

Rancho Dominguez
Patio Homes Community Association
Post Office Box 2183, Yorba Linda, CA 92885 www.RDPHCA.com

RDPHCA Artificial Grass in Front and Street Side Yards

Per the CC&Rs, visible changes to our houses and yards require pre-approval from the Architectural Committee (ARC). Paint colors, roofing, solar panels, patios, fencing, new/additional hardscaping and yard makeovers all require pre-approval—and so does artificial turf.

Real turf can be replaced with real turf as needed; no pre-approval is necessary.

On the other hand, artificial turf requires ARC pre-approval because turf colors and quality vary greatly, from natural-looking grass to products that look remarkably similar to fluorescent green shag carpeting.

————→ FYI: The City of Yorba Linda has an artificial turf policy as well, also for aesthetic reasons. The ARC has included a copy of it below for your convenience.

RDPHCA Artificial Turf Requirements:

As is the case with all exterior projects, artificial turf requests MUST BE RECEIVED BY THE ARC AT LEAST 30 DAYS IN ADVANCE OF THE PROJECT START DATE.

1. A reasonably-sized turf sample must accompany your request form.
2. Under the ARC tab in the website, fill out and electronically send in the ARC Request form.
3. You'll also need to make arrangements to get the turf sample to the ARC.
4. Alternatively, you can print the completed application and mail the form and your turf sample to: RDPHCA ARC, P.O. Box 2183, Yorba Linda CA 92885
5. And last, contact the City for their pre-approval—which is completely separate from RDPHCA's approval. See below for details of the City's Policy. A copy of the City's Policy is included for reference.
6. Turf must be maintained in good condition at all times (no weeds, no pet waste or noxious odors from pet waste, not faded, etc.)

Thank you!

RDPHCA ARC

City of Yorba Linda Policy for Artificial Grass in Front and Street Side Yards

From Yorba Linda's Zoning Codes:

Zoning Code Section(s) Affected: Secs. 18.10.110.C.1, 18.28.050.B, 18.28.050.B, I & K, and 18.40.030.U

Background:

In several Sections of the Zoning Code (i.e., as cited above), there are references to landscaping requirements within front and street side yard areas. Landscaping is defined variously throughout these Sections as "plant materials," "trees, groundcover, turf, shrubbery, and/or approved alternative landscape materials," and "healthy and growing cultivated vegetation common to most residential and commercial property, and/or planned drought tolerant schemes." However, the Code is silent in terms of whether artificial plant materials intended to mimic the appearance of real, live plant materials are consistent with the purpose and intent of the aforementioned Code Sections. As water supply constraints in Southern California become more critical, many homeowners are considering the installation of artificial turf as an alternative to irrigation-intensive live turf as a component of their front (and street side) yard landscape designs. Water districts and local municipal agencies also encourage the use of artificial turf in order to reduce regional water demands. Additionally, the artificial turf manufacturing industry has responded to consumer demand for a product with a more realistic appearance. Many of the commercially available artificial products on the market today closely mimic the appearance of real turf. In light of this trend, staff has interpreted the above Code Sections in a manner that allows high quality artificial turf to be used in lieu of real turf within front and street side yard landscapes. The intent of this Code Interpretation, therefore, is to formalize current practice relative to the use of artificial plant materials within the required front and street side yard.

Code Interpretation:

The requirement for front and street side yard landscaping, as expressed throughout the Zoning Code, shall be interpreted to allow high-quality artificial turf in lieu of live turf, at the discretion of the Community Development Director. The Community Development Director shall exercise discretion based on the type and quality of artificial turf proposed (i.e., nylon outdoor carpeting shall not be construed as meeting artificial turf quality standards). Qualifying artificial turf shall mimic the appearance of real, live turf, consistent with the purpose and intent of the aforementioned Zoning Code Sections. In addition, any approved artificial turf installation shall meet the following additional standards:

- 1) Artificial turf shall be installed by a licensed professional in accordance with the manufacturer's instructions/recommendations, including ground preparation and substrate requirements.
- 2) Artificial turf shall be maintained on an on-going basis to ensure an appearance that mimics real, live turf to the greatest extent feasible. The artificial turf area also shall be kept free of weeds, debris, tears, holes and impressions.
- 3) Artificial turf shall have a minimum 8-year "No Fade" warranty.
- 4) Artificial shrubs, flowers, trees, and vines in lieu of living plant material shall be prohibited.

- 5) Areas of living plant material (i.e., flower beds, tree wells, groundcover beds, etc.) shall be included in any overall front or street side yard landscape design scheme that includes areas of artificial turf. Living plant material shall include shrubs, vines, trees and flowering groundcovers and shall incorporate at least 25% of the landscape area.
- 6) The use of indoor/outdoor plastic or nylon carpeting is prohibited.
- 7) Artificial turf shall be separated from other planting areas by concrete mow strips to prevent intrusion of living plant material into the area of artificial turf.
- 8) **Installation of artificial turf may only be permitted with prior authorization of the Community Development Director.**

Other Comments/Recommendations:

Application for artificial turf installation shall be made in writing to the Community Development Director. The application shall include a detailed description of the project, consisting of the manufacturer's brochure, site photographs of the area of installation, a sample of the proposed turf material to be used, a site plan showing the area of installation, and information regarding the contractor who will be installing the product. Based on review of the submitted application materials, the Community Development Director shall determine if the proposed artificial turf meets the minimum performance standards outlined above. Upon completion of application review, the Community Development Director shall render a decision in writing and forward it to the applicant. Such decision shall be appealable to the Planning Commission pursuant to the requirements of Section 18.36.810 of the Zoning Code.