



Community Development Department - Planning Division

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Administrative Landscape and Irrigation Review

.An Administrative Landscape and Irrigation Review can be done in the Planning & Building Department by Planning staff. Your plans will be reviewed against the Landscape and Irrigation Design Standards attached. Information on water efficient landscaping is available in the "Water Efficient Landscaping and Irrigation Ordinance Summary and Design Manual" from the Planning & Building Department.

APPLICATION SUBMITTAL: Applications will be conditionally accepted on the presumption that the information, materials and signatures are complete and accurate. If the application is incomplete or inaccurate, your project may be delayed until corrections or additions are received.

APPLICATION PROCESSING: Upon receipt of a complete and accurate application including applicable fees, Planning staff will review your application and prepare a staff report which will be mailed to you. Extra copies are available from the Planning & Building Department.

TIME: The initial review will be done within 21 days of submittal of a complete application.

HEARINGS: If a hearing is required, the applicant, a representative, or the legal owner should be present.

APPEAL PROCESS: If your request is denied, or if you disagree with any of the conditions of approval, you have the right to appeal. Appeal information is available from the Planning & Building Department, on the City website or in the final report.

PLANNING FEES: See current Fee Schedule (FILING FEES ARE GENERALLY NOT REFUNDABLE): In addition to the Planning Fees, a separate Park and Recreation Plan Check Fee may also be required for street tree review, including reverse frontage or median landscaping projects (landscaping within the public right-of way areas). Please contact the Park & Recreation Department at (951) 826-2000 to determine these fees.

REQUIRED ITEMS FOR FILING (The following checklist gives you the requirements for application):

One (1) copy of General Application form.

Landscape and Irrigation Plan Review

Two (2) sets of Landscape and Irrigation Plans assembled into sets and stapled along the left margin, and folded to a maximum size of 8 2" x 14". See the Planning Department's "Water Efficient Landscaping and Irrigation Ordinance Summary and Design Manual" for specific details.

Reverse Frontage Wall, Landscape and Irrigation Plans (For Reverse Frontage and Median Review only)

Three (3) sets of Street Improvement Blueprints Plans assembled into sets and stapled along the left margin, and folded to a maximum size of 8 2" x 14", showing: All reverse frontage wall locations, including wall heights and pilaster locations. Wall elevations, sections and design details, including colors, block types, pilaster and cap designs.

Five (5) sets of Landscape and Irrigation Blueprints assembled into sets and stapled along the left margin, and folded to a maximum size of 8 2" x 14" Including all required details noted in the "Water Efficient Landscaping and Irrigation Ordinance User's Manual" available at the Planning Department. Wall details must be on the street improvement drawings, not on the landscape and irrigation drawings.

Landscape and Irrigation Review Design Standards

DESIGN STANDARDS - LANDSCAPING

- A. **PLANT VARIETY:** The site landscaping makes use of a variety of plant materials, (minimum of 3 types of trees, 3 types of shrubs and 2 types of groundcover) that are suited to Riverside's inland climate. There is a balance of deciduous and evergreen trees.
- B. **LANDSCAPING FOR PROJECT ENHANCEMENT:** The proposal uses plant materials creatively to accent entries, soften or reinforce building lines and draw attention to important features.
- C. **SOFTENING HARD LINES:** The proposal uses shrubbery at the base of building, freestanding and retaining walls to soften the hard edge between paving surfaces and wall surfaces.
- D. **BUFFERING UNDESIRABLE VIEWS:** Trees, shrubs and mounded groundcover are used to soften the view towards parking lots, loading areas, trash enclosures, storage areas, transformers, and the like.
- E. **PARKWAY AREAS:** Where provided, public parkways have been planted with living groundcover, usually turf, with the overall maintenance the responsibility of the subject property owner.
- F. **PARK AND RECREATION REQUIREMENTS:** All requirements of the City's Park and Recreation Department have been complied with, including the following:
 - 1. Street trees are coordinated with the on-site landscaping, and the designated tree types, numbers, and required spacing of the trees are shown on the plans.
 - 2. All plan check fees as determined by the Parks Department have been paid.
 - 3. All general notes, and planting and staking details have been included on the plans, as required by the Parks Department.
- G. **CURBS:** Planter beds in parking areas are protected by 6" wide by 6" tall concrete curbing.
- H. **TREE STAKING:** Street trees and on-site trees are shown double-staked, per the City's Standard Tree Staking Detail, including lodge-pole stakes and tire strip ties.
- I. **PLANT CONTAINER SIZES:** The minimum plant material size is generally consistent with the standards as established for DRB review, including:
 - 1. Flats: Acceptable for groundcovers; space to provide 100% coverage in approximately 6 months.
 - 2. 1-Gallon Plants: Acceptable for small accent plants, such as Agapanthus, Day Lilies, Sea Lavender, and for low shrubs planted to serve as groundcover.
 - 3. 5-Gallon Plants: Minimum acceptable size for large accent shrubs, screens, hedges and foundation plantings.
 - 4. 15-Gallon Plants: Minimum acceptable tree size (see below for 24" box and 36" box exceptions).
 - 5. 24" Box: Minimum acceptable tree size for 20% of trees in projects of 1 acre or larger in size.
 - 6. 36" Box: Minimum acceptable tree size for 10% of trees in projects of 1 acre or larger in size.
- J. **WATER EFFICIENT LANDSCAPE DESIGN:** The project complies with the provisions of the City's Water Efficient Landscaping and Irrigation Ordinance, including the use of low maintenance and drought tolerant plants, and water efficient irrigation systems. The Water Conservation Concept Statement has been completed and included with the submittal.
- K. **PRESERVATION:** Existing plants and natural features are clearly identified. Significant specimens and features are specified to be preserved on the site as appropriate.
- L. **GRADING:** Graded slopes are provided with sufficient landscaping and irrigation coverage for erosion control, and to soften the view to cut and fill slopes from surrounding public views.

- M. **LAWN AND SHRUB AREA SEPARATION:** Concrete mow strips or minimum 1" x 3" redwood header boards have been provided between all lawn and shrub areas.
- N. **PARKING LOT SCREENING:** Parking lots have been screened from street view in compliance with the Zoning Code (Section 19.74.080 (9)) through the use of:
 - 1. a 3' high landscaped berm;
 - 2. a 3' high shrub row, with all shrubbery to be located towards the rear of the landscaped setback, or;
 - 3. a combination of the above two items, or an alternative buffer subject to the written approval of the Planning Director.
- O. **PARKING LOT FINGER AND END PLANTERS:** Within the parking lot, closely spaced minimum 5-gallon shrubs are provided within the end row planters and finger planters to discourage pedestrian traffic across these planters.
- P. **PARKING LOT SHADING:** Canopy trees are provided as follows to shade the parking areas:
 - 1. **Tree Wells:** One tree within each tree well centered between the stalls at every 4-5 spaces.
 - 2. **End Row Planters:** One tree within each end planter, next to each parking stall. Two trees provided at the end of each double row of stalls.
 - 3. **Finger Planters:** One tree within each finger planter, centered with the adjacent parking stall.
 - 4. **Strip Planters:** One tree in line with the edge of the parking stall, spaced at every 4-5 stalls.

DESIGN STANDARDS - IRRIGATION

- A. **IRRIGATION PLAN PREPARATION:** The designer of the plans and specifications is someone legally entitled to prepare the plans, as listed in the Water Efficient Landscape and Irrigation Ordinance.
- B. **DESIGN FOR 100% OVERLAPPING COVERAGE:** The irrigation system is designed to provide 100% overlapping side-to-side and head-to-head coverage.
- C. **PARKWAY AREAS:** The irrigation system is extended into public parkways, where provided, to maintain the landscaping being installed.
- D. **SPRINKLER HEAD INFORMATION:** Sprinkler head brands, models, specifications are presented on the plans in a readable legend.
- E. **AUTOMATIC CONTROLLERS:** A high quality automatic controller is provided for watering at continuous intervals. The brand and model of the controller and valves are specified in a readable legend.
- F. **IRRIGATION PIPES:** The type of pipe, the pipe rating and pipe sizes are specified on the plans in a readable legend. Main lines typically PVC Schedule 40, lateral lines a minimum PVC Class 200, and lines under paving with PVC Schedule 40 sleeves.
- G. **ANTI-SIPHON, BACKFLOW PREVENTERS AND VALVE BOXES:** Anti-siphon and backflow preventers are provided in accordance with current codes.
- H. **VALVE PLACEMENT:** Valves are provided in below grade valve boxes to minimize vandalism and enhance the appearance of the irrigation system.
- I. **SPRINKLER RISER PROTECTION:** Triple swing joints are provided to protect all sprinkler heads.
- J. **POP-UPS:** Pop-up sprinkler heads provided next to all parking areas and walkways.

- K. **BROWN LINE PIPING:** Brown line piping allowed on sloped areas, if staked properly.
- L. **DRIP SYSTEM:** If a drip irrigation system is provided, all necessary tubing and emitters are specified, with appropriate connectors and staking indicated.