

G. LANDSCAPE PLANTING GUIDELINES

The following sections detail guideline which should be followed in the installation and maintenance of public landscaped areas (streetscapes, parks, detention basins, and greenbelts/drainages) within the specific plan area.

1. General Planting Guidelines

The following sections provide information on general standards which should be followed in the design and installation of project landscaping.

a. General Landscape Objectives

The objectives of the landscaped areas within the *French Valley* Specific Plan are to provide a unified design concept and treatment consistent with the overall design theme, to provide identity for the various portions of the Specific Plan area, and to provide active and passive recreational opportunities.

To achieve these objectives, the following criteria should be followed:

- Landscaping should complement the overall design theme through the careful use of flower and leaf color and texture, plant forms and plant masses.
- A simplified palette of plant materials which complements the overall project theme of the landscape shall be used. The use of many unrelated plant varieties shall be avoided in favor of broad plant masses and consistency of landscape character.
- Grouped masses of plant materials should be designed to compliment architectural elevations and roof lines through color, texture, density and form on both the vertical and horizontal planes.
- The spacing of the plant material shall be commensurate with anticipated mature growth in order to promote natural forms without the need for excessive future pruning and maintenance.
- All plant material selected for use shall be of a type known to have been successful in the area or in similar climatic and soil conditions.
- Plant materials known to have invasive or destructive root systems shall be avoided. Plants known to produce excessive litter or pose dangers due to falling limbs shall also be avoided.
- Mulch shall be used wherever appropriate to conserve water.
- Landscaping shall be designed to enhance existing views or provide new view corridor opportunities of open space areas, major land forms, and other visual amenities within the project and vicinity.

- Landscaping shall be used to screen utility enclosures or utility cabinets from view from major streets.
- Plant materials selected for the open space/drainage area shall be non-invasive, native vegetation types.

b. Landscape Planting

Because of the climate extremes in the Rancho California area, the installation of plant materials during the coldest winter months (December through March) or the hottest summer/fall months (July through September) should be avoided. If planting must be done during these periods, plant establishment may be difficult, and may require a prolonged period of time. In all installation, the use of plant materials acclimated to the Rancho California area should be encouraged.

2. Landscape Irrigation

All landscaped areas within the *French Valley* Specific Plan area shall be provided with a complete, automatic irrigation system. The system must conform to all requirements of the County of Riverside.

Irrigation systems for landscape development of single family residential projects shall provide uniform water coverage. Irrigation system design shall provide precipitation rates that avoid saturated soil conditions, cause surficial erosion or discharge excessive amounts of run-off water into public or private streets or adjacent properties.

For parking areas, a low precipitation system will be designed to provide deep watering in all parkway areas where ground cover, shrubs and trees are planned. All irrigation systems will be controlled by an automatic irrigation dual-program controller.

The following general irrigation concepts and site conditions shall be considered in the design and installation of irrigation systems:

- All irrigation systems (with the exception of drip systems) shall be designed with head-to-head 100 percent (100%) double coverage at a minimum time setting of one (1) minute, and be capable of providing multiple repeat and start times.
- Pop-up orientation type sprinkler heads shall be used adjacent to all walks, drives, curbs, parking areas and public right-of-way to avoid breakage and reduce maintenance costs.
- Irrigation sprinkler heads used to water 2:1 slopes shall have application rates which reduce the amount of runoff and shall be of a type, such as stream rotors, which do not apply water in a fixed, steady stream.
- Backflow protection devices shall be installed on all irrigation systems which are connected to a potable water system.
- The design of irrigation systems, particularly the location of controller boxes, valves, and other above-ground equipment, shall be incorporated in the design of overall landscaping.

Where above-ground equipment is provided, it shall be screened or otherwise removed from public view to the extent possible.

- Sprinklers with proper nozzles shall be selected to provide water to the landscape that is compatible with their respective soils. If soil information is not available, utilize low precipitation sprinklers and program controller to minimize runoff.
- Sprinkler systems shall be separated according to the following criteria:
 - Top, toe and center of slope.
 - Contour along slope, when possible.
 - NE-SW exposures shall generally be on separate circuits.
 - Separation of turn from ground cover and shrub areas.
 - Radical soil differences.
 - Separation of high points from low points (and drainage swales) in general landscaped areas.
 - Separation of slopes from general landscaped areas (slopes are considered steeper than 3:1).
 - The landscape sprinkler irrigation system shall be designed to meet the peak moisture demand of all plant materials used within all landscaped areas.
 - Systems shall be designed considering a 5-10 MPH wind velocity.
 - All systems shall be designed to guarantee no greater than 20% operating pressure differential and no less than the manufacturer's recommendation.
 - Maximum flow velocity through pipes shall be five feet (5') per second.

3. Maintenance

All landscaped public and common areas shall be maintained in accordance with the best industry standards for professional landscape maintenance. Regular maintenance shall include watering, fertilization, mowing, edging, pruning, trimming, weeding, herbicide programming, pesticide programming, clean-up and other on-going seasonal programmed maintenance functions. Replacement of dead or diseased plant materials originally approved shall be done on a routine basis. Automatic irrigation systems shall be routinely inspected and repaired and maintained in peak operating condition at all times. All common areas and areas open to the public, including sidewalks, parking areas and service areas, shall be kept routinely free of litter and debris.

4. Horticultural Soils Test

Soil characteristics within the project may be variable. Prior to landscape development, a horticultural soils report shall be completed 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. Special attention should be paid to those area requiring slope stabilizations and erosion control.

5. Suggested Plant Palette

The following plant palette was developed to include a variety of plant materials which are compatible with the Rancho California area climate, reflect the overall “California Ranch” theme of the *French Valley* Specific Plan, and provide opportunities for decreased water consumption.

With some exceptions, all plant materials listed below are appropriate for use throughout the project site; plants inappropriate for use in various situations are listed after the plant palette.

As noted in the Project-Wide Plant Palette, the majority of plants proposed for use within the *French Valley* Specific Plan are “drought tolerant.” For the purposes of this Specific Plan, “drought tolerant” refers to plants which are able to thrive on less water than is typically applied to more traditional plants. Some drought tolerant plants indicated below will become drought tolerant once established and may require conventional levels of irrigation during early phases of growth; others will require lower levels of irrigation throughout their lifetimes.

**Table IV-1
PROJECT-WIDE PLANT PALETTE**

LOCATION AND BOTANICAL NAME	COMMON NAME	USE
<u>Major Community Entry</u>		
Platanus acerifolia Schinus molle Agapanthus 'Peter Plan' Distictus buccinatoria Raphiolepis indica	London Plane Tree California Pepper* Lily of the Nile Blood-red Trumpet Vine Indian Hawthorne	Background tree Focal tree Accent shrub Vine Med. foreground shrub
Viburnum tinus Vinca minor	Laurustinus* Dwarf periwinkle*	Backdrop shrub Ground cover Annual color
<u>Neighborhood Entry</u>		
Platanus acerifolia Schinus molle Distictus buccinatoria Viburnum tinus Vinca Minor	London Plane Tree California Pepper* Blood-red Trumpet Vine Laurustinus* Dwarf Periwinkle	Background tree Focal tree Vine Backdrop shrub Ground cover Annual color
<u>Special Project Entry</u>		
Prunus cerasifera 'Atropurpurea' Viburnum tinus Vinca minor	Purple Leaf Plum Laurustinus* Dwarf Periwinkle*	Accent tree Backdrop shrub Ground cover
<u>Major Highway Streetscape</u> Major Highways include: Leon Road and Briggs Road		
Alnus rhombifolia Pinus eldarica Magnolia grandiflora Conicera japonica 'Halliana' Doxantha unguis cati Nandina domestica 'Compacta' Viburnum tinus	White Alder Mondell pine* Southern Magnolia* Halls Honeysuckle Yellow Trumpet Vine Heavenly Bamboo* Laurustinus*	Parkway tree Tall background tree Accent tree Ground cover Vine Medium foreground shrub Tall backdrop shrub

LOCATION AND BOTANICAL NAME	COMMON NAME	USE
<p><u>Secondary Highway Streetscape</u></p> <p>Secondary Highways include: French Valley Parkway, Thompson Road, Baxter Road, and Keller Road</p>		
<p>Pyrus calleryana 'Aristocrate' Pinus eldarica</p> <p>Magnolia grandiflora Hedera helix 'Needlepoint' Parthenocissus tricuspidata Pittosporum tobira 'Wheeleri' Tulbaghia violacea Xylosma congestum</p>	<p>Ornamental Pear* Mondell Pine*</p> <p>Southern Magnolia* English Ivy* Boston Ivy* Wheelers Dwarf Tobira* Society Garlic Xylosma*</p>	<p>Parkway tree Tall background tree</p> <p>Accent tree Ground cover Vine Med. foreground shrub Accent shrub Backdrop shrub</p>
<p><u>Collector Highway</u></p> <p>Collector Highways include: "A" Street and "B" Street</p>		
<p>Liquidambar styraciflua 'Palo Alto' Pyrus calleryana 'Aristocrate' Pinus eldarica</p> <p>Lagerstroemia indica Hedera helix 'Needlepoint' Parthenocissus tricuspidata Pittosporum tobira 'Wheeleri' Tulbaghia violacea Xyloxma congestum</p>	<p>Sweet Gum</p> <p>Ornamental Pear* Mondell Pine*</p> <p>Crape Myrtle* English ivy* Boston Ivy* Wheelers Dwarf Tobira Society Garlic Xylosma*</p>	<p>Parkway tree*</p> <p>Parkway tree** Tall background tree</p> <p>Accent tree Ground cover Vine Med. foreground shrub Accent shrub Backdrop shrub</p>
<p><u>Local Street, Greenbelt/Drainage and Park Trees</u></p>		
<p>Alnus rhombifolia Eucalyptus viminalis Geijera parviflora Ginko biloba Pinus eldarica Pistacia chinensis Platanus acerifolia Tipuana tipu</p>	<p>White Alder Manna Gum* Australian Willow* Maidenhair Tree Mondel Pine Chinese Pestache* London Plane Tree* Tipu Tree*</p>	<p>Parks/Greenbelt-Drainage Parks/Greenbelt-Drainage Parks/Greenbelt-Drainage Parks/Greenbelt-Drainage Parks/Greenbelt-Drainage Parks/Greenbelt-Drainage Parks/Greenbelt-Drainage Parks/Greenbelt-Drainage</p>
<p><u>Accent Trees</u></p>		

LOCATION AND BOTANICAL NAME	COMMON NAME	USE
Cercidium microphyllum Cercis canadensi Prunus cerasifera 'Auto purpurea' Pyrus calleryana	Palot Alto* Redbud* Purple Leaf Plum* Ornamental Pear	All trees in this category can be used in a variety of situations.

+ — Use on North-South streetscapes

++ – Use on East-West streetscapes

Asterisk (*) indicates drought-tolerant species.

a. Plants Inappropriate for Use in Residential Areas

Schinus molle (California Pepper) shall not be used in turf areas.

b. Plants Inappropriate for Use in Parks, School Site or School Interface Landscaping

The following plants shall not be used in public parks or school site landscaping, due to poisonous leaves, stems, seeds and other parts:

Gelsemium sempervirens (Carolina Jessamine)

Nerium oleander (Oleander species)

Pittosporum species (Mock Orange)

This list is not comprehensive; the use of any plants with poisonous parts, thorns or other potentially dangerous or harmful characteristics shall be avoided in or adjacent to parks and school areas.

c. Plants Appropriate for Use as Barrier Plantings

As shown in the interface exhibits, the use of barrier plants is proposed where residential areas require physical screening as well as visual buffering. "Barrier plants" include species which are capable of preventing or discouraging unwanted entry, either by their dense growth or by thorns or serrated foliage. A wide variety of barrier plants is available; the following is a selection of some appropriate species:

Thorny Stems or Leaves:

Berberis (Barberry)

Pyracantha (Firethorn)

Rosa var. (Rose)

Dense Foliage:

Ableia grandiflora (Glossy Abelia)

Dodonea viscosa (Hopseed Bush)

Euonymus japonica (Evergreen Euonymus)
Osmanthus fragrans (Sweet Olive)
Photinia sp. (Photinia)
Prunus lyonii (Catalina Cherry)
Xylosma congestum (No Common Name)

These species represent a sampling of barrier plants which are acclimated to the climate of the Rancho California area. Others are also available and may be suggested by the Landscape Architect preparing plans for individual portions of the project. In general, barrier plants should be attractive as well as functional; unattractive, thorny plants, for instance, should not be used.

d. Plants Especially Appropriate for Use in Commercial Areas

The following trees are recommended for use in commercial areas where store identification signs could be otherwise obscured by dense foliage:

Ginko biloba (Ginko Tree)
Lagerstroemia indica 'Indian Tribe' (Crape Myrtle)
Phoenix canariensis (Canary Island Palm)
Platanus acerifolia (London Plane Tree)
Washingtonia filifera (California Fan Palm)
Washingtonia robusta (Mexican Fan Palm)

Other trees which exhibit open branch and/or leaf structures also may be used at the discretion of the Landscape Architect preparing landscape designs for the commercial area.