

J. LANDSCAPE STANDARDS AND GUIDELINES

1. General Standards

All areas required to be landscaped shall be planted with turf, groundcover, shrub, or tree materials selected from the plant palette contained in these guidelines.

Planting shall commence as soon as slopes are completed on any portion of the site and shall provide for rapid short term coverage of the slope as well as long-term establishment cover per County standards.

The owners of parcels which require landscape development shall assess any existing common landscape areas adjoining their property. Where feasible, landscape development shall reinforce or be compatible with such existing common areas setting.

Cut slopes equal to or greater than three feet (3') in vertical height and fill slopes equal to or greater than three feet (3') in vertical height shall be planted with a groundcover to protect the slope from erosion and instability. Slopes exceeding fifteen feet (15') in vertical height shall be planted with shrubs, spaced not more than ten feet (10') on center or trees spaced not to exceed twenty feet (20') on center or a combination of shrubs and trees at equivalent spacings, in addition to the groundcover. The plants selected and planting methods shall be suitable for the soil and climatic conditions.

Reference should be made to the County of Riverside Standards for erosion control methods for slopes and other landscaped areas.

2. Drought Tolerance

Drought tolerant plant materials require proper care, installation watering and maintenance to maximize its drought tolerance capabilities.

a. DEGREES OF DROUGHT TOLERANCE

There are degrees of drought tolerance with some plants able to withstand or go without water for a greater period of time than others.

b. PLANT INSTALLATION WATER DEMAND

Drought tolerance plants like other plants, require more water during the initial installation period and for at least a three month maintenance period following to become established. Therefore, if drought tolerant plants are installed in the warmer months more supplemental water will be required until the plant is established.

c. DEEP WATERING PRACTICES

Drought tolerant plants like most plants need the proper deep watering practices to encourage deep root system development. Drought tolerant plants with a shallow root system resulting from frequent light applications of water will not be drought tolerant.

d. WARMER MONTHS WATER APPLICATION

Although a plant is labeled drought tolerant, that does not necessarily mean it can survive without summer water. Just that the plant may require minimal or has low water requirements. Depending upon the plant, drought tolerant plants will look better, thrive and survive the warmer months with infrequent, monthly, deep watering.

e. FULL SEASON PLANT WATER REQUIREMENTS

After drought tolerant plants have grown a full season, the water application rate should be diminished and the drought tolerant plant allowed to survive on less water.

f. MAINTENANCE

Drought tolerant and California native plants still need regular maintenance such as pruning, fertilizing, deep watering, and checking for pests and diseases.

3. Planting Time

Due to the climate extremes of the RANCHO BELLA VISTA area, the installation of plant materials during the coldest winter months (December through March) and the hottest summer/fall months (July through September) can be difficult. Container plant materials not acclimated to the area can easily suffer from damage 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 be difficult and require a prolonged period of time.

4. Climate Constraints

Plant material palettes for RANCHO BELLA VISTA contained herein are compatible with the climatic setting of the area. The utilization of some materials, depending upon their site location, exposure and relationship to other influential factors may not be appropriate.

5. Topography

The topography of RANCHO BELLA VISTA consists of rolling hills, slopes, plateaus valley floors, and low lying creek beds. This variation in terrain height means that there are a couple of micro climates within the community. The hillsides and mountain tops will be milder in winter than the valley floor or creek beds. The mountain tops will actually be a thermal belt. Cold air will drain off the higher elevations and may cause the low lying areas to be as much as ten (10) degrees colder. Care should be exercised in selecting the plant materials which can withstand the cold air drainage basin temperatures.

6. Horticultural Soils Test Requirements

Soil characteristics with the RANCHO BELLA VISTA project may be variable. The owners of parcels which require landscape development shall procure a horticultural soils report in order to determine proper planting and maintenance requirements for proposed plant materials. Such a soils test shall be performed by a qualified agricultural laboratory and shall include a soil fertility and agricultural suitability analysis with pre-planting and post-planting recommendations.

7. Irrigation Standards

All landscaped areas shall be watered with a permanent underground irrigation system, except for slopes which may have a permanent above-ground irrigation system. Irrigation system which adjoin a separate maintenance responsibility area shall be designed in a manner to ensure complete water coverage between the areas.

Proper consideration of irrigation system design and installation in the climate extremes of the RANCHO BELLA VISTA area is critical to the success of the landscape investment. In particular, the combined summer elements of heat and wind must be carefully considered in proper irrigation design and equipment selection.

Irrigation backflow prevention devices and controllers shall be located with minimum public visibility or shall be screened with appropriate plant materials