

APPENDIX C.

OPEN SPACE PLAN GUIDELINES

The open space plan will provide for fire safety, erosion control seeding, riparian vegetation, and natural drainages. The following will be considered in developing the open space plan.

Fire Safety

Vegetation management for fire safety will be performed in two distinct phases. The first phase will occur during grading and construction activities, and the second phase during postconstruction maintenance.

Fire management is designed to reduce the likelihood of ignition or, in the event of a wildfire, to substantially reduce the intensity and rate of spread of a fire. Natural open space areas cannot be "fireproofed" except by eliminating all natural vegetation, which would require the extensive use of herbicides and cause widespread soil erosion. Open space vegetation can be managed to prevent unintentional ignition and to prevent the endangerment of utilities, structures, or people. Complete fire safety requires that all residents and contractors cooperate with the developer and local agencies.

Open Space Maintenance

Maintenance of open space in public open space areas will be the responsibility of the El Dorado Hills Community Services District. Open space maintenance within the private open space areas will be the responsibility of the Master Propertyowners Association. Both of these responsible agencies will work in cooperation with the El Dorado Hills Fire Department, El Dorado County, and the California Department of Forestry to minimize fire hazard.

1. A system of permanent firebreaks and fire trails will be installed in accordance with the El Dorado Hills Fire Department's specifications.
2. To minimize excessive land disturbance, fire trails will coincide, as much as possible, with maintenance roads and recreational trails.
3. Where possible, dry vegetation growth in open space areas will be reduced through properly managed livestock grazing. Fencing and livestock water sites will be installed to promote even utilization of the herbaceous cover.
4. If the fire department determines there is a fire hazard, ungrazed open space adjacent to dwellings will be mowed to reduce flammable biomass to under 6 inches average stubble height.
5. In conjunction with the El Dorado County Department of Transportation, barriers will be constructed to prevent unauthorized vehicular access to ungrazed, unmowed open space areas. Access via public roads through open space areas (of high fire hazard) will not be permitted. Controlled access gates should be securable.
6. If the fire department determines there is a fire hazard, after conferring with the California Department of Fish and Game, large stands of chamise or white-leaf manzanita will be managed to reduce fire hazard near roads or areas of habitation.
7. New landscaping or revegetation of open space will be dominated by species selected from the native and ornamental plant lists in Tables 1 and 2. Species marked with a code letter "A" in the remarks column will not be planted in large masses or continuous rows. Species indicated in Table 3 will be prohibited from use.

8. All trails heads and open space recreation sites will be posted with signs to advise the public on the proper use of natural areas to prevent wildfire and guard against high fire hazard inherent in natural open space areas.
9. All erosion control plantings will be coordinated with the El Dorado County Resource Conservation District. Seeded species for erosion control should be dominated by those species listed in Table 4 and should not include the prohibited species listed in Table 5. (See contractors with the developer and local agencies.)

Table 1
Recommended Native Plants for Use as Dominants in
Landscaped Open Space and Revegetation

Dry, Sunny Sites (Uplands)		
Common Name	Botanical Name	Remarks
Trees		
Buckeye	<i>Aesculus californica</i>	dec, **, C
Madrone	<i>Arbutus menziesii</i>	ev, *, C
Coulter pine	<i>Pinus coulteri</i>	ev, *, C
Ponderosa pine	<i>Pinus ponderosa</i>	ev, *, C
Foothill pine	<i>Pinus sabiniana</i>	ev, **, C
Coast live oak	<i>Quercus agrifolia</i>	ev, *, C
Canyon live oak	<i>Quercus chrysolepis</i>	ev, **
Blue oak	<i>Quercus douglasii</i>	dec, **
Interior live oak	<i>Quercus wislizenii</i>	ev, **
Giant redwood	<i>Sequoiadendron giganteum</i>	ev, *, C
Shrubs		
Manzanita varieties	<i>Arctostaphylos densiflora</i>	ev, *
Common manzanita	<i>Arctostaphylos manzanita</i>	ev, **, C
Pinemat manzanita	<i>Arctostaphylos nevadensis</i>	ev, **, C
White leaf manzanita	<i>Arctostaphylos viscida</i>	ev, **, C
Prostrate coyote bush	<i>Baccharis pilularis</i> ssp. <i>pilularis</i>	ev, *
Ceanothus cultivars	<i>Ceanothus cultivars</i>	ev, *
Buck brush	<i>Ceanothus cuneatus</i>	ev, **
Hollyleaf ceanothus	<i>Ceanothus purpureus</i>	ev, *
Western redbud	<i>Cercis occidentalis</i>	dec, **
Mountain mahogany	<i>Cercocarpus betuloides</i>	ev, **
Flannel bush	<i>Fremontodendron californicum</i>	ev, *
Silk-tassel	<i>Garrya fremontii</i>	ev, **
Toyon	<i>Heteromeles arbutifolia</i>	ev, **
Holly-leaved cherry	<i>Prunus illicifolia</i>	ev, *
Catalina cherry	<i>Prunus lyonii</i>	ev
Scrub oak	<i>Quercus dumosa</i>	ev, **
Coffeeberry	<i>Rhamnus californicus</i>	ev, **
Golden currant	<i>Ribes aureum</i>	dec, **
Chaparral currant	<i>Ribes malvaceum</i>	dec, *
Sierra gooseberry	<i>Ribes roezlii</i>	dec, **
Fragrant sage	<i>Salvia clevelandii</i>	ev, *
Creeping sage	<i>Salvia sonomensis</i>	ev, *

Moist or Shady Sites (Riparian)

Common Name	Botanical Name	Remarks
Trees		
Vine maple	<i>Acer circinatum</i>	dec, *, L
Box elder	<i>Acer negundo</i> ssp. <i>californicum</i>	dec, **, M
White alder	<i>Alnus rhombifolia</i>	dec, **, H
Buttonbush	<i>Cephalanthus occidentalis</i>	ev, **, H
Foothill ash	<i>Fratinus dipetala</i>	dec, **, H
Oregon ash	<i>Fraxinus latifolia</i>	dec, **, H
Sycamore	<i>Platanus racemosa</i>	dec, *, L
Cottonwood	<i>Populus fremontii</i>	dec, **, M
Valley oak	<i>Quercus lobata</i>	dec, **, L
Arroyo willow	<i>Salix lasiolepis</i>	dec, **, M
Dusky willow	<i>Salix melanopsis</i>	dec, **, H
Scouler's willow	<i>Salix scouleriana</i>	dec, **, H
California bay	<i>Umbellularia californica</i>	ev, **, M
Vines		
Pipevine	<i>Aristolochia californica</i>	dec, **, M
Wild rose	<i>Rosa californica</i>	dec, **, M
Thimbleberry	<i>Rubus parviflorus</i>	dec, **, M
Wild grape	<i>Vitis californica</i>	dec, **, H

dec = deciduous
 ev = evergreen
 * = native to northern California
 ** = native to local region
 C = plant individually or in isolated clumps only
 H = high flood tolerance
 M = medium flood tolerance
 L = low flood tolerance

Table 2
Recommended Nonnative Ornamental Plants for
Use in Landscaped Open Space

Common Name	Botanical Name	Remarks
Trees		
Strawberry tree	<i>Arbutus unedo</i>	ev
Russian olive	<i>Elaeagnus angustifolia</i>	ev
Flowering apple	<i>Malus species</i>	dec
Olive	<i>Olea europea</i>	ev
Italian stone pine	<i>Pinus pinea</i>	ev, C
Chinese pistache	<i>Pistacia chinensis</i>	dec
Plane tree	<i>Platanus occidentalis</i>	dec
Poplar varieties	<i>Populus species</i>	dec
Carolina laurel	<i>Prunus caroliniana</i>	ev
Flowering cherry, peach, and plum	<i>Prunus species</i>	dec
Holly oak	<i>Quercus ilex</i>	ev
Cork oak	<i>Quercus suber</i>	ev
Shrubs		
Rockrose	<i>Cistus species</i>	ev
Cotoneaster (low-growing)	<i>Cotoneaster species</i>	ev
Hakea	<i>Hakea species</i>	ev
Hypericum	<i>Hypericum beanii</i>	ev
Penstemon	<i>Penstemon species</i>	per
Pittosporum	<i>Pittosporum eugenioides</i>	ev
Pittosporum	<i>Pittosporum tenuifolium</i>	ev
Santolina	<i>Santolina species</i>	ev
Sage	<i>Salvia species</i>	per

dec = deciduous
 ev = evergreen
 per = perennial
 C = plant individually or in isolated clumps only

Table 3
Prohibited Species: To Avoid in Landscaped
Open Space or Revegetation Planting Areas

Common Name	Botanical Name	Problem Code
Acacia	<i>Acacia species</i>	1, 2, 3
Chamise*	<i>Adenostoma fasciculatum</i> *	1, 2, 3
California sagebrush*	<i>Artemisia californica</i> *	1
Cedar*	<i>Cedrus species</i> *	1
Pampas grass	<i>Cortaderia jubata</i>	1, 3
Cypress*	<i>Cupressus species</i> *	1
French broom	<i>Cytisus monospermanus</i>	1, 2, 3
Easter broom	<i>Cytisus racemosus</i>	1, 2, 3
Scotch broom	<i>Cytisus scoparius</i>	1, 2, 3
Red gum	<i>Eucalyptus camaldulensis</i>	1, 3
Blue gum	<i>Eucalyptus globulus</i>	1, 3
Ribbon gum	<i>Eucalyptus viminalis</i>	1, 3
Juniper*	<i>Juniperus species</i> *	1
Pine	<i>Pinus species</i>	1
Black locust	<i>Robinia pseudoacacia</i>	3
Spanish broom	<i>Spartium junceum</i>	1, 2, 3
Athel tree	<i>Tamarix aphylla</i>	1, 3

Code:
 1 = flammable
 2 = invades dry sites
 3 = invades moist sites
 * = California natives included