ESPOLA ROAD  WELCOME / INTRODUCTIONS

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OBJECTIVE FOR TODAY
Receive community input on the long term plan for LMD 86-1
ESPOLA ROAD AGENDA

01 WELCOME / INTRODUCTIONS

02 BACKGROUND INFO

03 LANDSCAPE CONCEPTS

04 Q & A

05 VOTE
BACKGROUND INFO
WHAT IS A LANDSCAPE MAINTENANCE DISTRICT?

WHY WERE THEY ESTABLISHED?

WHAT IS THEIR PURPOSE?
Espola Road Landscape Maintenance District 86-1

Highlights:
- Formed in 1986
- Includes 954 parcels
- Approx. 1.08 million sq. ft of landscaping
- 1,900+ trees
Expenditures rising while revenues remain static

- Prevailing wage
- Drought
- Water costs
- Declining tree health

Service reductions

- Landscape maintenance
- Tree maintenance
- General maintenance (litter abatement, irrigation upgrades, etc.)
- Reduced water frequencies
1986: LMD formed
1996: CA voters approved Proposition 218
2012: LMD begins using reserves for operations
2018: Ballot initiative failed
       LMDAG formed
2019: KTUA begins on landscape master plan
       City applies for HMGP grant
PRESENT: Planning for LMD 86-01’s future
1. Public involvement
2. Define community priorities/potential improvements
3. Finalize Landscape Master Plan concept
4. Engineering analysis
5. Prioritize improvements (high, medium, low)
6. Determine assessments and phasing strategy
7. Ballot
1. Volunteers made up from residents in LMD 83-1 and LMD 86-1
2. Formed to assist with rehabilitation maintenance strategies
3. Purpose is to establish lines of communication between City staff and residents
ESPOLA ROAD SITE ASSESSMENT
WHAT IS IT?
Long term planning document that develops a conceptual blueprint for future improvements

WHAT IS IT NOT?
Not a final plan used for construction
ONLINE SURVEY SUMMARY
ESPOLA ROAD ONLINE COMMUNITY SURVEY - KEY TAKEAWAYS

CONCERNED ABOUT THE CONDITION OF THE LANDSCAPING AT THE NEIGHBORHOOD ENTRANCES
- 12.75% WERE NEUTRAL
- 23.53% WERE NOT CONCERNED

REMOVING ONLY DISTRESSED TREES OR ALL EUCALYPTUS TREES
- IF TREES WERE REMOVED OUTSIDE OF HAZARDOUS MITIGATION GRANT

CONCERNED ABOUT CONDITION OF TREES
- 19.6% WERE NEUTRAL
- 14.7% DID NOT AGREE

CONCERNED ABOUT DANGER OF EUCALYPTUS TREES
- 19.8% WERE NEUTRAL
- 20.7% DID NOT AGREE
ENHANCED ENTRYWAYS
Espola Road Existing Entryway Conditions

Stone Canyon Ranch Entry at Willow Ranch

Stone Canyon Ranch Entry at Willow Ranch Road
Existing Bridlewood Entry along Espola Road

Existing Bridlewood Entry along Espola Road
LOW GROWING SHRUBS
ENTRY ACCENT TREE
ACCENT SHRUBS
ACCENT TREES
EXISTING LOW WALL
LOW GROWING SHRUBS
BOULDERS
MEDIUM SHRUBS
COBBLE ROCK
LOW GROWING SHRUBS
ACCENT SHRUBS

PLANTING LEGEND
ENTRY ACCENT TREE
LOW GROWING SHRUBS
ACCENT SHRUBS
ENTRY ACCENT TREES
24" BOX SIZE SUCH AS:

- Arbutus ‘Marina’ Strawberry Tree
- Lagerstroemia indica Crape Myrtle
- Pistacia chinensis Chinese Pistache
ESPOLA ROAD PLANTING PALETTE / OPTIONS

SHRUBS
1 GALLON SIZE  SUCH AS:

- Carex divulsa
  Grey Sedge
- Helictotrichon sempervirens
  Blue Oat Grass
- Juncus patens ‘Elk Blue’
  California Rush
- Muhlenbergia capillaris
  Pink Muhly
- Sesleria autumnalis
  Autumn Moor Grass
ACCENT SHRUBS
1 GALLON SIZE SUCH AS:

- Agave Species
- Aloe Species
- Crassula falcata
- Echeveria ‘Afterglow’
- Senevio mandraliscae

Espola Road Planting Palette / Options

Agave
Aloe
Airplane Plant
Echeveria
Blue Finger
LANDSCAPE CONCEPTS
EXISTING TREES WITHIN THE RIGHT-OF-WAY, THIS SHEET

62

EXISTING TREES OUTSIDE OF THE RIGHT-OF-WAY, THIS SHEET

45

EXISTING TREES (WITHIN THE RIGHT-OF-WAY) IN POOR CONDITION, THIS SHEET

02

EXISTING TREE LEGEND

GOOD CONDITION TREE

FAIR CONDITION TREE

POOR CONDITION TREE

RIGHT-OF-WAY LINE

Scale: 1" = 40'

NORTH
ESPOLA ROAD  CHARACTER IMAGES - INFORMAL PLANTING DESIGN
PROPOSED TREES, THIS SHEET

PLANTING LEGEND
- STREET TREE #1
- STREET TREE #2
- ACCENT TREE

Scale: 1” = 40'
ESPOLA ROAD
PLANTING DESIGN CONCEPT #1 - FORMAL

PROPOSED TREES, THIS SHEET

PLANTING LEGEND
- STREET TREE #1
- STREET TREE #2
- ACCENT TREE

Scale: 1" = 40'
NORTH
ESPOLA ROAD  FORMAL PLANTING DESIGN - AERIAL VIEW
CITY OF POWAY
RECOMMENDED
TREES

24" BOX SIZE
SUCH AS:

Pistacia chinensis / Chinese Pistache
Mature Height: 30' - 35'

Quercus ilex / Holly Oak
Mature Height: 40'-70'

Ulmus parvifolia / Chinese Elm
Mature Height: 40'-50'
DROUGHT TOLERANT TREES

24" BOX SIZE SUCH AS:

Cercis occidentalis / Western Redbud
Mature Height: 15'-20'

Geijera parvifolia / Australian Willow
Mature Height: 25'-35'

Lophostemon confertus / Brisbane Box
Mature Height: 40'-60'

Koelreuteria paniculata / Chinese Flame Tree
Mature Height: 30'-35'

Rhus lancea / African Sumac
Mature Height: 20'-30'
**ESPOLA ROAD**

**TREE PLANTING PALETTE / OPTIONS**

**NATIVE TREES**

24” BOX SIZE SUCH AS:

- **Arbutus ‘Marina’ - Strawberry Tree**
  Mature Height: 20’-40’

- **Cercidium floridum / Blue Palo Verde-**
  Mature Height: 35’

- **Chilopsis linearis / Desert Willow**
  Mature Height: 15’-40’

- **Pinus torreyana / Torrey Pine**
  Mature Height: 40’-50’

- **Quercus agrifolia / Coast Live Oak**
  Mature Height: 50’-70’
COMMENTS/QUESTIONS
COMMUNITY VOTE
Espola Road Community Vote Sticker Exercise

Which option do you prefer?
1. Formal or informal
2. Community priorities

Two stations set up in the room
- One station for each question above

Choose a station
- Walk to either station
- Facilitator will provide stickers and directions

Place your vote!
- Place sticker on option you prefer