

Rancho San Clemente

www.rscga.com

Community Association

Spring
2024
Newsletter

Leap Year Spring Greetings!

New OCFA Fire Prevention Specialist

A warm welcome to OCFA's Nathan Babbitt, who joined RSCCA's Landscape Committee for an on-site drive to review maintenance of defensible space areas of Master Association Common Area Properties. For assistance Nathan can be reached here: NathanBabbitt@ocfa.org

Annual Tree Maintenance

BrightView Tree Care will maintain trees covering areas from RSCCA's entry monuments at Pico & Del Cerro, Calle Del Cerro from Pico to lower Vista Montana, Vista Montana to Calle Aguila, Calle Aguila, and Pastadero. A map of the area is posted on www.rscga.com.

The Master Association is still waiting for the City to complete a draft regarding "Public Street Tree" maintenance obligations (RSC Specific Plan, Maintenance Responsibilities, Table 4-1) for Board review. The findings should reduce the number of trees that RSCCA will need to maintain, as the Specific Plan requires the city to maintain trees that are 15 feet from the curb face and/or sidewalks along view corridors such as Calle Del Cerro and Vista Montana.

The city has ordered tree replacements for nonviable trees that were installed along Calle Del Cerro and Vista Montana.

Slope Property Checklist

For slope stability, the City Checklist (attached) includes reminders to drain pipes, patios, and engineered surfaces toward the street and not toward or onto any bluff, canyon or shoreline; and that no permanent irrigation system should be installed along the bluff, canyon, or shoreline portion of a lot.

Members and HOA's are also encouraged to clear V-Ditches of debris to allow adequate flow of run-off to the city's storm drain system.



Recycled Water Service

Dave Rebensdorf, Director of Utilities and Public Works, informs that the city is still working on plans to present expansion service of reclaimed water to the city. RSCCA has requested infrastructure to run from a city pump on La Pata down Calle Del Cerro to provide service to Rancho Del Mar Apartments, Vista Pacifica, Brisa Del Mar, Bella Vista and Montego; and along upper Vista Montana to provide service to Rancho Cristianitos, Harbor View Estates, Pacific Shores, Richmond Pointe, Vilamoura, and Seacrest Apartments.

We hope to be first in the queue for grant funding to provide recycled water to our community. RSCCA's findings indicate cost savings up to 46% using recycled water (instead of potable) to irrigate the Common Areas of both Master and Sub-Association areas.

New State Irrigation Restrictions for "Nonfunctional Turf"

New Water Code Section 10608.14 requires HOAs to either irrigate "nonfunctional turf" with reclaimed water or remove such turf from common areas by the end of 2028. An example of "Nonfunctional turf" is mowed turf enclosed by fencing to prevent recreational or assembly use. "Functional turf" is mowed grass that is used for recreation or assembly like parks and community areas. HOAs with more than 5,000 SF of irrigated common area will be required to provide a certificate of compliance to the State Water Board every three years. The first certification is due on June 30, 2031.

Board of Directors

*President: Vonne Barnes, Montego
Vice-President: Jerry Anderson, Villagio I
Treasurer: Marjie Butterworth, Vilamoura
Secretary: Robert Anderson, Bella Vista
Director: Paul Melby, Vista Pacifica*

Meetings are on the second Thursday each month at 6:00 pm via Zoom. Check with management for zoom link to join meeting.

Contact the Board

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Slope Property Checklist

With recent storms and slope movement throughout the City, now is a great time to check your bluff, canyon or shoreline property for ways to reduce water and erosion. Prior to constructing any permanent feature, performing any grading, or modifying landscaping, contact the City of San Clemente for assistance regarding the necessary local and State permits. Items to look for on your property:

1. Check for Water Leaks

Check water bills for instances of high water use, as this may be an indication of a leak.

2. Review Drainage from Your Property

Drain pipes, patios, and engineered surfaces should drain toward the street, and not toward or onto any bluff, canyon, or shoreline.

3. Irrigation

No permanent irrigation system should be installed along the bluff, canyon or shoreline portion of a lot.

Irrigation should only be temporary for initial plant establishment, and must be removed after vegetation has established.

Any irrigation system on the street facing portion of the lot shall be low volume (drip, micro jet, etc.).

4. Landscape

All landscaping should consist of native, noninvasive, drought-tolerant, and fire-resistant species to reduce erosion and maintain natural open space areas.

5. Monitor Your Property for Any Changes

If erosion is observed, contact a geotechnical engineering professional to identify causes and repair recommendations. Contact the City prior to implementing any slope repairs. Refer to the guidance documents at the website below for more detail.

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