



PARTNERS IN *Landscape Management*

Maintaining the Diverse Landscape of Ladera Ranch

Ladera Ranch Maintenance Corporation (LARMAC), as the master homeowner association, is tasked with a wide range of responsibilities, including the management and upkeep of parks, sports fields, open spaces, trails, and key environmental areas such as the Sienna Botanica riverine system and the Horno and Arroyo Basins. LARMAC also manages landscaping in Special Benefit Areas, which feature unique elements like pocket parks, slopes, front yard maintenance, and trails.

The scale of LARMAC's landscape management is impressive, covering over 70 acres of parks and sports fields, 17 miles of trails, 300 pocket parks, 18 Special Benefit Areas, 20 acres of neighborhood parks, more than 300 irrigation controllers, 600 miles of irrigation pipe, and over 38,000 trees.

Despite the vast scope of these responsibilities, LARMAC consistently aims to deliver high-quality landscape maintenance across Ladera Ranch. According to Ken Gibson, LARMAC General Manager, many large-scale communities and cities that visit Ladera Ranch are often surprised by the extensive planning, resources, and effort required to maintain such a large and complex landscape operation.

A comparison with the City of Mission Viejo, which was named the most tree-friendly city in Orange County in 2019, highlights the significance of Ladera Ranch's landscape. Although Ladera Ranch wasn't included in the study due to its status as an unincorporated area, the comparison reveals that Ladera Ranch has 133 trees per 100 residents, compared to Mission Viejo's 47 trees per 100 residents. This stark difference underscores the enormity of Ladera's urban forest and the challenges involved in its management.

LARMAC also faces additional challenges, such as working closely with the Orange County Fire Authority (OCFA) to meet defensible space requirements and managing approximately 78 acres of fuel modification zones. Stephanie Jebbia, LARMAC Assistant General Manager, collaborates with OCFA and LARMAC vendors to ensure compliance with these evolving requirements, regularly updating the community on progress through management reports on LaderaLife.com.



Invasive Shot Hole Borer Beetle Threatens Tree Health

LARMAC collaborates with the University of California Cooperative to save trees throughout Ladera Ranch.



Pest management is another aspect of landscape maintenance, particularly with respect to Ladera's tree population. Over the years, LARMAC has partnered with arborist experts to address various pest issues,

COMPLEXITIES IN LANDSCAPE MANAGEMENT



Reclaimed Water

Highly treated water contains higher levels of salts, which negatively impacts plant health and longevity.

Clay Soils

Clay soil doesn't drain well and easily compacts, limiting drainage and the ability of roots to grow.



Accessibility

Many slopes in Ladera are nestled in between homes and along major streets, which makes them hard to access. This impacts acacia removal and slope renovation projects which can require road closures.

Other Pests

Currently, there is a Leafhopper infestation of the California Pepper trees throughout the community. If left untreated, this pest can decimate a tree population very quickly.



Agencies

Working with multiple agencies, each with its own priorities and regulatory frameworks, adds another layer of complexity - OCFA, OC Vector Control, County of Orange, CUSD, and SMWD.

Schedules

Coordinating maintenance schedules, projects, and closures and trying to minimize the impact on schools, sports organizations, and resident use of facilities (e.g. dog park, clubhouses, etc.)

including a recent shot-hole borer infestation that has already led to the loss of over 250 trees, which were removed as part of a grant program with OCFA, resulting in a savings of \$200,000 to LARMAC. Currently, more than 800 trees are being monitored by experts from UC Cooperative Extension (UCCE).

Landscape and tree maintenance account for approximately 38% of LARMAC's annual operating budget, and when the cost of irrigation water is included, this figure rises to nearly 50%.

The landscape of Ladera Ranch is its greatest asset, and the time and effort dedicated to its maintenance reflect the high standards that define this master-planned community. It's not perfect, but residents can take pride in knowing that LARMAC, along with the FirstService Residential management team, staff, and experts, remains committed to upholding Ladera Ranch's reputation as an exceptional place to call home.



Management Reports

Stephanie Jebbia from LARMAC provides updates on landscape and other maintenance projects in the management reports at each LARMAC Open Session Board meeting. You may view these reports on Laderalife.com/YourHOAatWork.



Fuel Modification



Lott Steffey, Mosaic Consulting

"Managing defensible spaces and Fuel modification is an ongoing effort that requires constant communication and management of vendors." says Lott Steffey, Principal, Mosaic Consulting.

Mosaic Consulting team members serve as landscape subject matter experts who consult, guide and support LARMAC in a wide variety of projects - from tree, landscape, soil, pest, irrigation, field management to renovating outdoor, open spaces.

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Acacia Removal in Ladera Ranch



300

POCKET PARKS AND 20 ACRES OF NEIGHBORHOOD PARKS



17+

MILES OF WALKING, HIKING, BIKING AND RUNNING TRAILS



70+

ACRES OF PARKS AND SPORTS FIELDS



600

MILES OF IRRIGATION PIPE RUNS THROUGHOUT LADERA RANCH (EQUIVALENT TO THE LINEAR LENGTH OF LADERA TO DENVER)



1,600

MILES OF IRRIGATION WIRE CONNECT THE EQUIPMENT AND DEVICES (EQUIVALENT TO THE LENGTH OF LADERA TO NEW ORLEANS)

OPERATION LADERA: LANDSCAPE

IT TAKES A Network OF EXPERTS

Managing Ladera's landscape is no easy feat. It's constant. LARMAC works with multiple vendors to manage schedules, budgets, and more.

The balancing act of staying on top of landscape maintenance health, trim and mow schedules, deploying hundreds of workers each day, addressing maintenance requests as they come in requires the expertise of a community management company with the resources and staff to coordinate the work and manage the landscape operations.

Here is a network of expert vendors that LARMAC enlists to help maintain and enhance the beauty of Ladera Ranch.



Landscape Committee reviews and discusses potential future projects, projects in progress, and maintenance challenges. These Board liaisons attend monthly meetings and report back to the LARMAC Board of Directors.



Mosaic Consulting are the experts who directly manage landscape contractors and work closely with LARMAC management and the Board of Directors. The Mosaic team provide oversight, strategic asset planning, tree assessments, irrigation system evaluations, water management, in addition to horticulture and landscape training.



O'Connell Landscape is responsible for supplying all necessary personnel, supervision, management, vehicles, equipment, tools, materials, and expertise to fulfill the contractual obligations.



JES Engineering is a general engineering contractor specializing in hardscape, drainage, v-ditch repairs, and grading. They frequently work alongside geotechnical engineers and engineering geologists.



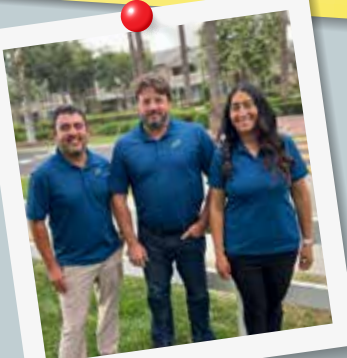
Animal Pest Management Services, Inc. is responsible for servicing over 800 landscaped, weeded and irrigated acres in Ladera Ranch for pests such as rodents, gophers, bees, general insects, etc. By using an integrated pest management approach, APM can more effectively manage pest problems in the community.



Diamonds Sports Field Services, Inc. has prepared 20,000 fields for baseball, softball, and flag football field since 2005. This involves both daily maintenance and weekly striping. Additionally, they assist with field striping needs for our community events put on by LARCS.



Arbor Essence provides arborist consultants who perform quarterly monitoring of valued specimen Coast Live Oak Trees.



LANDSCAPE FACTS

OVER
**38,000
TREES**

IN LADERA RANCH – EXCLUDES
THOSE ON HOMEOWNERS'
PRIVATE YARDS.

**TWICE
AS MANY
TREES**

AS CENTRAL PARK IN NYC
WHICH HAS A SIMILAR SIZE
FOOTPRINT OF LANDSCAPING

76
SPECIES OF
TREES

LARMAC MAINTAINS
**800
ACRES**
OF LANDSCAPE

MAINTAINS
**78
ACRES**
OF FUEL MODIFICATION ZONES
PER OCFA REQUIREMENTS

**2
MILLION**
GALLONS OF WATER OF DAILY
USE (AVERAGE PER DAY)

citygreen
URBAN LANDSCAPE SOLUTIONS

City Green is a small landscape contractor focused on projects such as interior trail renovations and landscape enhancements.



BOULDER EARTHWORK INC
Boulder Earthwork, Inc. is a local earthwork and paving contractor focused on drainage, weed abatement/vegetation removal, excavation, perimeter trail maintenance, basin maintenance, and fencing projects.

WENDT

Wendt Landscape Services is a local landscape contractor primarily focused on acacia removal projects in Ladera Ranch.

RPW

RPW Services, Inc. specializes in plant health care treatments and pest and disease control.

**PLANT
PULSE
DIAGNOSTICS**

Plant Pulse Diagnostics, LLC. are plant pathology consultants that provide onsite evaluations and diagnostic services for plant diseases and disorders, as well as ongoing soil and water quality analysis.

**DID YOU
KNOW**

Ladera Ranch has
133 TREES
per **100**
RESIDENTS



Mission Viejo has **47:100**

A 2019 study named the City of Mission Viejo the most tree-friendly of 30 Orange County cities. Ladera Ranch did not qualify since it is unincorporated.

