

Open Space Element

Current Conditions The Plan Area covers a series of ridges and valleys comprised of both woodland and grassland vegetation associations. Trees in the Plan Area include both valley and live oaks, buckeye, and digger pine. The understory vegetation includes chaparral, buckbrush, manzanita, poison oak, and toyon. Much of the Plan Area and surrounding undeveloped properties are covered by open grassland.

Wildlife utilizing the property and surrounding areas include mule deer, cottontail rabbit, jackrabbit, opossum, bats, mice, ground squirrels, pocket gopher, and striped skunk. Birds include hawks, wrens, jays, quail, doves, hummingbirds, magpies, larks, and sparrows. Reptiles and amphibians include toads, lizards, snakes, newts, and salamanders. No rare, threatened, or endangered species of plants or animals are known to inhabit the site.

The Northwest El Dorado Hills Specific Plan contemplates the preservation of a 2.2 acre ravine within Village A as common open space. This ravine is located near the entry to Village A and separates Village A from Phase Two of the existing Marina Village development. The open space parcel will be maintained as an open space easement dedicated to the Homeowners Association. The length of the ravine from this open space parcel west to the edge of the Plan Area will be protected from development by an open space easement on the privately owned parcels. The easement will be defined by the high water mark of a 100 year storm as determined in the design of road and utility improvements required in the subdivision. The easement will be delineated and recorded on the final subdivision map. Preliminary field investigation indicates that the easement will average 20 feet wide along the drainage course, but may expand to 30 feet or more in some areas. The approximate location of the easement is indicated on the Land Use Map, Figure 7.

A second ravine is located off Lakehill Drive between Villages B and C. This ravine will remain in privately owned parcels, but will be reserved as a non-developable area by the designation of an open space easement dedicated to the Homeowner's Association.

Current Area Plan Policies There is no Plan policy that specifically addresses open space in the El Dorado Hills / Salmon Falls Area Plan, however, a number of general policies are applicable. These are:

1. Natural terrain and vegetation (should be used) to separate incompatible land uses. (Policy A.2d)
2. Limit modification of natural stream beds and flow. (Policy A.14c)
3. Limit densities and lot configurations which do not provide adequate open space and recreational areas. (Policy A.14e)

**Specific Plan
Open Space Policies:**

Policy A . Prohibit development within the designated open space area.

Implementation:

1. Designate on the Land Use Map (Figure 7) the area separating Village A from Phase Two of Marina Village as 2.2 acres of open space owned and maintained by the Homeowners Association. The remainder of the ravine as illustrated will be privately owned within the individual parcels and will be maintained by dedicated easement as visual open space. The open space easement is to be determined by calculation of the high water mark of a 100 year storm.
2. Designate on the Land Use Map the area separating Village B from Village C as a visual open space easement dedicated to the Homeowner Association.

Policy B. Protect existing native trees.

Implementation:

1. Prohibit by this policy and by specific language in the development agreement the cutting or removal of any native trees within the designated open space, park land and privately owned ravines except as required for: homes on the parcels fronting on these ravines, roadway construction, sewer and similar utility extensions and public health and safety as may be determined by county officials.