



LANDSCAPE STRATEGIC DEVELOPMENT PLAN

History

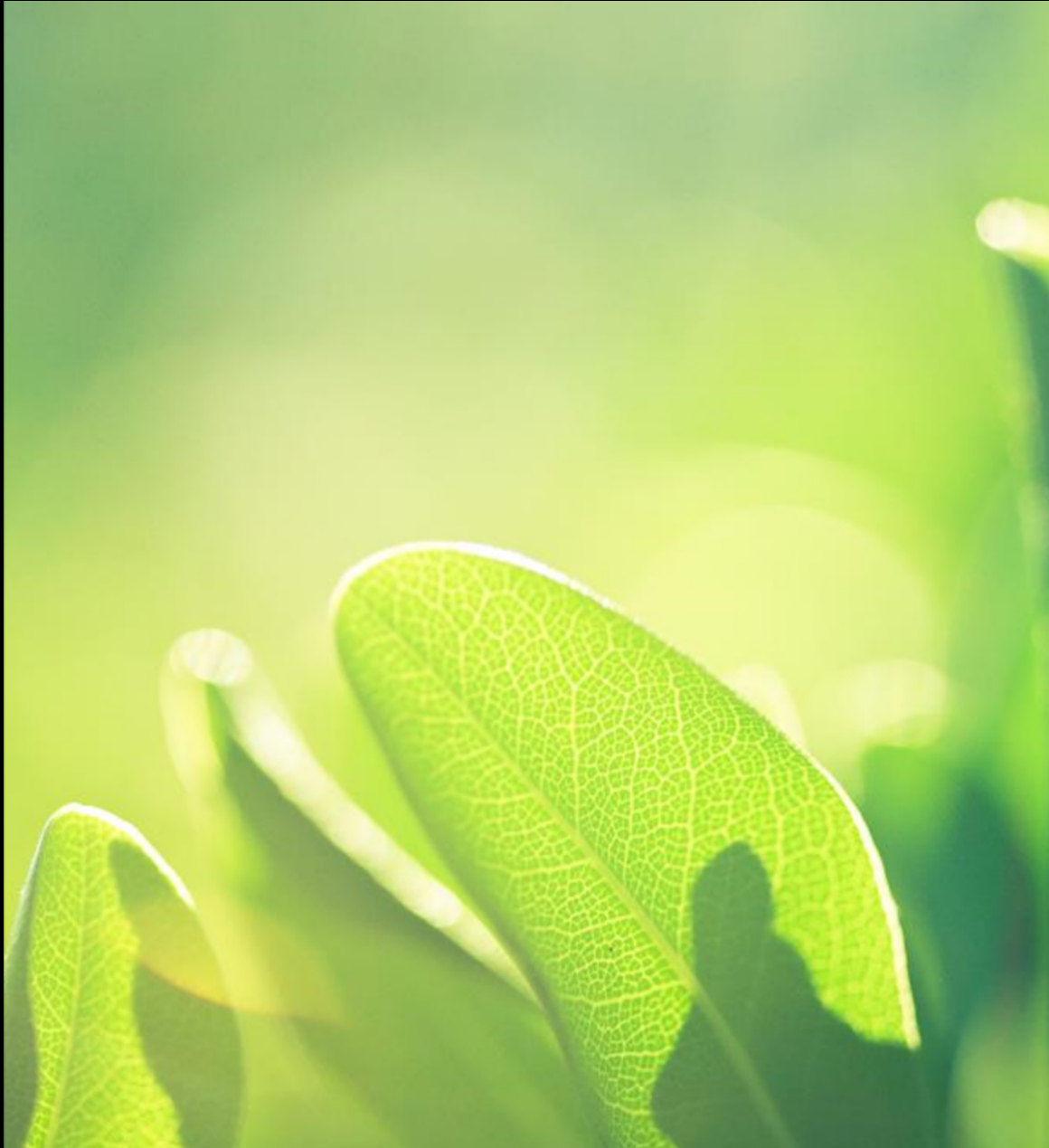
May 2022 to March 2023

Next Steps...

Landscape Mission

- The Ad Hoc Landscape Strategic Development Committee was formed to support the Landscape Committee in developing medium to long-term strategies, budget and implementation plans for The Gallery landscaping that:
 - Offset/reduce/eliminate future punitive potable water and maintenance costs and address the community's responsibility to reduce overall water usage while
 - Maintaining/creating a 'landscape look' that is consistent with our high-end 55+ image.
- The Ad Hoc Committee was formed by the previous Board and ended March 31,2023.
- Based on the committee's mission, short term decisions will be guided by the long-term vision and strategies developed. Much work is still being done in conjunction with the current Landscape Committee and Community Manager.





Six Strategic Areas of Focus



Gallery
Maintenance
Contract



Plants



Water



Front Yard
Guidelines



Trees



Irrigation



Gallery Maintenance Contract

- Monarch Environmental hired to assist with Request for Proposal (RFP)
- Request for Proposal (RFP) Issued
- Six Vendor Proposals Received
- Three Contractors selected to interview
- Interviewed Artistic Maintenance, Mission Landscape, and Harvest Landscape Enterprises
- Hired Harvest Landscape Enterprises
- Contract began December 9, 2022



Water

- Focus of committee was to identify ways to save water
 - More efficient ways to provide water to plants through better irrigation
 - Recycled water
 - Less turf – the biggest use of water
 - More drought tolerant plantings
- Water Analysis Report for Talega Gallery HOA by HydroPoint December 2021
- Landscape Water Use Survey Report by Santa Margarita Water District February 2022
- Townhall Meeting on water and irrigation by Max Moreno, Harvest Landscape March 2023



Trees

- Received proposals from four vendors for tree trimming
- Hired Great Scott Tree Care to provide a GPS map and tag all trees in The Gallery
 - Provides a history of every tree
 - Life of tree and criteria
 - Rate life expectancy based on criteria
- Developed guidelines for Removal/Replacement or keeping of trees
 - San Clemente City Standards
 - International Society of Arboriculture (ISA) Standards
 - Input from Great Scott Tree Care and Harvest Maintenance
- Received proposal from Harvest Maintenance on removing 63 parkway trees and installing 57 trees – proposal currently on hold



Trees - continued

- Next Steps...
 - Fall tree trimming completed August 21, 2023
 - Proposals being provided by Great Scott Tree Care and Harvest Landscape
 - Great Scott Tree Care provided a 3-year plan for tree trimming & removal/replacement suggestions
 - Harvest to provide updated 3-year plan for tree trimming
 - Develop a new Tree Palette by street



Plants

- Goal was to enhance the Gallery Plant Palette
 - Reviewed Talega Maintenance Plant Palette
 - Reviewed Talega Gallery Plant Palette
 - Received plant palette ideas from Harvest
- Next Steps...
 - More discussion to identify drought tolerant/waterwise plants that need less maintenance
 - New Gallery Plant Palette is currently being updated by the Landscape Committee with an anticipated draft in the first quarter of 2024



Front Yard Guidelines

- Some front yard renderings developed by Harvest
- Legal review of CA Civil Code §4735 for The Talega Gallery
- Guidelines for Talega Maintenance Corporation (TMC) reviewed
- Guidelines for The Gallery reviewed
- Guidelines for other HOA's reviewed
- Reviewed current CC&Rs, Rules and other relevant documents
- Next Steps...
 - Identify irrigation guidelines for front yards
 - Develop plant palette
 - Hire Landscape Architect to assist with Front Yard Guidelines
 - Identify maintenance guidelines & expectations



Irrigation

- As-Is Irrigation maps of The Talega Gallery uploaded to digital format
- Irrigation Audit of current irrigation system January 2023
 - Identified immediate fixes to broken valves and lateral lines – completed August 2023
- Landscape Water Use Survey Report by SMWD in February 2023
- Received proposal from Harvest Landscape to remove turf from parkways and install drip irrigation and Kurapia – cost is \$383,000+ - rebate amounts reduced so will re-submit in February 2024. Expected water savings of 50 to 70% on parkways.
- Received proposal to change out sprinklers to more efficient nozzles - \$910,000 – on hold for further evaluation.
- Board approved installation of 14 Smart Controllers and flow sensors – installation was completed in December 2023



Where are we today?

- Landscape Committee continues to develop new plant palette to include more waterwise plants
- As front yard plants age and die, plants are being replaced with low maintenance and low water use plantings
- New California laws are being evaluated to understand impact on The Gallery Landscape
 - AB 1572 – use of potable water on non-functional turf – Gallery parkway grass needs to be replaced by 2029
 - SB 676 – empowers cities and counties to ban or restrict the installation of artificial turf on residential properties
 - AB 3074 – new wildfire fuel modification plans for first five feet around structure
 - AB 38 – disclose to home buyer that home is within a Fire Hazard Safety Zone (FHSZ) and is compliant with current laws and regulations



Where are we today? - continued

- Weekly irrigation checks for coverage, broken sprinklers, water leaks and abnormalities
- Maintenance guidelines & expectations continue to be enhanced
- Hiring Landscape Architect to assist with Front Yard Guidelines
- ISA Certified Arborist continuing to evaluate trees for removal/replacement



Where are we going?

- The Gallery Landscape is always evolving! As the plants, trees, and irrigation continue to age, the Landscape Committee will continue to identify ways to keep the landscape lush, green, and beautiful to enhance curb appeal and property values.
 - Continue identifying ways to reduce the use of potable water
 - Complete parkway modifications to reduce the use of potable water within the state law timelines.
 - Continue to maintain the health of the trees and identify where trees need to be removed and replaced – the goal is to not remove trees; it is to keep trees as a part of the community. Enhance current tree palette.
 - Continue to identify ways to enhance our front yards and common areas with waterwise plantings.
- The Gallery Landscape Committee and General Manager are continuing to work for the Beautification of The Gallery!





CONTACT US WITH QUESTIONS

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