Appendix F: Los Robles de Rancho Grande Design Manual
Design Manual

- Site planning
- Oak tree protection
- Building design
- Landscape design
Welcome to Los Robles de Rancho Grande!

Congratulations on your decision to purchase a lot in this spectacular subdivision! We know you will find it a great place to live. But first you must build your home. We have tried to prepare this Design Manual in a way which will help you do that in the easiest way possible.

ORGANIZATION OF THE MANUAL

This Design Manual is organized into the following sections:

1.0 Introduction

2.0 Governing Powers and Policies: The task of the Design Committee is to review residential proposals and determine their compliance with the guidelines in this Manual. This section details some of the policies, procedures, and responsibilities of the Committee that are important to the Lot Owner. 

City Involvement: The City of Arroyo Grande required that a design manual be prepared for Los Robles de Rancho Grande to ensure that a variety of habitat, open space, and aesthetic concerns are addressed. While the aesthetic issues are left primarily within the control of the Design Committee, the City of Arroyo Grande does retain its authority over the requirements contained in Articles 4 through 7, normal construction permitting process, and does exercise some discretionary review of the lot owners' design proposals in order to ensure that its desires with regard to the habitat, open space and aesthetics are met by ensuring compliance of the improvements as a whole with the approved Design Manual. The City's role is described in this section.

3.0 Processing Your Plans: Lot Owners are required to submit thorough plans for any improvements or renovations which they wish to make on their property. These plans are reviewed by the Design Committee and the City of Arroyo Grande for compliance with this Manual and with the conditions and environmental mitigation measures which were imposed by the City of Arroyo Grande when it approved Los Robles, as well as with any applicable City regulations. "Plans and Processing" outlines this process.

4.0 Site Design: Site design guidelines establish the high level of quality in design that is required of all residential proposals. Sensitive site design lessens the impact of homes on the environment and maximizes the natural potentials of a site. This section sets forth the standards of site design for Los Robles de Rancho Grande.
5.0 Oak Tree Protection: Oak trees lend a very special character to Los Robles. They are an important asset for their aesthetic as well as their habitat value. They also give positive economic value to those Lots upon which they grow and to nearby Lots. This section of the Manual defines the high standards for preserving and maintaining the oak trees, and developing around them.

6.0 Building Design: Creative and unique building designs which are in harmony with the natural surroundings are required in this neighborhood. This section defines the quality of home designs which will meet the goals of Los Robles.

7.0 Landscape Design: This section sets forth the landscape design standards which will act as the unifying element in Los Robles de Rancho Grande. The goals of these guidelines are to preserve open views, unify the project, and guide the creation of functional and beautiful outdoor spaces.

8.0 Construction Protocol: This section tells the "do"s and "don't"s with respect to the activities of you, your consultants, your contractors and their workmen upon the Los Robles site. It is intended to provide for an orderly and safe buildout of the tract, preservation of the natural features and consideration for neighboring owners.

9.0 Appendix: The appendix includes materials which are supplemental to the Design Manual. Here the reader will find technical requirements for the various submittals. Also to be found here is information which may simply be generally helpful to the reader's design effort.

Definitions: As used in this Design Manual, the following words have special, specific meanings.

What the different type-faces, key words, and symbols and sketches mean:

"REQUIREMENT"

This is used to designate an element which can only be relaxed by obtaining a "deviation" from both the designated City official and the Design Committee, and then only if the relaxation would meet certain criteria. Generally, the Planning Director may grant such a deviation if the Planning Director finds that doing so is necessary to ensure the reasonable use of the property or if such deviation will reduce the overall grading or tree loss of the property. Deviations to certain of the requirements require the making of specific findings which are described in the Declaration in association with the subject of the deviation. Any such deviation must also be independently approved by the Design Committee, which shall first review the request for deviation and then make a recommendation to the Planning Director, who shall then make his or her ruling and any necessary findings. The Committee, in approving a deviation, may use the same criteria it uses in order to grant an exception. Requirements are identified by a "x" followed by the REQUIREMENT
This refers to an element which can be relaxed by obtaining an "exception" from the Design Committee, provided the Design Committee finds that circumstances such as topography, natural obstructions, practical difficulty, hardship, unnecessary expense or other burden, or aesthetic or environmental considerations may require, and that neighboring properties will not thereby be substantially affected in an adverse way. However, the City Planning Director must still find all proposals to be in substantial compliance, overall, with this Design Manual. Standards are identified by a "s" followed by the STANDARD WRITTEN IN CAPITAL LETTERS IN THIS TYPE FACE. See the IMPORTANT NOTE below.

The Design Committee will require compliance with all of the stated guidelines, unless specific and convincing reasons are presented by the Owner as to why one or more of them should be relaxed. Written findings are not required. However, the City Planning Director must still find all proposals to be in substantial compliance, overall, with this Design Manual. See the IMPORTANT NOTE below. Guidelines are identified by a "g" followed by the Guideline written in lower case in this type face.

These are presented in this Manual solely for the benefit of you, the Lot Owner, in the hope that they will help inspire features which will make your home better adapted to its site and ultimately help you enjoy it more. Suggestions are identified by a "s" followed by the Suggestion written in this type face.

Text in this type-face is intended to explain, expand upon or otherwise enhance the Requirement, Standard, Guideline or Suggestion with which it is associated.

These are included as a way to try and illustrate concepts which are presented in the nearby text. They should be given no more significance than this.
IMPORTANT NOTE: The City of Arroyo Grande has approved this Design Manual as a tool for implementing certain conditions of approval for Tract 1994 and mitigation measures recommended in an accompanying Environmental Impact Report. This Design Manual includes those conditions and mitigation measures. Other provisions have been added by the tract developer to enhance the long-term quality of the area. In addition to any approval process required by the Homeowners Association (HOA), the City Planning Director must find that project are in substantial compliance with this Manual.

Provisions have been made to allow relaxation of the restrictions contained in this Manual under special circumstances in order to provide needed flexibility in dealing with unusual site conditions. In considering whether a project substantially complies with this Manual, the Planning Director has substantial discretion and can take into account special circumstances which may make the strict application of these provisions impractical and/or circumstances under which the intent of the Manual may be achieved through alternative methods.

However, please understand that it will typically be necessary to comply with all Requirements, Standards, and Guidelines. Even where deviations to particular Requirements, exceptions to particular Standards, or relaxation of particular Guidelines may be allowed during the design process, before a building permit will be issued, the Planning Director must still, after careful examination of the materials submitted, find that the plans substantially conform as a whole to the concepts and intent of this Manual.

Therefore, it is very important for you to make sure that your design professionals make their best efforts to comply with all Requirements, Standards, and Guidelines.

ADDITIONAL NOTE: City policy does not require minimum sizes of houses and does not preclude second units ("Granny Units"). The requirements in this Manual and in the Declaration relating to them are imposed and enforced by the Homeowners Association, not the City of Arroyo Grande.
# TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Organization of the Manual</th>
<th>i</th>
</tr>
</thead>
<tbody>
<tr>
<td>Definitions</td>
<td>ii</td>
</tr>
<tr>
<td>REQUIREMENT</td>
<td>ii</td>
</tr>
<tr>
<td>STANDARD</td>
<td>iii</td>
</tr>
<tr>
<td>Guideline</td>
<td>iii</td>
</tr>
<tr>
<td>Suggestion</td>
<td>iii</td>
</tr>
<tr>
<td>Discussion</td>
<td>iii</td>
</tr>
</tbody>
</table>

## 1 INTRODUCTION
1.1 History of the Land
1.2 Locator Maps
1.3 Why this Design Manual
1.4 Users
1.5 Amendment of Manual
1.6 Acknowledgements

## 2 GOVERNING POWERS AND POLICIES
2.1 The Role of the City in Plan Review
   - Discretionary Review - Substantial Compliance
   - Tree Removal, Pruning
   - Deviations from Requirements - Generally
   - Deviations - Building Height Limitation
   - Deviations - Reduced Garage Setback
   - Deviations - Guaranteed Minimum Building Size
   - Deviations - Fire Sprinkler Requirement on Specified Lots
   - Plan Check
   - Relationship with Design Committee Review
2.2 Design Committee Responsibilities, Policies, and Requirements
2.3 How the Committee Works
2.4 Responsibilities of the Committee
2.5 Requirements of the Committee
2.6 Cost of Plan Review

## 3 PROCESSING YOUR PLANS
3.1 Necessity
3.2 Approvals Required
   - Oak Tree Removal
   - Oak Tree Pruning
   - Grading
   - Plans for New Homes
   - Other Improvements
3.3 Major Improvements vs. Minor Improvements
3.4 Getting Ready
   - Understanding the Requirements
   - Topographic Study
   - Understanding of the Site
   - Coordination of Owner's Design Team
3.5 Levels of Design
3.6 Application Documents
3.7 General Submittal Requirements
3.8 Departing from the Restrictions
3.9 Schematic Design - Informal Conferences
3.10 Design Submittal
3.11 Design Submittal Review
3.11.1 Completeness 3-10
3.11.2 Preparation for Hearing 3-10
3.11.3 Pre-Hearing Review by the Planning Director 3-11
3.11.4 Open Hearing - When Required 3-11
3.11.5 Hearing Procedure 3-12
3.11.6 Effect of Vote 3-12
3.11.7 Post-Hearing Review by Planning Director 3-13
3.11.8 Further Action by the Committee 3-14

3.12 Construction Document Submittal 3-16
3.12.1 Conformance with Design Submittal 3-16
3.12.2 New Open Hearing - Committee Option 3-17
3.12.3 Contents 3-17
3.12.4 Review of the Construction Document Submittal 3-20
3.12.5 Plan Check by the City Building Department 3-21
3.12.6 Final Approval from the Committee; City Building Permit 3-21

3.13 Project Submittal (for a Minor Improvement) 3-21
3.14 Committee Inspections During Construction 3-22
3.15 Changes from Approved Plans 3-25
3.16 Completion of Construction and Estoppel - Construction Compliance 3-25
3.17 Appeal 3-26

4 SITE DESIGN 4-1
4.1 Spatial Relationships 4-1
4.2 Grading and Drainage 4-2
4.3 Driveway Layout 4-5
4.4 Respecting Views 4-7
4.5 Siting for Energy Efficiency 4-8
4.6 Oak Trees as an Asset 4-8
4.7 Setbacks 4-9
4.8 Siting for Crime Prevention 4-10

5 OAK TREE PROTECTION 5-1
5.1 Designing Around Oak Trees 5-1
5.2 Removal, Replacement, and Transplanting 5-5
5.3 Prior to Construction 5-6
5.4 During Construction 5-6
5.5 Penalties 5-7

6 BUILDING DESIGN 6-1
6.1 Seismic Requirements 6-2
6.2 Floor Area Limitations 6-2
6.3 Height Limits 6-5
6.4 Building Form and Massing 6-7
6.4 Detached Structures 6-7
6.5 Exterior Materials and Finishes 6-11
6.6 Exterior Materials and Finishes 6-14
6.7 Exterior Colors 6-19
6.8 Mechanical Equipment and Utilities 6-20
6.9 Water Efficiency 6-21
6.10 Building Security 6-21
6.11 Special Utility 6-22

7 LANDSCAPE DESIGN 7-1
7.1 Unifying Elements 7-1
7.2 Fencing and Walls 7-2
7.3 Driveways and Hardscapes 7-6
7.4 Planting 7-6
7.5 Turf Areas 7-8
7.6 Erosion Control ....................................................... 7-8
7.7 Irrigation .............................................................. 7-9
7.8 Fuel Modification .................................................... 7-11
7.9 Landscape Structures ............................................ 7-14
7.10 Art / Sculpture ..................................................... 7-15
7.11 Landscape Lighting .............................................. 7-15
7.12 Maintenance ....................................................... 7-17

8 CONSTRUCTION PROTOCOL .................................................... 8-1

APPENDIX A .............................................................. A-1
APPENDIX B .............................................................. B-1
APPENDIX C .............................................................. C-1

OAK TREE CARE AND MAINTENANCE
1.1 **History of the Land**

Rancho Grande is a residential and commercial planned development located between the foothills of California's Central Coast and the Pacific Ocean. The project's 464-acre site is characterized by gently rolling terrain, scenic views, and over 11,000 Coast Live Oaks.

Rancho Grande has historically been utilized for agricultural grazing. In earlier years a few row crops were also grown in limited areas of the property. Ottse, Inc., a California corporation, purchased the property in 1975. In 1978, the City of Arroyo Grande revised the zoning of the land from agricultural to planned development residential and commercial to meet the needs of the growing City. In 1983, after many years of intensive planning effort, the City approved the first subdivision of a portion of the Rancho Grande residential development. This is known as Rancho Grande Tract 1132, which is now completed and is the City's most prestigious neighborhood. In April of 1991, the Arroyo Grande City Council approved plans for the next three subdivisions of the Rancho Grande residential area.

**Los Robles de Rancho Grande**, Tract 1994, is the first of these subsequent subdivisions to be implemented. This portion consists of approximately 83 total acres and contains 75 custom residential Lots. They range in size from 1/4 to 2 acres, with an average lot size of about 1/2 acre. As a part of the development of Los Robles, a large permanent open space area which preserves historic oak woodland and riparian habitats was created and dedicated to the City. Public trails allow pedestrians, equestrians, and cyclists to enjoy this space. Included in the subdivision are attractive Association-owned landscape areas, fencing, and monumentation. Los Robles' spacious lots, views, and large open space preserves make it an unusually beautiful part of the Rancho Grande development and of the City of Arroyo Grande. The project developer and the City agree that this property is very unique and requires careful and creative site development. It is for this reason that these guidelines are established and enforced.
1.2 Locator Maps

General Vicinity Map:

Rancho Grande in City of Arroyo Grande:
Rancho Grande including Los Robles:
1.3 Why this Design Manual?

This Design Manual is intended to foster sensitive and high quality site, building, and landscape designs to compliment the superb project setting. Its direct, yet flexible, design and development standards are meant to assure compatibility of scale and character within the development while encouraging expression of imagination and individuality by the Lot Owners and their design professionals.

This Design Manual brings together into a primary source the various policies, restrictions, standards, guidelines and inspirations which will help shape the design and construction of residences in Los Robles. While the requirements are many and vigorous, this manual is intended to simplify the process for everyone involved by attempting to state the expectations for the project in a clear and concise manner. This Design Manual will frequently be referred to as the "Manual" in this document.

This Manual is a companion to a set of restrictive covenants which governs the Los Robles subdivision. That document is the "Los Robles de Rancho Grande Declaration of Restrictive Covenants," which was recorded in the Office of the County Recorder of San Luis Obispo County on May 3, 1994 in Doc. #1994-027869, Rec. #00033378. It is sometimes referred to in this Design Manual as the "Declaration" or the "CC&R's." While this Manual primarily addresses design issues, portions of the CC&R's address various legal, administrative, and maintenance issues relating to the subject matter of this Manual. This Manual must be read in conjunction with the Declaration. In any case of conflict between the two, the Declaration shall in all cases prevail.

The Los Robles de Rancho Grande Homeowners Association (sometimes called the "Association" or the "HOA") is created by the Declaration. The HOA is composed of all Owners of residential Lots in Los Robles. It is the self-governing entity of Los Robles and is responsible for enforcing the Declaration and this Design Manual. The Association acts chiefly through its Design Committee (sometimes called the "Committee") in matters relating to the subject matter of this Design Manual.

Although Los Robles is independent of its sibling Rancho Grande subdivisions, every effort has been made by Otte Inc.'s development team to maintain visual harmony and continuity among them.

1.4 Users

The Design Manual will serve in different capacities for different people. The following describes some of the potential users and uses of this Manual.
Lot Owners: A copy of the Design Manual will be provided to the prospective Lot Owner as part of the sale disclosure documents. The purchaser must be familiar with the document as he/she will be ultimately responsible for compliance with it. More care will be required of the builder of a home in Los Robles than in most other residential areas on the Central California Coast. It is important that a potential buyer of a Lot in Los Robles recognize and understand this fact!

Design Professionals: Engineers, Architects, Landscape Architects, and perhaps other design professionals will work with the Lot Owner in creating a suitable residential design. The Design Manual will provide direction for resolving site, building, and landscape design issues in order to assure compatibility with the project goals. These professionals will use the Design Manual in conjunction with applicable regulations of the City of Arroyo Grande. It is expressly the ultimate responsibility of the Lot Owner to have each of his/her design professionals inquire of the City regarding all such regulations and to comply with them.

Design Committee: Committee members will use the information in this Manual as a basis for evaluating all proposals for residential development. The Manual is intended to simplify the design review process for the Committee while providing an objective review for the applicant.

City of Arroyo Grande: The City staff will use the contents of this Manual as a checklist to verify that submittals meet the conditions which were imposed on the project by the City Council and appear in this Manual. The City will not issue grading, tree removal or building permits without such compliance.

Contractors and Workers: All contractors, subcontractors, suppliers and workmen are required to perform within the limits designated in this Design Manual and shall be subject to all penalties imposed for failure to do so. Lot Owners are responsible for penalties imposed for violations by their design professionals, consultants, contractors, sub-contractors, and workmen. Willful or repeated violations may disqualify all such parties from further work within Los Robles and the subsequent subdivisions of the Rancho Grande project.

These users will rely upon this Manual in preparing, reviewing and building out plans for homes in Los Robles. All Lot Owners and their agents will be required to follow the design, submittal, review and inspection processes set forth or referred to in this Manual, as well as those relating to long term maintenance and later modifications to improvements.
1.5 Amendment of Manual

The City of Arroyo Grande has approved this Design Manual as a tool for implementing the conditions of approval for Tract 1994 and certain mitigation measures recommended in an accompanying Environmental Impact Report. The City's areas of interest are included in Articles 4 through 7. The other sections relating to processing procedures were developed by the original subdivider and the Homeowners Association. While the Homeowners Association may amend any section except those listed above without prior City approval, no amendment shall be in any way abrogate or impair the City's right or authority to enforce tract conditions or to review all development for substantial compliance with Articles 4 through 7. Subject to the foregoing, the Design Manual may be amended at any time and in any manner which is proposed by the Design Committee and approved by majority vote of the Board, except that no such amendment shall in any manner impair the provisions for notification to neighboring Lot Owners of the initial time and place for consideration by the Committee of plans for construction of a home on a Lot. The Committee shall promptly notify the City Planning Department of any amendments made to this Design Manual by the Homeowners Association.
Acknowledgements

The Design Manual for Los Robles de Rancho Grande was prepared by a diverse team of professionals. Acknowledgement is given to the following individuals and organizations for their involvement in preparing or providing input for this document.

Owner: Ottse, Inc.
A California Corporation

Owner's Representatives: Peter C. Miller, Esq. (Editor)
Donnalee Salzgeber, CPA

Text Contributions, Design, Sketches & Production
RRM Design Group, Inc.
Jeff Ferber, ASLA
Chris Greenall
Jose Lemus, Architect

Contributions by:
Robert Richmond Company
Robert G. Richmond, AIA

Mark B. Bell, P.E.

Construction Consultant: Shetler Construction, Inc.
Darren Shetler

City of Arroyo Grande:
Planning Department
Doreen Liberto-Blanck, Director

Consultant: Crawford, Multari & Starr
Michael Multari

A special "THANK YOU" to Mr. Jeff Souza of Arroyo Grande for generously letting us use his registered brand as a symbol for our project. Although his cattle no longer roam the land, he certainly has left his mark (his brand) upon it.
2.0 GOVERNING POWERS AND POLICIES

2.1 The Role of the City in Plan Review

The role of the City of Arroyo Grande in the design and construction of homes in Los Robles shall include the following:

Discretionary Review - Substantial Compliance. After review by the Design Committee, and before issuance of a building permit, the Planning Director shall review the site plan, preliminary grading plan, lighting plan, elevations, colors and materials of proposed improvements for "substantial compliance" with this Design Manual and the tract mitigations and conditions of approval. Said plans shall be approved and the permit shall be issued only upon the Planning Director's finding of such "substantial compliance."

Tree Removal, Pruning. The Planning Director shall review the application for issuance of a permit to allow removing or pruning any oak tree which is sought prior to the approval (pursuant to the provisions of this Design Manual) of an improvement plan showing such removal or pruning. The Planning Director shall also review any application for a permit to remove any oak tree thereafter. Applications in the above situations must first be independently approved by the Design Committee, which shall make its recommendation to the Planning Director. Such permits shall be issued in the discretion of the Planning Director, who may impose appropriate related mitigation measures.

Deviations from Requirements - Generally. The Planning Director shall have authority to grant deviations to Requirements generally if, in the Planning Director's judgment, doing so is necessary to ensure the reasonable use of the property or if such deviations would reduce the overall grading or tree loss of the property. Any such deviation must also independently be approved by the Design Committee, which shall first review the request for deviation and make a recommendation to the Planning Director.

Deviations - Building Height Limitation. The granting by the Planning Director of a deviation to the 19 foot height limitation for specified lots (i.e., Lots 29-55, inclusive and 59-73, inclusive) shall require the Director's specific findings that such a deviation will not significantly block views, cause problems with privacy or overlook onto adjacent properties, and will result in a more pleasing aesthetic design, and/or better tree protection or less grading on the site. Any such deviation must also independently be approved by the Design Committee, which shall first review the request for deviation and make a recommendation to the Planning Director.
Deviations - Reduced Garage Setback. The Planning Director shall, on Lots having an average slope of 12% or more, have the specific discretion to allow for reduced street setbacks for garages to 5 feet if it is the Director's opinion that doing so will reduce cutting, filling, or tree loss. Again, any such deviation must also independently be approved by the Design Committee, which shall first review the request for deviation and make a recommendation to the Planning Director.

Deviations - Guaranteed Minimum Building Size. Which restrictions are to be relaxed, if necessary, and to what degree, in order for a Lot Owner to achieve his/her guaranteed minimum building size (i.e., at least 86% of the permissible maximum building size) shall be determined in the discretion of the Planning Director. Requests for relief in order to achieve this shall, after recommendation by the Design Committee, be reviewed by the City's Architectural Advisory Committee and be considered for approval by the Planning Director.

Deviations - Fire Sprinkler Requirement on Specified Lots. The Fire Department will review sprinkler plans for all dwellings accessed by roads whose widths are less than 32 feet, curb-to-curb, or located on flag lots, or accessed by driveways steeper than 15%, all of which shall be constructed with automatic fire sprinkler systems, subject to the approval and testing by the Fire Chief. Without limiting the foregoing, fire sprinkler systems approved by the City Fire Chief shall be installed during construction of Residences on the following Lots: 24, 25, 37, 52, 53, 57, 58, 64, 65, 70, 71, 73, 74 and 75. In addition, if dwellings on any Lots, including, but not limited to, Lots 23, 26, 36, 38, 62, 67 or 72, are accessed by roads whose widths are less than 32 feet curb to curb (or driveable surfaces if no curbs) then they may likewise require the installation of such a system, to be determined by the Fire Chief at the time of permit issuance.

Plan Check. The Building Department, after approval of the Construction Documents by the Design Committee, will review them for normal city requirements. Before accepting plans for review for issuance of grading or building permits, the Building Department shall require a showing of approval by the Design Committee and the finding by the Planning Director that the plans are in substantial compliance with the tract mitigations and conditions of approval and with the provisions of the Design Manual.
Relationship with Design Committee Review. The Design Committee of the Homeowners Association shall have the primary responsibility for the design of improvements in Los Robles. It may unilaterally grant on behalf of the HOA an Exception to any Standard set forth in this Manual or in the Declaration provided it makes written findings that the plans as a whole are substantially in compliance with the requirements of this Manual AND provided the Committee believes that 1) doing so is necessary to ensure the reasonable use of the property, 2) such exceptions would reduce the overall grading or tree loss of the property, or 3) the exception will result in an aesthetically superior product. See the provisions of the Declaration relating to the granting of deviations by the Design Committee and the IMPORTANT NOTE ON PAGE iv.

The powers of the Committee are key elements in the success of Los Robles de Rancho Grande, as they must be in any Planned Unit Development. Properly exercised, they will be instrumental in creating and preserving Los Robles as an attractive, livable and prestigious neighborhood, thereby enhancing the lifestyle and property values of all Lot Owners.

The members of the entire Committee shall select one of them to act as Chairman of the Committee, and may select another to serve as acting Chairman for times when the Chairman is absent, if the HOA Board of Directors has not made such selections. Except for those areas preempted by the Declaration, the Committee is empowered to set its own meeting dates, hearing procedures, methods of notification, reporting methods, hiring of staff and consultants, delegation of authority to such personnel, and all other matters directly affecting its operations and considerations. The budget of the Committee, and any extraordinary expenditures of monies by the Committee, are subject to approval by the HOA Board of Directors and must be fully documented.

The Committee shall be entitled to (and by the nature of its responsibilities must) make subjective judgments and consider the aesthetics of the proposals submitted to it so long as the Committee acts reasonably and in good faith. The Committee shall base its decisions upon the criteria contained in this Manual and the Declaration and upon materials and statements presented to it, including the application materials. The Committee's records shall contain a brief, informal or formal statement of its decision and any findings necessary to support it.
2.3 How the Committee Works

The Committee shall consist of not less than three and not more than five members. The members of the Committee shall be appointed as provided in the Declaration. As set forth therein, they shall initially be appointed by the Declarant and need not be members of the Association. Thereafter, members of the Committee shall be appointed by the Board of Directors of the HOA and must be members of the Association. The Declaration should be consulted as to details of the Committee's membership, its powers and duties, the time limits within which it must act, and the consequences for its failure to timely do so.

Without compromising the responsibilities of the Committee, it will be a continuing goal of the Committee to attempt to minimize unnecessary duplication of the Owner's time, effort and expense in the Owner's dealings with the Committee and the City.

The Committee asks the assistance of all Lot Owners to report violations of any rules or regulations of the Committee, this Manual, or the Declaration. These violations may be reported to any member of the Committee or its representatives. These provisions are, after all, intended for the benefit of all Lot Owners.

2.4 Responsibilities of the Committee

The Committee is charged with reviewing all plans and specifications for the development and improvement of private areas within Los Robles de Rancho Grande. Its responsibility is to determine and require architectural compatibility and compliance with all protective restrictions contained in the adopted conditions of approval and mitigation measures for the tract, those contained in the Declaration, and the goals for Los Robles as set forth in this Design Manual.

The Committee does not consider and assumes no responsibility for:

- The structural capacity, safety features, or building codes compliance of the proposed improvements or structures.

- Whether or not the location of the proposed improvement or structure on the building site is free from possible geologic or natural hazards, or other possible hazards caused by conditions occurring either on or off the property.

- The internal operation or functional integrity of the improvement.
Neither the Design Committee nor the Association will be responsible for the compliance by applicant or by applicant's construction with any state or local laws, building codes, permitting processes or other requirements. Nor will the Committee or the Association be responsible to anyone for faulty design, placement or construction. All such concerns are solely the responsibility of applicant and applicant's consultants, agents and contractors. It is the sole responsibility of the Lot Owner and his/her consultants, agents and contractors to determine all such requirements and to comply with them.

Although the Committee will be mindful of how the improvements made to one Lot may affect existing or future improvements on neighboring Lots, neither the Association, the Committee, the tract developer or their agents or employees make any representation, guarantee or warranty of any nature whatsoever to a Lot Owner or potential Lot Owner against interference with any views or drainage schemes anticipated by such Lot Owner or potential Lot Owner to exist or to be created.

The Committee is responsible for final interpretation of this Design Manual, subject only to an appeal to the HOA Board of Directors by an aggrieved Lot Owner as provided in this Manual and the Declaration. Subject to the same limitation, the Committee is also responsible for final interpretation (as between the Committee, Lot Owners and third parties) of the Declaration and the conditions and mitigations adopted for Los Robles as those documents relate to creation of improvements upon the various Lots in Los Robles. Regardless of the Committee's interpretation ability as set forth above, the Committee may not usurp the City's authority to review any development for substantial compliance with the Manual. Please see the IMPORTANT NOTE on Page iv.

2.5 Requirements of the Committee

The Committee requires that each homesite, structure, and landscape shall be designed specifically to the Los Robles Lot being considered. No "off-the-shelf" plans shall be considered, except as to demonstration of conceptual ideas at an Informal Conference. The Committee requires that improvements be designed to conform to the character of the particular Lot, rather than expect the Lot to be reformed to conform to the plans.

The Committee will be alert to, and will disallow designs or work which it believes could allow for easy conversion to multi-family or other prohibited uses.

It is required and fully expected that the applicant shall complete all portions of his or her submittal, including the application and any supplemental documents and samples, in a workmanlike manner and of professional quality. Documents submitted for the project are required to provide sufficient detail to, without conflict in the information provided, fully explain the intent of the siting, grading,
structural and architectural design, as well as the materials and finishes involved. A separate, complete and individualized submittal shall be required for each Lot. Submittals must be complete, and any submittal deemed incomplete by the Committee based on the requirements listed on the application form may be refused until complete.

The Committee strongly urges, but does not require, the Lot Owner to engage the services of a licensed civil engineer, a licensed architect and a licensed landscape architect to perform their respective areas of expertise with regard to design of the Lot Owner's improvements. While the use of less qualified design personnel will not be prohibited by the Committee, the Committee will demand that their performance in all respects shall meet the higher standards of quality and professionalism which are expected of the licensed design professionals. Using the less qualified personnel may subject the Lot Owner to possible delays and extra costs if such personnel do not or cannot meet these higher standards. This shall be solely the risk of the Lot Owner.

If, at the time that an applicant seeks an approval of a submittal from the Committee, conditions are present on the applicant’s Lot which represent a violation of the Committee’s rules and regulations or a violation of the Declaration or this Design Manual, a majority of the Committee shall be entitled to withhold approval pending correction of the violation, and the Committee's time to approve or disapprove the application as provided in the Declaration shall be stayed pending the correction.

The HOA requires a fee from each Owner of a Lot in order to cover the Committee's direct and indirect costs of reviewing applications. The amount of such fees, and the times at which they become payable, may be adjusted from time to time by the HOA. A current fee schedule may be obtained at any time from the HOA or Committee. In addition, the City has retained the right to charge applicants for its part in performing similar services. This may be in addition to the City's permit fees charged for all construction. The Owner should contact the City for any applicable rate schedule.
This section of the Manual outlines the process to be followed in order to complete the design and construction of improvements on your Lot. The diagram on pages 3-4 and 3-5 summarizes this process.

3.1 Necessity

Before beginning any i) tree removal, ii) grading, or iii) construction, reconstruction or remodelling of any residential buildings, outbuildings, additions, fencing, or landscape improvements, plans of all proposed work must be submitted for approval. Normally, the plans will require the approval of two bodies — the Los Robles de Rancho Grande Design Committee and the City of Arroyo Grande. Improvements which do not require a permit from the City will still be required to be reviewed and approved by the Committee.

CAUTION! All oak trees in Los Robles which are three inches or greater in diameter measured at one foot above ground level have been located and identified. The unauthorized destruction or removal of any oak tree greater than 2 inches in diameter as so measured will subject the Lot Owner to a penalty of up to $5,000 per tree plus the cost of tree replacement measures.

3.2 Approvals Required

**Oak Tree Removal:** To remove any oak tree which was in place at the time of completion of tract improvements and which exceeds 2 inches in diameter as measured 12 inches above ground level, you must obtain a permit from the City Planning Director after approval and recommendation from the Design Committee. No separate permit is required if the removal is shown on house plans which have been approved by the Design Committee and Planning Director. After a Certificate of Occupancy has been issued for your Lot you must comply with City Ordinance No. 413 C.S. or any successor ordinance.

**Oak Tree Pruning:** Oak tree pruning must be performed by a certified arborist. Pruning taking place before approval of your house plans requires a permit from the Planning Director after obtaining recommendation from the Design Committee. Pruning shown on your approved (by Committee and Planning Director) house plans does not require a separate permit. Additional pruning desired after approval of those plans requires written consent of the Committee.
Grading: Grading (including construction of any retaining walls) prior to approval of your house plans requires approval of the Planning Director with recommendation of the Committee. Additional grading desired after approval of those plans requires written consent of the Committee. All grading requires a permit from the Building Department. Retaining walls may also require a building permit from the City.

Plans for New Home: Plans for your home require i) Approval by the Committee of your Design Submittal; ii) A written finding from the Planning Director that your plans are in substantial conformance with the tract mitigations and conditions and with this Design Manual; iii) Approval by the Committee of your Construction Document Submittal, and iv) a building permit from the Building Department. If your Lot is subject to a requirement for a fire sprinkler system, plans for the system must also be approved by the Fire Chief.

Other Improvements: For other improvements, the Committee will determine, as discussed in the following paragraph, whether your proposed improvements (including landscaping) constitute 'major' or 'minor' improvements. Concurrence of the City Planning Director must be obtained with any decision of the Committee that the proposed improvements are 'minor'. If it is determined by either the Planning Director or the Committee that they are 'major', then you must obtain Committee and Planning Director approval of your Design Submittal, Committee approval of your Construction Document Submittal, and a building permit from the Building Department. If they are determined to be 'minor', approval of your Project Submittal must be obtained from the Design Committee, and you must obtain any required City permits.

3.3 Major Improvements vs. Minor Improvements

In your dealings with the Committee, the procedure which you, as a Lot Owner, will follow will be influenced by whether you are seeking Committee approval for a 'major' improvement or for a 'minor' one. The distinction will determine which application form you will use whether two submittals will be required or whether a single submittal will suffice. A major improvement will require consideration of both a Design Submittal and a Construction Document Submittal. A minor improvement will require only a Project Submittal.

What will constitute 'major' or 'minor' will be determined on a case by case basis by the Committee. Authority to make this decision may be delegated by the Committee to its staff or hired consultant or to a subcommittee of one or more Committee members. In general, a 'major' improvement will be the construction of a new residence or a 'major' remodel or addition or a significant landscape addition. A 'minor' improvement will be a lesser project such as a 'minor' interior or exterior remodel or alteration of existing constructed improvements, a moderate change in existing landscaping, removal or pruning of an oak tree, etc. You may initiate the decision as to whether your desired improvement is 'major' or 'minor' by contacting
the Committee office or by raising the question at an Informal Conference. After determination by the Committee that the desired improvement is 'minor', the concurrence of the City Planning Director must be obtained. If the Planning Director determines that the proposed improvement affects a City Requirement or the overall substantial conformance of the Lot's total improvements with the provisions of the Design Manual and the tract conditions of approval, then the Planning Director may determine that the proposed improvement is 'major'.

Understanding the Requirements. It is essential that the Owner and each of his/her design professionals study the Declaration and all provisions of this Manual. A thorough familiarity with all local building codes and requirements will also prove essential. Accordingly, it is recommended that the Lot Owner and his/her agents inquire of the City at a very early stage to determine precisely the City's requirements, inspection procedures, time frames, and any other limitations which may be encountered and services which may be available.

Topographic Study. As soon as possible, the Owner should order the preparation by a licensed surveyor or civil engineer of an original Topographic Study of the Lot. The requirements for this Topographic Study are set forth in Appendix A. All plans, conceptual or specific, to be considered by the Committee and/or the City must be based upon this accurate Topographic Study.

Understanding the Site. Prior to beginning the design review process, the Lot Owner and his/her design consultants should become thoroughly familiar with all physical characteristics of the Lot, with the expectations and goals of all of the parties involved, and with any and all constraints which define both the inherent and the imposed building limitations for the Lot and with the special opportunities afforded by it.

Coordination of Owner's Design Team. Prior to beginning design work, it is required that all involved design consultants visit the site in person, preferably in the company of the Owner and each other. It is highly recommended that the Owner then hold a joint meeting with his/her design professionals for the purpose of reviewing the Topographic Study and any available geologic studies, exchanging ideas, determining all constraints, assigning responsibilities, and so forth.
3.5 Levels of Design

Ordinarily the Committee will be exposed to three levels of design for a new residence in Los Robles. The first, optional to the Owner, but strongly recommended, shall be review of the schematic design at one or more Informal Conferences. The second is the Design Submittal. All issues of design shall be finally resolved at this level. This includes all issues regarding tree removal and pruning, grading, setbacks, building size and heights, etc. Review of the Construction Document Submittal, the third level, shall be for conformance of the construction documents with the approved Design Submittal.

3.6 Application Documents

The Design Submittal shall include a Design Submittal Form LRDC-1. The Construction Document Submittal shall include a Construction Document Submittal Form LRDC-2. Submittals for minor improvements shall include a Project Submittal Form LRDC-3. Each of these application forms sets forth the requirements, and the materials which must accompany it, for its type of submittal. The form should be used by the Owner and his/her designers as a checklist in order to assure that the submittal will be complete. This may prevent unnecessary delay caused by an incomplete submittal inasmuch as submittals are not considered by the Committee until they are found to be complete.

Supplements to an application shall include an Application Supplement Form LRDC-4.
A Construction Agreement Form LRDC-5, shall be a part of the Construction Document Submittal for major improvements or the Project Submittal for minor improvements. Each of the above forms shall be signed by all legal owners of the Lot (it is not necessary to include encumbrance holders). If an Authorized Representative of the Owners is to deal with the Committee, he or she shall also sign each applicable form and, in addition, a letter addressed to the Committee and signed by all of the Owners shall be included. The letter shall designate the Authorized Representative and shall set forth any limitations imposed upon the authority of the Authorized Representative to deal on behalf of all of the Owners with the Committee and Association.

Copies of each of the above forms are included in the Appendix. They may be photocopied for your use or you may obtain copies of the forms from the Committee.

All Design Submittals, Construction Document Submittals and Project Submittals, in addition to including the appropriate application form as discussed above, must meet the following general format requirements:

- Plans shall not exceed 24" x 36" in size (horizontal format).
- The sheets of each set of plans must be consecutively numbered and bound on the left side.
- All plans shall have a border of not less than 1" on the left side (bound side) and not less that 1/2" on all other sides.
3.8 Departing from the Restrictions

- Each sheet shall have a title block showing Lot number, Owner's name, preparer's name, and sheet title.
- Color and materials sample boards shall not exceed 8 1/2" x 14". Manufacturer's brochure photo samples shall be submitted of roofing, exterior tiles, blocks and other materials which will not receive additional color or texture treatment. The Committee may require additional specifications and/or actual samples.

Even at the Informal Conference stage, it may become apparent that departure will be required from the restrictions contained in this Manual or the Declaration. The problem(s) may relate to such situations as an applicable, but unworkable 19 foot height limitation, needed tree removal or serious pruning, setbacks, garage setbacks or grading limitations.

In such event, the Owner-applicant will recognize a need to seek from the City relief from one or more deviations from requirements or by way of requesting one or more exceptions to standards from the Committee. The Owner should bear in mind the IMPORTANT NOTE found on Page iv. The Owner may choose to defer dealing with the question of needed relief until later in the design review process (i.e., in the Design Submittal). This would most logically be the approach where it is readily apparent exactly what relief would be most appropriate in the situation, considering the nature of the site and the philosophy of the Declaration and this Manual.

Alternatively, the Owner may immediately seek this relief. The purpose of seeking relief at this early stage would logically be to gain direction as to how to proceed with design when more than one design alternative seems readily apparent. The mechanism to be used is the presentation to the Committee of a schematic design of the proposed improvements, accurately drawn to the Topographic Study, accompanied by a written request for relief and a written justification for all deviations and exceptions which the Owner believes are necessary to solve the problem(s). Alternative solutions, where available, should be discussed and illustrated, with a statement of the Owner's preference. The discussion should also discuss the affect which the granting of the requested relief would have on neighboring properties. The Committee may request from the Owner any additional materials which it believes will be helpful in making an informed evaluation.

The Committee shall review the applicant's materials and suggest any revisions. If and when the Committee agrees with the applicant that the design shown schematically, including the subject requests for relief and written justifications, is the desirable way to proceed on the Lot in question then the Committee will indicate in writing to the Owner which standards, if any, and to what extent, it is inclined to relax.
If the request involves relief from one or more "requirement," then the Committee will issue a written recommendation to the Planning Director that deviation from the specified requirement(s), and to what extent, be granted by the Planning Director. The Committee will also make a representative available to meet with the applicant and the Planning Director for purposes of obtaining necessary deviations. A similar procedure will be followed at any later stage when the applicant and Committee jointly feel it desirable that the Planning Director approve a deviation from requirements set forth in this Manual or the Declaration.

Any indication of the Committee that it is inclined to grant an exception to a standard, or indication by the Planning Director or Committee of inclination to grant relief from a requirement, shall remain valid only so long as the need for such relief persists through the refinement of the design.

3.9 Schematic Design - Informal Conferences

As the first step in the approval process (after payment of any HOA application fee due) Lot Owners and their agents are strongly encouraged to attend one or more informal meetings with the Committee in order to discuss design concepts, clarify requirements, and facilitate clear communication between the Owner and the Committee prior to the Owner's investing in extensive costs for architectural and engineering plans. The informal conferences are generally held just prior to regular meetings of the Committee. No formal submittal is required and no particular format for plans need be used, except that a copy of the Topographical Study of the Lot must be brought to the meeting if design questions specific to the Owner's Lot are to be discussed. Schematic drawings, of course, are helpful to any discussion of design issues. Any schematic designs presented at an Informal Conference should be drawn accurately to the Topographic Study.

The Lot Owner should feel free to schedule as many of these informal meetings with the Committee as the Owner wishes prior to making a formal submittal. The first such meeting may be very early in the Owner's design effort, or even before it begins. The Owner should understand, however, that these meetings are to be used for clarification and general direction only. They are informal and unofficial. No formal or informal "approvals" are obtainable from the Committee. Only in an official meeting of the Committee, after a formal submittal, can an approval or disapproval be rendered.
3.10 Design Submittal

It is required that each home site, structure, and landscape be specifically designed to the Los Robles lot being considered. No "off-the-shelf" plans will be considered. The Design Submittal shall be refined to such a level that all design issues are addressed. The Design Submittal, however, does not require that degree of detail and dimensioning as that required in the Construction Document Submittal. (The objective of this procedural structure is to minimize wasted work resulting from any changes in the design which are required by the Committee or the City Planning Director). Please see Appendix A for Form LRDC-1, which lists the specific requirements for the Design Submittal. In general, the Design Submittal must include the minimum of information set forth below. The Committee shall designate, from time to time, how many copies of each item need be submitted.

- Completed Design Submittal Form LRDC-1 (form may be copied from Appendix).

- Application Fee (refer to current HOA Fee Schedule).

- Topographic Study (see Appendix A for the requirements of this study).

- Dimensioned Site Plan (must be overlaid upon the Topographical Study), showing all structures relative to the property boundaries, the location (both trunk and drip line) of all oak trees, key spot elevations, finished floor elevations, building layout, landscape elements layout (e.g. pool, spas, decks, overhead structures, etc.) The site plan shall identify any oak tree needing to be removed or pruned, with a brief description of the degree of pruning needed. If the site includes a tree greater than 4 inches in diameter, a preliminary tree removal and protection plan shall be required.
- Preliminary Grading and Drainage Plan (must be overlaid upon the Topographical Study and may be combined with the Site Plan), showing existing and proposed grading and drainage, including treatment of roof and hardscape run-off and provision for positive drainage away from all structures.

- Fully dimensioned floor plans including window and door locations, finish floor elevations, patios, decks, porches and balconies.

- Exterior elevations including style, materials, height, roof pitches, finish floor elevations, roof ridge and peak elevations, door, window and skylight openings, porches, balconies, decks, etc. Elevations must be accurately drawn and respectful of the Topographical Study and Preliminary Grading Plan.

- Preliminary Lighting Plan which is compatible with existing rural residential uses, serving to reduce or eliminate glare onto neighboring land uses and directing outdoor lighting downward and not into the sky.

- Detailed landscape master plans depicting anticipated final design and location of all landscape elements, including hardscape, with location of plant material and refined legend showing names and sizes of plant material. It shall also show conceptual irrigation design, including the types of irrigation being used by zones (drip irrigation zone, spray heads zone, etc.), and location of back flow device. Full details of this plan may be submitted later at the time of Construction Document Submittal, but the Design Submittal cannot be approved without consideration of this item in detailed and substantially final form.

- A color and materials board showing a set of color chips and samples of roofing material, tile, block, and other materials which show final color application and finish texture treatments. These items should be on an 8-1/2" x 14" format. (Two copies). Three to four photos of the existing site should also be incorporated onto this exhibit.

- A statement identifying each 'deviation' from a 'requirement' needed to accommodate the design, along with a description of the extent of the deviation needed and a justification for it.

- A statement identifying each 'exception' from a 'standard' needed to accommodate the design, along with a description of the extent of the exception needed and a justification for it.
• A statement identifying each relaxation of a 'guideline' needed to accommodate the design, along with a description of the extent of the relaxation needed and a justification for it.

The applicant shall deliver the Design Submittal to the Committee at the Los Robles de Rancho Grande sales office or as otherwise designated by a Committee member or one of its representatives in exchange for a signed, dated receipt for the submittal.

3.11 Design Submittal Review

3.11.1 Completeness

Within 15 days of receipt of the submittal, the Committee, through its staff, hired consultant or a sub-committee of the Committee (the "Committee Representative") will determine if the submittal is complete. If the submittal is complete, then the Owner will be so notified in writing. If not, the Owner will be so notified in writing and advised as to how it is lacking.

3.11.2 Preparation for Hearing

Upon determination of completeness, the Committee Representative shall then:

1) Send one copy of the submittal to the City Planning Director;

2) Schedule consideration of the submittal on an agenda for a meeting of the Committee to be held not later than 30 days after determination of completeness of the submittal.
3) Determine which neighboring Lot Owners are entitled to notice of the meeting. These shall be the Owners (at the time of submittal) of Lots which are contiguous to the Lot in issue, plus those Lots which are across streets fronting the subject Lot and which fall wholly or partially within the boundary lines of the subject Lot extended across the streets, plus those additional Lots which, in the sole opinion of the Committee, will be significantly affected.

4) Send written notice of the Committee hearing to the applicant, the City Planning Director and the neighbors identified pursuant to Paragraph 3 above. The notices shall be mailed not less than 14 days prior to the date of the hearing.

5) Record notice of the scheduled hearing on the Committee's telephone answering device and post notices of the meeting, and the Lots to be considered, on the gang mail boxes in Los Robles.

6) Keep a copy of the submittal available for review by interested Lot Owners.

At least 7 days prior to the date of the scheduled Committee hearing the Owner shall mark on the ground the location of the improvements according to the submittal. Failure to do so may delay consideration of the submittal.

### 3.11.3 Pre-Hearing Review by the Planning Director

Upon receiving a copy of the Design Submittal, the Planning Director will review the materials for conformance with the provisions of this Manual and with the tract mitigations and conditions of approval ("substantial conformance") and will respond with comments either before or at the noticed meeting of the Committee on the submittal. The Planning Director will make his/her best attempts to provide his or her comments no later than the noticed meeting.

### 3.11.4 Open Hearing - When Required

At the noticed meeting of the Committee at which the Design Submittal is first considered, the Committee will review the submittal and accept and consider written and oral comments from the Committee's staff, the City Planning Director, the Applicant and any Los Robles Lot Owners. If major (in the sole opinion of the Committee) changes in the submittal are made subsequent to that meeting, the Committee may, but need only do so in its own discretion, provide subsequent opportunities for neighbors and other Lot Owners to be heard. The applicant may be heard on all such occasions and is encouraged to bring his/her design consultants to such meetings. The Planning Director may likewise be heard, or his/her written comments considered, at any such subsequent meeting. Except for such initial meetings, however, the Committee may hold meetings without notifying the applicant, neighbors or any other Owners of Lots, and may approve or disapprove submittals thereat.
3.11.5 Hearing Procedure

Meetings shall be held informally and the Committee Chairman or acting Chairman at any session shall have complete charge of the procedure during such session. A brief record shall be kept of those meetings during which comments from the applicant, Planning Director and neighbors have been solicited. Such record shall reflect the names of all persons heard and all Committee members present.

An applicant may withdraw from consideration or continue the consideration to a later meeting, prior to vote, for the purpose of modifying his or her submittal. Any continuance requested by the applicant (such as for the purpose of redesigning to meet the objections of the Planning Director or the Committee), or any acquiescence in a continuance by the applicant, shall extend the time permitted to the Committee by the Declaration to act upon a submittal.

After considering all written and oral materials presented at the meeting, the Committee may vote on the Design Submittal. Alternatively, the Committee may choose to continue the consideration to a later meeting. A minimum of 3 Committee Members must consider a Design Submittal, with a majority (not less than 2) determining the issue. A deadlocked vote, with less than all of the Committee members present, shall cause the continuance of the matter to a subsequent hearing. A deadlocked vote, with all of the Committee members present, shall be deemed a vote of approval.

If requested by applicant in writing or at the hearing, the applicant shall be notified in writing of the results of such voting, including any conditions of approval or disapproval.

3.11.6 Effect of Vote

The Committee may vote to approve the Design Submittal as submitted by the Owner, making any necessary recommendations to the Planning Director required for the Planning Director to grant requested deviations from requirements and grant any requested exceptions to standards, making the findings necessary for the Committee to grant such exceptions. In the event of such approval, the Planning Director shall be notified of this result and be requested to find that the Design Submittal is in substantial conformance to the tract conditions and mitigations and the provisions of the Design Manual. The Committee's approval shall be subject to the Planning Director's approval of the Design Submittal in this form.
3.1.7 Post-Hearing Review by Planning Director

Alternatively, the Committee may vote to conditionally approve the Design Submittal, specifically setting forth its conditions to the approval. In such event, the Owner may either make whatever revisions are necessary to meet the conditions or treat the decision as a disapproval and tender a new Design Submittal, which shall be processed anew. If the Owner submits the revisions, meeting the conditions to the satisfaction of the Committee, the Committee shall then approve the Design Submittal, which shall still be subject to the Planning Director's approval of the Design Submittal in this revised form. If the revisions do not satisfy the conditions, in the opinion of the Committee, further revisions may be required. When the revisions are made acceptable to the Committee, a copy of the Design Submittal in the revised form acceptable to the Committee shall then be transmitted to the Planning Director with any necessary recommendations to the Planning Director required for the Planning Director to grant requested deviations from requirements and specifying any exceptions to standards which have been granted by the Committee, and also specifying the findings supporting the granting of the requested exceptions to standards. The Planning Director shall be requested to find that the revised Design Submittal is in substantial conformance to the tract conditions and mitigations and the provisions of the Design Manual.

Alternatively, the Committee may disapprove the Design Submittal. After a vote of disapproval, the applicant must apply anew unless the Committee notes what changes need to be made and the applicant agrees to make them and provide them to the Committee for reconsideration. In such event, the disapproval shall thereafter be considered a conditional approval as described in the preceding paragraph.

Approval of a Design Submittal shall remain in force for one year, but may, upon written application of the Owner, be extended in writing by the Committee in 6 month increments if it finds that the conditions of the subject Lot have not changed substantially since the date of approval.

When the Design Submittal or revised Design Submittal has been approved by the Design Committee and forwarded to the Planning Director, the Planning Director shall make a determination as to its substantial conformance with the provisions of this Manual and with the tract conditions and mitigations and notify the Committee of his/her determination. The Planning Director's response shall take one of the following forms:
Approval: The Planning Director may approve the Design Submittal as being in substantial conformance. In such event, the Planning Director will address each deviation requested, granting it and making any findings necessary for the granting of such deviation.

Conditional Approval: The Planning Director may conditionally approve the Design Submittal as being in substantial conformance. In such event, the Planning Director shall specify the conditions required to be met in order for the conditional approval to be deemed actual approval. In the conditional approval, the Planning Director will address each deviation requested, making any findings necessary for the granting of such deviation, or conditioning those findings upon specified needed revisions. When the applicant has met these required conditions, an approval shall be granted by the Planning Director (which will then be subject to agreement by the Committee). If the Owner does not agree to make the revisions required by the Planning Director, the unapproved Design Submittal shall be returned to the Committee.

Disapproval: The Planning Director may disapprove the Design Submittal as not being in substantial conformance. In such event, the Planning Director shall clearly state the basis for disapproval of the Design Submittal, identifying any portions which are approved and making any findings necessary to support the granting of any deviations which are approved.

3.11.8 Further Action by the Committee

i) If the Planning Director has unconditionally approved the Design Submittal, the Committee shall give the Owner a copy of the Design Submittal stamped as approved by the Committee, keeping another stamped copy for its own file and delivering a third to the City Planning Director.

ii) If the Planning Director has conditionally approved the Design Submittal and the Owner has made revisions which were required (subsequent to the granting of approval by the Committee) in order to obtain the approval of the Planning Director, the Committee shall review those revisions and, if acceptable to the Committee, give the Owner a copy of the Design Submittal stamped as approved by the Committee, keeping another stamped copy for its file and delivering a third to the City Planning Director.

If the Committee does not approve the new revisions which were required in order to obtain Planning Director approval, the Committee's prior approval shall be deemed withdrawn. The Committee may then issue new conditions to its previous approval. The Owner may then make further revisions which he/she believes will satisfy both the Committee and the Planning Director. If the Committee is satisfied with the revisions, it will renew its approval in this form and resubmit the Design Submittal to the Planning Director.

If the Planning Director is not satisfied, or if the Owner does not
believe he/she can make revisions which will satisfy both the Committee and the Planning Director, at the Owner’s request a meeting will be held with the Owner, Planning Director and the Committee (or its Representative) to work out an acceptable compromise. Upon failure to resolve the situation by compromise, the Owner may appeal the position of the Committee to the Association, appeal the Planning Director’s position to the City Council, or redesign and submit a new Design Submittal to the Committee for processing. In the event the conflict between the positions of the Planning Director and the Committee involves considerations of which restrictions need to be relaxed in order for the Owner to obtain his/her guaranteed minimum building area, the matter shall be determined according to the discretion of the Planning Director.

iii) In the event that the response of the Planning Director indicates a disapproval of the Design Submittal by the Planning Director, or an approval conditioned in a way which is unacceptable to the Owner, the Owner may proceed in one of the manners described in the last two paragraphs of Section ii).

iv) Once both the Committee and the Planning Director have approved the Design Submittal in the same form, and a copy stamped approved by the Committee has been delivered to the Owner and to the Planning Director, the Owner may proceed to the Construction Document Submittal.
3.12 Construction Document Submittal

3.12.1 Conformance with Design Submittal

The applicant shall make his/her Construction Document Submittal prior to expiration of the Design Submittal approval. The Construction Document submittal shall be delivered to the Committee at its office. The applicant shall be provided with a dated receipt for the submittal. The elements shown in the approved Design Submittal shall be incorporated by the applicant in the Construction Document Submittal. The Committee intends to give recognition to reliance thus placed by an applicant in those elements which were approved in the Design Submittal. Such recognition, however, shall not prohibit the Committee from disapproving a Construction Document Submittal when, in the sole determination of the Committee, the Construction Document Submittal diverges from the approved Design Submittal. Changes made in the Construction Document Submittal from the approved Design Submittal without first obtaining written approval from the Committee and, if required as stated in the next paragraph, from the City Planning Director, are made at the sole risk of the applicant. It is the intent of this Manual that all design decisions be made in the Design Submittal stage. The Committee's consideration of any new design questions will not be influenced by detailed working drawings having already been prepared.

If, after approval of the Design Submittal by the Committee and Planning Director, the Owner makes changes in the plans which includes a change in the Site Plan, proposed tree removal or pruning, the Preliminary Grading Plan, the Preliminary Lighting Plan, the Landscaping Plans, the elevations or colors or materials, or encroaches into a setback or increases the height of a building over an applicable height limit, then any such change shall require the specific written approval of the Planning Director, as well as that of the Committee.
3.12.2 New Open Hearing - Committee Option

If the Committee, in its sole judgement, believes at any point in the review of the Construction Document Submittal that significant enough changes have been made in design from the approved Design Submittal, and that enough neighborhood interest exists, and that interested neighbors have not been allowed sufficient opportunity to comment upon those changes, then the Committee may continue the hearing to a later date and direct its Representative to notify anew all parties who were entitled to receive notification of the first meeting at which the Design Submittal was considered. Such notice need not be of any particular type, but when given shall include sufficient information to reasonably allow interested persons a realistic opportunity to protect their interests.

3.12.3 Contents

Please see Appendix A for Form LRDC-2, which lists the specific requirements for the Construction Document Submittal. In general, the Construction Document Submittal must include the minimum of information set forth below. The Committee shall designate, from time to time, how many copies of each item need be submitted.

The following minimum materials and drawings shall be included in the Construction Document submittal.

- A completed Construction Document Submittal Form LRDC-2 (see Appendix).
- A Construction Agreement Form LRDC-5 (See Appendix).
- Dimensioned Site Plan (must be overlaid upon the Topographical Study), precisely showing all structures relative to the property boundaries, the location, both trunk and drip line, of all oak trees, key spot elevations, finished floor elevations, building layout, landscape elements layout (e.g. pool, spas, decks, overhead structures, etc.) The site plan shall identify any oak tree needing to be removed or pruned, with a brief description of the degree of pruning needed. If the site includes a tree greater than 4 inches in diameter, a tree removal and protection plan shall be required.

- Grading and Drainage Plan showing contours, critical spot elevations, and finish floor elevations necessary to ensure positive drainage away from all structures. The plan shall require that, when practical, all top soil shall be stored on site in a manner which controls dust and other erosion and that after grading is complete, top soil shall be redistributed over all scarred areas and replanted.

- Foundation plan showing type and dimensions of all foundations

- Floor plans which fully dimension all spaces and clearly identify all features and accessories in the structures.

- Exterior elevations accurately drawn to the topography for each side of the building which are fully dimensioned, including heights, material call-outs, roof pitches, balconies, decks, porches, doors and windows.

- Longitudinal and transverse sections showing all interior heights and volumes with all dimensions.

- Roof plan including dimensioned layout and detail of overhangs, drainage system, and location of all roof penetrations.

- Full construction, structural, and architectural details.

- Plumbing, electrical and mechanical plans.

- Reference to, and incorporation of, the approved water conservation/water efficiency standards.

- Landscape layout and construction plan with fully dimensioned layout of all hardscape elements. Landscape lighting may be included on this plan.
- A Lighting Plan which is compatible with existing rural residential uses, serving to reduce or eliminate glare onto neighboring land uses and directing outdoor lighting downward and not into the sky.

- Landscape construction details for all features in the landscape, including walls, fences, paving, decks, etc.

- Irrigation plan showing layout of all mainline, laterals, and irrigation heads. Must include location of POC, backflow prevention device, meter, quick couplers, as well as noting pressure and flow information for all components of the system. Low-water use techniques shall be emphasized wherever feasible.

- Irrigation details for all components and connections in the irrigation system.

- Planting plan including layout of individual plants. All plants must be called out by botanical and common name, size, quantity, and spacing. The location, type and size of all plant materials; native and low-water use and drought resistant species shall be emphasized.

- Soil preparation, staking techniques and planting methods for all trees.

- Planting details showing proper installation of all types of plant material.

- Erosion control systems during the period when plants are becoming established.

- Specifications for quality of all materials and workmanship.

- A statement identifying each 'deviation' from a 'requirement' needed to accommodate the design, along with a description of the extent of the deviation needed and a justification for it, and whether it was approved in the Design Submittal.

- A statement identifying each 'exception' from a 'standard' needed to accommodate the design, along with a description of the extent of the exception needed and a justification for it, and whether it was approved in the Design Submittal.

- A statement identifying each relaxation of a 'guideline' needed to accommodate the design, along with a description of the extent of the relaxation needed and a justification for it, and whether it was approved in the Design Submittal.
3.12.4 Review of the Construction Document Submittal

**Completeness:** Within 15 days after receipt of the Construction Document Submittal a Committee Representative will determine if the submittal is complete. If not, the Owner will be so notified in writing and advised as to how it is lacking. If the submittal is complete, then the Owner will be so notified in writing and notified of the time and date of the meeting of the Committee at which the submittal will be considered, which shall ordinarily be within 30 days of the date of receipt of the submittal.

**Comparison With Design Submittal:** The Committee's Representative shall then compare the Construction Document Submittal with the approved Design Submittal, making note of significant differences and marking any inconsistencies or errors he/she detects. The Representative shall particularly note and make written comments upon any differences relating to requirements, standards and guidelines.

The Committee's Representative shall specifically note, using a standardized checklist, whether any changes appear in the following items: the Site Plan, the proposed tree removal or pruning, the Grading Plan, the Lighting Plan, the Landscape Plan, elevations, colors or materials, or a reduced setback or increase in height over an applicable height limit. The Representative shall also note any changes relating to deviations and exceptions which were granted for the Design Submittal. This checklist shall describe any such changes and be attached to the copy of the Construction Document Submittal which will be reviewed by the Committee at its meeting. If such changes are noted, the Committee Representative shall deliver a copy of the checklist and of the Construction Document Submittal to the Planning Director with a request for approval or disapproval prior to the Committee meeting.

At the meeting of the Committee the Construction Document Submittal shall be reviewed for Tentative Approval, with written or oral comments from the Committee Representative, the applicant and the City Planning Director. The Representative's written comments and checklist shall be reviewed. If the Committee disapproves any changes from the approved Design Submittal, the Owner shall be required to submit additional materials or resubmit the Construction Document Submittal with revisions satisfactory to the Committee. If changes requiring Planning Director approval were detected, and the Planning Director has not approved them by the time of the meeting, the Committee shall withhold its tentative approval of the submittal pending receipt of approval of those changes by the Planning Director. Any applicable time limits set forth in the Declaration for action by the Committee shall be stayed pending receipt of such resubmittal or receipt of approval from the Planning Director. Upon tentative approval of the submittal, the Committee shall place its Tentative Approval stamp upon the submittal. The Owner may then proceed to plan checking by the City.
3.12.5 Plan Check by the City Building Department

The City Building Department shall not receive the construction plans for plan check until they have been stamped tentatively approved by the Committee.

Upon completion of plan check by the City Building Department, and by the City Fire Chief in the instances of Lots requiring fire sprinkling systems, the Owner shall submit to the Committee Representative 3 copies of the plans marked as finally approved by the Building Department.

3.12.6 Final Approval from the Committee; City Building Department

The Committee, after review of the checked plans, which may be delegated to a Committee Representative, shall stamp 3 copies of the plans with its Final Approval stamp if it does not object to any alterations made during the plan check process. This may occur without a formal meeting of the Committee.

If the Committee does object to any of the changes made from the tentatively approved version, or if changes were made which require approval by the Planning Department, it may require resubmittal to the Planning Director and shall require further changes to satisfy itself and require resubmittal to the Building Department until a version of the plans acceptable to the Committee, Planning Director and Building Department is achieved.

The Committee shall place its Final Approval stamp upon three sets of those plans. One shall be kept in the files of the Committee and two shall be returned to the applicant for use in obtaining a building permit. The Building Department shall not issue a building permit until it receives plans with a Final Approval stamp by the Committee.

A building permit issued by the City may be suspended by the City at the request of the Committee upon a reasonable showing that the Lot Owner or the Owner's contractors or agents are in violation of one or more provisions of this Design Manual.

3.13 Project Submittal (for a Minor Improvement)

This simplified procedure exists for obtaining Committee approval for minor improvements, i.e., those which are of a nature which do not merit extensive plans and specifications. Once you have identified what improvements you wish to make, you should contact the Committee office to raise the topic for referral to the Committee of whether it is a Major or Minor improvement. Alternatively you may raise the issue directly at an informal conference with the Committee. If the Committee determines the improvements to be 'minor', the concurrence of the City Planning Director shall be sought. If the City Planning Director disagrees, then the improvements shall be considered 'major' and a Design Submittal shall be required.
A Project Submittal does not require a Design Submittal. It does require the submittal of an LRDC-3 Project Submittal Application and the same level of quality and detail as is required in a Construction Document Submittal. It also requires an equal degree of specificity in illustrating:

1) Existing conditions on-site and on surrounding sites,
2) What new improvements are proposed, and
3) Sufficient other information to enable the Committee to make a fully informed evaluation and decision.

The actual requirements of the submittal will vary depending upon the nature and size of the proposed improvement. The Owner should check in advance with the Committee as to what the actual requirements will be for his/her Project Submittal.

Supporting materials that the Committee may require may include such materials, but not by way of limitation, as:

- Color and materials board
- Site and building photos
- Dimensioned drawings
- Product information
- Arborist's report (if the improvement affects an oak tree)

The Committee shall determine what, if any, notification shall be required to Owners of neighboring Lots. It may decide that none is required. It shall then determine at what meeting of the Committee the Project Submittal shall be considered. This may be the hearing at which the Project Submittal is first presented. The Committee may approve, conditionally approve, disapprove, or conditionally disapprove the Project Submittal, stating any such conditions it imposes. It shall make any required findings for exceptions it grants in its decision.

3.14 Committee Inspections During Construction

Once the applicant has obtained the appropriate permits from the City, construction may begin. At the time when foundations are laid out and the forms are in place, and before any pouring of foundations begins, the applicant is required to submit to the Committee a signed statement from a licensed surveyor or licensed civil engineer qualified to perform surveying, that he/she has surveyed two corners or other distinguishing features of the forms and verifying that, based upon the measurements in the field, the Finish Floor Elevations and siting of the home in the field are consistent with the approved plans. CAUTION: Failure to do so shall be grounds for suspension of all Committee approvals and immediate stoppage of work.
During the construction, a Committee Representative will make inspections of the construction site in order to monitor conformance to the approved plans, for compliance with Association concerns only, at progressive stages designated from time to time by the Committee. The Committee Representative will only be concerned with areas which are covered in this Manual and in the Declaration. Until otherwise designated by the Committee these inspections shall take place at:

1) Staking of building footprint
2) Footing forms prior to concrete pour
3) Window and door framing
4) Completed rough framing including roof lines
5) Final (as described below)

It shall be the obligation of the Lot Owner or his/her contractor to timely make request for these inspections. The main focus of the inspections shall be the exterior of the building; i.e., the perimeter of the foundation form work, the exterior of the framework including walls, roofs, openings and framing for detailing. An exception to this rule is that the Committee Representative shall be alert to, and shall disallow, design changes which have not been approved by the Committee and where necessary by the Planning Director, or work which could allow for easy later conversion to multi-family or other prohibited uses. The Final Inspection shall include the colors, finish grading, landscaping and site work.
The Owner or Owner’s contractor shall request the appropriate inspection by delivering a completed Inspection Request Form LRDC-6 to the Committee at least 72 hours prior to the requested time of inspection. All work is required to comply with the Committee-approved plans. When confronting non-conforming work, the Committee Representative shall withhold inspection approval until such work is brought into conformance with the approved plans or Committee approval is obtained for the non-conforming work.

Upon successful completion of each inspection by the Committee, its inspection form will be signed off and a copy sent to the City of Arroyo Grande Building Department. The originals shall be retained in the Committee's files for record purposes.

The City Building Department will conduct its own inspections to monitor conformance with City codes and regulations. This will be conducted independently of any Committee inspections. However, the City will not perform its own inspections until it has received a copy of the Committee Representative’s approval form for his/her inspection at that or similar level of completion.

If any necessary departures from the approved plans are discovered during construction, these changes must promptly be brought to the Committee's attention and approved before being constructed. Any construction which is not in compliance with approvals from the Committee can result in a work stoppage, required replacement of work at the Lot Owner’s expense, and/or withholding of the right to occupancy.
In the event that it comes to the knowledge and attention of the Association, its Committee, or the agents or employees of either that a work of improvement, or any modification thereof, is proceeding without proper approval, the Association shall be entitled to exercise the enforcement remedies specified in the Declaration, including, without limitation, ordering an immediate cessation and abatement of all aspects of the work of improvement until such time as proper Committee, and any necessary Planning Director review and approval is obtained. Please see the Declaration for a description of other remedies available to the Association.

3.15 Changes from Approved Plans

Modifications to Approved Plans or Improvements Must Also Be Approved. Once plans and specifications for a work of improvement have been duly approved by the Committee, no material modifications shall be made in the approved plans and specifications therefore and no subsequent alteration, relocation, addition or modification shall be made to the work of improvement, as approved, without a separate submittal to, and review and approval by, the Committee. If the proposed modification will have, or is likely to have, a material affect on other aspects or components of the work, the Committee, in its discretion, may order the Owner, his or her contractors and agents to cease working not only on the modified component of the improvement, but also on any other affected component.

3.16 Completion of Construction and Estoppel - Construction Compliance

Upon the completion of any work of improvement for which Committee approval is required under this Manual or the Declaration, and either before or after the Final Inspection by the Committee's Representative as described above, the Owner shall deliver to the Committee a completed LRDC-7 Notice of Completion Form. The LRDC-7 shall state the date of completion of the improvement, which must be concurrent with, or previous to, the date the LRDC-7 is delivered to the Committee. Within 30 days after receipt by the Committee of the Owner's notice of Completion, the Committee, or its Representative, and any member of the Committee may inspect the improvement to determine whether it was constructed, reconstructed, altered or refinshed in strict compliance with the approved plans.

If the Committee finds that the improvements have been completed in conformance with the approved plans, it shall execute and deliver to the Owner two completed LRDC-8 Estoppel - Construction Compliance Certificate. A third such form shall be delivered to the City Building Department and a fourth shall be kept in the Committee's file.

As elsewhere discussed in this Manual, landscaping is considered to be a work of improvement requiring Design Committee approval. A landscaping plan must be approved as part of both the Design Submittal and the Construction Document Submittal for any new residence in the Subdivision. No LRDC-8 Estoppel - Construction Compliance Certificate shall be issued for any new residence unless installation of the landscaping has been completed as of the date stated in the Owner's LRDC-7 Notice of Completion Form unless adequate security, as described in the Declaration, is first provided
to the Association for completion of the approved landscaping.

If the Committee finds that the improvements were not erected, constructed or installed strictly in conformance with the Owner's approved plans, then within this 30-day inspection period the Committee shall give the Owner a written Notice of Noncompliance, detailing those aspects of the improvement project which are deficient, in what way they are deficient, and what must be done to modify, complete, eliminate or otherwise correct them. If the violation or nonconforming work is not corrected, the Association and/or the Committee shall have the enforcement rights and remedies set forth in the Declaration.

If for any reason the Committee fails to notify the Owner of any noncompliance within 30 days after receipt of the Owner's LRDC-7 Notice of Completion Form, the improvement shall be deemed to have been constructed in accordance with the approved plans for the project, unless it can be clearly demonstrated that the Owner knew of the noncompliance and intentionally misled the Committee with respect thereto. Without such a showing, however, the Owner shall be entitled to receive 2 completed LRDC-8 Estoppel-Construction Compliance Certificates. The Committee shall deliver another to the City and retain a fourth for the Committee's file. This will constitute the end of the Committee's review process for the Lot Owner's home.

The City will require receipt of this LRDC-8 form issued by the Committee prior to issuing its Certificate for Occupancy.

3.17 Appeal

If, at any time throughout the design review process or construction process, the Owner of the Lot disagrees with an action of the Committee, he or she may request of the Committee a reconsideration of his or her submittal or problem. Only an Owner-applicant shall have this right to request a reconsideration. If the Committee should affirm its decision or decline to rehear the matter, then the Owner may file a written appeal within 30 days thereafter to the Board of Directors of the Association. Such appeal shall be governed by the provisions in the Declaration relating to such appeals. No person other than an Owner or the Declarant may appeal a decision of the Committee. The Owner, and any persons requesting in writing notice from the Committee, shall be notified in writing of the date, time and place the appeal will be considered by the Board of Directors.
4.0 SITE DESIGN

Goal:

To initiate site designs which exhibit sound relationships of structures to landscape elements and respond sensitively to the natural features of the site.

- ACCOMMODATE THE NATURAL TOPOGRAPHY OF THE SITE IN ORDER TO MINIMIZE THE IMPACTS OF GRADING.
- SITE DRIVEWAYS CAREFULLY TO MINIMIZE THE VISUAL AND ENVIRONMENTAL IMPACTS OF PAVING ON THE SITE. THIS INCLUDES CONSIDERATION OF THE USE OF GRADING AND RETAINING WALLS.
- USE EXISTING OAK TREES AS AN ASSET TO ENRICH SITE DESIGNS WHILE FOLLOWING PRECAUTIONS FOR THEIR PROTECTION.
- UNDERSTAND EASEMENT LOCATIONS AND REQUIRED SETBACKS WHEN SITING BUILDINGS. COORDINATE ROUTING OF UTILITIES DURING SITE DESIGN.
- Maximize energy efficiency and wind protection through siting, orientation of structures, and location of existing natural and appropriate new plant material.
- Lot Owners should integrate interior spaces with exterior spaces to create a strong site plan. (This is only a matter of good design - actually, the Committee is generally not concerned with interior spaces).

4.1 Spatial Relationships

Intent:

To facilitate site designs which consider all elements of the proposed improvements and create a strong relationship between them and their surroundings.

- Site design must consider location of all structures and landscape elements (patios, trellises, gazebos, pools, spas, decks, utility areas, etc.).
- IT IS IMPORTANT TO CONSIDER THE APPEARANCE OF ALL PROPOSED IMPROVEMENTS AND PLANTINGS FROM ALL DIRECTIONS.
IT IS ALSO IMPORTANT TO CONSIDER NEIGHBORING PROPERTY OWNERS' VIEWS, AND INTERFERENCE WITH THEM, WHEN SITING STRUCTURES AND LANDSCAPE ELEMENTS. LOCATION OF USES MUST CONSIDER NEGATIVE IMPACTS ON NEIGHBORS CAUSED BY CONFLICTING ADJACENT USES. THE COMMITTEE WILL PAY SPECIAL ATTENTION TO THESE CONSIDERATIONS TO DETERMINE IF REASONABLE ALTERNATIVE SOLUTIONS EXIST.

- You are encouraged to vary your front yard setback from that of your immediate neighbors.

- Be considerate of neighbors when siting uses adjacent to their property.

4.2 Grading and Drainage

Intent:

To retain the natural land forms and existing trees and vegetation by limiting the amount of cut and fill to only that which is reasonably necessary for construction of the building and landscape elements.

- EACH LOT SHALL BE CERTIFIED BY A QUALIFIED SOILS ENGINEER, BASED UPON TESTS AND REPORTS APPLIED SITE SPECIFICALLY, AS READY FOR CONSTRUCTION PRIOR TO BEGINNING CONSTRUCTION OF THE FOUNDATION. WITHOUT LIMITING THE FOREGOING STATEMENT, ON LOTS 1, 4, 40, 48, 50, 51, 52, 59, 68, 69 AND 72, SITE SPECIFIC GEOLOGIC AND GEOTECHNICAL ENGINEERING STUDIES SHALL BE PREPARED PRIOR TO HOME CONSTRUCTION TO DETERMINE SITE SPECIFIC GEOLOGIC AND GEOTECHNICAL ENGINEERING CONDITIONS. RECOMMENDATIONS FROM ANY UNDERLYING STUDY SHALL BE CAREFULLY INCORPORATED INTO THE GRADING OF A LOT.
Recommendations contained in the "Soil Engineering Report for Rancho Grande, Phases 1A and 1B", September 1988, by Buena Engineers, Inc. shall be implemented during all phases of the subdivision and construction. In addition, the Site Development Recommendations listed on pages 18-21 in the Pacific Geoscience, Inc. report dated April 6, 1990, entitled "Soils Engineering and Engineering Geology Report, Tract 1997, Rancho Grande, Arroyo Grande, California" shall be incorporated in any grading plans. These documents may be obtained from the Committee office.

- **RUN-OFF FROM STREETS AND OTHER IMPERMEABLE SURFACES SHALL BE DIRECTED AS MUCH AS POSSIBLE AWAY FROM THE AREAS SPECIFIED ABOVE, TOWARD EXISTING DRAINAGE FACILITIES, AND SHALL NOT BE INDISCRIMINATELY DISCHARGED INTO THOSE DRAINAGES, AS THE ADDITION OF WATER MAY GENERATE SHALLOW LANDSLIDING AND/OR GULLYING.**

- **ALL IMPROVEMENTS SHOULD BE DESIGNED SO AS TO MINIMIZE THE NEED FOR GRADING.**

- Stepped foundation walls or pier construction (concealed) should be implemented whenever economically feasible. (See Building Form and Massing, page 6-10, for requirements associated with pier construction.)

- Retaining walls outside of the building footprint shall be a maximum of 4' high.

- No more than two retaining walls shall be used in parallel succession.

- Retaining walls shall be no closer than 5' to another retaining wall or a building wall.

- **ANY TEMPORARY OR PERMANENT DISTURBANCE TO SLOPES SHALL BE TREATED WITH EROSION CONTROL MEASURES WITHIN ONE MONTH OF COMPLETION OF BUILDING CONSTRUCTION. DURING THE RAINY SEASON (OCTOBER - MARCH) SLOPES SHALL BE TREATED FOR EROSION CONTROL IMMEDIATELY.** All new banks and slopes shall be planted to aid erosion control and to reduce the adverse visual impacts. Irrigation shall be provided for these planted areas, at least until the planting is established. (See landscape design, page 7-8, for erosion control planting.)
- Fill slopes are discouraged and, when practical, should not be more than 2' above natural grade nor steeper than a 2:1 Slope.

- **CONTOUR GRADING (THE Rounding AND BLENDING OF THE CONTOUR INTO THE NATURAL TERRAIN) SHALL BE UTILIZED FOR ANY PROPOSED GRADING. SHARP, GEOMETRIC GRADING IS NOT ALLOWED.**

- When practical, except for driveways when no alternatives are reasonably available, cut slopes outside the building footprint should not be more than 3' below natural grade and not steeper than a 2:1 slope.

- **GRADING IS HIGHLY RESTRICTED WITHIN THE DRIP LINE OF EXISTING OAK TREES** (see Oak Tree Protection, page 5-2).

- **NO INCREASE OF DRAINAGE WILL BE ALLOWED UNDER OR NEAR OAK TREES.**

- **DURING GRADING, WHEN PRACTICAL, ALL TOPSOIL SHALL BE REMOVED AND STORED ON-SITE, TAKING EROSION CONTROL MEASURES TO PROTECT IT, AND AFTER COMPLETION OF GRADING BE REDISTRIBUTED ON SCARRED AREAS.**

- When feasible, site drainage shall be collected and reused for landscape irrigation (see page 7-10).

- **THERE SHALL BE NO MATERIAL CHANGE IN GRADE OR GROUND LEVEL NOR INTERFERENCE WITH THE ESTABLISHED DRAINAGE PATTERN OVER ANY PROPERTY WITHIN THE PROJECT UNLESS ADEQUATE PROVISION IS FIRST MADE FOR PROPER DRAINAGE, AND WHICH PROVISION IS FIRST APPROVED BY THE DESIGN COMMITTEE AND THE CITY OF ARROYO GRANDE.** For purposes hereof, "established drainage" is defined as the drainage which existed at the recording of the Map in the Office of the County Recorder of San Luis Obispo County or has been shown on any plans which comply with the Design Manual and which have been approved by the Design Committee and the City of Arroyo Grande. Each Lot is required to accept surface waters from those neighboring Lots or Common Areas which are adjacent to it, provided that said waters are discharged upon it pursuant to the established drainage and provided that said waters are not so discharged in undue concentration or velocity. It shall be the duty and responsibility (and expense) of the discharging Lot Owner to not discharge said waters in undue concentration or velocity. Questions of undue concentration or velocity and other questions involving the relative drainage rights...
and obligations of neighboring properties shall be determined in the sole and reasonable judgment of the Design Committee, whose decision shall be final and conclusive. If, for any reason, the Design Committee should fail to make a decision on such a question, the question shall be finally and conclusively decided by the Public Works Director of the City of Arroyo Grande. It shall be the duty of the accepting Lot Owner to construct and maintain at his or her own cost all drainage structures, including those which have been offered for dedication but whose dedication has not been accepted by the City of Arroyo Grande, required to convey surface waters across his or her Lot.

This provision is intended to provide freedom to each Owner to deal with surface waters upon the Owner's Lot in any way the Owner wishes, provided that (a) the Owner shall not interfere with structures which have been offered for dedication to a public entity, and (b) the Owner's plan complies with the Design Manual and is first approved by the Committee and the City of Arroyo Grande, and (c) The Owner's plan does not work to the detriment or potential detriment of a neighboring property without the Owner of that property's prior written permission.

4.3 Driveway Layout

Intent: To minimize the visual and environmental impacts of driveways through careful layout.

- CAREFUL CONSIDERATION SHOULD BE GIVEN TO DRIVEWAY PLACEMENT IN ORDER TO REDUCE SCARRING OF HILLSIDES AND TO INCREASE PROTECTION OF OAK TREES.
A steep cut slope and narrow driveway are preferred to avoid encroachment on an oak tree.

A lower slope and wide driveway unnecessarily encroach on an oak tree.

- Drives are to follow contours as much as possible.
- Drives over 10% grade must be paved with decorative concrete, masonry pavers or inlaid planting pavers. The Committee may impose a similar requirement upon any driveway less than 10% grade.
- DRIVEWAYS STEEPER THAN 15% SHALL BE AVOIDED. IF THIS CANNOT BE AVOIDED, THE HOUSE SHALL BE EQUIPPED WITH FIRE SPRINKLERS AS APPROVED BY THE FIRE CHIEF.
- The driveway must not visually dominate the site as viewed from the street. Driveway widths should be minimized so as to reinforce the semi-rural feeling of the neighborhood.
Drives, garage doors, and parking areas should be placed so as to be kept out of view from public areas and neighboring Lots as much as possible. Large expanses of paved surface which are visible from public streets or other Lots are prohibited. The area that is paved for the drive and parking area should be minimized, unless it achieves the result of garage entry which is angled, or at the side or rear of the residence. Wherever practical, a small back-up space, which can also serve as guest parking, is strongly encouraged to reduce on-street parking. Parking areas can be inlaid planting pavers to reduce the impact of paving on the Lot. Driveway widths should be minimized so as to reinforce the semi-rural feeling of the neighborhood.

Drive locations should respect the privacy of the surrounding neighbors as much as possible.

.4 Respecting Views

Intent:

To foster cooperation among Lot Owners to reasonably respect and protect each others' views.

- Structures and plantings are to be located, designed and oriented with the views of others, as well as that of the Lot Owner, in mind. Selection of trees and shrubs shall include consideration of their size and height at maturity. Potential views from undeveloped Lots shall also be considered.

- *IT IS IMPORTANT TO CONSIDER THE APPEARANCE OF ALL PROPOSED IMPROVEMENTS FROM ALL DIRECTIONS.*

- Long distance or panoramic views are meant to be shared, and reasonable consideration with respect to the views of neighbors is required; however, no view is guaranteed to any particular Lot.

Avoid locating your home where you may block neighbors views. Views should be shared whenever possible.
4.5 Siting for Energy Efficiency

Intent:

To promote conservation and efficient energy use through appropriate siting.

- Structures should be oriented on an east/west axis when feasible to allow the maximum amount of southern exposure. This will allow maximum solar access in colder winter months.

- Consider shade and wind protection to help create a more comfortable home environment and save energy use.

- Consider microclimates created by topography and vegetation and use them to their potential. For instance, locate deciduous trees on the southern side of the buildings for shade in the summer and solar access in the winter. Also, water drainage channels and swales can carry cold air flow in the winter causing cold drafts. Consider siting buildings away from them.

- The use of solar energy is encouraged; however, it will be required that solar panels, piping and equipment be substantially screened from view from public and private areas. All such equipment must be shown on Design Submittals.

4.6 Oak Trees as an Asset

Intent:

To encourage imaginative and sensitive development that incorporates existing oak trees as an integral element in the residential site design.

- Design buildings and outdoor spaces to respond to and incorporate existing oaks into the site plan to provide privacy, shade, scale, wind protection, or a focal point.

- Decks (on spot footings) or balconies may be carefully and skillfully sited near and around oak trees to enrich outdoor spaces. (Refer to page 5-1 for design standards around oak trees.)
Setbacks

Intent:
To provide an appropriate amount of space between each residence and nearby streets, open space, and other residences so as to provide enhanced visual quality, privacy, and habitat protection.

Building Setbacks

- THE LOT OWNER AND HIS/HER DESIGN PROFESSIONALS SHALL RESPECT ALL SETBACKS AS SHOWN IN THE SETBACK DIAGRAM IN THE APPENDIX.

- A house to house variety of front setbacks is encouraged, provided the minimum setback is met.

- ON LOTS WITH AN AVERAGE SLOPE OF 12% OR GREATER (OR IN CASES WHERE IN THE JUDGEMENT OF THE DESIGN COMMITTEE AND THE CITY PLANNING DIRECTOR CUTTING, FILLING, OR TREE LOSS CAN BE REDUCED) THE STREET SETBACK FOR THE GARAGE MAY BE REDUCED TO FIVE FEET. The usual setbacks however, will apply to the main structure. Where this reduced setback is allowed for garages, the floor area of the garage may not exceed 500 square feet.

Open Space Setbacks:

- NO COVERED OR ENCLOSED STRUCTURES WILL BE ALLOWED WITHIN THE SETBACKS FROM OPEN SPACE AREAS AS SHOWN ON THE SETBACKS DIAGRAM. However, minor improvements including, but not limited to benches, observation decks, and spas may be permitted. No such permitted structure shall extend above any oak tree canopy nor shall it extend closer than 10 feet to any canopy. They should be supported on spot piers rather than poured foundations whenever possible.

- ALL LANDSCAPING IN OPEN SPACE SETBACKS SHALL BE LIMITED TO NATIVE SPECIES.

Oak Tree Setbacks

- ALL STRUCTURES SHOULD BE BUILT OUTSIDE OF THE DRIP LINE OF THE OAK TREES WHENEVER REASONABLY POSSIBLE. Deviations may be approved by the Committee and City Planning Director.
• IF REMOVAL OF AN OAK TREE IS UNAVOIDABLE, THEN NO DEVIATION SHALL BE REQUIRED PROVIDED THE COMMITTEE AND THE PLANNING DIRECTOR AGREE (by approval of the site plan) THAT IT IS UNAVOIDABLE, IF THE COMMITTEE OR THE PLANNING DIRECTOR DETERMINE THAT THE REMOVAL IS AVOIDABLE, THEN A DEVIATION SHALL BE REQUIRED.

• IF ENCROACHMENT INTO THE DRIP LINE OF AN OAK TREE IS UNAVOIDABLE, NO DEVIATION SHALL BE REQUIRED, BUT A CERTIFIED ARBORIST SHALL BE RETAINED AT THE APPLICANT'S EXPENSE TO DETERMINE THE BEST WAY TO MITIGATE SUCH IMPACT. (Also see Section 5 for additional oak tree protection measures.)

Setback from Rancho Parkway

• ALL STRUCTURES SHALL BE SET BACK A MINIMUM OF 15 FEET FROM RANCHO PARKWAY.

4.8 Siting for Crime Prevention

Intent:

To promote awareness and implement crime prevention measures relative to the functional design and site orientation of structures.

• Orientation of structures should avoid creating dark or blind hidden spaces.

• CRIME PREVENTION MEASURES RECOMMENDED BY THE ARROYO GRANDE POLICE DEPARTMENT SHOULD BE IMPLEMENTED WHenever POSSIBLE.

• Refer to Building Security, Section 6.10, and Landscape Lighting, Section 7.11, and for additional criteria.
5.0 OAK TREE PROTECTION

Goal: To preserve and protect the *quercus agrifolia* (Coast Live Oak) on the project site for its significant habitat and as a valuable visual and cultural resource to the Los Robles de Rancho Grande community.

Objectives:

- Establish guidelines for careful development around oak trees.
- Set standards for transplanting and replacing oak trees when circumstances require them to be removed.
- Prepare oak trees for construction situations.
- Protect oak trees during construction.
- Preserve the health of the oak trees through proper maintenance. (See Appendix)
- Set forth penalties for the unlawful removal or damage of oak trees.

5.1 Designing Around Oak Trees

Intent: To protectively guide development around oak trees and near the oak woodland.

- **CAUTION:** NO OAK TREE SHALL BE REMOVED OR PRUNED WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE COMMITTEE.

- **ANY PRUNING OF AN OAK TREE PRIOR TO APPROVAL (PURSUANT TO THIS MANUAL) OF AN IMPROVEMENT PLAN SHOWING SUCH PRUNING SHALL REQUIRE A PERMIT FROM THE CITY PLANNING DIRECTOR.**

- **A TREE REMOVAL PERMIT MUST BE OBTAINED FROM THE PLANNING DIRECTOR PRIOR TO THE REMOVAL OF ANY OAK TREE ON THE PROPERTY WHICH IS GREATER THAN 2 INCHES IN DIAMETER MEASURED 12 INCHES ABOVE EXISTING GRADE.**
- No separate permit or other written authorization shall be required to remove or prune an oak tree if the removal or pruning is shown on a plan of improvement which has been approved by the Committee and the City pursuant to this Design Manual.

- SEE THE REQUIREMENTS DISCUSSED UNDER "OAK TREE SETBACKS" IN SECTION 4.7, ABOVE.

- ALL BUILDINGS REQUIRING CONTINUOUS FOOTINGS OR FOUNDATIONS SHALL, WHENEVER FEASIBLE, BE PLACED OUTSIDE THE DRIP LINES OF OAK TREES.

- APPROVED SWIMMING POOLS AND RETAINING WALLS SHOULD NOT BE PLACED DOWN-SLOPE OF OAK TREES WHEN NATURAL DRAINAGE WILL BE IMPeded BY THE WALLS. Swimming pools must be at least 10 feet up slope of a tree’s drip line and 15 feet down-slope of a tree’s drip line.

- DECKS WITHIN AN OAK TREE CANOPY MUST BE ABOVE GRADE WITH SPOT FOOTINGS, minimizing compaction of the soil. No roots larger than 2 inches in diameter may be severed for the installation of a deck.

- WITHIN THE 20-FOOT SETBACKS FROM THE BOUNDARIES OF PERMANENT OPEN SPACE AREAS, NO COVERED OR ENCLOSED STRUCTURES WILL BE PERMITTED; however, minor improvements including but not limited to benches, observation decks and spas may be permitted. No such permitted structure shall extend above any oak tree canopy nor shall it extend closer than 10 feet to any canopy, except a deck. All landscaping in this setback shall be limited to native species.

- GRADING, FILLING, TRENCHING, PAVING, OR CONSTRUCTION WITHIN THE DRIP LINE OF AN OAK TREE SHALL BE AVOIDED. Services should be designed to avoid undergrounding them within the drip lines of oak trees. Where it is necessary to place them there, it is preferable to place all utilities in a common trench. In the event underground utilities must be placed within the drip line of the trees to remain, the utilities shall be installed by auguring to twenty-four inches minimum depth or by hand trenching. If roots over one-inch in diameter are encountered, the roots shall be preserved without injury. No machine trenching shall be allowed within a tree’s drip line. When grading, filling, trenching, paving, or construction within the drip line is unavoidable, it shall be kept to a minimum and the written recommendations of a certified arborist identifying the mitigation measures for the tree(s) must accompany the application to the Committee for approval and accompany the Committee approved application when it is submitted to the City. The written recommendations must accompany any earlier application to the City for a grading permit.
• **CHANGES IN THE NATURAL GRADE OF MORE THAN 18 INCHES SHOULD BE AVOIDED WITHIN 15 FEET OF THE OAK TREE DRIP LINE.**

• **NATURAL DRAINAGE CHANNELS NEAR OR UNDER OAK TREES SHOULD NOT BE DISTURBED OR ALTERED.**

• **ALLOWING WATER TO POND WITHIN 20 FEET OF THE DRIP LINE OF A TREE IS NOT PERMITTED,** except for an approved swimming pool. Grading around the oaks should not increase or decrease the amount of moisture the tree naturally receives.

• **DO NOT PLANT ANY VEGETATION THAT REQUIRES PERMANENT OR SUMMER IRRIGATION UNDER OAK CANOPY.** Only drip irrigation is permitted within the drip line of the oak, and then only for a temporary establishment period of no more than one year. Spray irrigation and flooding are not allowed. Irrigation water should be minimized within 10 feet of the oak tree trunk.

• **Turf grass is not permitted within 10 feet of the drip line of an oak tree.**
• It is preferable to leave the ground under the oak unplanted and natural.

• PLANTING WITHIN 10 FEET OF THE TRUNK IS PROHIBITED.

Large canopy
Small canopy
Offset canopy

Trunk
Dripline of oak tree
10' radius from trunk - no planting or irrigation in this area.
Area within dripline, but outside of 10' radius - no permanent irrigation. Drip irrigation may be used temporarily to establish new planting.

Explanation of planting and irrigating around existing oak trees

• If planting is to take place under an oak tree, choose plants that are dry shade plants with no summer irrigation requirements. For suggested plants, see Appendix.

• DO NOT PLANT FLAMMABLE AND UPRIGHT SPECIES UNDER OAKS. SEE FUEL MODIFICATION, SECTION 7.8.

• Use one gallon container size or smaller when planting under an oak. Larger container sizes should be used only sparingly. Larger plants require planting pits which can be harmful to the tree's root system.

• Alternatives to plants, such as gravel, cobbles, or river rock, which do not interfere with percolation and air exchange, are permitted under oak trees.

• All paving areas (i.e. driveways, roads, walkways, patios, etc.) should be placed out of the drip line of the tree, if possible. Non-porous materials such as solid slabs of concrete or asphalt are strongly discouraged within the drip line. Regardless of the permeability of the hardscape, no paving may occur within a six-foot radius of the tree's trunk. The best surface for the oak tree is the natural grade.
5.2 Removal, Replacement, and Transplanting

Intent: To provide guidelines for the replacement or transplanting of existing oaks when a situation requires it.

- IF IT IS DETERMINED BY THE COMMITTEE, OR BY A CERTIFIED ARBORIST RETAINED AT THE DIRECTION OF THE COMMITTEE, TO BE IMPRACTICAL TO RETAIN ANY OAK TREE WITH A TRUNK DIAMETER OF GREATER THAN TWO INCHES BUT LESS THAN SIX INCHES IN ITS PLACE, BUT FEASIBLE TO MOVE IT, THEN THE TREE SHALL BE DUG CAREFULLY AND BOXED BY AN EXPERIENCED COMPANY OR INDIVIDUAL APPROVED BY THE CITY PLANNING DIRECTOR. It must be set aside and replanted in the same general area when filling or grading is complete, if deemed feasible by a certified arborist.

- FOR ANY OAK TREE GREATER THAN TWO INCHES IN DIAMETER PERMANENTLY LOST, THREE REPLACEMENT TREES SHALL BE PLANTED IN THE SAME GENERAL VICINITY FOR EACH TREE REMOVED. The replacement trees must be of the same species, Coast Live Oak (quercus agrifolia), and should be planted on the Lot if feasible. The replacement trees should be planted in the fall. If not planted on the Owner's parcel, the Parks & Recreation Director may identify a common area or City-owned site for planting replacement tree(s) and the City will be responsible for the maintenance after planting has taken place.

- WHEN PRACTICAL, AT LEAST TWO OF THE REPLACEMENTS SHOULD COME FROM SEEDS OF TREES ON THE TRACT SO THAT THE NEW TREES ARE AS GENETICALLY SIMILAR TO THE OLD AS POSSIBLE. At least one of the replacement trees shall be a 15-gallon size or larger tree. The others may be seedlings. The developer has arranged for the growing of trees from seeds originating on Los Robles by Native Sons Nursery in Arroyo Grande. The Lot Owner should contact that nursery for purchase of such acorns, seedlings, and trees from the nursery's stock.
5.3 Prior to Construction

Intent:

To provide protection for oak trees in preparation for construction activities.

- PRIOR TO CONSTRUCTION, THE LOT OWNER IS REQUIRED TO ADVISE ALL CONTRACTORS, SUBCONTRACTORS AND THEIR PERSONNEL ON THE CONTENTS OF THIS MANUAL, INCLUDING THOSE PERTAINING TO THE PROTECTION OF OAK TREES, THE RESPONSIBILITIES OF THE PARTIES, AND THE RELATED PENALTIES IF THESE REGULATIONS ARE NOT FOLLOWED. All personnel are to review all oak tree protection plans and notes prior to commencing work.

- A CONSTRUCTION FENCE (4 FEET HIGH, WELDED WIRE MESH WITH METAL T-POSTS, 8 FEET ON CENTER), OR AN EQUIVALENT APPROVED BY THE COMMITTEE, MUST BE ERECTED 5 FEET OUTSIDE OF THE DRIP LINE OF THE OAK TREE TO THE EXTENT POSSIBLE. THIS FENCE MUST BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY AND MUST REMAIN UNTIL ALL SITE AND BUILDING CONSTRUCTION WHICH COULD AFFECT THE TREE IS COMPLETED. The top 12 inches of the wire fence shall be painted orange for visibility. Once construction is complete, the fence shall be removed from the site.

5.4 During Construction

Intent:

To require construction standards which prevent damage to oak trees during construction.

PLEASE NOTE: An arborist consulting for the Committee will be conducting spot checks during and after construction to make sure the guidelines are being met. If the guidelines are not being met, violations will be reported to the Committee and to the City Planning Director for enforcement of penalties.

- THE FOLLOWING ARE PROHIBITED WITHIN 5 FEET OF THE DRIP LINE OF ANY OAK TREE:
  - COMPACTION OF SOIL
  - EXCESSIVE FOOT TRAFFIC
  - OPERATING HEAVY EQUIPMENT
  - PARKING OF VEHICLES
  - STORAGE OF EQUIPMENT OR MATERIALS

Avoid:
- Storing vehicles, supplies, etc. under tree dripline.
- Excessive foot traffic.
- Chemicals

Do not allow equipment, vehicles, or materials to be stored under the tree.
• THE FOLLOWING ARE PROHIBITED WITHIN 15 FEET OF THE DRIP LINE OF ANY OAK TREE:
  • PAINT MIXING
  • BRUSH CLEANING
  • CONCRETE AND STUCCO TRUCK OR TOOL CLEANING
  • STORAGE OR DUMPING OF FOREIGN SUBSTANCES
    (paint thinner, paint, plaster, or other liquid or solid excess construction material)

• IF ROOTS HAVE BEEN DISTURBED THEY SHALL BE CAREFULLY PRUNED WITH A CLEAN CUT. ROOTS OVER ONE-INCH IN DIAMETER SHALL BE PRESERVED WITHOUT INJURY. (See Maintaining Healthy Oak Trees in the Appendix.)

• WHERE THE GRADE OF SOIL HAS BEEN LOWERED AND THE ROOTS HAVE BEEN EXPOSED, THOSE AREAS SHALL BE MULCHED TO INSULATE THE EXPOSED ROOTS.

• IF ROOT PRUNING MUST OCCUR, NO MORE THAN 1/3 OF THE ROOT SYSTEM SHALL BE DISTURBED. PRUNING MUST OCCUR ON ONE SIDE OF THE TREE ONLY. IF THE ROOTS ARE PRUNED, THEN THE CANOPY MATERIAL SHALL BE PROPORTIONALLY PRUNED BY A CERTIFIED ARBORIST. After the roots have been pruned, the unaffected root zone should be watered (to a depth of 2 to 3 feet), fertilized and mulched (4"-6" deep). Watering and fertilizing should not occur within 5-10 feet of trunk.

5.5 Penalties

Intent:

To clearly set forth the penalties for the unauthorized damage or removal of existing oak trees. Pursuant to an agreement entered between the developer of Los Robles and the City of Arroyo Grande, upon a certificate of occupancy being granted by the City for a Lot in Los Robles, that Lot automatically becomes subject to all of the provisions of the Arroyo Grande Tree Ordinance, No. 413 C.S., or its successor ordinance. In addition, the agreement provided for imposition of penalties for the unauthorized killing, removal, or damaging of any oak tree in Los Robles de Rancho Grande for the period prior to the issuance of a certificate of occupancy for a Lot.
• ANY KILLING, REMOVAL, OR DAMAGING OF ANY OAK TREE, INTENTIONALLY OR ACCIDENTALLY, BY OR ON BEHALF OF A LOT OWNER, PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY SHALL SUBJECT THE LOT OWNER TO A PENALTY OF UP TO $5,000 PER TREE SO KILLED, REMOVED, OR DAMAGED. ANY SUCH ACTIVITY SHALL BE "UNAUTHORIZED" FOR PURPOSES OF THIS SECTION WHEN IT OCCURS WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOTH THE COMMITTEE AND THE CITY PLANNING DIRECTOR. Whether to impose a penalty and the amount of any such penalty imposed shall be determined by the Committee and shall be payable to the Association, where it shall be placed in a fund dedicated to a) creating new Common Improvements (including new landscaping) and/or b) subsidizing the ongoing costs of the Committee. The Committee may withhold approval of any pending application of the Lot Owner until payment of the penalty is either made or is secured to the Association's satisfaction pending the outcome of any appeal of the penalty by the Lot Owner.

• After issuance of a certificate of occupancy for a Lot, the City's Tree Ordinance (C.S. 413 or successor) shall apply to protection of trees upon that Lot.
6.0 BUILDING DESIGN

Goal: To foster and encourage sensitive, appropriate and imaginative building design, in a manner that is responsive to, and consistent with, the rural environment of the Los Robles de Rancho Grande residential development.

Objectives:

- Establish height limits and building floor areas that will preserve views and minimize visual impacts to the nearby oak woodland and surrounding neighborhood.
- Demonstrate desirable and/or required building design elements.
- Limit use of materials, finishes, and colors to those which will compliment the natural landscape and are consistent with the residential development.
- Provide safety, security, and design enhancement by designation of appropriate exterior lighting parameters, crime prevention hardware, and careful site planning.

Standard:

- **ALTHOUGH NO ONE PARTICULAR DESIGN THEME OR STYLE IS MANDATED, HOMES ARE TO DEMONSTRATE A COMPATIBILITY WITH THE OAK WOODLANDS AND SURROUNDING HILLSIDES, HOMES THAT WORK WITH THE EXISTING TOPOGRAPHY, THAT SEEM TO HAVE GROWN OUT OF THE GROUND RATHER THAN APPEAR TO BE PLACED UPON IT ARE DESIRED. HOMES SHOULD BE OF TRADITIONAL/NATURAL DESIGN AND SUGGEST AN EASY, INFORMAL ARCHITECTURAL STYLE. EACH HOME SHOULD BE LOCATED AND DESIGNED SO AS TO BLEND INTO THE SURROUNDING AREA IN A SUBLUED MANNER. HOME STYLES WHICH CONTRAST WITH THE EXISTING TOPOGRAPHY AND NATURAL SURROUNDS ARE MOST LIKELY TO BE DISAPPROVED.**

The Committee will maintain and continuously update a looseleaf notebook at its office which will illustrate examples of what it considers favorable and unfavorable design elements, features and styles. Lot Owners and their design professionals are invited to review the notebook for ideas and to discuss the illustrative examples and their concepts with the Committee.
6.1 Seismic Requirements

- ALL STRUCTURES SHALL BE DESIGNED FOR A PEAK BEDROCK ACCELERATION OF 0.28g FROM AN 8.25 MAXIMUM PROBABLE EARTHQUAKE. IF THE EARTHQUAKE REGULATIONS OF THE UNIFORM BUILDING CODE (UBC) ARE USED FOR STRUCTURAL DESIGN CONSIDERATIONS, THE SITE SHALL BE ASSIGNED A SEISMIC ZONE FACTOR (Z) OF 0.40 AND A SITE COEFFICIENT (S) FACTOR OF 1.0 IN ACCORDANCE WITH TABLE NO. 23-I AND 23-J OF CHAPTER 23 (1988 EDITION).

6.2 Floor Area Limitations

Intent: To keep structures within a desirable scale.

Mechanism: The mechanism for regulating the size of homes is the use of a minimum required size in order to secure a minimal substantiality of homes in the neighborhood, a maximum allowable size as established by the tract conditions of approval to keep homes from overwhelming their sites, and a guaranteed minimum size to allow the Lot Owner, the Committee, and the City to mutually deal effectively with lots having restrictive site constraints. "Building size" is determined in terms of "floor area".

The "building size" or "floor area" as used in this Design Manual includes the gross floor area of all covered and enclosed structures on a site (attached and detached) except for a two car garage, not greater than 500 square feet. Any portion of a garage larger than 500 square feet shall be included in the building size calculations.

The minimum building size of 1,750 square feet applies to all Lots. The maximum building size or floor area allowed to be built upon any particular Lot is based upon a formula that is related to the size of that Lot. Under this formula, larger Lots allow for larger building sizes. A guaranteed minimum allowable building size is established as being 86% of the maximum allowable building size. The property Owner is not required to build a structure as large as the guaranteed minimum floor area allowed by the formula for his/her Lot. This number instead indicates the minimum building size that must be allowed by the Design Committee and the City of Arroyo Grande for that Lot.

Minimum Floor Area

- EACH RESIDENCE IN LOS ROBLES MUST HAVE A FLOOR AREA OF NOT LESS THAN 1,750 SQUARE FEET (ASSOCIATION REQUIREMENT, NOT CITY).

Maximum Floor Area

- IN NO CASE SHALL ANY FLOOR AREA FOR A RESIDENCE EXCEED 6,000 SQUARE FEET.
• THE MAXIMUM ALLOWABLE FLOOR AREA FOR EACH LOT SHALL BE DETERMINED BY USING THE FOLLOWING FORMULAE:

1. If the area of the Lot is greater than 10,000 square feet, but less than or equal to 20,000 square feet, the maximum building size shall be determined by:

   \[
   \text{Maximum Building Size} = (\text{Lot Size} - 10,000) \times (.05) + 3,500 \text{ square feet.}
   \]

2. If the area of the Lot is greater than 20,000 square feet, the maximum building size shall be determined by:

   \[
   \text{Maximum Building Size} = (\text{Lot Size} - 20,000) \times (.04) + 4,000 \text{ square feet, but in no case shall any building size exceed 6,000 square feet.}
   \]

Example: For a Lot with an area of 16,500 square feet, one would use Formula 1 to determine the maximum allowable floor area as follows:

   \[
   \text{Maximum Building Size} = (16,500 - 10,000) \times (.05) + 3,500 = 325 + 3,500 = 3,825 \text{ Square Feet.}
   \]

The building size for a house on this particular Lot would thus be limited to a maximum of 3,825 square feet.

Guaranteed Floor Area

• THE GUARANTEED (ALLOWABLE, BUT NOT REQUIRED) MINIMUM BUILDING SIZE FOR EACH LOT IS 86 PERCENT OF THE ALLOWED MAXIMUM BUILDING SIZE. Homes of a building size between the Guaranteed Floor Area and the Maximum Floor Area will be allowed, subject to existing constraints.

Example: For the same Lot which is 16,500 square feet in size, one would determine the minimum guaranteed floor area as follows:

   \[
   \text{Minimum Guaranteed Building Size} = 0.86 \times \text{Maximum Building Size} = 0.86 \times 3,825 \text{ Square Feet} = 3,289.5 \text{ Square Feet}
   \]

The Lot Owner in this example would be guaranteed of the ability to build a home of at least 3,289.5 square feet.
• IF THE GUARANTEED MINIMUM BUILDING SIZE CANNOT REASONABLY BE ACHIEVED BECAUSE OF SITE CHARACTERISTICS AND CONSTRAINTS, DEVIATIONS TO ONE OR MORE OF THE DESIGN REQUIREMENTS SHALL BE GRANTED. Which requirement(s) may be relaxed, and the extent of each relaxation, in order to achieve the minimum guaranteed building size, shall ultimately be determined in the discretion of the City Planning Director, after consideration of the recommendation of the Design Committee and review by the City's Architectural Advisory Committee. The property Owner or his/her design professional is responsible for submitting alternative design solutions to the Committee for its review, evaluation and recommendation to the Planning Director.

The Committee or its Representative, if appropriate, may then meet with the Planning Director and the Owner in an attempt to negotiate the best compromise for the parties. In no event, however, shall a deviation be adopted without the concurrence or conditional concurrence of the Committee.

• ALL GRANTINGS OF DEVIATIONS BY THE COMMITTEE AND PLANNING DIRECTOR FOR THE PURPOSE OF ACHIEVING THE GUARANTEED MINIMUM BUILDING SIZE MUST BE DOCUMENTED. Each such deviation must [a] be evidenced in writing, [b] set forth a statement of the need for the deviation, [c] describe the deviation granted and the extent to which it is granted, [d] state any conditions to the granting of the deviation, and [e] be signed by the Planning Director on behalf of the City and by an authorized person on behalf of the Committee. An original of the signed document shall be kept in the Committee's permanent file.

The goals and intents of these minimum building size guidelines are to allow the Lot Owner to realize the fruits of his/her investment in the Lot purchased through creative and sensitive development while also minimizing tree loss and adverse aesthetic impacts.

• IN GENERAL, THE FOLLOWING DESCENDING PRIORITY SHALL BE CONSIDERED WHEN ANALYZING OPTIONS FOR DEVIATIONS AND EXCEPTIONS:

1. Setbacks
2. Encroachment into oak tree drip lines, provided that the mitigations recommended by a qualified arborist are implemented so that such encroachment will still enable the long-term viability of the tree.

4. Height limit

Please see Section 2.1 - Role of the City of this Design Manual for additional submittal requirements and processing procedures.

6.3 Height Limits

Intent:

The height limits have been established to preserve views and to minimize visual impacts to the oak woodland and ridgelines. Special height limitations were imposed by tract conditions upon Lots 25 through 28 for purposes of protecting views from homes in Tract 1132.

- THE MAXIMUM ALLOWABLE HEIGHT FOR STRUCTURES ON EACH OF LOTS 25 THROUGH 28 IS 27 FEET ABOVE NATURAL GRADE, BUT NOT TO EXCEED 19 FEET MEASURED LEVEL ABOVE THE HIGHEST POINT ON THE LOT. See illustration below.

![Diagram of height limits](image-url)
• THE MAXIMUM ALLOWABLE HEIGHT FOR STRUCTURES ON EACH OF LOTS 29 THROUGH 55 AND ON 59 THROUGH 73 IS 19 FEET ABOVE NATURAL GRADE. See illustration below.

• THE MAXIMUM ALLOWABLE HEIGHT FOR STRUCTURES ON EACH OF THE OTHER LOTS IS 27 FEET ABOVE NATURAL GRADE. See illustration below.

Height limits "above natural grade" are vertical measurements measured parallel to the natural grade, the "natural grade" meaning the elevation of the ground after tract improvements by the developer, but prior to any grading or construction for individual houses or related on-site improvements.

• THE 19-FOOT HEIGHT LIMITATIONS FOR THE AFFECTED LOTS IN THE ABOVE GUIDELINES IS NOT ABSOLUTE. The Lot Owner may apply to the Committee and the City Planning Director for a deviation allowing buildings higher than the stated limitation. The Planning Director may approve such a height deviation, after approval by the Design Committee and review by the City's Architectural Advisory Committee, but only upon a finding that such a deviation will not significantly block views, cause problems with privacy or unduly overlook onto adjacent properties, and will result in a more pleasing aesthetic design, and/or better tree protection or less grading on the site. Approval of such height deviation is strictly discretionary with both the Committee and the Planning Director and is not a right attached to the Lot.
IN ADDITION TO THE ABOVE 19 FOOT AND 27 FOOT OVERALL HEIGHT LIMITATIONS, NO SINGLE VERTICAL WALL PLANE OR AGGREGATE OF VERTICAL WALL PLANES MAY EXCEED 16 FEET IN HEIGHT without at least one setback of at least 8 feet within any 16 foot vertical rise. Pitched roofs which do not exceed the overall height limit may be permitted in this setback.

NO DETACHED STRUCTURE OR GARAGE MAY EXCEED A HEIGHT OF 14 FEET ABOVE THE AVERAGE NATURAL GRADE EXCEPT WHEN ARCHITECTURALLY DESIRABLE TO COORDINATE ROOF LINES, ROOF PITCHES, ETC.

6.4 Building Form and Massing

Intent:

To minimize the visual impact of a structure on the site and the surrounding neighborhood through use of variations in the building’s form and massing, while enabling the architect or designer to explore a wide variety of creative design solutions. In order to fully enhance the oak woodland and savanna hillside character of this development, proposed structures need to sensitively respond to existing vegetation, land forms and neighboring structures.

- THE OVERALL FORM AND MASSING OF STRUCTURES MUST NOT DOMINATE OR OVERPOWER THE SITE. Simple and clear forms with low silhouettes are best suited to this rustic vernacular. Architectural features along with unique window designs or material selections can then be used for detailing.

- IT IS MANDATORY THAT THE DESIGN OF THE HOUSE BE TAILORED TO THE SITE, NOT THE SITE TO THE HOUSE. Neither excessive grading nor the extensive use of retaining walls is permitted.
• Retain as much of the existing topography and site features as possible, such as trees, rock outcroppings, and natural slopes.

• On hillside lots, terracing of structures using vertical plane setbacks will normally be required. (See illustration on Page 6-7.) Use terraced and split level designs to relate to slopes rather than the use of "block" style, monolithic structures forced against the contours. Be sensitive to the relative proportions of your structures as they relate to each other, to your lot and to its surroundings.

• IN GENERAL, STRUCTURES SHOULD NOT EXTEND OVER OR ABOVE OAK TREE CANOPIES ON THEIR SITES OR NEARBY.

• Variation in ridge heights and wall planes should be used to provide variety and a sense of scale to the building.

• Projections, terracing, recesses and roof overhangs should be used to provide depth, shadow and interesting qualities of design.
- Vertical and horizontal articulation should be appropriately implemented in order to add richness and variety to the overall mass of the building.

- No Articulation (Discouraged)

- Horizontal Articulation (Encouraged)

- Horizontal and Vertical Articulation (Encouraged)

- The building mass should be softened by the careful placement of architectural features such as garden walls, porches, balconies, arbors, and trellises. Avoid "tacking on" elements or excessive use of architectural features to "hide" a poor building design. Create interest in wall and roof planes, without becoming "contrived" or "busy."
Where the Lot slope requires high wood or steel posts, concrete piers, "pole" type construction (if allowed), or the like, foundation areas shall not be left exposed. Exposed individual pier footings are prohibited. Piers, when used at all as visible architectural and structural elements, shall be substantial and massive in character and appearance. Exposed pole type supports are prohibited for any structure, including decks, greater than 5 feet above finished grade. The use of exposed tall, slender posts or columns, with or without cross bracing, is prohibited.

Exposed pole supports such as these are prohibited

Poles must be concealed if greater than 5' above grade

- Emphasize entryways by recessing or extending outward. Avoid front doors that are in line with the exterior of the house. Use features such as entry patios, atriums, double entry doors, wing walls, sidelights, roof overhangs, etc., to enhance entryways.

- Roofs with carefully treated overhangs of at least 30 inches are required unless deviation for a specified design and/or feature is approved by the Committee. Eaves must either be enclosed or of sufficient decorative detail as to approximate or exceed, in the sole opinion of the Committee, enclosure.

- All visible roofing on any Residence shall be uniform in design and material.

- Eaves must be either enclosed or of sufficient decorative detail and design so that, in the sole opinion of the Committee, they are in keeping with the overall design standards of Los Robles.

- Porches are much encouraged.

- Balconies, decks, stairways and other elements likewise must receive careful design treatment.
6.5 Detached Structures

Intent:

Detached structures may be allowed in order to provide flexibility in building location and orientation. This may minimize pad grading requirements and may help to prevent the dominance of the home's visual street presence by garage doors.

- The Committee may, in its discretion, allow the following as detached structures:
  - Garages
  - Tool or storage sheds
  - Home Offices
  - Greenhouses

Prohibited architectural elements are (but not limited to) mansard roofs, geodesic domes, A-frames, flat roofs, and highly reflective surfaces. Short-term, trendy architectural treatments will not be allowed.

Elements that are discouraged (and are likely to be disallowed), are the use of banners, flag poles, weather vanes, windmills, wind activated roof vents, large bird houses, etc.

Any basketball backboard shall be treated to match the color of building to which it is affixed, or otherwise made unobtrusive.

Stained and etched glazing where used, should be as an accent element. The shape, design and color of these elements are to be compatible and consistent with the architectural character of the building.
• Sun rooms
• Game rooms
• Media rooms
• Music rooms
• Artist studios
• Pool cabanas
• Unenclosed barbecue areas
• Other structures normally considered accessory to single family homes.

• PLUMBING SHALL BE PROHIBITED IN ANY DETACHED STRUCTURE, EXCEPT FOR GREENHOUSES, POOL CABANAS, OR UNENCLOSED BARBECUE AREAS. The purpose of this restriction is to prevent the "bootlegging" of unauthorized additional dwelling units. The Committee shall be alert to, and shall disallow, designs which could allow for easy conversion of detached structures to multi-family or other prohibited uses such as by inclusion of bathing or kitchen facilities.

• THE FOLLOWING DETACHED STRUCTURES ARE NOT ALLOWED:

  • GUEST HOUSES
  • "GRANNY UNITS"
  • DETACHED STRUCTURES OR PORTIONS OF AN ATTACHED STRUCTURE WHICH, IN THE OPINION OF THE COMMITTEE ARE READILY CONVERTIBLE TO A GUEST HOUSE, "GRANNY UNIT," OR OTHER FORM OF SECOND RESIDENCE UPON THE LOT.

• OUTDOOR STORAGE OF RECREATIONAL VEHICLES, BOATS, OR MOTORCYCLES IS PROHIBITED. SUCH VEHICLES MUST BE STORED IN COVERED AND ENCLOSED BUILDINGS. Storage for vehicles can be incorporated into the automobile garage or detached structure, but care must be taken in the design to avoid a "fire station" or "industrial" look.
• THE PRIMARY IMPRESSION TO BE CONVEYED VISUALLY IN ALL DIRECTIONS FROM THE IMPROVEMENTS ON ANY LOT SHALL BE ONE OF HUMAN HABITATION AND NOT THE STORAGE OF AUTOMOBILES, OTHER VEHICLES, BOATS, ETC. It should be recognized by the potential Lot Owner that many of the Lots in Los Robles simply may not accommodate a structure for the storage of an oversized boat or recreational vehicle.

• ALL DETACHED STRUCTURES, INCLUDING GARAGES AND STORAGE SHEDS, MUST MEET ALL EXTERIOR ARCHITECTURAL DESIGN STANDARDS AND GUIDELINES FOR RESIDENTIAL STRUCTURES.

• Regardless of whether the garage is attached to, or detached from, the main structure, it must not dominate the street facade. The visual impact of a bank of garage doors should be minimized, when possible, by orienting them perpendicular, offset or at an angle to the street. The visual impact of the garage can be softened by staggering the doors, stepping back the structure a few feet, or by recessing the doors in order to provide some relief and variation.

• On larger lots, consider placing the garage at the rear or side of the residence, out of sight of the street.

• The garage and garage doors must compliment and be consistent with the design of the main structure.

• NO DETACHED STRUCTURE OR GARAGE MAY EXCEED A HEIGHT OF 14 FEET ABOVE THE AVERAGE NATURAL GRADE, EXCEPT WHEN ARCHITECTURALLY DESIRABLE TO COORDINATE ROOF LINES, ROOF PITCHES, ETC.

• WHERE GARAGES ON STEEPLY SLOPING LOTS ARE ALLOWED REDUCED FRONT YARD SETBACKS, THE FLOOR AREA OF THE GARAGE SHALL NOT EXCEED 500 SQUARE FEET.

Height limit for detached structure or garage.
6.6 Exterior Materials and Finishes

Intent: To establish criteria for the selection of materials and finishes that will integrate into and compliment the natural landscape and the rural neighborhood feeling.

Note: This section of the Design Manual deals with the acceptability of the common materials and finishes on the market at the time of its publication. It is not intended to necessarily eliminate available lesser known materials which are not dealt with, or to prohibit new products which appear on the market after publication. The Lot Owner or his/her design professional should inquire of the Committee regarding proposed use of such materials or finishes.

Wall Surfaces

- **NATURAL EXTERIOR MATERIALS THAT HARMONIZE WITH THEIR SURROUNDINGS ARE MOST APPROPRIATE. THE BLENDING OF MATERIALS AND ENVIRONMENT IS ESSENTIAL.** The exterior materials and finishes will play a key role in establishing and maintaining the desired rustic California foothills feeling of Los Robles de Rancho Grande.

- Materials such as brick, stone, wood siding, board on board, boards and battens, textured stucco and split face concrete block are best suited to the desired character.

- The materials and finishes must be true to the architectural style chosen.

- Both the color and texture of materials used should be carefully considered in making selections.

- Care should be taken to not mix too many types of materials.

- The transition of different materials should be carefully detailed to avoid awkward relationships or an obvious “tacked-on” appearance.

- **METAL OR PLASTIC SIDING SHALL NOT BE PERMITTED. IF OF SUFFICIENTLY HIGH QUALITY IN THE OPINION OF THE COMMITTEE, INDIVIDUAL BOARD MASONITE OR OTHER INDIVIDUAL BOARD MANUFACTURED SIDING, PAINTED IN SOLID COLOR PAINT CONSISTENT WITH THIS MANUAL, MAY BE ALLOWED. NO SIDING COMPOSED IN WHOLE OR IN PART OF ARTIFICIAL OR "FAKE" STONES, STUCCO STONES OR MANUFACTURED USED BRICK SHALL BE ALLOWED.** Inappropriate materials also include such things as precision block and highly reflective or sleek surfaces of any kind.
- Stucco should be used sparingly on walls having large uninterrupted expanses. The Committee will review the finishing texture to be applied to the stucco. As shown in "Plaster and Drywall Systems Manual", by J.R. Gorman, et.al., 3rd ed., McGraw Hill, the following textures are generally disfavored: Combed, Deep Relief, Spanish, California, Arizona, Frieze, English, Trowel Sweep, Web, Briar, Brick, Marblecrete, Simulated Timber, Travertine and Imagination. Please see illustrations of these in the Committee's sample book.

- Large unbroken expanses of glazing should be avoided. In an effort to create a continuity in the proportions of the homes throughout Los Robles, window proportions must be weighted in the vertical dimension, rather than the horizontal, or may be square.

See examples of materials below.

![Materials Images]

**Generally Favored Exterior Materials and Finishes**

**Roofing**

- Suitable roofing materials include acceptable colors of unglazed concrete or clay roofing tiles, slate, dimensional asphalt shingles, and standing seam metal roofs. Other types of roofing material, such as architectural grade composition shingles, may be submitted to the Committee for approval.

- **ALL ROOFING MATERIALS MUST BE NON-COMBUSTIBLE.** COMBUSTIBLE ROOFS OF ANY FORM WILL NOT BE ALLOWED FOR FIRE SAFETY AND INSURANCE REASONS. WOODEN SHAKE ROOFS ARE EXPRESSLY PROHIBITED.

- Other unacceptable roofing materials include reflective glazed tiles of any kind, composition shingle, tar and gravel, rock, fiberglass, metal shingles or metal tiles and "flat" asphalt shingles. Composition shingle roofs may be used where appropriate for California bungalow or Craftsman style buildings.
- **THE ROOF MATERIAL SELECTED SHALL BE OF DARKER, NON-REFLECTIVE COLORS AND SURFACES AS OUTLINED IN THE SECTION ON COLOR. SPECIFICALLY, RED, ORANGE OR OTHER LIGHT-COLOR ROOFS SHALL BE PROHIBITED.** Sedate, dark shades of green are encouraged.

- Roof pitches should be at least 4:12 but not greater than 12:12. Flat roofs will not be allowed.

![Slate, Standing Seam, Concrete Tile, Dimensional Asphalt Shingles](image)

**Generally favorable roofing materials**

**Skylights**

- Skylights, if used, should be designed as an integral part of the roof with their form, location, and color blending into the building. Flat skylights with clear or bronze glazing are acceptable; bubble or dome skylights and units with frosted or colored glazing are not.

![Integrate Skylights into Roof](image)

**Doors & Windows**

- Doors and windows, including the garage door, are a major visual element and must be carefully selected, sized, detailed, and finished. Window proportions must be weighted in the vertical dimension, rather than the horizontal, or may be square. Odd or irregular door and/or window shapes and rhythm can be effective, but will be carefully scrutinized.

- Doors can be wood or embossed metal and may include glazed panels and/or french door treatments. Patio and wood sliding doors are encouraged.
- Metal sliding glass doors and metal windows must be anodized a dark color or have a high quality paint treatment with appropriate colors as stated herein.

- Wood, high quality painted (of appropriate color as stated herein) metal, high quality vinyl, or clad windows with divided lites and clear glazing are most desirable. Silver or gold metal frames, large unbroken expanses of glazing, and reflective glass are not allowed. The use of dark tinted glass may be disallowed if visible from other Lots or public areas.

- True divided-lite glazing and external mullions are superior to internal mullions in doors and windows.

- Garage doors must be multi-paneled with sufficient and tasteful adornment to provide adequate shadow and interest relief.

Example of acceptable door types

Example of acceptable window treatments
Gutters and Downspouts

- Gutters and downspouts should either be concealed or designed as a deliberate architectural feature. Any exposed gutters and downspouts should be painted to match the surface to which they are attached unless the gutter and downspout material is copper or other architecturally desirable character.

A - Exposed gutter, painted to match facia
B - Concealed with stucco wrap
C - Concealed gutter with wood trim
6.7 Exterior Colors

Intent:

Water from the roof drains should be efficiently utilized for landscape irrigation. Allowing this water to simply drain off site should be avoided. Refer to the Landscape Design section of this Manual for recommended methods of conservation.

In the absence of a collection / irrigation / dispersal system, roof drains will at least be required to be channeled or piped to the street where possible or into flow and velocity reducing devices when being discharged onto neighboring property or open space. The same principal shall be employed whenever run-off from driveways, patios, decks, etc., is concentrated or its velocity increased.

To create visual compatibility and consistency between the structures and the natural surroundings and to promote subtle, rather than bold, color selection.

The color schemes selected for the structures must be complimentary to those predominant in the surrounding oak woodland and savanna.

Subtle tones of browns, grays, tans, and dark greens, with complimentary accents, are consistent with a tranquil, rustic atmosphere and are therefore encouraged. In general, darker and muted colors will be preferred to lighter ones, especially on roofs.

* BRIGHT COLORS, INCLUDING WHITE, SHALL BE OBJECTIONABLE. RED, ORANGE OR LIGHT COLORED ROOFING IS EXPRESSLY PROHIBITED, AS ARE PASTEL OR BRIGHT COLORED WALLS.

The Committee will pay special attention to the complete color scheme of the proposed improvements and will require a high degree of thoughtfulness on the part of the applicant in this regard. Simple color schemes involving a maximum of 3 colors are recommended.

Certain materials such as stone and brick have distinct coloring in their natural state and should be thought of as an element of the color palette if used. Extensive sampling of proposed material may be required.
6.8 Mechanical Equipment and Utilities

Intent: To provide direction for proper location and/or screening of equipment and services.

- **ALL DWELLING UNITS IN THE DEVELOPMENT SHALL BE DESIGNED AND CONSTRUCTED TO MEET PG&E ENERGY CONSERVATION HOME STANDARDS PROMULGATED BY PG&E, MOST RECENT EDITION.**

- **ALL UTILITY LINES SHALL BE PLACED UNDER GROUND.**

- **MECHANICAL EQUIPMENT SUCH AS AIR CONDITIONERS, WATER SOFTENER TANKS, SOLAR COLLECTORS, DUCT WORK AND METERS, WHETHER PART OF THE STRUCTURE OR ELSEWHERE, SHALL BE SCREENED VISUALLY AND ACOUSTICALLY FROM NEIGHBORING LOTS, PUBLIC VIEW, AND LOS ROBLES STREETS.**

- **SCREENING MATERIALS SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE MAIN STRUCTURES. LANDSCAPE BERMS AND OPEN LATTICE TYPE SCREENING WILL GENERALLY BE INSUFFICIENT AND NOT ACCEPTABLE.**

- **ALL MECHANICAL EQUIPMENT SHALL BE LOCATED AND CONSTRUCTED IN SUCH A MANNER THAT NOISE EMANATING FROM IT WILL NOT BE PERCEPTIBLE AT OR BEYOND THE PROPERTY LINE OF THE SUBJECT PROPERTY. Where necessary, noise mitigation measures shall be incorporated into the design.**

- **IT IS ESPECIALLY IMPORTANT THAT GAS AND ELECTRIC METERS BE COMPLETELY SCREENED FROM PUBLIC VIEW.** However, the utility equipment and meters must be accessible to the utility companies.

- **AREAS FOR TRASH CONTAINER STORAGE SHALL BE INCORPORATED INTO THE BUILDING DESIGN AND/OR SUITABLY SCREENED WITH WALLS AND LANDSCAPING.** They should be located at the rear or interior side yards. (Please see the fencing and walls discussion on page 7-2.)

- **ALL FLASHING, SHEET METAL, VENTS AND PIPE STACKS SHALL BE PAINTED TO MATCH THE ADJACENT ROOF OR WALL MATERIAL.**
6.9 Water Efficiency

Intent:

To set basic minimal standards for the conservation of water.

- **NO SATELLITE DISHES LARGER THAN 4 FEET IN DIAMETER ARE PERMITTED. ANY ANTENNAS OR PERMITTED SATELLITE DISHES ARE NOT ALLOWED IN FRONT OR SIDE SETBACKS. THEY SHALL BE COMPLETELY SCREENED FROM PUBLIC AND NEIGHBORING VIEW.**

- PRESSURE-REDUCING VALVES SHALL BE USED TO MAINTAIN AN OVERALL PRESSURE OF 50 P.S.I. OR LESS.

- THE USE OF LOW-FLOW FIXTURES SHALL BE REQUIRED (2.5 GPM FAUCETS AND 1.5 GALLON TOILETS).

- INCORPORATE DESIGN APPLICATIONS THAT ARE EFFICIENT AND CONSERVATIVE TOWARD ENERGY (for example: short distances from water heater to the fixtures).

- Owners are encouraged to submit designs which allow for domestic use of grey water. An example would be reuse of water from the washing machine to the garden. Owners are cautioned to research the proper filtering systems and health codes regarding grey water use.

6.10 Building Security

Intent:

To promote an awareness and application of crime prevention measures relative to the building design.

- **CRIME PREVENTION MEASURES RECOMMENDED BY THE ARROYO GRANDE POLICE DEPARTMENT SHOULD BE IMPLEMENTED WHENEVER POSSIBLE.**

- All exterior wooden doors should be solid core.

- Front and rear entry doors should be well lit.

- Locks that can be opened from the inside should be at least 40 inches from any glass.

- Front doors should have a 180 degree peep hole.

- Garage lights and exterior lighting should be controllable from within the house.

- Door and window locking devices shall provide adequate security without hindering the ability for emergency exiting. Non-removable bars or ornamental iron work on doors and windows are prohibited so as to allow emergency exiting.
6.11 Special Utility

Intent:

- ADDRESS NUMBERS ON BUILDINGS MUST BE CLEARLY POSTED SO AS TO BE EASILY READ FROM THE STREET AT ALL TIMES, DAY AND NIGHT.

- *Lights and radios in various parts of the house should be connected to timers.*

To promote long term energy conservation and pollution reduction by strongly encouraging outlets for electric vehicles.

- *Every Owner is strongly encouraged to provide a dedicated 240/120 volt, 30/20 amp branch circuit which shall be terminated in an approved manner for a future electric vehicle charging outlet, in a location acceptable to the Building Official of the City of Arroyo Grande.*

Note: *In California, sales of new vehicles must be:*

- 2% by 1998 - zero emission vehicles (ZEV)
- 5% by 2001 - ZEV
- 10% by 2003 - ZEV
Goal: To stimulate sensitive, creative, and unique landscape designs which provide the continuity and character necessary to distinguish Los Robles de Rancho Grande as a high quality neighborhood. As used in this Section 7, "Landscaping" includes lawns, shrubs, trees, fencing, flowers, exterior lighting, hardscape and any landscape structures.

Objectives:

- Establish unity of materials and design elements.
- Preserve spaciousness by minimizing the use of fences and walls.
- Lessen visual impacts of driveways and hardscape.
- Use plant material to unify the project, create enjoyable outdoor spaces, and provide transition from built to natural environments.
- Require efficient water use through plant selection and appropriate irrigation design.
- Guard against wildland fires by implementing fire prevention techniques.
- Keep landscape structures in harmony with building design and the environs.
- Use appropriate outdoor lighting for both aesthetics and safety.

7.1 Unifying Elements

- The semi-rural atmosphere of the oak woodland and open space set the framework for a very informal, picturesque neighborhood. This character is to be reinforced by the landscape of each lot. The following is a list of some of the materials and elements that can act to unify the entire project:
  - Stone as used at the entry monuments.
  - Street trees as used along interior streets.
  - Shrubs and ground covers that compliment those used along streets.
  - Wood as found in the rail fencing along streets.
7.2 Fencing & Walls

Intent:

To emphasize the rural character and open views to the oak woodlands in the Rancho Grande area, view obstruction by fencing shall be minimized. Although designers and builders are required to minimize fencing, it is recognized that some designs may require fencing for privacy, screening, safety, or pet enclosure. The following guidelines are intended to allow these needs to be met, while still preserving the openness of the large parcels in Los Robles de Rancho Grande. These guidelines are in no way intended to limit the usable area of a Lot.

Definition:

Fence refers to any vertical structure made of wood, masonry, stone, metal, etc. used to enclose an outdoor space or screen an area from view. "Fences" may include walls and hedges, depending upon their location and function.

- Dark colors to match the colors of oak woodland.
- Native plant material to transition into open space areas.
- Decorative wood and iron as used in the street lights and signs.
- Indigenous and local historical materials.

- The use of artificial materials such as plastic plants or flowers, astro turf, or gravel gardens will be disapproved by the Committee.

* FENCING ALONG STREETS AND OPEN SPACE HAVE BEEN PROVIDED AS PART OF THE TRACT IMPROVEMENTS ACCORDING TO AN APPROVED MASTER FENCE AND SIGNAGE PLAN. FENCING ON INDIVIDUAL LOTS SHALL COMPLEMENT THE PROJECT FENCING.*

- Use fences to enclose outdoor spaces only where privacy, screening, safety, or separation of uses is necessary rather than attempting to enclose the maximum amount of space. (Examples of outdoor spaces that may need fencing are: Spa area, dining area, play area, pet enclosure, utility area, swimming pool, etc.)
• Alternatives to fencing such as building orientation, building design, and landscape design should be used to maximize privacy without the need for fences.

  ![Diagram](image1)

  Orient the building away from neighbors to create private outdoor space. Design of the building and/or privacy screens can create privacy. Landscape plants can create privacy as well as provide shade.

• Establish an appropriate height for the fence based on its function. Lower fences are encouraged to preserve views for you and your neighbors.

  ![Diagram](image2)

  A 3 ft. fence will provide boundaries for small children. A 6 ft. fence may be necessary to screen large trash bins. A 5 ft. fence can screen a utility area. A 4 ft. fence will keep animals out of a garden.

• Fencing of side yards shall be minimized so that homes appear to be farther apart and so that views from the street into open space and other scenic areas are preserved.

• LOT PERIMETER OR EXTENSIVE BOUNDARY LINE FENCING IS NOT PERMITTED NOR IS EXTENSIVE FENCING BETWEEN BUILDING SETBACK LINES AND PROPERTY LINES. Limited fencing along property lines and/or within setbacks may be permitted only within the context of the other fencing guidelines and only subject to the discretion of the Committee. (To determine your setbacks, see Setbacks Diagram in the Appendix.)
• GUIDANCE MARKERS ARE PROVIDED FOR REFERENCE TO LOT OWNERSHIP. OTHER THAN OFFICIAL SURVEY MARKERS, ONLY THESE GUIDANCE MARKERS SHALL BE USED TO INDICATE PROPERTY BOUNDARIES. Any movement or replacement of existing guidance monuments or placement of additional guidance markers shall be performed only as permitted by the Committee. Guidance markers shall not be painted or otherwise altered from their condition as installed. A Lot Owner shall be responsible to the Committee and Association for the cost of restoration of guidance markers removed, altered or damaged by such Lot Owner.

• ANY MOVEMENT OR REPLACEMENT OF HOMEOWNERS ASSOCIATION FENCING OR PLACEMENT OF ADDITIONAL HOMEOWNERS ASSOCIATION FENCING SHALL BE PERFORMED ONLY AS PERMITTED BY THE COMMITTEE.

• Fencing may not enclose more than 20% of the total Lot area. The Committee's judgement, reasonably applied, shall determine what constitutes "fencing" and whether area is "enclosed" within the meaning of these guidelines.

(Total Lot Area) x .20 = Maximum Fenced Area

Example: For a 15,300 square foot lot:

<table>
<thead>
<tr>
<th>Description</th>
<th>Calculation</th>
<th>Result</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Lot Area</td>
<td>= 15,300 sq. ft.</td>
<td></td>
</tr>
<tr>
<td>20% of Lot</td>
<td>= 3,060 sq. ft.</td>
<td></td>
</tr>
<tr>
<td>Max. Fenced Area</td>
<td>= 3,060 sq. ft.</td>
<td></td>
</tr>
</tbody>
</table>

• The maximum length for any one run of side fence shall generally be 30 feet. When a run of fence approaches a length of 30 feet, the fence must be offset at least 3 feet before continuing in the same direction. The offsets must be visually distinctive.
Wherever feasible, side yard fences should be a minimum of 6 feet from the house.

Any fencing between the front setback and the front property line must be 3 feet or less in height. Maximum height for any fencing in front of the building is 4'6". The Committee may grant an exception to this guideline in order to accommodate fencing integral to a particularly attractive gate design.

Maximum height for any fencing in side or backyards is 6 feet.

ALL DESIGNS AND MATERIALS OF FENCING AND WALLS MUST BE COMPATIBLE, IN THE JUDGEMENT OF THE COMMITTEE, WITH THE ARCHITECTURAL STYLE AND MATERIALS OF THE HOME, NEIGHBORING LOTS, THE RURAL CHARACTER OF THE SURROUNDINGS, AND THE ASSOCIATION FENCING AND LANDSCAPING. Of great importance in the design of a proposed fence are considerations of its necessity, aesthetic appearance, functional effectiveness and how it will affect neighboring lots, open spaces and public areas.

Samples of fencing and wall materials and colors shall be included or illustrated by color brochure pictures and sample boards with all plan submittals.

Stacked rock or battered base walls may be appropriate, as may be rail fences.

Except for fences or walls of very rustic materials such as stacked rock, the further fencing is from the house, then the less it shall be allowed to be 'visually massive' or 'visually opaque'. For instance stucco walls, or fences with massive stucco pilasters, must be intimately related to stucco portions of the house. They will not be allowed to extend long distances from the house.

CHAIN LINK, PRECISION BLOCK, AND SLUMPSTONE, IN PARTICULAR, ARE PROHIBITED FENCE MATERIALS. All materials will be considered for such attributes as their appearance, character, transparency, compatibility with surroundings and maintenance requirements.

Well designed decorative gates should be used to accentuate those fences and walls which are meant to be architectural elements. They can serve as an opportunity for creative expression, provided they are in character with the fence, the house and any outbuildings, and the surroundings.
7.3 Driveways & Hardscapes

Intent:

To minimize visual impacts which may be caused by large areas of hardscape.

- Hardscape areas should be minimized and their outlines softened by planting.

- **THE LOT OWNER SHALL NOT INSTALL SIDEWALKS ADJACENT TO THE STREET IN PLACES WHERE THEY WERE NOT INSTALLED WITH TRACT IMPROVEMENTS.**

- Paving materials should reinforce the architectural character of the house.

- An integral color added to concrete, and/or a highly textured finish, may reduce glare and better blend with other site elements.

- Please see Section 5.1, regarding paving under and around oak trees.

- Please see Section 4.3, for driveway layout considerations.

7.4 Planting

Intent:

To promote water conserving plant use in an informal style.

- **ALL PROPERTY, INCLUDING FRONT, SIDE AND REAR YARD AREAS, MUST BE LANDSCAPED EXCEPT FOR AREAS DESIGNATED ON THE LOT OWNER’S APPROVED PLAN AS NATURAL.** Areas designated as natural areas may only be those large areas which have not been disturbed in the process of development of Los Robles and/or are located at the edge of the oak woodland or within the woodland. A natural area must remain undisturbed except for fire management unless and until a subsequent plan is approved for it.

- Plant material should be used to soften structural edges and glass of the building. It may not be used to justify poor building design or to hide or mask objectionable features.

- Plants should be arranged in diverse, non-uniform groups and spaced to allow them to develop into massings which respect the character of the existing open space. Individually shaping and pruning of them should be avoided except for those intended as individual specimen or accent plants.
• Formal planting designs are restricted to courtyards and planting areas very close to the building. They shall not be used away from the building or at the perimeter of the Lot.

• Trees should be used to create an intimate scale, enclose spaces, and frame views, but their selection and placement must respect the long range views of the surrounding neighbors.

• AT LEAST SEVENTY-FIVE PERCENT OF PLANT MATERIAL MUST BE DROUGHT TOLERANT. THE FOLLOWING DIAGRAM SHOWS A SAMPLE OF GROUP PLANTING BY WATER REQUIREMENTS.

A. Maximum of 25% total landscape use of plant material that is less drought tolerant. To be used at entries and patios. Irrigate with efficient spray head, bubblers, or drip.

B. Lawn or lawn substitutes. Maximum turf use of 400 s.f. Spray irrigation.

C. Drought tolerant shrubs with drought tolerant ground cover below. Bubbler, spray, or drip irrigation.

D. Drought tolerant shrubs with mulch or shredded bark below. Drip irrigation.

E. Transition planting consisting of native species as a transition into natural open space.

• Careful consideration must be given to the plant selection and design of landscape areas bordering open space areas. These areas must act as a transition from the domestic landscape to the natural.

• All non-irrigated hydrosedding shall be applied during or just prior to the rainy season (October-March).
- Planting areas must be covered with bark mulch (approximately 3" thick) or equivalent at time of installation in order to increase the soil's ability to hold water and to reduce water requirements as well as to provide a clean finish to planting areas.

- Planting may be used to assist (in conjunction with other means) in screening less desirable use areas from public view, e.g. trash can enclosures, parking areas, storage areas, and public utilities.

- Care should be taken to not plant shrubs or trees in locations, and to not plant species, which as they mature will unreasonably interfere with views from neighboring Lots.

- See Appendix for a list of recommended drought tolerant plants.

7.5 Turf Areas

- A maximum of 400 square feet of turf is allowed per lot.

- Turf shall not be planted within the drip line of an existing oak tree. Preferably, turf should not be planted within 10' of the drip line.

- Turf can be used to increase the size of usable outdoor space and at focused high use areas rather than as a ground cover.

- Tall fescues are recommended as one of the best turf types for year round green and deep rooting which will provide a consistent look with less water.

- No turf should be used on slopes greater than 3:1 or 33%.

- Turf use in the front yard is discouraged.

- All turf areas should be a minimum of 6' to 8' wide.

7.6 Erosion Control

- In addition to hydroseeding or ground cover, all slopes shall be planted with at least one tree or shrub for every 100 square feet of area. These shall be clustered. Plants must be able to touch one another when fully grown.
• ALL SLOPES CREATED IN THE DEVELOPMENT OF LOS ROBLES OR IN THE DEVELOPMENT OF A LOT WHICH ARE 2 FEET OR MORE IN VERTICAL HEIGHT AND 5:1 OR GREATER IN SLOPE SHALL BE PLANTED WITH PERMANENT EROSION CONTROL PLANTING AND IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM. Irrigation may be temporary if plants can be established to survive well on natural rainfall.

• ALL SLOPE PLANTING MUST ACHIEVE 75% COVERAGE WITHIN THE FIRST YEAR OF PLANTING AND 100% WITHIN 18 MONTHS. Planting which does not meet this criteria must be promptly supplemented, renewed at least annually, with new planting until the requirement is met.

• PLANTING DESIGN FOR EROSION CONTROL SHOULD PROVIDE BOTH SHORT AND LONG TERM SLOPE STABILITY THROUGH A PLANT PALLET WHICH INCLUDES SHORT LIVED, FAST GROWING SLOPE STABILIZING GROUND COVER, LONG LIVED GROUND COVER AND SHRUBS AND LONG LIVED TREES AND SHRUBS. This mix of plant material is intended to provide the necessary slope stability as well as an attractive appearance.

• See Appendix for a list of recommended plants for erosion control.

7.7 Irrigation

Intent:

To require of each Lot Owner an efficient and long-term water system for the establishment and maintenance of a drought tolerant landscape.

• All domestic or non-native planting areas shall include permanent, automatic irrigation to ensure proper plant health.

• All irrigation systems shall separate turf areas from shrub and ground cover areas as well as separate all planting according to orientation, exposure, and slope.

• ALL IRRIGATION SHALL INCLUDE BACK FLOW PREVENTION (PER LOCAL CODE).

• LOT OWNERS SHALL USE DRIP OR OTHER EFFICIENT IRRIGATION TO CONSERVE WATER WHEREVER FEASIBLE.

• All spray head systems shall be designed to have head to head coverage.
- All irrigation schedules are to be adjusted no less often than quarterly to meet plant requirements. Irrigation clocks shall be programmed to operate during low water demand periods of the day, such as early mornings.

- All irrigation systems are to be routinely adjusted to minimize run-off and discharge of water onto adjacent hardscape or properties. Run times for all stations are to be adjusted to reduce run-off.

- All irrigation systems, to the maximum extent feasible, shall be designed to apply water slowly in order to reduce run-off. Irrigation systems for slope areas shall not apply water at a precipitation rate of over .8 inches per hour.

- All irrigation systems shall include rain sensors and/or soil moisture sensors. These devices will prevent the operation of the irrigation system during rain or when the soil is still very moist.

- Irrigation systems around oak trees are to be adjusted to reduce any over spray and to assure protection from over watering.

- Lot Owners are encouraged to design their landscaping and irrigation systems so that rainwater is collected from building run-off and used to supplement landscape irrigation. The following examples demonstrate some possibilities.

  - Collect rainwater run-off into a tank and use for drip irrigation.

WATER CONSERVATION AND HOME-SITE STORM WATER MANAGEMENT SCHEMATIC

[Diagram of water conservation and storm water management system]
- Disperse and/or divert water as it escapes downspouts to flow into landscape areas rather than street, taking precautions and utilizing techniques and devices to prevent erosion.

- Collect water at the downspout in containers which can then be used to water potted plants or landscape areas protected from rainfall.

- Pop-up irrigation heads should be used along walks and hardscape.

### 7.8 Fuel Modification

**NOTE: THIS ENTIRE SECTION IS COMPOSED OF STANDARDS.**

**Intent:**

The provisions of this section are applicable to Lots 29-41, 46-50, 52, 53, 60-62, 67-71, and 73-75, which are adjacent to permanent open space areas. They are intended to reduce risk of fire outside the home by managing and maintaining existing vegetation and new plantings adjacent to oak woodlands, while causing as little impact to wildlife as is feasible.

During construction of tract improvements, the developer performed the initial fuel modification as designated in the Fuel Modification Plan (the "Plan"), which is in the Appendix. Periodically thereafter maintenance of this modification needs to be performed. Zones 1 and 2 under the Plan are located on the private residential Lots. The Lot Owner of each of the subject Lots, regardless of whether his/her Lot has yet been improved with a home, is required by the CC&R's to perform this maintenance work on his/her Lot. Zone 3 is located in permanent open space. Maintenance of Zone 3 shall be the job of the Association and is not to be performed by individual Lot Owners.

This Fuel Modification section is included in the Design Manual because, at the option of the Committee, a) a Lot Owner must be in compliance with the Plan either at the time of application for Committee approval of a proposed improvement, or b) come into compliance with it in the course of performing the approved improvements, and c) the Plan dictates the type of landscaping allowable in certain areas of the affected Lots.

**IMPORTANT NOTE!** The Committee may place in abeyance, by written notice to the Lot Owner, any application of that Lot Owner during any period of time that the subject Lot is not in conformance with the Fuel Management Plan. The Committee may require written confirmation from the City Fire Chief that the Lot is in compliance with that Plan before proceeding with its consideration of the application.
- Careful thought must be given to planting along the edge of the oak woodland, regardless of whether the planting area is within the area covered by the Fuel Modification Plan. Any new planting should not act as a fire ladder from the grasses up into the oak trees.

- Near oak woodland follow zone planting concepts shown in the diagram in Appendix of this Manual. See Appendix for a list of recommended plants for fire retardance.

- The landscape plan comprising or accompanying any application for Committee approval shall be in complete conformance with the Fuel Modification Plan for all areas covered mutually by the Plan and the application.

- Mow wild grasses yearly or as required by the City Fire Department.
- Near oak woodland, but on your own Lot only, selectively thin vegetation and maintain fuel breaks in accordance with the concepts shown in the Fuel Modification Plan. The following diagram describes the type of modification to be performed in each zone.

![Diagram showing before and after modification of vegetation and landscaping](image)

1. **Before**
   - **Zone 1**: POTENTIAL CONDITIONS
     - Tree limbs too close to ground (creates fuel ladder)
     - Shrubs and grasses too high and close to trees
     - Build-up of leaf litter and dead plant material
   - **Zone 2**: Undisturbed Native Vegetation
   - **Zone 3**: Open Space

2. **After**
   - **Zone 1**: Selective pruning and landscaping and irrigation thinning of native vegetation every 6-7 years
   - Only native fire-resistant planting in Zone 2
   - Weedwhip grasses yearly
   - Selective removal of dead plant material and heavy tree litter while maintaining habitat value

- Generally, cutting of the grass must be performed in Zones 1 & 2 at least once per year. Tree pruning and brush thinning in Zone 2 must be performed not less often than as dictated to affected Lot Owners by the Association (who will be advised by the City Fire Chief) and in strict accord with the Plan.
Landscape Structures

Intent:

To require compatibility of landscape structures (decks, trellises, arbors, gazebos, etc.) with the scale and character of other design elements in Los Robles.

- Landscape structures should be used to provide entry accents, shade, focal points, or gateways.

- These elements may be integral parts of the buildings or freestanding structures; however, even freestanding structures must be carefully incorporated into the site design.

- All structures must be of appropriate scale within the site design.

- All structures must be constructed primarily of wood or wood with other compatible materials, e.g. stone, concrete, etc., approved by the Committee. Metal (except as hardware for wood construction) and plastics are prohibited as materials for landscape structures. Children's swingsets, slides and other gymnastic apparatus may be of metal or plastic provided they are not highly reflective or brightly colored and are unobtrusive to neighbors.

- Redwood and Douglas Fir are the preferred woods for landscape structures and will require less maintenance.

- Landscape structures preferably should be either stained naturally or painted in dark, natural appearing colors. Any other colors applied to these structures must be demonstrably complimentary to the buildings and all colors must be approved in advance by the Committee. White may be found acceptable.

- Placement of structures must conform to all setbacks and must consider visual impacts. In addition, no covered or enclosed structures will be allowed within the setbacks from open space areas as shown on the Setbacks Diagram.

- WITHIN THOSE SETBACKS FROM OPEN SPACES, MINOR IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO BENCHES, OBSERVATION DECKS, AND SPAS MAY, IN THE DISCRETION OF THE COMMITTEE, BE PERMITTED PROVIDED THEY DO NOT EXTEND ABOVE ANY OAK TREE CANOPY NOR EXTEND CLOSER THAN 10 FEET TO ANY CANOPY.
7.10 Art/Sculpture

Intent:

To require that the use of art and sculpture in the landscape, albeit an intimate personal expression, be compatible with the scale and character of a rural residential development.

- Art and sculpture which is subtle in nature may be permitted, subject to prior approval of the Committee.
- Art pieces shall be located in intimate spaces.
- Plastic or plaster facsimiles of human, animal, or plant figures are discouraged and, if used at all, must be minimized and/or confined to rear yards.
- The use of large, bold, or highly visible art is prohibited.

7.11 Landscape Lighting

Intent:

To provide subtle, soft lighting for safety and security to each home, while enhancing desirable design elements. To discourage glare, garish light fixtures, and excessive lighting of outdoor spaces.

- THE APPLICANT SHALL PREPARE A LIGHTING PLAN, WHICH SHALL BE SUBJECT TO THE APPROVAL OF BOTH THE COMMITTEE AND THE CITY PLANNING DIRECTOR.
- LIGHT FIXTURE SELECTION SHALL BE COMPATIBLE WITH THE ARCHITECTURAL CHARACTER OF THE BUILDING AND THE CHARACTER OF THE NEIGHBORHOOD.
- The color, size and number of fixtures should be carefully considered to enhance rather than be overpowering. Quality and well directed lighting are the goals. Do not specify too many light fixtures.
- ALL LIGHTING AND ELECTRICAL WORK MUST BE CONSTRUCTED TO MEET THE MOST RECENT EDITION OF PG&E's ENERGY CONSERVATION HOME STANDARDS.
- Low voltage lighting conserves energy and must be used in the landscape lighting whenever possible.
- ALL EXTERIOR LIGHTING, INCLUDING THAT FOR CONTINUING SECURITY USE SHALL BE UNOBTRUSIVE AND DESIGNED TO AVOID GLARE ONTO NEIGHBORING HOMES OR PUBLIC AREAS. FIXTURES SHALL BE SELECTED AND ARRANGED SO THAT THEY DIRECT ILLUMINATION DOWNWARD AND NOT INTO THE SKY. Adequate outdoor lighting should be provided to ensure safety,
but light levels must not be a nuisance to adjacent properties. Lighting should not cast glare or "spill over" onto adjacent lots.

- Security lighting where necessary shall be hooded, recessed, or located in such a manner that lighting illuminates only the intended area avoiding off-site glare or spilling over of unnecessary illumination. Hand-switched emergency, or short term motion-detecting, lighting shall be designed to minimize its impact on neighboring properties but shall not be as restricted as that intended to be used on a continuous basis.

  ![Lighting illustration](lighting_hooded.png)

  Lighting shall be hooded and directed downward

  ![Lighting illustration](lighting_not_spill.png)

  Lighting must not spill over an adjacent lot or be directed upward

- Motion detectors used for security lighting shall be adjusted so as not to be activated by pedestrians on the public sidewalk.

- Light sources for wall washing and tree lighting shall be concealed.
• No lights will be allowed on the top of any structure. Light fixtures used as bold ornaments on columns are prohibited.

• Lighting should be used only to accent focal points and danger areas, not the entire yard or patio (no flood lighting except for short term intruder detection). Path lighting must be subtle and allow pedestrians to find their way without being excessive.

• Colored lights are prohibited.

7.12 Maintenance

Intent:

To require homeowners to diligently care for an approved and implemented landscape for the benefit of the entire neighborhood. This is a requirement of all Lot Owners under the CC&R's. The following provisions are contained in this Design Manual in order to help the Lot Owner prepare, during the period of construction, for later meeting this responsibility.

• Lot Owners should direct their landscape architects and contractors to design and install long lasting and low maintenance plantings and outdoor space improvements.

• Regular and necessary care of wood products is required. Painting and water sealing shall not be neglected.

• Repairs to hardscape items and replacement of expired plantings shall be timely and not exceed 3 months without approval by the Committee.

• ALL LANDSCAPED AREAS SHALL BE MAINTAINED DILIGENTLY TO ENSURE PROPER HEALTH, GROWTH AND APPEARANCE OF ALL LANDSCAPING.

• ALL AREAS SHALL BE KEPT FREE FROM DEBRIS, TRASH AND NOXIOUS WEEDS.

• OAK TREES MUST NOT BE TRIMMED OR PRUNED IN ANY WAY UNLESS A PERMIT FOR SUCH WORK HAS BEEN GRANTED AS OUTLINED IN THE OAK TREE PROTECTION SECTION OF THIS DOCUMENT.

• LOT OWNERS LIVING ALONG THE OAK WOODLAND MUST NOT DISTURB OAK WOODLAND IN OPEN SPACE ADJACENT TO (ZONE 3 ON THE FUEL MODIFICATION PLAN, OR WITHIN THEIR LOT Zone 2) FOR ANY REASON, UNLESS SUCH WORK IS ALLOWED BY THIS DESIGN MANUAL, THE CC&R’s, OR IS APPROVED BY THE CITY OF ARROYO GRANDE.
8.0 CONSTRUCTION PROTOCOL

ALL PROVISIONS OF THIS SECTION 8 ARE STANDARDS.

Goal:

To set forth the obligations of the Owner, his/her consultants, contractors, subcontractors, suppliers and workmen while they are on the construction site. This Section is intended as a summary of major concerns only, and does not limit the detailed provisions of the Declaration and Design Manual. Unless indicated otherwise in this Section 8, all references to a particular "Section" shall be to the section of that number in this Design Manual.

- The Lot Owner, as principal, shall be responsible for all activities or omissions of his/her consultants, contractors, subcontractors, suppliers and workmen, as his/her agents while they are on Los Robles or as their activities or omissions affect Los Robles. All such activities or omissions shall conclusively be deemed authorized by the Lot Owner, regardless of whether or not actually authorized by the Lot Owner. As discussed in this Manual, the activities or omissions of the "Owner" shall include the activities and omissions of those agents.

- Prior to allowing any consultant, contractor, subcontractor, supplier or workman to perform any activity on the Lot, the Lot Owner shall fully educate such person as to all potential responsibilities of that person arising under the Declaration, this Design Manual, rules of the Committee, and any other regulations of the City or other jurisdiction affecting that activity.

- All activities in pursuit of development of a Lot shall be according to compliance with all regulations of the City of Arroyo Grande, the Declaration and this Design Manual. All required permits and authorizations shall be obtained prior to such activities.

- When foundation forms are in place, but before pouring concrete, the Owner shall supply the verification of the Finish Floor Elevations required pursuant to Section 3.14.

- The Owner shall make timely request for inspections by the Committee Representative as described in Section 3.14.
Once a proposed work of improvement has been approved, no material modifications (as determined by the Committee or its authorized representative) shall be made without a separate submittal to, and review and approval by, the Committee as described in Section 3.14.

During grading, all topsoil should be removed and stored on-site, taking erosion control measures to protect it, and, after completion of grading be redistributed on scarred areas. All new banks or slopes shall be planted to aid erosion control and to reduce the adverse visual impacts. Irrigation shall be provided for such planted areas, at least until the planting is established.

There shall be no material change in grade or ground level nor interference with the established drainage pattern over any property within the project unless adequate provision is first made for proper drainage, and which provision is first approved by the design committee and the City.

The Owner shall strictly comply with all oak tree setbacks as described in Section 4.7 and all oak tree protection measures described in Section 5. Prior to grading or construction, Owner shall call upon City staff to inspect the site to verify tree flagging and fencing. City staff shall inspect the site prior to installation of underground utilities to verify correct placement. Conformance inspections shall be performed by City staff, with adequate advance notice given by Owner, at the City's discretion.

The construction site shall be kept free of fire hazards from the start of construction until final inspection and individual Lots shall be maintained as outlined in City of Arroyo Grande Ordinance No. 394 C.S. regarding construction job-site maintenance and cleanliness. No burning of construction materials shall be allowed. Where feasible, wood waste shall be segregated from other waste and salvaged for biomass conversion. Containers shall be provided for glass and aluminum collection and recycling.

The emergency phone number of the Fire Department shall be posted near all telephones on the site immediately following the beginning of construction.

Temporary restroom and sanitation facilities shall be on the job-site and be properly maintained until finish of all construction, as per City of Arroyo Grande Ordinance No. 393 C.S.
- Construction activities shall be limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 4:00 p.m. on Saturdays. No audible construction activity shall be permitted outside of the above hours or at any time on Sundays. Radios shall not be played so as to be audible beyond Owner's Lot.

- All dogs belonging to contractors, subcontractors and workmen shall at all times be confined to vehicles or tied up on Owner's Lot.

- It is the contractor's responsibility to use watering, dust fences, or other methods as directed by the City, to control dust throughout the construction operation.

- All grading construction debris materials shall be removed and disposed into an approved dump site prior to any excavation or fill operations and/or as directed by the City.

- Owner shall keep his/her Lot in a neat, clean and orderly appearance through all stages of development.

- The Owner shall be responsible for daily removal and clean-up of any spill on public streets during his/her entire grading operations.

- The Owner shall prevent construction debris from escaping from the Lot and shall, not less often than daily, pick up and dispose of any such materials which escape from the Lot.

- Owner shall promptly comply with all requests of the Committee (including those of its Representative) regarding the orderliness and appearance of the Lot during all stages of construction.

- No access across, nor storage of materials upon, or other use of Association property or neighboring Lots shall be allowed without prior written permission of the owner of such property.

- Recommendations contained in the "Soil Engineering Report for Rancho Grande, Phases 1A and 1B", September 1988 by Buena Engineers, Inc., shall be implemented during all phases of the subdivision and construction.

• Owner shall protect and/or replace or repair to the satisfaction of the Committee all Association landscaping, fencing, monuments and boundary guidance markers which are damaged, removed or destroyed by anyone during construction.

• Nothing shall be stored or disposed of in the Common Area without the prior consent of the Committee.

• A single modestly sized and tasteful, as determined in the sole discretion of the Committee or Board (in any event not to exceed 30 square feet), sign may include designation of the architect, general contractor, subcontractors, suppliers, construction lender, etc. and may be placed upon the Owner’s Lot while a dwelling is then actually being constructed. See Section 8.10 of the Declaration.

• A single sign advertising the Owner’s Lot for sale or rent may be displayed on that Lot, without prior approval of the Committee or Board, provided that such sign is, in the opinion of the Committee, of reasonable and customary size (not to exceed 15 square feet). Such signs may also be displayed at such additional location or locations, if any, as shall be specifically designated for such purpose by the Committee or Board, provided they meet any restrictions for such signs also set by the Committee or Board.

• See Section 6.4.1.3 of the Declaration regarding the removal of unauthorized signs.
APPENDIX A

Topographic Study Requirements -- See Form LRDC-1
Form LRDC-1 Design Submittal
Form LRDC-2 Construction Document Submittal
Form LRDC-3 Project Submittal
Form LRDC-4 Application Supplement
Form LRDC-5 Construction Agreement
Form LRDC-6 Inspection Request Form
Form LRDC-7 Notice of Completion Form
DESIGN COMMITTEE
LOS ROBLES DE RANCHO GRANDE - TRACT 1994
DESIGN SUBMITTAL

LOT No. ___ Street Address ____________________________

Type of Submittal (Check all that apply):

( ) Initial Home Construction/Landscape
( ) Home Alteration/Addition (Major Improvement)
( ) Landscape Alteration/Addition (Major Improvement)

Property Owner(s): ____________________________________________

Home Address: ________________________________________________
Phone: Home____________________ Fax ______________________ Work____________________

Architect/Designer: _____________________________________________
Address: ______________________________________________________
Fax: __________________________

Engineer (if known): ____________________________
Address: ______________________________________________________
Fax: __________________________

Landscape Architect: ____________________________
Address: ______________________________________________________
Fax: __________________________

General Contractor (if known): ____________________________
Address: ______________________________________________________
Fax: __________________________

Authorized Representative (if applicable): ________________________
(Letter of authorization must be attached - See Design Manual for requirements)
Address: ______________________________________________________
Phone __________________ Fax __________________
The Design Committee ("Committee") was created pursuant to the Los Robles de Rancho Grande Declaration of Restrictive Covenants ("Declaration") and exists at Los Robles to maintain high standards for the design, development and use of the homes and property. When an Owner wishes to construct a home or outbuilding, remodel an existing structure, install landscaping, substantially modify existing landscaping or conduct any activity which constitutes a "major improvement" as determined by the Committee, application is required to be made to, and approved by, the Committee using this form. Completion of the following pages will provide the Committee with the information necessary to review the proposed improvement for compliance with the Declaration, the Design Manual and the Rules and Regulations of the Committee. The items listed below must be included in the Design Submittal and will be considered by the Committee prior to approval of the proposed improvement. Please review, comply with and then check off each item included in the space provided.

A. TOPOGRAPHIC STUDY (must be based on field survey)
   _____ 1. Minimum scale: 1"=10' (include graphic scale, north arrow)
   _____ 2. Property lines dimensioned with bearings, distances & curve data including all building setback lines & easement lines.
   _____ 3. Study based upon City of Arroyo Grande Datum (assumed datum is not acceptable); Bench Mark to be noted.
   _____ 4. Contours at 1 foot maximum intervals (label contour lines).
   _____ 5. Existing trees noting locations and diameters of trunks 2 inches or greater, tree species and showing drip lines.
   _____ 6. Existing terrain features including wooden boundary guidance markers, rock outcroppings, drainage swales, driveway aprons, sidewalks, retaining walls, fencing, etc. (indicate materials)
   _____ 7. Existing structures on and within 20 feet of property.
   _____ 8. Utility lines service stub-outs including water, sewer, electric, telephone, cable T.V., gas.
   _____ 9. Present in format 24" high by 36" wide, including border not less than 1" on left side, and not less than 1/2" on all other sides. Each sheet shall have a title block at least showing Lot number, preparer's name, sheet title, date.
   _____ 10. Prepared & signed by qualified licensed land surveyor or civil engineer.

B. SITE PLAN (may be combined with Preliminary Grading Plan)
   _____ 1. Must be overlaid upon Topographic Study
   _____ 2. Building locations (houses, garages, outbuildings, decks, adjacent homes)
3. Dimensions to property lines

4. Disposition of all existing trees (i.e., save, remove, prune, transplant) including tree protection measures; description of the degree of pruning if needed

5. Landscape elements (pools, spas, decks, patios, etc.)

6. Finished floor elevations & key spot elevations

7. Utility line connections to house & other structures (electric, water, telephone, cable T.V., gas)

8. Driveway, walks, and parking (indicate materials)

9. Fencing and/or privacy screening

10. Trash receptacle location and screening

11. Utility meter location and screening

12. Proposed primary view; neighboring views

13. Construction staging and access areas including construction debris & materials storage areas

14. Temporary structures including portable restroom, materials storage shed, etc.

C. PRELIMINARY GRADING AND DRAINAGE PLAN (may be combined with Site Plan)

1. Must be overlaid upon Topographic Study

2. Limits of disturbance

3. Finished contours & key spot elevations

4. Indicate cut/fill slope ratios (horizontal to vertical) & driveway grades (percent)

5. Location, configuration, height, materials, and color of proposed retaining walls

6. Conceptual drainage from all ground and other surfaces to points of discharge at street or at adjacent properties (include description of methods & devices utilized in order to prevent undue concentration or velocity on adjacent properties)

7. Finish floor elevations & provision for positive drainage away from all structures

8. Amount, type and location of fill and/or excavation materials on site or to be imported to or removed from site

9. Designate newly created banks and slopes & describe general methods & devices for
overall erosion control

D. PRELIMINARY TREE REMOVAL & PROTECTION PLAN (must be provided for sites including a tree greater than 4 inches in diameter). This plan may be combined with Site Plan, Preliminary Grading Plan and/or Landscape Plans. If a separate plan is not used, indicate specifically where each of the below elements is shown.

1. Disposition of all existing trees. Shown:

2. Tree protection fencing. Shown:

3. Special utility trenching. Shown:

4. Tree replacement provisions. Shown:

E. ELEVATIONS

1. Scale: All elevations, 1/8" = 1'0" or larger

2. All exterior building features (roof, siding, fireplaces, railings, trims, foundation, house numbers, lighting fixtures, etc.)

3. Door, window and skylight openings

4. Electric meter location & screening

5. Note all material and finishes - call out manufacturers and models where known, including for windows, doors, etc.

6. IMPORTANT: Show the original and finish grades and elevations of the site, the proposed structure's floor line elevations, and the roof ridge line & peak elevations (all per City of Arroyo Grande datum)

7. All exterior views must be depicted

F. FLOOR PLAN(S)

1. Minimum scale: 1/8" = 1'0", Showing Overall Dimensions of Rooms, etc.

2. Door, window and skylight openings

3. Walls and partitions

4. Stairways

5. Exterior lights
6. Decks and porches
7. Electric meter location
8. North arrow
9. Trash receptacles (locations, how screened and access)
10. Type and location of heating system and cooling system (if planned)

**G. PRELIMINARY LIGHTING PLAN** This plan may be combined with Site Plan, Floor Plans, Elevations and/or Landscape Plans. If a separate plan is not used, indicate specifically where each of the below elements is shown.

1. Exterior building lights. Shown: ________________________________
2. Landscape lighting. Shown: ________________________________

**H. LANDSCAPE PLANS** (must be separate plans)

1. Minimum scale: 1" = 10'
2. North arrow
3. Must incorporate Preliminary Grading Plan finished contours
4. Existing trees and major vegetation showing sizes, species, and those elements to be removed or trimmed
5. All property lines, property guidance markers, existing HOA fencing, monumentation and plantings, driveway apron, setbacks and easements
6. All existing and proposed drainage structures
7. Existing and proposed utility lines (electric, water, sewer, telephone, cable T.V., gas)
8. Locations, lay-out and horizontal dimensions of all structures constituting existing and proposed improvements, including out-buildings, decks, patios, pools, spas, retaining walls, fences, gates, etc.
9. Driveways, sidewalks, walkways and parking
10. Planting schedules with plant names and sizes, including common names
11. Planting plan showing at least common names, sizes and locations of all trees, shrubs, ground covers, etc. (specifically note any replacement trees.) Indicate mature heights for trees and shrubs. Show areas designated for vegetable gardens.
12. Low water use & drought resistant species emphasized

13. Conceptual irrigation plan, including backflow preventers and shut off valves, type of irrigation by zones, etc.

I. COLOR & MATERIALS (Supplemental to Color Board - described in detail)

_____ 1. Exterior walls finish materials & colors: ____________________________

_____ 2. Trim materials & color:
   a. Fascia ____________________________
   b. Doors ____________________________
   c. Windows __________________________
   d. Garage Doors _____________________

_____ 3. Roofing: __________________________

_____ 4. Eaves: __________________________

_____ 5. Exterior openings:
   a. Doors (material & finish)____________________
   b. Windows (material & finish)_________________
   c. Skylights (material & finish)_________________
   d. Garage door (material & finish)______________

J. ATTACHMENT(S)

_____ 1. Application Fee: $___________

_____ 2. Statement identifying each "deviation" from a "requirement." No. of Pages ___.

_____ 3. Statement identifying each "exception" from a "standard." No. of Pages ___.

_____ 4. Statement identifying each relaxation of a "guideline." No. of Pages ___.
K. APPLICANT'S ACKNOWLEDGEMENT:

I certify that to the best of my knowledge the information contained in this submittal is true and correct.

Printed Name of
Owner/Representative

Signature of
Owner/Representative

Executed on ______________, 199_ at ________________________

FOR COMMITTEE USE ONLY:

1. Date Application Received by Committee: ______________, 199_

   (should coincide with the date of Committee's written receipt for the submittal provided to Owner)

2. Date Application Determined Complete: ______________

3. Date Notice of Complete Application Sent to Applicant: ______________

4. Lots Determined Entitled to Notice of Initial Hearing: ______________

5. Date Notices of Hearing Sent to: Applicant: ______________

   Planning Director: ______________ Neighboring Lots: ______________

6. Date of Initial Noticed Hearing: ______________
DESIGN COMMITTEE

LOS ROBLES DE RANCHO GRANDE - TRACT 1994

CONSTRUCTION DOCUMENT SUBMITTAL

LOT No. _____ Street Address _____________________

Type of Submittal (Check all that apply):

( ) Initial Home Construction/Landscape
( ) Home Alteration/Addition (Major Improvement)
( ) Landscape Alteration/Addition (Major Improvement)

Property Owner(s):__________________________________________________________

Home Address:_____________________________________________________________

Phone: Home __________________ Fax __________________ Work __________________

Architect/Designer:___________________________________________________________

Address:___________________________________________________________ Fax_____

Engineer (if known):__________________________________________________________

Address:___________________________________________________________ Fax_____

Landscape Architect:_________________________________________________________

Address:___________________________________________________________ Fax_____

General Contractor (if known):_________________________________________________

Address:___________________________________________________________ Fax_____

Authorized Representative (if applicable):
(Letter of authorization must be attached - See Design Manual for requirements)

Address:___________________________________________________________ Phone____ Fax_____

Ver 6/20/94
The Los Robles de Rancho Grande Design Committee ("Committee"), as directed in the Los Robles de Rancho Grande Design Manual, must review the Construction Document Submittal for conformance with the Design Submittal. This requirement is in addition to the higher level of detail which is required by the Design Manual for this subsequent submittal.

The following is a list of items expanded upon from the Design Submittal application which must be included in the Construction Document Submittal. Please note that items previously included in the Design Submittal may require additional information herein. Added or expanded subject matter items are identified by "★".

The items and levels of detail contained herein are those required for review by the Design Committee and do not necessarily represent the entirety of information required by the City for its plan check.

Please review, comply with, and then check off each item included.

A. **TOPOGRAPHIC STUDY** (must be based on field survey)

1. Minimum scale: 1"=10' (include graphic scale, north arrow)
2. Property lines dimensioned with bearings, distances & curve data including all building setback lines & easement lines.
3. Study based upon City of Arroyo Grande Datum (assumed datum is not acceptable); Bench Mark to be noted.
4. Contours at 1 foot maximum intervals (label contour lines).
5. Existing trees noting locations and diameters of trunks 2 inches or greater, tree species and showing drip lines.
6. Existing terrain features including wooden boundary guidance markers, rock outcroppings, drainage swales, driveway aprons, sidewalks, retaining walls, fencing, etc. (indicate materials)
7. Existing structures on and within 20 feet of property.
8. Utility lines service stub-outs including water, sewer, electric, telephone, cable T.V., gas.
9. Present in format 24" high by 36" wide, including border not less than 1" on left side, and not less than 1/2" on all other sides. Each sheet shall have a title block at least showing Lot number, preparer's name, sheet title, date.
10. Prepared & signed by qualified licensed land surveyor or civil engineer.
b. SITE PLAN (may be combined with Grading Plan)

1. Must be overlaid upon Topographic Study

2. Building locations (houses, garages, outbuildings, decks, adjacent homes)

3. Dimensions to property lines - determined to survey accuracy (0.01 ft) with ties from at least two building lines or corners to at least two property lines

4. Disposition of all existing trees (i.e., save, remove, prune, transplant) including tree protection measures; description of the degree of pruning if needed

5. Landscape elements (pools, spas, decks, patios, etc.)

6. Finished floor elevations & key spot elevations

7. Utility line connections to house & other structures (electric, water, telephone, cable T.V., gas)

8. Driveway, walks, and parking (indicate materials)

9. Fencing and/or privacy screening

10. Trash receptacle location and screening

11. Utility meter location and screening

12. Proposed primary view; neighboring views

13. Construction staging and access areas including construction debris & materials storage areas

14. Temporary structures including portable restroom, materials storage shed, etc.

c. TREE REMOVAL & PROTECTION PLAN (must be provided for sites including a tree greater than 4 inches in diameter). This plan may be combined with Site Plan, Preliminary Grading Plan and/or Landscape Plans. If a separate plan is not used, indicate specifically where each of the below elements is shown.

1. Disposition of all existing trees. Shown: ____________________________

2. Tree protection fencing. Shown: ____________________________

3. Special utility trenching. Shown: ____________________________

4. Tree replacement provisions. Shown: ____________________________
D. **GRADING AND DRAINAGE PLAN** (may be combined with Site Plan)

1. Must be overlaid upon Topographic Study

2. Limits of disturbance

3. Finished contours & key spot elevations

4. Indicate cut/fill slope ratios (horizontal to vertical) & driveway grades (percent)

5. Location, configuration, height, materials, and color of proposed retaining walls (including construction details)

6. Specific design of drainage from all ground and other surfaces to points of discharge at street or at adjacent properties including construction details (include description of methods & devices utilized in order to prevent undue concentration or velocity on adjacent properties)

7. Finish floor elevations & provision for positive drainage away from all structures

8. Amount, type and location of fill and/or excavation materials on site or to be imported to or removed from site

9. Designate newly created banks and slopes & describe general methods & devices for overall erosion control (including construction details)

10. Prepared & signed by registered civil engineer, licensed architect, or licenced landscape architect (including current date & signature as of this plan)

11. Incorporation of site specific geologic and geotechnical engineering study as well as provisions soils engineering reports referenced in the Design Manual

12. Provision for top soil restoration

E. **FOUNDATION PLAN**

1. Type & dimensions of all foundations

2. Exterior building line in relation to foundation (cantilevers, piers, etc)

F. **ELEVATIONS**

1. Scale: All elevations, 1/4" = 1'0"
2. All exterior building features (roof, siding, fireplaces, railings, trims, foundation, house numbers, lighting fixtures, etc.)

3. Door, window and skylight openings

4. Electric meter location & screening

5. Note all material and finishes - call out manufacturers and models where known, including for windows, doors, etc.

6. IMPORTANT: Show the original and finish grades and elevations of the site, the proposed structure's floor line elevations, and the roof ridge line & peak elevations (all per City of Arroyo Grande datum)

7. All exterior views must be depicted

8. Full dimensions for all view

G. FLOOR PLAN(S)

1. Minimum scale: 1/4" = 1'0"

2. Door, window and skylight openings

3. Walls and partitions

4. Stairways

5. Exterior lights

6. Decks and porches

7. Electric meter location

8. North arrow

9. Trash receptacles (locations, how screened and access)

10. Type and location of heating system and cooling system (if planned)

11. Full dimensions for all spaces

12. Identification of all features & accessories
H. **LIGHTING PLAN** This plan may be combined with Site Plan, Floor Plans, Elevations and/or Landscape Plans. If a separate plan is not used, indicate specifically where each of the below elements is shown.

1. Exterior building lights. Shown: __________________________

2. Landscape lighting. Shown: __________________________

I. **ROOF PLAN** (may be combined with Site Plan and/or Grading & Drainage Plan)

1. Minimum scale: 1" = 10' (include north arrow)

2. Dimensioned layout including overhangs & eaves

3. Overhang & eaves details

4. Roof drainage system

5. Roof penetrations

J. **LONGITUDINAL & TRANSVERSE SECTIONS**

1. Section(s) through each major axis and other significant spaces

2. Depiction & dimensioning of all interior heights & volumes.

K. **AUXILIARY PLANS & DETAILS**

1. Plumbing Plan (Check here if fire sprinklers required [ ])

2. Electrical Plan

3. Mechanical Plan

4. Full construction, structural and architectural details

L. **LANDSCAPE PLANS** (must be separate plans)

1. Minimum scale: 1" = 10'

2. North arrow

3. Must incorporate Preliminary Grading Plan finished contours
4. Existing trees and major vegetation showing sizes, species, and those elements to be removed or trimmed

5. All property lines, property guidance markers, existing HOA fencing, monumentation and plantings, driveway apron, setbacks and easements

6. All existing and proposed drainage structures

7. Existing and proposed utility lines (electric, water, sewer, telephone, cable T.V., gas)

8. Locations, lay-out and horizontal dimensions of all structures constituting existing and proposed improvements, including out-buildings, decks, patios, pools, spas, retaining walls, fences, gates, etc.

9. Driveways, sidewalks, walkways and parking

10. Planting schedules with plant botanical and common names, sizes, quantities and spacing

11. Planting plan showing plant locations, names, sizes and spacing for all trees, shrubs, ground covers, etc. (specifically note any replacement trees.) Indicate mature heights for trees & shrubs. Show areas designated for vegetable gardens.

12. Low water use & drought resistant species emphasized

13. Specific Irrigation Plan
   a. Mainlines, laterals, irrigation heads, etc.
   b. Point of Connection, meter, backflow prevention device, shut off valves, etc.
   c. Pressure & flow date; discussion of low-water use techniques

14. Full dimensions for all areas, hardscape elements, etc.

15. Construction details (walls, fences, paving, decks, irrigation components, etc.)

16. Soil preparation, staking methods & planting methods for all trees & other types of plant materials

17. Discussion & details of erosion control systems during plant establishment

M. COLOR & MATERIALS (Supplemental to Color Board - describe in detail and include specifications for quality of all materials and workmanship)
1. Exterior walls finish materials & colors:

2. Trim materials & colors:
   a. Fascia
   b. Doors
   c. Windows
   d. Garage Doors

3. Roofing:

4. Eaves:

5. Exterior openings:
   a. Doors (material & finish)
   b. Windows (material & finish)
   c. Skylights (material & finish)
   d. Garage door (material & finish)

N. ATTACHMENT(S)

1. Statement identifying each "deviation" from a "requirement." No. of Pages __.

2. Statement identifying each "exception" from a "standard." No. of Pages __.

3. Statement identifying each relaxation of a "guideline." No. of Pages __.

4. Other (specify): ____________________________
   Number of Pages __.
0. **APPLICANT'S ACKNOWLEDGEMENT:**

I certify that to the best of my knowledge the information contained in this submittal is true and correct.

Printed Name of Owner/Representative______________________________________________

Signature of Owner/Representative__________________________________________________

Executed on __________________, 199____ at ____________________________

---

**FOR COMMITTEE USE ONLY:**

1. **Date Application Received by Committee**

   (should coincide with the date of Committee's written receipt for the submittal provided to Owner)

2. **Date Application Determined Complete:** ____________________________

3. **Date Notice of Complete Application Sent to Applicant:** __________________

4. **Lots Determined Entitled to Notice of Initial Hearing:** ____________________________

5. **Date Notices of Hearing Sent to:**
   - Applicant: __________________
   - Planning Director: __________________
   - Neighboring Lots: __________________

6. **Date of Initial Noticed Hearing:** ____________________________
# Design Committee

## Los Robles de Rancho Grande - Tract 1994

## Project Submittal Application

*(for Minor Improvements)*

<table>
<thead>
<tr>
<th>LOT No.</th>
<th>Street Address</th>
</tr>
</thead>
</table>

**Type of Submittal (Check one or both):**

- Building Alteration/Addition
- Landscape Alteration/Addition

---

**Property Owner(s):**

Home Address:

Phone: Home Fax Work

Architect/Designer:

Address: Fax

Engineer *(if known)*:

Address: Fax

Landscape Architect:

Address: Fax

General Contractor *(if known)*:

Address: Fax

**Authorized Representative *(if applicable)*:**

*(Letter of authorization must be attached - See Design Manual for requirements)*

Address: Phone Fax
The Los Robles de Rancho Grande Design Manual provides that this Project Submittal Application shall be used in applying for Design Committee approved for property improvements which, in the sole discretion of the Committee, are considered "minor" in nature, i.e. which do not merit extensive plans and specifications. A project requiring a "deviation" from a "requirement" or an "exception" from a "standard" shall not be considered a minor improvement.

However, this application does require the same level of quality and detail as is required in a Construction Document Submittal (Form LRDC-2).

The actual requirements of the Project Submittal will vary depending upon the nature and size of the proposed improvement. The specific initial minimum requirements for this particular application, as determined by the Committee, are to be as set forth herein. This Form LRDC - 3 is initially to be completed by or in the presence of a Committee representative. The brackets ([ ]) marked by the Committee representative (and other materials designated) indicate the specific initial minimum requirements of this Project Submittal. The Committee reserves the right to require additional information if, after reviewing the initial submittal, it determines there is still "insufficient" information to make a fully informed evaluation and decision.

The marked brackets (and other materials designated) indicate the items which must be included in the Project Submittal Application. Please review, comply with and check off each required item in the space to the left of the item number.

A. EXISTING CONDITIONS ON-SITE & ON SURROUNDING SITES
Check
____ 1. [ ] Topographic Study
____ 2. [ ] Other (describe):

B. PROPOSED NEW IMPROVEMENTS
Check
____ 1. [ ] Site Plan
____ 2. [ ] Tree Removal & Protection Plan
____ 3. [ ] Grading & Drainage Plan
____ 4. [ ] Foundation Plan
____ 5. [ ] Floor Plan(s)
____ 6. [ ] Lighting Plan
____ 7. [ ] Elevations
____ 8. [ ] Roof Plan
____ 9. [ ] Longitudinal & Transverse Sections
____ 10. [ ] Auxiliary Plans & Details
C. OTHER INFORMATION NECESSARY FOR COMMITTEE REVIEW

Check

1. [ ] Color & Materials Board
2. [ ] Site & Building Photos
3. [ ] Product Information
4. [ ] Arborist's Report
5. [ ] Improvements Marked on Ground
6. [ ] Other (describe):

D. ATTACHMENT(S)

Check

1. Application Fee in the amount to $ ____________
2. Statement identifying each relaxation of a "guideline".
3. Other (specify):

E. COMMITTEE APPROVAL PROCEDURE

1. [ ] Administrative Recommendation and Committee Review & Approval Only (routine meeting agenda item) OR
2. [ ] Committee Hearing Deemed Necessary
   a. [ ] Notification of Neighbors
   b. [ ] Notification of Planning Department

F. ACKNOWLEDGEMENTS:

1. Los Robles de Rancho Grande Design Committee:

The initial minimum requirements for this Project Submittal Application were established by the Committee and set forth herein by me or in my presence. The Committee reserves the right to require additional information if, after reviewing the initial submittal, it determines there is still "insufficient" information to make a fully informed evaluation and decision.

Signature of Committee Representative ________________________

Executed on _____________ 199__
2. Owner/Representative:

I certify that to the best of my knowledge the information contained in this submittal is true and correct.

Printed Name of Owner/Representative

Signature of Owner/Representative

Executed on ___________ 199__ at ____________________________

THIS SPACE FOR USE OF DESIGN COMMITTEE:

Date Received: ___________ Received By: ___________ Match Applicant's Description: ___

Action: ____________________________
DESIGN COMMITTEE

LOS ROBLES DE RANCHO GRANDE - TRACT 1994

APPLICATION SUPPLEMENT

LOT No. ____  Street Address ______________________

Owner ____________________  Tel __________________

Type of Submittal being Supplemented:

( ) Design Submittal
( ) Construction Document Submittal
( ) Project Submittal

Date of Original Submittal: ________________

The Original Submittal ____ Has ____ Has not been approved by the Design Committee.

Date of This Supplement: ________________

This form and the materials being submitted with it are made a part of the original application. The materials submitted herewith and the reasons for supplement are described below. Please use additional sheets if helpful.

MATERIALS:
DESIGN COMMITTEE

LOS ROBLES DE RANCHO GRANDE - TRACT 1994

CONSTRUCTION AGREEMENT

LOT No. _____ Street Address

Type of Submittal (Check all that apply):

( ) Initial Home Construction/Landscape

( ) Home Alteration/Addition (Major Improvement)

( ) Landscape Alteration/Addition (Major Improvement)

Property Owner(s):

Home Address:

Phone: Home _______ Fax _______ Work _______

As the Owner/all of the Owners of the above Los Robles de Rancho Grande Lot, and as an applicant to perform new construction, remodeling or landscaping thereon, I/we, the undersigned, certify that I/we have read the current Declaration of Restrictive Covenants (the "Declaration"), the current Design Manual (the Manual"), and the complete Form LRDC - 1, 2 or 3 which is submitted for approval of the Design Committee (the "Committee"). I/we fully understand all of the requirements of this Submittal.

I/we fully understand that any changes which I/we may wish to make from what is shown in an approved Submittal, except changes which will not (in the sole opinion of the Committee or its authorized representative) be visible from the exterior, must themselves first be submitted to the Committee for further approval.

I/we assume responsibility for any and all damages by my/our Authorized Representative, my/our contractor and/or any sub-contractors to adjacent homesites, Los Robles de Rancho Grande Homeowners Association property, City of Arroyo Grande property, and/or my/our property. I/we further assume responsibility for assuring that said Authorized Representative, contractor and sub-contractors comply with the requirements of the Declaration, the Manual.
and with all rules and regulations adopted by the Committee.

SIGNATURE(S) OF OWNER(S):

Date __________________________

Date __________________________

I certify that I am the duly Authorized Representative of the above named property Owner(s) and have the power to act in his/her/their behalf. In addition, I have read and understand the above requirements, agree to be bound by them, and agree to act in accordance with them.

SIGNATURE OF AUTHORIZED REPRESENTATIVE OF PROPERTY OWNER(S):

Date __________________________
DESIGN COMMITTEE

LOS ROBLES DE RANCHO GRANDE - TRACT 1994

INSPECTION REQUEST FORM

LOT No. _____ Street Address ____________________________

Type of Submittal :

( ) Initial Home Construction/Landscape

( ) Home Alteration/Addition (Major Improvement)

( ) Landscape Alteration/Addition (Major Improvement)

Date of this Request for Inspection: ____________, 199_.

Time and date of requested inspection: ____________, 199_ at ____ ___.m.

(This must be not less than 72 hours after submittal of this Request for Inspection)

Mark the inspection requested:

____ 1) Staking of building footprint

____ 2) Footing forms prior to concrete pour

____ 3) Window and door framing

____ 4) Completed rough framing including roof lines

____ 5) Final (as described below)

____ 6) Other: ________________________________

Contact: ___________________________ Phone: ___________________________

THIS SPACE FOR USE OF DESIGN COMMITTEE: Inspected By: ___________________________

Results of inspection (Use additional sheets if appropriate):

Ver 6/20/94
DESIGN COMMITTEE
LOS ROBLES DE RANCHO GRANDE - TRACT 1994

NOTICE OF COMPLETION

LOT No. _____ Street Address______________________________

Type of Submittal/Improvement

( ) Initial Home Construction/Landscape
( ) Home Alteration/Addition (Major Improvement)
( ) Landscape Alteration/Addition (Major Improvement)

Date of Submittal: ____________, 19__
Design Committee Approved Plans on ____________, 19__
Date of this Notice of Completion: ____________, 19__

To the Design Committee:

This shall certify that all work encompassed by the above Submittal has been completed and is (mark one) _____ ready for Final Inspection by the Design Committee fully passed Final Inspection by the Design Committee on ____________, 19__.

Please issue your Form LRDC - 8, Estoppel - Construction Compliance Certificate as soon as possible after your receipt of this form.

Please contact the following person regarding any questions as to the work performed:

Name: _______________________________________________________
Address: _____________________________________________________
Phone: Home: _____________ Fax: _____________ Work: _____________

Owner's Signature: ___________________________ Date: ____________, 19__

THIS SPACE FOR USE OF DESIGN COMMITTEE: Date Received: ________________
Received By: ___________________________
Design Committee Final Inspection Scheduled for _____________ at _____________ m
Other Action: ________________________________________________
APPENDIX B

Setback Diagram

Fuel Management Plan and Area
**Legend**

- Lot setback lines
- 10' setback distance from lot line
- 12% lots shown herein with an average slope of 12% or greater, or in cases where in the judgement of the Planning Director, cutting, filling or tree loss can be reduced, the street yard setback for a garage may be reduced to five feet. However, the usual setback shall apply to the main structure.

The setbacks shown on this diagram are subject to relaxation by the City of Arroyo Grande Planning Director after recommendation of the Design Committee of the Los Robles de Rancho Grande Homeowners Association as provided in Sections 7.11, 7.12, 8.17 and 8.18 of the recorded Los Robles de Rancho Grande Declaration of Restrictive Covenants.

**Setback Diagram**

**TRACT 1994**

**LOS ROBLES de RANCHO GRANDE**

in the City of Arroyo Grande

A SUBDIVISION OF THAT PORTION OF PARCEL 3 OF 28 PM 85, SHOWN AS A REMAINDER IN 40 PM 55, AND PARCEL 4 OF 28 PM 85 IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
Setback Diagram
TRACT 1994

LOS ROBLES de RANCHO GRANDE
In the City of Arroyo Grande

A SUBDIVISION OF THAT PORTION OF PARCEL 3 OF 28 PM 55, SHOWN AS A REMAINDER IN 40 PM 55, AND PARCEL 4 OF 28 PM 55 IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

GRAPHIC SCALE 1" = 50'

SEE SHEET 9
LOT 77

12% 49
12% 50
12% 51

45 42
54
55
53 12%
56

14
12%
12%

11
See Sheet 10

The setbacks shown on this diagram are subject to relaxation by the City of Arroyo Grande Planning Director after recommendation of the Design Committee of the Los Robles de Rancho Grande Homeowners Association as provided in Sections 7.11, 7.12, 8.17 and 8.18 of the recorded Los Robles de Rancho Grande Declaration of Restrictive Covenants.

Setback Diagram
TRACT 1994

LOS ROBLES de RANCHO GRANDE
in the City of Arroyo Grande

A SUBDIVISION OF THAT PORTION OF PARCEL 3 OF 28 PW 85, SHOWN AS A REMAINDER IN 40 PW 55, AND PARCEL 4 OF 28 PW 85 IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.
The setbacks shown on this diagram are subject to relaxation by the City of Arroyo Grande Planning Director after recommendation of the Design Committee of the Los Robles de Rancho Grande Homeowners Association as provided in Sections 7.11, 7.12, 8.17 and 8.18 of the recorded Los Robles de Rancho Grande Declaration of Restrictive Covenants.

For easements in this area see Sheets 6 and 7.

Lot 77

Setback Diagram
TRACT 1994
LOS ROBLES de RANCHO GRANDE
In the City of Arroyo Grande

A SUBDIVISION OF THAT PORTION OF PARCEL 3 OF 28 P.M. 55, SHOWN AS A REMAINDER IN 40 P.M. 55, AND PARCEL 4 OF 28 P.M. 55 IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

Sheet 12 of 13
LEGEND

- Lot Setback Lines

10' = Lot Setback Distance from Lotline

12% = Lots shown herein with an average slope of 12% or greater, or in cases where in the judgment of the Planning Director, cutting, filling or tree loss can be reduced, the street yard setback for a garage may be reduced to five feet. However, the usual setback shall apply to the main structure.

Setback Diagram
TRACT 1994

Los Robles de Rancho Grande
In the City of Arroyo Grande

A SUBDIVISION OF THAT PORTION OF PARCEL 3 OF 28 PW 85, SHOWN AS A REMAINDER IN 40 PW 55, TO PARCEL 4 OF 28 PW 85 IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

The setbacks shown on this diagram are subject to relocation by the City of Arroyo Grande Planning Director after recommendation of the Design Committee of the Los Robles de Rancho Grande Homeowners Association as provided in Sections 7.11, 7.12, 8.17 and 8.18 of the recorded Los Robles de Rancho Grande Declaration of Restrictive Covenants.

For easements in this area see Sheets 5 and 7

SEE SHEET 12
LEGEND

ZONE 1
ZONE 2
ZONE 3
Unaffected Areas

Fuel Modification Zone
TRACT 1994
LOS ROBLES DE RANCHO GRANDE
in the City of Arroyo Grande

Prepared by
RRM DESIGN GROUP 2/94

Sheet 1 of 6
Fuel Modification Zone
TRACT 1994
LOS ROBLES de RANCHO GRANDE
in the City of Arroyo Grande

Prepared by
RRM DESIGN GROUP 2/94

Sheet 6 of 6
APPENDIX C

Sample Plant List

Oak Tree Information

Resources
**Drought Tolerant Plants**

The following list of plants is intended as a suggestion list. There are numerous plants which are suitable for low water use. This is not intended to be a comprehensive list, but rather a guideline for plants that are suitable in Los Robles de Rancho Grande.

<table>
<thead>
<tr>
<th>TREES</th>
<th>SHRUBS/GROUNDCOVERS (Cont.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acacia spp.</td>
<td>Atriplex glauca +</td>
</tr>
<tr>
<td>Aesculus californica</td>
<td>Baccharis pilularis</td>
</tr>
<tr>
<td>Albizia julibrissin</td>
<td>Callistemon citrinus +</td>
</tr>
<tr>
<td>Brachychiton populneus</td>
<td>Carissa grandiflora +</td>
</tr>
<tr>
<td>Casuarina</td>
<td>Ceanothus griseus</td>
</tr>
<tr>
<td><em>Artemisia</em></td>
<td>*Ceanothus spp. *</td>
</tr>
<tr>
<td>Ceratonia silicrama +</td>
<td>*Cerastium tomentosum +</td>
</tr>
<tr>
<td>Cercis occidentalis</td>
<td>Chamaerops humilis</td>
</tr>
<tr>
<td>Eriobotrya japonica</td>
<td>Palm</td>
</tr>
<tr>
<td>Geijera parviflora</td>
<td>Cistus spp. +</td>
</tr>
<tr>
<td>Grevillea robusta</td>
<td>*Coprosma kirkii +</td>
</tr>
<tr>
<td>Koelreuteria paniculata</td>
<td>*Correa pulchella</td>
</tr>
<tr>
<td>Liquidambar styraciflua</td>
<td>*Colinus coggyria</td>
</tr>
<tr>
<td>Lyonothamnus floribundus</td>
<td>Cotoneaster Dammeri *</td>
</tr>
<tr>
<td>Olea europea</td>
<td>*Cotoneaster spp. *</td>
</tr>
<tr>
<td>Parkinsonia aculeata</td>
<td>*Dendromecon harfordii</td>
</tr>
<tr>
<td>Platanus racemosa</td>
<td>*Dendromecon rigida Δ</td>
</tr>
<tr>
<td>Pistacia chinensis</td>
<td>*Donodaea viscosa</td>
</tr>
<tr>
<td>Populus fremontii</td>
<td>*Echium fastuosum *</td>
</tr>
<tr>
<td>Quercus agrifolia</td>
<td>*Escallonia spp.</td>
</tr>
<tr>
<td>Quercus spp.</td>
<td>*Fallugia paradoxa *</td>
</tr>
<tr>
<td>Rhus lancea +</td>
<td>*Fremontodendron spp.</td>
</tr>
<tr>
<td>Schinus molle +</td>
<td>*Grevillea spp.</td>
</tr>
<tr>
<td>Schinus terebinthifolius +</td>
<td>*Heteromeles arbutifolia +Δ</td>
</tr>
<tr>
<td>Tristania conferta</td>
<td>*Hypericum calycinum *</td>
</tr>
<tr>
<td>Ulmus parvifolia</td>
<td>*Lantana camara *</td>
</tr>
<tr>
<td></td>
<td>*Lantana montevidensis *</td>
</tr>
<tr>
<td></td>
<td>*Lavandula angustifolia</td>
</tr>
<tr>
<td></td>
<td>*Leptospermum scoparium</td>
</tr>
<tr>
<td></td>
<td>*Mahonia aquifolium</td>
</tr>
<tr>
<td></td>
<td>*'Compacta' Δ</td>
</tr>
<tr>
<td></td>
<td>*Mahonia repens *Δ</td>
</tr>
<tr>
<td></td>
<td>*Mimulus aurantiacus Δ</td>
</tr>
<tr>
<td></td>
<td>*Mimulus spp. Δ</td>
</tr>
<tr>
<td></td>
<td>*Myoporum 'Pacificum' +</td>
</tr>
<tr>
<td></td>
<td>*Myoporum parvifolium +</td>
</tr>
<tr>
<td></td>
<td>*Nerium oleander +</td>
</tr>
<tr>
<td></td>
<td>*Pittosporum tobira</td>
</tr>
<tr>
<td><strong>SHRUBS/GROUNDCOVERS</strong></td>
<td>*Plumbago auriculata</td>
</tr>
<tr>
<td>Acacia redolens</td>
<td>*Saltbush</td>
</tr>
<tr>
<td>Arbutus unedo</td>
<td>*Coyote Brush</td>
</tr>
<tr>
<td>Arctostaphylos 'Carmel Sur'</td>
<td>*Lemon Bottlebrush</td>
</tr>
<tr>
<td>Arctostaphylos densiflora Δ</td>
<td>*Natal Plum</td>
</tr>
<tr>
<td>Arctostaphylos hookeri Δ</td>
<td>*Carmel Creeper</td>
</tr>
<tr>
<td>Arctostaphylos 'Wayside' Δ</td>
<td>*Wild Lilac</td>
</tr>
<tr>
<td>Artemisia spp.</td>
<td>*Snow-in-summer</td>
</tr>
<tr>
<td>Artemisia caucasica +</td>
<td>*Mediterranean Fan</td>
</tr>
<tr>
<td>Artemisia Pyucnophyla 'David's Choice'</td>
<td></td>
</tr>
<tr>
<td></td>
<td>*Rockrose</td>
</tr>
<tr>
<td></td>
<td>*Kirk's Coprosma</td>
</tr>
<tr>
<td></td>
<td>*Correa</td>
</tr>
<tr>
<td></td>
<td>*Smoke Tree</td>
</tr>
<tr>
<td></td>
<td>*Bearberry Cotoneaster</td>
</tr>
<tr>
<td></td>
<td>*Cotoneaster</td>
</tr>
<tr>
<td></td>
<td>*Island Bush Poppy</td>
</tr>
<tr>
<td></td>
<td>*Bush Poppy</td>
</tr>
<tr>
<td></td>
<td>*Hopseed Bush</td>
</tr>
<tr>
<td></td>
<td>*Pride of Madeira</td>
</tr>
<tr>
<td></td>
<td>*Escallonia</td>
</tr>
<tr>
<td></td>
<td>*Apache Plume</td>
</tr>
<tr>
<td></td>
<td>*Flannel Bush</td>
</tr>
<tr>
<td></td>
<td>*Grevillea</td>
</tr>
<tr>
<td></td>
<td>*Toyon</td>
</tr>
<tr>
<td></td>
<td>*Creeping St. Johnsworth</td>
</tr>
<tr>
<td></td>
<td>*Common Lantana</td>
</tr>
<tr>
<td></td>
<td>*Lantana</td>
</tr>
<tr>
<td></td>
<td>*English Lavender</td>
</tr>
<tr>
<td></td>
<td>*New Zealand Tea Tree</td>
</tr>
<tr>
<td></td>
<td>*Oregon Grape</td>
</tr>
<tr>
<td></td>
<td>*Dwarf Oregon Grape</td>
</tr>
<tr>
<td></td>
<td>*Creeping Mahonia</td>
</tr>
<tr>
<td></td>
<td>*Sticky Monkey Flower</td>
</tr>
<tr>
<td></td>
<td>*Monkey Flower</td>
</tr>
<tr>
<td></td>
<td>*Myoporum</td>
</tr>
<tr>
<td></td>
<td>*Oleander</td>
</tr>
<tr>
<td></td>
<td>*Tobira</td>
</tr>
<tr>
<td></td>
<td>*Cape Plumbago</td>
</tr>
</tbody>
</table>

* Good erosion control plants
+ Plants with low fuel volume
Δ Plants that are compatible under and around oak trees
## Drought Tolerant Plants

### SHRUBS/GROUNDCOVERS (Cont.)

<table>
<thead>
<tr>
<th>Plant Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pyracantha spp.</td>
<td>Firethorn</td>
</tr>
<tr>
<td>Rhamnus californica +</td>
<td>Coffeeberry</td>
</tr>
<tr>
<td>Rhamnus crocea ilicifolia *</td>
<td>Holly-Leaf Redberry</td>
</tr>
<tr>
<td>Rhus integrifolia *</td>
<td>Lemonade Berry</td>
</tr>
<tr>
<td>Rhus ovata *</td>
<td>Sugar Bush</td>
</tr>
<tr>
<td>Ribes malvaceum Δ</td>
<td>Chaparral Currant</td>
</tr>
<tr>
<td>Ribes sanguineum var. glutinosum Δ</td>
<td>Pink-flowering Currant</td>
</tr>
<tr>
<td>Ribes speciosum</td>
<td>Fuchsia-flowering Gooseberry</td>
</tr>
<tr>
<td>Ribes viburnifolium +</td>
<td>Evergreen Currant</td>
</tr>
<tr>
<td>Romneya coulteri</td>
<td>Matilija Poppy</td>
</tr>
<tr>
<td>Rosa rugosa</td>
<td>Ramanas Rose</td>
</tr>
<tr>
<td>Rosmarinus officinalis 'Prostratus' *</td>
<td>Dwarf Rosemary</td>
</tr>
<tr>
<td>Rubus Calycinoides</td>
<td>Blackberry</td>
</tr>
<tr>
<td>Salvia columbariae +</td>
<td>Mexican Bush Sage</td>
</tr>
<tr>
<td>Salvia leucantha</td>
<td>Purple Sage</td>
</tr>
<tr>
<td>Salvia leucophylla</td>
<td>Creeping Sage</td>
</tr>
<tr>
<td>Salvia sonomensis +</td>
<td>Lavender Cotton</td>
</tr>
<tr>
<td>Santolina chamaecyparissus +</td>
<td>Green Santolina</td>
</tr>
<tr>
<td>Santolina calendula +</td>
<td>Australian Bluebell</td>
</tr>
<tr>
<td>Sollya heterophylla</td>
<td>Wooly Blue Curls</td>
</tr>
<tr>
<td>Trichostema lanatum +</td>
<td>Society Garlic</td>
</tr>
<tr>
<td>Tulbaghia violacea</td>
<td>California Garlic</td>
</tr>
<tr>
<td>Umbellularia californica Δ</td>
<td>California Bay</td>
</tr>
<tr>
<td>Vaccinium ovatum Δ</td>
<td>California Huckleberry</td>
</tr>
<tr>
<td>Xylosma congestum</td>
<td>Shiny Xylosma</td>
</tr>
</tbody>
</table>

### PERENNIALS, BULBS, ANNUALS (Cont.)

<table>
<thead>
<tr>
<th>Plant Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eriogonum spp.</td>
<td>Buckwheat</td>
</tr>
<tr>
<td>Eschscholzia californica +</td>
<td>California Poppy</td>
</tr>
<tr>
<td>Euryops pectinatus</td>
<td>Gray-leaved Euryops</td>
</tr>
<tr>
<td>Festuca californica Δ</td>
<td>California Fescue</td>
</tr>
<tr>
<td>Festuca occidentalis Δ</td>
<td>Western Fescue</td>
</tr>
<tr>
<td>Iris douglasiana Δ</td>
<td>Douglas Iris</td>
</tr>
<tr>
<td>Limonium perezii</td>
<td>Sea Lavender</td>
</tr>
<tr>
<td>Lotus scoparius +</td>
<td>Deerweed</td>
</tr>
<tr>
<td>Lupinus latifolius Δ</td>
<td>Beach Lupine</td>
</tr>
<tr>
<td>Mimulus spp. +</td>
<td>Monkey Flower</td>
</tr>
<tr>
<td>Miscanthus sinensis</td>
<td>Eulalia Grass</td>
</tr>
<tr>
<td>Narcissus spp.</td>
<td>Daffodil</td>
</tr>
<tr>
<td>Oenothera berlandieri</td>
<td>Mexican Evening Primrose</td>
</tr>
<tr>
<td>Pennisetum setaceum</td>
<td>Fountain Grass</td>
</tr>
<tr>
<td>Penstemon spp. +</td>
<td>Penstemon</td>
</tr>
<tr>
<td>Phormium tenax</td>
<td>New Zealand Flax</td>
</tr>
<tr>
<td>Romneya coulteri</td>
<td>Matilija Poppy</td>
</tr>
<tr>
<td>Salvia spathacea Δ</td>
<td>Hummingbird Sage</td>
</tr>
<tr>
<td>Sedum spp.</td>
<td>Stonecrop</td>
</tr>
<tr>
<td>Verbena spp.</td>
<td>Verbena</td>
</tr>
</tbody>
</table>

### VINES

<table>
<thead>
<tr>
<th>Plant Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bougainvillea</td>
<td>Bougainvillea</td>
</tr>
<tr>
<td>Cissus antartica *</td>
<td>Kangaroo Treebine</td>
</tr>
<tr>
<td>Cissus hypoglauca *</td>
<td>NCN</td>
</tr>
<tr>
<td>Eucalyptus fortunei *</td>
<td>NCN</td>
</tr>
<tr>
<td>Lonicera japonica *</td>
<td>Japanese Honeysuckle</td>
</tr>
<tr>
<td>Parthenocissus quinquefolia*</td>
<td>Virginia Creeper</td>
</tr>
<tr>
<td>Parthenocissus tricuspidata</td>
<td>Boston Ivy</td>
</tr>
<tr>
<td>Rosa banksiae *</td>
<td>Lady Bank's Rose</td>
</tr>
<tr>
<td>Tecoma capensis</td>
<td>Cape Honeysuckly</td>
</tr>
<tr>
<td>Vitis californica Δ</td>
<td>California Wild Grape</td>
</tr>
<tr>
<td>Vitis girdiana Δ</td>
<td>Desert Grape</td>
</tr>
<tr>
<td>Wisteria spp.</td>
<td>Wisteria</td>
</tr>
</tbody>
</table>

* Good erosion control plants
+ Plants with low fuel volume
Δ Plants that are compatible under and around oak trees
OAK TREE CARE AND MAINTENANCE

Additional Information on Planting and Maintaining Oak Trees

- Create enclosures or fenced areas to protect new seedlings from animals.

- Choose sites for the planting of acorns, seedlings, or trees that are favorable to natural regeneration such as north or east-facing slopes, deep soils, swales and alluvial sites, in addition to considerations of aesthetics.

- If collecting acorns, collect them soon after they have ripened. The best time is in the fall and when they are still on the tree. Look for acorns shiny, plump and free of worm holes. Remove caps and soak seeds in water for 1 hour. Keep the ones that sink, dry them and refrigerate in a plastic bag. Do not collect seeds from trees in public open space.

- Plant acorns between November and March. Planting is best done in the fall so the trees may become established before the hot, dry summer. The best time is after the first fall rains. Place the acorn sideways and cover with one inch of soil. Protect the seedlings from gophers, squirrels, birds and deer. See exhibit.

- Mulch the soil around the new seedling with a 2-4 inch layer of wood chip mulch (not redwood mulch) to suppress weeds.

- The above acorn planting technique was taken from Sunset Magazine, October 1990.

- Do not irrigate or water any existing oaks or naturally occurring seedlings.

- Feeding should be done only when growth is poor and then only near the drip line with an organic or commercial fertilizer that has been approved by a nursery professional or certified arborist.

- Remove any vines climbing up the trunk.

- All pruning must be recommended in writing, approved by the Arroyo Grande Planning Department, and performed by a certified arborist.

- Pruning should be kept to a minimum. If approved, canopy pruning should be limited to 25% of the foliage. Limbs over 2-3" in diameter should not be removed. Pruning must be done under supervision of an arborist.
Prune only to remove dead, weakened, diseased, or potentially hazardous branches, or as part of a certified arborist's plan for encouraging and enhancing the overall health of the tree.

Substantial pruning, when permitted, should be performed during the dormant season.

Light pruning for better air circulation and shaping can be done any time of the year, subject to the recommendations of an arborist.

All cuts to the tree, including root cuts, must be clean and performed with a sharp instrument and not broken or pulled off.

Pruning of any tree outside of a homeowner's lot is not permitted unless the tree poses a risk to the resident and the pruning is first approved by the Committee and the City.

A dying or dead tree limb does not necessarily need to be removed unless it presents a safety, fire or health hazard to its surroundings. Many animals depend on these "snags" for habitat and survival. Woodpeckers use snags to store acorns and food. Removal of a snag will require Committee approval.
RESOURCES


- Arroyo Grande Police Department - Crime Prevention -- Phone: 489-2121
  - Information on securing the home
  - Information on Community Watch Programs

- Fletcher, Barrister -- *A History of Architecture on the Comparative Method*. Charles Scribner’s Sons, NY, 1967


- Perry, Robert -- *Landscape Plants for Western Regions*. Land Design Publishing, CA, 1992

- PG&E Services Planning Department -- Phone: 546-5236
  - Information on energy conservation programs and ideas


- San Luis Obispo Water Conservation Office -- Phone: 781-7132
  - Information on water conservation in the residential design
  - Information on gray water systems

- Santa Barbara Botanical Garden -- Phone: (805) 682-4726
  - Publications are available on specific topics

- Sunset -- *Sunset Western Garden Book*. Lane Publishing Company, CA, 1987