Appendix - M

East Cherry Avenue Design Guidelines
# East Cherry Avenue Specific Plan Design Guidelines

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15 May 2015
Appendix E

EAST CHERRY AVENUE SPECIFIC PLAN DESIGN GUIDELINES

15 May 2015

I. Purpose and Intent

These Design Guidelines have been prepared to provide a framework to achieve a comprehensive approach to implementation of planning, architectural, and landscape architectural concepts for the East Cherry Avenue Specific Plan areas – Subarea 2 and Subarea 3.

More specifically, the purpose of these Design Guidelines is as follows.

- To provide the City of Arroyo Grande with the necessary assurance that the Specific Plan areas will develop in accordance with the quality and character proposed;
- To provide guidance to design and construction professionals in order to maintain the desired quality;
- To provide guidance to City decision-makers in the review of future development projects in the Specific Plan area; and
- To formulate concise development guidelines for the various land uses within the Specific Plan area.

II. Application

These guidelines shall form the basis and criteria for the evaluation of plans and specifications submitted for review and approval by the City of Arroyo Grande. All development plans, architectural and landscape architectural plans, and related graphic designs shall comply with these guidelines. In addition, to the provisions in these guidelines, all regulations, requirements, standards, specifications, mitigation measures, conditions of approval, as of the effective date (e.g., approval of vesting tentative tract maps), shall apply.

The sketches and graphic representations contained herein are a conceptualization only and are being provided as general visual aids in understanding the basic intent of the guidelines. These guidelines are intended to provide a variety of choices and encourage creativity. In addition, and similar to the intent of the City’s historic district guidelines, noted below, these guidelines are not intended to dictate preconceived or uniform design solutions, but to assist design professionals, developers, and decision-makers to maintain and enhance the aesthetic community character.

The Specific Plan references the City’s Design Guidelines and Standards for Historic Character Overlay District (D-2.4). While the Specific Plan Subarea 2 and Subarea 3 are not located or mapped within the noted District, the intent of referencing the City’s guidelines is to “increase visual elements that buildings have in common, and stress a “sense of fit” for both new and renovated buildings.”

III. Architectural Guidelines

The East Cherry Avenue Specific Plan Design Guidelines will assure the differentiation and uniqueness of the Subarea 2 and Subarea 3 neighborhoods, which embody individual design characteristics, while preserving the overall character and sense of place in the context of their adjacency to the Historic District.
A. Residential Lot Standards

The following lot development guidelines are intended to enhance flexibility and encourage diversity.

1. Future development plans may define deviations from setbacks noted on Table 5 – Specific Plan Village Residential (VR) District Development Standards, subject to the approval of the City.
2. As a rule, front yard setbacks may vary by as much as five (5) feet, and a diversity of setbacks is encouraged. See Figures 1 and 2 for examples of varying setbacks.
3. Each group of four (4) adjacent houses is encouraged to have at least one (1) house whose front yard setback differs from those of its neighbors.
4. A minimum of 15% of the total residential units shall be one story (20 feet).
5. The maximum height for structures is established at 30 feet (or two-stories).
6. The second floor of units shall be set back from the ground floor building footprint, applicable to both front and sides, a minimum of three (3) feet (or) shall be articulated with a front porch or enclosed living area extending out from the front building wall plane by at least 6’ for at least 50% of the width of the front elevation. Other methods may also be used to ensure substantial articulation for two-story single-plane walls, upon approval of the Community Development Director.

B. Residential Architecture

The purpose of the architectural guidelines section is to provide general design criteria and guidance for the single-family residential component of the Specific Plan and achieve compatibility with the existing residential neighborhood.

1. General Guidelines

This section of the guidelines includes design standards for residential development to avoid monotonous, repetitive appearances. Neo-traditional elements, consistent with the Specific Plan architectural styles described in this section, are encouraged to create a pleasant pedestrian-oriented neighborhood environment. These elements include front porches, recessed front garages, generous street landscaping, and pedestrian connectivity.

a. The following “appropriate” and “inappropriate” architectural massing shall determine if a development meets the general architectural criteria.

Appropriate:

- Articulation of wall planes;
- Projections and recessed to provide shade and depth;
- Well-defined entries; and
- Traditional architectural forms.
Figure 1 – Residential Lot Setbacks

- LOT 1
  - Property line to adjacent property line - 10 ft min.
  - Property line to adjacent building - 10 ft min.

- LOTS 22-26
  - Property line to adjacent building - 10 ft min.

- LOTS 41-43
  - Property line to adjacent building - 10 ft min.

- LOT STUDY
  - Typical lot size: 50 ft x 100 ft
  - Corner lot size: 65 ft x 110 ft
  - Front property line to porch - 10 ft
  - Front property line to house - 15 ft
  - Side property line to house - 20 ft
  - Rear property line to house - 5 ft
  - Drainage easement to house - 15 ft

- LOT STUDY
  - Typical lot size: 50 ft x 100 ft
  - Front property line to porch - 10 ft
  - Front property line to house - 15 ft
  - Side property line to house - 20 ft
  - Rear property line to house - 5 ft

- LOT STUDY
  - Typical lot size: 50 ft x 100 ft
  - Front property line to porch - 10 ft
  - Front property line to house - 15 ft
  - Side property line to house - 20 ft
  - Rear property line to house - 5 ft
Figure 2 – Residential Alley-Loaded Lot Setbacks

Inappropriate:
- Unarticulated, blank wall expanses;
- “Box-like” homes without horizontal and vertical articulation; and
- Steeply pitched or flat roofs (more than 10:12 or less than 2:12).

b. Horizontal and vertical variation should be appropriately implemented in order to add richness and variety to the overall mass of the building.

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

d. Homes should have “four-sided” architecture, with special attention (i.e., detailed and articulated) to the front and side façade treatments. Walls should be designed with changes in plane or other forms of articulation such as bay windows, chimneys, trellises, or changes in materials that are authentic to the architectural style.

e. Balconies, decks, and exterior stairs should be designed as an integral component of the structure and reflect the specific architectural style.
f. In keeping with the City’s Historic District Guidelines, the following architectural styles shall be used in the residential component of the Specific Plan. See Figures 4-7 for examples of the following architectural styles.

**Bungalow** – A low house, cabin or cottage of one or one-and-a-half stories, with a low-pitched gable or hipped roof, often with dormer windows, overhanging eves, exposed rafters and beams, a prominent and usually wide front porch, typically but not always small in square footage and frequently built of rustic or natural materials.

**Craftsman** – Craftsman style, also called American Craftsman or Arts and Crafts style, was born and raised out of the English and American Arts and Crafts Movements during the late 1800s and early 1900s. The term designates a style of architecture, interior design and decorative arts that became the most popular style of affordable middle class homes built in the United States between 1900 and 1930.

The following are exterior characteristic associated with this style: low-pitched, front or side gabled roofs (sometimes clipped or hipped), dormer windows and multiple roof planes, generously overhanging eves, exposed rafters and beams, extended rafter ends, sometimes decoratively shaped (e.g., oriental flares), decorative braces and stickwork under the gables, decorative attic vents in front facing gables, wood or stone siding such as horizontal wood slats, wood shingles, cut stone cladding, generous full or partial width front porches, porch support columns often extending to ground level (no break at the porch floor), tapered porch columns supported by low pedestals made of stone, brick, wood or stucco, sloping foundation walls and porch supports, stone covered foundation walls and porch supports, stone exterior chimneys, additional trellised porches, wide exterior window and door casing, windows with multi-paned top sashes and single-paned bottom sashes.

**Spanish Revival (aka Spanish Eclectic)** – Borrowing from the bungalow’s open floor plan with its cross ventilation and easy access to outdoor spaces, this rambling style uses walled courtyards for indoor-outdoor living. It is an organic style that lends itself to additions and changes over time.

This style is characterized by the following exterior components: one- and two-story asymmetrical structures, side- or cross-gabled, occasionally hipped, low pitched roofs (typically with no overhang), tile roof, half round arches, doors, and windows, ornate tile, wrought iron, and wood work.
Figure 3 – Architectural Style – Bungalow

The Bungalow style reduces the distinction between inside and outside space, reflecting the open, practical living possible in California. The roof structure is most often broad gables, often with a separate lower gable covering the porch, although hipped roof structures are also common.
Figure 4 – Architectural Style – Craftsman

The Craftsman style includes a low-pitched gabled roof with wide, unenclosed eave overhang. Roof rafters are usually exposed and decorative beams or braces are commonly added under gables. Porches are either full or partial-width, with a roof often supported by tapered square columns. The most distinctive features of this style are the junctions where the roof joins the wall.
Figure 5 – Architectural Style – Spanish Revival

**SPANISH ECLECTIC**

The Spanish Eclectic style uses decorative details borrowed from all aspects of Spanish architecture. The roof is low pitched, usually with little or no eave overhang, or flat. The roof covering is S-shaped or 2-piece unglazed clay tile. Typically one or more prominent arches are placed above the door or principal windows. Windows are typically recessed. The wall surface is usually smooth plaster and the facades is normally asymmetrical.
Figure 6 – Interpretation of Architectural Styles
C. Mixed-Use Architecture

The purpose of the mixed-use section of these design guidelines is to provide principles of design which will help to inform and guide new construction and renovation that continues to be integrated and in harmony with the greater City of Arroyo Grande’s rural farming history and residential community.

1. General Architectural Design Guidelines

Buildings and landscape in Subarea 3 of the Specific Plan will take their cues from the traditional Japanese art, called wabi-sabi, of finding beauty and tranquility in subtle details of everyday life and in nature. It is not a style but a sensibility in design. These design principles will be integrated with massing which typifies the rustic grace of traditional vernacular farming building in the surrounding California rural areas. See Figure 8 for examples of the design principles of wabi-sabi.

   a. Principles of wabi design focus on a humble and simple aesthetic that strives for harmony and balance with landscape and weather.

      Some words to describe these design principle are: asymmetry (being informed by site and site conditions), roughness/irregularity (integration of nature), simplicity/economy (sustainable building systems), modesty and tranquility (meditative space) and an overall connection with the landscape (indoor/outdoor integration of space.)

      Typical elements include: simple roof lines, straightforward building massing, an emphasis on the integration of landscape with building forms and views, and material simplicity of the structures which promotes integration within the overall extents of the property. Building openings should be designed to maintain connection with the surrounding landscape. Historical or stylistic ornament should be de-emphasized in favor of a rural vernacular, which manifests itself in useful, clear and less monumentalized building elements.

   b. Principles of sabi design acknowledge natural processes of aging and changes in both objects and materials.

      Some words to describe this design principle are: earthy (colors and materials drawn from nature), warm (meant to age), weathering/patina (materials that age well overtime), imperfect (materials take on new colors and textures as they age), seasonal (celebrates forms that represent change through time.)

      Typical landscape elements such as fences, walls, minor structures and vegetation are considered a part of a whole and not as separate unrelated elements. Materials should be expressed in a plain, simple and natural manner.
Figure 7 – Design Principles of Wabi-Sabi

Asymmetry; Imperfect

Roughness/Irregularity; Simplicity/Economy

Building Forms and Views

Connection with the Landscape
Figure 8 – Design Principles of Wabi-Sabi, Continued

Connection with the Surrounding Landscape

Tranquility;
Seasonal Change through Time

Straightforward Building Massing;
Material Simplicity

Simple Roof Lines;
Warm (meant to age)
D. Landscape Architectural Design

In keeping with the architectural standards for the residential and mixed-use components for the subareas outlined in these guidelines, the landscape character shall be designed and implemented to enhance the diverse motifs. Hardscape elements (e.g., walks, walls, overhead structures, etc.) and plantings shall be combined to create a harmonious and unifying framework. The intention is to design the landscape components of the projects as an inherent and integral part of the overall site and building design.

Fundamental to the landscape architectural design criteria is the need for the garden design to reflect the architectural elements of each home, and to harmonize with the native terrain and natural beauty of the existing setting. Hardscape materials that recall the individual architectural style and related details, and plant material indigenous to the area is encouraged.

The landscape architectural guidelines are based upon the following objectives.

- Preserve and enhance natural open space, where feasible, as it plays a significant role in establishing the character of the neighborhood and community. In preserving the natural landscape, plant selection shall be carefully chosen to avoid non-native invasive species.
- Create a “sense of place” that fits within the context of the neighborhood, while creating attractive, useful “outdoor rooms” for residents of both subareas and visitors.
- Create an attractive streetscape along East Cherry Avenue and internal streets that enhances the pedestrian experience.
- Acknowledge the cyclical nature of droughts in California and respond using native and/or non-native drought tolerant plant species with special attention to grouping plant material by exposure and water needs.
- Promote water conservation and management practices consistent with other sensible practices regarding energy conservation, soil regeneration, integrated pest management, mulching and species diversity.

1. Hardscape Elements

Hardscape elements should be carefully planned in conjunction with the site plan, architectural style and planting plan to work functionally and complement the aesthetics of the proposed home and/or structures.

a. Walls and Fences

Walls and fences should be considered as an extension of the architecture of the residence. They should serve to make a transition between the mass of the architecture and the natural forms of the site. All walls and fences should be designed to be compatible with the total surrounding environment and should not block natural views. Fences and walls should be considered as design elements to enclose and define courtyards, to extend and relate the building forms to the landscape, as well as to assure security and privacy elements. Screening with trees and/or shrubs shall be encouraged wherever possible.
b. Retaining Walls

An effort should be made in the individual lot grading design to minimize the use of retaining walls. If retaining walls are required, they should be constructed of materials that complement or match those used on the residence and be screened or softened by the use of plant material.

c. Walks and Patios

All walks and patios should blend with the architecture of the home. In that context, use of materials that are reflective of the architectural style are encouraged. Other materials that would be acceptable include exposed aggregate, stamped and/or colored concrete or interlocking pavers. A combination of these materials is also acceptable if used with constraint. Large areas of untextured and/or uncolored concrete and decomposed granite will not be acceptable.

d. Pools/Spas

The location of pools, spas and water features should address relationships between indoor and outdoor features, setbacks, wind, sun orientation and site terrain. The size and shape of swimming pools, spas and/or water features should be carefully considered to achieve a feeling of compatibility with the surrounding natural features and man-made elements. Pools, spas, water features and associated equipment enclosures must be architecturally related to the house and other structures in their placement, mass and detail. Siting of these elements must be screened from adjacent homesites.

e. Exterior Lighting

Lighting shall be used to enhance the overall design concept and architectural style of the home in an aesthetically pleasing manner. Fixtures should be chosen to complement the architectural style of the individual homes. To avoid light spill and glare, exterior lighting shall be shielded and directed downward to eliminate bright spots and glare sources. All light conduit and fixtures must be as inconspicuous as possible.

2. Planting Elements

The planting design shall be prepared by a licensed landscape architect to ensure cohesive design which relates to the scale and character of the specific architectural style. Recommendations regarding plant species to be used in the landscape are included in the attached plan list. Individual landscape plans will necessarily differ due to the lot size and configuration, site plan, architectural style, and homeowner criteria, but should generally follow these guidelines.

The landscape palette should be dominated by native California plant material and/or non-invasive drought tolerant species. Other varieties of trees, shrubs and ground covers should be selected to complement the character established by the specific tree plantings. Also refer to the City of Arroyo Grande – Parks Division Tree List. Edible landscaping within private yards is encouraged.

The following list of plants is neither exhaustive nor comprehensive, but has been selected to generally provide guidance and to complement and best represent the design intent for choosing appropriate plantings.
### Trees

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acer macrophyllum</td>
<td>Bigleaf Maple</td>
</tr>
<tr>
<td>Arbutus menziesii</td>
<td>Madrone</td>
</tr>
<tr>
<td>Arbutus unedo</td>
<td>Strawberry Tree</td>
</tr>
<tr>
<td>Cercis occidentalis</td>
<td>Western Redbud</td>
</tr>
<tr>
<td>Lynothemnus f. asplenifolius</td>
<td>Catalina Ironwood</td>
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<tr>
<td>Platanus racemosa</td>
<td>California Sycamore</td>
</tr>
<tr>
<td>Quercus agrifolia</td>
<td>Coast Live Oak</td>
</tr>
<tr>
<td>Umbellularia californica</td>
<td>California Bay</td>
</tr>
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### Shrubs – Background and Perimeter

<table>
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<th>Botanical Name</th>
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<tbody>
<tr>
<td>Arctostaphylos sp.</td>
<td>Manzanita</td>
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<tr>
<td>Carpenteria californica</td>
<td>Bush Anenome</td>
</tr>
<tr>
<td>Ceanothus sp.</td>
<td>California Lilac</td>
</tr>
<tr>
<td>Fremontodendron cvs</td>
<td>Flannel Bush</td>
</tr>
<tr>
<td>Garrya elliptica</td>
<td>Silk Tassel</td>
</tr>
<tr>
<td>Heteromeles arbutifolia</td>
<td>Toyon</td>
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<tr>
<td>Mahonia aquifolium</td>
<td>Oregon Grape</td>
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<tr>
<td>Myrica californica</td>
<td>Pacific Wax Myrtle</td>
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<tr>
<td>Rhamnus californica</td>
<td>Coffeeberry</td>
</tr>
<tr>
<td>Ribes sanguineum cvs</td>
<td>Gooseberry</td>
</tr>
<tr>
<td>Sambucus caerulea</td>
<td>Elderberry</td>
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### Shrubs – Understory and Ground Covers

<table>
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<th>Botanical Name</th>
<th>Common Name</th>
</tr>
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<tr>
<td>Arctostaphylos sp.</td>
<td>Manzanita</td>
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<tr>
<td>Baccharis pilularis cvs</td>
<td>Coyote Bush</td>
</tr>
<tr>
<td>Ceanothus sp.</td>
<td>California Lilac</td>
</tr>
<tr>
<td>Cistus cvs</td>
<td>Rockrose</td>
</tr>
</tbody>
</table>
3. Maintenance and Preservation of Existing Oak and Other Tree Species

An emphasis has been placed on a conceptual design of the residential subdivision and mixed-use projects (lot layout and grading), so that existing healthy trees that occur on site can be preserved. While additional efforts should be employed to maintain and preserve existing trees, should a tree removal be required, this will be reviewed and approved by the City Arborist and/or other responsible advisory body. Care must be taken during construction to avoid impacts to existing trees. The native oaks (*Quercus agrifolia*) are particularly sensitive to development. The following measures shall be employed to protect the existing oaks.

a. The development on the lots should be designed to avoid as much grading around oaks as possible. The best advice is not to tamper with the natural grade around oak trees, especially within the dripline. Retaining walls may be necessary for cut and fill areas. The disturbed areas should be stabilized as much as possible with vegetative cover. If the slopes cannot be stabilized, construction of retaining walls may be necessary.

b. Autos, trucks and machinery should not be parked or driven under the trees during the development and construction phase of the subdivision. To assure this be the case, a temporary barrier should be placed at the edge of the canopy of the protected areas on the lots until construction is completed.

c. Paving under oaks or in their root zone should be avoided, especially if it is an impervious material like asphalt or concrete. Impervious paving prevents water percolation and gas exchange into the soil and will result in the early death of the oak tree. If paving is unavoidable, the developer should consider using a paving material that is porous, such as bricks with sand joints, open bricks, gravel, cobbles, etc. This will allow some water penetration and gas exchange. Also, one must be very careful that proper drainage is maintained, and water is not allowed to pool around the tree.

d. Care should be taken to make sure that all drainage and drainage ditches from the site are such that water does not accumulate under the dripline of the oak trees. Soil under the oaks should be well drained but not excessively drained. Change in drainage patterns around the oaks should be avoided.
e. Whenever possible, trenching should be outside the dripline and root zone of the trees. If trenches must be dug under oak trees, every effort should be made to put all pipes, utilities, etc. in one trench rather than digging multiple trenches. If a significant section of the root system is disrupted, careful pruning of a proportional number of branches may reduce the impact. Follow the following procedures for trenching.

- Trenching in the root zone should be avoided if possible. One good alternative to trenching is to place utilities in a conduit that is bored or tunneled through the soil. If trenching is unavoidable, try to place all utilities in one trench to avoid digging multiple trenches.

- Trenching and other soil disturbance during the summer months, and especially during periods of drought, can severely impact oak trees. Prior to invading the root zone, it will be necessary to water the root zone area of the affected trees the length of the trench. This will not only help a generally stressed tree, but it will also provide more favorable conditions for the growth of new roots to compensate for the roots that will be lost during the disturbance.

- Trenching under the canopy of the trees and as well as just outside the dripline (within 5 feet of the dripline) should be by auguring or by hand trenching. If roots over one-inch in diameter are encountered, these roots shall be preserved without injury if possible. No machine trenching should be allowed within 5 feet of the trees' dripline.

- When trenching occurs in the root zone, roots shall not be ripped but shall be cleanly cut along the sides of the trench. Braided remains of exposed roots shall not be left dangling. They will be cleanly pruned back to 1-2 inches of the soil line. If trimming of larger roots is unavoidable, they should be cleanly cut or sawed. If there is a lateral root, the cut shall be made outside the lateral root if possible.

- All exposed roots shall be covered with wet burlap (or a suitable substitute) and kept moist until the soil is returned.

- All soil removed during trenching shall be stockpiled in an orderly fashion so that it can be replaced and tapped down in the same relative position in the trench's soil profile after the sewer and other utilities have been installed. It is important that the topsoil be the top layer.

- All excavated soil must be replaced and tapped down in the trench so that no fill remains under the dripline of the trees and the grade has been restored to its pre-disturbance condition.

- No significant change in drainage around the oak trees as a result of the trenching shall occur. Excessive drainage will reduce the amount of water available to the trees. Entrapment of water in the root zone can lead to root rot or crown rot. This will be especially important if there are changes in grade near the trees or the need to construct retaining walls because of fill or cut slopes near the trees. If fill areas
are needed, a drainage system may be necessary to assure proper drainage from under the oaks.

- After the trench is filled, irrigate the area under the dripline so that water penetrates down to the depth of the bottom of the trench.
- Cover the top of the trench with natural litter collected from the surrounding oak woodland and revegetate with plants native and indigenous to the area making sure they do not require summer irrigation. Watering soil under coast live oaks in the summer will eventually result in root rot and death of the trees.
- Pruning of trees, especially large coast live oaks, should be avoided if possible except in cases where root damage require it. All pruning shall be kept to a minimum. Should pruning of oaks trees is require, it shall be performed by a qualified arborist.
- Construction activities should be carried out in such a way that sediments and debris do not wash into the creek channels. All ground disturbance activities should occur during the dry season if possible.

4. Prohibited Plant Material

Invasive, non-native species shall be prohibited from use (e.g., *Cortaderia selloana*/Pampas Grass; *Vinca minor* and *Vinca major*/Periwinkle; *Eucalyptus sp.*; *Acacia sp./Acacia; Carpobrotus edulis*/Ice Plant; *Cynodon dactylon*/Bermuda Grass; *Pennisetum setaceum*/Fountain Grass, *Arundo donax*/Giant Reed.)

5. References

*Landscape Plants for California Gardens*, Bob Perry (Land Design Publishers, 2010)

*The Dry Gardening Handbook*, Oliver Filippi (Thames & Hudson, 2008)


6. Irrigation Requirements

Supplemental irrigation is required to establish and maintain landscape plantings on each lot. Automatic irrigation systems shall be designed to use low-flow spray heads, drip-type emitters, or a combination thereof. The irrigation system shall be designed in accordance with all local and state laws, rule and regulations governing or relating to irrigation systems. The system shall additionally be designed to meet all water conservation practices required by the City of Arroyo Grande.

The irrigation system shall include and consider the following components:
a. **Automatic Weather-based Controller with Weather Sensors** - Automatic irrigation controllers shall be capable of at least two separate programs with at least three start times for each program. Controllers shall be programmed for regular operation to occur during the evening between the hours of 8:00 p.m. and 8:00 a.m. Controllers shall be programmed to provide the minimum amount of water for healthy plant growth, and to use multiple start times for dividing up run times to allow water to penetrate the soil effectively to prevent runoff. Programming shall be adjusted on a regular basis in response to seasonable and micro-climatic conditions.

b. **Backflow Prevention Device** - Backflow prevention assemblies shall be installed in accordance with local codes and screened from view as much as possible by landscape design features.

c. **Electric Control Valves** - Hydro-zones shall be developed with consideration for similar plant water use requirements (i.e., lawn separated from shrub and groundcover zones), and similar irrigation equipment uses (i.e., spray sprinkler separated from rotary sprinkler; rotary zones and spray zones separated from drip zones).

d. **Pressure Regulation** - Water pressure shall be regulated if necessary to efficiently operate the equipment installed.

e. **Sprinklers** - Low-flow spray or rotary-type sprinklers shall be used where appropriate. Soil types and infiltration rates shall be considered (and controller programming adjusted) to avoid runoff and ponding.

f. **Xerigation** - The use of drip-type irrigation systems shall be considered where appropriate and consistent with hydrozones. Components may include pressure regulators, in-line filters, polyethylene tubing, and barbed emission devices.

g. **System Maintenance** - All irrigation systems shall be monitored on a regular basis; not less than once every two weeks during peak season operation, and not less than once per month during off-season operation. Maintenance monitoring shall include a valve-by-valve system observation sequence, with necessary adjustments or repairs noted and corrected. Seasonable programming adjustments shall be made at each monitoring session as well.

7. **Low-Impact Development Requirements**

Low impact development (LID) is a radically different approach to conventional stormwater management. LID enhances the ability to protect surface and ground water quality, maintains the integrity of aquatic living resources and ecosystems, and preserves the physical integrity of receiving streams.

LID can achieve stormwater control through the creation of a hydrologically functional landscape that mimics the natural hydrologic regime. This objective is accomplished by:
• Minimizing stormwater impacts to the extent practicable. Techniques include reducing impervious surfaces, conserving natural resources and ecosystems, maintaining natural drainage courses, reducing use of pipes, and minimizing clearing and grading.

• Providing runoff storage measures dispersed uniformly throughout a site's landscape with the use of a variety of detention, retention, and runoff practices. Maintaining predevelopment time of concentration by strategically routing flows to maintain travel time and control the discharge.

• Utilizing pollution prevention measures and maintaining on-lot hydrologically functional landscape management practices.