

# Fountaingrove Ranch Master Association

## Landscape Guidelines

### LANDSCAPE DESIGN

**The Landscape Design shall conform to the Wildland-Urban Interface (WUI) fire safety plans and plants.**

The primary landscape design objectives:

1. To promote landscape designs which complement the natural vegetation and significant site features and contribute to the overall unity of the site.
  - a. Areas which are separated from the natural open space by streets, structures, or other development may utilize more commonly used *fire wise* ornamental plant materials which are horticulturally suitable for Fountaingrove.
2. To encourage the selection of plant materials horticulturally suited to the site and compatible with native vegetation *with the goal of Fire wise, Water wise, and Habitat Friendly*
  - a. Generally native plants, naturalized plants, selected cultivars of native plants or compatible ornamentals are recommended.
  - b. Plant materials not included in the plant matrix should be limited in the overall landscape design.
  - c. Low water use *and fire wise* plants are encouraged.
  - d. Plant placement in groupings separated by open areas or permeable hardscape. Do not create fuel ladder with plantings.
  - e. City of Santa Rosa Water Efficient Landscape Ordinance (WELO) will apply and require landscape designs to meet water efficiency standards. *Fire wise and water wise plants are provided in the plant matrix (Appendix 2). Provide letter of completion when approved.*
  - f. To maintain minimal risk of Wildfire hazards, plant materials that possess minimum burn characteristics and that will grow back after fire *shall* be selected.
  - g. Approved landscape design plans must be installed within 18 months from date of approval by the ACC. The ACC may grant an extension of time for good cause.

## LANDSCAPE DESIGN RULES

1. 3'-5' from the structure shall be nonflammable mulch (rocks, decomposed granite, gravel or pavers **with steel or aluminum edging, no wood**).
2. *Gorilla hair mulch is prohibited. A composted mulch that is less flammable is encouraged. Noncombustible mulch (rock, gravel, decomposed granite) should be used to separate the composted mulch from the building.*
3. The City of Santa Rosa Tree Protection Ordinance shall apply.
4. All disturbed areas or exposed soil shall be protected from erosion and washing into drainage structures during construction.
5. Existing drainage swales and structures shall be incorporated into the site design. Concentrated drainage flows from roof downspouts or driveways shall not be discharged across property lines.
6. Maximum cripple wall height shall be five (5) feet, measured from finished exterior grade to finished floor.
7. Areas adjacent to natural open space shall be landscaped with plant materials which blend closely with the native vegetation to provide an appearance of low visual contrast.
8. Hardscape, paving, and patios shall be designed to *complement* the building architecture with minimal grade changes related to the general topography of the site.
9. All fencing (if any) shall conform to the fencing rules and must be approved by the Architectural Control Committee. Proposed fencing must be shown on the plans, including relevant details.
10. Selected plant materials will be horticulturally suitable for use at Fountaingrove (see plant matrix selections).
11. Fire management guidelines contained in the Open Space Management Plan ([www.fgrma.org](http://www.fgrma.org)) shall be followed.
12. All lighting must be night sky compliant and the light source covered, not visible from adjacent parcels or the street.

## LANDSCAPE ACCESSORY STRUCTURE DESIGN

1. **Swimming pools and spa** may be permitted subject to all applicable regulations of the City of Santa Rosa and approval by the Architectural Control Committee. Provide plan, sections and elevations.
2. Underside of any exterior decking 3' or more above the grade shall be *appropriately closed* in for fire protection, aesthetics and be architecturally compatible.
3. **Mailbox design** must meet the USPS standards and be indicated on final plans with details and may not be removed or altered in any manner. Mailbox replacement is the responsibility of the individual owner, not the Homeowner's Association.
4. **Sport Courts**, etc., are considered structures and require ACC review and approval.

## SPORTS APPARATUS

1. The installation of fixed sports apparatus on any building is prohibited. These include basketball standards, hoops or backboards. No permanent pole mounted standards are allowed in front yards.
2. Portable sports apparatus, such as portable basketball hoops, are allowed under the following conditions:
  - a. Apparatus must be stored out of sight when not in actual use.
  - b. Specific Architectural Control committee approvals must be obtained for storage of portable standards outside of the garage.
3. The Board of Directors reserves the right to require removal of portable sports apparatus if the apparatus creates a nuisance, such as traffic congestions, noisy night games, and documented complaints from neighbors.

## SUBMITTAL REQUIREMENTS

### FRONT YARD

Landscaping plans for front yard must be submitted. The project shall not be deemed complete until the approved landscape plan has been installed. Applicants have 18 months from the time of landscape approval by the Architectural Control Committee (ACC) to install the approved landscaping. **While a Planting and Irrigation plan for the backyard is not required to be submitted it is very strongly recommended to follow the Wildland-Urban Interface Landscape guidelines (WUI) and the Water Efficient Landscape Ordinance (WELO)**

### REAR YARD

New and existing rear yard landscaping involving hardscapes, structures, grading, or removing existing trees and bushes that visually impacts adjacent parcels and street views must be reviewed and approved by the ACC. Plant material outside the plant matrix shall meet the requirements of the Wildland-Urban Interface (WUI) guidelines.

#### 1. SITE ANALYSIS/SITE PLAN SHALL INCLUDE:

- a. **Locate trees, rock outcroppings and other natural features.** Provide a scaled topography map based on a field survey, showing finished floor elevations of structures, top of curb/sidewalk elevations, property lines, building setbacks and any easements.
- b. Provide building footprint located on the site plan and any site improvements. (i.e. hardscape, retaining walls, pools, water features or other structures).
- c. Existing and proposed contours must be shown at 2' intervals or less. Additional requirements may be required for unique site situations.
- d. Exterior architectural elevations of all structures and house, all 4 sides to scale.
- e. Landscape and irrigation plans showing the design and layout of the landscaping, planting and the irrigation must be **submitted and approved prior** to the **first sheetrock inspection**.

All plans are required to be a minimum size of 1"=10'

## 2. LANDSCAPE PLANS shall include:

- a. Show location of all proposed plant materials on site plan indicating botanical name, common name, quantity, installation size and water use based (WULCOLS) Water Use Clarification of Landscape Species. See Appendix 2 for plant matrix.
- b. Statement of proposed irrigation conformance and Irrigation Plan that meets the City of Santa Rosa's WELO requirements and irrigation details.
- c. High volume spray fire irrigation systems for landscape and exterior structures for wildland fire protection is highly recommended.
- d. Lighting (if proposed) shall be night sky compliant with no visible direct light source from off-site views and positioned to not shine in neighbor's windows.
- e. Fencing location, details and materials. See Appendix 1 – Page 8-11
- f. Pertinent construction details and sections of other site improvements, walls, structures, decks, fountains, etc. Show size, dimensions, colors and material finishes.
- g. Tree replacement mitigation calculations must be shown on Planting plan designating location, species, size and quantity based on the City of Santa Rosa Tree Ordinance.

## 3. ARBORIST REPORT:

Refer to the City of Santa Rosa Tree Ordinance for removal and mitigation requirements.

Some trees are part of the original subdivision approval and may not be removed unless hazardous, see Improvement Plans.

Since indiscriminate tree removal is prohibited, the applicant must demonstrate a need for tree removal (i.e. tree is diseased beyond reclamation, tree causing structural damage, tree creating a hazard). The applicant must provide an Arborist Report to support the need for tree removal and approval permit from the City.

Any tree removed without Committee approval must be mitigated per city of Santa Rosa Tree Ordinance. Mitigation trees shall be shown on the landscape plan. Douglas Fir and Redwoods are prohibited

Report is required for any tree (s) impacted by the proposed construction/improvement. A tree is impacted if there is construction activity within 10' of the dripline of the tree. An arborist report shall be prepared by a qualified arborist certified by the International Society of Arboriculture. For each tree requiring analysis the following information shall be provided:

- f. Tree name (botanical and common)
- g. Tree diameter
- h. Current vigor of the tree including overall health
- i. Presence of disease
- j. Age relative to expected life expectancy (young or old)
- k. Basic information as to the growing conditions (in a grove or a single tree, growing in a serpentine outcropping or open grassland)

I. Structural condition of the tree

The arborist report shall state the probable impacts of the proposed construction/improvement taking into account the type of construction employed as well as the proximity of the work to the tree. The report shall supply specific mitigation measures including:

- m. Protective fencing
- n. Mulch requirements
- o. Root and canopy pruning guidelines
- p. Post construction measures to improve health.

The site plan shall indicate all trees in the vicinity of the proposed work on or off site that may be impacted by any site improvement. All trees shall be numbered and tagged to correspond to the arborist report. The dripline of each tree shall be accurately and clearly shown. Each tree shall be clearly labeled indicating if it is to be saved or removed.

## Appendix 1

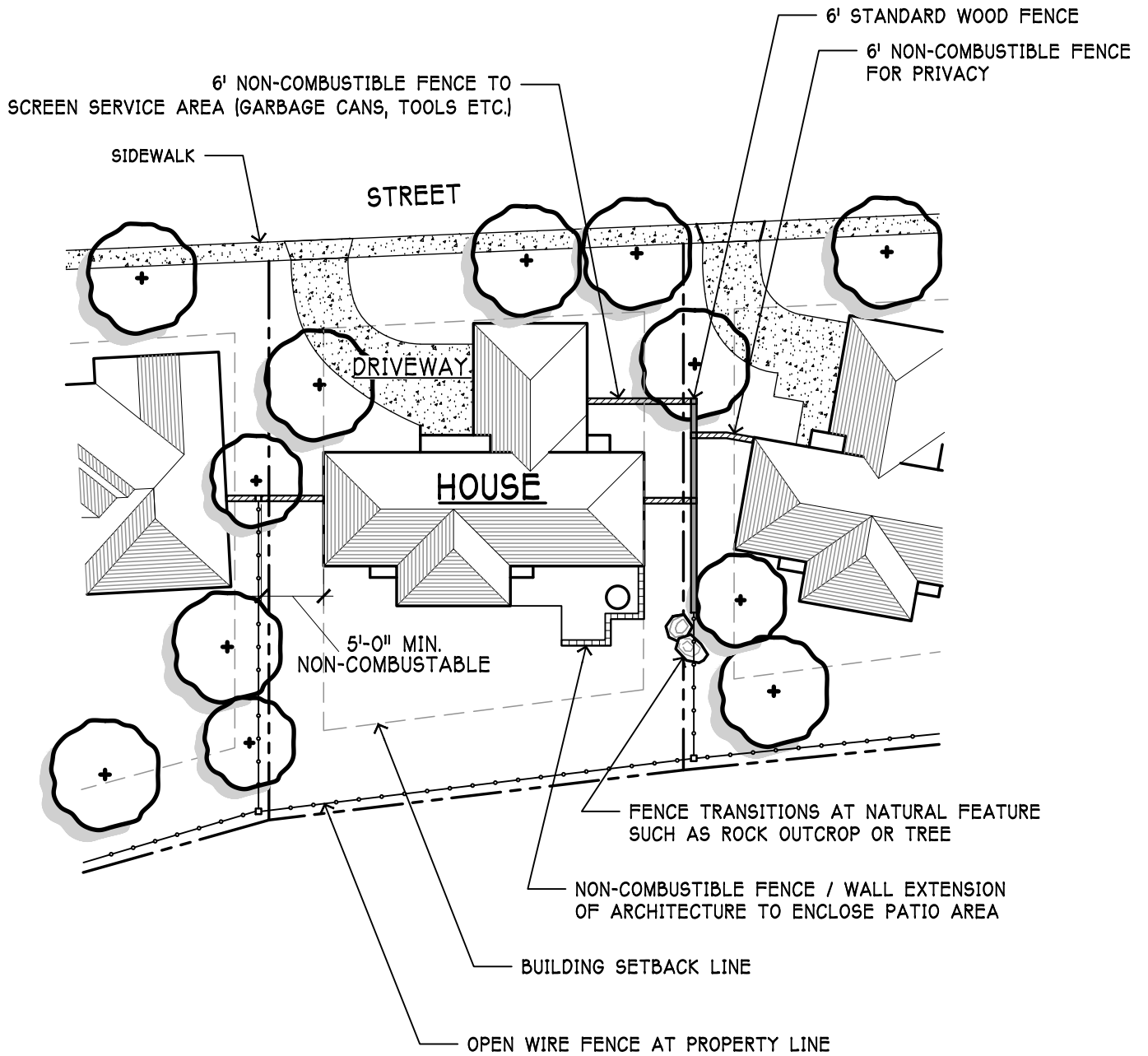
### FENCING

In order to maintain the natural beauty of the Fountaingrove Ranch and preserve the continuous integration of the Fountaingrove Golf Course into the residential areas, fencing shall be designed to minimize interruption of the open feeling of the Fountaingrove Ranch. Invisible fencing or fencing with low visual impact is required.

All fencing must be approved by the ACC. City of Santa Rosa Use Permit provisions may also apply to specific subdivisions.

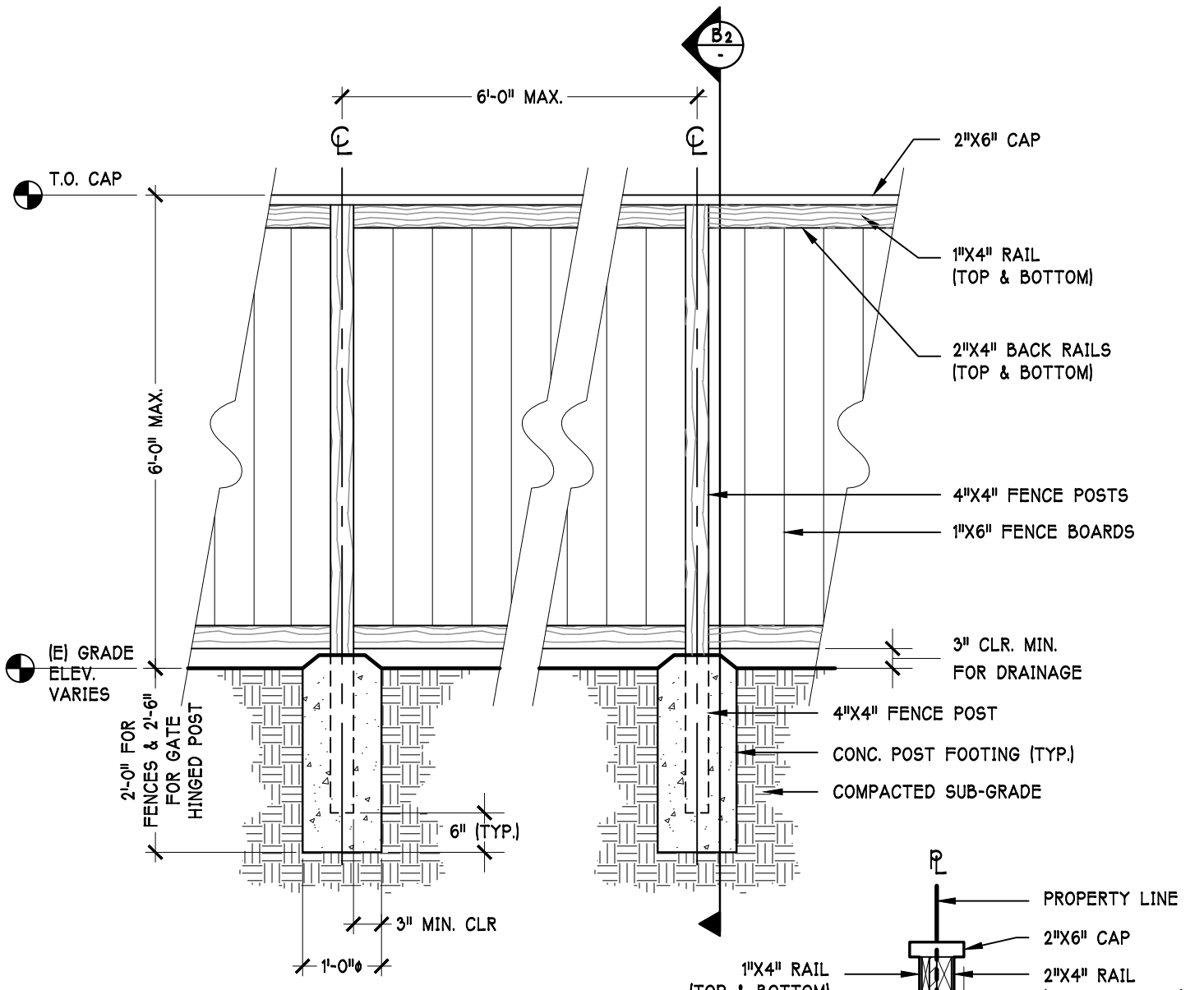
#### **Wood fencing or posts are not allowed within 5' of any combustible structure.**

1. Open wire fencing conforming to the approved standard design or other open type fencing must be used in most areas within and along lot lines where fencing is desired, subject to approval by the committee.
2. In general, solid wood fencing is discouraged for Fountaingrove and limited to designated areas. **On lots that are directly adjacent to the golf course, no solid fencing shall be used at the rear of the lot or along the lot line adjacent to or perpendicular to the golf course.** Standard non-combustible wood fencing is acceptable for residential areas in Fountaingrove not otherwise specified by sub-association rules. The design and location of all fencing must be approved.
3. Additional privacy may be obtained from open wire fencing by planting evergreen or deciduous vines along the fence *if it conforms to fire safety goals*.
4. Consideration should be given to beginning or terminating fences at natural features such as rock outcrops or trees where these opportunities exist.
5. "Back-on" fencing for new developments where rear yards front on streets shall be designed as part of a complete landscape treatment for such areas. Wood and/ or stone materials are appropriate for such fences.
6. Fences on golf course facing lots constructed with poles supporting golf ball screen material are prohibited.
7. Solid Walls or fencing designed as an extension of the architecture of a residence may be appropriate to enclose limited areas within the building setback lines. Wrought iron fencing may be used in lieu of wood fencing with approval of the ACC.



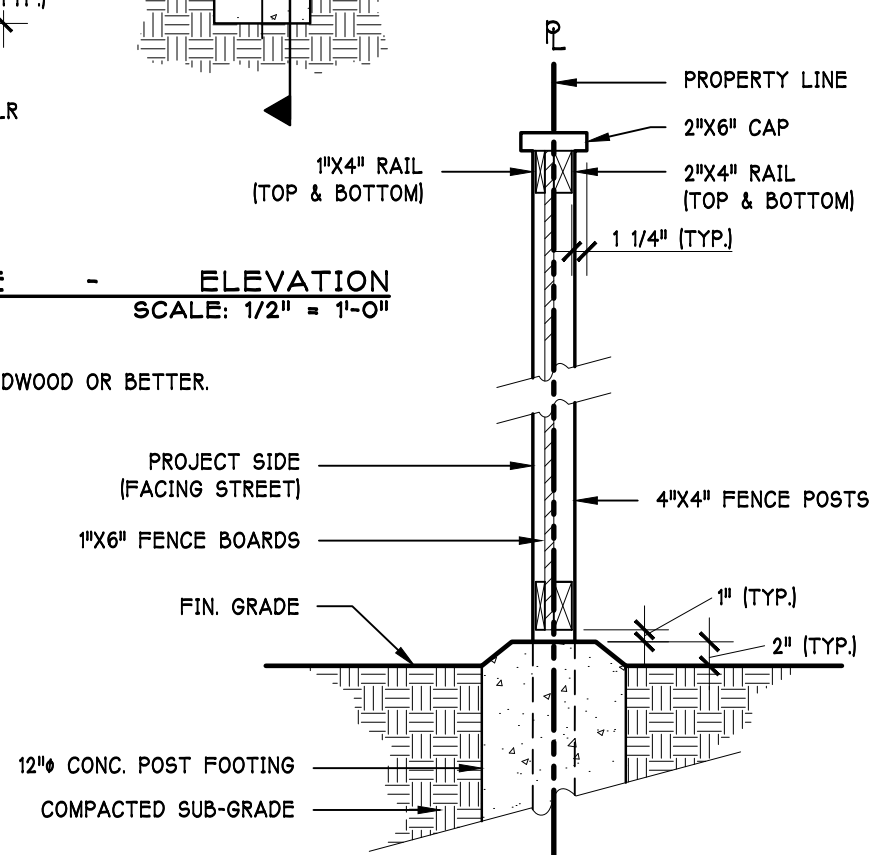
**A** STANDARD LOT FENCING LAYOUT - PLAN VIEW  
 FOUNTAIN GROVE RANCH MASTER ASSOCIATION SCALE: N.T.S.



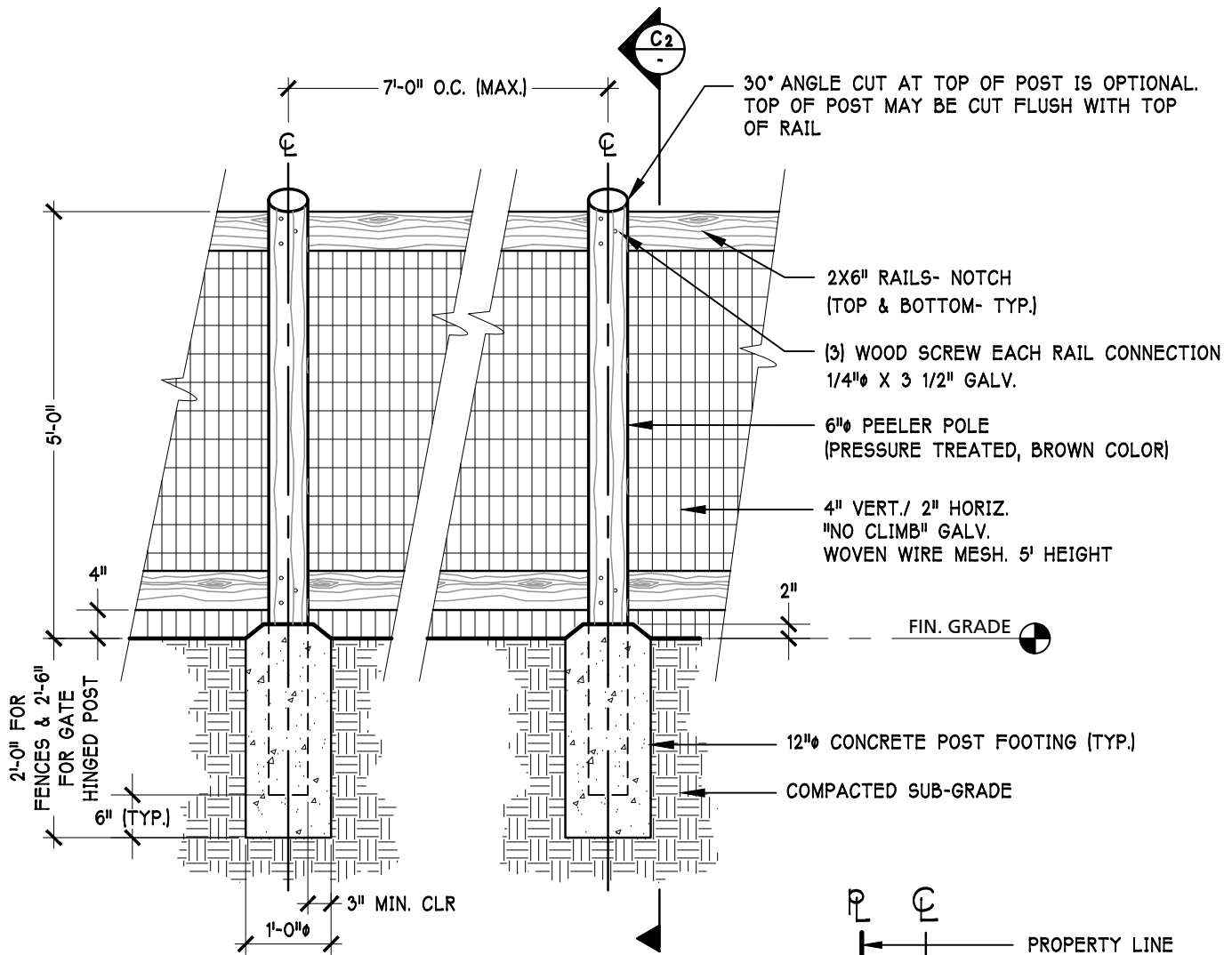


**B1** STANDARD 6' WOODEN FENCE - ELEVATION  
SCALE: 1/2" = 1'-0"

**NOTE:**  
ALL LUMBER TO BE CONSTRUCTION HEART GRADE REDWOOD OR BETTER.  
ALL HARDWARE TO BE GALVANIZED.

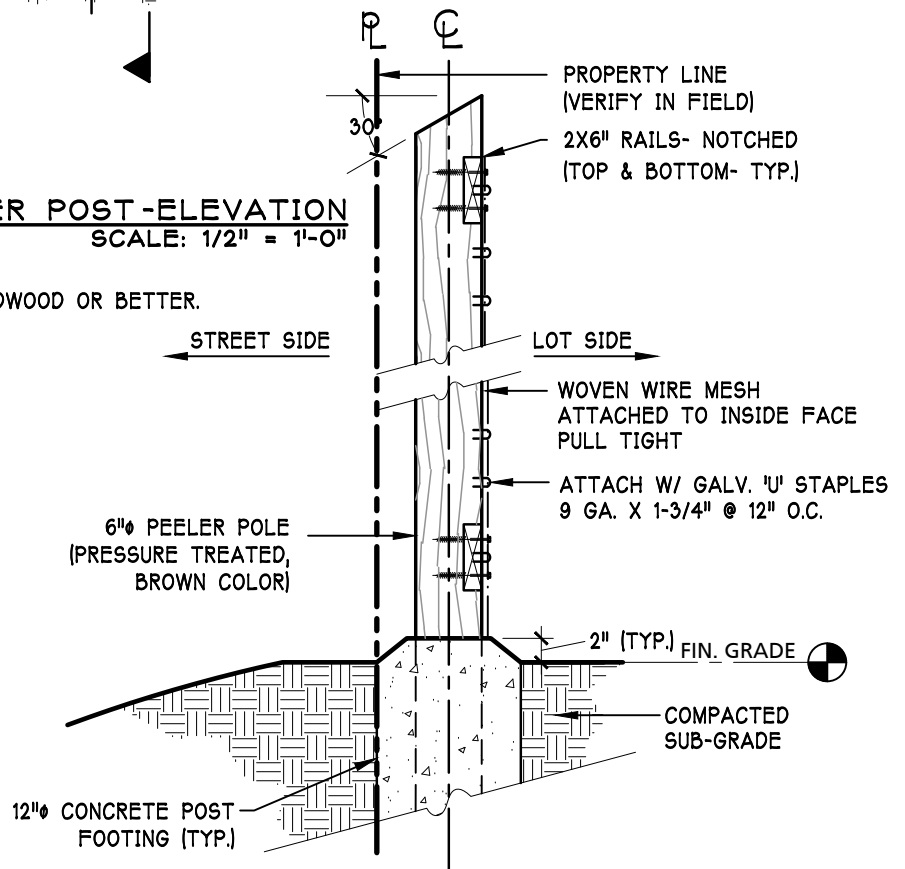


**B2** SECTION VIEW -SECTION  
SCALE: 3/4" = 1'-0"

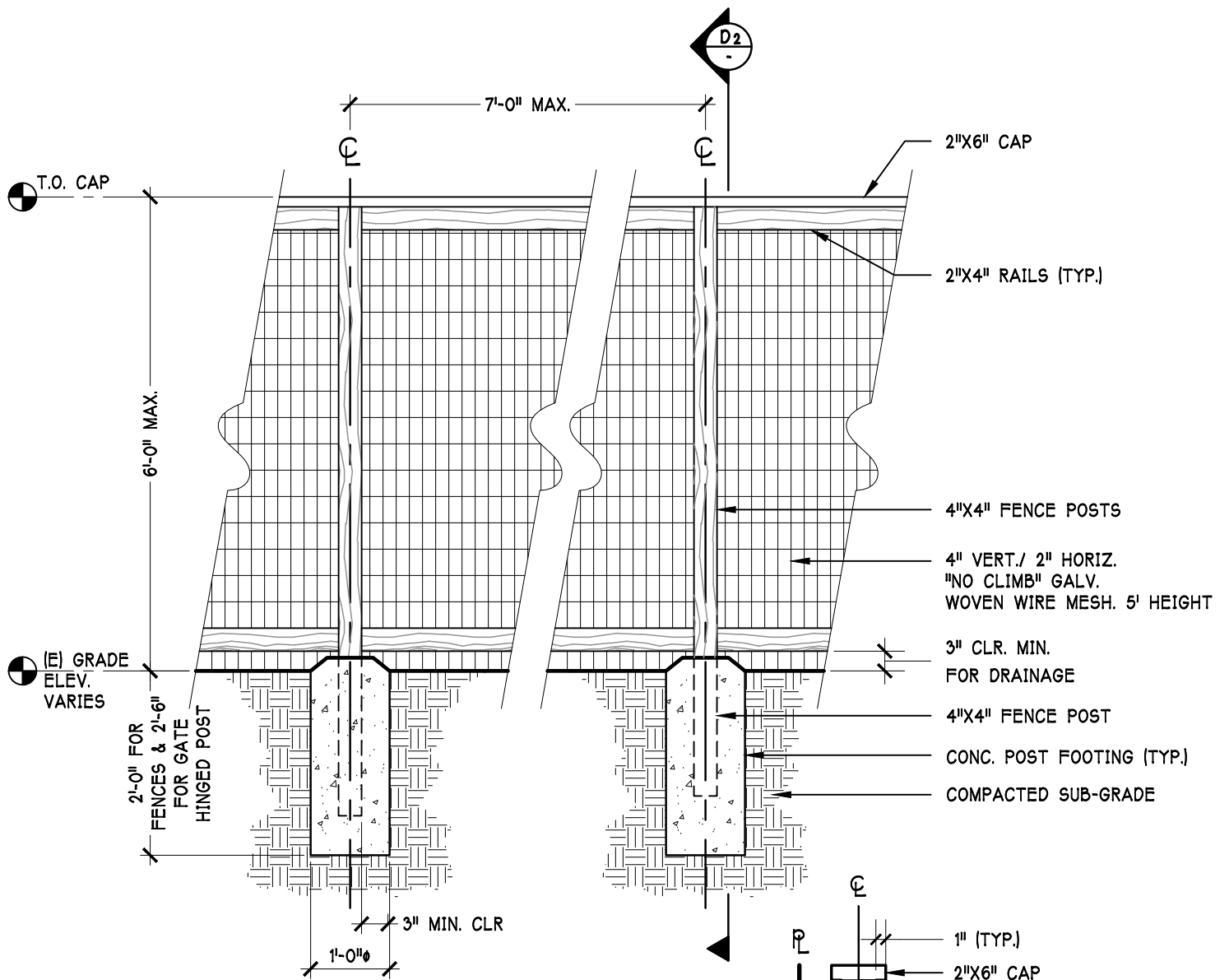


**C1** STD. 5' WIRE FENCE & PEELER POST-ELEVATION  
SCALE: 1/2" = 1'-0"

**NOTE:**  
ALL LUMBER TO BE CONSTRUCTION HEART GRADE REDWOOD OR BETTER.  
ALL HARDWARE TO BE GALVANIZED.

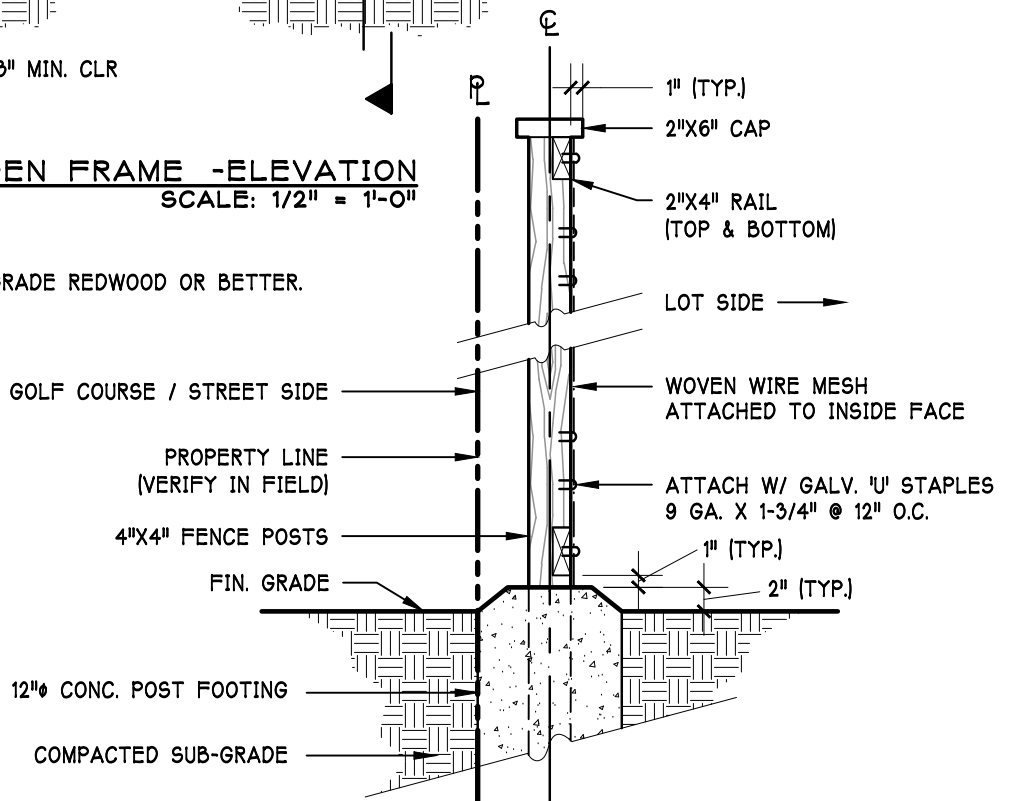


**C2** SECTION VIEW -SECTION  
SCALE: 3/4" = 1'-0"



**D1** 6' DEER FENCE & WOODEN FRAME -ELEVATION  
SCALE: 1/2" = 1'-0"

NOTE:  
ALL LUMBER TO BE CONSTRUCTION HEART GRADE REDWOOD OR BETTER.  
ALL HARDWARE TO BE GALVANIZED.



**D2** SECTION VIEW -SECTION  
SCALE: 3/4" = 1'-0"

## Appendix 2

### PLANT MATRIX

Plants have been excluded due to low moisture content, high oil content, and little leaves, all highly flammable plant characteristics. Douglas Fir and Redwood trees are prohibited.

# Fountaingrove Ranch Master Association Combined Plant Matrix Single Family Residence – Open Space Management August 2019

REF	BOTANICAL NAME	COMMON NAME
<b>TREES</b>		
ABL	<i>Acer macrophyllum</i>	Big Leaf Maple
AP	<i>Acer palmatum</i>	Japanese Maple
AR	<i>Acer rubrum</i>	Red Maple
AC	<i>Aesculus Californica</i>	California Buckeye
AM	<i>Arbutus 'Marina'</i>	Marina Madrone
AMM	<i>Arbutus menziesii</i>	Madrone
AU	<i>Arbutus unedo</i>	Strawberry tree
CD	<i>Calocedrus decurrens</i>	Incense Cedar
CCE	<i>Cercis canadensis</i>	Eastern Redbud
CO	<i>Cercis occidentalis</i>	Western Red Bud
CIT	<i>Citrus spp</i>	Citrus mixed
CS	<i>Crataegus spp</i>	Hawthorn
FT	Fruit trees and Nut trees	-
GBM	<i>Ginkgo biloba 'Autumn Gold'</i>	Maidenhair Tree
KPG	<i>Koelreuteria paniculata</i>	Goldenrain Tree
LI	<i>Lagerstroemia spp</i>	Crape Myrtle
MS	<i>Magnolia spp</i>	Magnolia
OE	<i>Olea europaea</i>	Olive
PP	<i>Parrotia persica</i>	Parrotia
PCP	<i>Pistache chinensis 'Keith Davies'</i>	Chinese Pistache
QA	<i>Quercus agrifolia</i>	Coast Live Oak
QD	<i>Quercus douglasii</i>	Blue Oak
QK	<i>Quercus kelloggii</i>	California Black Oak
QL	<i>Quercus lobata</i>	Valley Oak
QS	<i>Quercus suber</i>	Cork oak
RL	<i>Rhus lancea</i>	African sumac

REF	BOTANICAL NAME	COMMON NAME
<b>GRASS TYPE PLANTS</b>		
CRG	Calamagrostis foliosa	California reed grass
CO	Calamagrostis a. 'overdam'	Reed grass
CX	Carex spp	Carex grass
DS	Dasyilirion spp	Desert spoon
DC	Deschampsia caespitosa	Tufted Hairgrass
FC	Festuca Californica	California fescue
HS	Helictrichon sempervirens	Blue Oat grass
IS	Iris spp	Iris
KC	Koeleria cristata	Prairie Junegrass
LG	Liriope spp	Turf lily
MM	Miscanthus spp	Maiden grass
MD	Mulhlenbergia spp	Deer Grass
NS	Nolina spp	Nolina
PO	Pennisetum 'Orientale'	Fountain grass Oriental
PS	Phormium spp	Flax
TV	Tulbaghia violacea	Society Garlic
YS	Yucca spp	Yucca
<b>VINES</b>		
AS	Actinidia spp	Kiwi
BV	Bignonia violacea	Lavender trumpet vine
CR	Campsis radicans	Trumpet Vine
CSC	Clematis spp	Clematis
FPR	Ficus repens	Creeping Fig
GSC	Gelsemium sempervirens	Carolina Jessamine
GK	Grapes/kiwi	
HVH	Hardenbergia violacea	Happy Wanderer Vine
PTB	Parthenocissus Tricuspidata	Boston Ivy
PP	Passiflora spp	Passion vine
RO	Rosa spp	Climbing rose
TJ	Trachelosperum jasminoides	Star Jasmine
VS	Vitus spp	Grapes
WF	Wisteria floribunda	Wisteria

REF	BOTANICAL NAME	COMMON NAME
	<b>Shrubs and Perennials spp = Species</b>	
AA	Abelia grandiflora varieties	Abelia
ARA	Acacia redolens	Acacia
AC	Acer circinatum	Vine maple
ACY	Achillea spp	Yarrow
AJ	Acuba japonica	Japanese Acuba
AOL	Agapanthus spp	Lily of the Nile
AS	Agave spp	Agave
AR	Ajuga repens	Carpet bugle
AUS	Arbutus unedo	Strawberry Tree
ASM	Arctostaphylos spp.	Manzanita
AT	Armeria spp	Sea Thrift
BCB	Baccharis pilularis	Coyote Bush
BR	Berberis varieties	Barberry
BC	Bergenia crassifolia	Winter flowering Bergenia
BD	Buddleia spp.	Butterfly bush
CC	Callistemon spp	Bottlebrush
CCA	Carpenteria Californica	Bush Anemone
CT	Choysia ternata	Mexican mock orange
CS	Cistus spp	Rockrose
CPH	Coleonema pulchrum	Breath of heaven
CKC	Coprosma kirkii	Creeping Coprosma
CAF	Correa spp	Australian Fuchsia
DO	Daphne odora	Wintering Flowering Daphne
DV	Dietes vegeta	Fortnight lily
EPS	Eleagnus pungens	Silverberry
EF	Epilobium spp	California fuchsia
ERS	Erica spp and Calluna spp	Heath and heathers
EK	Erigeron karvinskianus	Santa Barbara Daisy
ES	Escallonia spp	Escallonia
EP	Euryops spp	Golden shrub daisy
FJ	Fatsia japonica	Japanese aralia
FS	Feijoa sellowiana	Pineapple Guava
FC	Fragaria californica / F.chiloensis	Ornamental Strawberry
FF	Fremontodendron spp	Flannel Bush
GEE	Garrya elliptica	Silk Tassel
GL	Gaura lindheimeri	Gaura
GS	Gazania spp	Gazania
GRG	Geranium spp	Geranium
GSG	Grevillea spp	Grevillea
GS	Grewia occidentalis	Lavender Starflower
HN	Helianthemum nummularium	Sunrose
HH	Hemerocallis varieties	Daylily
HEL	Heleborus spp	Christmas rose
HA	Heteromeles arbutifolia	Toyon
HS	Heuchera spp	Coral Bells

HHH	Hypericum spp	Hypericum
IS	Iberis sempervirens	Candytuft
JN	Jasminum nitidum	Star jasmine
KP	Kniphofia spp	Poker Plant
LL	Lavandula spp	Lavender
LSN	Leptospermum spp	New Zealand Tea tree
LS	Liriope spp	Lily turf
LN	Lonicera nitida	Honeysuckle
MAO	Mahonia aquifolium	Oregon Grape
MR	Mahonia repens	Creeping Mahonia
MP	Myoporum parvifolium	Putah Creek Myoporum
MCP	Myrica californica	Pacific Wax Myrtle
MC M	Myrtus communis	Myrtle
NHB	Nandina spp	Heavenly Bamboo
NF	Nepeta faassenii	Catmint
NO	Nerium oleander	Oleander
OHH	Osmanthus heterophylla	Holly leaf Osmanthus
PS	Penstemon spp	Penstemon
PR	Pervoskia atriplicifolia	Russian sage
PLM	Phlomis spp	Jerusalem sage
PF	Photonia fraseri	Photonia
PHS	Photonia serrulata	Chinese photinia
PSP	Pittosporum spp	Pittosporum
PH	Podocarpus spp	Podocarpus
PM	Polystichum munitum	Western sword fern
PIH	Prunus ilicifolia	Holly leaf Cherry
PLE	Prunus laurocerasus	English Laurel
PG	Punica granatum varieties	Pomegranate
RC	Rhamnus Californica	Coffeeberry
RR	Rhododendron spp	Rhododendron
RI	Rhus integrifolia	Lemonade berry
RSR	Ribes spp	Ribes
RS	Rosmarianus spp	Rosemary
RG	Rudbeckia spp	Gloriosa Daisy
SL	Salvia spp	Sage
SS	Sisyrinchium spp	Blue or Yellow eyed grass
SBS	Spiraea spp	Spiraea
SB	Stachys byzantina	Lambs ears
SRS	Symphoricarpos spp	Snowberry
SVL	Syringa vulgaris	Lilac
TC	Teucrium spp	Germander
VTS	Viburnum tinus 'Spring Bouquet'	Laurustinus
WW	Westringia spp	Westringia
WF	Woodwardia fimbriata	Giant chain fern
XC	Xylosma congestum	Shiny Xylosma
ZC	Zauschneria Californica	California Fuchsia

	<b>Groundcovers</b>	
ARA	Acacia redolens	Acacia
ACB	Ajuga reptans 'Carpet bugle'	Ajuga
AE	Arctostaphylos 'Emerald Carpet'	Dwarf Manzanita
AC	Asarum caudatum	Wild ginger
BC	Bergenia crassifolia	Winter flowering Bergenia
CRP	Coprosma kirkii -horizontalis	Coprosma
CS	Correa spp	Australian fuchsia
CHP	Cotoneaster ' horizontalis'	Lowfast or Dammeri
DF	Dicentra formosa	Western bleeding heart
DM	Dymondia margaretae	Dymondia
ES	Epilobium spp	California fuchsia
FC	Fragaria californica / F. chiloensis	Ornamental strawberry
GH	Gazania Hybrids	Creeping Gazania
JC	Juniperus spp (low matt forms)	'Blue Carpet- Horizontalis' 'Green Mound
LML	Lantana montevinnensis (frost tender)	Creeping Lantana
MR	Mahonia repens	Creeping Mahonia
MP	Myoporum parvifolium (frost tender)	Putah Creek myoporum
RS	Rosmarinus spp	Rosemary
SS	Syrinchium spp	Blue-eyed grass
TS	Thyme spp	Thyme
TJ	Trachelosperum jasminoides	Star Jasmine
VM	Vinca Minor	Dwarf Periwinkle
	<b>Succulents (frost tender)</b>	
AE	Aeonium spp	Aeonium
AS	Agave spp	Agave
AL	Aloe spp	Aloe
CS	Cotyledon spp	Cotyledon
CR	Crassula spp	Crassula
SS	Sedum spp	Stonecrop
SM	Senecio maldralisce	Blue chalk sticks

	<b>PROHIBITED INVASIVE PLANTS</b>	
	<b>GROUNDCOVERS, SHRUBS &amp; PERENNIALS</b>	
	Carpobrotus edulis	Ice plant
	Cortaderia Selloana	Pampas grass
	Cotoneaster lacteus, C. pannosus	Cotoneaster
	Cytisus, scoparius, Genista monspessulana, Spartium junceum, Cytisus striatus	Broom
	Hedera helix, H. caneriensis	English ivy, Algerian ivy
	Helichrysum petiolare	Licorice plant
	Nassella tenuissima	Feather grass
	Sesbania punicea	Scarlet wisteria
	Vinca Major	Periwinkle