EL DORADO HILLS
COMMUNITY SERVICES DISTRICT

STREETSCAPE MASTERPLAN

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Version I Adopted December 13, 2007

El Dorado Hills Community Services District
Streetscape Master Plan

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I. Introduction

Welcome to Version I of the El Dorado Hills Community Services District Streetscape Master Plan. It is the hope of the El Dorado Hills Community Services District (CSD) that this will prove to be a useful guide in directing the future of the streetscapes within El Dorado Hills. As indicated throughout this document, it is the intention of the CSD to periodically update the Streetscape Master Plan. In developing the Streetscape Master Plan, every effort was made to create a document that is as comprehensive as possible. Subsequent updated versions will be based on results obtained since past versions. Given that updated versions will be derived from past versions, careful consideration will be given to the input of the residents and businesses within El Dorado Hills.

The Streetscape Master Plan is intended to act as a guide for the progressive development and improvement of streetscapes along the arterial and collector streets within El Dorado Hills. This Streetscape Master Plan will support harmony and consistency along our community collector routes, enhancing the beauty and charm of El Dorado Hills. With this first version of the Streetscape Master Plan, and subsequent updates, a consistent and cohesive streetscape will gradually evolve. It is not the intent of this initial streetscape master plan to complete an immediate, sweeping transformation of the streetscapes within El Dorado Hills, but to be the impetus to move towards streetscapes that depict the culture of El Dorado Hills and reflect the pride that residents have in their community.

II. Community overview

On May 21, 1962, the El Dorado County Board of Supervisors adopted Resolution No. 98-62 creating the El Dorado Hills Community Services District (CSD). This resolution allowed the CSD to provide a variety of services to the residents in the area including several “latent” functions such as police, fire, vector control, library, animal control, water, sewer and others. The community of El Dorado Hills is located in the lower Sierra Nevada foothills in western El Dorado County about 25 miles east of Sacramento. U.S. Highway 50 is the primary route through the community and is a major barrier that divides the CSD into north and south segments.

The west boundary of the El Dorado Hills community and the CSD is the same as that of El Dorado County. North of Highway 50, the city of Folsom in Sacramento County neighbors the CSD to the west. To the east and north of Highway 50, the CSD borders the Cameron Park Community Services District, a provider of recreation, park and fire services in that community. South of Highway 50 the CSD abuts Springfield Meadows CSD to the west and Marble Mountain CSD, Cameron Park Estates CSD, and Cameron Park CSD to the east along a portion of their boundaries.

The area south of the District boundary toward the community of Latrobe includes the El Dorado Hills Business Park, rural residential and equestrian properties. The CSD is bordered by Folsom Lake and the Auburn-Folsom State Park to the north. (Source: www.edhcsd.org)

III. Background

The District has purview over parks, recreation facilities and programs, street lighting, cable television, solid waste management, CC&R's and design review, under grounding utilities, Landscaping and Lighting Assessment District creation and administration, bicycle and pedestrian trails and open space management. In addition to the above, the District comments on community issues including traffic circulation, lighting, and noise impacts from new development.

In January 2007 the CSD Board of Directors authorized the Parks and Planning Committee to give direction to Staff to develop the El Dorado Hills Community Services District Streetscape Master Plan. The Streetscape Master Plan is intended to assist those who plan the community's present and future roadways, developers whose projects front major roadways throughout the District or residents whose residence has an impact on those roadways. Although the CSD does not perform the construction or maintenance of the roadways within the District, the District keeps an up-to-date encroachment permit on file. The encroachment permit allows for maintenance of the many streetscape landscape areas and sidewalks within the District i.e. El Dorado Hills Boulevard and portions of Harvard Way and Silva Valley Road, to name a few. (*Please see Appendix C for a complete list of roadways whose streetscapes will be guided by the El Dorado Hills Streetscape Master Plan*). The District provides comments and input to the El Dorado County Planning Department for new development that may include streetscape components such as landscaping, sidewalks, bike paths, fences and walls, and slope re-vegetation.

Landscape areas created by new or upgraded road construction, or new developments that are not installed by the lead organization, are installed by the CSD only if there is a funding source for the installation and the subsequent ongoing maintenance. Since the CSD does not desire to continue accumulating an inventory of unimproved streetscapes within the District, every attempt is made to include conditions for projects that would provide for developer funding of the installation of acceptable streetscapes and inclusion of the area within an appropriate Landscape and Lighting Assessment District to ensure funding for continued maintenance.

IV. Authority

El Dorado Hills Community Services District does not have authority over the roadways or right of ways within the District so any improvements that are needed, or desired, must be coordinated with the appropriate State or County agency.

Summary of Lead Agencies

- California Department of Transportation has authority over the freeway and freeway ramp systems.
- El Dorado County Department of Transportation has authority over all public roads, underground drainage, flood control trenches, and various water ways such as New York Creek within the District.
- El Dorado Fire District has authority over fire lanes, emergency access gates and fire hydrants.
- El Dorado Irrigation District had authority over potable and reclaimed water mainlines.
- Various private organizations have authority over underground and above ground utilities.

Various Titles of the El Dorado County Code and California Street and Highway Code should be referred to before undertaking any work within the Roadway itself and/or the roadway or other easements/right of ways that are under the authority of El Dorado County Department of Transportation. Any work being performed within any road right-of-way requires the issuance of an encroachment permit from El Dorado County Department of Transportation prior to the commencement of work. The California Department of Transportation (CALTRANS) requires encroachment permits for any work conducted within any freeway right-of way. Additionally, there may be other local, state, and/or federal codes, ordinances, regulations, etc. that may need to be referred to. Developer and/or residents are responsible for referring to and adhering to any guideline(s) that pertain(s) to streetscape development and maintenance.

Please refer to Appendix D for a partial list of pertinent agencies and regulations that have authority over street right of ways i.e. streetscapes. Also refer to Appendix E for important contact phone numbers.

The District is allowed to provide input for infrastructure within new or renovated roads to allow for irrigation, electrical service, or other services needed within road median islands or road sides to support irrigation and other landscape related needs. Public input is very valuable to the District in establishing needs within El Dorado Hills which can be communicated to the appropriate agency (ies).

V. Funding Mechanisms

As with any public project within El Dorado Hills Community Services District, streetscape installations or improvements require a source of funding. The funding needs to be adequate enough to support the initial installation or upgrade, and to be perpetual to provide for ongoing maintenance and repairs. Most often a variety of funding is used to complete and maintain a project. In other words, there may be a Developer Agreement in place that requires a developer to complete a project and then a Landscape and Lighting Assessment District (LLAD) is formed to fund the ongoing maintenance and repairs. Some of the funding sources that are utilized by the District are:

1. General Funds
General Funds are acquired from collection of user fees and from the District's share of tax revenues.

2. Developer Agreements (DA)
Developer agreements are entered into between a developer and the District that enables the provision of a park or other improvement within the District. Sometimes these improvements are in place of dedicated park land or some other conditions of approval imposed upon a developer. The District enters into these agreements if it is felt that the benefit is equal to, or exceeds, the benefit from the original condition placed on the developer.

3. Park Impact Fees (PIF)
Park impact fees are paid by anyone constructing any type of residential dwelling including the installation of a mobile home, and are used to fund the construction of parks. (These fees could only be used for streetscapes if it is related to a park being built, or is part of the same LLAD.

4. Park Land In-Lieu Fees
Any subdivision larger than 50 units would dedicate parkland to the district rather than make a cash payment. In-lieu fees are paid when a subdivision is 50 or less units. The amount of the fee is determined by the number of lots within the subdivision and factors in the appraised value of the land times 3.3 people per future dwelling. This fee is automatically required upon the subdivision of land and is paid regardless of a dwelling being built.

5. Landscape and Lighting Assessment Districts
Landscape and Lighting Assessment Districts (LLAD) are formed to provide for a perpetual funding mechanism for the maintenance and repair of various components within a subdivision. Some of those items include, but are not limited to, parks, sidewalks, streetscapes, street lighting, irrigation, etc.

6. Grants
Grants typically are applied for and are competitive in that more than one organization may be applying for the same grant. The less money there is for a particular cause the more competitive the application process could be especially if the grant is intended to fund a popular cause.

7. Volunteers/Donations
Funding does not always come in the form of cash. Volunteers fill a very important gap in the District's funding sources. An individual or a group of individuals provide a very important service in enabling the District to realize completion of certain projects. It is very possible that the District may have to use cash funding sources to design a streetscape project and to acquire the necessary materials but could use volunteer residents to install the materials with District project management support.

VI. Primary Objectives

Developing a Streetscape Master Plan has long been a goal of the CSD. With the rapid development and ensuing increases in population since the 1990's, it is much more important to have a consistent plan that can be followed by governmental agencies, developers and residents.
Some of the primary objectives of the El Dorado Hills CSD Streetscape Master Plan are:

- Providing for consistent standards for streetscape throughout El Dorado Hills.
- Although it may not be totally practical, or possible, to have the exact landscape within adjacent areas, an effort should be made to create a transition between areas so the contrast is imperceptible. A good example of where such a transition could take place would be at the intersection of El Dorado Hills Boulevard and St Andrews Drive/Governors Way
- Bring non-conforming streetscape components into conformity through maintenance, repair, or replacement.
- Ensure healthy, vibrant native and introduced plant species within landscaped areas along major roadways.

VII. Criteria

Prior to establishing the criteria upon which the guidelines will be based, the CSD wil make a thorough assessment of existing streetscapes to evaluate their positive and negative features. From these assessments numerous streetscape attributes can be determined, rated as to acceptability to District representatives and residents, and evaluated as to compatibility with available resources, i.e. potable water, reclaimed water, soil, native plants, etc.

Based on input, and at a frequency determined by the CSD, the El Dorado Hills Streetscape Master Plan will be updated with the most up to date information from assessments and projects completed since the previous update, thus developing current benchmarks with each

new version of the El Dorado Hills Streetscape Master Plan. Additional areas would be included with each new version of the El Dorado Hills Streetscape Master Plan as deemed necessary. Appendix C contains a list of **s**treetscape locations to be considered for improvement. Appendix C will be updated with each version of the El Dorado Streetscape Master.

VIII. Existing Acceptable Streetscapes

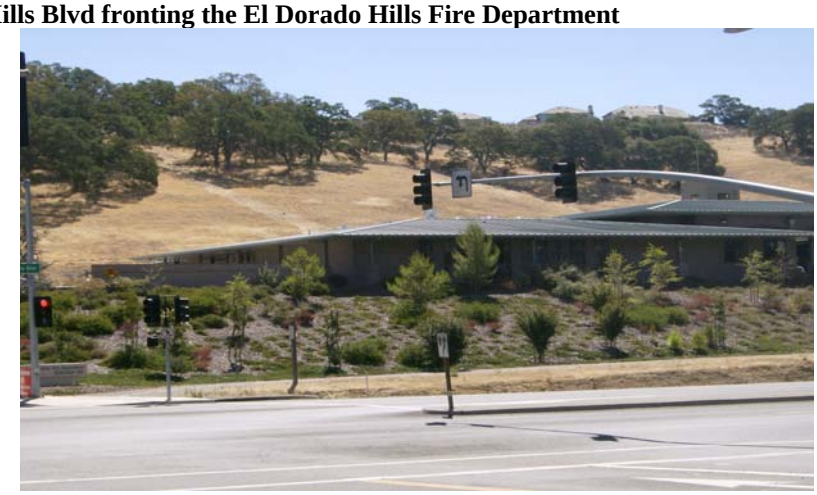
Many of the District's existing streetscapes are very acceptable and adapted to our environment and resources. These areas need to be noted and used as *templates* for future streetscapes. Additionally, if within the existing streetscape there are issues that are undesirable, then those should be considered so they are not duplicated in the future. Some of the existing streetscapes include:

- **Portions of the east side of El Dorado Hills Boulevard from Wilson to Harvard Way**

- **Harvard Way and El Dorado Hills Boulevard intersection**

- **Portions of Silva Valley Parkway**

- **El Dorado Hills Blvd fronting the El Dorado Hills Fire Department**



- **Town Center Streetscaping**

- **Raley's Center Streetscaping**

- **Serrano Parkway**

Using the above listed sample locations, future additions and improvements to streetscapes should be consistent with existing plant material that has proven to be successful in adaptability and maintainability.

IX. Streetscape Components and Characteristics

Fences and Walls

Fences and walls are a very significant part of streetscapes in that they form the background for many areas. The CSD realizes it would be impractical to expect residents and/or commercial organizations to replace existing fences and walls. The CSD encourages owners of property with fences within streetscape to provide a paint color that matches with adjacent property owners. This practice would greatly enhance the uniform and clean appearance of streetscapes. As fences and walls age to a point of needing replacement, materials should be used that match adjacent fences and walls. All property owners should refer to their current Conditions, Covenants and Restrictions (CC&R's) to ensure they are following guidelines as

set forth by their community's CC&R's. As of the printing of this version of the El Dorado Hills Streetscape Master Plan, the District is not changing the requirements of fence color or design. That authority remains with the appropriate Homeowners Association. If there are any recommendation for changes to fence colors or designs, those changes would be discussed with and approved by the members of each Homeowner Association.

Drought tolerance of plant material
To contribute to water conservation efforts, as well as reducing costs of irrigation, the use of drought tolerant plant varieties is an important consideration during the design and installation of streetscapes. Additionally, utilizing drought tolerant plants reduces costs associated with replacing non-compatible plant species and/or varieties (See Appendix A - Preferred Plant List)

Open Space
Open space areas that are adjacent to streets are given consideration by this Streetscape Master plan and should be left as natural as possible. Although El Dorado Hills is a suburban community, the residents give high regard to the rural flavor that exists and value it as an important lifestyle characteristic. Additionally, the rural nature of El Dorado Hills contributes, to a certain extent, to local property values.
The frontage of Open space areas should be landscaped to enable a cleaner appearance along the road way. Considerations for open space frontage landscaping are:

- Prevents break in streetscape to provide for a uniform appearance along primary roadways.
- Low growing plant material should be used to preserve the openness afforded by open space areas, as well as providing for safety from non-desirable individuals that may hide behind taller plant material.

Community and Village Entrances
Community and village entrances provide an important connectivity to adjacent streetscapes and should be designed with this concept in mind. Some of the characteristics that deserve consideration are:

- All community and village entrances should have landscapes that complement the surrounding and adjacent streetscape.
- Entrance sign monuments should be painted with approved colors that blend with the colors used on surrounding and adjacent walls and fences. Approved colors are determined by individual Home Owner Associations, in cooperation with the CSD.
- Lighting criteria and design as set forth by El Dorado County and the CSD should be adhered to such as:

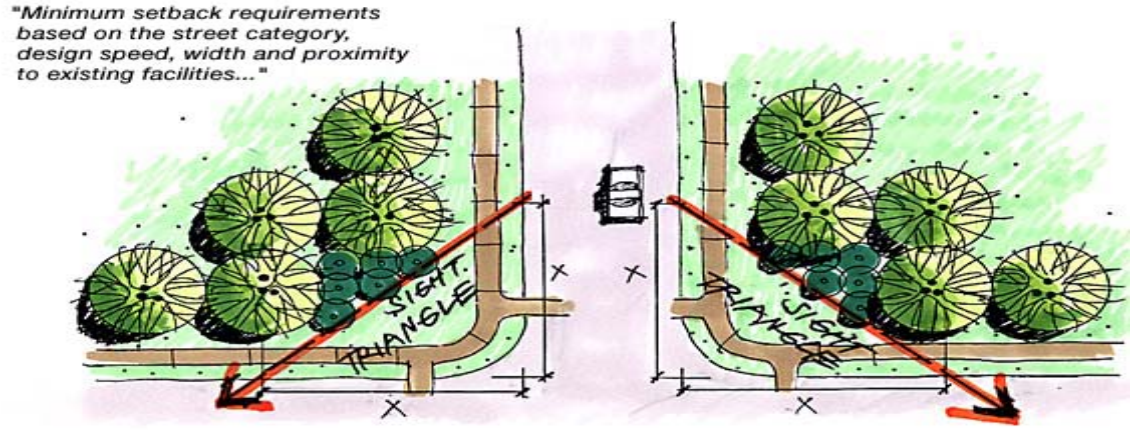
    1. Streetlights should be limited to all major intersections for safety purposes; however, they should be shielded so that the night skies can be preserved.

    2. Guidelines for construction, landscape, parking lot, and entry lighting to be implemented include:
        a. Light beams shall not trespass adjacent areas.

b. Lighting shall not be angled to create glare for passing traffic.
c. Lighting fixtures shall be hidden from view through plantings.
d. Landscaping at street intersections and entrances to communities and villages should be designed to provide for a clear line of sight for incoming and outgoing traffic.

Quad areas and village entrances

Quad areas are the corners of a landscape adjacent to a street. Typically there are four quads associated with an intersection. As the below diagram shows, landscape plants used within quad areas and village entrances should be at a mature height not to exceed eighteen inches (18"), which allows for a clear line of sight in both directions. Additionally no fixtures such as light posts or signs should be installed within the necessary line of sight. There should be clear visibility when exiting a street as well as upon entering a village or crossing a street.



Topography of road sides

- Topography of road sides need to be considered to determine the appropriate plant species or varieties to utilize i.e. steep terrain or sheer cuts, natural or man-made swales or ditches, flat, mounding, etc.
-
- Additionally, approved erosion control measures should be put to use to prevent run-off or failure of slope. Ex. Jute fabric, hydro mulching with tackifiers.
-
- Irrigation should be designed and installed to minimize the volume of water applied, such as drip irrigation to lessen chance of run-off or erosion.

"Utilizing the right plant for the right place"

A very important part of landscaping is the careful consideration of site specific characteristics such as visibility, terrain, shading needs, screening, traffic or other ambient sound reduction. Some of the features that should be considered and addressed are:

- Cascading or creeping plants for slopes or sheer cuts
- Low, mounding plants for median islands
- Low, mounding plants at road intersections

- Appropriate trees (See description of various tree categories)
- Achieving maximum shading of parking lots and public areas
- Non invasive plants
- Drought tolerant plants

Replacement Plants
In the event a plant requires replacement due to any reason, it should be replaced with the same species and variety. It is the responsibility of District personnel, maintenance contractors, or landscape contractors to confirm variety of plant before replacing.

Donated Plants
Homeowners or organizations that wish to donate plant material as an enhancement or memorial should consult with District personnel before installing trees, shrubs or other plant material within the streetscapes.

Irrigation systems that align with current systems utilized by the District
It is much more economical for the District to maintain and repair an irrigation system that is uniform throughout the Streetscape areas. Any development or upgrading of streetscape areas should adhere to current irrigation standards and components currently in use by EDH CSD. The CSD will review all new irrigation system designs before installation to ensure uniformity. The Developer is responsible for becoming familiar with the District's current irrigation system prior to design to ensure uniformity with the system. Developer should contact the CSD Design Review Coordinator and the CSD Parks Department for specifications and guidance.

Some of the items that need to be considered during the irrigation design process to ensure consistency with the CSD's existing system are:

- PVC pipe sizes and classes
- Irrigation Valves
- Wiring
- Electrical outlet boxes (GFI)
- Quick couplers
- Sprinklers i.e. Rotary sprinklers, pop-up sprinklers, drip lines, etc.
- Pipe and wire sleeves under walkways and roadways
- Controllers and associated communications equipment and transmitters

Drainage
Properly functioning drainage is a very important component of Streetscapes to minimize run-off, erosion, deterioration of curbs, sidewalks, and bike paths, as well as contributing to the overall health of landscape plants.

During the design of drainage systems, all site conditions, natural and introduced, should be considered. Some of the conditions that need to be factored into the design of a drainage system are topography, soil conditions, soil/rock content, orientation of site to fences, walls, sidewalks, roads, bike paths, etc.

Maintenance
Improvements to streetscapes are only as good as they are maintained. Without careful and consistent maintenance, the streetscapes within El Dorado Hills will not gain, or sustain, progress towards appealing appearance. Although this is not intended to be a maintenance manual or guideline, it is felt that maintenance should be mentioned so it is understood that maintenance is a key component in the overall scheme of things.

It is the responsibility of the CSD, contractors, developers, Home Owner Associations, and residents to ensure that accepted maintenance guidelines are used to ensure the perpetual health and appearance of plants. Additionally, with proper maintenance, other components such as trails, sidewalks, fences, irrigation systems, benches, trash receptacles, fences, and any other part of the streetscapes will have a longer useful life. It is the responsibility of contractors and others performing maintenance on the plants to utilize proper maintenance equipment and procedures to ensure no damage is inflicted on the plants. It should be understood that desired appearance of plant material is not always the best choice for the plants health. Before a unique appearance is implemented, resources should be consulted with to ensure the well-being of the plants.

Pedestrian and non-motorized safety

a) Sidewalks
All sidewalks should comply with specifications and requirements as set forth by El Dorado County, the State of California and Federal Statutes i.e. the Americans with Disabilities Act. A more desirable design of sidewalks is a meandering design for aesthetic purposes but should be designed and installed in compliance with the above agencies requirements. The developer is fully responsible for proper design and construction.

b) Trails impacted by adjacent or intersecting Streetscapes
Trails are a very important and desirable part of El Dorado Hills and should be designed to be user friendly and allow for maximum safety of the user.
Trails that are adjacent to, or intersecting, streetscapes should be reviewed for landscape enhancement in relationship to the streetscapes. In cases where trails may be closely parallel to streets, trees or acceptable barriers or delineators should be installed that protect the trail users from the vehicles. It is not desirable to completely screen trails from the streets in consideration of safety of users from criminal activity. All trails should have connectivity, no interruption of trail systems is allowed.

c) Bike paths
In an effort to contribute to the wellness of the community of El Dorado Hills and to be in compliance with various mandates, the District supports the establishment of appropriate bike paths where there is available space for them. As illustrated below, a bike path is more than just the shoulder of the road, but a delineated portion of the road, or a path that is completely separated from the road. Properly designed and installed bike paths offer a certain degree of safety for the bike riding community.

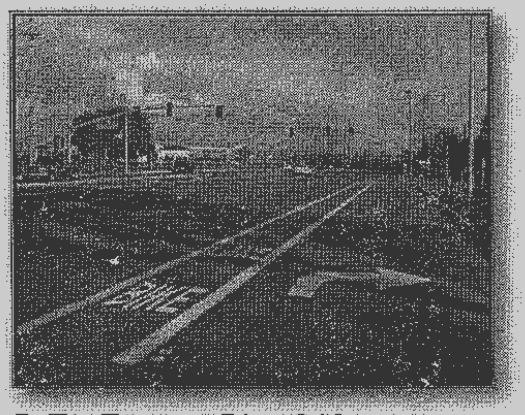
Below are the types of bike paths with brief descriptions:

i) **Class I Bike Path** – Provides a completely separated facility designed for the exclusive use of bicycles and pedestrians with minimal flows by motorists.

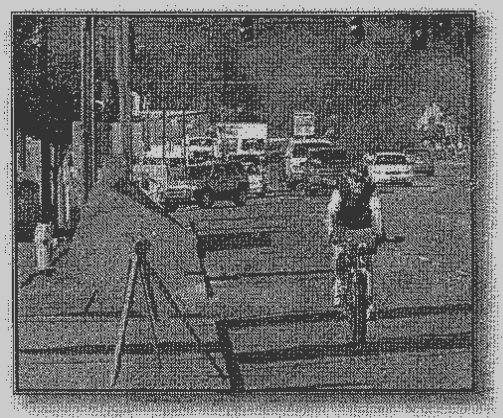
ii) **Class II Bike Path** – Provides a restricted right-of-way designated for the exclusive or semi-exclusive use of bicycles with through travel by motor vehicles or pedestrians prohibited, but with vehicle parking and cross flows by pedestrians and motorists permitted.

iii) **Class III Bike Path** – Provides a right-of-way designated by signs or permanent markings and shared with pedestrians and motorists.

It is the responsibility of the developer to obtain the most current specifications and guidelines from appropriate sources and agencies for designing and installing suitable bike paths. The information related to bike paths within this document is not purported to be complete, but is intended to act as a brief overview.



Do This: This street in Folsom, California includes an area specifically designated for bicycle users. It alerts drives to the potential for cyclists sharing the roadway with vehicles, adding a layer of safety to the roadway.



Don't Do This: This street in Beaverton, Oregon has not been designed with the bicycle user in mind. Consequently, it presents an unsafe environment for the bicycle user.

The bike path on the left is a desirable design for a typical Class III Bike Path. The bike path on the right is undesirable since there is no indicated bike path creating a hazard for the bicyclist.

X. Check List of Specifications/Requirements That Should be Considered

A. Trees

1. Species and types
2. Consistent throughout District and specified by District
3. Staking
4. Canopy coverage
5. Drought tolerance
6. Irrigation needs
7. Impact to roads, sidewalks, trails, and any other adjacent features
8. ADA compliance and possible impacts
9. Blocking views
10. Overall safety features
11. Fire resistance

B. Shrubs

1. Species and types
2. Spread
3. Function
4. Drought tolerance and irrigation
5. Impact to roads, sidewalks, trails, and any other adjacent features
6. ADA compliance and possible impacts
7. Blocking views
8. Overall safety features
9. Fire resistance

C. Ground covers

1. Species and types
2. Spread
3. Function
4. Drought tolerance and irrigation

D. Irrigation

1. Current central irrigation control system: Rain Master
2. Match brands and components with currently installed devices
    (a) Irrigation controllers
    (b) Irrigation Valves
    (c) Irrigation sprinklers
    (d) Irrigation communication devices
    (e) PVC Pipe type and sizing

E. Drainage

1. Ensure adequate drainage will occur from natural rainfall and accumulated irrigation water Within landscaped areas to divert water away from roots and prevent water accumulation.
2. Develop and install irrigation and rainfall recovery drainage to prevent run-off onto roads, trails, sidewalks, or bike paths to prevent deterioration of those components.

F. Root Barriers

1. Install Root Barriers to prevent future encroachment and damage to hardscapes, utilities, walkways, and roadways.

G. Walls/Fences

1. A standard fence or wall material should be decided upon to gradually gain consistency throughout the streetscapes
2. For permanent fences or walls, they could be painted to match new or replaced fences or walls.

H. Curbs

1. Where needed for safety and soil retention
2. ADA accessibility
    (a) EDC DOT Standards
    (b) EDH CSD DRC Standards

I. Pavers

1. Consistent throughout

J. Lighting

1. Only at street intersections or village entrances
2. Any other streetscape lighting would require further review by the District
3. Lighting would also have to be reviewed and approved by El Dorado County departments
4. IAW DRC Guidelines and District night lighting requirements.

K. Sidewalks

1. ADA Accessibility
2. EDC DOT Standards
3. EDH CSD DRC Standards
4.

L. Trails

1. Connectivity
2. Wetlands
3. Preservation

M. Oak Trees

1. Preservation
2. Mitigation

N. Plans/Renderings Review and Approval

1. All proposed additional streetscape plans, or upgrade of existing streetscapes, are required to be scaled plans and/or concept drawings that are to be reviewed and approved by the El Dorado Hills Community Services District Design Review Committee (DRC), El Dorado Hills Community Services District Planning Department and/or El Dorado Hills Community Services District Parks Department.
2. All streetscape plans should also be reviewed and approved by pertinent El Dorado County departments and/or State of California departments, specifically CALTRANS. Please refer to Appendixes D and E for guidance.

Thank you for taking the time to become familiar with the El Dorado Hills Community Services District Streetscape Master Plan. If you need additional information and/or clarification, please call the CSD during normal business hours at any of the phone numbers listed in Appendix E.

APPENDIX A

PREFERRED PLANT LIST

The Following Plant List is to be used as a guide for plant choices that are acceptable for the climate zone that includes El Dorado Hills. Consideration should be given for the plants within the plant list as to their adaptability and function within a particular area. Some of the characteristics of the plants and location that should be taken into account prior to specifying or installing all plants are:

Plant Specific Considerations

1. Growth habits
   a. Invasive characteristics
   b. Root depth and growth habits
   c. Shade coverage
   d. Litter volume i.e. leaves, flowers, and seeds
   e. Rate of growth
   f. Screening characteristics: if the intention is not to screen something else, then a lower maintenance and lower growing plant should be considered
   g. Level of maintenance required

2. Water needs
   a. Drought tolerance or the lowest possible water requirement.
   b. To further assist with conservation of potable water resources, reclaimed water should be used wherever possible.

Site Specific Considerations

1. Proximity of trees to sidewalks, pedestrian trails, bike paths, roadways and medians, curbs, and utilities. In evaluating the proximity of trees and shrubs to the above mentioned areas, the impact to those areas should be carefully analyzed and projected into the future as the plants mature.

2. Line-of-site interference.
   All plant material at intersections or within a quad area (see Glossary) should have a mature height not to exceed 18” so there is always a clear line-of-site for motorists, bicyclists, and pedestrians

3. Sub-surface condition such as rock content of soil, soil type i.e. clay, loam, clay-loam, etc.

4. Adjacent conditions and/or environment i.e. wetlands, Oak trees, preservation areas, etc.

5. Drainage.
    a. Newly developed landscapes should be assessed for natural drainage capabilities
    b. Newly developed areas should be evaluated to ensure the areas are not seasonal wet areas if the intended plants are not tolerant to excessive retained water within the root zone.
    c. Additional drainage should be installed and tested to correct any drainage issues.

The above considerations are not all-inclusive. All developers, contractors and residents are responsible for thoroughly inspecting project sites and identifying conditions which may create issues linked to the use of particular plant material in relation to site conditions and adjacent components as outlined above. Any questions or clarifications should be directed to the appropriate department within the El Dorado Hills CSD or El Dorado County. Please refer to contact numbers contained within Appendix E.

PLANT LIST			
ABBREV.	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
TREES			
ACA BAI	*Acacia baileyana 'Purpurea'*	Purple Leaf Acacia	15. G.C.
ACE ATR	*Acer palmatum 'Atropurpurem'*	Red Japanese Maple	15. G.C.
ACE PAL	*Acer palmatum 'Sango Kaku'*	Coral Bark Maple	24" Box
ACE PAL	*Acer palmatum 'Blodgood'*	Japanese Maple	24" Box
ALB JUL	*Albizia julibrissin*	Silk Tree	15. G.C.
	Alnus cordata	Italian Alder	15 G.C.
ARB UNE	*Arbutus unedo*	Strawberry Tree	15. G.C.
ARB MAR	*Arbutus 'Marina'*	Strawberry Tree	24" Box
BET JAC	*Betula jacquemontii*	White barked himalayan birch	15. G.C.
BET HER	*Betula nigra 'Heritage'*	River Birch	15. G.C.
BET PEN	*Betula pendula*	European White Birch	15. G.C.
	Cinnamonmum comphora	Camphor Tree	15 G.C.
CAR BET	*Carpinus betulus 'Fastigiata'*	Columnar European Hornbeam	15. G.C.
CED DEO	*Cedrus deodara*	Deodar Cedar	24" Box
CEL AUS	*Celtis Australis*	European Hackberry	15 G.C.

CER FP	*Cercis canadensis 'Forest Pansy'*	Eastern Redbud	15. G.C.
CER CAN	*Cercis canadensis 'Plena'*	Eastern Redbud	15. G.C.
CER OCC	*Cercis occidentalis*	Western Redbud	15. G.C.
CUP SEM	*Cupressus sempervirens 'Stricta'*	Italian Cypress	15. G.C.
GIN AG	*Ginkgo biloba 'Autumn Gold'*	Autumn Gold Maidenhair Tree	15. G.C.
GIN PS	*Ginkgo biloba 'Princeton Sentry'*	Maidenhair Tree	24" Box
FRA AP	*Fraxinus americana 'Autumn Purple'*	Autumn Purple Ash	15. G.C.
KOE PAN	*Koelreuteria paniculata 'Fastigiata'*	Goldenrain Tree	15. G.C.
LAG CHE	*Lagerstroemia x 'Cherokee'*	Crape Myrtle (bright red)	15. G.C.
LAG HOP	*Lagerstroemia x 'Catawba'*	Crape Myrtle (dark purple)	15. G.C.
LAG MUS	*Lagerstroemia x 'Muskogee'*	Crape Myrtle (lavander)	24" Box
LAG NAT	*Lagerstroemia x 'Natchez'*	Crape Myrtle (white)	15. G.C.
LAG TUS	*Lagerstroemia x 'Tuscarora''*	Crape Myrtle (pink)	15. G.C.
LAU NOB	*Laurus nobilis*	*Sweet Bay*	15 G.C.
LEP SCO	*Leptospermum scoparium*	New Zealand Tee Tree	15. G.C.
LIR TUL	*Liriodendron tulipifera*	Tulip Tree	15. G.C.
LIQ PA	*Liquidambar styraciflua 'Palo Alto'*	Americab Sweet Gum	15. G.C.
MAG RR	*Magnolia soulangiana 'Rustica Rubra'*	Saucer Magnolia	15. G.C.
MAL ROB	*Malus 'Robinson'*	Flowering Crabapple	15. G.C.
MAL SNO	*Malus 'Snowdrift'*	Flowering Crabapple	15. G.C.
MAY BOA	*Maytenus boaria*	Mayten Tree	24" Box
NER SG	*Nerium oleander 'Sister Agnes'*	Oleander Tree	15. G.C.
	Nyssa sylvatica	Sour Gum Tree	15 G.C.
OLE SH	*Olea europaea 'Swan Hill'*	Fruitless Olive	24" Box
PHO CAN	*Phoenix canariensis*	Canary Island Date Palm	15. G.C.
PIN ALD	*Pinus Alderia*	Pine	15. G.C.
PIN CAN	*Pinus canariensis*	Canary Island Pine	15. G.C.
PIN ELD	*Pinus eldarca*	Afghan Pine	15 G.C.

PIS CHI	*Pistacia chinesis*	Chinese Pistache	15. G.C.
PIT UND	*Pittosporum undulatum*	Victorian Box	15. G.C.
PLA ACE	*Platanus acerifolia 'Bloodgood'*	London Plane Tree	15. G.C.
PLA YAR	*Platanus acerifolia 'Yarwood'*	London Plane Tree	15. G.C.
POP ITA	*Populus nigra 'Italica'*	Lonmbardy Poplar	15. G.C.
POP NIG	*Populus nigra thevestina*	Poplar	15. G.C.
PRU CAR	*Prunus caroliniana*	Carolina Laurel Cherry	15. G.C.
PRU KV	*Prunus cerasifera 'Krauter Vesuvius'*	Purple Leaf Plum	15. G.C.
PRU THU	*Prunus cerasifera 'Thundercloud'*	Purple Leaf Plum	15. G.C.
PYR ARI	*Pyrus calleryana 'Aristicrat'*	Ornamental Pear	15. G.C.
PYR CHA	*Pyrus calleryana 'Chanticleer'*	Narrow Pear	15. G.C.
QUE AGR	*Quercus agrifolia*	Coast Live Oak	24" Box
QUE ILE	*Quercus ilex*	Holly Oak	15. G.C.
QUE RUB	*Quercus rubra*	Red Oak	24" Box
QUE WIS	*Quercus wislizenii*	Interior Live Oak	24" Box
ROB PR	*Robinia pseudoacacia 'Purple Robe'*	Locust	15. G.C.
SAP SEB	*Sapium sebiferum*	Chinese Tallow Tree	24" Box
SEQ SOQ	*Sequoia Sempervirens 'Soquel'*	Soquel	15. G.C.
ULM BRE	*Ulmus parvifolia 'Brea'*	Chinese Elm	15. G.C.
ULM DRA	*Ulmus parvifolia 'Drake'*	Chinese Elm	15. G.C.
ULM TG	*Ulmus parvifolia 'True Green'*	Chinese Elm	15. G.C.
WAS FIL	*Washington filifera*	California Fan Palm	
WAS ROB	*Washington robusta*	Mexican Fan Palm	
ZEL VG	*Zelkova serrata 'Village Green'*	Village Green Grey Bark Elm	15. G.C.
SHRUBS			
ABE SHE	*Abelia grandiflora 'Sherwoodii'*	Dwarf Abelia	5 G.C.
AGA AFR	*Agapanthus africanus*	Lily-of-the-Nile	1 G.C.
AGA AFR	*Agapanthus africanus 'Queen Anne'*	Lily-of-the-Nile	1 G.C.
AGA ALB	*Agapanthus campanulatus 'Albus'*	Dwarf White Agapanthus	1 G.C.
AGA PP	*Agapanthus africanus 'Peter Pan'*	Dwarf Lily-of-the-Nile	1 G.C.
ARB OCT	*Arbutus unedo 'October'*	Strawberry Tree	15 G.C.

ARB UNE	*Arbutus unedo 'Compacta'*	Dwarf Strawberry Tree	5 G.C.
AZA KUR	*Azalea kurume 'Hinocrimson'*	Kurume Azalea	5 G.C.
AZA SNO	*Azalea kurume 'Snow'*	Kurume Azalea	5 G.C.
BER DAR	*Berberis darwinii*	Barberry	5 G.C.
BER ATR	*Berberis thunbergii 'Atropurpurea'*	Japanese Barberry	5 G.C.
BER THU	*Berberis thunbergii 'Crimson Pygmy'*	Japanese Barberry	5 G.C.
BOU LJ	*Bougainvillea 'La Jolla'*	Bougainvillea	5 G.C.
	Buddeja davidii	Butterfly Bush	5 G.C.
BUX MIC	*Buxus microphylla japonica*	Japanese Boxwood	5 G.C.
BUX WG	*Buxus japonica 'Winter Gem'*	Japanese Boxwood	5 G.C.
CAM SAS	*Camellia sasanqua 'Setsugekka'*	Camellia	5 G.C.
CAM WD	*Camellia sasanqua 'White Doves'*	Camellia	5 G.C.
CAM SAS	*Camellia sasanqua 'Yuletide'*	Camellia	5 G.C.
CEA CON	*Ceanothus 'Concha'*	Concha Ceanothus	5 G.C.
CEA FB	*Ceanothus 'Frosty Blue'*	Frosty Blue Ceanothus	5 G.C.
	Cistus Species	Rock Rose	5 G.C.
	Cotinus coggygria	Smoke Bush, Smoke Tree	5 G.C.
COT LAC	*Cotoneaster lacteus*	Red Clusterberry	5 G.C.
DIE BIC	*Dietes bicolor*	Fortnight Lily	1 G.C.
DIE VEG	*Dietes vegeta*	Fortnight Lily	1 G.C.
DOD PUR	*Dodonaea viscosa 'Purpurea'*	Purplr Hopseed Bush	5 G.C.
ESC FRA	*Escallonia exoniensis 'Fradesii'*	Escallonia	5 G.C.
ESC ND	*Escallonia exoniensis 'Newport Dwarf'*	Dwarf Escallonia	5 G.C.
ESC TER	*Escallonia exoniensis 'Terri'*	Dwarf Escallonia	5 G.C.
EUO MV	*Euonymus japonica 'Micrphylla variegata'*	Boxed-leaf Euonymus	5 G.C.
	Euryops pectinatus	Euryops, Yellow Bush Daisy	5 G.C.
HIB ROS	*Hibiscus rosa-sinensis*	Chinese Hibiscus	5 G.C.
	Hypericum perforatum	St. John's Wort	5 G.C.
JUN CHI	*Juniperus chinensis 'San Jose'*	San Jose	1 G.C.

		Juniper	
JUN CHI	*Juniperus chinensis 'Seagreen'*	Juniper	5 G.C.
JUN CHI	*Juniperus chinensis 'Gold Coast'*	Gold Coast Juniper	5 G.C.
	Kniphofia uvaria	Red Hot Poker, Torch Lily	5 G.C.
LAU NOB	*Laurus nobilis*	Sweet Bay	5 G.C.
LAV DEN	*Lavandula dentata*	French Lavender	1 G.C.
LEP RG	*Leptospermum scoparium 'Ruby Glow'*	New Zealand Tee Tree	5 G.C.
LEP LAE	*Leptospermum laevigatum*	Austrailian Tea Tree	5 G.C.
LIG JAP	*Ligustrum japonicum 'Texanum'*	Japanese Privet	5 G.C.
	Lonicera sempervirens	Honeysuckle	5 G.C.
MAG STE	*Magnolia stellata*	Star Magnolia	5 G.C.
MUH RIG	*Muhlenbergia Rigens*	Deer Grass	1 G.C.
	Myoporum parvifolium	Myoporum	1 G.C.
MYR COM	*Myrtus communis 'compacta'*	Dwarf Myrtle	1 G.C.
NAN GS	*Nandina domestica 'Gulf Stream'*	Dwarf Heavenly Bamboo	1 G.C.
NAN HD	*Nandina 'Harbour Dwarf'*	Heavenly Bamboo	5 G.C.
NER OLE	*Nerium oleander 'Petite Pink'*	Dwarf Oleander	1 G.C.
OSM FRA	*Osmanthus Fragrens*	Sweet Olive	5 G.C.
PHO BB	*Phormium tenax 'Bronze Baby'*	Dwarf Red New Zealand Flax	5 G.C.
PHO DD	*Phormium tenax 'Dark Delight'*	Dwarf Red New Zealand Flax	5 G.C.
PHO DAZ	*Phormium tenax 'Dazzler'*	New Zealand Flax	5 G.C.
PHO FIR	*Phormium tenax 'Firebird'*	Dwarf Red New Zealand Flax	5 G.C.
PHO MON	*Phormium tenax 'Monrovia Red'*	New Zealand Flax	5 G.C.
PHO JS	*Phormium tenax 'Jack Spratt'*	Dwarf Red New Zealand Flax	1 G.C.
PHO SJ	*Phormium tenax 'Sea Jade'*	Dwarf Red New Zealand Flax	1 G.C.
PHO SUN	*Phormium tenax 'Sundowner'*	New Zealand Flax	5 G.C.
PHO TT	*Phormium tenax 'Tom Thumb'*	Dwarf Red New Zealand Flax	5 G.C.

	Photinia fraseri	Red-Tipped Photinia	5 G.C.
PIT TEN	*Pittosporum tenuifolium*	N.C.N.	5 G.C.
PIT TOB	*Pittosporum tobira*	Tobira	1 G.C.
PIT VAR	*Pittosporum tobira 'Variegata'*	Variegated Dwarf Tobira	5 G.C.
PIT WD	*Pittosporum 'Wheeler's Dwarf'*	Tobira	5 G.C.
RHA BAL	*Rhaphiolepis indica 'Ballerina'*	Dwarf India Hawthorn	1 G.C.
RHA CLA	*Rhaphiolepis indica 'Clara'*	India Hawthorn	5 G.C.
RHA JE	*Rhaphiolepis indica 'Jack Evans'*	India Hawthorn	5 G.C.
RHA ENC	*Rhaphiolepis indica 'Enchantress'*	Dwarf India Hawthorn	5 G.C.
RHA ST	*Rhaphiolepis indica 'Springtime'*	Dwarf India Hawthorn	5 G.C.
ROS WHI	*Rosa 'White Meidiland'*	White Meidiland Rose	1 G.C.
	Rosa Species	Carpet Rose	1 G.C.
ROS COL	*Rosmarinus officinalis 'Collingwood Ingram'*	Rosemary	1 G.C.
ROS TUS	*Rosmarinus officinalis 'Huntington Blue'*	Rosemary	1 G.C.
ROS PRO	*Rosmarinus officinalis 'Prostratus'*	Dwarf Rosemary	1 G.C.
ROS TUS	*Rosmarinus officinalis 'Tuscan Blue'*	Rosemary	1 G.C.
	Salvia officinalis	Garden Sage	5 G.C.
	Salvia leucantha	Mexican Bush Sage	5 G.C.
TUL VIO	*Tulbaghia Violacea 'Silver Lace'*	Variegated Society Garlic	1 G.C.
VIB SB	*Viburnum tinus 'Spring Bouquet'*	Laurustinus	5 G.C.
XYL CON	*Xylosma congestum 'Compacta'*	Xylosma	5 G.C.
PERENNIALS/BULBS/ANNUALS			
AGA PP	*Agapanthus 'Peter Pan'*	Dwarf	1 G.C.
ARM MAR	*Armeria maritima*	Common Thrift	1 G.C.
CAN	*Canna spp.*	Canna 'Red'	1 G.C.
CAN PRA	*Canna x. 'Praetoria'*	Canna	1 G.C.
HEM TER	*Hemerocallis 'Terminator'**	Daylily	B.R.
HEM RUS	*Hemerocallis 'Russian Rapsody'**	Daylily	B.R.
HEM GER	*Hemerocallis 'Our Gertrude'**	Daylily	B.R.
HEM BIT	*Hemerocallis 'Bitsy'**	Daylily	B.R.
HEM SCA	*Hemerocallis 'Lady Scarlet'**	Daylily	B.R.
HEM ORA	*Hemerocallis 'Orange Crush'**	Daylily	B.R.

HEM EVA	*Hemerocallis 'Lady Eva'**	Daylily	B.R.
HEM TCB	*Hemerocallis 'Terra Cotta Baby'**	Daylily	B.R.
IMP WAL	*Impatiens wallerana*	Busy Lizzie	4" pot
IRI DOU	*Iris douglasiana*	Pacific Coast Iris	1 G.C.
IRI PAC	*Iris 'Pacific Coast Hybrids'*	Douglas Iris	1 G.C.
	Lavendula dentata	Lavender	1 G.C.
LIM PER	*Limonium perezii*	Sea Lavender	1 G.C.
NAR	*Narcissus 'Spring Glory'*	Daffodil	Bulbs
PEN ALO	*Pennisetum alopecuroides*	Fountain Grass	1 G.C.
PEN CUP	*Pennisetum setaceum 'Cupreum'*	Fountain Grass	1 G.C.
PEN RUB	*Pennisetum setaceum 'Rubrum'*	Purple Fountain Grass	1 G.C.
STA BYZ	*Stachys byzantina*	Lamb's Ears	1 G.C.
TRA JAS	*Trachelospermum jasminoides*	Star Jasmine	1 G.C.
GROUND COVERS			
A P P	*Agapanthus 'Peter Pan'*	Dwarf Lily-of-the-Nile	1 G.C.
ARC EC	*Arctostaphylos 'Emerald Capret'*	Emerald Carpet Manzanita	1 G.C.
ARC HM	*Arctostaphylos 'Howard McMinn'*	Manzanita	1 G.C.
BAC PIL	*Baccharis pilularis 'Twin Peaks'*	Twin Peaks Dwaft Coyote Bush	1 G.C.
CAR GLA	*Carex 'Glauca'*	Sedge	1 G.C.
CAR TUM	*Carex 'Tumicuola'*	Sedge	1 G.C.
CAR CAL	*Carpenteria californica*	Bush Anemone	1 G.C.
COP KIR	*Coprosma kirkii*	Creeping Coprosma	Liners
COT NAN	*Cotoneaster buxifolius 'Nana'*		1 G.C.
DUC IND	*Duchesnea indica*	Indian Mock Strawberry	Flats
EUO COL	*Euonymus fortunei 'Colorata'*	Purple-leaf Winter Creeper	Flat
FES OVI	*Festuca ovina 'Glauca'*	Blue Fescue	1 G.C.
FES RUB	*Festuca rubra*	Red Fescue	1 G.C.
GAZ MW	*Gazania 'Mitsuwa White'*	Gazania	Flats
GAZ MOO	*Gazania 'Mitsuwa Yellow'*	Gazania	Flats
HED MIN	*Hedera helix*	English Ivy	Flats
J S	*Juniperus chinensis 'San Jose'*	San Jose Juniper	1 G.C.
LAN MON	*Lantana montevidensis 'Lavander Swirl'*	Trailing Lantana	1 G.C.
OEN BER	*Oenothera berlandieri 'Alba'*	Mexican Evening	1 G.C.

		Primrose	
OEN SIS	*Oenothera berlandieri 'Siskiyou'*	Mexican Evening Primrose	Flats
ROS OFF	*Rosmarinus officinalis 'Prostratus'*	Dwarf Rosemary	1 G.C.
STI PUL	*Stipa pulchra*	Giant Feather Grass	1 G.C.
TRA JAS	*Trachelospermum jasminoides*	Star Jasmine	1 G.C.
VER HOM	*Verbena homestead*	Verbena	1 G.C.
VIN MIN	*Vinca minor*	Dwarf Periwinkle	1 G.C.
VIN MAJ	*Vinca major*	Periwinkle	1 G.C.
VINE			
DIS BUC	*Distictis buccinatoria*	Blood-Red Trumpet Vine	1 G.C.
TURF			
90% Tall Fescue, 10% Bluegrass			

APPENDIX B

XI. Streetscape Glossary

Note: Many of the following terms are used throughout the Streetscape Master Plan, but also many are terms that the reader should be familiar with pertaining to Streetscape and landscape terminology, so are thus included.

Arterial Streets – These streets are generally wide transportation roadways to efficiently move vehicles. Arterial streets for El Dorado Hills range from 80' to 150' right-of-ways.

Collector streets– Local roadways that give direct access between private property and pubic arterial streets. These streets are generally 60' right-of-ways.

Developer – Any organization or individual (resident) that designs, constructs, installs, renovates, improves, or in any manner changes the appearance or function of streetscapes.

Median island – The center of multi-lane roadways that serves as a separation between opposing traffic. Typically is landscaped with plant material that is similar to roadside landscapes.

Class I Bike Path – Provides a completely separated facility designed for the exclusive use of bicycles and pedestrians with minimal flows by motorists.

Class II Bike Path – Provides a restricted right-of-way designated for the exclusive or semi-exclusive use of bicycles with through travel by motor vehicles or pedestrians prohibited, but with vehicle parking and cross flows by pedestrians and motorists permitted.

Class III Bike Path – Provides a right-of-way designated by signs or permanent markings and shared with pedestrians and motorists.
Groundcover – Dense, spreading plants less than 3' high or mulches used for covering bare ground for weed control, moisture retention in soil, and moderating temperature for roots.

Landscape easements – landscape easements provide additional width to supplement county right-of-ways allowing landscaping as a buffer between public and private property. Primary functions of landscape easements include beautification, visual screening, and climate and noise buffering. Landscape easement elements include but are not limited to a combination of the following: primary street trees, subordinate street trees, accent trees, shrubs, ground cover, irrigation, fences and walls for screening, pedestrian paths, and street and accent lighting.

Landscape Improvements – One of or any combination of the following: landscaping vegetation, installation or construction of statuaries, fountains, ornamental structures, lighting, and construction of any facilities which are appurtenant to the landscaping easements or which are necessary or convenient for the maintenance or servicing thereof, including grading, clearing, removal of debris, installation of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.

Median Island – The raised linear landscaped areas located between vehicular circulation corridors.

Primary Trees – Native tree species (i.e. Oaks), that are planted in the public right-of-ways for beautification and act as primary delineators within landscape easements and serve as a common element in all landscape easements.

Primary Local Roads – Serve the District by connecting secondary local roads with the urban collector roads. Primary local roads typically have a 60' right of way, 4 foot Class 2 bicycle lane on both sides and landscaping as allowed.

Quad Area – The corner landscape areas adjacent to street intersections. Typically, there are four separate quad areas associated with each intersection unless site conditions do not permit.

Streetscape - The term 'streetscape' as utilized throughout this Streetscape Master Plan typically refers to exterior public spaces immediately adjacent to streets and including median islands. Streetscapes take into consideration the relationship and functionality of bike paths, trails, and sidewalks that impact, or are impacted, by streets and/or streetscapes. Additionally Streetscape area would include anything else that is visually apparent along roadways i.e. landscaping, fences, walls, rails, trash and pet waste receptacles, benches, tables, open space, community and village entrances, landscape lighting, light poles (standard or custom), etc.

Secondary Local Roads – Typically have a 50 foot wide right of way and 2 undivided travel lanes.

Subordinate Street Trees – Compatible trees that integrate with and complement Oak woodland .

Trails – Paths, that may or may not be paved, that meander through open-space areas. Depending on the surface and location of trails they may be shared by bicyclist, skaters, runners, and hikers.

Water Conserving/Drought Tolerant Plants – Plants from dry regions that have adapted to minimal water conditions.

Appendix C

Streetscape Areas To be Considered for Improvement.

Note: Some of the below listed areas are already under review by the District in cooperation with homeowner groups and/or other organizations for improvement. Please refer to the discussion within this Streetscape Master Plan regarding Funding to gain an understanding of how a project may gain a priority over another.

1. **Canterbury Circle** – Adjacent to El Dorado Hills Boulevard.
   Summary: Many of the residents along this strip that separates El Dorado Hills Blvd. from Canterbury Circle have expressed a desire to have landscape installed here. One of the primary objectives that would be realized with this area being landscaped is the creation of a sound barrier for the residences closer to El Dorado Hills Boulevard. Additional benefits would be more privacy, enhancement of the neighborhood, and of El Dorado Hills Blvd.

2. **Wilson Boulevard – Adjacent to La Cresta Village and the future La Cresta Woods Village.**
   Summary: This has been an area that has long needed improvements to the streetscape. With the Future La Cresta Woods Village, the streetscape area fronting that property would be included within the design for the overall area.

3. **El Dorado Hills Boulevard – Various Areas Fronting Open Space**
   Summary: Areas along El Dorado Hills Boulevard that are fronting open space should be considered for landscape areas to serve as a accent between sidewalks and the road which would further enhance the overall appearance of El Dorado Hills Boulevard. Any landscape design should incorporate enhancement qualities without eliminating the view of the open space or the rural environment provided by a certain amount of open space. Consideration should be given to any landscape installed adjacent to sidewalks and bike paths so as to not install plant material that would eventually grow to a height that could impede visibility of pedestrians and bicyclists. These landscaped areas should be low growing enough to allow for a view of the open space, as well as not creating an unsafe environment for users of the sidewalks and bike paths.

4. **El Dorado Hills Boulevard –Archery Range**.
   Summary: The area along El Dorado Hills Boulevard that is fronting the Archery Range should be considered for landscape areas to serve as a accent between sidewalks and the road, which would further enhance the overall appearance of El Dorado Hills Boulevard. Any landscape design should incorporate enhancement qualities without eliminating the view of the open space or the rural environment provided by a certain amount of open space. See item number 3 for criteria that should be followed.

5. **El Dorado Hills Boulevard and Francisco Drive** – Road side and Median landscape for future El Dorado Hills Boulevard Realignment Project.
   Summary: The El Dorado County Department of Transportation is currently completing the design and construction documents for the realignment of El Dorado Hills Boulevard. The design will include center median island that will be reserved for landscape. THE CSD will be participating to the extent of ensuring the proper infrastructure is allowed for and installed to accommodate the landscaping. The landscape design will be consistent with what is currently in-place on El Dorado Hills Boulevard.

6. **Windsor Point Park Frontage** – Anticipated that it will be included within future park development designs.
   Summary: The Streetscape for this park will be consistent with the existing landscaping on Francisco Drive**.**

7. **Lake Forest Park Frontage** – Anticipated that it will be included within future park development designs.
   Summary: The Streetscape for this park will be consistent with the existing landscaping on Francisco Drive.

8. Bass Lake Road (From Highway 50 to Serrano Parkway

9. Bass Lake Road (From Serrano Parkway to Green Valley Road)

10. Latrobe Road (From Highway 50 to EDH Business Entrance #4)

11. Green Valley Road (From El Dorado County Line East to Bass Lake Road)

12. Silva Valley Road (South of Serrano Parkway to Highway 50)

13. White Rock Road (Highway 50 to Latrobe Road)

14. El Dorado Hills Boulevard (From Governors Road to Francisco Drive)

15. Freeway ramps

Summary: Currently the freeway ramp system is in very poor condition from a landscape and aesthetics perspective. Since the freeway ramps are truly the entrance to the community of El Dorado Hills, these areas should be included in streetscape plans. Since the land is not under the authority of El Dorado Community Services District, alternative sources of funding would need to be located to raise the freeway streetscape to a level that is consistent with the goal and objectives of El Dorado Hill CSD. It should also be noted that although the District and El Dorado Hills residents may desire a more palatable appearance for the freeway ramp system, the District has no authority or jurisdiction over the freeway ramps. The District would need to establish a dialogue with the appropriate representatives of the California Department of Transportation (Caltrans) to determine what policys and procedures the District needs to follow to gain consideration for freeway ramp enhancement.

Note: This is a partial list that will expand based on Community input and the changing needs of El Dorado Hills.

APPENDIX D

LOCAL, COUNTY, STATE AND FEDERAL CODES, REGULATIONS, ORDINANCES

The following are references and/or excerpts from local, county, state and/or federal codes, regulations and/or ordinances that have authority over pertinent agency's right of ways which streetscape components may be within. This is not an all inclusive list so developers, residents and public agencies are responsible for contacting the proper agencies for more complete information prior to proceeding with any streetscape improvements.

AGENCY: EL DORADO COUNTY BOARD OF SUPERVISORS

Policy number: G-1; Date adopted:12/22/1987

Subject/Title: ENCROACHMENTS WITHIN THE COUNTY ROAD RIGHTS-OF-WAY

Exerpts/Notes:

- It is the policy of the Board of Supervisors to prevent an individual, company, corporation or other entity from encroaching upon the right-of-way in any manner other than by valid encroachment permit issued by the El Dorado County Department Transportation, formerly known as the Department of Public Works.

- All private fences shall be placed outside the road right-of-way, with the property owner being required to show reasonable proof of boundary, if it is disputed by the County.

- Landscaping will be allowed to be placed and maintained by an adjoining property owner; however, plants must not reach a height of over 18 inches.

- The Department of Transportation may immediately remove, or by notice require the removal of, any of the above-mentioned encroachments which obstruct, prevent the use of, or present a traffic hazard on a County right-of-way.

- The County shall recover from the person causing any such encroachment the expense of such removal, the court costs, and any other damages caused by the encroachment.

AGENCY: STATE OF CALIFORNIA

Policy number: Sections 1480 – 1496

Subject/Title: California Streets and Highways Code

Exerpts/Note:

The California Streets and Highways Code is used as a basis for the El Dorado County Policy detailed above.

Although Local, County and/or State policies would have authority over what is discussed within this Streetscape Master Plan, many of these policies are mirrored after federal policies under the authority of the United States Department of Transportation (USDOT) www.dot.gov

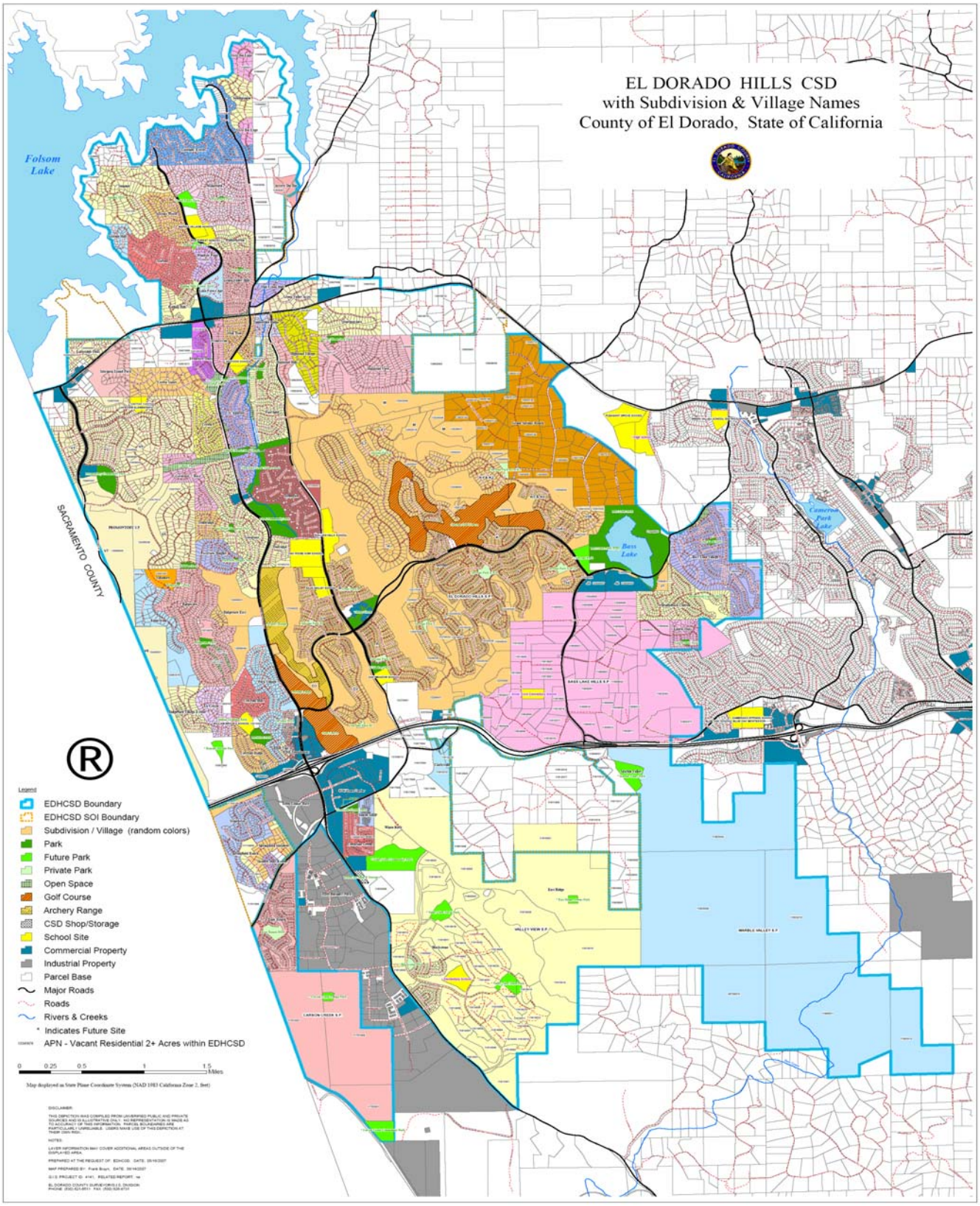
Appendix E

Important Phone Numbers

El Dorado Hills Community Services District (CSD)	
Main Phone Number	916-933-6624
Parks Department	916-614-3231
Planning Department	916-614-3210
	916-643-4362
	916-614-3208
El Dorado County Department of Transportation (DOT)	530-626-0387
El Dorado County Development Services Department	916-941-4967
California Department of Transportation (CALTRANS)	
1. **Permit information for work in State Right of Ways**	
Contact Person: Mr. Julio Elvir	530-741-4204
2**. Caltrans Office of Landscape Architecture**: Landscape Design Review, Encroachment permits information, Special Funded Project Mechanism, Maintenance Agreements	
Contact Person: Mr. Kenneth Murray	916-274-6148
3. **Caltrans District 3 Hydraulics Branch**: For information regarding drainage issues that may impact the State's bridges or drainage facilities; any project that may cause hydrologic, hydraulic, or water quality impact within Caltrans controlled areas and/or facilities.	
Contact person: Mr. Gurdeep Bhattal	530-741-4056
Pacific Gas & Electric (PG&E)	800-743-5000
El Dorado Water District (EID)	916-965-0930
El Dorado Fire District (Non-Emergency)	916-933-6623
AT&T	800-310-2355
USA North: For locating and marking of all underground utilities. It is required by law that this organization is contacted before any digging is performed, whether you are a contractor or a resident. Failure to do so could result in severe fines as well as damage to underground utilities**. (www.usanorth.org)**	800-227-2600 or 811

Appendix F

EL DORADO HILLS COMMUNITY SERVICES DISTRICT MAP


EL DORADO HILLS CSD
with Subdivision & Village Names
County of El Dorado, State of California
Folsom Lake
SACRAMENTO COUNTY
Cameron Park Lake
Bass Lake
Legend
EDHCSD Boundary
EDHCSD SOI Boundary
Subdivision / Village (random colors)
Park
Future Park
Private Park
Open Space
Golf Course
Archery Range
CSD Shop/Storage
School Site
Commercial Property
Industrial Property
Parcel Base
Major Roads
Roads
Rivers & Creeks
* Indicates Future Site
APN - Vacant Residential 2+ Acres within EDHCSD
0 0.25 0.5 1 1.5 Miles