

## Defensible Space Guidelines for Homeowner Association Common Areas

The Defensible Space Guidelines for Homeowner Association Common Areas document is a sub-set of the Property Owner Guidelines, and applies in the absence of a Fuel Modification Zone Plan.

As it relates to Defensible Space, the Public Resources Code and Government Code guide Homeowners Associations. Because Homeowner Associations have control over residential property, the distance for Defensible Space starts at a building or structure that is within the control of the Homeowners Association which may be located on residential property under the jurisdiction of the Homeowners Association. Defensible Space requirements are applicable in the absence of a Fuel Modification Zone Plan.

### General

- These requirements pertain to any common area landscape that is within 100 feet of a building or structure in, upon, or adjoining a mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or land that is covered with flammable material.
- If an approved fuel modification plan is on file, the fuel modification plan shall supersede these requirements. Plans shall be onsite for referral
- Crews shall have all applicable safety equipment, as well as appropriate fire suppression tools within 25 feet of the work location.
- In areas that are geologically sensitive, a report prepared by a licensed geologist or equivalent shall be submitted to OCFA prior to work commencing.
- In areas that are deemed habitat, a report prepared by a biologist or equivalent shall be submitted to OCFA prior to work commencement.

### General Landscape and Viability Requirements

- All landscape must be alive and thriving. All dead and dying landscape materials must be removed.
- Landscape that has a woody thatch shall be removed. Woody thatch shall be defined as decomposed plant material buildup between the living material and soil
- Groundcover that cannot be pruned and maintained to less than 2 feet shall be removed. Groundcover shall be defined as any planting that is continuous, covering an area in excess of 100 square feet.
- Ornamental grasses are not considered a groundcover, and must be approved by OCFA. Ornamental grasses shall be sheared to 2 inches from grade annually in spring.
- Trees installed as part of the original development are exempt from spacing and species removal requirements unless specifically stated by OCFA.
- All thatch and or duff materials shall be raked and removed off-site immediately. No more than 1 inch of duff materials is allowed. Duff shall be defined as leaf litter or vegetation litter.
- Landscape mulch of any kind shall not exceed a depth of 1 inch. See page 8 of the Property Owners Guidelines for recommended application of mulch.

## **Mandatory Removals**

- Any landscape that is dead, dying or considered non-viable. Non-Viable may also be landscape that cannot be pruned and remain viable to meet spacing requirements. Viable is defined as landscape that can survive hard pruning or shearing.
- Any tree/shrub that is a "volunteer" and or not spaced as part of the original planting plan. Volunteer is defined as a seedling or sapling that was not purposely planted in that location, or planted by a homeowner on common area property.
- Any plant that is on the California Invasive Plant List specific to the location. See: <https://www.cal-ipc.org/plants/inventory/>

## **Landscape Interior Areas Slope or Flat**

### **Groundcovers**

Groundcovers are defined as landscape plantings that are continuous and spreading horizontally.

- All groundcovers shall be maintained perpetually to a height of no more than 2 feet. Examples of groundcovers that grow to a maximum of 2 feet include, but are not limited to, Acacia redolens 'Desert Carpet', Carissa 'Green Carpet', and Myoporum Parvifolium.

### **Shrub Masses**

Shrub masses are defined as single species of plant, planted in a close group.

- In locations where shrub masses are present, the shrub massing shall not exceed a height of 4 feet.
- Shrub masses shall not exceed a coverage area of 400 square feet without a break.
- When shrub masses are present, the spacing between each mass shall be no less than 15 feet.
- No shrub masses shall be permitted within 30 feet of a structure.
- When a shrub mass is located on a slope with a grade of 2:1 or greater, no shrub mass shall be permitted within 6 feet of the property delineation (property line that separates HOA property from adjacent property owner).
- When a shrub mass is located in a flat planter bed, no shrub mass shall be permitted within 2 feet of the property delineation (property line that separates HOA property from adjacent property owner).

Examples of Typical shrubs used in masses include, but are not limited to, Xylosma, Escallonia, and Raphiolepis.

### **Hedges**

A hedge is defined as single species of plant, planted in a lineal row.

- No hedge shall exceed a height of 5 feet.
- No hedge shall exceed a width of 2 feet.
- No hedge shall be permitted to grow within 2 feet of property delineation (property line that separates HOA property from adjacent property owner).

Defensible Space Guidelines for HOA Common Areas

Page 3 of 4

Examples of typical hedge plants include, but not limited to, Ligustrum Texanum, Raphiolepis, and Photinia.

2



## Cactus

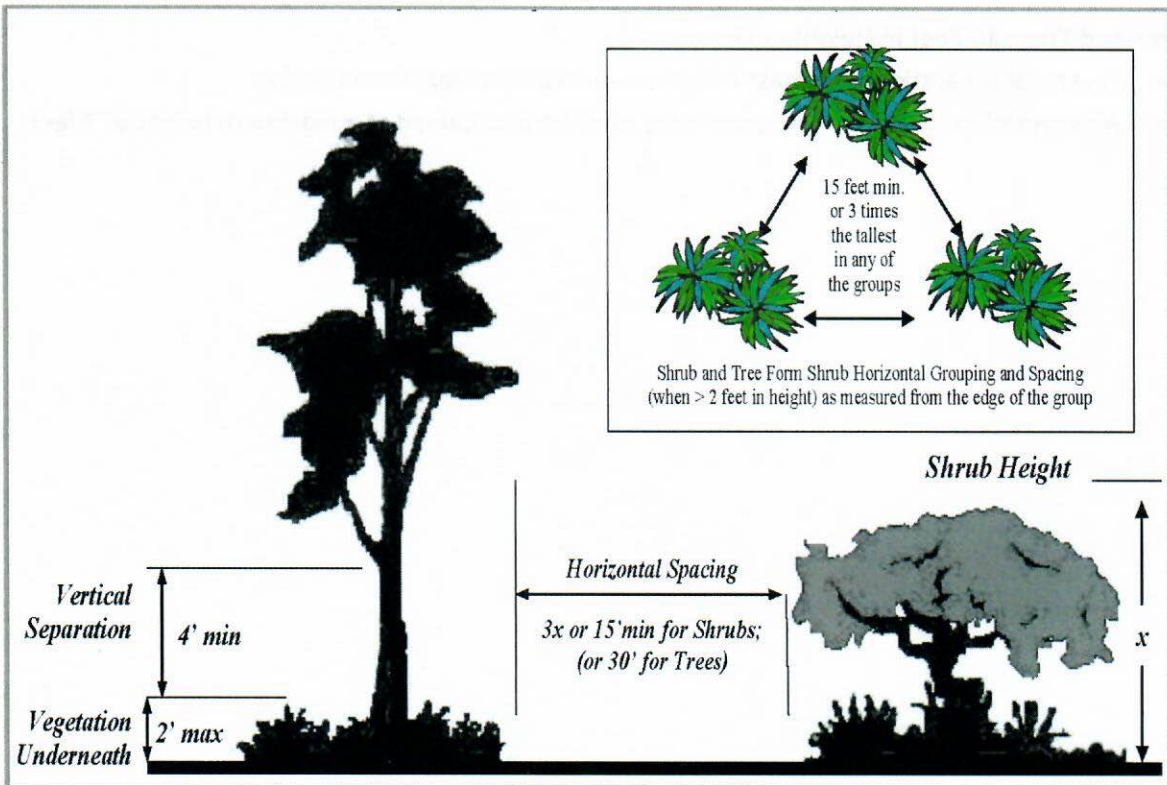
- Cactus when planted in masses shall not exceed more than 400 square feet.
- When masses of Cactus are present, a minimum space between masses shall be no less than 15 feet
- Cactus masses shall be maintained free of weeds.
- Cactus shall not be planted within 6 feet of a property delineation property line that separates HOA property from adjacent property owner).

## Trees

- All trees shall be of the same type and spacing as per the original development.
- No volunteer tree shall be allowed.
- California Live Oak shall be maintained in a native state unless specifically required by OCFA.
- Spacing from groundcover to the lowest tree branch shall be no less than 4 feet.
- Spacing from a planting mass to the lowest tree branch shall be no less than 8 feet.
- Spacing from a hedge to the lowest tree branch shall be no less than 8 feet.

## Locations with Native Interfaces or Determined to be a High Fire Hazard

### Spacing Requirements



Defensible Space Guidelines for HOA Common Areas

Page 4 of 4

### Horizontal Spacing Requirements

#### Vegetation Less than 2 Feet in Height:

- No horizontal spacing or vertical spacing is required. Groundcover shall not exceed 2 feet in height.

3

### **Shrubs and Trees 2 Feet in Height or Greater- Group Sizes Requirements**

- All shrubs and trees can be in groups of three specimens or less. No horizontal spacing is required within this group.

### **Shrub Group Spacing Requirements**

- Spacing of groups shall be a minimum of 3x's the height of the tallest specimen in a group.  
Example: If a group has a specimen that is 20 feet in height. The next grouping must be at least 3xs that distance which would equal 60 feet.
- The grouping cannot be less than 15 feet regardless of any species height in a group.

### **Tree Group Spacing Requirements**

- Groups of trees shall be spaced a minimum of 30 feet regardless of height, canopy to canopy.
- No tree/branch shall be allowed to grow within 10 feet of an enclosed structure.

### **Vertical Separation**

#### **Shrubs and Trees Less than 10 Feet in Height:**

- When located within 30 feet of a structure a minimum of 2 feet of vertical separation is required.

#### **Shrubs and Trees 10 Feet in Height or Greater:**

- A vertical separation of at least 4 feet is required from vegetation below.
- All vegetation located underneath trees, shall be maintained at a maximum height of 2 feet.