

DRAFT

Introduction

For Residents in the process of Rebuilding:

This is an urgent update if you haven't been keeping up with the current state of landscaping guidelines.

We have lived with the threat of earthquakes and now we have to live with the threat of ever increasing intense wildfires. Since we choose to live here, there is personal responsibility for living in the wildlife urban interface. For ourselves, our neighborhood, and our community we need to rebuild better both inside and out. The current city code has what we need to do for inside our structures but the structure is only part of the solution, and we have spent a lot of money to harden our structures to meet the current city codes. The remainder required is what immediately surrounds the structure. The defensible space around our homes is at least equally critical. According to the experts, a structure with appropriate defensible space around it is 8x more likely to survive a devastating fire.

These new landscape guidelines proposed create that defensible space which is the best current thinking of what we need to survive a firestorm like 2017. It is a different way to landscape for sure, but can be just as beautiful. There are new state laws being considered specifically to address this 100' surrounding any structure in the WUI zone which our guidelines address. With these new guidelines we hope to have landscapes that will meet the new laws and avoid any additional landscaping costs.

For Residents not rebuilding or haven't decided yet:

We are updating our landscape guidelines to reflect the current and near future direction of requirements for living in areas like ours. Should you decide to rebuild, you want to be well aware of the changes in what is required to live in the wildlife-urban interface in what they call house hardening inside and out. For those of you who are selling your lots, there are new rules for maintaining your lots in the interim. These lots must be completely cleared of dead wood and weeds cut down. The city will be watching closely for these ordinances to be followed.

<https://srcity.org/595/Weed-Abatement>

Landscape Guidelines

Site Analysis/Site Plan shall include:

- a. **Locate trees, rock outcroppings and other natural features.** Topography base on a field survey
- b. **Existing and proposed contours** must be shown at 2' intervals or less. Additional requirements may be required for unique site situations
- c. Finished exterior elevations of top of curb and back of sidewalk
- d. **General landscaping concept.** Specific landscape plans must be submitted when the building exterior is closed in.

Landscaping plans for front yard must be submitted at a time on or before the building exterior (siding, windows, doors and roof) are substantially complete. The project shall not be deemed complete until the approved landscape plan has been installed. Applicants have eight (8) months from the completion of the residence to install the approved landscaping.

Submittal requirements for either Landscape review include the following:

1. Any site improvements not shown on the architectural plans (i.e. hardscape, retaining walls or structures).
2. Arborist report 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: tree name (botanical and common), tree diameter, current vigor of the tree including overall health, presence of disease, and age relative to expected life expectancy (young or old), basic information as to the growing conditions (in a grove or a single tree, growing in a serpentine outcropping or open grassland) and structural condition of the tree (if a deficiency exists, can it be mitigated?). 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 protective fencing, mulch requirements, pruning guidelines, and post construction measures. The site plan shall indicate all trees in the vicinity of the proposed work. All trees shall be numbered 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.
3. Location of all proposed plant materials indicating botanical name, common name, quantity and installation size.
4. Statement of proposed irrigation or irrigation plan
5. Lighting (if proposed)
6. Fencing materials, location and detail (if proposed).
7. Pertinent details
8. Mitigation tree as required in the tree replacement calculations must be shown.

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Landscape Design

The primary landscape design objective includes with limitation:

- **To promote landscape designs which complement the natural vegetation and significant site features** and contribute to the overall unity of the site. *The Landscape Design shall conform to the Wildlife Urban Interface (WUI) fire safety plans and plants.*
 - 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.
- **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**
 - Generally native plants, naturalized plants, selected cultivars of native plants or compatible ornamentals are recommended.
 - Plant materials not included in the plant matrix should be limited in the overall landscape theme and architectural design
 - Low water use *and fire wise* plants are encouraged
 - *Plant placement in groupings separated by hardscape. Do not create fuel ladder with plantings.*

City of Santa Rosa water Efficient Landscape Ordinance may apply and require landscape designs to meet water efficiency standards. *Fire wise and water wise plants are provided in the plant matrix.*

- **To maintain minimal risk of Wildfire hazards**, plant materials that possess minimum burn characteristics *shall* be selected.
- **Approved landscape design plans must be installed within 8 months** of completion of the initial residential construction. The architectural committee may grant an extension of time for good cause.

Landscape Design Rules:

- 3'-5' from the structure shall be nonflammable mulch (rocks, decomposed granite, gravel, pavers).
- *Gorilla hair mulch is prohibited. Noncombustible mulch (rock, gravel, decomposed granite) to break up the composed mulch or composted mulch is encouraged.*
- *Noncombustible materials next to structures.*
- Indiscriminate tree removal shall not be permitted. Where a Tree exhibit has been approved using the City of Santa Rosa guideline as part of the approval process, all trees so designated **MUST BE RETAINED**. Failure to do so will require corrective measures including replacement with three (3) thirty-six (36) inch box specimens of the tree that was removed, or as otherwise determined by the Architectural Control Committee. On site mitigation is preferred, however where these circumstances preclude the planting of additional trees, mitigation fees shall apply and be payable to the Fountaingrove Ranch Master Association tree bank. All tree protection measures and the arborist reports shall be followed. Failure to do so may result in a charge adjust in the conformance deposit and the Committee may require an updated arborist report

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which shall reflect the effect of such failure upon the condition and long term health of the trees.

- All disturbed areas shall be protected from erosion during construction
- 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.
- Maximum cripple wall height shall be five (5) feet, measured from finished exterior grade to finished floor.
- 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.
- Hardscape, paving, and patios shall be designed to *complement* the building architecture with grade changes related to the general topography of the site.
- All fencing (if any) shall conform to the fencing rules and must be approved by the Architectural Control Committee.
- Selected plant materials will be horticulturally suitable for use at Fountaingrove (see plant selections).
- Fire management guidelines contained in the Open Space Management Plan shall be followed.
- Wildlife Urban Interface guidelines shall be followed.

Plant Matrix:

Plants have been excluded due to low moisture content, high oil content, and little leaves.

Landscape Accessory Structure Design Rules:

- Solid walls and fencing attached to structures and not connecting with fencing or adjacent property shall be designed as an extension of the architecture of the structure and approval must be obtained by the Architectural Control Committee.
- Swimming pools may be permitted subject to all applicable regulations of the City of Santa Rosa and approval by the Architectural Control Committee.
- Underside of any exterior decking 3' or more above the grade shall be *appropriately closed* in and architecturally compatible.
- Mailbox design must be indicated on final plans and may not be removed or altered in any manner. Mailbox standards are available through Property Management. Mailbox replacement is the responsibility of the individual owner, not the Homeowner's Association.

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 encouraged.

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

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Wood fencing is not allowed within 10' of the structure.

- 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.
- In general, solid wood fencing is discouraged for Fountaingrove and limited to designated areas. The Architectural Control Committee maintains a set of master maps which indicate those areas where solid wood fencing may be allowed for limited privacy or screening of service areas with approval of the Committee. 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 the golf course. There are standard wood fencing for residential areas at Fountaingrove. The design and location of all solid wood fencing must be approved.
- 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*.
- Consideration should be given to beginning or terminating fences at natural features such as rock outcrops or trees where these opportunities exist.
- "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.
- Fences on golf course lots constructed with metal poles supporting golf ball scree material are prohibited.

Fencing options:

Sports Apparatus Rules:

- 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.
- Portable sports apparatus, such as portable basketball hoops, are allowed under the following conditions:
 - Apparatus must be stored out of sight when not in actual use.
 - Specific Architectural Control committee approvals must be obtained for storage of portable standards outside of the garage.
- 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 for neighbors.
- Sport Courts, pools, etc. are considered major modifications and require full Architectural Control Committee review and approval.

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Landscape Modifications to Existing Residence:

Modifications shall have the goal to enhance the fire safety of the landscape.

Any modifications to the front yard landscaping on all lots must be approved by the Committee. Any rear yard modifications involving hardscapes, structures, grading, impact on existing trees and/or plant material outside the plant matrix shall require approval of the Committee. Impact on existing trees (construction activity within ten feet of the dripline) requires an arborist report. The plans must clearly indicate existing trees and hardscape to remain or be removed as well as the proposed planting and hardscape elements. The plans must include pertinent notes, details, and statement of the proposed irrigation method (or irrigation plan) for the landscape. All lighting and fencing proposed must be shown on the plans, including relevant details.

The removal of existing trees over 4" in diameter or a combination of multiple trunks with a total diameter of 8" in diameter, as measured 4.5' above grade is prohibited, without prior approval of the Committee. Any tree removed without Committee approval must be mitigated by planting two #15 trees for each 6" of trunk diameter of the removed tree. The trees must be the same species as the removed tree or as otherwise approved by the Committee.

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.

Note refer back to final review for information required in an arborist report.

The City of Santa Rosa Tree Protection Ordinance shall also apply.