



# LAS VENTANAS

## AT TALLEY FARMS

### *Design Guidelines*

*Tract 2408, Phase 2  
Arroyo Grande, California*

*Final  
February 20, 2012*



Prepared by:  
**RRM Design Group**





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This document is to be used in conjunction with the Las Ventanas Ranch, Tract 2408 Covenants, Conditions, and Restrictions (CC&Rs), which detail additional regulations on uses and responsibilities of homeowners and the ranch management. It is the responsibility of each Lot owner to read these documents and to notify all contractors, subcontractors, and their personnel of the contents of these Guidelines, the CC&Rs, and Conditions of Approval for the development.





## I. Introduction

Las Ventanas is a custom home development located within San Luis Obispo County, in the upper reaches of the Arroyo Grande Valley. The home sites have been arranged in “clusters” adjacent to meadows, woodlands, and hillsides within the area formerly known as Biddle Ranch. Clustering is a land planning technique whereby one to two acre home sites are arranged close together as opposed to larger lot ranchettes spread throughout a ranch. Clustering home sites allows for the continuation of agricultural uses on the ranch and the preservation of the grasslands, oak woodlands, and open space that characterize the ranch and its environs. Home sites and the main access roads have been carefully located to minimize conflicts between homeowners and the farm and ranching operations.

A portion of this ranch is operated by the Talley family as Talley Farms, producing vegetables, avocados, wine grapes, wine and cattle grazing. It is the philosophy of the Talley family to provide an opportunity for a rural lifestyle as well as allowing for the continuation of agriculture on the Talley Farms for food production, a significant part of the economic viability of San Luis Obispo County. Equally important to the project concept is extensive habitat protection, particularly the oak woodlands and coastal scrub communities on the ranch.

The intent of these guidelines is to provide homeowners and design professionals with design direction both for the house (and any companion buildings) and the landscape, with emphasis on quality materials and craftsmanship. The guidelines should be used as a catalyst for focusing on space and energy efficiency and appropriate design solutions that are compatible with the natural site characteristics, all in keeping with the rural spirit of Las Ventanas. One specific architectural style or character is not proposed for any of the lots in this ranch cluster, giving property owners the ability to creatively design a home of their own style preference. Nevertheless, design guidelines are necessary and required to ensure architectural quality, good site planning practices, and the continuation of a rural community character.





## Design Review Committee

The Las Ventanas Design Review Committee (Committee or DRC) will have approval authority for design of private improvements in Las Ventanas. The Committee's charge is to review Schematic, Preliminary and Final plans to ensure quality design and compliance with these guidelines prior to or currently with submittal to the County. To achieve a level of quality that is in keeping with the objectives of the Talley family (ranch owners) and San Luis Obispo County, lot owners are required to work with design professionals such as architects, landscape architects, and engineers.

The Committee consists of three members. An alternative resident representative may be appointed to fill in as a committee member when necessary. The owner of Las Ventanas will initially appoint all members of the Committee; thereafter following the sale of all lots, a majority of lot owners will have the power to appoint all 3 members to the Committee.

The Committee is empowered to set its own meeting dates, hearing procedures, methods of notification, reporting methods, hiring of consultants, delegation of authority to such personnel and all other matters directly affecting its operations and considerations. A fee schedule set by the Committee will be charged and due at the time an application is filed. The DRC, at their sole discretion, may adjust the fee periodically.

The Committee is entitled to 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 these Design Guidelines and upon the materials and statements presented to it, including application materials. The Committee's records shall contain a brief statement of its decision and any reasoning necessary to support it.

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

## Amendments to the Design Guidelines

The County of San Luis Obispo has approved these Design Guidelines as a tool for implementing the conditions of approval for Las Ventanas. As such, the Design Review Committee may only amend sections of the guidelines that do not relate to Conditions of Approval compliance. Project Conditions are indicated with an ✨ icon throughout this document and are cross-referenced with the Condition number from the County. No amendment shall in any way abrogate or impair the County's right or authority to enforce tract conditions or to review all development for substantial compliance with the Conditions of Approval. Subject to the foregoing, the Design Guidelines may be amended at any time and in any manner which is proposed by the Design Review Committee and approved by a majority vote of the lot owners. The Committee shall promptly notify the County Department of Planning and Building of any amendments made to these Design Guidelines by the Design Review Committee.







## II. Plan Submittal Requirements

### A. Policy for Design Review

This section provides general guidelines for achieving Design Review Committee (DRC or Committee) approval. The Las Ventanas Design Review Committee will review site development and architectural and landscape plans before they are submitted to the County. All plans are subject to the applicable County of San Luis Obispo ordinances, policies, and adopted codes. A brief description of County requirements is included here, however, it is not the responsibility of the DRC to ensure that individual development application packages are complete for County review purposes.

### B. Plan Submittal Review and Approval Process

#### Step One: Schematic Design

Before creating a detailed set of house plans with an architect, the applicant is required to submit schematic plans to the Design Review Committee to be sure design concepts meet the objectives of these guidelines. Schematic plans should show a site plan of the house on the lot that is within the designated building envelope as shown on the Tract Map. (A copy of the Tract Map, is available for review through the DRC.) Along with the site plan (see page 4 for site plan requirements), dimensioned floor plans and complete architectural elevations should be included that show walls, the roof, doors and window placements, porches, height at peak of roofs, with principal materials labeled. The elevations should be drawn in an illustrative style rather than a technical style. Perspective sketches and/or computer simulations are encouraged to communicate the concepts. The DRC will provide feedback on the schematic plans that should be considered for incorporation into the Preliminary Plans (see below). One half of the Design Review fees are due at the time of schematic plan submittal.

#### Step Two: Preliminary Plans

After completing the schematic submittal and meeting with the DRC, the property owner, architect, landscape architect, and engineer should confer about how to proceed with the plans. The applicant shall submit the required Preliminary Plans and balance of the Design Review fee to the Design Review Committee for review, comment, and action. Applicants must submit a complete set of preliminary drawings per the submittal checklist, including color and product materials samples. Plans will be deemed approved by the DRC after required changes are incorporated as a result of this preliminary review.





All submitted drawings, designs, and materials must be accurate and complete. Submittals will be reviewed with special attention to applicable design criteria, as outlined in these design guidelines. At this stage, the DRC may require changes or revisions. All suggested changes must be made before final DRC approval will be granted. Re-submittal of the preliminary package (with revisions) may be made at any time following the initial review meeting.

All plans must be prepared and stamped by a licensed architect, landscape architect, and civil engineer. Design professionals must stamp plans for the Preliminary Submittal. A waiver of the licensed professional requirement may be allowed for a qualified professional upon petition to the DRC for a maximum of one of the three licensed professionals.

After the DRC issues the final approval of the Preliminary Plans, the plans and permit application forms must be submitted to the County Department of Planning and Building to obtain a building permit. (The Committee does not take responsibility for ensuring that the application is complete for County completeness review processes. An approved design by the DRC may not necessarily qualify as a complete submittal to the County.)

The Preliminary Plans submittal to the DRC must include the following:

a. Site Plan

- ✓ Show lot location, dimensions, building envelope, existing topographic contours, and driveway access.
- ✓ Show adjacent lot uses (north, south, east, and west), buildings, and drives, if applicable. (If information on adjacencies cannot be shown, the DRC may decide to visit the site to assess building relationships to neighbors.)
- ✓ Show proposed buildings, overall dimensions, and uses. Label guest parking spaces.
- ✓ Show location for propane tank.
- ✓ Show all site improvements such as walkways, decks, walls, fences, and drives. Label with dimensions and material callouts.
- ✓ Show existing trees to be protected and those for removal (If applicable).
- ✓ Label and show all easements, utility alignments and location of solar panels.

b. Preliminary Floor Plan

- ✓ Show building footprint dimensions, all door and window openings and HVAC location, and room uses (the committee will not officially review interior spaces).





c. Architectural Elevations

- ✓ Show exterior elevations of all sides of buildings. Include windows, doors, downspouts, trash enclosures, mechanical equipment, and all key dimensions. Elevations should be for design only. Do not submit construction documents.
- ✓ Identify all exterior materials and colors.

d. Grading & Drainage Plan

- ✓ Show alterations to existing contours and the finish treatment of new slopes, including the building pad and driveway. Show existing and proposed drainage courses.
- ✓ Show spot elevations and finished grades for the house, driveway, and patios. Show elevations and top and bottom of all walls and steps.
- ✓ All 1-foot contours within the building envelope must be shown.

e. Landscape Master Plan

- ✓ Show proposed general locations, size, and type of plant materials. Be specific where possible.
- ✓ Include landscape improvements such as decks, pools, patios, walls, fencing, walkways, and other hardscape. Show detail drawings of gates, walls, fences, and other landscape features. Label materials and dimensions.
- ✓ Provide a perspective sketch for character (optional).
- ✓ Show proposed lighting that demonstrates spill-over of lighting would not affect residential and open space areas adjacent to the project site.
- ✓ Ensure that the Landscape Master Plan and Site plan are consistent.

f. Architectural Materials and Color Board/Notebook

- ✓ Provide actual or photographic samples of all exterior finish materials on the buildings and all built landscape elements. No plant samples please. Submittal should include light fixtures, concrete, pavers, rock, windows, doors, garage doors, fencing, gates, trellis, etc.





### Step Three: County Review (*not part of the DRC process*)

The San Luis Obispo County Land Use Ordinance Title 22 describes the submittal requirements for a site plan and building permit in detail. County checklists are updated periodically; please contact the County Department of Planning and Building for the most current checklist and application (do not use provided sample). It is the responsibility of the lot owner and their design team to assure completeness of the County application package and fees. Once applications are deemed complete, the County Planning and Building Department will review the plans for compliance with applicable codes. This will be a direct coordination between the property owner and the County, the DRC is not involved in this process.

### Step Four: Final Plans

Please submit a copy of the plans submitted and approved by the County to the DRC before beginning grading or construction. The DRC will check the plans for compliance with the DRC approved submittal. DRC written approval of the construction documents compliance with the Preliminary Plans and a County Construction Permit are required before building or grading may begin. Any deviations from the prior DRC approved plans (Step Two) must be reviewed and approved by the DRC. Failure to gain approval may be grounds for a “stop work” order as described in the CC&R’s. It is the responsibility of the applicant to itemize changes (in a letter to the DRC) between DRC approved plans and County approved plans.





### III. Site Development

#### A. Introduction

This section is intended to guide each property owner, along with their design professionals toward site design approaches that are tasteful and responsive to the existing characteristics of individual lots. By using these guidelines, the owner will be able to develop the primary residence, other structures, and outdoor areas into enjoyable and quality living spaces.

The following site development criteria shall not in any way be construed to supersede more restrictive site development standards contained in the San Luis Obispo Land Use Ordinances, codes, or other regulations.

Special attention should be focused onto Title 22 Land Use Ordinance, Title 19 Building and Construction Ordinance and Title 24 Energy Standards for Residential and Nonresidential Buildings.

#### B. Spatial Relationships

Promote a “friendly neighbor” atmosphere by designing and siting homes to minimize use conflicts between neighboring properties. Site plan elements (structures, landscaping, and circulation) should be arranged on the site so that activities are integrated and harmonious with the surrounding area, and produce an attractive, efficient, and cohesive development of the lot.

1. Each lot development should take advantage of existing trees and rock outcrops by integrating them into the architecture and landscaping or using them to provide a buffer to the neighboring lot.
- CUP54✿ 2. Fit the house with the existing grade where feasible to minimize disruption to the existing topography. Stepped or raised foundations are encouraged. Raised foundations should be solid.
3. Take advantage of views and vistas without significantly impairing neighbors’ views. This applies to both building placements and tall landscaping elements.
4. Avoid continuous non-articulated (few joints) walls that create a monolithic appearing building. Walls should have varying setbacks, heights, and lengths and still be harmonious in proportion to each other. Frequent openings (windows, doors, arches, etc.) should be employed to avoid large blank walls. Roof lines should be varied; however, the same slope should be used for changes, heights and end treatments.





5. Employ purposeful landscaping that blends the buildings with the land and avoid starkly contrasting the residence with the existing landscape. See Chapter V Landscape Design.

### C. View Protection

A high priority of this home development is to preserve the look and ambiance of open space for homeowners and the public traveling on Lopez Drive and on portions of the main loop road. Careful siting of homes is essential to realizing this goal.



Good massing and articulation

#### 1. Ridgeline Sites

- CUP 57 ✨ a. From Lopez Drive, buildings should not silhouette significantly above the ridgeline; however, some roof may be visible.
- CUP 57 ✨ b. To minimize silhouetting, offset buildings to the side of the ridge away from areas visible from Lopez Drive, and employ landscaping to soften building edges.
- CUP 57 ✨ c. Lots 71, 72, 73, 74, 78, and 79 shall be set back to the south from the top of the bluff a sufficient vertical distance to preclude silhouetting of units on the top of on-site bluffs.

#### 2. Existing Tree Masses

Use existing tree masses to screen the largest part of the homes from view. New trees should be planted to supplement the screening effect of the existing trees. (Please refer to the recommended plant list in Appendix C for appropriate species.)

#### 3. Neighboring Views

Orient buildings to maximize the views and privacy of existing neighbors. When siting residences, consider potential views from neighboring lots onto your property. This also affects the privacy of living spaces in individual homes and lots.

- a. Utilize landscaping to create privacy for on-site living spaces and to buffer views of less desirable elements in the surrounding landscape. Use landscaping to soften the impact of your building or views from neighboring lots.

#### 4. Shared Vistas

Scenic vistas are meant to be shared, and reasonable consideration and respect of views from neighboring homes is extremely important. If feasible avoid placing any structures in the view corridor of neighbors.





### 5. Neighboring Buildings

The site plan submittal is required to show the location and footprint of existing neighboring buildings, if any. These may be shown as an aerial or simplified line drawing. This will assist the designer and the review committee when evaluating impacts on neighbors. If necessary, the DRC members may visit the site to verify impacts on neighbors.

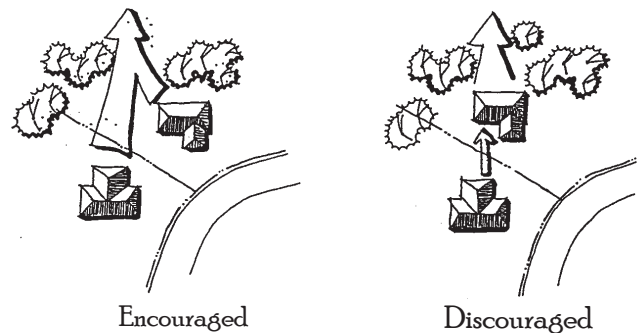


### D. Building Envelope

The building envelope is that area inside the Lot that is created to contain built development and allow open space between lots to remain in a natural state. The building envelope defines the limit of house structure and irrigated landscaped improvements.

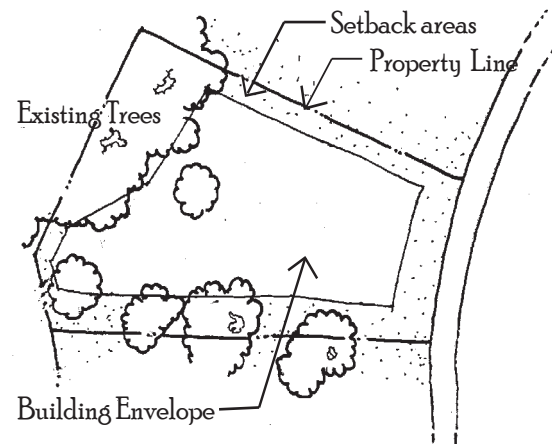
#### 1. Final Tract Map

All structures shall be located within the building envelope line as shown on the County approved Final Tract Map, including the main house and affiliated structures, decks, pools, and other features.



#### CUP8 ✨ 2. Outside Envelope

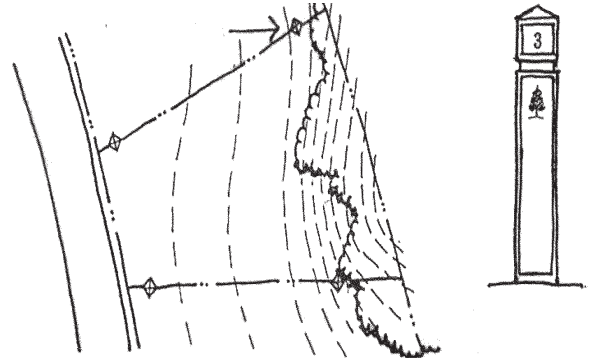
Land outside the designated building envelope is to be retained as native open space and shall not be developed or landscaped in any way except for California native plants, native plant erosion control with temporary irrigation, and irrigated landscape on the lot street frontage. Only annual grass cutting or tree trimming to prevent a fire hazard may occur outside the building envelope.





### 3. Locating the Envelope

It is the owner's responsibility to locate the envelope, per the County approved Final Tract Map, before construction begins. This can be done by a surveyor who will mark the corners of the envelope at the site.

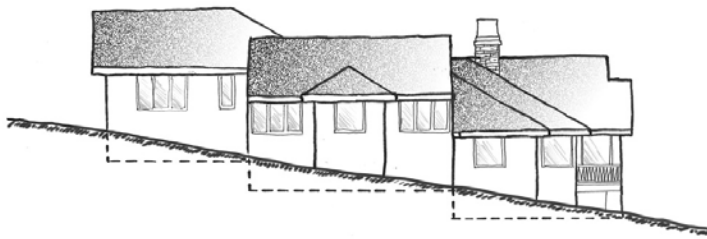


Building Envelope Marker

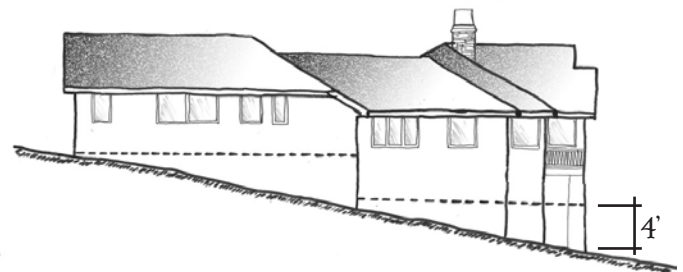
### E. Slopes and Grading

The natural landscape characteristics of all individual lots shall be respected and incorporated into site plan design. Careful consideration of the orientation and location of all proposed structures to the landform shall be a high priority.

1. No grading is allowed on slopes greater than 30% - except for driveways.
- CUP 81 ✨ 2. Grading is allowed in building envelope only - except for driveways. At the discretion of the DRC, minor grading outside of the building envelope may be allowed when the envelope is less than 50% of the lot, and to facilitate a more natural grading concept.
3. Proposed structures should be located and constructed with minimal disturbance to natural landforms and vegetation. This can be accomplished by orienting the majority of the long axis of the building with the contours as opposed to perpendicular to the contours.
4. Grading shall be localized in the area of construction for the placement of structures and driveways. All grading transitions from existing landforms to proposed contours should be gradual and reflect the gradients of the existing slopes of the immediate area.
5. In order to minimize the amount of grading and slope disturbance, stepped foundations should be considered whenever feasible. Raised foundations should be limited to one story from existing grade and shall have an exterior wall; no piers shall be visible.
6. To avoid out-of-scale massive land alterations, no exposed retaining walls over 6 feet high should occur. Exterior retaining walls (not attached to the building) must be at least 6 feet from a building wall to allow for adequate landscaping and/or walkway near the building.



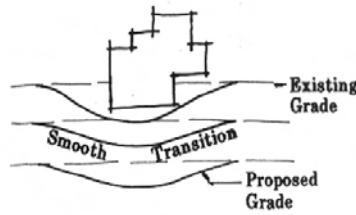
Stepped Foundation



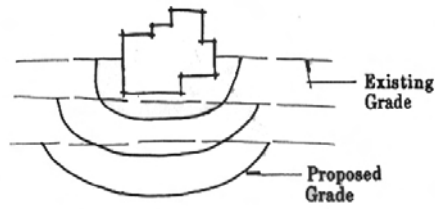
Raised Foundation







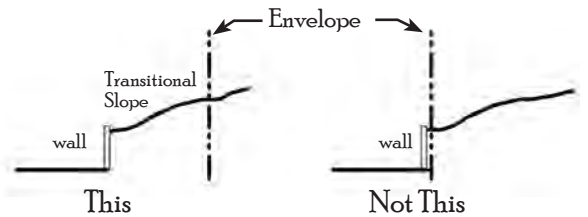
This



Not This

7. Retaining walls should not be placed at the building envelope line. Allow for a slope transition between the edge of the wall and natural grade outside of the envelope.
8. A 4:1 slope is preferred; however, no fill slopes may be over 6 feet high and not steeper than 3:1, unless a steeper or higher slope such as 2:1 would preserve existing trees or the 3:1 slope would overly constrict the useable area within the building envelope.
9. When steeper slopes are considered to preserve existing trees, first priority shall be to move the development away from the trees.
10. During the non-rainy season, any permanent or temporary disturbance to slope areas shall be planted within one month of completion of building construction. At no time shall a slope be exposed during the rainy season (from October to April).
11. Please refer to the Landscape Design Chapter V, sections G and I for planting requirements.

CUP 81 ✨  
CUP 82 ✨



## F. Drainage

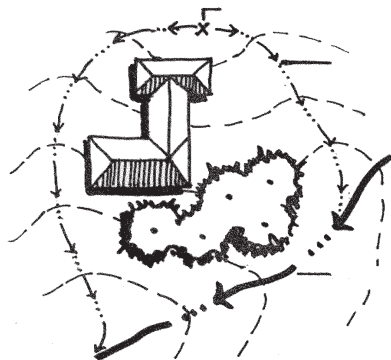
1. All site drainage is to be directed away from the structures and towards existing site drainage channels and swales.
2. Under no circumstances should any new drainage be directed onto an adjacent lot.
3. New drainage water shall be controlled with a naturalistic dissipation device to prevent soil erosion on-site or to existing drainage channels. Some velocity control methods include rock lining, or moisture loving plantings.
4. The existing drainage swales of a lot shall be incorporated into landscape areas or treated for erosion control. Under no circumstances may an existing drainage swale be restricted to cause flooding upstream of the lot.
5. Existing drainage around oak trees shall not be altered. This applies to areas within 15' of the drip line. Please see Chapter VI, Oak Tree Protection.





## G. Oak Tree Setbacks

Setbacks were utilized to provide open space and privacy between homes and for natural area preservation by setting minimum distances from existing oak woodlands and property lines to protect the health of the trees. Setbacks are reflected by the delineation of building envelopes as seen on the Tract Map. Chapter VI, Oak Tree Protection, describes additional setbacks to be respected and alternatives to oak tree removal in special circumstances.



Drainage Courses



Tiered landscaped slopes are an alternative to retaining walls.



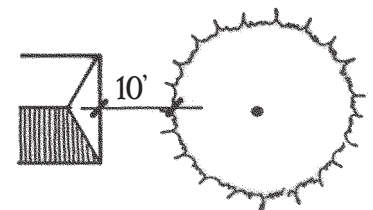
Existing drainage treated as part of landscape

1. Structures should be located at least 10 feet from the drip line of existing oak trees. See the Oak Tree Protection section for more information.
2. An exception may be made to reduce or eliminate this setback if a specimen tree is incorporated as a feature for the home. Evidence finding exception to the required setback may be presented to the Design Review Committee. The committee may approve a smaller setback if the evidence is in favor of the tree's health, or if the building envelope is so severely constrained as to limit the owner's ability to build a reasonable size home.

## H. Solar Orientation

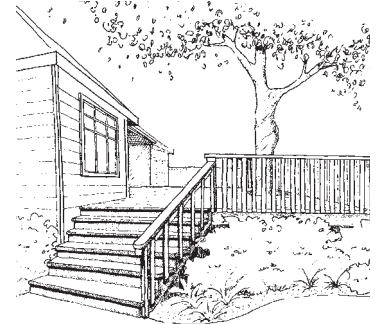
Las Ventanas is ideal for taking advantage of solar energy. When siting the main residence on the lot, the designer should consider solar orientation to help make buildings more energy efficient and to reduce energy consumption for heating and cooling.

1. To maximize the benefits of solar exposure, orient the residence with the long axis in an east/west alignment. The interior of the residence can be designed to take advantage of the sun's path throughout the day.
2. On sloped sites, berming of walls on the uphill side is an effective way to insulate for summer cooling.





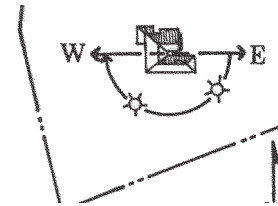
- The major glass areas of a building should receive the maximum amount of solar radiation in the winter and the minimum amount in the summer.



### I. Driveway Access and Parking

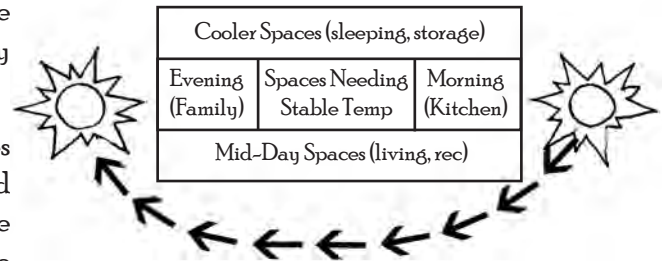
These guidelines are included to ensure safe and relatively inconspicuous driveway access to the home. The goal is to avoid large paved areas by de-emphasizing the visibility of parked cars. (See private Driveways and Hardscapes in the Landscape Design section for suggested materials.)

- The driveway shall not be the major feature of the home entry. This particularly applies when designing a driveway with more than one access point to the street. The area between the drive and the main road should be buffered with substantial landscaping to help diminish the visual impact of the driveway.
- Private driveways shall be 16 feet maximum width, except at the area adjacent to the garage which should be the width and length necessary to ingress and egress from the garage.

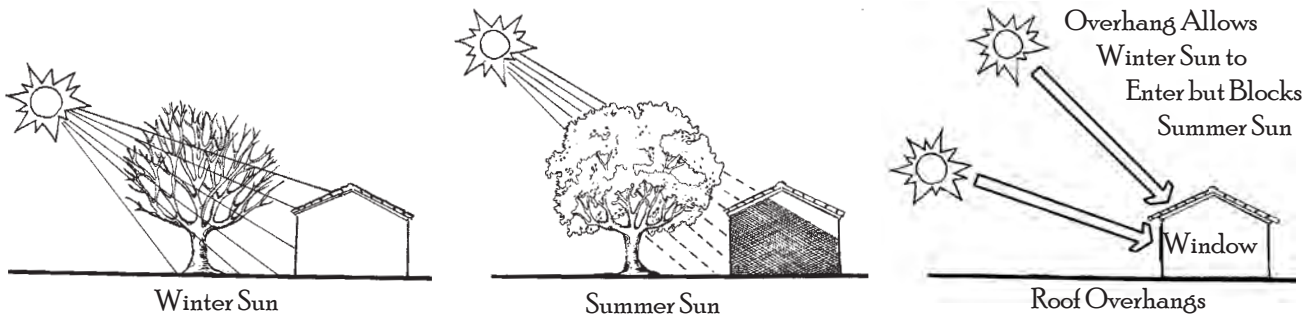


CUP 48 ✨

- Provide a minimum of two guest parking spaces per lot. This area does not require hard paving and should be in close proximity to the house. Provide guest parking spaces that are not highly visible from the street.



Laying out Interiors for the Sun





## J. Garages and Accessory Structures

To promote a useful and attractive arrangement of structures, consider the relationship of the garage and accessory structures to the house, and their impact on neighbors. Just as with the main house, placement of accessory structures must respect the site's terrain, tree setbacks, consider the impacts on surrounding properties, and be completely consistent with the County's Land Use Ordinance standards. In addition the guidelines below, refer to Building Design Chapter IV, section E, for more details on materials and size limits. Consider convenient and protected access to the main house when using a detached garage arrangement.

### 1. Garages

- a. Garages shall not be the dominate feature of a home as seen from the project road. Garages located behind or to the side of the main house structure are recommended.
- b. When garages are located at the front of the house, garage doors should not face the main road; they should be perpendicular to the road (side entry).

### 2. Storage Buildings

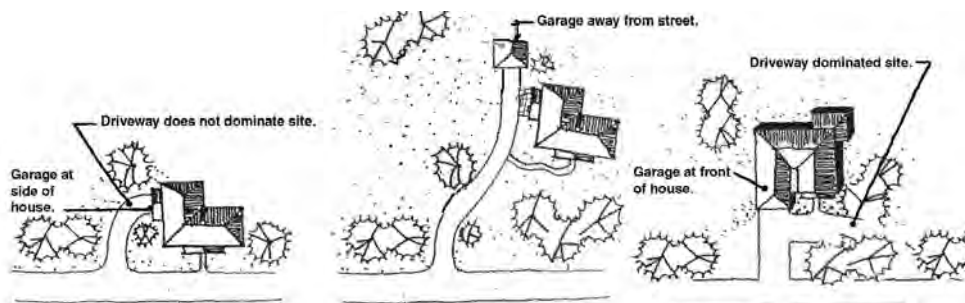
- a. Utilitarian type structures used for storage shall be placed out of view from the main road where feasible. When these structures are located in view of the main road they shall be constructed of similar materials and in the same style as the main residence and accented by planting and/or fencing (per the fencing specified in the Landscape section).

### 3. Swimming Pools

- a. Outdoor swimming pools are to be of in-ground, permanent construction, located within the building envelope.

### 4. Trash Receptacle Areas

- a. Each lot must include area for trash receptacles within the building envelope, either as part of the design of the residence or other area so that the receptacles are not visible from neighboring lots or the project road. Additionally, the trash receptacle storage area must be secure and enclosed to prevent animals from accessing and invading the receptacles.





## K. Services Siting

This section provides general site criteria for the location of septic systems so that these elements may be effectively integrated into the site design. The criteria provided herein conform to the 2001 County of San Luis Obispo Planning Department design guidelines. It is the lot owner's responsibility to ensure current Health Department standards are used. A registered civil engineer and soils engineer will be required for soils tests and septic system design.

### 1. Utilities

- CUP 91 ✨ a. All utilities, phone, and electricity are to be in-ground installation.
- b. Locate solar panels within building envelope and provide appropriate landscaping to blend the structure into the surroundings.

### 2. Septic Systems

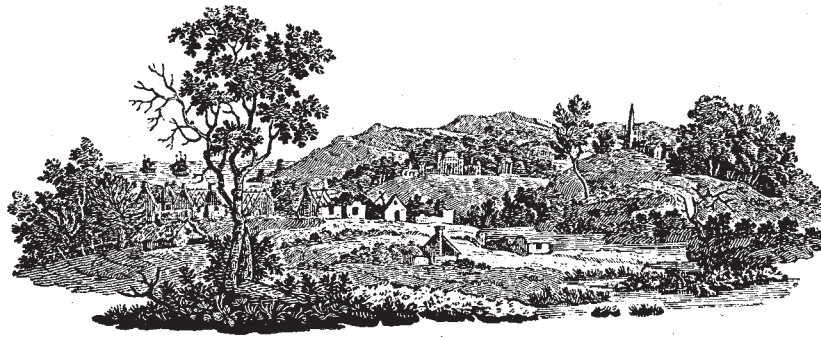
- a. Septic tanks shall be located at least 5 feet from any structure or water lines, 50' from, streams, and 10 feet from the drip line of oak trees.
- b. Leach fields may be outside building envelopes when necessary. An easement may be granted by Las Ventanas to locate the leach field outside of lot if required. Leach fields must be at least 8 feet from any structure, 100 feet from water supply wells, and 50 feet from streams. Each line may not be more than 100 feet in length.
- c. The natural ground slope of leach field should not exceed 20%. Shallow septic systems shall be prohibited in areas with slopes exceeding 30%.
- d. Rock formations and other impervious strata shall be at a depth greater than 4 feet below the bottom of the proposed leach fields. A 5-foot separation is required from groundwater.
- CUP 46 ✨ e. Deep well sewage may be required on some lots, see percolation tests.





*Las Ventanas Design Guidelines*  
Chapter Three - Site Development





## IV. Building Design

### A. Introduction

The following architectural design guidelines are intended to establish parameters and provide design direction that encourages a creative and appropriate built environment that is reflective of the rural ambiance of Las Ventanas. Additionally, these guidelines seek to promote design solutions that are sensitive to each lot. Many of the parameters are based on County of San Luis Obispo design standards. These guidelines should not be perceived as constraints that limit creative possibilities, but rather recommendations aimed at achieving desired architectural quality and character for the development.

No one particular design theme or style is proposed for Las Ventanas. Some suggested styles that tend to be visually compatible with the oak woodlands and open grasslands of the surrounding hillsides include Western Ranch, early California (Monterey), Mission, Craftsman, Bungalow and Contemporary (that incorporates natural materials). Other styles that reflect traditional or agricultural roots to the design may be appropriate. Styles considered to be inappropriate and not in keeping with the surrounding woodlands and grassland character are Neo-classical, Georgian, de-constructionist, or high-tech. Although these styles may be very appropriate in another more urban context, the intent is to create a compatible, rural sense of place within the overall development.

When a historically based style is not the basis for the residential design, it is important to incorporate elements that impart building character. Character may be created through attentive design and quality materials in architectural elements (such as interesting wall texture and window trims) of the home. Treatment of these elements are included in these guidelines.

The Design Review Committee shall be the final authority on the appropriateness of architectural style for all homes.





## B. Allowable Floor Area

Allowable floor area criteria is intended to prevent over-building and preserve the sense of scale. Limiting the floor area of the main residence creates a better fit into the surrounding landscape with lower impacts on natural topography, vegetation, and views.

Floor area criteria is based on the individual lot size, the unique lot configuration, natural features and constraints, the designated building envelope, and related site design setbacks.

- A minimum total floor area of 3,000 square feet including garage and detached buildings applies for all lots. The maximum total floor area allowed is 8,000 square feet. The foregoing notwithstanding, there shall be at least 2,500 square feet exclusive of the garage and detached building square footage.
- Second floors should be smaller than the first floor footprint to provide appropriate building massing.

Note: These designated floor areas are for the main residence and include detached structures and garages.

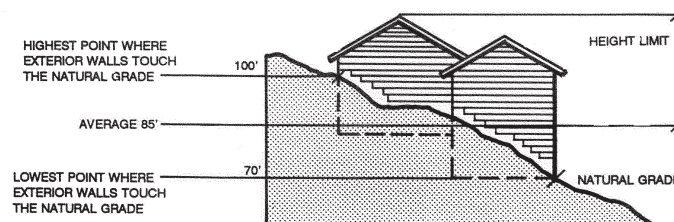
Refer to the section on Detached Structures and Garages of these guidelines for accessory building criteria. The DRC may approve exceptions to maximum size provided that the size must not be greater than 9,000 square feet.

## C. Height Limits and Vertical Wall Planes

Height limits promote an appropriate sense of scale and proportion between buildings and the surrounding natural landscape at Las Ventanas. Height limits are intended to ensure the prominence of the natural landscape over the built environment. Established limits also preserve views and minimize visual impacts to the ridgeline as viewed from interior main roads and Lopez Drive.

Measurement of height is in accordance with San Luis Obispo County's Land Use Ordinance. Owner should check County Ordinance for current method:

“The height limit of a building or structure is to be measured as the vertical distance from the highest point of the structure to the average of the highest and lowest point of where the exterior walls touch the finish grade.” This standard applies to each individual structure.



MEASUREMENT OF HEIGHT - EXAMPLE 1







1. Overall Height Limits

- CUP 63 ✂ a. The maximum height for all two-story structures is 28 feet. For homes with livable space in the attic, a height limit of 30' applies.
- CUP 57 ✂ b. Accessory buildings are limited to a height of 18 feet (for additional information, refer to the Detached Structures and Garages section of these guidelines). No part of the structure may exceed the prescribed height limit. Exceptions may be made for finials and chimneys.
- CUP 96 ✂ c. Lots within the viewshed of Biddle Park (71- 79) shall have all structures limited to 22' in height.

2. Vertical Wall Planes

- a. Owners and designers are encouraged to break up vertical wall planes into shorter segments, rather than a continuous two-story high plane on all elevations. No wall plane should exceed two stories in height above the finished grade on the downhill side. Wall plane should incorporate setbacks where appropriate, which will require the architect to implement a terracing approach.
- b. When retaining walls, basement, grade change, stem walls and other exterior walls of the home are used to accommodate grade change in conjunction with an exterior building or wall, the combined wall height should not exceed two stories in exposed exterior height. and shall be covered in the same or complimentary materials and color as the main structure. Plant native vegetation along retaining walls for camouflage.



Good vertical wall variety



Too much vertical accent

3. Exceptions to Height Limits and Wall Planes

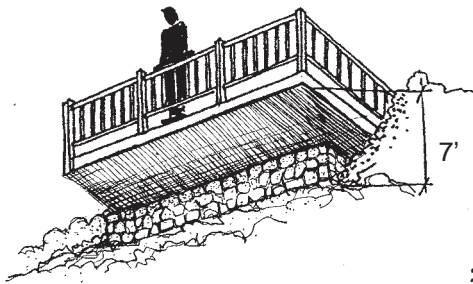
- a. An exception to limits on areas and wall planes may be granted by the Design Review Committee. Consideration for exception may be entertained if:
  - The applicant is unable to obtain the minimum floor area with the lot's building envelope;
  - The applicant is able to provide adequate evidence that a significant reason or situation supports the requested deviation;
  - The applicant demonstrates that adverse affects on the public, neighborhood, or surrounding area are avoided.



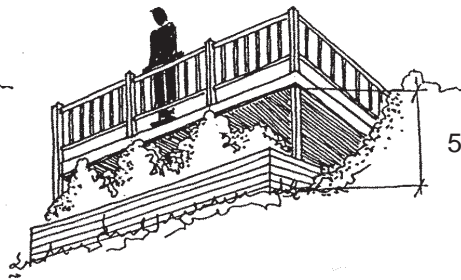


4. Decks Overhangs & Balconies

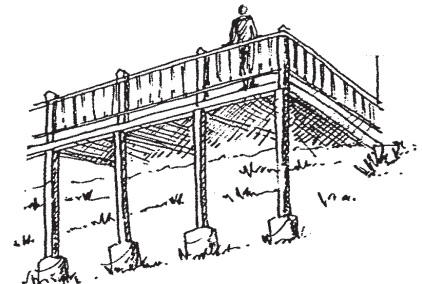
- a. The underside of a building shall not be visible.
- b. Exposed pole-type supports are prohibited for any structure. Decks under 3 feet in height above finished grade may have 50% exposure.
- c. Deck supports shall be properly screened as outlined in the Landscape Design section, and should be limited to 5 feet in height (7' above grade if cantilevered). Use wall sections and other design features to support decks.



This



Or This



Not This

D. Building Form and Massing

To emphasize the rural character of this project, proposed structures should be responsive to existing vegetation, land forms, and neighboring structures to the north, south, east and west of the site. The form and massing of the house should not dominate or overpower the site, but blend in both scale and design. Simple forms with low silhouettes are best suited to the rural character, with architectural accent features such as windows and doors, woodwork, or stonemasonry providing the detail.

1. Responsive to Terrain

- a. Multi-level residences are encouraged to incorporate upper-level stepbacks on the downhill side of the structure. This will avoid creating massive elevations exceeding two-story wall planes and respond to the site's terrain.



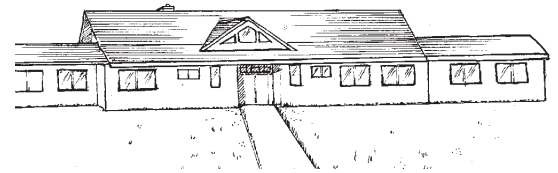


2. Building Character & Articulation

- a. Vertical and horizontal articulation should be used in order to add character and variety of scale to the overall mass of the building.
- b. Varying roof ridge heights and ground planes provide a sense of variety and scale to buildings. Projections, recesses, and overhangs should be utilized to provide shadow and depth. Building mass may be softened with architectural features such as garden walls, porches, balconies, arbors, and trellises integrated into the design, as well as landscaping. Avoid “tacked on” or excessive use of such elements to disguise large massing.



Good roof variety and balance



Too much horizontal emphasis

- c. Each home should have a well-defined entry with balanced roof and facade articulation to create visual interest and scale.



Turret is in good proportion



Turret is too large

- d. Care should be taken to articulate and give detail to all sides of the building visible to the main road and neighboring residences. This is particularly important for sites that have few or no trees to buffer the building within the landscape.

- e. Flat roofs should be limited in application. Ideally, flat roofs should be combined with other roof pitches. An example of appropriate use of flat roofs is the Prairie Style (Frank Lloyd Wright), which is designed to blend the house with the site.



Prairie Style





## E. Detached Structures and Garages

The design goal for these structures is to provide a strong sense of relationship and continuity with the main structure. (Also refer to Site Design - Garages and Accessory Structures.)

### 1. Accessory Uses

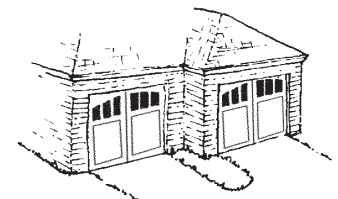
The architect should become familiar with requirements set forth in the current Land Use Ordinance pertaining to residential accessory uses. It is important to be fully aware of applicable area limitations and/or restrictions to certain combination of uses.

- a. Allowable detached structures normally considered accessory to single family houses in workshops, studios, garages, and pool cabanas, as long as they comply with these guidelines, the building code, and County Ordinances.
- b. Workshops or Studios: Floor area is limited to the lesser of the maximum allowed in the County Ordinance or 600 square feet.

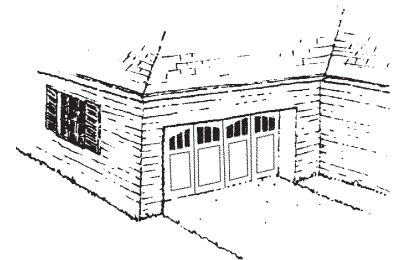
### 2. Garages & Storage

Just as with the main house, placement of accessory structures must respect the site's terrain and tree setbacks, consider impacts on surrounding properties, and be consistent with the County's Land Use Ordinance standards. (Also refer to Site Design Section J, Garages and Accessory Structures.)

- a. Exposed outdoor storage of recreational vehicles or boats is prohibited. Such vehicles must be stored in covered and enclosed buildings, which may be incorporated into the design of the automobile garage or as a detached structure. Care should be taken to avoid designing a massive over-scaled look.
- b. RV storage garages should not be highly visible from the street, nor a significant feature of the front exposure.
- c. Garages may either be attached or detached to the main structure and should not dominate the street facade or private driveway.
- d. Materials used for these structures should match or complement the main house.
- e. Sidewalls of garages that face the street shall have window openings or other architectural features to avoid a long unarticulated plane wall.
- f. Consider single car garage doors for enhanced articulation to double car doors.
- g. For multiple car garages, doors shall not exceed two in a row without a change or step in wall planes between the 2nd and 3rd doors.



Preferred



Intricate Doors Reduce Visual Impact





### 3. Maximum Height

- a. Detached structures or garages may not exceed 18 feet above average natural grade of their footprints. The DRC may consider structures attached if the buildings are connected by a significant architectural feature such as a breezeway roof.

## F. Exterior Materials and Finishes

In this section, criteria are set forth to aid in the selection of materials and finishes. These criteria strive to integrate the home and affiliated structures into the natural surroundings, and are important in establishing character for the architecture. Strive to create a balanced and careful combination of materials, textures, detailing, and form. Avoid excessive detailing or too many types of materials.

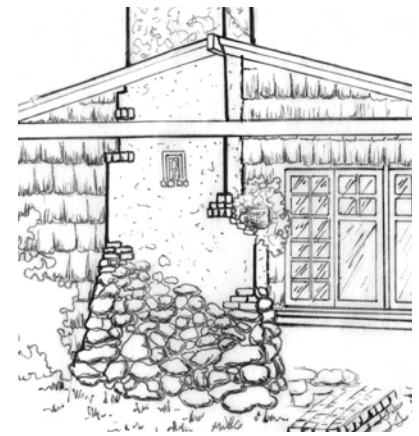
The Design Review Committee will review the "Materials and Colors Checklist" (provided in Appendix A).

### 1. Walls

CUP 61 ✨ Materials and finishes may play a key role in promoting the rural California feeling of the Las Ventanas. Natural exterior materials and colors that complement their surroundings are required. Materials such as those listed below are best suited for the desired ranch character.

CUP 65 ✨ Understories and retaining walls higher than six (6) feet:

- a. Materials and finishes should be consistent with the architectural style selected. The intersection of different materials should be carefully detailed to avoid awkward transitions or an obvious "tacked-on" appearance.
- b. Limit selected material combinations to two or three types to produce a very attractive and clean exterior. Keep in mind that too many materials or inappropriate material combinations will jeopardize the quality of the proposed design.
- c. Heavier materials should be used at the base of the building, with the lighter materials above the heavier. This gives the appearance of "grounding" the building to the land.



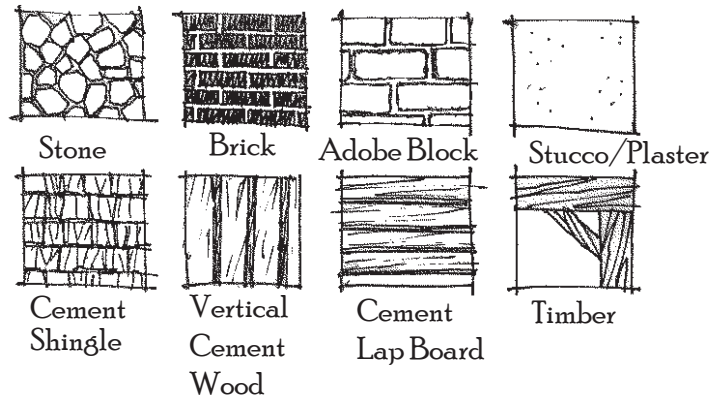
Heavy rocks at the base





Appropriate materials include:

- Native stone
- River rock, stacked or flagstone rock
- Wood and Fiber-cement siding (looks like stained or weathered wood plank)
- Textured stucco when combined with another material, e.g., wood (limited)
- Brick (except white colored)
- Cement plaster
- Adobe block
- Fiber-cement shingles (substitute for wood shingles)
- Glazed tiles (in limited quantity for door surrounds or wall base treatments)



Prohibited materials are:

- Highly reflective or sleek surfaces, (mirror glass, etc.)
- Precision concrete block (Concrete Masonary Unit~ without plaster)
- Metal or plastic siding (as a wood substitute)
- Large unbroken expanses of stucco or glazing
- Plywood or T-111 siding as exterior finishes





## 2. Roofing

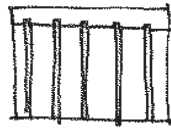
CUP 91 ✨ Roof materials contribute to the overall character of a residence by providing texture and color. Materials should be selected that best suit the style of the home. All roof materials must be non-combustible.

a. Roofing material shall be one of the following:

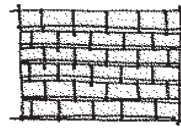
- Concrete tile (also used as a wood shake substitute)
- Fired flat or barrel clay tiles
- Slate
- Dimensional Class A architectural grade composite shingles (asphaltic or fiber glass)
- Color finished standing seam metal, fade resistant
- Galvanized, Corrugated metal roof
- Unfinished copper or zinc



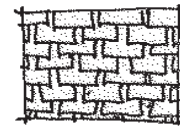
Slate



Standing Seam



Concrete Tile



Dimensional  
Asphalt

b. Unacceptable roofing materials include:

- High gloss glazed tiles
- Metal shingles or metal tiles
- Low grade asphaltic shingles, or rock

CUP 91 ✨ Wooden roofs of any form are not allowed for fire safety reasons. A wood shake appearance can be obtained with concrete tiles or dimensioned composite tiles.

c. Roof Color and Design

- CUP 61 ✨
- Roof color shall be darker, with earth tones and nonreflective colors as outlined in the design guidelines section on color.
  - Minimum roof slope shall be 3:12.
  - A flat roof is acceptable if characterized by Prairie Style architecture.





### 3. Doors and Windows

Doors and windows, including the garage door, are a major visual element and must be carefully selected, detailed, and finished. The front entry to a home is a good opportunity to make an elegant and welcoming architectural statement. For maximum energy efficiency, all windows should be dual glazed.

#### a. Windows

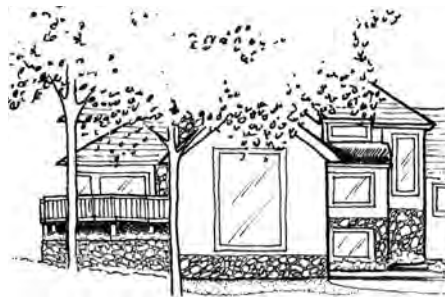
- Wood, clad windows, or factory finished metal clad, with divided lites and clear glazing are most appropriate and desirable. Glass block is also acceptable for contemporary homes. Silver or gold finish window frames are prohibited.
- Use window trim to substantiate the window. Window trim should be colored the same as, or complementary to, the companion wall where it is located.
- Large, unbroken expanses of glazing (windows) and reflective/mirror glass are prohibited. A large window exception would be limited to “picture” or accent windows oriented to an important view. Odd or irregular window shapes are discouraged.



Good window trim and detail



Poor, bland window treatment



Poor picture window treatment



Appropriate picture window



Too many window styles



A good balance of windows shapes and scale



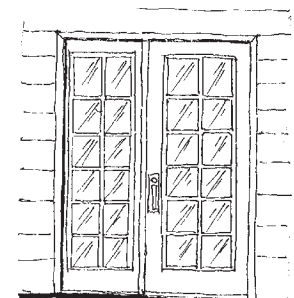
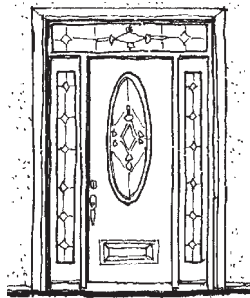




- Use windows that are true to the house style and avoid using such a variety of window shapes and sizes that it creates a cluttered façade that lacks balance.

b. Doors

- Custom designed entry doors that are in keeping with the specific character of the proposed residence are strongly encouraged.



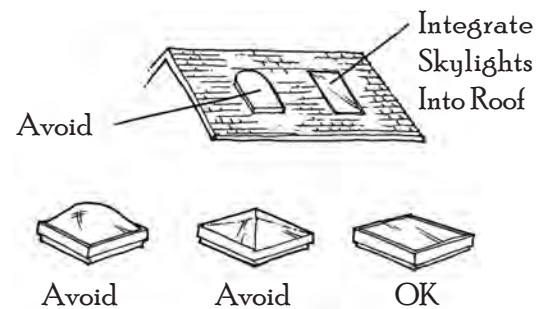
- Use of multi-paneled garage doors, of finished metal or wood, are strongly encouraged.
- Doors may include integral glazed panels. French, patio, and wood sliding doors are preferred over metal sliding glass doors. True divided-lite glazing and external grids are preferred over internal grids at doors and windows.

4. Gutters and Downspouts

- a. Rain gutters and downspouts shall be incorporated into buildings to capture rain runoff and shall be constructed to direct water into the landscape and away from the foundation. Diffusers shall be used on the end of the spouts to prevent erosion. As an alternative, see Appendix B for rainwater storage and distribution systems.
- b. Gutters and downspouts should be concealed or designed as a continuous architectural feature. Where gutter and downspouts are exposed, they should be painted to match the surface they are attached to (unless the gutter is copper).

5. Skylights

- a. If skylights are used, they should be designed as an integral part of the roof form. Location and color shall be compatible with the roof material. Flat skylights with clear or bronze glazing are encouraged. Large bubble or dome skylights are discouraged since they detract from the roof form.





## G. Exterior Colors

Color selection can help blend the structures with the natural surroundings. Be sure to field check the selected colors (with a large color sample) since the color will be influenced by the sunlight or shade on the lot. The following guidelines should be used when choosing exterior colors for structures, understories and retaining walls higher than six (6) feet.

- CUP 65 ✨ 1. Color schemes chosen for the exterior of structures, including the roof, must be responsive to those predominant in the surrounding woodlands and grasslands. The goal is to blend the buildings into the landscape as much as possible and to avoid stark contrast with the surroundings. Subtle, warm, earth tones and muted colors such as browns, grays, grey-greens and grey-blues, with complementary accents are compatible with the Las Ventanas landscape. “White” colors are discouraged except for trim and accents.
- CUP 61 ✨ 2. Colors shall have “low reflective values” (LRV) as described in the Sherwin Williams rating scale. The lower numbers (scale is 1-100) indicate that less light is reflected from the color. Colors from an LRV of about 18 through 47 are acceptable and are more typical of muted tones.
3. Simple color schemes incorporating a maximum of three (3) colors are recommended. Colors should complement each other and avoid stark contrasts. This criteria is especially critical at the roof areas. Light and bright colored roofing is specifically prohibited.
4. Certain wall materials such as stone and brick have distinct and integral coloring in their natural state. These tones should be treated as an element of the overall color palette.

## H. Exterior Lighting

Provide lighting to create a safe and secure home environment as well as to enhance desirable elements of the architecture and landscape. When designing for nighttime illumination, carefully plan the placement and intensity of the lights so as not to impact neighboring properties or open space. (Also see Landscape Lighting in Chapter V.)

- CUP 31 ✨  
CUP 62 ✨ 1. All exterior lighting must be unobtrusive and designed to avoid glare onto neighboring properties, including open space. Use non-glare lighting. No flood lights will be allowed. Downward focused lighting is preferred.
2. Light fixture selection must be compatible with the architectural character of the building. The color, size and number of fixtures should be utilized for specific purposes such as illuminating entries and limited portions of facades.
- CUP 31 ✨ 3. Exterior lighting within 100 feet of open space must be shielded and aimed as needed to avoid spillover into open space areas.
- CUP 62 ✨ 4. Fixtures shall direct illumination downward or toward architectural elements.





- CUP 67 ✨ 5. Security lighting shall be hooded, recessed or located in such a manner that lighting illuminates only the intended area and avoid off-site glare or spilling over of unnecessary illumination. Security light globes should not be visible from a distance of 20 feet from the lamp.
6. No lights will be allowed on top of any structure.

- CUP 49 ✨ 7. The use of low voltage lighting is encouraged wherever possible such as pathways or driveways, to reduce energy consumption.
8. All lighting and electrical work must be constructed to meet the most recent edition of PG&E's Energy Conservation Home Standards.

## I. Mechanical Equipment and Utilities

1. Mechanical equipment such as air conditioners, water softener tanks, duct work, and meters, whether part of the structure or detached, shall be screened from all views as much as possible. Equipment screening materials should be architecturally compatible and consistent with the overall design of the proposed structure.
2. All utilities (electric, phone, propane tanks etc.) shall be underground. The location of utility meters and inspection points should be accessible to utility companies.
3. Areas for trash container storage shall be incorporated into the building and site design, located at interior side yards, or near the driveway and screened with walls and/or landscaping.
4. Where possible, stacks, vents, antennas, and other roof-mounted equipment should be located away from public view on the least noticeable portion of the roof. All flashing, sheet metal, vents, and pipe stacks should be painted to match the adjacent roof or wall material.
5. Solar collectors and satellite dishes are allowed as long as they are in full compliance with the County's Land Use Ordinance and the project's Conditions, Covenants, and Restrictions (CC&Rs). Satellite dishes and radio antennas shall be properly screened from neighboring residential dwellings and access roads. Roof-mounted or second story installations must be discretely placed. Architects are strongly advised to be fully aware of county requirements regarding setbacks, location restrictions, and permit requirements.





## J. Energy Efficiency

### 1. Heating and Cooling

#### a. Active solar water heating systems are encouraged:

- Be careful to place the solar panels flush to the roof plane or mounted no higher than 12" from the roof plane. This applies to solar cell arrays and water systems. For San Luis Obispo County the optimum fixed angle for solar panels is about 50 degrees oriented due south.
- Trombe wall systems may also be used as part of the house structure for space heating. Trombe walls are heat gain structures such as water tubes or solid material such as tile or concrete that re-radiate heat into the house at night.
- Solar water heating may be used as an effective and simple technology for pool water heating.

CUP 49 ✕ ▪ South facing walls can be constructed of solid materials that absorb heat and radiate it into the house.

b. Incorporate shading, either from plantings or window coverings, to retain cooling in summer months.

c. Take advantage of cool breezes by installing operable windows, which helps to reduce air conditioning needs and therefore energy consumption.

### 2. Other Energy Efficient Installations

a. Photocell technology is encouraged as an electricity supplement for outdoor lighting and irrigation systems, etc.

CUP 49 ✕ b. Include outdoor electrical outlets to encourage the use of electrical appliances and tools.

CUP 49 ✕ c. Build homes with flexibility in the interior wiring and cabling to allow telecommuting, teleconferencing and tele-learning to occur simultaneously at several locations in the residence.

CUP 49 ✕ d. Install energy efficient built-in appliances.

e. Install skylights for natural lighting (See Section F of this Chapter, Doors and Windows).

CUP 49 ✕ f. All windows should be double-glazed (See Section F of this Chapter, Doors and Windows).

### 3. Homeowner Practices

CUP 49 ✕ a. Pools should be covered when not in use to prevent evaporation and conserve water use, as well as retain heat and therefore reduce energy consumption.

b. Use low energy interior lighting.

c. At the time a pool may be drained, use the water for landscape irrigation in such a way as to prevent erosion. Allow chlorine to dissipate sufficiently before draining by waiting 7 days from chemical application.





## V. Landscape Design

### A. Introduction

The home sites at Las Ventanas are spectacular with their natural landscapes and vistas. Because the natural outdoor environment is so important to the character of the neighborhood clusters, the design of outdoor spaces and landscaping must be substantial, well thought-out, and treated with the same care as the building design.

The intent of this section is to provide guidance for the design and construction of outdoor spaces appropriate to the existing oak woodlands and grasslands, as well as the new neighborhoods of the ranch. The primary goal is for the designed landscape to be significant, yet subordinate and complementary to the natural scenery.

CUP 60 ✨ Property owners and design professionals are responsible for design and installation of the landscape improvements in private ownership areas. All property owners are required to prepare a Landscape Plan, and construction documents showing how all private ownership areas will be treated by landscape improvements. All improvements shall be installed within 120 days of occupancy of the residence. Phased installation of the landscape may be approved by the Design Review Committee, providing there is no adverse affect on the surrounding residents, neighborhood, or environment. The highest priority for the first phase is the area near the foundation of the main residence, any erosion control, and areas visible from the main road.

### B. Materials and Themes

The use of common landscape materials and elements can visually unify and enhance the Las Ventanas neighborhoods. The following are themes and materials to consider while designing the landscape plan.

- Coordinate plantings by “zones” that respond to the water needs of vegetation, fire safety, and transitioning into open space areas on the lot. (See Planting Zone Concept, Section G4 of this Chapter.)
- Retain the rural ambiance by integrating natural materials. Indigenous materials (rocks/boulders, oaks, grasses, etc.) may create desirable and appropriate themes. Consider wood and stone landscape elements for low walls or a trellis, for example, or metal for gates and accents, etc.
- Use landscaping near structures to maximize energy efficiency. For example, deciduous trees provide summer shade for walls and outdoor spaces, and allow winter sun exposure for passive warmth.
- If possible, plant shrubs and ground cover that complement those used by neighbors to help create a continuous landscape along the frontage of the main road.

CUP 49 ✨





### C. Grading and Drainage

Preserve existing landforms and drainage paths in as natural a state as possible to avoid creating new site constraints such as erosion, flooding and over-watered oak trees. Grading and drainage guidelines are:

1. All landscaped areas must maintain positive drainage away from all structures.
2. Construction plans must include the location of all hardscapes (patios, pathways, etc.) and drainage elements, including dimensions and spot elevations to clearly indicate proposed improvements.

CUP 83 ✨ 3. All drainage must be directed toward existing historical drainage swales, without causing erosion of those drainages. To avoid upstream flooding, do not block existing drainages.



4. Runoff water from improved areas must be kept away from the root zone of all oak trees to the maximum extent feasible. Over-watering oaks can be hazardous to their health.
5. Do not isolate existing oaks from their natural water supply.
6. Collect roof water in gutters, dissipate and direct towards existing swales or collect and store for dry month irrigation. Homeowners are encouraged to store rain runoff and use it for future irrigation. (See Appendix B for rainwater storage system examples.)
7. Existing drainages may be enhanced by native vegetation and incorporated as an element in the new landscaping. Line the drainage with rocks or erosion control matting to control erosion and slow water velocity.

### D. Private Driveways and Hardscapes

The treatment of patios, walkways and driveways contributes to the character of the home and its landscape, and the choice of materials for these areas affects drainage and erosion of the site. The private driveway should not be a focal point or dominate any portion of the landscape. Large expanses of paved surfaces must be avoided. This section provides guidance for the treatment and design of private driveways and hardscapes, including alternatives to pavement.

1. Each residence shall include at least two (2) private off-street parking spaces on each lot.
2. The driveway width at the street shall be 16 foot maximum. A smaller drive width will reinforce the rural character of the ranch.
3. Consider improving driveway appearance using textured materials such as brick, pavers, or stone. Pervious materials such as aggregates, pavers, brick, turf block, or decomposed granite with binders are strongly encouraged to help reduce runoff and possible erosion. One alternative method is to use pavement for the tire tracking surfaces and use brick or gravel in the center of the tracking area.





4. Drives over 5% grade shall be surfaced with pavers, concrete, asphalt or other non-erosive surface. Driveways less than 5 % shall have, at the minimum, all-weather surfacing to stabilize the driveway preventing gully formation in the wet season.
5. Careful driveway placement is important to reduce scarring of hillsides and to protect oak trees. Follow existing contours as much as possible and stay outside the drip line of the oak trees, unless access is otherwise impractical.
  - a. Drive locations should respect the privacy of the surrounding neighbors as much as possible. Do not locate a driveway next to a neighbor's outdoor living space if possible.
  - b. Suggested materials for guest parking areas include turf block (a paver that allows grass to grow inside), gravel, or other natural materials to reduce the impacts of paving on the lot.
  - c. Placement of drives should be kept out of view from public areas as much as possible. If the driveway follows the contours it will be less visible. Circular drives should be substantially landscaped with shrubs and trees to soften visibility from the main road.
6. Paving materials for patios and walkways should reinforce the architectural character of the house.
7. Paving under and around trees must follow the requirements outlined in Oak Tree Protection Guidelines, Chapter VI. No impervious surfaces are allowed under the canopy or within 6' of the trunk.



## E. Fencing

To emphasize the rural character and open views to the ocean, mountains, and woodlands, view obstruction by fencing should be minimized. "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. Consider using alternatives to fencing such as building orientation and design, or landscape materials to create privacy without the use of fences. This helps to ensure the rural open space ambiance is preserved. Also see Chapter VI Oak Tree Protection for further considerations about placing fences.



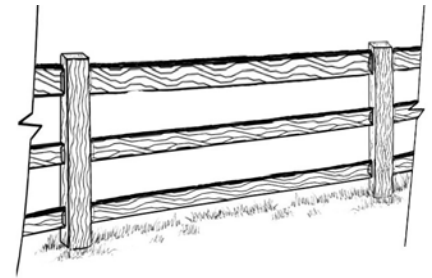
Examples of patio placement and landscaping for privacy





1. General Fencing Standards

- a. Fencing should be used only when necessary for privacy, screening, domestic animal control, or safety within the building envelope. Only the amount of fencing necessary to serve its purpose will be allowed.
- b. Property lines may be fenced for cattle control with designated project fencing. Fencing should be barbed wire with wooden posts, or as depicted (right).
- c. No chainlink fencing is allowed.
- d. Fence colors, materials and style should be the same as or complement the building and surrounding earth tones.
- f. Fences on sloped property should be stepped.
- g. Vegetation growing on fences should be prevented. This is particularly important near homes and tree canopies to prevent fire ladders, see Chapter 5 Section H.



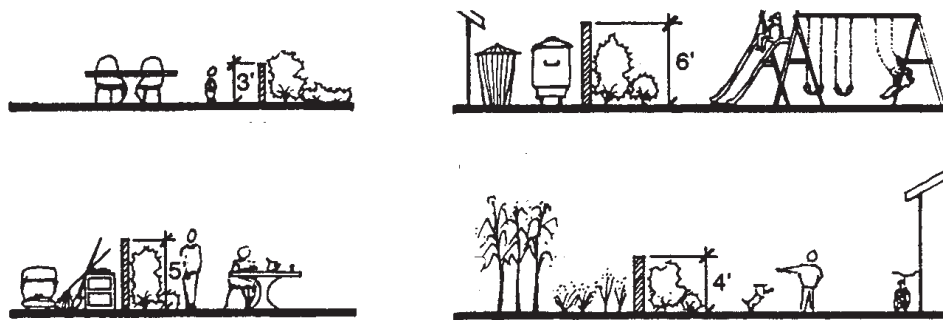
Project Fencing:  
6" x 6" Posts with 2" x 6" top rail  
and 2" x 4" bottom rails

CUP 61 ✕

CUP 91 ✕

2. Privacy Fencing

- a. Use fences to enclose outdoor spaces when privacy, screening, safety, wind protection, or separation of uses is necessary. (Examples of outdoor spaces that may need fencing: spa area, dining area, play area, utility area, etc.)
- b. Base the appropriate height for the fence on its function (see examples below). Lower fences are encouraged to preserve on-site views of neighbors.



3. Side Yards

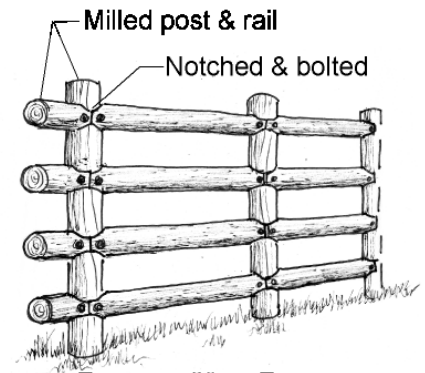
- a. Minimize side yard fencing so that homes appear to be farther apart and views from neighboring homes into open space are preserved. This is particularly important in the portions of the front yard visible from the main loop road.
- b. The maximum height for sideyard fences is 6'.







- c. Side yard fences must be at least of 6 feet away from the house. The maximum outside limit is the building envelope.
- d. Materials for side yard fencing should be open in design and may include wood posts and 4 rails, round mill style, and match the backyard fence. No chainlink fencing may be used. 2" x 4" wire mesh may be coupled with the wood rail fence for animal control when necessary.
- e. In order to preserve the rural open space ambiance, try to avoid fencing the entire envelope and limit the fencing to an area necessary for security, landscaping protection, and domestic animal control.



Example: Yard Fencing

#### 4. Front yard

- a. Any fencing within a specified front setback must be 42 inches or less in height.
- b. Maximum height for any fencing in the front yard is 5 feet.
- c. When an enclosure is in close proximity to the front of the residence, (e.g., courtyard), fencing, wall materials and design style must be compatible with the building. A materials sample board is required with all plan submittals.



#### 5. Backyard

- a. Many backyards are visible from adjacent properties; therefore, backyard fences should be of open construction. Maximum height is 6 feet, except where deer protection is required (to protect food crops) the maximum height is 8'. That portion above 6' must be constructed of wire mesh between the 8' posts.
- b. Suggested wood styles include round mill post, four rail, and stained or unfinished. Extensive white fencing is prohibited since it is in contrast with the natural surrounds. No chain link fencing is allowed.
- c. The maximum limit of fencing is encouraged to remain within the building envelope area. Exceptions may be granted by the review committee if special circumstances warrant.
- d. Existing barbed wire fence on the ranch property line will remain in place. These fences are under the Talley Farms management and used for purposes of cross-fencing cattle pastures.

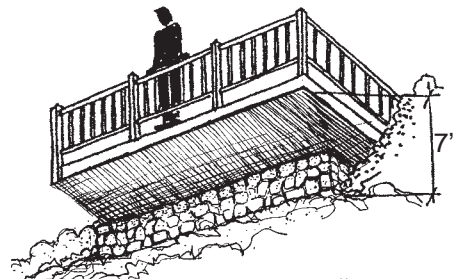
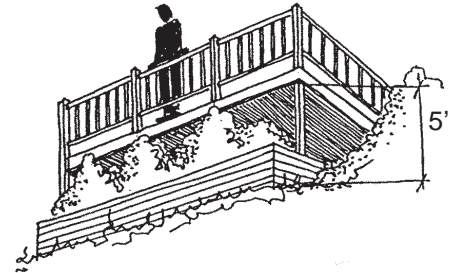




## F. Decks / Balconies

Decks / overhanging patios offer outdoor living space for entertaining, outdoor living, and dining. The following guidelines should be followed when adding this type of structure to a residence:

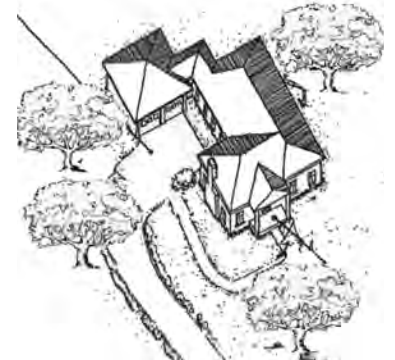
- a. Decks that are attached to the ground by posts (non-cantilevered decks) may not be higher than 5 feet above finished grade.
- b. Cantilevered decks may be 7' above grade.
- c. If grade change is more than 5 feet, decks shall step down slopes with levels being no more than 5 feet in height above grade.
- d. Exposed supports are not allowed on decks more than 5 feet high and must include screening either with planting that reaches at least just below the top of deck, lattice, or a solid wall. Screening plants must be fire resistant.
- e. Placement of deck structures must conform to all setbacks and must consider visual impacts.
- f. All deck structures must meet County codes for safety and construction.
- g. Consider drainage impacts from runoff from the decks on the landscape. Prevent soil erosion from water run-off by installing ground treatments that create velocity control and dissipation.



## G. Planting

Planting criteria are provided to guide the selection of appropriate plant species and encourage creative, naturalistic arrangements in planting areas that fit into the oak forest and grassland environments. The homeowner is cautioned to provide an adequate budget for the landscape improvements in the beginning of the process.

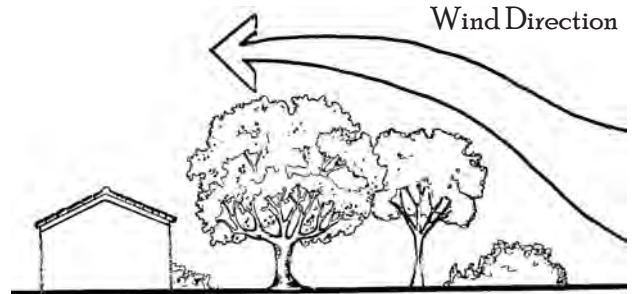
- a. All areas disturbed from site improvements within the building envelope must be permanently landscaped. Grading adjacent to driveways must be stabilized with a hydroseed of native grasses and wildflowers, groundcover or mulching. Steeper slopes may require matting in combination with planting to prevent erosion.
- b. Xeriscaping principles shall be followed. See the section below on planting zones.





1. Form and Function

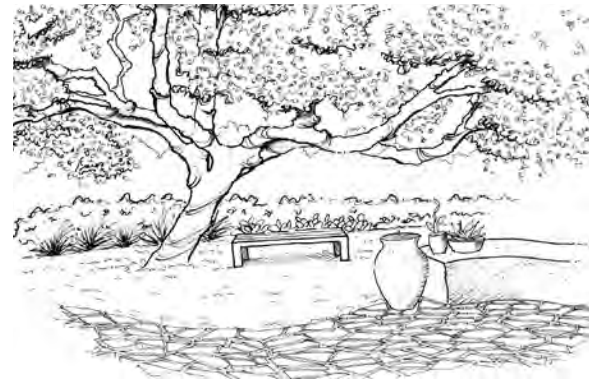
- a. Plant material shall be used to soften structural edges of the building and to blend it into the landscape. Trees must be planted to soften impact of architecture from all view points.
- b. Plants should be arranged in groups and spaced to allow them to develop into large masses without being pruned into individual plants.
- c. Planting should be arranged into diverse and naturalistic masses.
- d. Formal planting designs should be restricted to court yards and planting areas very close to the building. They are discouraged away from the building and prohibited at the perimeter of the lot visible from off-site. Areas within 20 feet of the driveway entrance are excepted.
- e. Trees should be used to create an intimate scale and enclosure to spaces, but their placement should respect the long range views of the surrounding neighbors, especially in those areas away from the main residence.
- f. Incorporate existing landscape features such as boulders and trees into the new landscape.
- g. Planting should be used to screen less desirable areas from public view (from adjacent lots and the main road), e.g., trash enclosures, parking areas, storage areas, satellite dishes, solar panels and retaining walls.



Landscaping can be used to buffer from wind



Existing boulder is used in steps





## 2. Plant Types and Use

- a. Preserve the existing oak trees to the maximum extent possible.
- CUP 95 ✨ b. Plant material must be drought tolerant and respect the irrigation zones described in number 4 below.
- c. Landscaped areas bordering open space areas should transition from the domestic landscape to the natural by using native low growing ground cover species, including grasses.
- d. Native plant material is required to comprise the majority of planting at the edges of the building envelope and may be located outside the envelope.
- CUP 32 ✨ e. To protect native species, the use of French Broom (*Cystisus monspessulanus*), pampus grass, juniper, large groups of cypress, acacia, bamboo, palms, and eucalyptus species are prohibited due to their invasive nature and flammability. Use of pines are discouraged.
- f. All non-irrigated hydroseeding shall be done just prior to the rainy season (October-April).
- g. Edible landscaping, including fruit trees and vegetable gardens, is encouraged.
- h. Planting areas should be covered with mulch (approximately 3 inches thick) to increase the soil's ability to hold water, and reduce water requirements, as well as provide a clean finished look for planting areas.
- i. For planting under oaks see Chapter VI section D. Generally, planting under oaks should be minor and limited to plants that require the same amount of water as the oaks. No permanent irrigation is allowed under existing oak trees. New oak trees can withstand some irrigation and drought tolerant ground cover.
- j. Native oaks are encouraged in new landscaping. For other tree types, see the recommended Planting List in Appendix C.



## 3. Suggested Drought Tolerant Plants

These plants have been included in the Suggested Plant List provided in Appendix C. The following are additional reference materials recommended for this project.

Trees and Shrubs for Dry California Landscapes, Bob Perry

Water-Conserving Plants and Landscapes for the Bay Area, East Bay Municipal Utility District.

Sunset Western Garden Book





#### 4. Water Conservation and Planting Area Concept\*

This section is intended to guide efficient and conservative water use, protect the native plant community, and enhance the protection of structures from fire (see Fuel Modification, next section). While this concept is not intended as a prototype planting plan, there are some aspects of it that need to be adhered to, as follows:

- CUP 90 ✨ a. For best fire protection management, vegetation within the first 30 feet of all structures and within the building envelope should be irrigated and maintained. This is the preferred area for formal landscape plantings. No permanent irrigation is allowed outside of the building envelope.
- CUP 90 ✨ b. Fire protection practices identify a 100' maintenance area from structures. This requirement means that the planting and vegetation within 100' of structures must follow the species selections and maintenance practices described below and in Section H.
- c. An entire building envelope may be landscaped, but a transition zone to natives should be included within the envelope. A native transition area may be located outside the envelope and established with temporary irrigation.

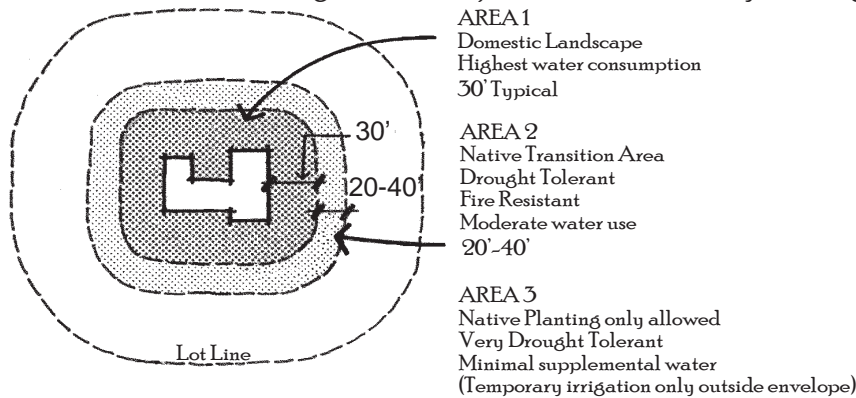
There are three basic areas to the planting concept, briefly outlined here and described in more detail below.

Area 1 is closest to the house and typically extends 30-feet outward. Area 1 is divided into sub-areas A, B, and C (see graphic next page) to reflect differing irrigation needs of the landscape in this area. This zone also provides the protective moisture zone recommended for fire protection management.

Area 2 is a transitional planting area. The combination of Areas 1 and 2 should create a vegetation buffer that improves fire safety relative to the main residence (See Fuel Modification, next section).

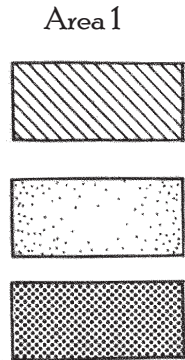
Area 3 is furthest from the residence and establishes the transition to the natural woodlands and grasslands outside the building envelope. This area may be planted with additional native plants or simply maintained as a fire management zone.

*\*The Planting Area Concept is best understood by referring to the graphics and text in combination.*

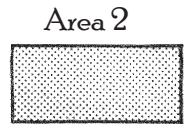


*The next section, Fuel Modification, should also be considered when designing landscape plans to protect structures from fire.*

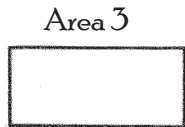




- A. For these areas close to the house foundation, limit use of plant material that is less drought tolerant. Typical use is at areas such as entries and patios. Irrigate with efficient spray heads, bubblers, or drip systems.
- B. For areas with lawn or lawn substitutes, spray irrigation that is on a timer for early morning irrigation is preferred. As a lawn substitute, use a low spreading matt-type groundcover. New irrigation technology which uses subsurface irrigation systems are encouraged.
- C. Use drought tolerant and fire resistant plant material for this part of the yard. Shrubs should have drought tolerant ground cover underneath for erosion control and moisture retention; efficient bubbler, spray, or drip irrigation is preferred.



- D. This area should provide a transition zone to native plant areas and consist of typical drought tolerant and native plant materials with fire resistant qualities. Shrubs with mulch or bark underneath to retain soil moisture are recommended. Drip irrigation is recommended.



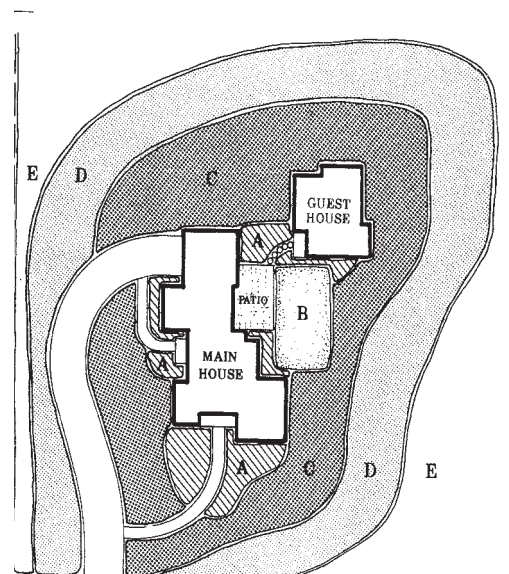
- E. Planting may be existing grasses retained in their natural state or native species for revegetation. Domestic and/or exotic planting, and permanent irrigation are specifically prohibited at the woodlands edge and /or the building envelope edge. Maintenance or fuel modification is required. See Fuel Modification guidelines (H). No irrigation is required in this area; temporary irrigation only outside the building envelope.

### 5. Turf Areas

Large expanses of turf are discouraged because of the high water demand and chemical/physical maintenance. As stated above turf is better suited to Area 1 and can assist in providing a moisture zone near the home.

- a. Consider limiting turf for recreational and entertainment areas only.
- b. Use turf to increase the size of usable outdoor space and at focused high use area rather than solely as a ground cover.
- c. Do not plant turf under the drip line of an existing Oak tree.
- d. Tall fescues are one of the best turf types for year round green and deep rooting which will provide a consistent look with less water.
- e. No turf on slopes steeper than 4:1 (or 25%).

Planting Area Concept





## H. Fuel Modification (Fire Management)

CUP 59 ✂ The goal of this section is to promote a safer living environment by reducing the amount of highly flammable material near the home. A management zone of 100 feet is required between structures and natural open space for fire prevention. Fuel modification shall not be used to justify clearing native vegetation or trees. For additional fire protection information refer to the Wildland Emergency Response check list provided in the Lot Owner's Manual. For further information on fire management, contact the San Luis Obispo County Community Fire Safety Council or California Department of Forestry, San Luis Obispo County.

### 1. Prevention of Fire Ladders

“Fire ladders” occur when vegetation allows fire to travel from low levels to higher levels, with successively taller plants acting as the rungs of a ladder. “Ladder” fuel includes the dead brush and leaf litter at the ground level to tall trees.

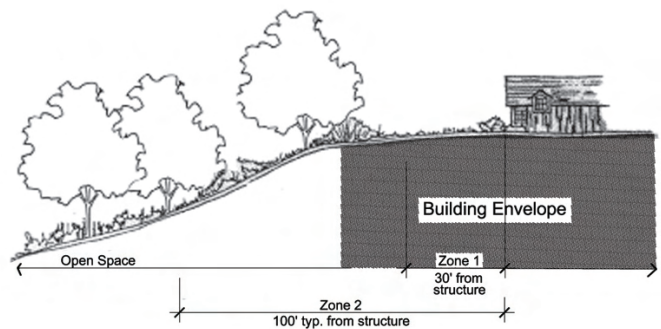


Providing vertical and horizontal separation area between vegetation levels helps to alleviate the fire ladder problem. Extremely large groupings of shrubs should be avoided and there should be clearance between shrubs and the lower levels of tree branches. Prevention of fire ladders is especially important in Zones 1 and 2. This recommendation does not imply or require all shrubs to be individually pruned with space between each plant.

### 2. Fuel Modification Zones

The following zones describe the maintenance that should occur in each management zone to promote safe site conditions. The following descriptions also refer to the water conservation and planting zone concept illustrated on the previous pages.

- a. Zone 1 (30' from structures within the building envelope)- The landscaped areas near and around the building, should be planted with fire retardant plants. Maintain planting with enough water so that plants do not dry out or die. Remove dry plant material to reduce fire fuel load. Structures that are closer than 30' to the edge of the building envelope must maintain a minimum of 30' of mown natural grasses outside of the building envelope.
- b. For Zone 2, (overlaps Zone 1 and defines a 100' zone from structures). This zone is a transition area between the domestic, homeowner installed landscape and the natural oak woodland landscape. Zone 2 may be composed of oak woodlands, or grassland inside and outside the





CUP 90 ✨ building envelope. Lightly prune trees and understory vegetation every 3-5 years to reduce the fire fuel load. This includes removal of dead branches and branches that contact understory vegetation. Also reduce fuel amount by thinning shrubs and creating clusters of shrubs instead of one continuous mass. Leave 10' between clusters. Mow grasses in this zone to 18". Grasses shall be mown annually in late April or early May as required by CDF. Take care not to over-prune or thin areas within the woodlands, as this is valuable habitat for many animal species. Homeowners and workers should take precautions against contacting or inhaling poison oak.

## I. Erosion Control

Erosion control is very important for conserving valuable top soil and preventing destructive and unsightly gully formations. Erosion control methods are to be incorporated both during construction and as part of landscape design.

a. In addition to hydroseeding or ground cover, all altered slopes shall be planted with trees and shrubs. Trees and shrubs should be grouped (instead of evenly spaced) for a more natural appearance. Shrub species less than 18" high with a spreading character are recommended to keep soil covered.

CUP 73 ✨ b. All new slopes two feet and over shall be planted with permanent erosion control vegetation and irrigated with an automatic system until planting is well established. Jute or other fiber matting may be used temporarily but not as a replacement for planting.

c. All slopes should achieve 70% coverage within the first year of planting and 80% within 18 months.

d. Planting design for erosion control should ensure both short and long term slope stability through a plant palette that includes short lived, fast growing slope stabilizing ground cover, long lived ground cover and shrubs, and long-lived trees. Such a mix of plant material will provide the necessary slope stability as well as have aesthetic quality throughout its evolution.

## J. Irrigation

In the spirit of water conservation and erosion control, use of appropriate, efficient, and cost-effective irrigation design solutions are very important. Greywater and rainwater collection systems are viable water conservation methods. See Appendix B for designs and sources for rainwater systems.

a. All domestic or nonnative planting areas shall include permanent, automatic irrigation to ensure plant growth and health.

CUP 90 ✨ b. Vegetation within the first 30 feet of all structures and within the building envelope must be irrigated.

c. All irrigation systems shall provide separate systems according to the watering requirement of each zone. Separate turf areas from shrub and ground cover areas, as well as separate all irrigation subsystems according to orientation, exposure, and slope.







- d. Irrigation near an oak tree drip line must be drip irrigation only.
- e. Irrigation systems for slope areas shall not apply water at a precipitation rate of over .8 inches per hour.
- f. All irrigation shall include back flow prevention such as a “reduce pressure backflow preventer.”
- g. Adjust irrigation schedules quarterly to meet plant requirements and adjust for seasons.
- h. Adjust irrigation systems to minimize runoff and discharge of water onto adjacent hardscape or properties.
- i. The irrigation clock should be programmed to operate during low water demand and evaporation periods of the day, i.e., late night or early morning.
- j. Monitor irrigation systems around oaks to ensure protection from over-watering (which can cause root fungus).
- k. The irrigation system should be designed to apply water slowly to reduce runoff, e.g., drip or stream spray systems.
- l. Pop-up irrigation heads should be used along walks and hardscape edges for pedestrian safety.
- m. All irrigation systems should include rain sensors and/or soil moisture sensors, if feasible, to prevent unnecessary watering.

## K. Landscape Lighting

Careful exterior lighting design encourages subtle enhancement of landscaping and design features as well as providing security and safety. See also Exterior Lighting in Chapter Four.

- a. Adequate on-site lighting should be provided to ensure safety, but light levels should not be a nuisance to adjacent properties.
- CUP 31 ✨ b. Building light fixtures shall be shielded and directed downward to avoid spill-over and glare onto adjacent properties, including open space.
- c. Trail/pathway lighting shall be designed as accent features and provided for safety and security only
- d. Landscape lighting is encouraged, but it should follow these guidelines:
  - Quality and well directed lighting is the goal. Do not specify too many fixtures or lamps that are too bright.
  - Light should be used only to accent focal points, not to illuminate the entire yard.
  - No flood lighting is allowed.





- No visible colored lighting will be permitted. (This does not include temporary seasonal string lights.)
  - Lighting should not cast glare or spill over onto adjacent lots.
- CUP 31 ✂ ▪ Use energy saving LED or low voltage lighting when possible. Solar systems are available as well.
- CUP 49 ✂ ▪ Path lighting must be subtle and allow the pedestrian to find their way.

## L. Maintenance

For the benefit of all residents, timely maintenance of landscaped areas is a required courtesy.

- a. All landscaping must be duly maintained to ensure proper health, growth and appearance of all areas.
- b. All areas shall be kept free from, debris, trash and noxious weeds.
- c. Oak trees shall not be trimmed or pruned in any way unless a certified arborist has been consulted or the tree presents an immediate safety hazard. Refer to the Oak Tree Protection, Chapter VI.
- d. Homeowners shall only disturb areas in the woodlands as directed in the fuel modification and tree protection section of these guidelines.
- e. Homeowners are encouraged to direct their landscape architects to design low maintenance plantings and outdoor spaces.
- f. Homeowners shall limit use of herbicides to building envelopes. Maintenance of grasses outside the envelope shall be limited to mowing.





## VI. Oak Tree Protection

### A. Introduction

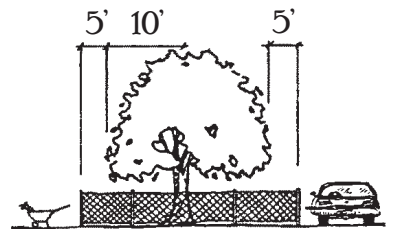
Oak Tree Protection guidelines are intended to assist the homeowner, builder, and design professional in preserving the existing tree population and their health as a valuable habitat and visual resource of the Las Ventanas project area. The dominant species of oaks present at the ranch are Coast Live Oaks (*Quercus agrifolia*).

Guideline emphasis is on preservation and avoidance of tree removal to the maximum extent feasible. Strive to incorporate existing trees into the design of buildings and outdoor living spaces. Use them as an asset to privacy, shade, scale, wind protection, or as a focal point.

The County Land Use Element section on native tree protection should be used in conjunction with this document.

### B. Construction Activity & Structures

Prior to construction, the lot owner is responsible for notifying all contractors, subcontractors, and their personnel of the contents of these guidelines. Prior to starting construction, contact the Las Ventanas Ranch office for a memo with more detailed information regarding construction activities. Also refer to Chapter VII, Section D, Construction Requirements.



Protective construction fencing distance example

CUP13 ✘ a. No oaks may be removed without prior approval of the DRC. See the Las Ventanas CC&Rs Article 2.6 for details. If a tree is approved for removal the homeowner will be responsible for providing mitigated oak replacement at a 4:1 ratio.

CUP10 ✘ b. In order to protect oak trees in the vicinity of construction zones, it is mandatory to erect a temporary fence at the outer edge of the root protection zone of the potentially impacted trees prior to construction. The root protection zone is 1.5 times the distance from the trunk to the dripline.

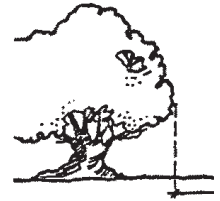


- Do Not:
- Store vehicles or supplies under trees
  - Use excessive foot traffic
  - Store or dump chemicals





- c. No vehicles or heavy equipment may be parked nor any storage occur under the dripline of the oaks.
- d. No dumping shall occur under or near the oaks of materials or chemical substances, including paints and associated cleaners.
- e. All buildings shall be sited outside the dripline of the tree whenever feasible. (The dripline is the outer extent of the leaves and branches as it falls on the ground plane.) 15' is a recommended setback distance from the dripline to minimize impacts to the root zone.



Dripline

CUP13 ✨

- f. If a building is approved to be located within a dripline, the encroachment may be considered an impact, and require mitigation replacement at 2:1 ratio.

## C. Paving

Minimize soil compaction and impervious surfaces under the trees and maintain as much area as possible for water percolation into the root zone.

- a. Avoid grading within 5' of the dripline if feasible. Avoid trenching within this area as well.
- b. All paved areas (e.g., driveways, roads, walkways, and patios) shall be placed out of the dripline of the tree. Non-porous materials such as solid slabs of concrete or asphalt are discouraged within the dripline. The best surface for the tree is the existing natural state.
- c. The DRC may allow exceptions to these standards on heavily oak vegetated lots if findings can be made to support encroachment as the only alternative to removing an existing tree. Please refer to H below.
- d. If paving must occur within the dripline, a porous material such as brick with sand joints, spaced pavers, gravel, bark, wood, and mulches may be used. Redwood mulch is not permitted because it contains toxins that inhibit growth.
- e. Decks within the oak tree canopy/dripline must be above grade and installed on spot or pier footings.

## D. Landscape Planting near Existing Oaks

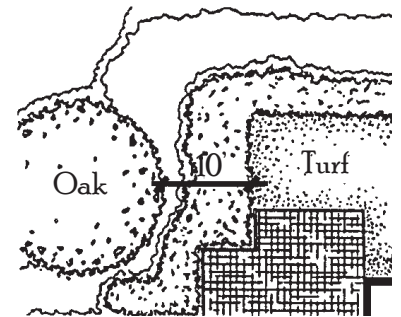
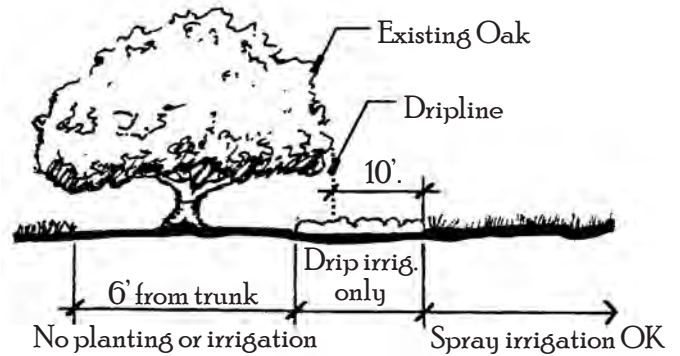
Avoid upsetting the delicate balance of water, air, and nutrients oak trees are accustomed to. Changing or disrupting any of these factors can cause the trees to decline and eventually die. Planting in the vicinity of oaks must be done cautiously.

- a. It is preferable to leave the ground under the oak unplanted and natural. DO NOT remove the naturally occurring mulch (leaf litter). This is important for moisture retention in the soil.
- b. Maintain natural grade wherever possible.





- c. Where the grade of soil has been lowered and the roots have been exposed, mulch those areas to insulate exposed roots.
- d. If planting under an existing oak, use one-gallon or smaller container sizes. Larger container sizes should be used sparingly. Larger plants require planting pits which can be harmful to the root system.
- e. Do not plant ground cover, ivy, or any vegetation that requires permanent or summer irrigation under tree canopy. The increased moisture may harm the tree.
- f. In areas within 6' of trunk or in the dripline of the tree, choose plants that are low water, shade loving plants with no summer irrigation requirements.
- g. Recommended alternatives to plants within the dripline of the tree are materials such as gravel, cobbles, or river rock, which do not interfere with natural percolation.
- h. Turf grass is not permitted beneath existing oaks and a 10' setback is recommended from the dripline.
- i. Do not plant flammable and upright species under or near oaks.
- j. Remove any vines climbing up the trunk of existing trees.



Provide Buffer Between Oaks & Turf

## E. Pruning

Professional pruning can enhance the overall health and appearance of the tree and helps minimize disturbance during development. For entire tree removal, please refer to the Section H below.

All pruning must be within the lot and within 100' of structures. Pruning must be recommended by (and performed by) a certified arborist in writing and approved by the Design Review Committee prior to plan approval unless there is an immediate safety risk. Present a photo of the tree to the DRC with pruning requests.

### 1. General Pruning Guidelines

- a. Pruning should be kept to a minimum and must be done under supervision of a certified arborist. Pruning more than 30% of a tree may be considered an impact and subject to mitigated tree requirement of a 2:1 ratio.





- b. All cuts to the tree, including root cuts, must be clean and performed with a sharp instrument, and not broken or pulled off.
- c. Pruning of any tree outside of a homeowner's lot is not permitted unless the tree poses a significant risk to the residence. If lot owner perceives a risk, the owner of the Oak in question shall be contacted. Pruning of any tree that is not posing an immediate risk must be approved by the DRC and must meet any applicable County of San Luis Obispo standards.

## 2. Canopy Pruning

- a. 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.
- b. Light pruning for better air circulation and shaping can be done any time of the year, subject to the recommendations of an arborist.
- c. If approved, canopy pruning should be limited to 25% of the foliage.

## 3. Root Pruning

- a. If root pruning is recommended by a certified arborist, no more than 25% of the root system shall be disturbed. Pruning must occur on one side of the tree only.
- b. If the root zone is pruned, then the canopy material should be proportionally pruned.
- c. 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).

## F. Insect Prevention

- a. Freshly cut wood should not be stacked near trees unless it has been debarked. A wood pile has the potential of becoming a breeding area for insects that will attack living trees.

## G. Wildlife Enhancement

A dying or dead tree/ limb does not necessarily need to be removed unless it presents a significant safety, fire, or health hazard to its surroundings. Many animals depend on these snags for survival. For example, woodpeckers use snags to store acorns and food. Snags should be left for wildlife habitat if possible. The following guidelines are suggestions for protecting and encouraging new growth and oak seedlings.

CUP13 

- a. Create wire enclosures or fenced areas to protect new seedlings from animals.
- b. Do not water naturally occurring oak seedlings.
- c. Plant acorns or seedlings collected and grown locally and choose sites that are favorable to natural regeneration such as north or east-facing slopes, deep soils, or drainage swales. Seedlings may grow in many different situations, however, plant in the area which makes sense for the individual site.





- d. If collecting acorns, collect soon after they have ripened. The best time is in the fall and when acorns are still on the tree. Look for acorns shiny, plump and free of worm holes. Remove caps and soak seeds in water for one hour. Keep the ones that sink, dry them, and refrigerate in a plastic bag.

CUP13 ✨

- e. Plant acorns between November and March. The best time is after the first fall rains. Place the acorn sideways and cover with one inch of soil. Protect the seedlings from squirrels, birds and deer with decomposing type tubes.
- f. Mulch the soil around the new seedling with a two to four-inch layer of wood chip mulch (NOT redwood mulch, it is toxic) to suppress weeds.

*Note: The above acorn planting technique is referenced from Sunset Magazine, October 1990.*

The University of California Cooperative Extension Farm and Home Advisor is a good source for more information. Call 781-5940.

Local nursery -Native Sons Nursery propagates native trees and shrubs. Call 481-5996.

## H. Removal, Impact, Replacement, & Transplanting

As stated previously, site plans should be prepared to avoid removing trees or encroaching on tree canopies. When the site warrants, a lot owner can apply to the DRC for partial encroachment into the tree canopy for a sensitive design solution.

- a. Transplanting is preferred over destruction. A certified arborist must determine if a tree is suitable for transplanting, at the lot owners expense. Typically, trees with a trunk size of 2" to 6" can be transplanted successfully without great expense. They should be dug carefully and boxed until ready to plant per the arborist's recommendation.

CUP13 ✨

- b. If an oak tree must be removed, and a certified arborist determines that it is not practical to transplant the tree, then the owner must replace each tree removed at a 4:1 replacement ratio. The replacement trees must be the same species, Coastal Live Oak, and must come from seeds of trees existing on the tract or from local seed stock. Replacement trees must be maintained and cared for by the lot owner when planted on the owner's parcel.

- c. Removal of trees of a 6" trunk diameter or larger must be approved by the DRC and County prior to removal.

- d. If a reasonable design cannot be achieved that would avoid tree removal then strive to remove the least amount possible and target the least healthy and least significant (size) trees.

CUP13 ✨

- e. If a reasonable design cannot be achieved that would avoid tree impacts (disturbance of tree canopy or roots within its dripline) then the homeowner must mitigate for the tree impact with planting a new oak tree at a 2:1 impact ratio.





- CUP13 ✨ f. The location of newly planted trees should adhere to the following whenever possible: on the north side of and at the canopy/dripline edge of existing mature native trees; on north facing slopes; within drainage swales (except when riparian habitat is present-confer with a botanist); where topsoil is present; and away from continuously wet areas (lawns, leach lines).







## VII. Construction Requirements

These requirements affect all site improvements for grading, access and construction traffic, and tree protection, and includes some County construction standards. Prior to construction, the lot owner is responsible for notifying all contractors, subcontractors, and their personnel of the contents of these guidelines. Prior to starting construction, contact the Las Ventanas Ranch office for a memo with more detailed information regarding construction activities.

### A. Building Envelope

- a. Refer to the exhibit showing designated building envelopes attached to the CC&Rs reflecting the approved Tentative Map.
- b. Prior to commencement of construction, the perimeter of building envelopes must be clearly marked with highly visible flagging placed on stakes. These stakes must remain in place during construction. The use of construction equipment and vehicles shall be restricted to areas located inside each building envelope. Restrict the use of heavy equipment and vehicles to areas located inside the envelope throughout the duration of construction to minimize disturbance of grasslands and oak woodland habitat located along the fringes of the building envelopes.

### B. Construction Timing

- CUP 73 ✕ a. Limit excavation and grading to the dry season of the year (April 15 to November 1), unless a Planning and Building Department Building and Safety approved erosion control plan is in place and all measures therein are in effect.
- CUP 28 ✕ b. To avoid impacting nesting birds, limit initial ground disturbance activities to between September 15 to March 31. Prior to grading activities, check for the presence of nests.
- CUP 29 ✕ c. There may be no grading within 50-feet of an active badger den, as determined by a County-approved biologist, between March 1 and June 30. Construction activities during other times of the year shall comply with measures directed by the County approved biologist to avoid impacts to badgers.





## C. Construction Traffic

Prior to construction on two acre or larger lots, proposed access routes to each building site must be clearly marked with highly visible flagging placed on stakes. All construction traffic must be confined to the identified access route. Limit the use of heavy equipment and vehicles to within the pre-selected access route to minimize disturbance of grasslands and coast live oak woodland habitats located in the vicinity of each proposed development site.

- a. All construction traffic for all lots will use Lopez Drive as the primary access from off-site.
- b. Prior to construction, vehicle staging areas shall be established that are located as far as practical from occupied structures or neighboring lots.

## D. Construction Fencing

CUP5 ✂ Prior to construction, highly visible temporary fencing must be placed outside of the drip lines of all remaining coast live oaks within the proposed development areas. Locate fencing 1.5 times the distance from the trunk to the dripline.

## E. Tree Preservation

- a. Prior to construction, identify all coast live oak seedlings and saplings with diameters of 2 inches or smaller located within each building envelope, and determine which of the identified trees will be relocated outside of the project limits.
- CUP13 ✂ b. Relocate through transplanting all identified coast live oak seedlings to appropriate areas outside areas slated for irrigation or outside each building envelope. Trees should be relocated to adjacent appropriate areas located along the margins of existing woodlands. Coast live oak seedlings should be protected with appropriate caging.
- c. Prior to construction, identify all coast live oak trees with diameters at breast height (dbh) of 6 inches or greater within each associated building envelope, with visible flagging, and map all trees that are proposed and approved for removal.
- CUP13 ✂ d. Replace all trees to be removed with 6 inch dbh and greater that are proposed and approved for removal with in-kind specimens at a 4:1 replacement ratio. Replace impacted trees with a 2:1 ratio.
- CUP14 ✂ e. Replacement plantings shall be from regionally- or locally-collected seed stock grown in vertical tubes or deep one-gallon tree pots. (Native Sons Nursery is a local source.)
- f. During project construction, disturbance of coast live oaks remaining within and along the fringes of all building envelopes shall be avoided. To avoid disturbance of remaining oaks, avoid all soil disturbance, compaction, and grading activities within and adjacent to the associated drip line of each tree.





## F. Construction Activities

### 1. Dust Control / Air Quality

- CUP52 ✕ a. Reduce the amount of disturbed area where possible.
- CUP52 ✕ b. Stockpiled dirt should be sprayed daily as needed. Stockpiles should be watered or covered within 24 hours of placement unless being actively worked. Stockpiling after completion of grading activities is prohibited.
- CUP52 ✕ c. Permanent dust control measures, e.g., revegetation, shall be implemented as soon as possible following the completion of soil disturbing activities.
- CUP52 ✕ d. All roadways and driveways associated with construction activities should be paved as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
- CUP52 ✕ e. Instruct construction personnel to wear protective face masks when grading and excavating serpentine.
- CUP51 ✕ f. Contractor's equipment must be in proper operating condition and in compliance with air pollution control regulations

### 2. Noise

- a. All construction equipment shall be in proper operating condition and fitted with factory standard silencing features.
- b. The construction program shall establish that the noisiest construction operations are arranged to occur together to avoid continuous periods of greater annoyance.
- c. The construction program shall establish that project construction activities shall be limited to the hours of 7:30 am to 6 pm Mon-Fri, 8:30 am to 5 pm Sat. No outdoor machinery or power tools of any kind should be used that can be heard on adjacent lots on Sundays.
- d. Construction sites and adjacent areas shall be kept free of litter and trash.

### 3. Biological Integrity

- a. Use only clean fill material (free of weeds) within the project area.
- b. Thoroughly clean all construction equipment prior to being moved onto and used at the site.
- c. Planting or seeding of disturbed areas outside building envelope planting area 1 with non-native plant species is prohibited.
- CUP23 ✕ d. Control invasive exotic weeds in all disturbed areas.





e. During project construction, the removal of trees and other native vegetation shall be avoided to the extent feasible.

CUP79 ✕

f. Install temporary berms and sediment basins to avoid siltation into local streams.

CUP7 ✕

g. Washing concrete, paint, or equipment is not allowed near sensitive biological resources and must take place where polluted water and materials may be contained for subsequent removal from the site.

h. No fueling or maintenance of vehicles and other equipment and staging area shall occur within 20 meters of any riparian area or water body.

#### 4. Solid Waste Reduction

CUP94 ✕

a. Wood, concrete, metal, cardboard, asphalt, soil, and land clearing debris generated during all phases of the project must be recycled. The contractor will arrange for collection of recoverable materials.

CUP94 ✕

b. Use recycled content building materials in construction wherever feasible.

CUP94 ✕

c. Inform all subcontractors of the recycling plan.

d. All trash that may attract predators must be properly contained and regularly removed from the work site and disposed of.

#### 5. Post-Construction

CUP69 ✕

a. After construction of individual homes, the project site shall be cleared of excess construction debris.



*Las Ventanas Design Guidelines*



APPENDICES



*Las Ventanas Design Guidelines*

APPENDIX A

Design Review Application Forms





# Las Ventanas SCHEMATIC AND PRELIMINARY REVIEW APPLICATION

Application \_\_\_\_\_ Lot: \_\_\_\_\_ Date Submitted: \_\_\_\_\_

Schematic: \_\_\_\_\_

Preliminary: \_\_\_\_\_

OWNER

OWNER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_  
FAX: \_\_\_\_\_  
CELL: \_\_\_\_\_

ARCHITECT

ARCHITECT/DESIGNER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_  
FAX: \_\_\_\_\_  
CELL: \_\_\_\_\_

LANDSCAPE

LANDSCAPE ARCHITECT (IF SELECTED): \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_  
FAX: \_\_\_\_\_  
CELL: \_\_\_\_\_

CIVIL ENGINEER

CIVIL ENGINEER (IF  
SELECTED): \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_  
FAX: \_\_\_\_\_  
CELL: \_\_\_\_\_

BUILDER

BUILDER (IF SELECTED): \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
TELEPHONE: \_\_\_\_\_  
FAX: \_\_\_\_\_  
CELL: \_\_\_\_\_

☛ PRELIMINARY SUBMITTAL SHOULD INCLUDE A DESCRIPTION OF THE TYPE OF IRRIGATION AND AREAS TO BE IRRIGATED AS A STATEMENT ACKNOWLEDGING THE REQUIREMENTS OF PAGES 40 AND 41 OF THE DESIGN GUIDELINES.

☛ FOR THE PRELIMINARY SUBMITTAL, TWO SETS OF SITE PLANS, DIMENSIONED FLOOR PLANS, ARCHITECTURAL ELEVATIONS, AND PRINCIPAL MATERIALS ARE TO BE SUBMITTED.

☛ PLEASE INCLUDE ARCHITECTURAL DESIGN REVIEW FEE OF \$1400.00 WITH SUBMISSION OF SCHEMATIC REVIEW DOCUMENTS AS WELL AS PRELIMINARY REVIEW DOCUMENTS (TOTAL FEE \$2800). CHECKS SHOULD BE MADE PAYABLE TO LAS VENTANAS RANCH.

\_\_\_\_\_  
APPLICANT SIGNATURE

# Las Ventanas

## EXTERIOR MATERIALS, FINISHES, & COLORS LIST

Lot: \_\_\_\_\_

Main House

Detached Structures

OWNER: \_\_\_\_\_

ARCHITECT: \_\_\_\_\_

BUILDER: \_\_\_\_\_

Provide separate form for each structure. Identify the proposed materials and colors as noted below. Include pertinent information or samples, such as photographs or cut sheets. Include color sample board for all painted, stained, or factory-colored materials.

Elements Description (include manufacturer and product number where appropriate):

WALLS/SIDING \_\_\_\_\_

ROOFING \_\_\_\_\_

DOORS: \_\_\_\_\_

MAIN ENTRANCE \_\_\_\_\_

GARAGE \_\_\_\_\_

OTHER \_\_\_\_\_

WINDOWS \_\_\_\_\_

ACCENT/TRIM \_\_\_\_\_

GUTTERS/ \_\_\_\_\_

DOWNSPOUTS \_\_\_\_\_

LIGHTING \_\_\_\_\_

DRIVEWAY \_\_\_\_\_

WALKS/PAVERS \_\_\_\_\_

FENCING/ \_\_\_\_\_

GARDEN WALLS \_\_\_\_\_

DECKS/ \_\_\_\_\_

BALCONIES \_\_\_\_\_

RAILINGS \_\_\_\_\_

CHIMNEY \_\_\_\_\_

SHUTTERS \_\_\_\_\_

SOFFIT/EAVES \_\_\_\_\_

\_\_\_\_\_  
DATE SUBMITTED

\_\_\_\_\_  
SIGNATURE



APPENDIX B  
Rainwater Systems



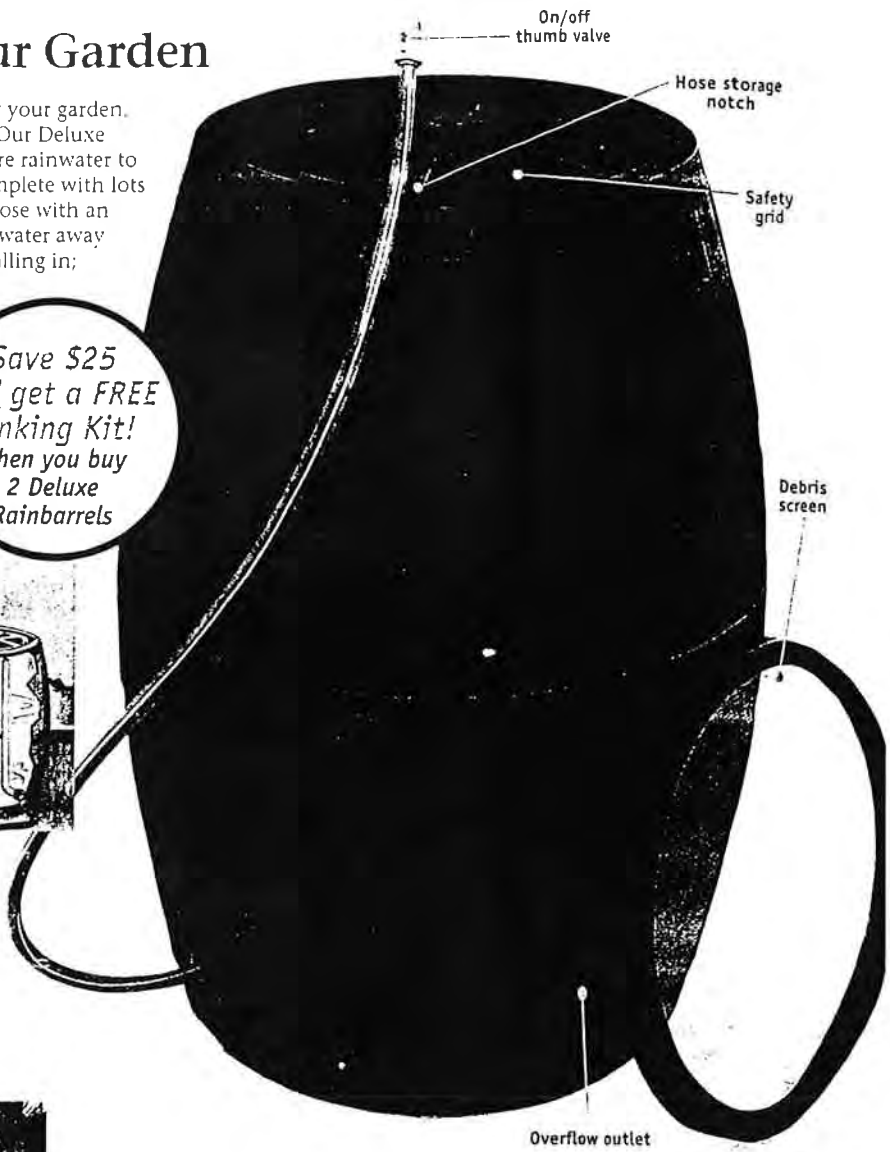
# Save a Rainy Day for Your Garden

Pure, chemical-free rainwater is the very best water for your garden. Unfortunately, rain doesn't always fall when it's needed. Our Deluxe RainBarrel collects and stores up to 75 gallons of cool, pure rainwater to refresh your plants whenever they're thirsty. It comes complete with lots of great accessories that you'd usually pay extra for: a 4' hose with an on/off thumb valve; an overflow hose that diverts excess water away from your house; a safety grid to prevent children from falling in; and a removable debris screen to keep sticks and leaves out of your water supply. Hose stores neatly in a slot in the top of the barrel. Hunter Green. 36" H x 28" dia. Sorry no shipments to AK, HI, PR, or VI. **Exclusive**

#06-323 Deluxe RainBarrel \$125.00

#32-226 Two RainBarrels plus  
FREE Linking Kit \$225.00

**Save \$25  
and get a FREE  
Linking Kit!  
when you buy  
2 Deluxe  
Rainbarrels**



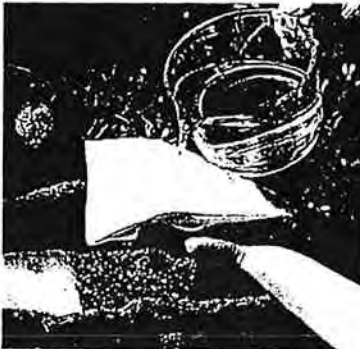
## Double Your Rainy Day Savings

This Linking Kit comes complete with everything you need to connect 2 of our Deluxe RainBarrels: 20' of flexible hose, 2 threaded connectors, nuts, and rubber washers. Just drill a hole in each barrel. **Exclusive**

#30-854 RainBarrel Linking Kit \$14.95

## Cut Watering Chores by 80%

When we tested these water-absorbing mats, the results seemed too good to be true. So we sent some to our network of test gardeners. They gave Hydro-Mats rave reviews! Each 7" x 7" mat holds a full quart of water, wicking it up almost instantly and then releasing it slowly, so you water weekly instead of daily. The potassium-polymer impregnated mats can be cut to fit your container or hanging basket. Made in England. **Exclusive**



Each mat holds a quart of water.

#31-443 Hydro-Mats, set of 8 \$9.95  
Buy 2 or more sets \$9.00 ea.

*I tried your water-holding mat with impatiens in a clay pot. It was the only pot to survive my two-week July vacation without water. Great idea!*

Lee Ann Jaeger, Warsaw, IN

## Super-Absorbent Hydrogel Reduces Watering Frequency

Commercial landscapers rely on Terra-Sorb to protect plants in heat-stressed, drought-prone situations like city parks and traffic medians. This non-toxic gel absorbs up to 200 times its weight in water, then releases it gradually as plants need it. And because Terra-Sorb is potassium-based instead of sodium-based, it breaks down into fertilizer instead of soil-damaging salts. Mix 1 lb per 100 sq ft in the garden, 1 tsp per gallon of soil in containers. **Exclusive**

#32-600 Terra-Sorb, 1-lb jar \$10.95  
#32-680 Terra-Sorb, 5-lb jar \$39.95



Crystals absorb water when it's plentiful...



...and release it to quench plants during drought.



# Features

Home

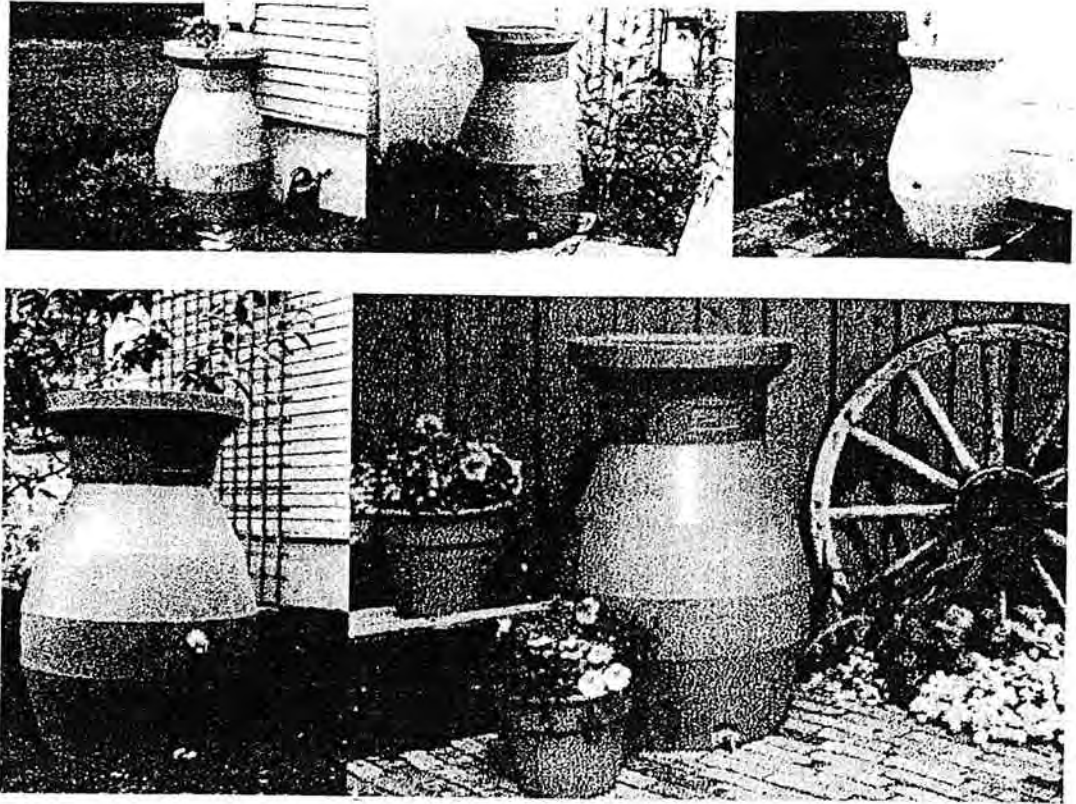
## Features

- Original 55 Imperial Gallon Capacity:
  - Width (widest) 27"
  - Height (tallest) 39"
  
- Space Saver 44 Gallon Capacity:
  - Width (widest) 23"
  - Height (tallest) 36"

<p>● The 12 inch screened lid keeps debris out, is rust resistant, and easily removed for cleaning.</p>	A black and white photograph showing a circular, perforated metal lid resting on a dark surface. The lid has a slightly raised outer rim and a central circular opening.
<p>● The two quality spigots make filling a watering can easy. The second tap is at the base for easy draining.</p>	A black and white photograph showing two metal spigots protruding from the side of a container. One is positioned higher than the other, and they are set against a dark, textured background.
<p>● 1-1/4" Overflow spout allows excess water to be taken away from the foundation or connect to another Oasis for increased capacity!</p>	A black and white photograph showing a metal overflow spout attached to the side of a container. The spout is angled downwards and is surrounded by some rocks or gravel.



○ available in terra-cotta and "stone-effect" colors:



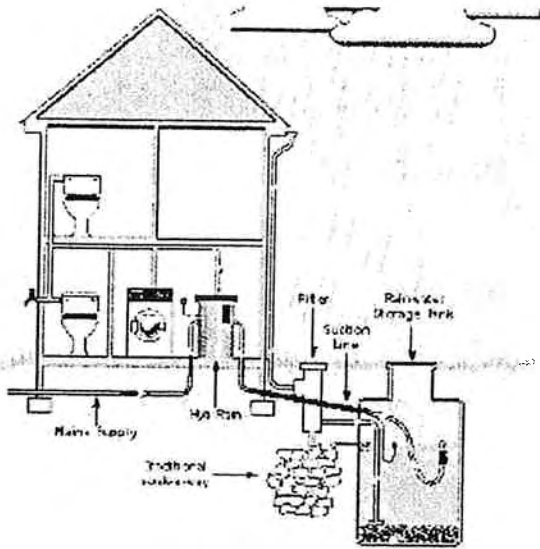
[ Home ] [ Up ]

Send mail to [l.hitchings@sk.sympatico.ca](mailto:l.hitchings@sk.sympatico.ca) with questions or comments about this web site.  
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Last modified: April 23, 2001



### OPERATION

A suitably sized tank is installed underground, close to the building, and connected to the roof down pipes with a filter to intercept any debris washed down from the guttering. Rainwater stored in this way, at below ground temperatures, will rapidly undergo biological changes, resulting in clear, odourless and very soft water.



*Schematic of Rainwater Harvesting*

Usually located in a garage or utility room, the pump/control unit is plumbed into the mains water supply with a feed running to the washing machine, outside taps and various toilet cisterns around the house. The unit will normally draw water via a suction line from the tank but, if levels run low, will automatically switch to mains thereby ensuring an uninterrupted supply.

The system can also be controlled manually, set to either mains or rainwater mode to perhaps conserve supplies of the latter for irrigation only purposes during long dry spells.

COMPANY

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NEWS

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MORE INFO

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RAINWATER HARVESTING  
OPERATION

< Prev

# CONTACT

Conder Products Limited  
2 Whitehouse Way  
South West Industrial Estate  
Peterlee  
County Durham  
SR8 2HZ

Tel:0191 586 5311  
Fax:0191 586 1274  
Email:Enquiries@conderproducts.com

Conder Products Limited  
Pullman House  
Barton Park  
Chickenhall Lane  
Eastleigh  
Hampshire  
SO50 6RR

Tel:023 8068 7100  
Fax:023 8068 7101

Email:Sales@conderproducts.com

Conder Sewage  
Technology  
Kingsley House  
Ganders Park  
Kingsley  
Hampshire  
GU35 9LU

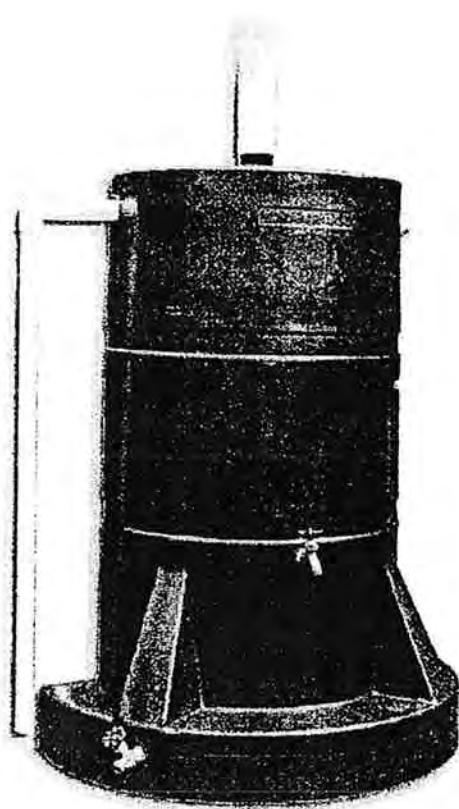
Tel:01420 470800  
Fax:01420 470820

Email:Sales@cstl.co.uk

HOME WATER CONSERVATION UNIQUE AND FUNCTIONAL LINKS CONTACT US

## *Rain Pail* for water conservation.

Water conservation is becoming an increasing concern, particularly in the summer months, when supplies are lowest. During the summer, demand for water increases considerably, primarily due to lawn & garden watering. Rain barrels offer an opportunity to reduce demand.



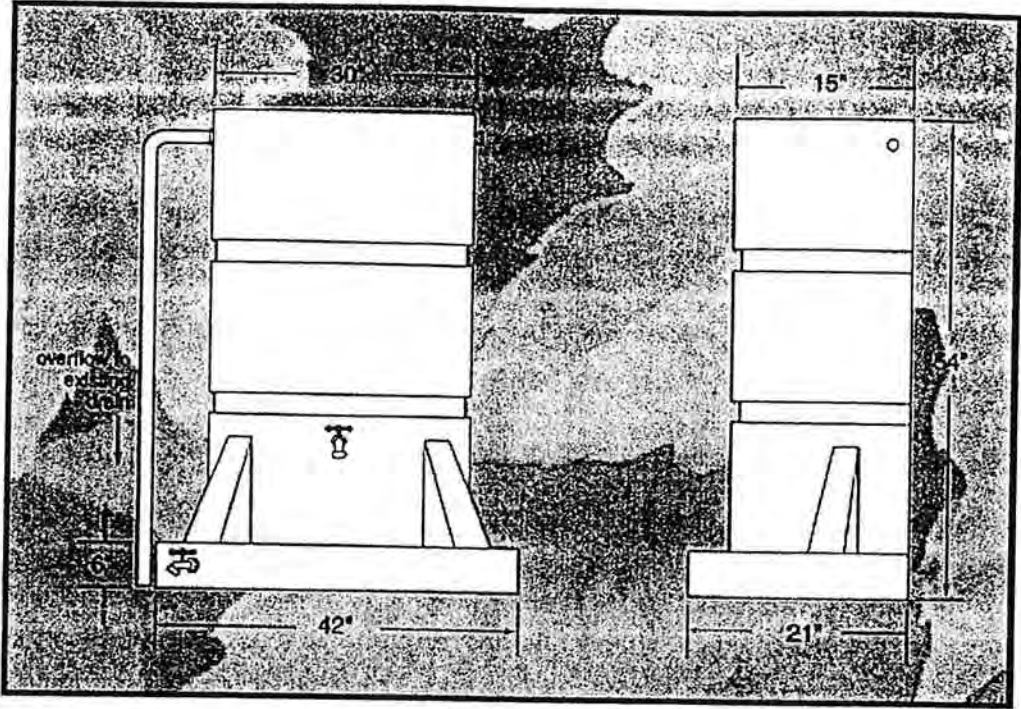
### *Community Tested*

This barrel design has been installed in the Pacific Northwest since 1995. Over 1600 barrels are currently in use. Success is due to a concern for water conservation and a high level of customer satisfaction with the design.



### *Why Rain Barrels?*

- Reduced water bills.
- Conserve water in the summer months, when demand is high.
- An alternative water source for your garden.
- Rainwater collection is part of a comprehensive water conservation program.
- Healthier plants and vegetables due to non-chlorinated water.



The Rain Pail Distributing Company - 11277 91st Ave, North Delta, BC V4C 3J7 - Ph/Fax (604) 585-PA



HOME WATER CONSERVATION UNIQUE AND FUNCTIONAL LINKS CONTACT US



*To purchase a Rain Pail in British Columbia Canada*

*Contact WormsAtHome Composting Supplies*

*Phone (604) 462-9150*



*To purchase a Rain Pail in Washington State USA*

*Contact NW Dreamscapes*

*Phone (360) 424-3785*



*The Rain Pail Distributing Company*

*11277 91st Avenue, North Delta BC V4C 3J7*

*Phone / Fax (604) 585-PAIL (7245)*

*Every Little Bit Helps!*

*Providing plant-friendly non-chlorinated water  
at atmospheric temperature.*

The Rain Pail Distributing Company - 11277 91st Ave, North Delta BC V4C 3J7 - Ph/Fax (604) 585-PA

APPENDIX C  
Suggested Plant List





## Drought-Tolerant Plant List

The following plant list is derived from *Landscape Plants for Western Regions: An Illustrated Guide to Plants for Water Conservation* by Bob Perry. This list is intended to be used for reference only. Please consult a landscape architect prior to plant selection. Listed plants do not indicate tolerance to hazardous environmental conditions including deer and other wildlife. This list is not intended as a substitute to professional plant selection. No guarantee for plant success is implied.

### Suitable Planting for Zone 1 and 2- Fire Resistant Species

Note: Preferred Zone 2 Species are Native and Fire Resistant

**Bold type indicates native species**

\* indicates fire resistant species

+ indicated good erosion control plants

# plants that are compatible under and around oaks

<i>Trees - Deciduous</i>	<u>Botanical Name</u>	<u>Common Name</u>
	<i>Aesculus californica</i>	California Buckeye
	<i>Albizia julibrissin</i>	Silk Tree
	<b><i>Arbutus Menziesii</i></b>	<b>Madrone</b>
	<i>Arbutus unedo</i> *	Strawberry Tree
	<i>Cercis occidentalis</i> *	Western Redbud
	<b><i>Cercocarpus betuloides</i></b> *	<b>Mountain Ironwood</b>
	<i>Ficus carica</i>	Edible Fig
	<b><i>Fraxinus dipetala</i></b>	<b>Foothill Ash</b>
	<i>Ginkgo biloba</i>	Maidenhair Tree
	<i>Koelreuteria Paniculata</i>	Goldenrain Tree
	<i>Liquidambar styraciflua</i>	American Sweet Gum
	<i>Pistacia chinensis</i> *	Chinese Pistache
	<i>Platanus acerifolia</i>	London Plane Tree
	<b><i>Quercus kelloggii</i></b>	<b>California Black Oak</b>
	<b><i>Quercus lobata</i></b>	<b>Valley Oak</b>
	<i>Sophora japonica</i>	Japanese Paga Tree
	<b><i>Umbellularia californica</i></b> #	<b>California Laurel</b>

*Trees - Evergreen*

Brachychiton populneus	Bottle Tree
Ceratonia siliqua*	Carob Tree
Cinnamomum camphora	Camphor Tree
Eriobotrya deflexa	Bronze Loquat
Eriobotrya japonica	Loquat
Feijoa sellowiana*	Pineapple Guava
Geijera parviflora	Australian willow
<b>Lithocarpus densiflorus</b>	<b>Tanbark Oak</b>
<b>Lyonothamnus floribundus</b>	<b>Catalina Ironwood</b>
Melaleuca quinquinervia	Cajeput Tree
Metrosideros excelsus	New Zealand Christmas Tree
Nerium oleander (standard)	Oleander
<b>Prunus ilicifolia</b>	<b>Hollyleaf Cherry</b>
<b>Quercus agrifolia*</b>	<b>Coast Live Oak</b>
Olea europea	Olive
Rhus lancea* + #	African Sumac
Schinus terebinthifolius	Brazilian Pepper Tree
Tristania conferta	Brisbane Box
<b>Yucca brevifolia</b>	<b>Joshua Tree</b>
<b>Yucca whipplei</b>	<b>Our Lord's Candle</b>

*Shrubs -- Large  
5' Tall or Greater*

Abelia grandiflora	Glossy Abelia
Arbutus unedo*	Strawberry Tree
Archtostryphos species	Manzanita
Carpenteria californica	Bush Anemone
Ceanothus species + #	Wild Lilac
Cercis occidentalis*	Western Redbud
Cotoneaster species* +	Cotoneaster
Dendromecon harfordii #	Island Bush Poppy
Fremontodendron species	Flannel Bush
Heteromeles arbutifolia* #	Toyon
Lupinus spp. #	Lupine
Mahonia aquifolium + #	Oregon Grape
Mahonia pinnata + #	California Holly Grape
Myrica Californica	Pacific Wax Myrtle
Nerium oleander*	Oleander
Penstemon cordifolius	
Pittosporum species*	Mock Orange
Prunus lyonii*	Catalina Cherry
Rhamnus alaternus* + #	Italian Buckthorn
Rhamnus coulteri* + #	Coffee Berry
Rhus integrifolia* + #	Lemonade Berry
Rhus ovata* + #	Sugar Bush
Romneya coulteri*	Matilija Poppy
Salvia spp.* #	Sage
Sambucus callicarpa	Coast Red Elderberry
Sambucus mexicana	Blue Elderberry
Styrax officinalis californicus	California Storax

*Shrubs - Medium*  
*3'-5' Tall*

*Archtophylos species*  
*Artemisia californica*  
*Atriplex lentiformis breweri*  
*Carpenteria californica*  
*Cassia artemisioides*  
***Ceanothus species* + #**  
*Cistus hyridus* +  
***Galvezia speciosa*\***  
***Garrya elliptica 'Evie'*\***  
*Hypericum beanii* +  
***Mimulus aurantiacus* #**  
*Plumbago auriculata*  
*Pittosporum species*\*  
***Ribes viburnifolium*\*** #  
*Rhaphiolepis indica*\*  
*Simmondsia chinensis*  
*Trichostema lanatum*  
*Yucca baccata*

*Manzanita*  
*California Sagebrush*  
*Brewer Saltbrush*  
*Bush Anemone*  
*Feathery Cassia*  
***Ceanothus***  
*White Rockrose*  
***Island Bush Snapdragon***  
***Coast Silk Tassel***  
*Goldflower*  
***Sticky Monkey Flower***  
*Cape Plumbago*  
*Mock Orange*  
***Evergreen Currant***  
*Indian Hawthorne*  
*Jojoba*  
***Wooly Blue Curls***  
***Datil Yucca***

*Shrubs - Low  
1'-3' Tall*

<i>Achillea millefolium</i> *	Common Yarrow
<i>Aloe brevifolia</i> *	Aloe
<i>Archostaphylos hookeri</i>	Monterey Manzanita
<i>Arctotheca calendula</i> *	Cape Weed
<i>Baccharis pilularis</i> *	Prostrate Coyote Brush
<i>Ceanothus griseus horizontalis</i> #	Carmel Creeper
<i>Clematis ligusticifolia</i>	
<i>Convulvulus cneorum</i> *	Bush Morning Glory
<i>Coprosma kirkii</i> +	Kirk's Coprosma
<i>Coprosma pumila</i> +	Creeping Coprosma
<i>Cotoneaster species</i> * +	Cotoneaster
<i>Delosperma 'Alba'</i>	White Trailing Ice Plant
<i>Drosanthemum floribundum</i> *	Rosea Ice Plant
<i>Erigeron glaucus</i> *	Seaside Daisy
<i>Eschscholzia californica</i> *	California Poppy
<i>Gazania rigens leucolaena</i> *	Trailing Gazania
<i>Heuchera maxima</i> *	Island Alum Root
<i>Iris douglasiana</i> * #	Pacific Coast Iris
<i>Lampranthus spectabilis</i>	Trailing Ice Plant
<i>Lantana montevidensis</i> +	Trailing Lavender Lantana
<i>Myoporum parvifolium 'Prostratum'</i> *	Trailing Myoporum
<i>Nerium Oleander 'petite'</i> *	Dwarf Oleander
<i>Punica granatum 'nana'</i> *	Dwarf Pomegranate
<i>Ribes speciosum</i> * #	Fuchsia-Flowering Gooseberry
<i>Santolina chamaecyparissus</i> *	Lavender Cotton
<i>Santolina virens</i> *	Lavender Cotton
<i>Silene californica</i> *	California Indian Pink
<i>Sisyrinchium bellum</i> *	Blue-Eyed Grass
<i>Sisyrinchium californicum</i> *	Yellow-Eyed Grass
<i>Stachys byzantina</i> *	Lamb's Ears
<i>Zauschneria californica</i>	California Fuchsia

*Lawn Substitutes*

<i>Ajuga reptans</i>	Carpet Bugle
<i>Arctotheca calendula</i> *	Cape Weed
<i>Duchesnea indica</i> *	Indian Mock Strawberry
<i>Festuca ovina glauca</i> #	Blue Fescue
<i>Fragaria chiloensis</i> *	Wild Strawberry
<i>Gazania species</i> *	Gazania
<i>Hedera helix</i>	English Ivy
<i>Hypericum calycinum</i> * +	Creeping St. Johns Wort
<i>Mahonia ripens</i> + #	Creeping Mahonia
<i>Pelargonium peltatum</i> *	Ivy Geranium
<i>Potentilla species</i>	Cinquefoil
<i>Sedum spathulifolium</i> *	Stone crop

### *Turf*

Zoysia  
Hybrid Bermuda  
Tall Fescue "marathon or centennial"  
St. Augustine's

### *Vines*

Jasminum species*	Jasmine
Cissus rhombifolia +	Grape Ivy
Bougainvillea species	
Distictus buccinatoria	Blood-red Trumpet Vine
Tecomaria capensis*	Cape Honeysuckle
Wisteria species*	Wisteria

### *Accent Plants*

Agapanthus*	Lily of the Nile
Azalea	Azalea
Cistus +	Rock Rose
Coreopsis*	Coreopsis
Dietes bicolor*	Fortnight Lily
Echium fastuosum +	Pride of Madiera
Hemerocallis hybrids*	Daylily
Jasminoides trachelospermum	Star Jasmine
Lavendula*	Lavender
Santolina*	Lavender Cotton
Tulbaghia violacea*	Society Garlic

### **Fire Protective Zone Planting**

**Zone 1** - Fire retardant planting and ornamental plantings.  
(area around the home)

**Zone 2** - Low Volume, slow burning and native transition planting.  
(20' inside rear property line)

**Zone 3** - Selective thinning of existing native vegetation.  
(80' outside property line)

### **Flammable Plants to be Avoided**

Acacia	Eucalyptus
Cedar	Juniper
Cypress	Fountain grass
Hopseed Bush	Pine
Japanese Honeysuckle	Palms
California Pepper Tree	

APPENDIX D  
Right to Farm  
Ordinance

Right to Farm Ordinance

The following is an excerpt from the San Luis Obispo County Code Chapter 5.16, Agricultural Lands, Operations, and the Right to Farm Ordinance. This language pertains to the interface between residential areas and existing farming operations. It was developed to protect the continuation of farming that meet County standards for agricultural practices. These practices include protection of adjacent residential uses by requiring a buffer to create separation between the two uses. Las Ventanas abides by these regulations.

5.16.030      Pre-existing Agricultural Uses Not a Nuisance

- (a) No agricultural activity, operation, or facility, or appurtenances thereof, conducted or maintained for commercial purposes, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar Agricultural Operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after it has been in operation for more than three years if it was not a nuisance at the time it began.

5.16.040      Disclosure

- (a) San Luis Obispo County has determined that the use of real property for Agricultural Operations is a high priority and favored use to the County, and those inconveniences or discomforts arising from legally established agricultural activities or operations, as defined in the San Luis Obispo County Code, or State Law, shall not be or become a nuisance.
- (b) Disclosure Statement: "The County of San Luis Obispo declares it a policy to protect and encourage Agricultural Operations as defined in Chapter 5.16 of the San Luis Obispo County Code. If your property is located in the unincorporated area of the County, near an Agricultural Operation, you may at sometimes be subject to inconvenience or discomfort arising from Agricultural Operations. If conducted in a manner consistent with the State law and County Code, said inconveniences and discomfort shall not be or become a nuisance."