

7. LANDSCAPE GUIDELINES

The goal for the landscape section of the Imperial Center Specific Plan is to provide a prominent visual impact to the community and travelers along Highway 111. The landscaping design should reflect the scale and hierarchy of vehicular travel ways and should compliment the architectural design.

This section illustrates and functions as a landscape design manual that supplements the Imperial Center Specific Plan. The following landscape guidelines are organized in three areas:

- A. General Design Criteria and Plant Material Selection
- B. Parcel / Lot Landscape Design Center
- C. Landscape Plant Material List

GENERAL DESIGN CRITERIA

The following two sections establish a framework for the design of landscape settings and selection of plant material:

1. Streetscape design and plant material selection should be made with several factors in mind, including:
 - Applying the "Xeriscape Principle" where an efficient landscape program provides specifically designed irrigation systems to plant materials with similar watering needs.
 - Scale and hierarchy of associated arterials or streets.
 - Travel speed of individual arterials or streets.
 - Design compatibility or image with adjacent land use or landscape setting.
 - Safe and unobtrusive landscaping so as to provide safe traffic flow and to prevent

landscaping from obstructing prominent signs and architectural features.

The following streetscapes should be designed as stated below:

a) State Route-111

Landscaping placed adjacent to the right-of-way of Highway 111 should also be coordinated with Caltrans.

Recommended street trees for State Route-111 are outlined in the Landscape Plant Material List. Drought-tolerant species with an ornamental quality are recommended.

- Minimum tree size: 15-gallon containers or equal/palm: 10ft. brown trunk height.
- Trees to landscape area ratio: One tree every 40 LF of landscaped right-of-way.

b) Heber Road and Abatti Road

A limited plant palette of trees is recommended in order to maintain an ordered and uniform appearance along these two roads.

Recommended street trees are outlined in the Landscape Plant Material List. The trees have been selected based on the image and scale qualities of streets and adjacent land uses.

- Minimum tree size: 15-gallon containers or equal/palm: 10ft. brown trunk height.
- Trees to landscape area ratio: One tree every 40 LF of landscaped right-of-way.

c) Yourman Road

Yourman Road will be localized in character, meaning it will be oriented to and serving individual commercial parcels. A variety of plant material in the form of trees, scrubs, and groundcovers will appear within the street-oriented frontage of individual parcels as part of a natural process of incremental development.

The close proximity of individual parcels and interaction of pedestrians within collector and local streetscapes requires special attention to selection of plant material that is aesthetically pleasing, durable under heavy foot traffic, and easy to maintain.

The Landscape Plant Material List outlines a selection of characteristic trees for streetscapes. Selected trees are representative of smaller-scale ornamental trees suited to collector and local streets.

- Minimum tree size: 15-gallon containers or equal.
- Tree to landscape area ratio: One tree every 40 LF of landscaped right-of-way.

d) Imperial Center Special Intersections

The Imperial Center has two special intersections (Yourman/Heber Road and Yourman/Arbatti Road) that define the primary entry points. The design intent of Imperial Center special intersections is to identify visual nodes at these two intersections; thus, limits should be established in defining the various entry boundaries. Imperial Center special intersections should reflect the quality and image of adjacent developments.

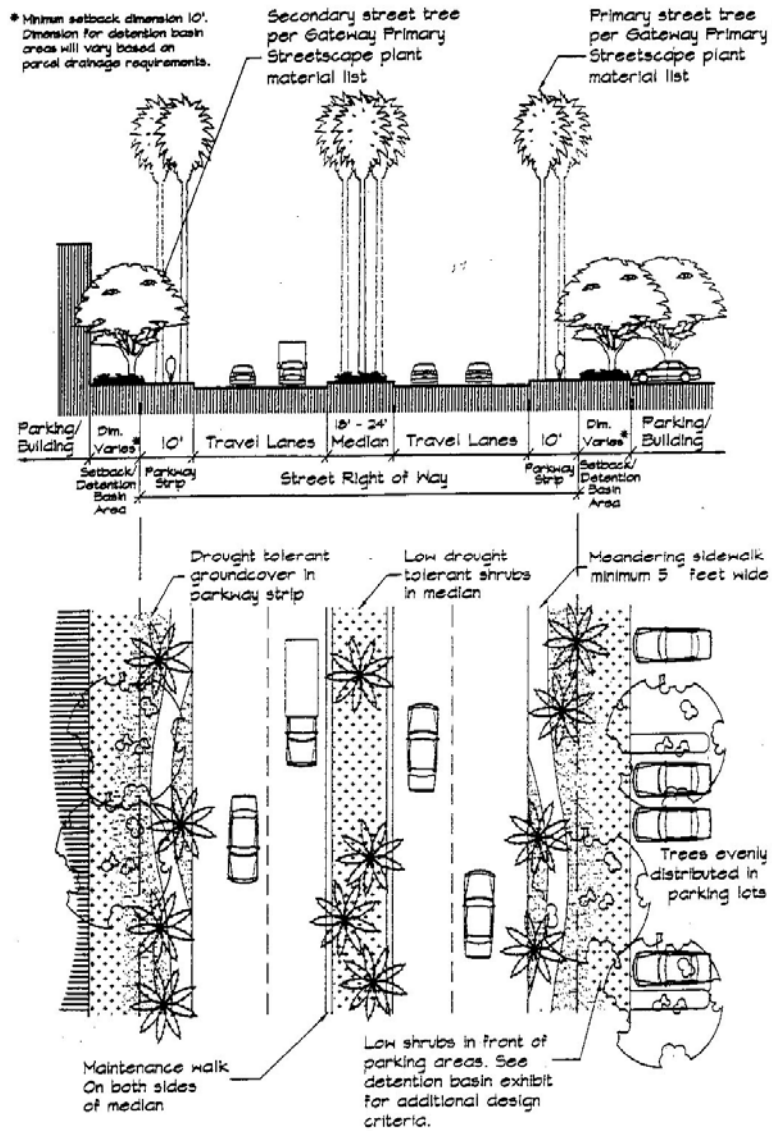


Figure 7 – A
Imperial Center Proposed Street Landscaping

Within the Imperial Center special intersections, if necessary, the use of lawn as a predominant groundcover is recommended of the limited dimensions of entry areas and the images expressed of a refined and well-maintained commercial/industrial district.

- Minimum tree size: 24" box containers.
- Tree to landscape area ratio: One tree for every 600 SF of landscaped right-of-way and or setback area.

Medians (Center Islands)

1. The planting area of medians shall be minimum width of 6 feet. Maintenance walks along curbs shall be a minimum width of 1.0 foot.
Turn-pocket noses will not be planted, unless they are wider than 5 feet.
2. Planting areas must be graded to drain excess surface water through a system of inlets and drainage pipes, and carried away to the street's storm drainage system. All required paved surfaces in medians and maintenance aprons shall be textured and colored concrete or inlaid pavers to complement other materials. High-flow drip irrigation shall be used in medians.
3. Tree selections and spacing should allow for one vehicle visual clearance and architectural/sign visual clearance at maturity. Groundcover and shrubs should not exceed a height of 36 inches. It is recommended that drought-tolerant shrubs or turf substitutes be used in these areas.

Detentions Basin Design

1. **Detentions basins, as required**, are to be integrated with adjacent landscaping within the setbacks of individuals parcels. The design of detention basins shall express a natural appearance while incorporating proper engineering techniques.

2. **Concrete lined basins** are not allowed. The surface area of basins shall incorporate a combination of aggregate rock material and landscape vegetation. The purpose of the rock material and vegetation is to prevent soil erosion while allowing water infiltration into the surrounding soil.
3. **The aggregate rock material** shall include a combination of crushed rock of varying sizes and large cobbles. Landscaping vegetation shall be a low, prostrate, drought tolerant plant material. Plant material should be introduced within the aggregate rock basin in a random/natural layout.
4. **Detention basins are to be** cleared and maintained in the same fashion as other parcel landscape areas.

PARCEL/LOT LANDSCAPE DESIGN CRITERIA - It is required that the lot or premises not devoted to buildings, structures, driveways, sidewalks, outdoor storage, or loading areas be landscaped prior to the use or occupancy of any lot or premises. Areas designed for future development or expansion need only be required to adequately control dust and erosion.

A recommended mitigation for this application includes the preparation of a *Dust Mitigation Plan*.

Landscaping must be provided and maintained on all parcels, including street right-of-way areas, in accordance with the following standards:

- a) **All front-yard and side-yard areas** must be landscaped.

- b) Ten Percent of all developed area shall be landscaped.** Planting of trees at a minimum ratio of one tree per 600 SF of landscaping and, within landscaped medians, parkways parking lot landscaped strips one tree on center at least every 40 feet. A minimum of 25% of the required trees shall be a minimum of 24-inch box size when planted. Other trees shall be a minimum of 15-gallons or equal in size when planted.
- c) For all off-street parking areas** of five or more spaces, 5% of the parking areas shall be landscaped. Required landscaping shall be evenly distributed throughout the parking area, including appropriate number of trees.
- d) Landscaping** shall include a balance mix of trees, scrubs, and groundcovers. Groundcover shall be a minimum of 50% vegetative. Non-vegetative groundcover may include rocks, wood chips, pavers and other artificial cover.
- e) Efficient irrigation systems** and grouping plant materials with similar watering needs is key to the xeriscape concept adopted for landscape areas within the "Imperial Center". All irrigation systems shall contain an adequate backflow prevention device.
- f) All landscaped areas** shall be maintained in a clean, neat, and healthy condition. Maintenance shall include proper watering, fertilizing, weeding, removing litter, and replacement of plants when necessary.
- g) Landscape plan submittals** shall include the following:
- Site Plan: indicate type, size, and location of all landscaping materials.

- Site Distance - Landscaping at all intersections shall be identified and placed to indicate a safe site distance to the satisfaction of the County of Imperial.
- Irrigation plan – Plan shall be separate from the planting plan and shall be concise, accurate and approved by Imperial County. The irrigations system should include low-flow, matched precipitation rate heads, drip irrigation, check valves to prevent low head drainage, appropriate pressure regulation, an automatic controller suitable to both spray and drip irrigation, and a rain sensing automatic shut off device.

All spray heads should be adjusted to prevent over spray onto paved surfaces and walls. Over spray adjustments should be made during regular maintenance inspections. A post installation water audit will be required to determine actual precipitation rates and the distribution uniformity for the irrigation system.

- Planting Plan--Shall include, but not be limited to, all existing plant material to be retained (called out by caliper size), a legend listing the common and botanical plant names and total quantities by container size and species.
- Water management plan; details including specifications, notes, legends, and water requirements schedule necessary for a complete landscape plan review; and
- Elevation Plan--Shall include a building elevation with proposed plant material(s).

- h) Detention basins** are to be incorporated as a landscape feature. Where possible, efforts should be made to combine adjacent parcel basins. Combining basins will conserve usable area and enhance overall street appearance.
- i) Drought-tolerant plantings are not recommended** in low basin type landscape areas or along the toes of large slope areas, due to irrigation water collecting at the base of the slopes.
- j) Each individual parcel** will be landscaped with a design that blends in with the overall planting scheme of Imperial Center. A plant palette will be created which takes into consideration the desert environment by utilizing water resources in an efficient and conservative manner. Planting will be required to be grouped in hydro zones. Bark mulches (min. 3") will be required to cut down on evaporation and to discourage weed growth. Bubblers and drip irrigation will be recommended where appropriate and modern equipment such as low precipitation heads, automatic controllers and rain sensing devices will be required.
- k) Reclaimed water – Reclaimed water will be used at the Project Area.**



*Figure 7 – B
Tree rows are planned throughout the Imperial Center*

LANDSCAPE PLANT MATERIAL LIST

The following lists of trees have been prepared to help identify appropriate trees for each streetscape “zone” and related site condition. The list does not include all the trees that may be found to be appropriate for the “Imperial Center”. In an effort to maintain a sense of continuity, order, and cohesive development design, the following trees are noted as approved trees for the “Imperial Center”.

1. Theme Tree: Palm Tree

Palm trees, in the form of Fan Palms and Date Palms, are a prominent skyline feature and landmark of Imperial Valley. Palm trees are symbolic of the Valley’s indigenous landscape character, the low desert of the southwest region. Because of the palms’ unique and attractive contribution to the Imperial Valley landscape, palm varieties should be prominently woven into the landscape settings of the “Imperial Center”. Specific palm tree varieties are recommended for the various streetscape zones of the “Imperial Center”.

a) Recommended Street Trees for Highway 111

| | |
|-----------------------|-----------------------|
| Brachychiton | Populneus Bottle Tree |
| Ficus retusa | Indian Laurel Fig |
| Fraxinus uhdei | Evergreen Ash |
| Pinus spp. | Pine Tree |
| Pistacia chinensis | Chinese Pistache |
| Querus virginiana | Southern Live Oak |
| Schinus molle | California Pepper |
| Ulmus parvifolia | Chinese Elm |
| Washington filifera** | California Fan Palm** |
| Wahingtonia robusta* | Mexican Fan Palm* |
| Nyctaginaceae | Bougainvillea |

*Primary street tree (60% minimum of plantings) along State Route-111.

**Recommended for use at Special Intersections.

b) Recommended Street Trees for Heber and Abatti Road

| | |
|------------------------|------------------------|
| Brachychiton populneus | Bottle Tree |
| Ceeratonia siliqua | Carob Tree |
| Cupressus glabra | Smooth Arizona Cypress |
| Ficus retusa | Indian Laurel Fig |

| | |
|-----------------------|---------------------------|
| Lagerstroemia indica | Crape Myrtle |
| Olea europaea | Olive |
| Phoenix Carariensis** | Canary Island Date Palm** |
| Phoenix dactylifera** | Date Palm |
| Pinus spp. | Pine Tree |
| Prosopis | Mesquite |
| Querus viriniana | Southern Live Oak |
| Schinus Molle | California Pepper |
| Ulmus parvifolia | Chinese Elm |
| Washington Filifera** | California Fan Palm** |
| Washington robusta* | Mexican Fan Palm* |

*Primary street tree (60% minimum of planting).

**Recommended for use at special intersections.

c) Recommended Street Trees for Yourman Road

All Imperial Center Major and Imperial Center Collector trees including the following:

| | |
|---------------------|-------------------|
| Acacia spp. | Acacia |
| Albizia julibrissin | Silk Tree |
| Chilopsis linearis | Desert Willow |
| Ficus retusa | Indian Laurel Fig |

| | |
|--------------------------|---------------------|
| Fraxinus uhdei | Evergreen Ash |
| Jacaranda mimosifolia | Jacaranda |
| Parkinsonia aculeate | Mexican Palo Verde |
| Schinus terebinthifolius | Brazilian Pepper |
| Ulmus parvifolia | Chinese Elm |
| Washington Filifera | California Fan Palm |
| Washington robusta* | Mexican Fan Palm* |

d) Recommended Street Trees for Imperial Center Commercial Streetscapes

| | |
|------------------------|------------------------|
| Brachychiton populneus | Bottle Tree |
| Ceratonia siliqua | Carob Tree |
| Cupressus glabra | Smooth Arizona Cypress |
| Ficus retusa | Indian Laurel Fig |
| Fraxinus uhdei | Evergreen Ash |
| Lagerstroemia indica | Crape Myrtle |
| Olea europaea | Olive |
| Phoenix dactylifera | Date Palm |
| Pinus spp. | Pine Tree |
| Prosopis | Mesquite |
| Querus virginiana | Southern Live Oak |
| Schinus molle | California Pepper |

| | |
|---------------------|---------------------|
| Ulmus parvifolia | Chinese Elm |
| Washington Filifera | California Fan Palm |
| Washington robusta* | Mexican Fan Palm* |

*Primary street tree (100% minimum of plantings within street right-of-way).

MAINTENANCE

1. Landscape Maintenance

All landscaping on a given property shall be maintained by the owner of each property according to the best standards practices in the industry for high-quality landscaping. Mowing, pruning, trimming, and feeding of plants must be accompanied periodically according to the season. Special care must be given to all plant material during the first year. Should any tree, shrub, or portion of groundcover suffer from improper irrigation, improper fertilization, damage due to insects or fungus resulting in weak or stunted growth, or from climate extremes, the plants must be replaced in a timely manner. Repairs necessary to keep the irrigation system operating efficiently must be done by the property owner in an expeditious manner.

2. Area Maintenance

All walks, drives, parking areas, and service entries shall be kept free form litter and soil by the property owner or his designee.

- a. All areas of the property shall be kept clean and attractive.

- b. Unsightly accumulation of trash, weeds, or rubbish is prohibited.
- c. All landscaping debris shall be properly disposed.

Landscape Guidelines

The landscape theme for Imperial Center should unify the Precise Plan area and provide an aesthetically pleasing effect. Landscape treatment also should provide for appropriate transitions between development and open space. These guidelines will ensure that the Precise Plan area is landscaped in a manner to establish a sense of community character.

1. General Landscape Guidelines

- a) Water should be conserved through low-water-using planting and irrigation design.
- b) Fire risk shall be minimized by the management of flammable vegetation.
- c) Streetscapes and entry treatments should be designed to promote community character and should consist of trees, and groundcovers, which are selected to establish a district character or theme for the project. Streetscape options, depicts various designs of streets that can be implemented in Imperial Center.
- d) All manufactured slopes over ten feet (10') in height shall be planted with erosion control, fire resistant and self-sufficient plantings.
- e) A compatible plant palette of trees, shrubs and ground covers shall be used throughout the Precise Plan area. Once a particular plant or plant combination is used for a particular application, it us to be repeated in similar areas of the project to reinforce a sense of neighborhood

cohesion. Landscape design should not, however, result in monotony or lack of variety or biological diversity.

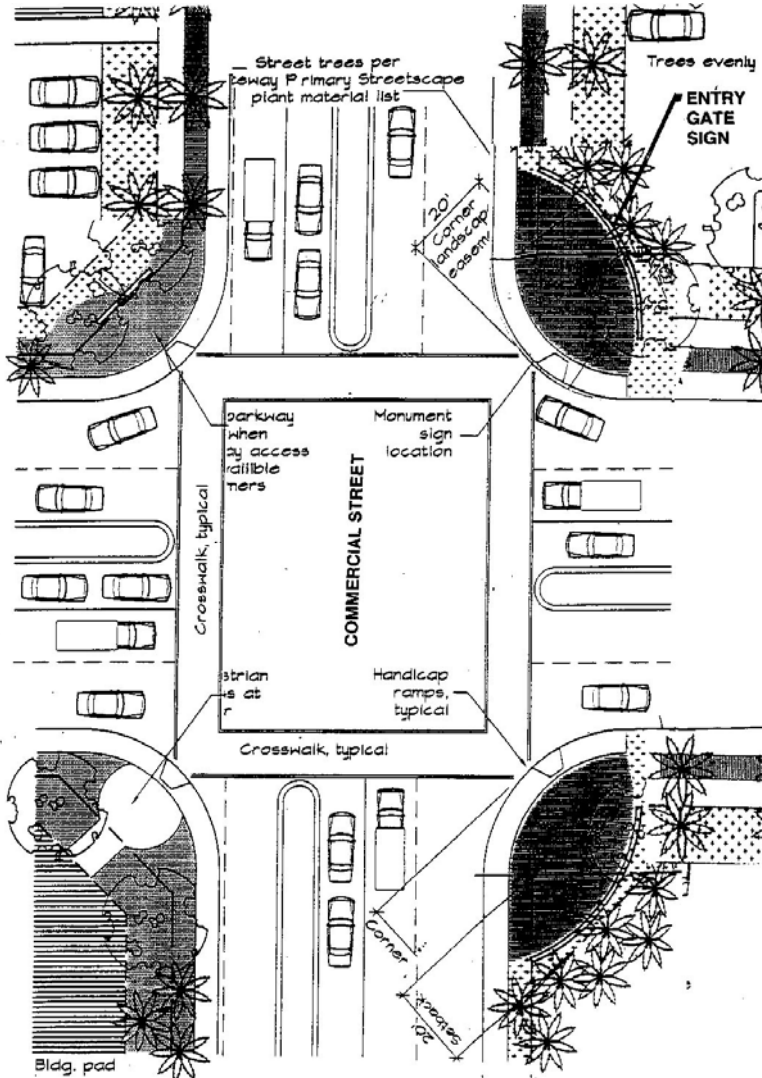


Figure 7 - C
Imperial Center Commercial Streetscape Concept

2. Irrigation System

The irrigation system for improved areas should be permanent, automatic system, programmed to deliver adequate soil moisture as determined by the depth of the root zone. The soil moisture attained should promote vigorous growth of all plant materials. The system should be maintained in good working order, and the cleaning and adjustments to the system should be part of the regular maintenance activities. Any irrigation system installed for the purpose of re-vegetating disturbed material adjacent to natural open space should be of a temporary nature and may be removed after re-vegetation has occurred. All landscape catch basins, swales, channels, and other drainage devices should be maintained in a state conducive to conducting water in a free-flowing condition.