

## **8.0 DESIGN GUIDELINES**

The following guidelines apply to all public land within the Plan area and are intended to promote a sense of community identity through common design themes and enhance the quality of life of Plan area residents.

### **8.1 Streetscape**

The following describes streetscape (i.e., plant materials and other landscape features) installed within public rights-of-way and landscape easements of Bass Lake Road and all primary local roads. All plant materials shall be consistent with the EDHCSD Landscaping Guidelines for landscape easements along roadways.

Compensation trees may be planted in any publicly-maintained area and planted in a way to not pose a safety hazard.

#### **8.1.1 Bass Lake Road**

##### **Landscape Easement**

Landscape easements shall be created on each side of the 100-foot-wide Bass Lake Road right-of-way. The landscape easement will accommodate the following streetscape features:

1. 8-foot-wide asphalt concrete Class 1 bicycle/pedestrian path and 6-foot-wide pedestrian pathway as described in Section 4.1 of the Plan. The path shall meander and avoid maintaining a parallel relationship with the street unless infeasible to do so;
2. Wall, fences, and berms (as further described in Section 8.6, herein); and
3. Plants, including trees, shrubs, and ground cover. Plant materials shall be selected from the list contained in the EDHCSD Landscaping Guidelines. Native, drought-tolerant plants and trees shall be used as prescribed by State and local regulations. A primary objective of the planting shall be to obscure the visibility of any solid wall or fence as depicted in Figure 8-1.

##### **Median**

Planting within the 16-foot-wide median shall include trees with a drought-tolerant shrub and ground cover understory.

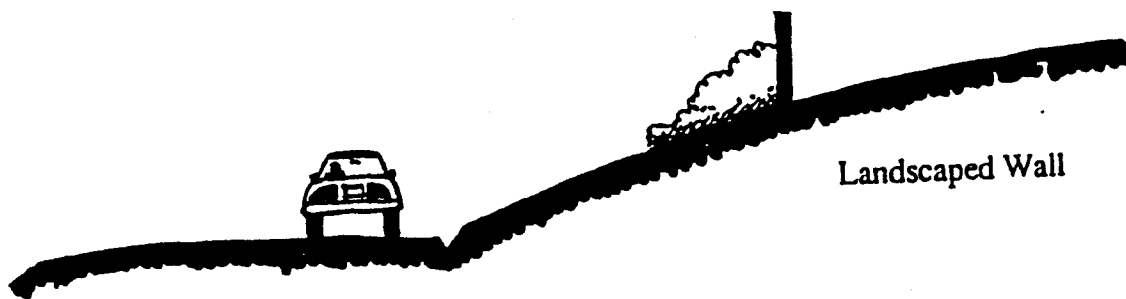
##### **Right-of-Way**

1. Any portion of the public right-of-way not devoted to street or pedestrian path paving shall be planted with a low ground cover.

2. Where bus shelters are installed, a consistent architectural design theme shall be followed for all shelters in the Plan area.
3. All new electrical and communication transmission facilities shall be installed underground; however, above-ground transformers and substations are permitted where appropriately screened and designed as specified herein.

Figure 8-1

Wall/Fence Planting Detail



8.1.2 Primary Local Roads

Landscape Easement

1. Landscape easements shall be created on each side of each 60-foot-wide primary local road right-of-way. The landscape easement will accommodate the following streetscape features:
  - a. Wall, fences, and berms (as further described in Section 8.6); and
  - b. Plants, including trees, shrubs, and ground cover. Plant materials shall be selected from the list contained in the EDHCSD Landscaping Guidelines. Native drought-tolerant plants and trees shall be used to the maximum extent possible. A primary objective of the planting shall be to obscure the visibility of any solid wall or fence, as depicted in the sketch provided in Figure 8-1.
2. Prominent entry landscape treatments may be employed at village entry points in order to foster a sense of community identity. (See Section 8.8 relative to signs)

Right-of-Way

1. Any portion of the public right-of-way not devoted to street or pedestrian path paving may be planted with a low ground cover.

2. All new electrical and communication facilities shall be installed underground; however above-ground transformers and substations are permitted where appropriately screened or landscaped. (See Section 8.3 herein)

### **8.2 Park-and-Ride Lot**

It is an objective of the Plan to screen the park-and-ride lot from off-site view. To that end the following guidelines shall be employed:

1. All sides of the park-and-ride lot shall contain a planter area no less than ten (10) feet in width. Within the planter area a variety of shrubs and ground cover shall be planted which, within a period of five (5) years, shall obscure the view of vehicles within the lot to a height of three (3) feet above the parking lot surface.
2. Native trees shall be installed within the planter area to provide visual screening from higher vantage points and within the parking area in order to provide shade for parked vehicles.
3. Native drought-tolerant plant species shall be used to the extent possible.
4. Where bus shelters are installed, a consistent architectural design theme shall be followed for all shelters in the Plan area.
5. Park-and-ride lots shall be provided interior trees planted at a minimum ratio of 2 trees per 5 parking spaces.
6. The area shall be one of the receiving areas for compensation trees.

### **8.3 Water Storage Tanks, Electrical Substations, and Sewage Lift Stations**

It is an objective of the Plan to screen public facilities such as water storage tanks, electrical substations, and sewage lift stations and similar features from view. The following guidelines shall apply:

1. Water storage tanks, electrical substations, and sewage lift stations shall be screened or landscaped from view through the use of fast-growing evergreen trees interplanted with native evergreens. Where possible, earthen berms shall be used in combination with planting to achieve the desired screening more quickly.
2. Where water tanks are visible and not immediately screened by plant materials and/or berms, the tank shall be painted a neutral, earth-tone color as a means of making the tank less noticeable.

3. A planter at least five (5) feet in width shall be provided on all sides of electrical substations and sewage stations, regardless of the type and quality of fencing or wall materials used. Trees and shrubs shall be planted which provide total screening of the facility within a period of ten (10) years.

#### 8.4 Stormwater Detention Basins

As part of the stormwater drainage system, the Plan employs detention basins and are intended to be functional in design. It is the intent of this Plan that detention basins appear as natural as possible. Essentially, during dry weather these basins will appear as shallow depressions in which native plants grow, while during periods of heavy rain the basins will appear as natural ponds.

Detention basins are not intended as long-term seasonal water features; basins will be filled with water only during peak storm flows, after which time water levels will diminish. The following guidelines shall govern the design of detention basins:

1. The sides of detention basins shall be gently-sloping. The maximum slope ratio shall not exceed 4:1.
2. Basins shall be constructed of earth and stone. No concrete or other manmade materials shall be employed, except at spillways, inlets, and other such control structures.
3. Planting of riparian trees and shrubs is encouraged around the perimeter of the basin.

#### 8.5 Open Space Areas

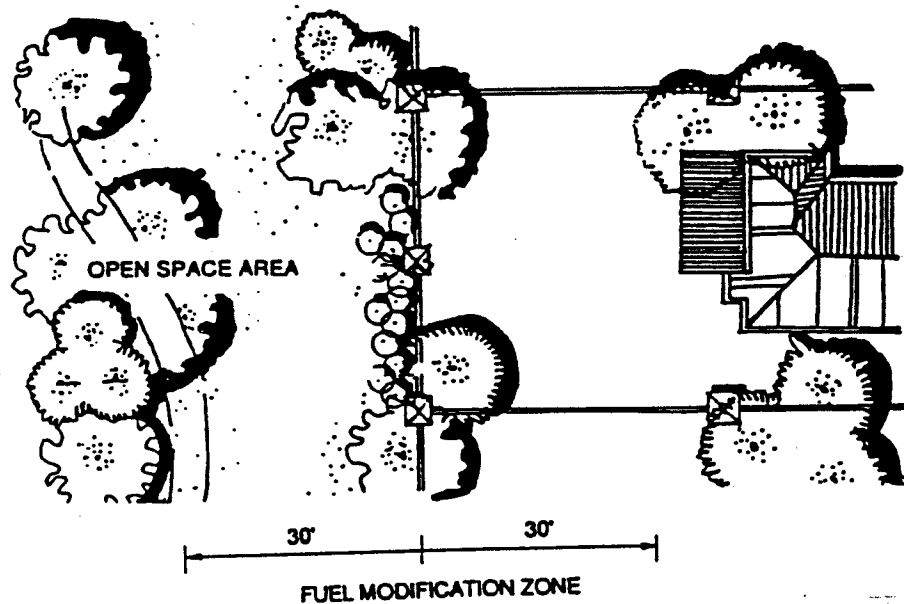
##### 8.5.1 Fuel Modification Zones

Fuel modification zones represent a physical separation between non-irrigated natural open spaces and the built environment created by the installation of plant materials which are fire resistant. The purpose of such zones is to reduce the hazard of wildfires and to allow for a naturalized, visual transition between developed areas and natural open space. Specific guidelines for fuel modification zones are as follows:

1. A fuel modification zone shall be established in all instances where residential development abuts an open space area, other than stream zones subject to fire district approval. The zone shall extend into the open space area a distance of thirty (30) feet and into the private residential lot a distance of thirty (30) feet consistent with fire safe requirements. This concept of a shared fuel modification zone is illustrated in Figure 8-2. Stream-zone buffers shall be as follows: Stream-zone, fifteen (15) feet; residential lot, thirty (30) feet.

Figure 8-2

## Fuel Modification Zone



2. Dead wood, dried leaves, and other combustible materials shall be routinely removed from both public (through LLAD) and private (by owner) within the fuel modification zone.
3. Low fuel volume plants to be installed in Fuel Modification Zones shall include the following:

Native:

Eriophyllum spp/Yarrow  
 Eschscholzia californica/California Poppy  
 Lupinus spp/Annual Lupines  
 Mimulus spp/Monkey Flower  
 Penstemon spp/Penstemon  
 Trichostema lanatum/Woolly Blue Curly  
 Zauscheneria spp/California Fuschia

Introduced:

Artemesia caucasica/Silverberry  
 Atriplex glauca/Saltbush  
 Atriplex semibaccata/Creeping Saltbush  
 Cistus crispus/Rockrose  
 Santolina chamaecyparissus/Lavender Cotton  
 Santolina virens/Green Santolina  
 (From *Trees & Shrubs for Dry California Landscapes*, by Bob Perry)

### 8.5.2 Pedestrian Paths

Pedestrian pathways and trails within all open space areas, including intermittent stream and drainage corridors, shall comply with the following guidelines:

1. Trails and pathways shall be installed within a 25-foot-wide public access easement a minimum of 15 feet from streambanks.
2. Trail grades to the maximum extent possible shall maintain a preferred range of 0 to 15 percent.
3. The surface shall be three (3) feet in width.
4. An all-weather surface shall be used, consisting of asphalt concrete pavement, crushed rock, decomposed granite, or other suitable material.
5. Pathway locations shall avoid intrusion upon privacy of adjoining private property. The maximum possible separation shall be provided between the pathway and the property line.
6. Pathways shall be curvilinear in horizontal and vertical alignment and should conform to natural topography to the maximum extent possible.
7. Except as otherwise described herein, pedestrian paths and trails shall meet or exceed the standards contained in the El Dorado County Hiking and Equestrian Trails Master Plan. Erosion control measures shall be included in the design and maintenance of all trails.

### 8.6 Walls, Fences, and Berms

#### 8.6.1 Streetscape

It is the intent of this Plan for walls and fences installed along streets for purposes of privacy and/or noise attenuation to be as visibly unobtrusive as possible. To this end, walls and fences shall adhere to the construction guidelines set forth herein and shall be screened with trees and shrubs in accordance with the planting guidelines set forth in Section 8.1.2. All improvements and construction materials and colors shall be consistent with EDHCS Landscaping Guidelines.

These guidelines apply to walls and fences installed within all public street rights-of-way and landscape easements along Bass Lake Road and all primary local roads.

1. Fences and walls shall be constructed of weather- and rot-resistant materials. Where wood is used, appropriate treatment shall be applied to enhance longevity based on best construction practices.

2. Walls and fences (and walls and fences installed on graded berms) shall not extend higher than six (6) feet above finished grade.
3. In all cases where fences and walls are installed along streets, plant materials shall be installed which provide screening of at least 60 percent of the wall/fence when viewed from the nearest point on the street within a period of five years.
4. Where possible, earthen berms shall be employed in lieu of fences and walls in order to provide both noise attenuation and privacy. Where berms are used, particular attention shall be given to ensuring that storm drainage is not impaired.

### 8.6.2 Open Space Areas

Fences bordering dedicated open space areas, including habitat establishment areas along intermittent streams and other open space areas, shall utilize an open design which provides views through the fence and which provides for passage of wildlife. Solid fencing shall be prohibited in such instances. Open fencing types described in EDHCSD Landscaping Guidelines shall be used.

Agricultural areas identified on the Specific Plan Land Use Diagram as Williamson Act lands shall be fenced according to County Ordinance 4111 and Resolution 98A-90.

### 8.7 Lighting

The following guidelines address nighttime illumination in all public areas, including streets, park-and-ride lots, and parks. These guidelines are intended to ensure that nighttime illumination enhances safety and convenience in an aesthetically pleasing, unobtrusive manner. Illumination of private property is not addressed by these guidelines.

1. In all instances, lighting shall be the minimum intensity necessary to achieve its intended purpose.
2. Downward-oriented cut-off type fixtures and shielding shall be used in order to prevent light spillage and glare impacts beyond the target of illumination.
3. Lighting for pedestrian pathways and parking areas shall illuminate only the pavement. Use of low bollard-type fixtures is encouraged. Tall (16 feet or higher) pole-mounted fixtures are discouraged.
4. Energy conservation shall be a prime consideration when designing any lighting system. Photocell operation is mandatory to ensure efficient use of energy and minimize unnecessary "on time".
5. Open space areas shall not be illuminated either directly or indirectly by light spillage from outside light sources.

6. Subdivision and village identification signs within the Plan area shall not be internally illuminated. (See Section 8.8 relative to signs)

### 8.8 Signs

It is the intent of the Plan to prevent the use of signs which are inconsistent with the community character. All signs shall adhere to the sign requirements of the zone, the El Dorado County Sign Ordinance and to the following guidelines:

1. One permanent sign that identifies a village is permitted at each village entry point on primary local roads. Such signs are prohibited on Bass Lake Road. Each subdivision may include an identification sign, at each entry point.
2. Permanent village signs shall be restricted to 36 square feet of area, and subdivision signs shall be restricted to 24 square feet of area.
3. Signs shall employ natural materials such as stone and wood to the maximum extent possible. Plastic and metal signs are prohibited, except that metal may be used for lettering. Materials should complement those used in walls and other streetscape enhancements and shall be of high quality and high durability. The use of identification signs incorporated into walls is encouraged.
4. Natural earth-tone colors and materials shall be used.
5. No internally illuminated signs shall be permitted.
6. All signs shall be low monument-type signs no higher than six (6) feet above finished grade. Pole-mounted signs are prohibited.
7. All temporary subdivision marketing signs and permanent village entry signs shall be incorporated into the design of a landscape planter.
8. Signs shall be no closer than fifteen (15) feet to any public street right-of-way. Monument signs shall be located to preserve sight distance at intersections.
9. Signs shall always be maintained in good condition, clean and free of graffiti or other disfigurations. Planting at all signs shall be maintained to allow for easy and safe visibility and to enhance the sign face and structure.
10. Prohibited signs include, but are not necessarily limited to the following:
  - a. Billboards or any signs which will change on a regular basis;



- b. Signs which promote any other project or site other than those in the Plan area, except those which may be permitted at the Bass Lake Road and Country Club Drive intersection;
  - c. Inflatable signs;
  - d. Animated or moving signs; and
  - e. Signs closer than fifteen (15) feet to any public street or open space area.
11. Temporary signs: Temporary sales signs for subdivision homes or lots shall not be located within rights-of-way, landscape easements, or open space areas.
12. One monument sign that defines the area as "Bass Lake Hills" may be installed at the Bass Lake Road and Country Club Drive intersection. Such sign shall be subject to review by the El Dorado Hills Design Review Committee.

### 8.9 Architectural Design

The Plan provides for the construction of a variety of above-ground public facility structures, including one public school and a fire station. In addition, electrical substations and sewage lift stations required for Plan area infrastructure may require above-ground structures.

It is the intent of this Plan that all above-ground structures and architecture be designed to be consistent with the architectural design, including form, colors, and materials of the adjoining residences.

