

E. LANDSCAPE GUIDELINES

1. Landscape Maintenance Responsibility

Maintenance of the streetscape landscaping within the rights-of-way throughout Newport Estates will be the responsibility of the Assessment District. Maintenance of the parks will be the responsibility of the County of Riverside. Landscaping within required landscape setbacks and within other individually owned areas will be maintained by the respective property owner, a separate Owner's Association established for this purpose, or by a landscape maintenance district established under the jurisdiction of the County of Riverside.

Maintenance is to be of high quality in accordance with established horticultural practices. Such maintenance shall include watering, fertilization, mowing, edging, pruning, trimming, herbicide programming, pesticide programming, clean-up, and other ongoing seasonal programmed maintenance functions. Replacement of dead or diseased plant materials originally approved shall be accomplished on a routine basis. Automatic irrigation systems shall be routinely inspected, repaired, and maintained in an operating condition at all times. All exterior portions of each parcel including walks, parking areas, and service areas shall be kept routinely free of litter and debris.

2. Irrigation

All areas required to be landscaped shall be watered with an automatic underground irrigation system, except for natural open space areas.

A low precipitation system will be designed to provide deep watering along streetscape areas where groundcover, shrubs, and trees are planted. Where turf is used, a dual irrigation system shall be used so that trees and shrubs are deep watered separately from turf areas. All irrigation systems will be controlled by an automatic irrigation controller.

Detailed landscape and irrigation plans must be submitted to the proper reviewing agencies.

All irrigation heads adjacent to walks, drives, and curbs (or car overhangs) shall be of the pop-up type.

Irrigation backflow prevention devices and controllers shall be located and/or screened with appropriate plant material to minimize visibility.

3. Horticultural Soils Test Requirements

Soil characteristics within the Newport Estates project may vary. The developers of parcels which will require landscaping shall procure a horticultural

soils report in order to determine proper planting and maintenance requirements for proposed plant materials.

This soils test shall be performed by a qualified agricultural laboratory and shall include a soil fertility and agricultural suitability analysis with pre-plant and post-planting recommendations.

4. Planting Time

Because of the climatic extremes of this area of Riverside County, the installation of landscaping during the coldest winter months (December through March) or the hottest summer months (July through September) can be difficult on certain plant materials. Container plant materials not acclimated to the area can easily suffer from cold temperatures or sun/heat exposure resulting in partial or entire foliage loss even though such materials are perfectly suited to the temperature ranges once established. If planting must be done during these difficult periods, plant establishment may require a prolonged period of time.

5. Suggested Plant Palette

It is the intent of these guidelines to provide flexibility and diversity in plant material selection, while maintaining a limited palette in order to give greater unity and thematic identity to the community. The plant material lists have been selected for their appropriateness to the project theme, climatic conditions, soil conditions, and desires for maintenance.

A limited section of plant materials will allow simple compositions complimentary to adjacent common landscape areas while reinforcing the individual architectural and site setting.

Overall plant material selection for given project areas, wherever possible, shall use drought resistant varieties. Irrigation programming can then be designed to minimize water application for each landscape area.

The community park, because of the vast lawn areas of its playing fields, will be an exception to this low water demand requirements. Here trees should work under the conditions imposed by the irrigation of the playing fields. Around the edges, a transition should be made to drought tolerant species.

All areas required to be landscaped shall be planted with turf, groundcover, shrub or tree materials selected from the Plant Use Matrix. (See Figure 33).

All trees shall be a minimum 15 gallon size, except for eucalyptus species.

Where feasible, landscape design shall reinforce or be compatible with existing or adjacent common area landscaping.

Trees

Evergreen

		Arterial Highways Newport Road	Major Highway Holland Road	Secondary Highway Evans Road La Piedra Road	Local Road (Residential)	Park and School	Project Entries	Community Intersection	Neighborhood Entry	Natural Open Space Transition Area	Native
Acacia species	Acacia	0	0	0	0			0	0	0	
Cinnamomun camphora	Camphor tree	0	0	0	0	0					
Citrus	Orange, lemon, lime	0	0	0			0	0	0		
Fraxinus velutina	Arizona ash	0	0	0	0	0					
Geijera parviflora	Australian willow				0	0					
Pittosporum undulatum	Victorian box	0	0				0	0			
Quercus agrifolia	Coast live oak	0	0	0		0				0	0
Quercus ilex	Holly oak	0	0	0						0	
Schinus molle	California pepper	0				0	0	0		0	0
Schinus terebinthifolius	Brazilian pepper	0				0	0	0		0	

Deciduous

Acer buergeranum	Trident maple						0	0	0		
Alnus cordata	Italian alder					0		0	0		
Ginkgo biloba	Ginkgo			0	0	0					
Gleditsia triacanthos	Honey locust					0		0	0		
Koelreuteria bipinata	Chinese flame tree			0	0	0					
Jacaranda mimosifolia	Jacaranda	0	0	0	0	0	0	0	0		
Lagerstroemia indica	Crape myrtle						0	0	0		
Liquidambar styraciflua	American sweet gum	0	0			0		0	0		
Pistacia chinensis	Chinese Pistache		0	0		0					
Platanus acerifolia	London Plane tree	0	0	0	0					0	
Plantanus racemosa	California sycamore	0	0	0	0					0	0
Salix babylonica	Weeping willow					0					
Tipuana tipu	Tipu tree	0	0	0	0	0		0	0		
Zelkova serrata	Sawleaf zelkova	0	0	0	0	0	0	0	0		

No Scale

Plant Use Matrix

FIGURE 33

SOURCE: The Planning Center

Newport Estates

brian f mooney
associates
 planning, design & environmental studies

Shrubs, Groundcovers, and Vines

		Hedge	Groundcover	Vine	Drought Tolerant	Fire Retardant	Natural Open Space	Native
Abelia "Edward Goucher"	Glossy abelia							
Acacia species	Acacia		o				o	
Agapanthus species	Agapanthus				o			
Aptenia cordifolia	Aptenia		o					
Arbutus menziesii	Madrone						o	
Arbutus unedo "compacta"	Strawberry tree				o	o		
Arctostaphylos species	Manzanita				o	o	o	o
Buxus japonica	Japanese boxwood	o						
Caesalpinia gilliesii	Bird of Paradise				o			
Callistemon citrinus	Bottlebrush	o			o			
Carrisa grandiflora	Natal plum	o						
Cassia artemisioides	Feathery cassia				o			
Ceanothus species	California lilac		o		o	o		
Cercis occidentalis	Western redbud				o	o	o	o
Clytostoma callistegioides	Violet trumpet vine			o				
Coprosma species	Coprosma		o		o	o	o	o
Cotoneaster species	Cotonester	o			o		o	o
Cupressus glabra	Arizona cypress	o			o		o	o
Cupressus forbesii	Tecata cypress						o	o
Drosanthemum floribundum	Rosea ice plant		o			o		
Elaeagnus pungens		o			o		o	
Encelia farinosa	NCN						o	o
Euonymus japonica	Euonymus	o						
Ficus pumila	Creeping fig			o				
Gazania species	Gazania		o			o		
Gelsemium sempervirens	Carolina jessamine			o	o			
Grevillea noellii	Grevillea						o	
Hedera helix	English Ivy		o					
Hemerocallis hybrid	Daylilly							
Heteromeles arbutifolia	Toyon				o	o	o	o
Heuchera sanguinea	Coral bells		o					
Ilex species	Hollis	o						
Jasminum species	Jasmine							

No Scale

Plant Use Matrix (cont.)

FIGURE 33

SOURCE: The Planning Center

Newport Estates

brian f mooney
associates
planning, design & environmental studies

Shrubs, Groundcovers, and Vines		Hedge	Groundcover	Vine	Drought Tolerant	Fire Retardant	Natural Open Space	Native
<i>Lampranthus</i> species	Ice Plant		o		o	o		
<i>Lauris noblis</i>	Sweet bay	o					o	
<i>Leptospermum</i> species	Australian tea tree	o					o	
<i>Ligustrium</i> species	Privet	o						
<i>Lonicera japonica</i>	Honeysuckle		o					
<i>Macfadyena uguis-cati</i>	Cat's claw			o				
<i>Mahonia</i> species	Oregon grape		o				o	o
<i>Myrtus communis</i>	Myrtle	o						
<i>Nandina</i> species	Heavenly bamboo							
<i>Parthenocissus tricuspidata</i>	Boston Ivy			o				
<i>Pelargonium</i> species	Geranium							
<i>Pennisetum setaceum</i>	Fountain grass		o		o			
<i>Photinia fraseri</i>	Photinia							
<i>Pittosporum</i> species	Mock orange	o			o	o	o	
<i>Podocarpus macrophyllus</i>	Yew pine							
<i>Prunus caroliniana</i>	Carolina laurel cherry	o			o	o	o	
<i>Prunus ilicifolia</i>	Hollyleaf cherry	o			o	o	o	
<i>Prunus lyonii</i>	Catalina cherry	o			o	o	o	o
<i>Pyracantha</i> species	Firethorn				o	o	o	o
<i>Raphiolepis</i> species	India hawthorn							
<i>Rhamnus californica</i>	Coffeeberry				o	o	o	o
<i>Rhus ovata</i>	Sugarbush	o			o		o	o
<i>Ribes viburnifolium</i>	Evergreen currant		o			o	o	o
<i>Rosmarinus officinalis</i>	Rosemary	o	o		o			o
<i>Sambucus mexicana</i>	Mexican elderberry				o		o	o
<i>Trachelospermum jasmionoides</i>	Star jasmine		o					
<i>Turfgrass</i> species	Turfgrass		o					
<i>Verbena peruviana</i>	Verbena		o			o		
<i>Viburnum tinus</i>	Laurustinus							
<i>Vinca minor</i>	Dwarf Periwinkle		o			o		
<i>Wisteria chinensis</i>	Chinese wisteria			o				
<i>Xylosma</i> species	Shiny xylosma	o			o			
<i>Yucca whipplei</i>	Our Lord's candle				o		o	o

No Scale

Plant Use Matrix

(cont.)

FIGURE 33

SOURCE: The Planning Center

Newport Estates

brian f mooney
associates
 planning, design & environmental studies