

### 3.3 LANDSCAPING PLAN

#### 3.3.1 APPROACH

As illustrated on Figure 23, Landscape Concept, project landscaping will play an important role in maintaining project design themes, while emphasizing community continuity.

#### **May Ranch Specific Plan Amendment No. 1:**

The May Farms landscape concept is based on the rural estate theme: with larger-than-average-lots, bounded screening fences and shrubs, the project conveys the comfortable feel of a rural farm community, yet retains enough of a tailored look to appeal to a broad range of homebuyers.

#### **May Ranch Specific Plan Amendment No. 2:**

SPA No. 2 will maintained the rural estate theme for minimum 20,000 square foot lots within the May Farms Community portion of the Specific Plan, however, minor changes to the entry monumentation wont occurred, as reflected in Figures 24 and 25. This SPA strove to maintain the community continuity as intended in the original Specific Plan (December 27, 1988).

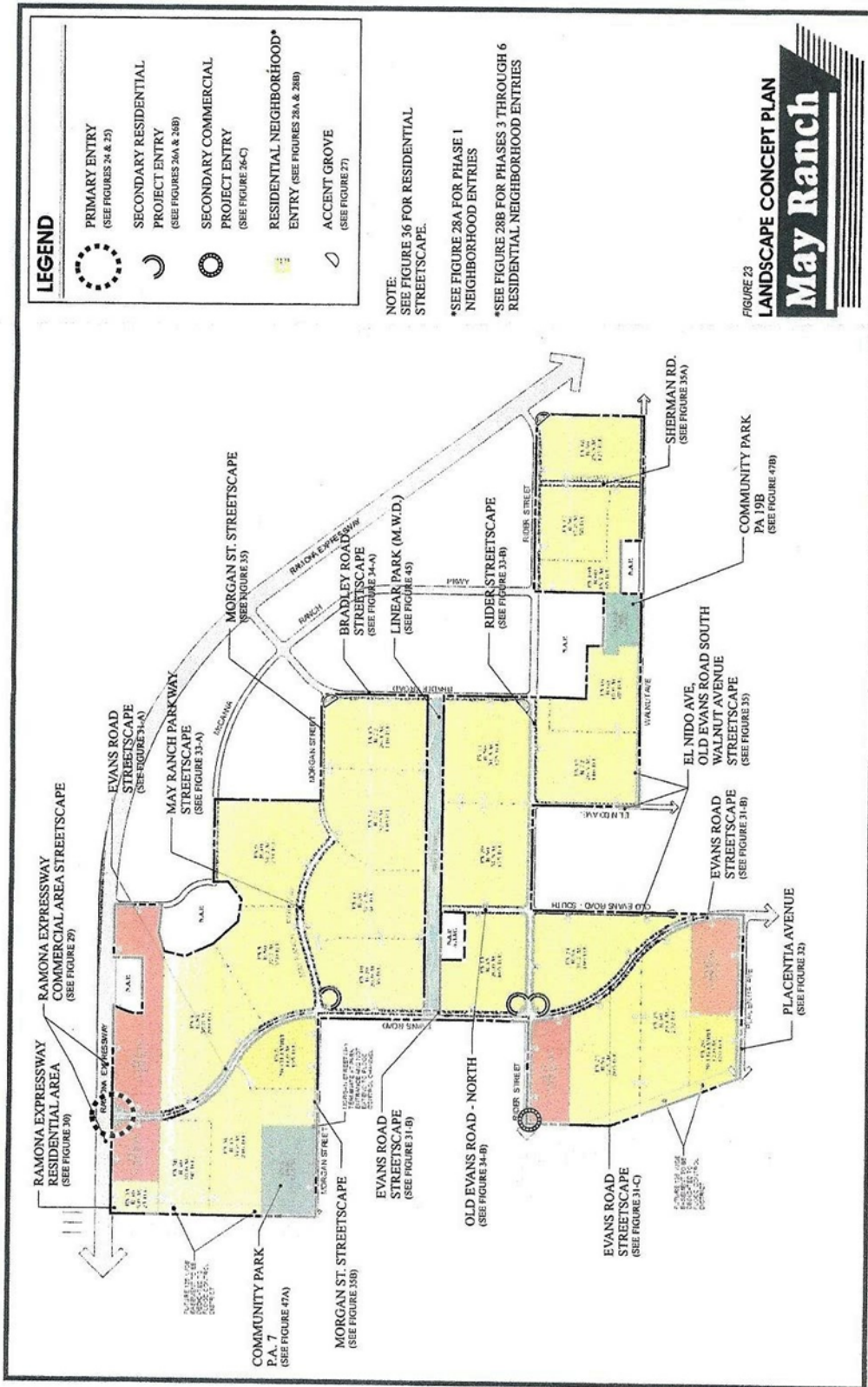
#### **May Ranch Specific Plan Amendment No. 3:**

There are no proposed changes to the landscape plan in SPA No. 3.

#### 3.3.2 PLAN DESCRIPTION

This section of the Specific Plan will provide a general description and development standards for the landscaping concept. Entry monumentation will provide initial definition for the site, and will be viewed when approaching the site from any direction. Once within the site, entry monumentation will continue to be present at key intersections. Monumentation will be developed in a hierarchial format from major project entry to neighborhood entries and will provide initial identification for each residential planning area, and the community as a whole.

The landscape concept plan proposes thematic landscape treatments to identify the specific image of importance of roads servicing the project. This is achieved through the u5e of canopy trees along the streetscape to provide unity and highlight the collector roads. Clustered vertical accent trees to provide contrast and aesthetic variation at the primary and secondary entries into the project site. The use of flowering shrubs and groundcover will also be incorporated to complement the streetscape tree palette. To complete the overall landscape plan, all proposed walls, fences and signage will be located and designed to work in harmony with the landscape features. All landscaped areas shall be kept free of weeds and debris.



### **May Ranch Specific Plan Amendment No. 1:**

This section of the Specific Plan describes the thematic landscape treatments for the May Farms community. Specifically, it addresses the entry statements and hierarchy of street landscapes, showing how all design elements work together to create a continuous, unified visual style.

Design elements include:

- 1) Primary entry monument, which utilizes strong visual elements and a grove of flowering trees to suggest a farm-like community.
- 2) Community theme fences visually similar to those found in rural communities. Windrow trees and smaller accent trees matching those in the entry statements, much like the windrows found in former agricultural areas of southern California.
- 4) Use of shrub massing to define public and private spaces.
- 5) Wedge curbs along smaller street instead of curb-and-gutter construction.

### **May Ranch Specific Plan Amendment No. 2:**

SPA No. 2 will maintained the design elements as described above for the May Farms Community of the Specific Plan. However, the secondary entry monumentation was modified, as described below, and the PVC fencing was replaced with the wall and fencing designs adopted under the original Specific Plan (December 27, 1988). The remaining portions of the Specific Plan will be developed pursuant to the development standards described below.

The Landscape Concept Plan (Figure 23) shows the location of the Primary Entry and the Circulation Plan (Figure 20) shows the location of the various street sections described in Section 3.3.3.

### **May Ranch Specific Plan Amendment No. 3:**

SPA No. 3 maintains the design elements as described above for the May Farms Community of the Specific Plan. There are no proposed changes to the landscape plan in SPA No. 3.

#### **3.3.3 DEVELOPMENT STANDARDS**

The Landscape Plan consists of landscape components that individually identify specific conditions of the plan and their coordinated landscape treatment. Collectively, all components are coordinated with the selection of building and plant materials that serve to reinforce the overall unified appearance of the community.

##### **a. Entry Themes**

The Primary Entry Monumentation (Figures 24 and 25) proposes enhanced entry signage textures of the area. The landscaping will consist of turf, berms, flowering shrubs, groundcover, canopy trees, and vertical accent trees. The entry

monumentation may be subject to refinements as development of the commercial areas occur. The Secondary Entry Monumentation, and Neighborhood Monumentation (refer to Figures 26A through 28B) continue the landscaping themes throughout May Ranch and provide consistency in design as streets transition to neighborhood levels throughout the project site. The May Ranch Specific Plan was amended in May 2001 to include a specific entry monumentation for the May Farms Community of the Specific Plan, as follows:

1) Secondary Entry Monument for the May Farms Community (Phase 2)

The Secondary Entry Monument (see Figure 26A) helps establish the May Farms sense of arrival. It is intended as a point of reference for both residents and visitors as a landmark for orientation. The Secondary Entry contains the following: a focal monument; a low cultured fieldstone stone wall, extending from the focal monument; and nine trees arranged in a grid, suggesting a grove of fruit trees. The surrounding landscape is an open field of groundcovers and meadow grass; in the background, accent and screening shrubs provide a backdrop for the Secondary Entry Monument and offer separation between residential rear yards and the streetscape.

(a) Focal Monument

The Focal Monument — the most prominent feature of the Secondary Entry — anchors the southeast corner of the intersection of Evans Road and May Ranch Parkway. The Focal Monument is a non-functional water tower, with the May Farms name and logo painted prominently on the side; it rests on a raised cultured fieldstone stone base.

(b) Cultured Fieldstone Stone Wall

Extending from the Focal Monument is a low cultured fieldstone stone wall, defining the Secondary Entry space, creating a strong visual element, and standing out from the more informal character of the May Farms streetscapes. The May Farms name and logo will be placed on the side of the wall.

(c) Grove of Trees (Figure 27)

Around the wall is a grove of nine flowering trees arranged in a three-by-three grid, suggesting a fruit orchard and echoing the area's agricultural heritage. The trees are on a slightly raised mound, setting them slightly above the surrounding streetscape.

(d) Landscape

Surrounding the Focal Monument, between the curb and tree grove, is an open “field” of groundcovers and meadow grass. The groundcovers should be of a species that looks best when allowed to grow naturally (suggestive of pastureland often characterized of farms).

Behind the cultured fieldstone stone wall, against the rear yard propel line behind

the Entry Monument, and also slightly enclosing the grove, grows a row of screening and accent shrubs. These highlight and provide a backdrop for the Entry Monument, as well as provide separation from the private properties to the rear.

b. Landscape Parkways

The Landscape Parkway Design proposes a hierarchy of landscape treatment to identify the specific image of importance of roads servicing the project. Theme street trees will be planted to highlight the collector roads servicing the project along with flowering shrubs, groundcover, and canopy trees. The May Ranch Specific Plan was amended in May 2001 to include specific landscape streetscapes for the May Farms Community of the Specific Plan. The following standards apply only to the 20,000-square foot lots within the May Farms Community. The remaining May Ranch Specific Plan Communities will be landscaped pursuant to Figures 29 through 44:

2) Landscape Streetscapes for the May Farms Community (Phase 2)

The rural theme of the streetscapes is developed with several design elements described earlier: small accent trees reminiscent of fruit tree groves, and fencing to screen rear yards.

(a) 56' R.O.W. — Local Streets

Local residential streets convey a sense of rural country roads, a less structured environment, and a feeling of open space not found in more urban settings. Regularly spaced street trees dot the streets.

(b) 66'- R.O.W. (1/2 width) — Morgan Street

Morgan Street begins the theme of accent street trees within the parkway, grouped in threes (echoing the “grove” at the Entry Monument), and alternating between two species. The spacing of the trees is also much closer than along the residential streets, creating a much more solid focus on the rural driving experience.

A six-foot wide curb-adjacent walk lines Morgan Street. Just outside the right-of-way, a six-foot-high slump block wall provides screening and separation between homeowner property and public landscapes. In the remaining four feet between walk and fence, landscaping includes vines spaced at 15' intervals, growing on the wall, as well as accent plants, which add interest in narrow spaces.

(c) 88' R.O.W. (1/2 width) — Bradley Road

Bradley Road, a half width street improvement, uses a “windrow” street tree, reflecting the area’s agricultural heritage, alternating with a more formal alley of smaller accent trees. Two additional feet of landscape area are also added between sidewalk and right-of-way, allowing the addition of a low hedge. A six-foot slump block wall with creeping vines complete the streetscape and visually link

Bradley and Morgan.

(d) 92' R.O.W. — May Ranch Parkway

Within the May Ranch Parkway right-of-way, the same pattern of street trees, hedge, and accent planting is continued. Six foot wide concrete sidewalks echo those already installed for the May Ranch development to the north, alternating between curb-adjacent and five-and-a-half foot parkway offsets. Just outside the right-of-way, a six-foot slump block wall with creeping vines screens and offers privacy for each property.

(e) 118' R.O.W (3/4 width) — Evans Road

The 118' R.O.W. design — fencing (including the use of slump block wall), sidewalk, street trees, and accent plantings — echoes that of May Ranch Parkway. Additionally, a 14' wide median follows the street centerline, from the existing portion of Evans Road to the entry of the current phase; two lanes will be developed between the eastern side of the median and the May Farms curb, and a third 12' wide lane along the western side of the median. The portion of Evans Road south of this phase of May Farms will be developed as future phases are installed; however, three paved lanes will be installed from Evans to Rider Street in this phase.

c. May Ranch Plant Palette

1) The plant palette for May Ranch is proposed to be comprised of the following:

TREES — EVERGREEN

Botanical Name	Common Name
<i>Acacia baileyana</i>	Bailey Acacia
<i>Brachvchiton populneus</i>	Bottle Tree
<i>Cedrus deodara</i>	Deodar Cedar
<i>Cinnamomum camphora</i>	Camphor Tree
<i>Eriobotrya deflexa</i>	Bronze Loquat
<i>Eucaliptus camaldulensis</i>	Red Gum
<i>Eucaliptus leucoxyton 'Rosea</i>	White Ironbark
<i>Eucaliptus rudis</i>	Desert Gum
<i>Eucaliptus sideroxyton</i>	Red Ironbark
<i>Melaleuca linarifolia</i>	Flax Leaf Paperback
<i>Nerium oleander</i>	Oleander Standard
<i>Olea em opaea 'Fruitless</i>	Fruitless Olive
<i>Pinus edulis</i>	Pinon Pine
<i>Pinus halepensis</i>	Allepo Pine
<i>Pinus pinea</i>	Italian Stone Pine
<i>Podocarpus gracilior</i>	Fern Pine
<i>Quercus agrifolia</i>	Coast Live Oak

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<i>Quercus engelmannii</i>	Mesa Oak
<i>Quercus ilex</i>	Holly Oak
<i>Rhus lancea</i>	African Sumac
<i>Eucalyptus nicholii</i>	Nichol's Willow-leafed Peppermint
<i>Magnolia grandiflora</i> . 'Samuel Sonlmer	Southern Magnolia
<i>Schinus molle</i>	California Pepper

#### TREES — DECIDUOUS

<u>Botanical Name</u>	<u>Common Name</u>
<i>Albi-ia julibrissin</i>	Silk Tree
<i>Alnus rhombifolia</i>	White Alder
<i>Bauhinia variegata</i>	Purple Orchid Tree
<i>Brachvchiton acerifolius</i>	Australian Flame Tree
<i>Fraxinus uhdei</i>	Evergreen Ash
<i>Fiaxinus velutina</i> 'Modesto	Modesto Ash
<i>Ginko biloba</i>	Maidenhair Tree
<i>Gleditsia triacanthos</i>	Honey Locust
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree
<i>Lagerstoemia indica</i>	Crepe Myrtle
<i>Liquidambar styraciflua</i>	American Sweet Gum
<i>Liriodendron tulipifera</i>	Tulip Tree
<i>Pistacia chinensis</i>	Chinese Pistache
<i>Platanus acerifolia</i>	London Plane Tree
<i>Platanus occidentalis</i>	American Sycamore
<i>Platanus racemosa</i>	California Sycamore
<i>Populus fremontii</i>	Fremont Cottonwood
<i>Populus nigra</i> 'Italica	Lombardy Poplar
<i>Prunus cerasifera</i> 'Thundercloud'	Purple Leaf Plum
<i>P yrus calleryana</i> 'Aristocrat'	Ornamental Pear
<i>Pyrus calle ana</i> 'Bradford'	Ornamental Pear
<i>Pyrus kawakamii</i>	Evergreen Pear
<i>Pyrus calleryana</i> 'Kramer Vesuvius	Flowering Plum
<i>Quercus coccinea</i>	Scarlet Oak
<i>Robina idahoensis</i>	Idaho Locust
<i>Sophora Japonica</i>	Japanese Pagoda Tree

#### SHRUBS (LARGE TO MEDIUM)

<u>Botanical Name</u>	<u>Common Name</u>
<i>Abelia</i> 'Edward Goucher	Edward Goucher Abelia
<i>Acacia species</i>	No Common Name
<i>Ceanothus species</i>	California Lilac
<i>Cercis occfdentialis</i>	Western Rosebud

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<i>Chaenomeles species</i>	Flowering Quince
<i>Cistus species</i>	Rockrose
<i>Cotoneaster species</i>	Cotoneaster
<i>Eleagnus pungens</i>	Silver Berry
<i>E\$riogonum giganteum</i>	St. Catherine's Lace
<i>Escallonia fradesii</i>	No Common Name
<i>Euonymus japonica</i>	Evergreen Euonymus
<i>Fatsia japonica</i>	Japanese Aralia
<i>Feijoa sellowiana</i>	Pineapple Guava
<i>Forsythia intermedia</i>	Forsythia
<i>Ilex species</i>	Holly
<i>Juniperus species</i>	Juniper
<i>Leptospermum scoparium</i>	New Zealand Tea Tree
<i>Ligustrum japonicum</i>	Japanese Privet
<i>Magnolia soulangeana</i>	Saucer Maolia
<i>Mahonia a uifolium</i>	Oregon Grape
<i>Nandina domestica</i>	Heavenly Bamboo
<i>Neriunl oleander</i>	Oleander
<i>Osmanthus [ragrans</i>	Sweet Olive
<i>Phormium tenax</i>	Flax
<i>Pittosporum tobira</i>	Tobira
<i>Plumbago capensis</i>	Cape Plumbago
<i>Podocarpus macrophyllus</i>	Yew Pine
<i>Prunus caroliniana</i>	Carolina Laurel Cherry
<i>P yracantha species</i>	Firethorn
<i>Raphiolepis species</i>	Indian Hawthorn
<i>Rhus ovata</i>	Sugar Bush
<i>Ribes sanguinium</i>	Pink Winter Currant
<i>Tecomaria caensis</i>	Cape Honeysuckle
<i>Viburnum tinus 'Spring Bouquet'</i>	Laurustinus
<i>Xylosma congestum</i>	Xylosma
<i>Arbutus undedo 'Compacta</i>	Compact Strawberry Tree
<i>Helictotrichon sempervirens</i>	Blue Oat Grass
<i>Phlomis fruticosa</i>	Jerusalem Sage
<i>Rosmarinus officinalis 'Tuscan Blue</i>	Upright Rosemary
<i>Salvia greggii 'Salmon'</i>	Salmon Autumn Sage

#### SHRUBS (SMALL)

<u>Botanical Name</u>	<u>CommonName</u>
<i>Agapanthus africanus</i>	Lily of the Nile
<i>Ceanothus species</i>	California Lilac
<i>Clivia miniata</i>	Clivia
<i>Hemerocallis species</i>	Day Lily



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<i>Juniperus species</i>	Juniper
<i>Lavandula angustifolia</i>	English Lavender
<i>Liriope gigantean</i>	Lily Turf
<i>Lonicera japonica 'Halliana'</i>	Hall's Honeysuckle
<i>Moraea bicolor</i>	Fortnight Lily
<i>Mahonia aquifolium 'Compacta'</i>	Oregon Grape
<i>Nandina domestica 'Compacta'</i>	Compact Heavenly Bamboo
<i>Nandina domestica 'Narra Compacta'</i>	Dwarf Heavenly Bamboo
<i>Nerium oleander 'Petite Pink'</i>	Dwarf Oleander
<i>Pittosporum tobira 'Wheeler'sarf'</i>	Dwarf Tobira
<i>Ribes viburnifolium</i>	Catalina Perfume
<i>Tulbaghia violacea</i>	Society Garlic
<i>Xylosma congestum 'Compacta'</i>	Compact Xylosma

#### VINES

<u>Botanical Name</u>	<u>Common Name</u>
<i>Cissus Antarctica</i>	Kangaroo Treebine
<i>Clytostoma callistegioides</i>	Violet Trumpet Vine
<i>Doxantha unguis-cati</i>	Cat's Claw Vine
<i>Gelsemium sempervirens</i>	Carolina Jessamine
<i>Jasnsinuin mesnyi</i>	Primrose Jasmine
<i>Lonicera aponica</i>	Japanese Honeysuckle
<i>Partthenocissus tricuspidata</i>	Boston Ivy
<i>Wisteria floribunda</i>	Japanese Wisteria

#### GROUNDCOVERS

<u>Botanical Name</u>	<u>Common Name</u>
<i>Ajuga reptans</i>	Carpet Bugle
<i>Baccharis pilularis 'Twin Peaks'</i>	Coyote Bush
<i>Canfanula poscharskyana</i>	Serbian Bellflower
<i>Duchesnes indica</i>	Indian Mock Strawberry
<i>Gazania splendens 'Mits !a Yellow!'</i>	Gazania
<i>Hedera helix</i>	English Ivy
<i>Hypericum cal cinum</i>	Aaron's Beard
<i>Juniperus species</i>	Juniper
<i>Lonicera aponica 'Halliana'</i>	Honeysuckle
<i>Myoporum parvifolium</i>	Myoporum
<i>Pelargoilium peltatum</i>	Ivy Geranium
<i>Potentilla species</i>	Cinquefoil
<i>Vinca nilinor</i>	Dwarf Periwinkle

- 2) Plant Palatte for the May Farms Community (Phase 2)

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The May Ranch Specific Plan was amended in May 2001 to include a specific plant palette for the May Farms Community of the Specific Plan, as follows:

#### TREES

Botanical Name	Common Name
<i>EVERGREEN THEME TREE</i>	
<i>Pyrus kavlakamii</i>	Evergreen Pear
<i>WINDROW TREES</i>	
<i>Populus italica 'Nigra</i>	Lombardy poplar
<i>Aucalyptus itlcofii</i>	Nichol's Willow-leafed Peppermint
<i>DECIDUOUS GROVE TREES - ENTRIES'</i>	
<i>Pyrus calleryana 'Kramer Vesuvius</i>	Flowering Plum
<i>DECIDUOUS ACCENT TREES</i>	
<i>Fraxinus oxycarpa 'Raywoodii</i>	Raywood Ash
<i>Pistacia chinensis</i>	Chinese Pistache
<i>Prunus 'Krauter Vesuvius</i>	Krauter Vesuvius Purple-leaf Plum
<i>Prunus persica 'Early Pink'</i>	Pink Flowering Cherry
<i>Prunus serrulata 'Kwanzan'</i>	Kwanzan Flowering Cherry
<i>Pyrus 'Redspire</i>	Redspire Flowering Pear
<i>EVERGREEN STREET TREES</i>	
<i>Cedrus deodara</i>	Deodar Cedar
<i>Cinnamomum camphora</i>	Camphor Tree
<i>Magnolia grandiflora 'Samuel Sommer</i>	Samuel Sommer Magnolia
<i>Quercus suber</i>	Cork Oak
<i>Schinus molle</i>	California Pepper
<i>DECIDUOUS STREET TREES</i>	
<i>Platanus racemosa</i>	California Sycamore
<i>Quercus lobata</i>	Valley Oak
<i>Robinia 'Purple Robe</i>	Purple Robe Locust
<i>UPRIGHT ACCENT TREES</i>	
<i>Juniperus chinensis 'Torulosa</i>	Hollywood Juniper
<i>Podocarpus</i>	Yew Pine

#### LARGE SHRUBS (6' HIGH AND LARGER)

Botanical Name	Common Name
<i>Arbutus unedo 'Compacta</i>	Compact Strawberry Tree
<i>Arctostaphylos d. 'Howard McMinn'</i>	McMinn Manzanita
* <i>Buddleia</i> species	White Butterfly Bush
<i>Ceanothus</i> species and hybrids	Wild Lilac (various)
<i>Cotoneaster lacteus</i>	Cotoneaster
<i>Grevillea</i> species	Grevillea

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<i>Leptosiphon arbutifolia</i>	Toyon
<i>Myrtus communis 'Compacta'</i>	Dwarf Myrtle
<i>Viburnum tinus 'Spring Bouquet'</i>	Spring Bouquet Laurustinus

#### MEDIUM SHRUBS (3' — 6' HIGH)

<u>Botanical Name</u>	<u>Common Name</u>
<i>Baccharis 'Centennial'</i>	Coyote Brush
<i>Cistus purpureus</i>	Common Rockrose
<i>Cistus species</i>	Rockrose (various)
<i>Echium fastuosum</i>	Pride of Madiera
<i>Grevillea species</i>	Grevillea (various)
<i>Mahonia aquifolium</i>	Oregon Grape
<i>Salvia greggii and cultivars</i>	Autumn Sage
<i>Westringia 'Wynyabbie Gem'</i>	Wynyabbie Gem Rosemary

#### LOW SHRUBS AND PERENNIALS

<u>Botanical Name</u>	<u>Common Name</u>
<i>Achillea hybrids</i>	Yarrow
<i>Anigozanthos species</i>	Kangaroo Paws
* <i>Artemisia 'Powis Castle'</i>	Powis Castle Wormwood
<i>Bergenia cordifolia</i>	Bergenia
* <i>Centranthus ruber</i>	Red Valerian
<i>Helictotrichon sempervirens</i>	Blue Oat Grass
<i>Hemerocallis hybrids (evergreen)</i>	Daylily — mixed colors
<i>Iris germanica</i>	Tall Bearded Iris
<i>La»andula species</i>	Lavender (various)
<i>Mahonia Dpuiifolium 'Compacta'</i>	Compact Oregon GraRe
<i>Mahonia repens</i>	Creeping Oregon Grape
<i>Rosmarinus officianalis and hybrids</i>	Rosemary

#### GROUNDCOVERS

<u>Botanical Name</u>	<u>Common Name</u>
<i>Campanula poschcharskyana</i>	Serbian Bellflower
<i>Geranium incanum</i>	Carpet Geranium
<i>Rosmarinus officianalis and hybrids</i>	Rosemary
<i>Scaevola 'Mauve Clusters'</i>	Scaevola

#### VINES

<u>Botanical Name</u>	<u>Common Name</u>
<i>Distictis buccinatoria</i>	Blood-red Trumpet Vine
<i>Jasminuin polyanthum</i>	Pink Jasmine

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* <i>Macfaydena unguis-cati</i>	Cat'sclaw Vine
* <i>Parthenocissus tricuspidata</i>	Boston Ivy

Notes:

Plants in bold are "theme" plants, and should be prominent in public landscapes.

\*Indicates plants which go dormant and may need to be cut back in the winter.

#### d. Community Parks

The final park plans for each of the community parks\_ shall be submitted prior to recordation of the first final map within each phases of development. Based upon the City's park dedication standard, the developer shall dedicate land and contribute park development improvements totaling \$3,106,400.00 for the entire project site. Final parks shall be improved by the developer in accordance with the conceptual plans identified within the Specific Plan. However, in no event shall the developer be responsible for any park improvements that result in an excess contribution of \$3,106,400.00 for the community parks and the linear park.

1) Community Parks\_: Planning Areas 6 and 19B.

The **17.0** acre park located in Planning Area 6 and the 7.3 acre park located in Planning Area 19B consists of a variety of recreational activities including multi-purpose fields for softball and soccer, tot lots, picnic areas, and pedestrian trails (Figures 47A, 47B, and 48). The landscaping in the park§ includes turf berms, shrubs and groundcover, accent trees, and buffering with evergreen tree massing at those locations adjacent to residential uses.

The developer will pay fees in lieu of the dedication of three acres of improved parks for Planning Areas 10 through 13 to provide for lighted sports fields and facilities or other improvements as deemed appropriate by the City.

#### e. Linear Park

The 14-acre linear park system (refer to Figures 45 and 46) proposes a passive area of natural open space/greenbelt with a minimum twelve-foot equestrian/hiking trail within the 17.6-acre MWD easement. This trail system shall serve as a link to planning areas within the project boundary and to adjacent, off-site, equestrian trails. Proposed landscaping will consist of turf, canopy trees, and evergreen massing along the perimeter, subject to MWD approval.

#### f. Signage (Figure 49)

- 1) Project directional signage and all project graphics will be unique to the May Ranch Specific Plan community. Such signage will enhance and coordinate with project entries and intersection monumentation.
- 2) The directory signage will provide project identification and directional information for all project that will be marked at May Ranch.

- 3) Project signage is located at the Secondary Entry of the May Ranch community, and consists of the May Farms and/or May Ranch name and logo which will be placed on the cultured stone wall extending from the Focal Monument.

g. Community Walls and Fences (Figures 50 through 52)

- 1) Continuity of development within the May Ranch Planned Community will be achieved by using common architectural treatments that define community theme walls, view fences, and monument entries.
- 2) Screening for the May Farms Community (Phase 2)  
Rear yards, such as those along Evans Road, May Ranch Parkway, Morgan, and Bradley, as well as side yards of interior corner lots, will be screened with a 6' high slump block wall and pilasters with creeping vines.
- 3) Side, Rear, and Front Return Fences for the May Farms Community (Phase 2) At the homeowner's option, side, rear, and front return fences may be used to help define property lines between residential properties. Fencing shall be made only of materials and a style which complements and maintain the rural look of May Farms, such as the slump block wall and wood and view fencing found throughout the streetscapes. Chain link fences are not allowed.

h. Procedure and Standards

- 1) All detailed landscaping programs for planning areas and roadways will be prepared by a licensed landscape architect for review by City staff.
- 2) The landscaping design for the site will include trees, shrubs, and groundcover compatible with natural vegetation on-site, where feasible.
- 3) Prior to recordation of any final subdivision map, improvement plans for the respective landscaped areas, or plans to mitigate an environmental impact for the stage of development, shall be submitted to the City Planning Department for approval. The improvement plans shall include, but not be limited, to the following:
  - (a) Final Grading Plan.
  - (b) Irrigation plans prepared under a licensed landscape architect's supervision.
  - (c) A landscaping plan with seed mixes for mulching and staking methods locations, type, size, and quantity of plantings.
  - (d) A hardscaping plan with location and type and quantity of potential recreational amenities/facilities.

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- (e) Fence/wall treatment plans.
  - (f) Special treatment/buffer area treatment plans.
- 4) The applicant and/or developer shall be responsible for maintenance and upkeep of all slope planting, common landscaped areas, and irrigation systems until such time as these operations are the responsibility of the landscape maintenance district.
  - 5) At the time of recordation of any tentative subdivision which contains common greenbelt or open space areas, the subdivision shall have an assessment district or community service district/area established site-wide, which could include provisions for landscape maintenance.
  - 6) **Public Landscapes**  
A landscaped architect licensed in California shall be retained to prepare planting and irrigation plans for all public areas. Arrangement of plants should be relatively informal; plants should be placed to allow them to grow to their natural sizes and forms. While rows of shrubs may be used for a variety of purposes, including screening and property separation, sheared hedges should be kept to a minimum. Use of drought-tolerant plants is highly encouraged, as irrigation water may be diverted away from perimeter landscaped during dry summer months.  
  
The plant list in subsection c above offers a suggested plant palette for the May Ranch Communities; while it is by no means all-inclusive, plantings in public areas should draw primarily from this palette for visual community continuity.
  - 7) **Front Yard Landscapes for the May Farms Community (Phase 2 - 20,000 s.f. lots only)** Homeowners will be responsible for all installation of all plantings with front yard landscaping options available from the developer (paid for by the homeowner). Plantings in front yards may vary substantially from the May Ranch and Farms palettes, but should retain some of the character and style of the public plantings.
  - 8) **Soil Testing**  
Soil samples shall be taken from several locations after the completion of rough grading operations, and an agronomic soils test shall be performed by a reputable agricultural soil testing laboratory. The test shall assess soil fertility needs for general ornamental and water-wise Mediterranean plant types. No planting shall take place until the soil has been properly prepared based on the recommendations of the soils testing laboratory.
  - 9) **Irrigation**  
Irrigation for both public and private landscapes should be designed to be as water-efficient as possible. All irrigation systems shall have automatic controllers designed to properly water plan materials given the site's soil conditions, and irrigation systems for all public landscapes shall have

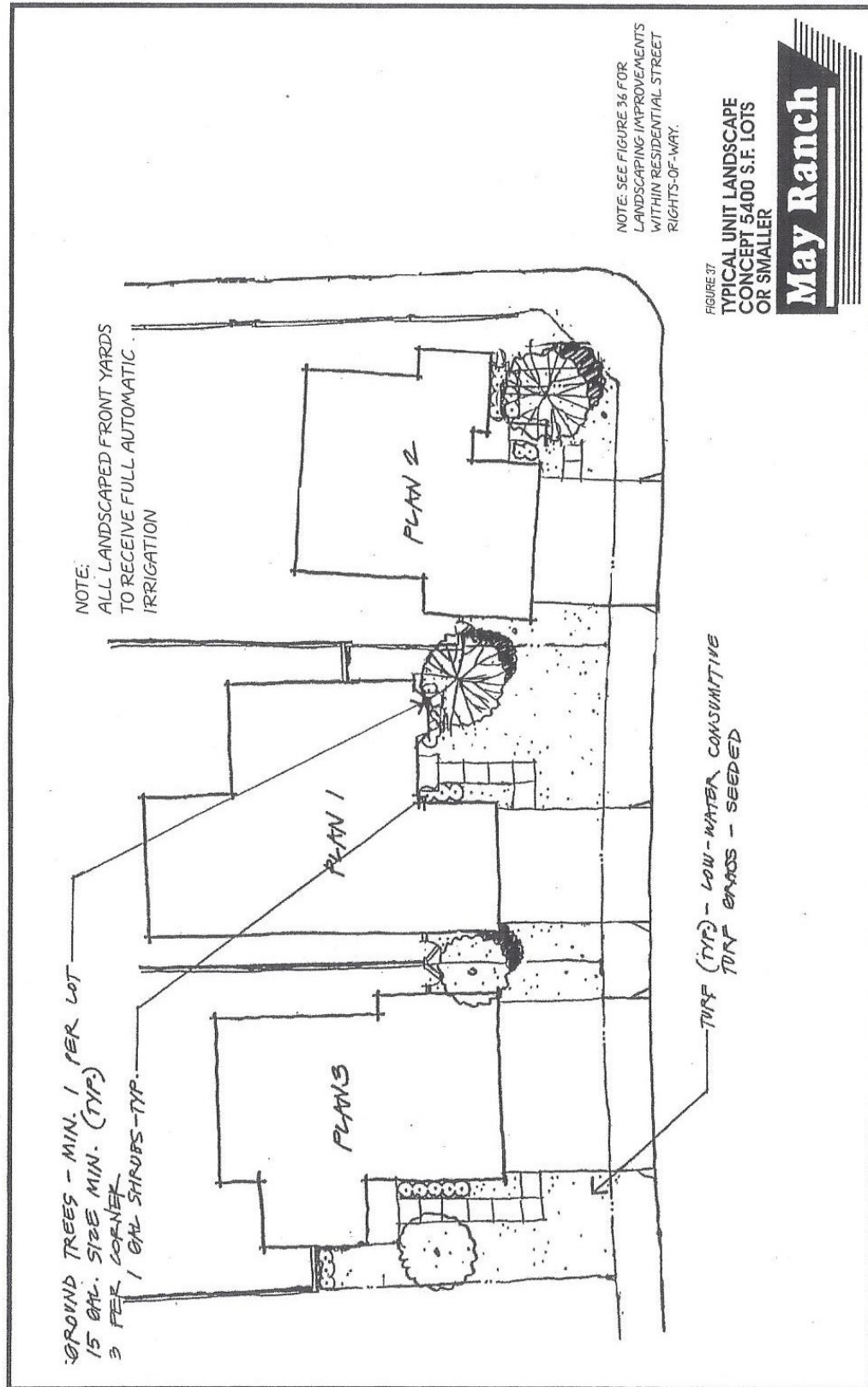
automatic rain shut-off devices. Drip irrigation is encouraged. Spray systems shall have low-gallonage, matched-precipitation heads. Reclaimed water will be used in public landscape areas where available.

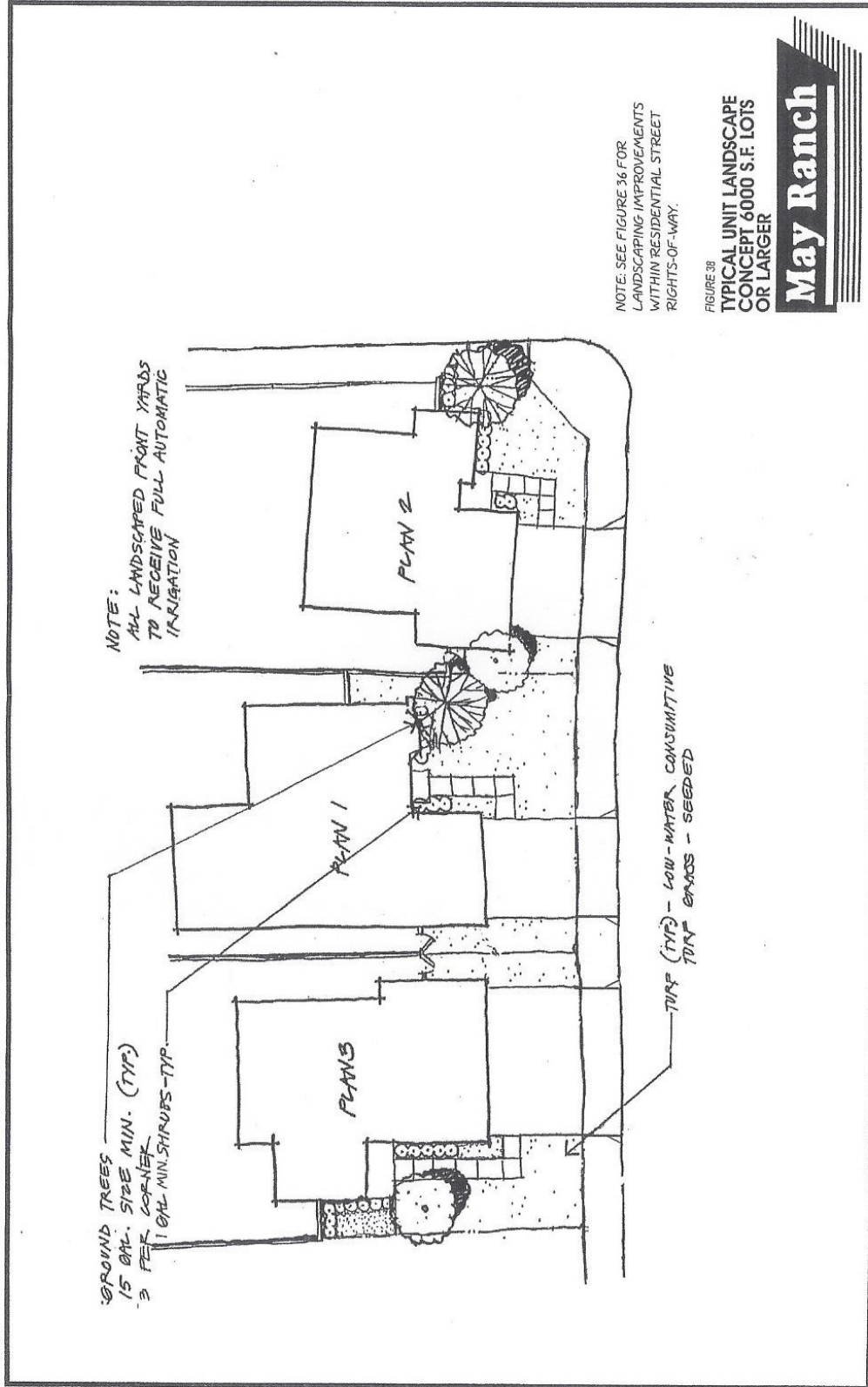
10) Maintenance

- (a) All public landscapes, including reverse-frontage landscapes, street trees, lighting, and irrigation systems for landscaping within the rights-of-way, shall be maintained by the City of Perris.
- (b) Front yard landscapes shall be the responsibility of the homeowners, who shall maintain their front yard landscapes in a healthy condition at all times.





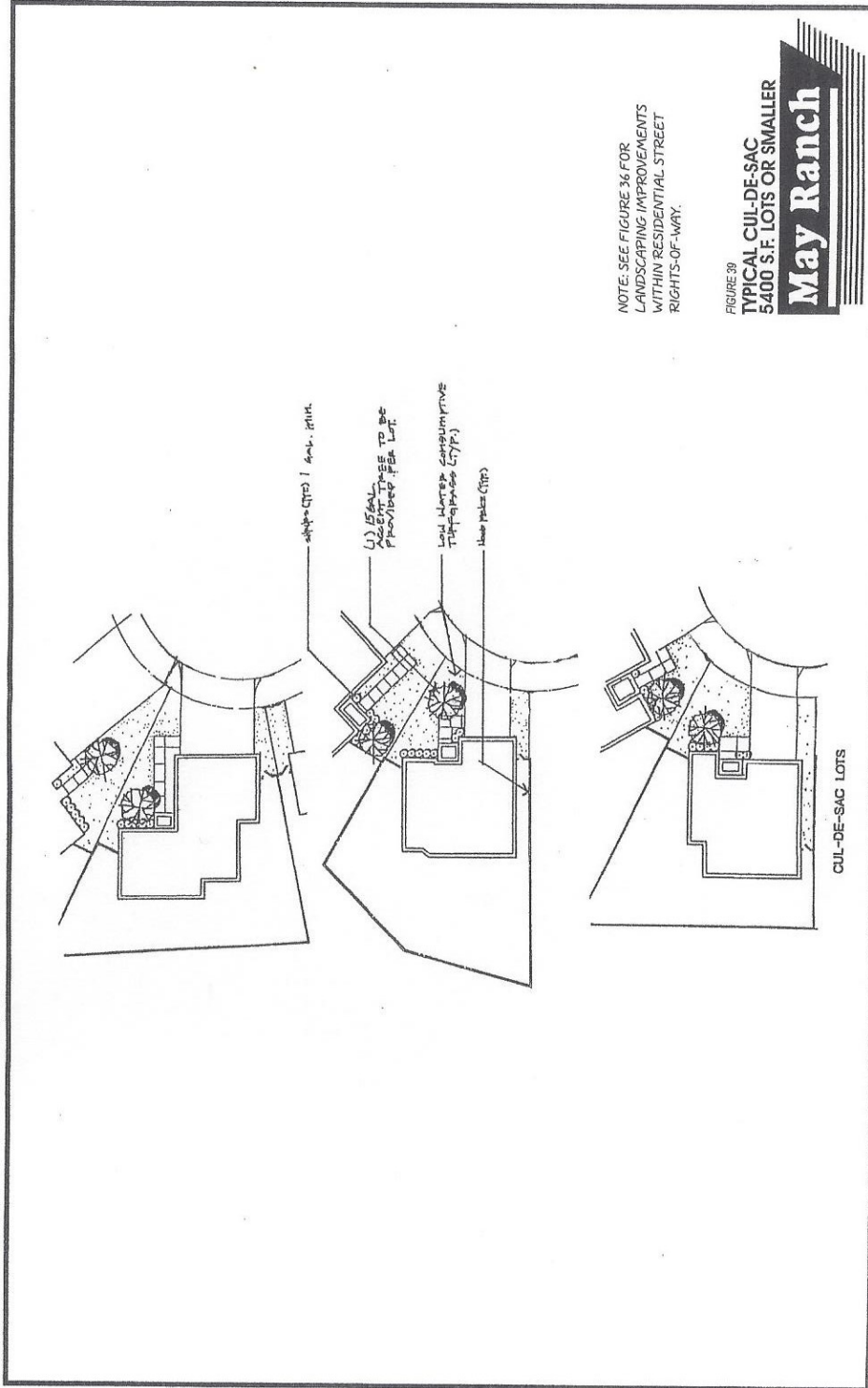


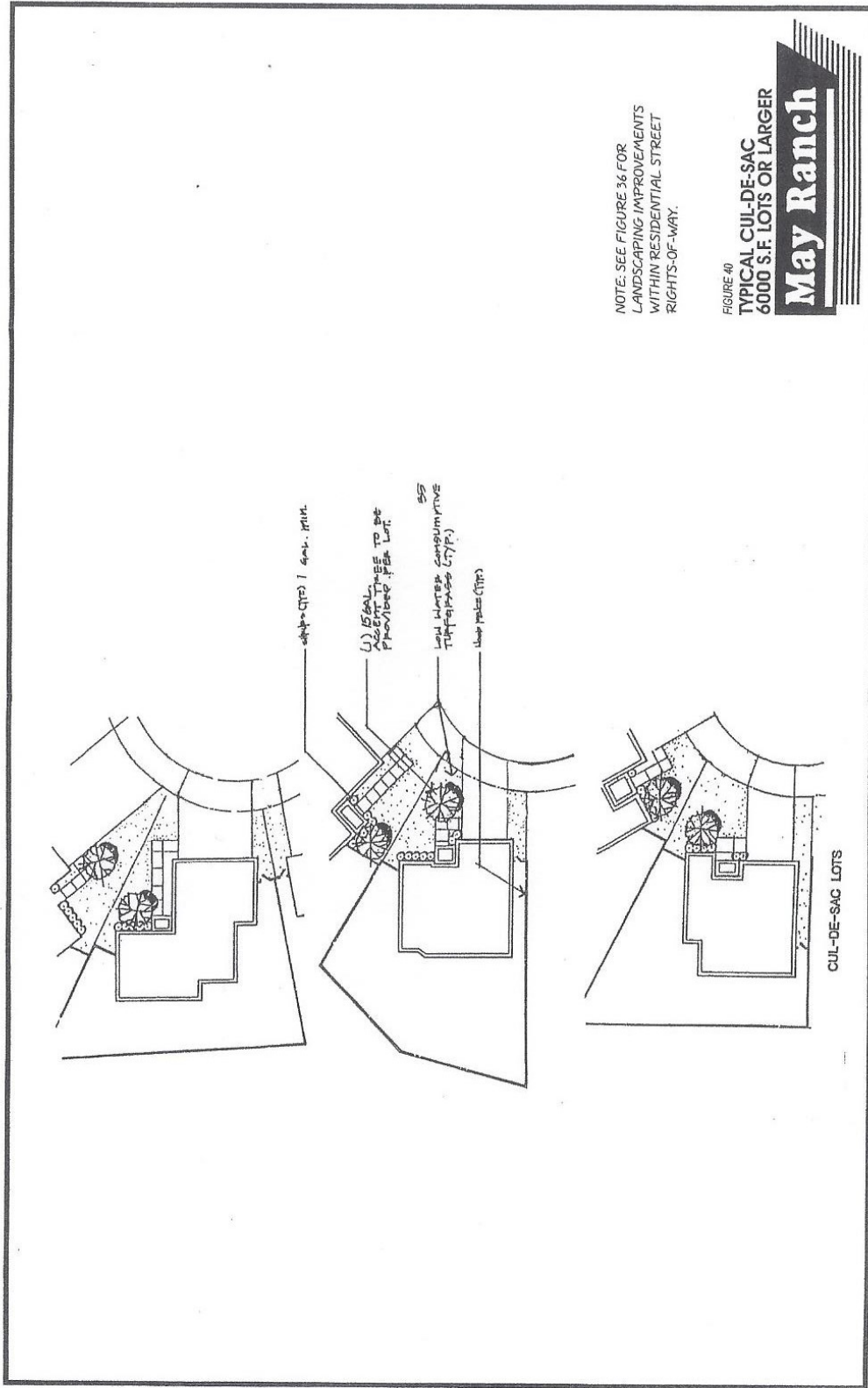


NOTE: SEE FIGURE 36 FOR  
LANDSCAPING IMPROVEMENTS  
WITHIN RESIDENTIAL STREET  
RIGHTS-OF-WAY.

FIGURE 38  
TYPICAL UNIT LANDSCAPE  
CONCEPT 6000 S.F. LOTS  
OR LARGER







# III-3 LANDSCAPING PLAN

