

WELCOME!

Santiago Hills Assessment District (SHAD)

Landscape Renovation Community Meeting

August 30, 2017



Desired Outcomes

- ▶ Continue to receive community input on the overall landscape renovation
- ▶ Specifically, receive input on the plant palette
 - ▶ Meadow grass alternatives for Skylark
 - ▶ Creation of specific planting plans for future projects

Meeting Agenda

- ▶ Welcome and Introductions (Bonnie)
- ▶ General Background (Dana)
- ▶ General Landscape Concept for the District (Don)
- ▶ Handy Creek Paseo Design (Don)
- ▶ Trails End Project (Don)
- ▶ Skylark Project (Don)
- ▶ Q & A
- ▶ Tabletop Exercise

Input to Date

- ▶ Community meetings and correspondence in 2015
- ▶ Liaison Committee meetings
- ▶ Individual and group emails
- ▶ Phone call discussions
- ▶ Site visits
- ▶ Public comment at the August 2017 City Council meeting

Dedicated Email

- ▶ SantiagoHills@cityoforange.org

City's Responsibility

- ▶ Evaluate all input
- ▶ Understand the condition of the landscape areas
- ▶ Consider available resources

Determine community consensus on the appropriate approach to implement the renovations and manage the landscape.

Presentation Materials

- ▶ Available on the City website:

<http://www.cityoforange.org/785/Santiago-Hills-Assessment-District>

- ▶ Contact us:

By Email - SantiagoHills@cityoforange.org

By Phone - (714) 744-7264

- ▶ Please provide your input for the following projects by the dates below:
 - ▶ **September 17** - Skylark input on meadow grass alternatives
 - ▶ **October 8** - Handy Creek Paseo plant palette input prior to release of the bid package for Phase I

Santiago Hills Assessment District

- ▶ 2007 District revenues insufficient to keep pace with expenditures
- ▶ 2007 ballot measure - District property owners rejected an increase in assessment

After 2007 Vote

- ▶ Reduction in contract workforce
- ▶ Extension of all maintenance cycle frequencies
 - ▶ Tree and shrub trimming
 - ▶ Litter and debris removal

2007 through 2015

- ▶ Expenditures rise while revenues remain static
- ▶ Additional service reductions
 - ▶ Elimination of fertilizer and pesticide applications
 - ▶ Elimination of dog waste bag stations
 - ▶ Elimination of plant replacement

2010

- ▶ Amount of water used in District landscape is significant
 - ▶ Water costs have increased over time
 - ▶ Required further reductions in service
 - ▶ Impacts of reductions became evident
- ▶ Additional maintenance cost impacts
 - ▶ Aging electrical infrastructure
 - ▶ Replacement costs further reduce funds for landscape maintenance and replacement of plants

2015

- ▶ Drought mandated irrigation restrictions further impact landscape
- ▶ Irrigation reduced 30% below 2013 levels

2015

- ▶ Ballot measure to increase assessment
- ▶ Community engagement
 - ▶ Two community meetings held at Chapman Hills Elementary School in 2015



Available to view on the
City website

Community Meetings - March 2015

- ▶ Why is there an Assessment District?
- ▶ Assessment District or HOA?
- ▶ Community survey and input
- ▶ Explaining the District and its funding
- ▶ Assessment amounts
- ▶ What does your assessment pay for?
- ▶ Where does the money go? How is the money budgeted?
- ▶ Why was an increased assessment necessary?

Community Workshop - May 2015

- ▶ Presentations and community workshop were conducted
 - ▶ Reduce water use and maintenance costs
 - ▶ Replacement of turf and old landscape and irrigation for drought tolerant landscape design
 - ▶ Landscape concepts and plant selections for the Handy Creek Paseo shared and discussed with community members

Presentation and summary of the comments from the workshop are available on the City website



Ballot Measure Passed - June 2015

- ▶ Begin a major capital improvement program to gradually replace outdated, inefficient landscaping with more sustainable and drought-resistant plants that can conserve water and require less maintenance in the long run
- ▶ Replace dead and dying plants and trees
- ▶ Improve the irrigation systems to be more efficient, keep plants healthier and conserve water
- ▶ Gradually replace and upgrade lighting and electrical panels to be more efficient and reliable
- ▶ Keep landscaped areas clear of weeds and litter to maintain an attractive, well-kept and healthy appearance
- ▶ Restore frequent tree trimming services to reduce the risk of fallen limbs and uprooted trees

Current Status

- ▶ Handy Creek Paseo selected as first major landscape renovation design due to large expanses of turf and prominent location
- ▶ Handy Creek Paseo concept was intended to be the sample and template for all landscape renovation in the District
- ▶ Priority areas for landscape renovation
 - ▶ Entryways to the community
 - ▶ Addressing renovations throughout the District
 - ▶ Major projects
 - ▶ Smaller projects

The background features abstract, overlapping geometric shapes in various shades of green, ranging from light lime to dark forest green. The shapes are primarily triangles and polygons, creating a dynamic, layered effect. The central area is white, providing a clean space for the text.

General Model and Goals for the District

Water Savings

- ▶ Turf removal/replacement
- ▶ Comply with State mandates for water efficient landscapes
- ▶ Low water use plant material

Reduce Maintenance Costs

- ▶ Reduction in turf
- ▶ Reduction in plant material requiring hedging/shear cutting

General Renovation

- ▶ Replace/renovate a tired landscape
- ▶ Replace and modernize an old irrigation system
- ▶ Said landscape needs to meet the approval of the residents in SHAD

Constraints with the District

- ▶ Re landscaping around mature trees
 - ▶ Root bound areas
 - ▶ Tree litter/debris
 - ▶ Eucalyptus residue

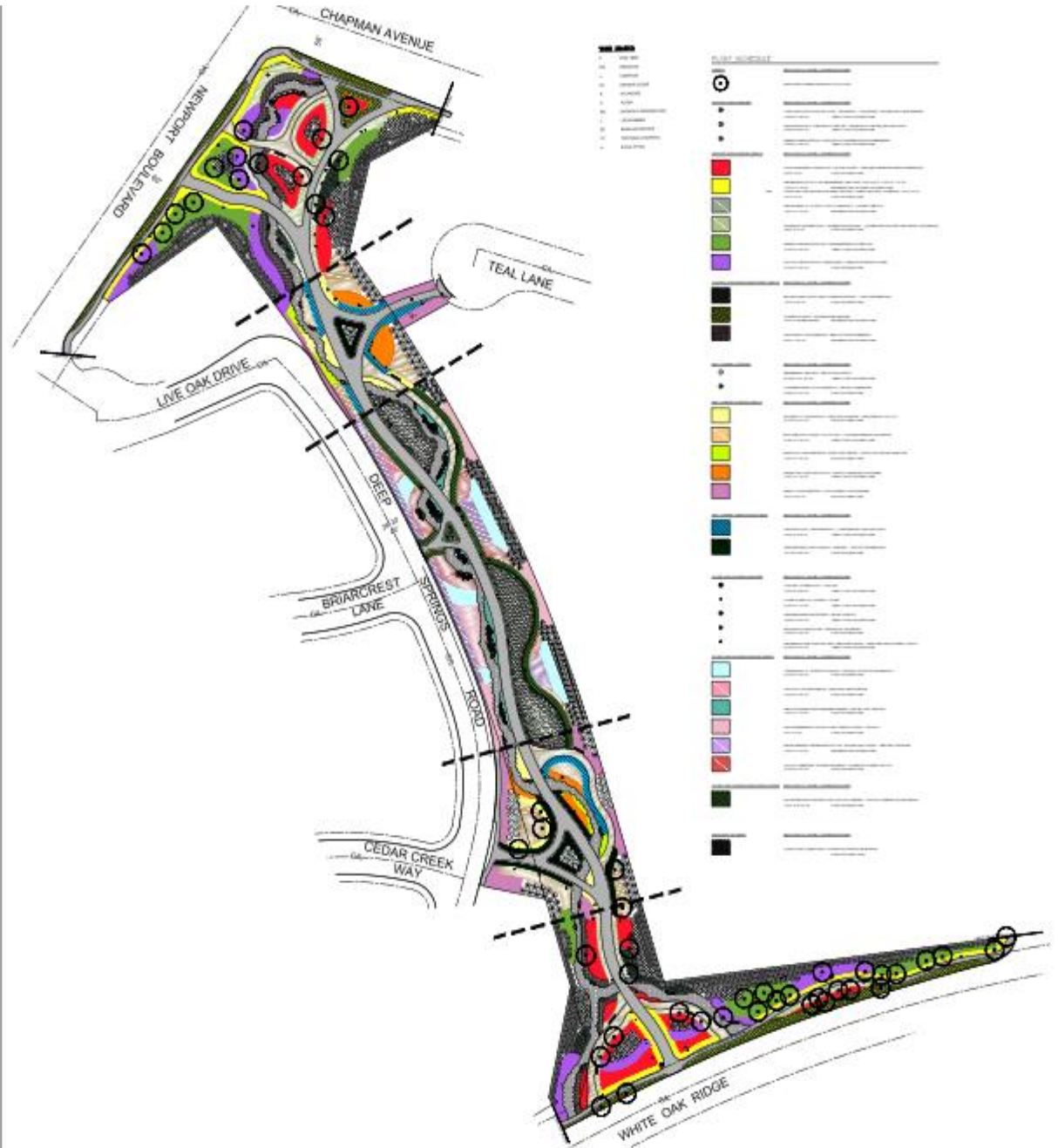
The Handy Creek Paseo

- ▶ The ‘theme’ and ‘planting palette’ would be an influence/guide for the District

The background features abstract, overlapping geometric shapes in various shades of green, ranging from light lime to dark forest green. These shapes are primarily located on the left and right sides of the page, framing the central white area where the text is placed.

Handy Creek Paseo Design/Overview

- ▶ Major Renovation
- ▶ Maintain existing sidewalks
- ▶ Add cobble/dry creek accent
- ▶ Add DG pathways
- ▶ Maintain small amount of turf and existing trees
- ▶ Renovate entire irrigation and planting
- ▶ Provide work in phases





Trails End Design Goals

- ▶ Renovate and install a low water usage landscape that meets the goals mentioned earlier
- ▶ Lessons learned

Skylark Design Intent

- ▶ Meet the goals mentioned earlier
- ▶ Maintain existing trees
- ▶ Renovate entire irrigation and planting
- ▶ Make adjustments to the landscape plantings that were not successful or liked at the Trails End landscape renovation



Schinus molle - California Pepper



New Tree Species (as needed)



Cercis occidentalis - Western Redbud



Medium - Large Background Shrubs and Vines



Low - Medium Shrubs, Groundcover, and Mulch



CONCEPTUAL DIAGRAM

Santiago Hills Assessment District Landscape and Irrigation Renovation

We hear you...we will...

- ▶ Eliminate the Meadow Grass
- ▶ Plant larger shrub material
- ▶ Plant more plant material
- ▶ Introduce more color
- ▶ Make overall adjustments to unsuccessful plantings



Recommended Substitutions for Meadow Grass

Seneceo - Blue Chalk Sticks



Santolina - Lavender Cotton



Myoporum Parvifolium



Festuca Glauca - Blue Fescue



Dymondia - Silver Carpet



Lantana - Dwarf Yellow



Cerastium - Snow in Summer



Achillea Millefolium - Common Yarro



Heuchera - Santa Ana Cardinal



Dianella - Little Rev



Current Skylark Renovation Status

- ▶ The contractor has given a 60-day price extension
- ▶ Receive resident feedback on favorable/unfavorable meadow grass replacements and make field adjustments
- ▶ Go to City Council for award October 10
- ▶ Begin work in late October

Q & A

Tabletop Exercise

- ▶ Enlarged pictures and plant samples to look at up close
- ▶ Place colored dots on Skylark meadow grass alternatives as follows:
 - - I love this plant
 - - I do not want to see this plant in my community
- ▶ Unsure? Continue to provide input by contacting us:
 - ▶ SantiagoHills@cityoforange.org OR (714) 744-7264
- ▶ Important Dates
 - ▶ September 17 - Skylark Meadow grass Alternatives
 - ▶ October 8 - Handy Creek Paseo Plant Palette

Handouts Provided:

1. Skylark Conceptual Diagram and Meadow grass Alternatives
2. Handy Creek Paseo Conceptual Diagram