design Guidelines and CC&Rs. Lots that abut natural open space may contain both development and nondevelopment areas. The development area shall be that which includes the building envelope, fencing, and intensive landscaping. The nondevelopment area shall be one of residential open space, abutting either the designated public or privately owned space. This residential open space is intended to minimize fence visibility, reduce open space intrusion, buffer open space from development, and reduce tree loss. Development and nondevelopment areas and building envelopes shall be designated on all tentative maps and approved by the Architectural Control Committee.

Figure 16  
Plan View of Residential Open Space

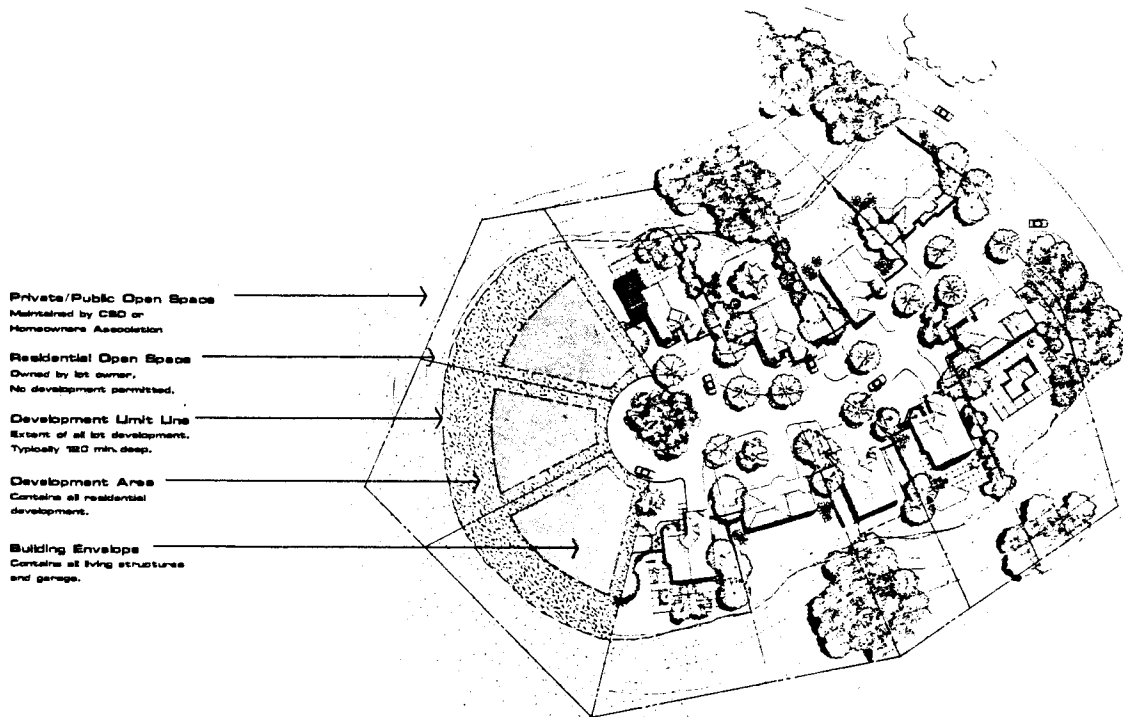
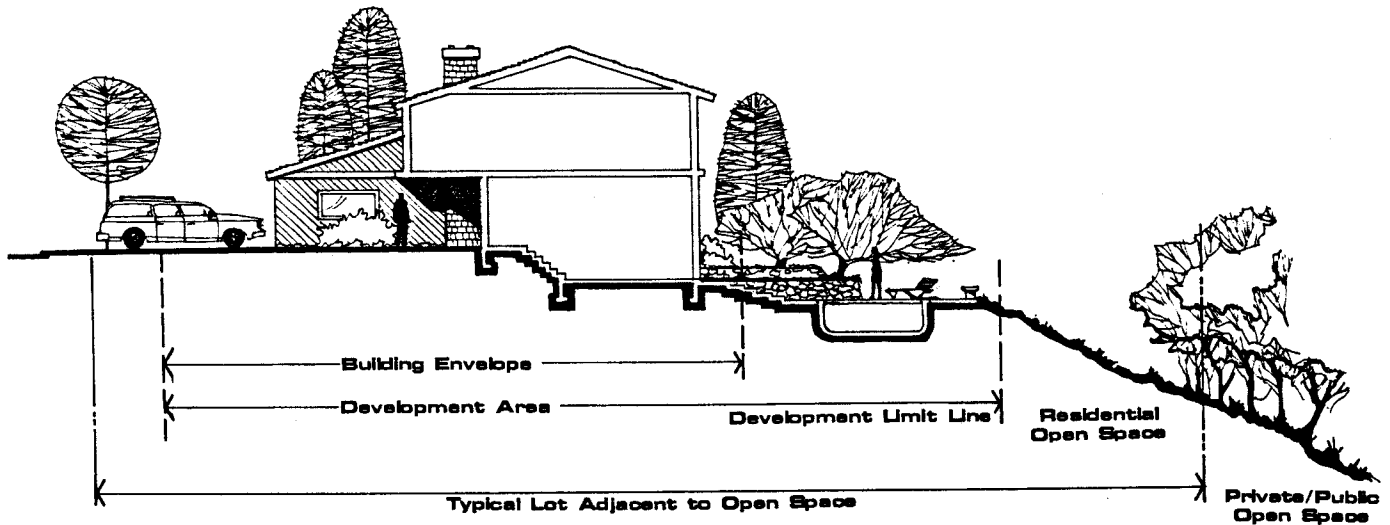


Figure 17  
Section View of Residential Open Space



### 6.2.3 Golf Course

Approximately 370 acres are reserved within the Plan Area for two 18-hole championship golf courses. The area designated for golf courses will remain as natural open space until such time as it is developed for the intended use.

The golf course clubhouse, lodge, and auxiliary facilities will be privately owned, operated, and maintained. Access for drainageway maintenance within the golf course will be provided, where appropriate, in the CC&Rs assigned to specific villages.

### 6.2.4 Drainageways

As described further in Section 8, Public Infrastructure Element, major drainageways within the Plan Area either will be left in a completely natural, unaltered condition or modified to appear natural. The wide, shallow design of channels with riparian vegetation will constitute an element of open space within certain villages. Drainageways will be contained within easements that provide for routine maintenance as well as pedestrian travel. An important feature of the drainageway system is the inclusion of storm drainage retention ponds. Riparian vegetation will be managed within drainageways and retention ponds to enhance the open space character and habitat of these areas. The drainageway easements will be held by the County as the maintenance entity.

### 6.2.5 Parkland and School Playfields

As described in greater detail in Section 7, "Public Facilities and Services Element," parkland and school sites will be contiguous to the maximum extent possible to create a sense of openness in the villages in which these facilities are located. In general, the criteria for siting these facilities have included the village location, housing types, lot sizes and density, proximity to open space, golf courses, village topography, tree cover, and proximity to similar facilities. Reservation of land for parks and schools for public ownership will be made with the filing of tentative subdivision maps for each village.