
E. LANDSCAPING GUIDELINES

Development within the MAJESTIC FREEWAY BUSINESS CENTER SPECIFIC PLAN shall comply with these landscaping and irrigation guidelines. In the event of a conflict between other county landscaping guidelines and these guidelines, these guidelines shall govern. Unless prohibited due to difficulties on a specific site, light industrial and commercial development shall comply with the following Landscaping and Irrigation guidelines:

a) General Landscape Requirements

The Sunset Western Garden Book shows that the Majestic Freeway Business Center Specific Plan is located within Climate Zone 18. This zone is described as being above and below the thermal belts in southern California's interior valleys. The major influence on the climate in this zone is the continental air mass; with the ocean influencing the climate no more than 15 percent of the time. Winter lows over a 20 year period, ranged from approximately 28 to 10 degrees Fahrenheit, while summer highs frequently average above 90 degrees.

Due to these climate extremes of the project 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 impartial 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 more prolonged maintenance period.

(1) Irrigation Guidelines

All landscaped areas shall be watered with a permanent underground irrigation system, except at slopes where there may be a permanent above-ground irrigation system. Irrigation systems which adjoin a separate maintenance responsibility area shall be designed in such a manner as to ensure complete water coverage between the areas. Overhead spray irrigation systems shall be designed with head to head, 100 percent coverage at the minimum. In those areas where native and drought-tolerant shrubs are used, a combination of spray and drip or bubbler irrigation to shrubs and trees is to be utilized. In addition, irrigation controllers should have a minimum time setting of one minute and be capable of providing multiple repeat start times. No sprinklers on risers shall be installed next to walks, streets, drives, curbs (car overhangs), and/or pavement. Sprinklers in hazardous locations shall be flush mounted on high pop-up models only. Sprinklers on risers are permitted next to screenwalls, building walls, and fences as long as they are not adjacent to pedestrian and vehicular traffic.

Water Conservation Measures

- Drip and/or bubbler irrigation will be used where appropriate.

- Use of rain sensors and/or central control irrigation system may be incorporated where appropriate and feasible.
- Irrigation systems will be designed per the Riverside County Water-Efficient Landscaping Requirements (Riverside County Ordinance No. 348, Article XIXf).

(2) Planting Guidelines

- a) Landscape coverage shall be a minimum of 10% of the total site square footage. Landscaping shall include an automatic irrigation system.
- b) If landscaping solutions are utilized for screening, landscaping should be designed so that the landscape screen is full and dense within 4 years of the initial planting.
- c) Trees that are utilized in the landscaping plan shall be a minimum of 15 gallon size trees. The main entry drive near the street shall utilize a minimum of four 24” box trees. The use of trees and shrubs near the main office entries or near retail stores is encouraged.

d) Street Trees

All new development shall provide street trees spaced according to the growth characteristics of the species selected. Trees may be clustered.

- Trees shall be chosen from Land Use Ordinance No. 348, Article XIXj, Water Efficient Landscape Requirements, the following Plant Palette and the Riverside County Guide to Trees, Shrubs and Ground Covers. Each choice should reflect consideration of the climate zone involved.
 - Trees shall be located such that at 15 years of age that the crown will not encroach across property lines or into street rights-of-way.
 - Trees shall be located a minimum of ten feet from driveways.
 - Trees shall be spaced at approximately 60 foot intervals or a minimum of one tree per lot frontage.
 - For corner lots, street trees shall be required on both street frontages, provided such planting does not interfere with site distances and setbacks.
 - Street trees shall not be required along street frontages where noise attenuation walls exist or will be required.
- e) All trees shall be double staked and secured with a rubber or plastic strip, or other commercial tie material. Wire ties shall not be used.

- f) All specimen trees are to be fine pruned after planting to allow for both vehicular and pedestrian safety.
- g) All landscape areas are to have positive drainage to the street or collection devices.

b) Plant Palette

All areas required to be landscaped shall be planted with turf, groundcover, shrub, or tree materials selected from the following Plant Palette or as otherwise approved by the Riverside County Planning Department. The following lists are not to be considered all inclusive.

(1) Plant selection list

Trees:

Cupaniopsis anacardioides	Carrotwood Tree
Koelreuteria bipinnata	Chinese Flame Tree
Lagerstroemia x fauriei ‘Muskogee’	Crape Myrtle
Melaleuca quinquenervia	Cajeput Tree
Platanus acerifolia	London Plane Tree
Pinus Eldarica	Eldarica Pine
Schinus molle	California Pepper
Tristania conferta	Brisbane Box
Washingtonia robusta	Mexican Fan Palm

Shrubs:

Dodonaea viscosa ‘Purpurea’	Purple Hop Seed Bush
Ligustrum japonicum ‘Texanum’	Texas Privet
Phormium tenax ‘Variegata’	Variegated New Zealand Flax
Pittosporum tobira ‘Variegata’	Variegated Mock Orange
Rhaphiolepis indica ‘Springtime’	India Hawthorn
Xylosma congestum	Shiny Xylosma
Photinia fraserii	Red Tipped Photinia

Groundcovers:

Hemerocallis hybrid ‘Aztec Gold’ or equal color	Day Lily
Agapanthus africanus	Lily of the Nile Blue
Trachelospermum jasminoides	Star Jasmine
Lantana montevidensis	Trailing Lantana
Lonicera japonica ‘Halliana’	Halls Honeysuckle

Grass

Festuca eliator ‘Rebel Tall’	Rebel Tall Hybrid Fescue from Hydroseed
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