

CITY OF LAKE ELSINORE

LANDSCAPE GUIDELINES

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Additional References:

City of Irvine

City of Oceanside

City of Carlsbad

City of Fontana

City of Thornton, Colorado

Sunset, "New Western Garden Book", 1984

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I. Purpose and Intent

The City recognizes that landscaping is a crucial part of development and should demonstrate the same level of commitment as the structure and site planning. Quality landscaping can enhance the appearance of structures and the environment while improving the City's image and quality of life for the citizens.

The Purpose of this manual is to provide guidelines and minimum standards for landscaping and define the manner in which landscape plans shall be submitted to satisfy the landscaping requirements of the City of Lake Elsinore. All development shall conform to the minimum standards set forth in the following requirements. However, the standards should not be considered as limitations and developers are encouraged to explore new or innovative design concepts and materials.

The City reserves the right to review each project individually for unique or special considerations which may require additional or reduced requirements. The Standards and requirements set forth in the following document are supplemental to any applicable municipal codes or regulations. Should there be a conflict between these Standards and any other codes or regulations, the more stringent shall prevail.

In summary, these guidelines are provided to ensure that the appropriate landscape material is utilized in the appropriate location and installed with the proper technique.

- A. Listed Below are general policies and goals of the City as it relates to landscaping. Project designs shall consider these policies and goals when developing landscape plans.
1. Landscaping is to consist of permanent irrigation, trees, ground cover and/or turf unless a temporary landscape system is warranted (see definitions).
 2. All unpaved, unused areas of commercial, industrial, and multi-family residential properties shall be landscaped.
 3. Landscaped areas should be aesthetic, functional, and economical to maintain. They should be an asset, not a liability.
 4. Landscaping should complement architectural features and in some cases it can be used as a substitute for architectural enhancement (e.g. foundation planting to reduce wall mass).

5. A plant list has not been provided, however, all plant material shall be compatible with the City's climate zone (zones 18 and 19 of the new Western Garden Book by Sunset, latest edition).
6. The City shall promote and encourage water conservation through concepts such as Xeriscape (see definitions). The use of turf should be concentrated to large open areas or public use areas within the landscape plan.
7. Encourage the preservation of significant existing trees and shrubs and incorporate them as an integral part of the landscape plan.
8. Hillside areas identified as having high fire hazard due to slope, inaccessibility or proximity to native vegetation shall require maintenance programs for fire safety and incorporate plant material that has low fuel volume and utilizes the defensible space concept (definitions).
9. Provide for areas of human comfort by the use of benches and other landscape structures where appropriate.
10. Provide for permanent slope stabilization on all cut and fill slopes as identified in these guidelines. The plant material selected shall take into consideration and be compatible with the soil conditions.
11. Entrances to all projects shall develop entry statements that include accent and annual plant material.
12. Areas identified as sensitive wildlife habitat and/or plant communities shall require additional buffering or an enhanced transitional environment, which shall incorporate plant material that is compatible with the sensitive habitat.
13. Provide aesthetically pleasing landscape elements which screen, distract from, or break up the large unsightly masses often found in public utility service equipment, outdoor storage areas, large parking lots loading facilities and other similar facilities which distract from the community's aesthetic goals.
14. Landscaping should be evenly distributed over the site and be visually attractive regardless of the season. In addition to its aesthetic attributes, landscaping should be designed to screen and to shade parking lots and buildings.

15. The City of Lake Elsinore may require increased standards over minimum specified for the proposed development within a special land use zone or when necessary to bring the project into compliance with the goals and objectives of the General Plan and zoning ordinances.

II. Definitions

The following definitions are provided as a resource to terms used throughout this landscape manual:

1. Accent Plant - A plant used to attract attention to a desirable feature of architecture or landscaping, that includes color, shape, and foliage variations.
2. Annual - A plant that completes its life cycle in a year or less. It includes flowering and colorful plant material that can be used to make entry statements to projects.
3. Berm - A continuous linear man-made mound(s) of earth, or at least eighteen inches (18") in height used for decorative, screening, or buffering purposes.
4. Buffer area - An area of land used to visibly separate one use from another or to shield noise, lights, or other possible nuisances.
5. Deciduous - Any plant that sheds all of its leaves at one time each year (usually in the fall).
6. Defensible Space - A fire hazard management concept. An area where either natural or man-made where material capable of causing a fire to spread unchecked has been treated, cleared, reduced, or changed in order to act as a barrier between advancing wildfire and loss to life, property, or resources.
7. Drip Line - The circle that you would draw on the soil around a tree directly under its outer most branch tips. Rainwater tends to drip from the tree at this point. The term is used in connection with feeding, watering, grading, or construction activities around existing trees and shrubs.

8. Encroachment - The portion of a vehicle that protrudes into a landscaped area.
9. Evergreen - A plant that never loses all leaves at one time.
10. Foundation Plant - A shrub or small tree planted adjacent to and used to soften the base of a structure.
11. Hardscape - The use of brick, block, concrete, fountains, artwork, wood trellis, benches, and other similar enhancements.
12. Landscaping - Any combination of living plants such as trees, shrubs, vines, ground covers, flowers or lawns; and may include natural features such as rock, stone and bark; and structural features, including but not limited to fountains, reflecting pools, art works, screen walls, fences and benches.
13. Landscape Maintenance - The continual pruning, weeding, mowing, fertilizing, replacement and watering of plant material. Also the continual repair, adjustment, and upkeep of irrigation systems or other landscape features listed under landscaping definitions.
14. Low fuel Volume Vegetation - Low growing plants with high fuel moisture that do not readily ignite and that produce a lower level of heat output than flammable native chaparral. Iceplant, creeping Australian saltbrush, shortleaf aloe and crocea are excellent low fuel volume species for landscaping.
15. Mound - A raised embankment of earth a minimum of eighteen inches (18"0 in height intended as a landscape feature and/or to screen an area from sight or sound.
16. Mulch - Loose, usually organic materials, such as ground bark, saw dust, straw or leaves, that is placed over the soil. Mulch reduces soil evaporation, reduces weed growth, and slows erosion.
17. Native Plants - Plants that are indigenous to the State of California or the Southwestern United States and Northwestern Mexico.
18. Parkway - That area of a public street that is between the curb and sidewalk or between the sidewalk and the property line of the adjacent property owner, which is used for planting purposes.

19. Screening - A method of visually shielding or obscuring structures, parking lots, ground mounted equipment, storage yards, or other similar features by the use of berms, fencing, or densely planted vegetation.
20. Specimen Tree - A tree of at least thirty-four inches (34") box size.
21. Street Trees - Trees planted within the public right-of-way for street shading and beautification and benefit of the general public. (A list of approved street trees is provided).
22. Temporary Landscaping - A non-permanent landscape and irrigation system used for the control of erosion or as a temporary aesthetic enhancement to vacant land during the construction phases of land development.
23. Xeriscape - a water conservation concept that stresses the use of the appropriate plant material and irrigation technique that are well suited for a particular micro-climate. This concept incorporates native plants, selected hardscapes, efficient irrigation systems and proper planting and irrigation techniques that improve the overall water efficiency of a landscape system.

III. Review and Approval Process

The purpose of this section is to provide an outline of the processing steps for landscape plans (from preliminary submittal to final releases).

A. General Requirements

All landscape plans for commercial, industrial and multi-family residential projects consisting of four (4) or more units shall be signed by a landscape designer. Single family residential units, duplexes and triplexes, shall conform to any applicable section of these guidelines or other City codes and ordinances pertaining to landscaping, but professional landscape plans are not required.

B. Review and Approval Process (see Flow Chart)

1. Pre-Submittal Meeting - The pre-submittal meeting is the recommended first step in securing landscape plan approval for a proposed project. This meeting should coincide with the preliminary meeting held with City staff, the applicant, and the applicant's engineer and architect. Although not mandatory, this meeting will familiarize the applicant and/or landscape designer with the City's review process, identify the information and materials necessary to file landscape plans, discuss planting material, and explain potential concerns and solutions with the site. This meeting may be arranged by contacting the Planning Division.
2. Preliminary Plan Submittal - Once the applicant is prepared for formal project submittal to the City, a preliminary landscape plan shall be provided as part of the total application package for Design Review. The preliminary landscape plans shall be attached to the site, grading, floor, and elevation plans. The required number of plans is indicated in the project submittal requirements checklist. Contents of the preliminary plan are provided in Section IV.
3. City Review - Upon receipt of the project, the City Planning Division shall review the plans for completeness and forward the plans to the City's Landscape Consultant for conceptual review. After completion of this review, approximately two (2) weeks, the consultant returns the plans to the Planning Division outlining his/her findings and recommendations. The Planning Division shall incorporate the recommendations into the project staff report's Conditions of Approval.

4. Approval - Based upon findings and recommendations in the staff report, the preliminary landscape plans are then approved or conditionally approved by the City Council.
5. Final Landscape Plans - Prior to issuance of building permits, the applicant shall submit and receive approval of the landscape construction documents by the Planning Division. Three (3) sets shall be submitted in substantial compliance with the Conditions of Approval along with permit application and fees specified on the City Fee Schedule. The plans are then reviewed by staff and the City's landscape consultant. Upon approval, a stamped approved "job set" will be available for the applicant along with the permit. The submittal requirements for the final construction documents are provided in Section IV.
6. Revisions - The City requires that any changes to the approved plans receive Planning Division approval prior to implementation in the field. The applicant shall submit the following items:
 - a. Three (3) sets with revision(s) shown in red and noted on the title sheet.
 - b. A letter of explanation from the project landscape designer justifying the revision(s).
7. Inspections
 - a. The following inspections may be required during construction phases:
 - (1) Pipe layout and trench depth prior to back filling.
 - (2) Irrigation coverage.
 - (3) Plant material prior to installation. Plant tags shall be left on until final inspection if not inspected prior to installation.

- b. Prior to issuance of Certificate of Occupancy, the following steps shall be required:
- (1) The project landscape designer shall visit the site to determine that installation has been completed per the approved plans and specifications. Following the inspection, the landscape designer shall provide a written statement of compliance to the City and indicating that the installation has been completed per approved plans.
 - (2) Upon receipt of the letter, the City will inspect the project to confirm compliance.
 - (3) The letter shall be submitted to the City prior to the issuance of the Certificate of Occupancy.

LANDSCAPE PLAN REVIEW AND APPROVAL PROCESS

Pre-submittal meeting
(not mandatory)

Submittal for development package
for Design Review to Planning

City Review
(Staff and City Landscape Consultant
review and recommendations)

Project approved or
conditionally approved

Landscape construction
Plans submitted

City review and Community
Development Director approval

Project construction

Verification of installation
by project landscape designer

City inspection and issuance
of Certificate of Occupancy

IV. Landscape Plan Submittal Requirements

- A. All plans including preliminary plan, planting plan, irrigation plan, and construction documents shall indicate the following information:
1. Project Title
 2. Landscape Designer's name, address and phone number
 3. North Arrow
 4. Scale
 5. Site plan drawn to scale indicating:
 - a. Property and right-of-way line(s)
 - b. Easements
 - c. Buildings (proposed and/or existing)
 - d. Parking areas
 - e. Paved pedestrian areas
 - f. Planting areas
 - g. Slopes (indicate top, toe and slope percentage)
 - h. Trash enclosures
 - i. Above ground utilities (transformers, detector check valves, etc.)
 - j. Sign locations
 - k. Existing trees to be saved (if applicable)
 - l. Significant vegetation stands such as riparian habitats
 - m. All proposed hardscape
 - n. The landscape plan plant symbols shall reflect the scale of plant material utilized, at three (3) years after planting.

B. Preliminary Landscape Plans (To be submitted along with Design Review Application) - This plan shall be consistent with all other required plans and with the colored rendering.

1. Twenty (20) sets bound together with the development package.
2. Preliminary landscape plans shall include the following minimum information.
 - a. Delineate turf and/or ground cover areas and number and location of shrubs.
 - b. Tree locations. Trees are to be identified by general description (i.e., tall vertical, broad dome, accent, evergreen, deciduous, etc.)
 - c. Propose methods of screening unsightly elements, such as transformers or equipment, wall masses, and permitted outdoor uses.
 - d. Proposed plant palette with botanical and common name, sizes, and total number proposed.
 - e. Tabulation of landscape square footage and percentage of landscaping devoted to:
 - (1) The net lot area
 - (2) Parking lot (if applicable)
 - (3) Percentage of turf areas
 - f. Number of parking lot trees provided (if applicable).
 - g. Preliminary landscape plans shall be drawn at a minimum scale of 1" = 40'.

C. Landscape Construction Documents - The final landscape and irrigation plans shall be submitted to the City for approval prior to issuance of building permits and include the following:

1. Three (3) copies of landscape construction documents.
2. Irrigation Plan and Planting Plans shall be drafted at a minimum scale of 1" = 30'.

3. Plans shall not exceed 30" x 42", or be less than 24" x 36".
4. Irrigation Plan shall clearly indicate the following minimum information and be submitted on a separate plan(s) from the planting plans:
 - a. Location of all equipment, heads, valves, backflow preventer(s), etc.
 - b. Locate and identify size and type of all non-pressure lateral line, and pressure main line pipe.
 - c. Indicate and identify point(s) of connection.
 - d. Indicate water meter size and location.
 - e. Indicate system design water pressure and existing static water pressure.
 - f. All equipment is to be identified by manufacturer's name, model number and size if applicable.
 - g. All heads and/or emitters are to be identified by manufacturer, model number, pattern, radius, and GPM or GPH demand.
 - h. All control valves are to indicate manufacturer, model number, size and estimate GPM demand at each valve.
5. Planting Plan - The planting plan shall clearly indicate the following minimum information:
 - a. Botanic name, common name and location of all plants.
 - b. Quantities or maximum spacing of all plants.
 - c. Size of plant material to be installed - for example five (5) gallon, 24" box, flats, etc.
6. Planting and Irrigation Details - Planting and irrigation details are to include the following information:
 - a. Tree planing, staking and/or guying. *
 - b. Shrub planting.*

- c. Irrigation equipment installation including swing joints, control valves, backflow preventers, gate valve, quick coupler, heads, emitters, etc.*
- d. Header installation (if applicable).*
- e. Raised planters shall show drain outlets.

7. Maintenance and Fertilization Schedule

* Refer to Section VI Standards and Specifications.

V. Design Standards and Criteria

A. Minimum Development Standards - The following standards represent the minimum level of performance acceptable to the City.

1. Trees -

- a. Minimum tree caliper shall be one inch (1") diameter
- b. Minimum tree size shall be 15 gallon (except in slope areas).
- c. Twenty percent (20%) of all required trees shall be 24" box size or larger.
- d. 15 gallon trees shall be double staked and planted in accordance with City standards.
- e. Trees planted on slopes may be single staked and shall be planted to City standards.
- f. All 24" box trees or larger shall meet tree guying standards.
- g. Plant tablets shall be provided for all trees and indicated on the landscape construction document.

2. Shrubs -

- a. All shrubs are to be of five (5) gallon size or larger unless the following exceptions apply:
 - (1) Small accent plants may be one (1) gallon in size.
 - (2) 70% of the shrubs planted on slopes may be one (1) gallon in size.
- b. All shrubs shall be provided with plant tablets and indicated on the landscape construction document.

3. Groundcover -

- a. Shall consist of rooted groundcover with spacing based on standard requirements of the specific plant utilized. The following exception may apply:

- (1) Hydro seeding with a mix that is permanent in nature may be allowed for slope areas.

4. Foundation Planting -

- a. When foundation planting is required, consideration shall be given to prevent structural footing spillover into the proposed planter area.

5. Screening -

- a. The final landscape plan shall include screening of all transformers, backflow or metering devices and other ground mounted equipment and trash enclosures and approved outdoor areas.
- b. Landscaping may be used to provide supplemental screening, provided that sufficient quantities and appropriate plant material are utilized.
- c. Where plants are required for screening, screening shall consist of evergreen shrubs and trees.

6. Irrigation -

- a. All landscaped areas are to be irrigated by a permanent automatic irrigation system, unless a temporary system is applicable.
- b. All equipment is to be commercial quality.
- c. All heads adjacent to curbs and walkways are to be pop-up types.
- d. Systems are to be valved to consider different water requirements created by varying conditions such as sun, shade, groundcover, shrubs, turf or slopes. Separate irrigation controls shall be required for turf and shrub areas.
- e. The system is to be designed to minimize over-spray onto walks, buildings, parking area, etc.
- f. Low head drainage is to be controlled by use of the appropriate anti drain devices.

- g. All pressure main line piping shall be a minimum Class 315 or Schedule 40 P.V.C. installed a minimum 18" below grade.
- h. All non-pressure lateral lines shall be a minimum Class 200 P.V.C. installed a minimum 12" below grade.
- i. An underground irrigation system shall be installed unless slopes of 2:1 or greater are involved.
- j. Slope areas 2:1 or greater may have pipe installed on grade.
 - (1) All pipe on grades is to be securely staked, run in neat straight runs.
 - (2) Pipe on grade is to be Schedule 40 Brownline P.V.C. or Schedule 40 galvanized steel pipe.

7. Commercial Project Standards -

All new development or projects requiring Design Review in commercially designated zones shall comply with all applicable standards listed in Section V, in addition to the following:

- a. Buffering Landscaping - A continuous visual landscape screen, a minimum of fifteen feet (15') in depth, shall be maintained adjacent to all interior property lines which abut a residential zone.
- b. Generally - All building sites shall have a minimum landscaped coverage equivalent to the (10%) percent of the total lot area. Such landscaping shall be evenly distributed over the site and consist of an effective combination of trees, groundcover and shrubbery, which may include landscaping required for setbacks or buffers. A reduction in coverage may be sought and approved during the Design Review process in recognition of quality design. For the purpose of this provision, quality considerations include the use of courtyards, atriums, creative use of ground floor public space, creative use of water elements (utilizing re-circulation systems), and the incorporation of sculpture or artwork in the landscape concept.
- c. All projects shall provide landscape and irrigation for all areas not devoted to structures, paving, or approved storage areas.

8. Industrial Project Standards -

All new developments or projects requiring Design Review in industrial designated zones shall comply with all applicable standards listed in section V, in addition to the following:

- a. Buffering Landscaping - A continuous visual landscape screen, a minimum of fifteen feet (15') in depth, shall be maintained adjacent to all interior property lines which abut a residential zone. At minimum, said buffer shall contain one (1), twenty-four inch (24") box, non-deciduous, umbrella form tree for each thirty (30) lineal feet of boundary length. No structure or use, including parking, drive aisles, or trash enclosures, shall encroach within this area.
- b. Generally - All building sites shall have a minimum landscaped coverage equivalent to eight percent (8%) of the total lot area. Such landscaping shall be evenly distributed over the site and consist of an effective combination of trees, groundcover and shrubbery, which may include landscaping required for setbacks or buffers. A reduction in coverage may be sought and approved during the Design Review process in recognition of quality design. For the purpose of this provision, quality considerations include the use of courtyards, atriums, creative use of water elements (utilizing re-circulation systems), and the incorporation of sculpture or artwork in the landscape proposal.
- c. When outdoor work, assembly, or operational areas are permitted, and the area is located within fifty feet (50') of a public right-of-way, the area shall be screened by a landscaped berm and decorative masonry wall combination with a minimum height of ten feet (10').
- d. All projects shall provide landscape and irrigation for all areas not devoted to structures, paving, or approved storage areas.

9. Residential Project Standards -

All new development of projects requiring Design Review in Residential Zoning Districts shall comply with all applicable standards listed in section V, in addition to the following:

- a. All projects, except single-detached projects, shall provide landscape and irrigation for all areas not devoted to structures, paving, or recreational amenities.
- b. All exposed slopes in excess of three feet (3') in height shall have a permanent irrigation system and erosion control vegetation installed to meet the approval of the Community Development Director or his designee.
- c. All properties shall be responsible for landscaping and maintenance of adjacent parkways.

10. Parking Lots -

All non-exempt projects identified in section I of this manual will be subject to the following standards:

- a. Landscape Setback -
 - (1) Where any commercial, industrial, or multi-family residential parking lot abuts a public street, there shall be a minimum setback of ten feet (10') from the public right-of-way.
 - (2) All parking lots shall be screened from public right-of-ways by methods shown in diagram V-1.
 - (3) This landscaped area shall be continuous except where crossed by required automobile or pedestrian access.
 - (4) A continuous landscape area not less than five feet (5') wide is required along all interior property lines adjacent to parking or driveway areas, except when abutting a residential district where a minimum area of 10' wide is required. The landscape areas shall include a minimum of one (1) tree per 30' of interior property line is required.
- b. Internal landscaping in addition to subsection 1, 2, and 4 above, and equal to a minimum of five percent (5%) of the parking and driveway areas is required and shall be distributed throughout the parking area.
- c. At least one (1) fifteen 24" box tree shall be provided within the parking areas for every ten (10) parking spaces.

- d. Where a drive aisle abuts the side of a parking space, a landscaped planter shall separate the parking space from the drive aisle.
 - e. Parking and driveway areas (in commercial and residential zones) shall be separated from structures by a landscaped planter to the following standards:
 - (1) Trash enclosures or ground-mounted equipment shall provide for a 2' minimum landscape area if no vehicle encroachment is involved.
 - (2) Any building shall require a 5' separation.
 - f. All planting areas shall be separated from paved areas with a six inch (6") high and six inch (6") wide concrete curb.
 - g. Parking bays with thirty (30) or more total stalls shall have internal planter islands not more than ninety feet (90') apart and shall be a minimum of six feet (6') in width (which includes a 6" concrete curb) and ten feet (10') in length and shall include a minimum fifteen gallon tree in each planter. (see diagram V-2)
 - h. Vehicle encroachment into planter areas shall be a maximum of two feet (2'). (see diagram V-2)
11. Erosion Control Slope Planting -
- a. All cut or filled slopes greater than three feet (3') in height and greater than 3 horizontal to 1 vertical are to be permanently planted and irrigated to protect against erosion.
 - b. All cut or filled slopes are to be planted with groundcover of a permanent variety and planted so that it provides 100% coverage in one (1) year or sooner. Ground cover variety is to be approved by the City as acceptable for slope planting and erosion control. The groundcover may be hand planted from flats or hydro seeded (rooted ground cover is preferred).
 - c. All cut or filled slopes less than 3'-0" in vertical height are to be irrigated with a permanent system and may be manually or automatically operated.

- d. Cut or filled slopes 3'-0" or greater are to be planted and irrigated as follows:
 - (1) 40% coverage or 25 shrubs per 1,000 square feet whichever is greater; 70% to be one (1) gallon in size, with the remainder to be (5) gallon in size.
 - (2) Two (2) trees per 1,000 square feet or one (1) tree per 30 lineal feet, whichever is greater; 75% to be five (5) gallon in size, the remainder to be (15) gallon size.
 - (3) All slopes are to utilize a permanent irrigation system that provides for 100% slope coverage. The system should include the use of low precipitation heads and anti-drain valves. The use of moisture sensing devices is encouraged where practical.
 - (4) During plant establishment, deep irrigation practices are encouraged.

- e. Hillside development projects should consider the following items when landscaping:
 - (1) The use and management of native plant material.
 - (2) Preserve as much native plant material as possible.
 - (3) Incorporate fire prevention steps in Section V-14.

12. Street Trees -

All street trees shall be selected from the attached "Street Tree List" and shall be approved by the City based on the following:

- a. Trees shall be planted within the public right-of-way and meet the staking and planting standards of this manual.
- b. Fifteen (15) gallon minimum size.
- c. A street tree shall be provided at a ratio of one (1) tree per each thirty (30) lineal feet of street frontage. Street trees may be clustered; however, the minimum ratio shall still be required.

- d. Within housing tract developments, a uniform street tree species shall be selected for each street.
- e. Street trees shall not be located within the following areas:
 - (1) 10' from a fire hydrant
 - (2) 10' from light standards or power poles
 - (3) 10' from water and sewer lines (including lateral lines)
 - (4) 15' from an intersection

CITY OF LAKE ELSINORE

STREET TREE LIST

1. Geijera Parvifolia (Australian Willow)
2. Ginko Biloba (Maidenhair Tree) male species only
3. Jacaranda Acutifolia (Jacaranda) marginal tree - frost damage
4. Koelreuteria Bipinnata (Chinese Flame Tree)
5. Koelreuteria Paniculata (Goldenrain Tree)
6. Lagerstroemia Indica (Crape Myrtle)
7. Liquidamber Styraciflua (American Sweet Gum)
8. Magnolia Grandiflora "Majestic Beauty" (Magnolia)
9. Pinus Canariensis (Canary Island Pine)
10. Platanus Acerfolia (London Plane Tree)
11. Podocarpus Gracilior (Fern Pine)
12. Prunus Bilibireiana (Hybrid Plum)
13. Pyrus Calleryana (Ornamental Pear)
14. Pyrus Kawakami (Evergreen Pear)
15. Quercus Ilex (Holly Oak)
16. Quercus Rubra (Red Oak)

13. Site Distance for Landscaping Adjacent to Public Right of Ways and Points of Access -

When an access way intersects a public right-of-way or when the subject property abuts the intersection of two (2) or more public right-of-ways, the following standards shall apply:

- a. Site triangle - The area within fifteen feet (15'), in both directions, of an intersection (see diagram V-3). All landscaping within this triangle shall meet the following criteria:
 - (1) No trees shall be located within the described area.
 - (2) Shrubs or other landscape features exceeding thirty-six inches (36") shall not be located within this triangle.

14. Parkway Landscaping -

All landscaped areas that are to be dedicated to the City of Lake Elsinore (i.e. median islands, maintenance districts, parks, etc.) shall be designed to meet all City standards and specifications. The following standards shall apply to parkway landscaping:

- a. Median island landscape designs shall be fully landscaped and irrigated. All medians shall be bordered by a one foot (1') safety zone (soldier coarse) for maintenance personnel. Specifications for medians are available at the Public Works Department.
- b. All parks that are to be dedicated to the City shall comply with the Public Works Department landscape standards.
- c. All landscaping within the Landscape Maintenance District shall meet the minimum City standards and specifications provided in this manual, and shall be approved by the Planning and Public Works Divisions.
- d. Reproducible mylar as-built drawings of all dedicated improvements are required to be submitted to the City.

15. Fire Prevention -

To reduce fire hazards in hillside areas, which generally have poor access and water pressure, the following considerations and

mitigation measures should be incorporated into hillside development.

- a. Clearing, reducing, and/or spreading out of downhill or the surrounding slopes of brush that may provide the fuel for fires.
- b. Provide native fire-resistant plant materials. Since fire resistance of any plant is directly dependent on fuel (plant) moisture and the amount of dead fuel available to burn, the use of proper maintenance and efficient irrigation systems are critical.
- c. Incorporate the concept of "defensible space".
- d. All groundcover or shrubs within thirty feet (30') of a structure shall not be more than three feet (3') in height.
- e. Preserve native vegetation on the property.
- f. Trees and non-native evergreen shrubs shall not be allowed within ten feet (10') of chimneys and should not otherwise present unusual fire hazards.
- g. Projects within fire hazard zones shall be subject to the yearly City weed abatement program.
- h. Representatives from the local fire department can be contacted to provide further advice on proper clearance requirements.

16. Xeriscape -

The City of Lake Elsinore supports water conservation. Therefore, all landscape and irrigation designs are encouraged to incorporate drought tolerant plant materials and water efficient irrigation systems. Handouts on the Xeriscape concept are available at the Planning Division. The following water saving examples are recommended to be incorporated in landscape plans:

- a. Landscape with low water-using plants wherever feasible.
- b. Minimize use of lawn by limiting it to lawn-dependent uses, such as playing fields and the functional areas of projects. When lawn is used, warm season grasses are recommended.

- c. Group plants of similar water use to reduce over irrigation of low-water-using plants.
- d. Provide information to occupants regarding benefits of low-water-using landscaping and sources of additional assistance.
- e. Use mulch extensively in all landscaped areas. Mulch applied on top of soil will improve the water-holding capacity of the soil by reducing evaporation and soil compaction.
- f. Preserve and protect existing trees and shrubs. Established plants are often adapted to low-water-using conditions and their use saves water needed to establish replacement vegetation.
- g. Install efficient irrigation systems that minimize runoff and evaporation and maximize the water that will reach the plant roots. Drip irrigation, soil moisture sensors, and automatic irrigation systems are a few methods of increasing irrigation efficiency.
- h. Use pervious paving material whenever feasible to reduce surface water runoff and to aid in ground water recharge.
- i. Grade slopes so that runoff of surface water is minimized.
- j. Investigate the feasibility of using reclaimed waste water, stored rainwater, or grey water for irrigation.
- k. Preserve existing natural drainage areas and encourage the incorporation of natural drainage systems in new developments. This aids ground water recharge.
- l. In tract developments with four or more model home plans, one of the model homes shall incorporate the Xeriscape concept.

17. Protection of Existing Trees -

a. Protection from Machinery

Most of the damage caused by machinery occurs to the root system from compaction although there is some damage to

the trunk and low hanging branches. Construct a simple fence or barrier which encloses the drip line. Be sure that all exposed roots are enclosed in this area. As an added note of caution roots can go out much wider than the tree canopy in many cases.

b. Protection from Grade Changes

Grade changes, either raising or lowering the grade greatly affects the amount of air, water and minerals available to the trees. Air, water and minerals are necessary for the trees survival, so any alterations in the trees grade should be planned properly. If a tree is valuable enough to justify saving get professional help from a landscape designer or County Extension Agent.

18. Maintenance -

Landscaping shall be continuously maintained in a neat, clean, and healthy condition. this shall include, but not be limited to the following:

- a. Cultivation of planted beds.
- b. Regular mowing.
- c. Regular pruning of plants as necessary to control and direct growth.
- d. Scheduled maintenance of irrigation controller to assure proper application rate of water necessary for proper plant growth. Drip irrigation may require specialized landscape maintenance care.
- e. Immediate replacement of plant materials as needed due to death, disease or lack of growth.
- f. Provide necessary disease and insect control, or preventative spraying.
- g. Fertilization on a regular schedule as recommended by the manufacturer to provide proper plant growth.
- h. Repair or replacement of irrigation system components as needed to maintain good working condition.

- i. Stakes, guys and ties on trees shall be checked regularly for correct function. Ties are to be adjusted to avoid abrasions or girdling of trunks or branches.
- j. Upon completion, and periodically during the one (1) year maintenance period inspections may be made by the Planning Division staff. The landscape shall be maintained in accordance with the landscape maintenance standards.

VI. Landscape Standards and Specifications

DETAILS

1. Reduced pressure backflow preventer
2. Pressure type backflow preventer
3. Remote control valve (below grade)
4. Manual control valve
5. Gate valve
6. Quick coupler
7. Shrub spray or bubbler head
8. Pop-up turf spray head
9. Pop-up shrub head
10. Pop-up impact head
11. Pop-up gear driven rotor
12. Impact rotor (pipe on grade)
13. Tree staking/planting (double staked)
14. Tree staking/planting (single staked)
15. Tree staking/planting (slope)
16. Tree planting and guying
17. Shrub planting
18. Shrub planting (slope)
19. Wood header
20. Concrete mow strip/header
21. Recommended list of standard irrigation equipment for parkway or City maintained landscapes

CITY OF LAKE ELSINORE

RECOMMENDED IRRIGATION STANDARDS
FOR PARKWAY PLANTING

<u>DESCRIPTION</u>	<u>MAKE</u>	<u>MODEL</u>
BACKFLOW	FEBCO	825Y RP
CONTROLLER	RAINBIRD	ISC SERIES WITH PEDESTAL KIT
CONTROLLER BOX	LE MEUR	V ENCLOSURE WITH OPTION B
VALVE	RAINBIRD	EFA-CP SERIES
VALVE BOX ROUND	CARSON INDUSTRIES	910-12B W/GREEN BOLT DOWN COVER
VALVE BOX SQUARE	CARSON INDUSTRIES	1419-12B W/BOLT DOWN COVER
QUICK COUPLER	RAINBIRD	44LVC
SPRINKLERS		
LARGE TURF	TORO	640 SERIES
SMALL TURF	RAINBIRD	1800 SERIES
SHRUBS	RAINBIRD	1800 SERIES
SLOPES	TORO	XP 300 SERIES
LATERAL LINES		SCH. 40 P.V.C.
MAIN LINES		CLASS 315 P.V.C.
DOMESTIC LINES		SCHEDULE 40