

3.4.2.13.3 Landscape Architecture

The landscape principles and palette found in the body of the Specific Plan are incorporated by reference. The landscape design of individual homesites shall avoid the creation of landscape "scars" caused by techniques such as overuse of a single material, exposed turf slopes, and hedges of trees. Undisturbed indigenous, native plants shall form the mass of the landscape material facing the streets and along the perimeter. No turf areas shall be exposed to the street. Lush appearing plants shall be used sparingly and shall be focussed at entries and in conjunction with site activity areas such as pools, spas, and garden areas.

3.4.2.13.4 Colors and Materials

Earthtone colors in light, medium and dark tones should constitute the highest percentage of usage. Primary colors should be used sparingly in an accent mode. Reflective materials and broad masses of light colored stucco are discouraged. Roof materials should also be chosen to blend with the surroundings including multi-toned clay and concrete tile, weathering or non-reflective metals, and the like. Flat roof designs may be used but medium toned earthtone colors should be used to help reduce glare.

3.4.2.13.5 Lighting

Site lighting shall be minimized and designed to avoid glare and light spillage onto surrounding properties including the Indian Canyon Park area. Light sources shall be shielded to direct light toward the ground. All exterior lighting shall be designed to comply with Riverside County Ordinance No. 655.

3.4.3 Environmental Assessment

3.4.3.1 Overview

The subject property is part of the site analyzed in SP 211 and EIR 221. The original layout considered a championship golf course, homes, and a resort hotel. For the subject property, a portion of the golf course and approximately 58 home sites were projected to be built. Mitigation measures that would affect the subject property included archaeological investigation (Phase 2) of five or so sites, use of native plants, preservation of boulder fields, where feasible, and limitations on household pets.

The current plan shows 40 home sites and elimination of the golf course. The grading concept will maintain the natural conditions by cutting in only the roads (and infrastructure) and grading only the development areas of the entire site. Each homesite will be a custom