



*As of October 8, 2009*

## SECTION 11

### Landscape Inspections

#### 11.1 Planning Department Site Inspection Purpose

11.1.1 To ensure that landscape and irrigation are installed per the approved plans and comply with regulations and guidelines, the Planning Department shall perform inspections of the landscape. Inspections shall cover all aspects of landscape and irrigation. Inspected items may include, but are not limited to:

- a. Irrigation heads
- b. Root barriers
- c. Arbor guards
- d. Slope installation
- e. Rain sensors
- f. Plant type and location
- g. Spot checks of planting areas for fertilizer packets and soil preparation
- h. Irrigation system test

#### 11.2 Timing / Schedule of Site Inspections

11.2.1 Landscape inspections shall be performed at the following stages of the project:

- a. Installation Inspection – Performed upon completion of installation to ensure compliance
- b. Six-Month Establishment Inspection – Six months after Installation Inspection, to ensure plants are thriving, irrigation components are working and replacement parts are per plan.
- c. Post-Establishment Inspection – Twelve months after installation, to ensure plants are thriving, irrigation components are working and replacement parts are per plan. Includes a water audit, check of all plant material and verification that irrigation scheduling is posted in the controller box (not applicable to projects using smart controllers).
- d. Annual Maintenance Inspection – May be scheduled at the Planning Director's discretion.

#### 11.3 Landscape Security Deposit

11.3.1 The County of Riverside Planning Department shall request inspection fees in the form of a Landscape Security Deposit from the applicant to cover one site visit for each of the



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following inspections. If the site does not pass, subsequent site visits may occur and additional costs may accrue.

- a. Installation Inspection
- b. 6-Month Establishment Inspection
- c. Post-Establishment Inspection (12 months)

#### **11.4 Arranging Landscape Inspections**

The following steps shall be taken to schedule inspections.

##### **11.4.1 Installation Inspections**

- a. The applicant shall fax the following information to the Landscape Program:
  - o the name of the company/developer and contact information
  - o name of the development / project
  - o tract number (if applicable)
  - o BRS/BNR/BGN numbers
  - o lot or building numbers
  - o date of installation
- b. For Commercial, industrial, common areas or HOA inspections, the applicant shall also fax the proof of Building and Safety bonding.
- c. The applicant may request a particular date for inspection. Such requests may be honored dependent upon availability of staff and scheduling.
- d. County staff shall prepare appropriate documentation package for landscape inspection including certificate of completion.
- e. County staff shall verify that Security Deposit condition is met.
- f. County staff shall assign an inspection date and time.
- g. County staff shall call the applicant to verify readiness. (Applicant shall be charged for inspector's time on site, whether project is ready is not.)

##### **11.4.2 Establishment and Post Establishment Inspections**

- a. County staff shall call the applicant approximately one month ahead of time to schedule an inspection.
- b. Establishment and Post Establishment inspections are not required for Front Yard Typical or Model Homes.

##### **11.4.3 Desert Office Inspections**

- a. Inspection requests shall be faxed to the Riverside office to process the request and set up an inspection.
- b. Upon completion of the approved inspection, the Riverside office will clear the landscape conditions.



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## **11.5 Post Inspection Process**

- 11.5.1 If an inspection finds non-compliance, the Landscape Inspector shall inform the applicant and a second inspection may be scheduled.
- 11.5.2 Upon successful completion of inspection, the County Landscape Inspector and Project Foreman sign the Landscaping Certificate of Completion. (The Project Foreman shall retain a copy of the certificate for his records.)
- 11.5.3 The executed Landscaping Certificate of Completion shall be sent by the Inspector to the Landscape Program and the landscape conditions for the project shall be cleared.
- 11.5.4 Upon successful completion of the Post Establishment Inspection, the Landscape Security deposit is released.