

IV. Design Guidelines

A. Purpose and Intent

These Design Guidelines (Guidelines) are intended to establish the pattern and character of development within Specific Plan No. 265, Amendment No. 1 (SP 265, A1) in order to form an aesthetically cohesive environment. Specifically, the objectives for the Guidelines are:

- Provide clear direction to decision makers regarding the theming and intent of SP 265, A1, thus reducing the possibility of confusing interpretation and subjective decisions related to SP 265, A1 implementation.
- Address business park, light industrial, commercial office, commercial retail, and residential product design, landscape design, and community elements such as trails, walls, fencing, and parks.
- Establish a consistent design expression among site planning, architectural and landscape architectural components, while allowing reasonable flexibility in design.
- Create integrated neighborhoods, rather than a series of adjacent subdivisions.
- Reinforce the residential community's overall theme with a selection of four (4) specific architectural styles, climate/regionally appropriate landscaping, as well as the incorporation of rock material found on the site into the community elements.
- Establish a strong sense of community with shared community spaces, regional and community trail systems, a hierarchy of monumentation, and quality architectural designs.
- Provide Project continuity and compatibility with surrounding uses through site planning, building design, street design, landscaping and other design elements that will endure for the life of the community.
- Provide for housing products that are responsive to local needs and market demands.

The Guidelines provided within Section IV of SP 265, A1 are intended as a living document. The Guidelines may be subject to modification over time so as to allow for response to unanticipated conditions, such as changes in trends, community desires, and the marketplace. Interpretations will be left to the discretion of the Director of Planning, with an understanding that the intent rather than the letter of these Guidelines shall be the goal for implementation.

B. Introduction

These Guidelines are comprised of elements that define the design concept, physical character, and theme of SP 265, A1. The principal components of this Section are Architectural Design Guidelines and Landscaping Design Guidelines. The business park, light industrial, commercial office, and commercial retail Guidelines have been extrapolated from the original SP 265 and have been re-formatted into this document, SP 265, A1. With the exception of some minor edits, and the use of current General Plan Land Use designations, the text remains in its original form, yet has been re-formatted to be integrated into SP 265, A1. Residential Guidelines (PA's 14-17), as well as Guidelines for the Neighborhood Park (PA22), have been added to this Section.

1. Business Park, Light Industrial, Commercial Office, and Commercial Retail Guidelines

The Architectural Design Guidelines are intended to provide a basis for decisions regarding the structural environment to be built, and include standards for site planning, product layout, and development. These Guidelines also show the relationship of residential products to one another as well as surrounding land uses. In addition, a high-quality living environment is influenced by site planning, architectural theme and details, building mass and scale, materials and color, and articulations. By defining these elements, assurance is provided that the business park, light industrial, commercial office and commercial retail and buildings constructed in SP 265, A1 will have a distinctive identity and be high quality.

The Landscaping Design Guidelines are comprised of the key Project components such as a hierarchy of monumentation, streetscapes, edge conditions between on-site and off-site land uses, community walls and fences, developed and undeveloped parks, and regional and community trails. These Guidelines also present general requirements relating to the plant palette and ensure that they are compatible with the community design theme. Additionally, the Landscaping Design Guidelines set forth minimum standards for the percentage and spacing of shade trees in certain areas of SP 265, A1. The elements presented throughout the Landscaping Design Guidelines are intended to unite Project components for the business park, light industrial, commercial office, and commercial retail development.

2. Residential Guidelines

In addition to the Guidelines contained herein for the business park, light industrial, commercial office, and commercial retail components of SP 265, A1; residential architecture, open space, landscape, and streetscape elements have been provided that will establish and reinforce a sense of informal elegance and to promote a high level of desirability, attractiveness, and enduring value throughout the development in Planning Areas 14-17 and 22. The residential component of SP 265, A1 was not included in the original SP 265. At the time of approval of the original SP 265, all uses were non-residential. Due to changes to the French Valley Airport Master Plan, residential uses are now permitted in the southeasterly portion of SP 265. Recreational uses have also been included as a requirement for park facilities to serve the needs generated by the residential development. To allow these uses necessitated an amendment to SP 265; thereby, establishing this document, SP 265, A1.

To reflect the existing architecture of the area, architectural styles known for their character to support this concept will be encouraged. Structural elements of the architecture and those within the landscape will use a family of cohesive materials.

In concert with the architecture, the landscape treatments will play an important role in the creation of a unique living environment. These treatments will include residential streetscapes to enhance and unify the roadway network that is within Planning Areas 14-17 of SP 265, A1.

Community fencing will be designed to further enhance the rural character of the area without interrupting the continuity of the development. This will be achieved through the use of treatments such as stone, wood rail, and plaster finish masonry. Monumentation will be designed as a thematic element, acting as a hierarchy of signposts that integrate natural landscape elements with the built environment. These structural elements will reinforce the use of a family of complementary materials. Streetscape elements, including light poles and fixtures, street signs, stop signs, and bollards will be selected to ensure a consistent theme throughout the residential portion of SP 265, A1.

C. Architectural and Site Design Guidelines (Business Park, Light Industrial, Commercial Office, and Commercial Retail)

1. Introduction

a. Purpose and intent

These Guidelines are intended to create high quality appearance, to assure compatibility, to direct character and form, and to enhance the business park, light industrial, commercial office and commercial retail's overall value. They are intended to promote visual and spatial harmony between individual buildings and the entire SP 265, A1 and to create the highest quality product in this market segment in the vicinity. These Guidelines have been extracted from the original SP 265 and have been re-formatted as part of the integration into SP 265, A1. With the exception of some minor edits, and the use of current General Plan Land Use designations, the text remains in its original form, yet has been re-formatted to be integrated into SP 265, A1.

The purpose of these Guidelines is to encourage creativity, imagination and a high level of harmony and consistency within SP 265, A1. Special emphasis has been placed upon methods that tend to reduce large-scale visual impact of buildings and to balance the elements of structure, landscaping and paving.

These Guidelines define the development controls, which are provided for in the specific plan for SP 265, A1. The developer of each parcel shall thoroughly familiarize him/herself with the intent and requirements of the specific plan, guidelines, Airport Land Use Commission's recommendations and all applicable governmental codes and regulations.

b. Objectives

- To create a high quality business complex which is thoughtfully planned, and compatible with the local environment.
- To reduce any negative visual impact of large scale buildings by encouraging tasteful and imaginative designs for individual buildings.
- To obtain a consistency of basic architectural elements while encouraging each future property owner to explore the creative site planning and architectural possibilities of the site.

2. Site Planning Guidelines**a. General**

Each of the building projects within SP 265, A1 is an integral part of SP 265, A1. As such, it is critical that each individual building project interact with the others to produce a cohesive environment. To accomplish this goal, strict adherence to the basic relationships shown in SP 265, A1 will be required of all developers (see Figure IV-1, *Typical Office Sites*, Figure IV-2, *Typical Industrial Site with Taxiways*, Figure IV-3, *Taxiway Section*, and Figure IV-4, *Typical Commercial Site*). In addition, each building project will be required to comply with the following criteria.

The following criteria are intended to create a business complex composed of general office/professional uses, commercial, manufacturing, distribution, storage, sales operations, aeronautic and industrial uses, where each site has its own identity while maintaining an overall master planned business park appearance.

1. Site entrance and building entries shall be readily identifiable and accessible to the first time visitor.
2. Conflicts between automobiles, service vehicles and pedestrians within the site shall be minimized.
3. The developer shall integrate existing master planned landscaped areas into their individual site plans in a well-designed manner.
4. The following items shall be screened from public view:
 - a. Service area.
 - b. Trash areas.
 - c. Mechanical and electrical equipment.
 - d. Solar panels.
 - e. Parking lots.
 - f. Exterior storage of materials and products.
5. Exterior enclosures, structures and walls shall be compatible and coordinated with the architectural character of the buildings.

b. Pedestrian Circulation

On-site pedestrian walkways should be fully integrated with the internal site vehicular circulation system to allow safe and convenient pedestrian access through parking areas and from perimeter street walkways to building entrances.

Ample pedestrian walkways should be provided throughout parking areas with special consideration given toward walkway landscaping, lighting and amenities. Pedestrian walks that cross parking aisles and driveways should be emphasized by a contrasting paving material.

Figure IV-1, *Typical Office Sites*

Figure IV-2, *Typical Industrial Site with Taxiways*

Figure IV-3, *Taxiway Section*

Figure IV-4, *Typical Commercial Site*

c. Parking and Circulation

Parking space requirements and parking design layouts within SP 265, A1 shall provide sufficient off-street parking and loading spaces to adequately meet the demand, as well as ensure safe, easily maintained off-street parking facilities. Off-street parking standards and requirements shall conform to Riverside County Land Use Ordinance No. 348, Section 18.12, and the following:

1. All parking areas and drives shall be separated from landscaped areas by concrete curbs. Parking areas shall be paved with impervious materials including asphalt and concrete.
2. It shall be the responsibility of the developer and/or owner to ensure that all parking areas and drives are properly lit and maintained for safe operation of vehicles. Large expanses of parking area should be discouraged. Parking areas should be dispersed into convenient clusters.
3. Parking areas should be set back a minimum of 6 feet from buildings, providing ample landscaped area adjacent to the building.
4. Designated "cycle parking" areas and bicycle racks should be considered for the convenience of employees using bicycles and motorcycles. In order to avoid the clutter of cycles parked in unplanned locations, it is recommended that planned "cycle parking" areas be conveniently located to employee entrances and be provided with racks having security locking capabilities.
5. Access drives should be coordinated with adjacent lots so as not to impede the efficient flow of peak period traffic.
6. Access drive designs should incorporate provisions for efficient vehicle stacking during peak periods of use.
7. Access drives should have adequate separation for safety purposes adjacent to the public right-of-way.
8. All driveway entrances should be emphasized by a contrasting material located within the project boundaries, not within that portion of the County right-of-way and the front yard setback, and shall be designed in accordance with the requirements of the County of Riverside.

d. Loading and Service Areas

Sufficient loading and unloading spaces shall be provided for each business park, light industrial, commercial office and commercial retail, and public development as required per the County of Riverside's standards. Adequate provisions and space shall be made for maneuvering freight vehicles and for the handling of freight, independent of the public street system. No on-street vehicle loading shall be permitted (see Figure IV-5, *Loading and Service Areas*). In addition, all loading areas shall be located as follows:

1. Loading facilities shall be set back, recessed or screened from view by walls, berms or landscape plantings or a combination thereof so as not to be visible from adjacent parcels and streets.
2. For lots bound by public streets, loading will be permitted only along the elevations at the sides of the building facing interior property lines unless said loading space is screened by walls, fences or landscaping.
3. All loading facilities bordering residential development shall have a 6-foot high solid concrete or masonry wall constructed on the property line.
4. Buildings and structures shall be designed and situated on the lot and loading facilities shall be constructed and located such that motor vehicles may be located or unloaded at

any loading dock, door or loading area without impairing the flow of traffic on adjacent streets.

Figure IV-5, *Loading and Service Areas*

e. Building Setbacks

Building setback requirements for industrial, office and commercial uses shall conform to Specific Plan Zoning Ordinance and these Guidelines. Where conflicts between the Guidelines and the zoning ordinance exist, the more restrictive standard shall apply.

f. Landscape Setbacks

Please refer to Section IV, Landscape Design Guidelines.

g. Grading

All grading within the industrial, office and commercial Planning Areas of SP 265, A1 shall be required to conform to all applicable Riverside County ordinances and standards. It is recommended that specific grading consideration be given to the natural gentle rolling, semi-arid landscape of SP 265, A1 in order to preserve and protect sensitive hillsides and slopes, as well as enhance open space and drainage courses (see Figure IV-6, *Landscape Grading*).

The maximum slope gradient is 2:1. The maximum slope of any turf areas shall be 4:1. All grading will be consistent with the Master Plans of Grading, Drainage and utilities.

Whenever possible, slopes should be graded to blend into the contours of existing natural slopes.

All new slopes shall be properly stabilized by planting with vegetation to prevent erosion and shall comply with the landscape section of these Guidelines.

- Earth berms should be rounded and natural in character.
- Driveways should not exceed 12 percent slope, parking lots should not exceed 10 percent slope. Paved areas should follow existing grades as much as possible to minimize grade differences at their periphery.

Natural floodways and drainage channels may not be built upon and shall be designated as permanent open space. Drainage courses, natural floodways and greenbelts should be enhanced with landscaping or riding and hiking trails whenever feasible.

Manufactured slopes adjacent to natural open space should be planted with naturalized drought resistant materials.

Contour grading and variable slope gradients along the open space areas will be encouraged.

Figure IV-6, *Landscape Grading*

h. Drainage

It is important to consider the drainage from the site. Natural conditions of drainage should be preserved where possible.

Large bench drains and concrete swales are to be avoided. It is preferable to use contoured swales planted with riparian vegetation. Underground pipes and gutters should be routed to energy dissipaters to reduce the possible effects of erosion. Figure IV-7, *Landscape Drainage Swales*, shows drainage swales to be used at the Project.

Drainage of all roof areas shall be connected directly to off-site storm drains where possible. In the event no storm drain system exists, roof drains should flow into an on-site subterranean drainage system which discharges off-site or at curb face of parking lots. Sheet flow of water across entry driveways is not allowed.

i. Garden Walls and Fences

Walls and fences within SP 265, A1 shall be utilized to provide security, reinforce screening requirements for adjacent land uses, or act as a contributing site element to an overall landscape theme for a specific parcel. Walls shall be constructed of masonry, concrete or stone and shall be consistent in treatment with adjacent buildings and structures. See Figure IV-8, *Typical Wall with Offsets and Planter Pocket* for Typical Walls/Offsets and Planter Pockets.

Long, unbroken, solid wall lines are monotonous and are discouraged. Walls should provide offsets every 50 feet, or include recessed planting areas to increase visual interest and appeal, or include a combination of differing materials and textures.

Walls used for screening shall be a minimum of 6 feet in height.

j. Utilities

All utility lines shall be installed underground. No permanent overhead lines on site will be permitted. No transformer pads shall be permitted in the front yard landscaped setback areas. Where transformer pads may be seen from any street, they will be screened with landscaping of an appropriate height or walls similar in treatment to adjacent buildings.

All other above ground utility appurtenances, regardless of the location on the parcel, shall be screened with landscape planting.

Figure IV-7, *Landscape Drainage Swales*

Figure IV-8, *Typical Wall with Offsets and Planter Pockets*

k. Outdoor Storage, Service Areas and Trash Enclosures

Outdoor storage areas and trash enclosures shall be located upon the site so as not to be visible from primary visual exposures such as streets, pedestrian and vehicular entry areas, recreational and open space amenities (see Figure IV-9, *Trash Enclosure*).

No materials, supplies or equipment, including trucks or motor vehicles, shall be stored upon a site except inside a closed building or behind a visual barrier screening such materials, supplies or vehicles from adjacent sites so as not to be visible from neighboring properties and streets. No materials, supplies or equipment shall project above the screened height of the storage area. No outdoor storage areas may be located within any required front yard areas.

In all portions of the Project area, outdoor storage areas should be located in inconspicuous areas such as the side or rear portion of a site. No outside storage shall be permitted within any required setback.

Outdoor storage areas may be visually screened by using landscape plantings, walls, earth berms or any combination thereof.

Service areas and trash enclosures shall be screened from off-site views by solid masonry or concrete enclosures of at least 6 feet high with opaque gates constructed of wood, metal or similar low maintenance materials. Service areas and trash enclosures shall be conveniently accessible to the buildings they are designed to serve. Service areas and trash enclosures shall be located in such a manner as to minimize noise and odor nuisance.

Figure IV-9, *Trash Enclosure*

3. Architectural Design Guidelines**a. General**

The architectural design concept of SP 265, A1 is one which encourages project development to achieve both diversity and harmony in architectural design as well as achieve excellence in building quality and construction (see Figure IV-10, *Office Elevation*, Figure IV-11, *Office/Industrial Elevation*, Figure IV-12, *Office/Industrial Structures*, Figure IV-13, *Industrial Structures*, Figure IV-14, *Commercial Elevation*, Figure IV-15, *Commercial Elevation*, and, Figure IV-16, *Commercial Structures*).

The concept is not intended to limit the developer in design possibilities, but rather to allow freedom and flexibility to develop architectural solutions most appropriate for each site. The architecture to be developed in each planning area or parcel should maintain an individual identity, yet contribute to the integrity of the business park as a whole.

The following Architectural Design Guidelines apply to every building project within the business park:

- **Building Form, Massing and Scale**

All buildings shall be distinctive and contemporary in design and form. Buildings should reflect the technology of today yet maintain a timeless appearance.

Building form should create visual interest on all sides of the structure. All building sides are to be considered equally. Buildings may not have a special treatment only on the facade facing the street(s). The architectural concept must be consistent on all sides of the building.

Interconnection and lapping of building forms and heights to break long expanses of blank walls help relieve monotony and are encouraged. Low decorative walls and walls utilized to enclose courtyards or screen service yards provide a gradual building up of massing and help relate buildings to the landscape.

The scale of the project should be given special consideration, particularly large industrial buildings. Large-scale uninterrupted walls must be avoided and may be visually reduced to human scale by:

- Mature landscaping/mounding
- Wall texture placement
- Clustering small scale elements such as planter walls around major forms
- Creation of horizontal and vertical shadow lines
- Fragmentation into smaller or multiple structures
- Entrance treatments
- Stepping back corners
- Pilasters
- Varying roof lines

Figure IV-10, *Office Elevation*

Figure IV-11, *Office/Industrial Elevation*

Figure IV-12, *Office/Industrial Structures*

Figure IV-13, *Industrial Structures*

Figure IV-14, *Commercial Elevation*

Figure IV-15, *Commercial Elevation*

Figure IV-16, *Commercial Structures*

- Facade Treatments

Each building or building complex should create its own individual identity while remaining harmonious with neighboring buildings and the overall business park complex.

Architecturally articulated exterior surfaces reflecting creativity and innovation are encouraged to provide the mechanism by which both individual identity and unity may be achieved.

Emphasis should be placed on development of a special design character at building entrances. Main entrances to each building shall be clearly defined and noticeable.

Pedestrian and ground level entries should be recessed or covered by architectural projections, roofs or arcades to provide pedestrians shelter from the elements. Columns, projections, insets and exterior material changes may be used to architecturally identify and create interesting building entries.

Exterior openings in buildings, such as doors, windows or arcades, should be used in repetitive patterns to create rhythm and interest.

Any accessory buildings and enclosures, whether attached to the main building or not, shall be of similar design and materials.

Unacceptable designs include false facades, mansard roofs and other applied ornamentation unrelated to the rest of the building or structure.

- Colors and Materials

Colors and materials chosen must be appropriate for the scale of the building, compatible with its location within the business park and expressive of the character and image of the development.

Building materials should be durable, relatively maintenance free and convey its own natural integrity, expressing permanence, substance, timelessness and restraints. For each building or building complex, one dominant finish material, excluding roof materials and glazing, should be expressed. Accent materials are encouraged and when used should subtly compliment the dominant material of the building.

- Concrete

Concrete should be natural color or may have a moderate integral color. Large exposed surfaces shall be textured forms, sandblasted or have integral detailing. Smooth concrete shall be restricted to accents, reveals, bandings and columns.

- Masonry

Masonry's ageless character, distinctive textures and human scale make it an appropriate material, especially where these elements become important. Masonry units shall be limited to brick, split face concrete block, fluted concrete block or integral color slump block. Standard concrete masonry units shall not be used as a finish material.

- Stone

Stone being one of the original natural materials used in construction throughout history is highly appropriate in conveying a sense of permanence or timelessness. Stone used for surface finish materials, including veneers, paving, shingles and decorative items, shall be limited to granite, travertine, marble, polished or honed limestone, sandstone and slate. Color and material combining other than color stone shall be allowed as accents, bandings or minor decorative purposes only.

- Plaster or Stucco

Plaster as a surface finish material may be used in almost any context. Where it is the predominant material, it should be used in conjunction with other materials for accents and relief features. Textures shall be limited to machine spraying and light hand trowel finishes. Heavily textured plaster on large unbroken surfaces of plaster will not be allowed.

- Wood

Finished wood may be used in almost any context; however, special consideration and care is required in the use of wood due to extreme weather exposure of this area. Exposed wood should have a minimum two inch dimension and be protected from excessive moisture and sun exposure. Wood timbers and glue-laminated timbers may be used provided that the minimum dimension is 6 inches. Timbers may be finished in rough sawn, resawn, sandblast or smooth finishes. Wood trim shall be stained with semi-transparent stain or painted as accents. Wood siding, where it is used as the predominant surface material, will not be allowed.

- Glazing

Glazing should appear as a combination of darkness, transparency and reflection. Glass and framing color should complement that of the other building materials. It is important that the glazed areas give a sense of penetration to building interior, as opposed to an opaque surface.

Reflective glass-faced buildings should not be used in areas where existing or future surrounding buildings or airport uses would be adversely affected by glare. Similarly, buildings with large amounts of reflective glass that would cause glare are not appropriate adjacent to areas regularly used by pedestrians, motorists or aircraft. Energy conservation considerations would encourage the development team to explore the use of operable windows and shading devices (interior or exterior) where appropriate.

- Prohibited Materials

Unacceptable materials include corrugated metal siding, standard concrete block, common plywood sheeting, masonite, aluminum and rustic materials used as primary wall surfaces. Permanent buildings of mobile or modular construction are prohibited.

- Color and Texture

All buildings throughout the business park should use warm earth tones or natural colors of materials being used. The use of bright colors or black should be limited to building accents and signifying points of entry. Bold application of colors such as stripes, accents or super graphics is discouraged.

Variations in color shall be kept to a minimum.

Colors shall be confined to earth tones of a soft and subtle nature such as:

Off-white	Light Brown
Warm Grays	Brown
Putty	Rust
Tan	Brick Red
Beige	Sienna
Cream	Light Pastel Pink
Copper	Light Pastel Blue

Accent colors may be darker or lighter tones; however, primary colors are discouraged.

Special individual corporate colors other than those listed maybe approved only when utilized in signage and logos.

Simple and uniform textures are encouraged to create shadow patterns, which will enhance the visibility of the buildings.

- Mechanical Equipment

Where mechanical or service equipment is located on the roof, it shall be grouped into concentrated areas and installed in a wall or behind a screen wall or in an enclosure, which is an integral part of the building design. The materials used on such screens or enclosures shall be the same quality as, and compatible with, the materials of the building (see Figure IV-17, *Rooftop and Equipment Screening* and Figure IV-18, *Rooftop Screening*).

Mechanical and service equipment shall not be permitted to protrude above a plane level with the top of the parapet or above a screen wall or enclosure.

Special consideration should be given to mechanical or service equipment location and integration into building design. When roof mounted equipment will be visible from upper floors of adjacent buildings and hillside developments, they shall be kept to a visible minimum by screening and painted so as to allow their blending with the visual background.

Mechanical and service equipment located near or at ground level shall be screened from views from adjacent or adjoining parcels, buildings or pedestrian walkways whenever possible by heavy landscape plantings, walls, earth berms or any combination thereof.

No exterior mechanical equipment or devices shall be permitted in any required front yard or setback area.

No antenna or device for transmission or reception of any signals, including, but not limited to, telephone, television and radio shall be placed on any lot so that it is visible from 5 feet above the ground, or ground floor level, at a distance of 500 feet in any direction.

Transmitters and antennas should be screened from off-site view by berms, planting or a combination of both whenever possible.

Temporary overhead power and telephone facilities are permitted during construction.

Figure IV-17, *Rooftop and Equipment Screening*

Figure IV-18, *Rooftop Screening*

- Surface Mounted Equipment

No exterior mechanical devices shall be mounted on any building wall unless they are an integrated architectural design feature (see Figure IV-19, *Equipment Screening*).

The location and finish treatment of items mounted on the exterior surfaces of the building should be carefully planned and detailed. Such items would include vents, pipes, alarm bells irrigation controls, mechanical equipment, access ladders, electric and gas meters, etc. In no case should they give the appearance of being simply mounted on the exterior surface of the building with no relationship to the surrounding elements. The location of these items shall be indicated on all drawings submitted for approval.

- Roof Design

Major roof areas within SP 265, A1 will predominately be flat roofs with parapet walls.

Simple pitched roofs and sloped roof treatments for design accents are acceptable and encouraged with certain exceptions. Sloped roofs should be carried through major portions of the building and be an integral part of the building design.

Building roofs and the tops of parking structures must be given careful consideration, especially if these elements will be viewed from above by adjacent buildings and hillside developments within the business park.

Care should be taken that all roof mounted equipment and vents are grouped together and placed to reduce their visibility.

All pitched roof material shall be integral color concrete tile, slate, standing seam metal roofing or copper. Flat roof design requires a gravel surface of earth tone color, membrane material or similar uniform coverage treatment when the roof is visible from adjacent properties.

Lower roof projections and overhangs are encouraged to humanize and scale down building masses and define building entrances.

- Parking Structures

The design of parking structures must be simple, attractive and complementary to the main building design. Development teams are encouraged to use a portion of the top level of the garage as a roof garden, continuing the theme of site landscaping. Simple planting, texturing or detailing shall be used on the edges of all parking decks.

Figure IV-19, *Equipment Screening*

- Exterior Lighting

Architectural lighting throughout SP 265, A1 should articulate and enhance the forms, texture and primary features of the building design as well as provide functional lighting required for safety and security (see Figure IV-20, *Parking Area Lighting*, Figure IV-21, *Walkway Lighting*, and Figure IV-22, *Lighting*).

All exterior lighting shall conform to the Riverside County Lighting Ordinance, Mount Palomar Lighting District, aviation lighting regulations and these Guidelines.

Due to the close proximity of the Mount Palomar Observatory, the County of Riverside requires all exterior area lighting to incorporate full cut-off shielded fixtures utilizing low pressure sodium lamps.

The yellow/orange light produced by low sodium lamps tend to devoid areas of all color and definition which results in an undesirable light source for those areas in which landscaping features, pedestrian walkways, building entries, accents and textures are important. Lamp types other than low pressure sodium, which provide a cleaner, crisper illumination for landscaping and building features may be utilized, provided that such fixtures do not contribute significantly to the ambient light level, are shielded and operated by automatic timers set to shut off all exterior lights other than low pressure sodium lights after 11:00 p.m.

Building illumination and architectural lighting shall be indirect in character with no visible light source. Soft indirect lighting is encouraged.

Parking area light standards shall not exceed 25 feet in height. Pedestrian walkway light standards shall not exceed 12 feet in height. In no instance shall light overwash occur beyond property lines.

Landscape lighting shall be held to a minimum, particularly if parking areas and buildings are washed with light. Soft, directed path lighting and accent lighting at feature planting spaces shall be the extent of any landscape lighting.

Service and storage area lighting shall be contained within their boundaries and enclosed walls. In no instances shall light overwash occur outside the service and storage areas. Light sources shall not be visible from public streets.

Figure IV-20, *Parking Area Lighting*

Figure IV-21, *Walkway Lighting*

Figure IV-22, *Lighting*

4. Signage and Graphics**a. General**

It is the responsibility of each developer to construct and maintain all signage and graphics within his parcel in conformance with County ordinances, and these requirements. Requirements for signage have been grouped under the following headings. No other signage other than signs described below will be allowed in the business park including poles and pylon signs, billboard signs, revolving, flashing, blinking, banners, boxed or can signs Permitted signs include:

- Perimeter Project Signage
- Building Mounted Signage
- Interior Site Signage
- Temporary Signage

The following signage requirements apply to all signs which can be seen from outside the boundaries of the parcel.

- Sign colors shall be limited to one color for the lettering and one color for the background. Additional colors are permitted when incorporating the company's logo.
- Typical "can" or "box" internally lit signs with entire face areas in plastic will not be permitted.
- Signmaker's label or other identification will not be permitted on the exposed surface of signs except that those required by local ordinance shall be located in an inconspicuous location, not legible 5 feet or more away from the sign.
- Exposed conduit, tubing or raceways will not be permitted. All conductors, transformers and other equipment shall be concealed.
- Each sign shall be harmonious with the texture and color of the building to which it is affixed or in conjunction with the area in which it is employed.
- A sign permit, issued by the County of Riverside, is required for all signage.
- All commercial signage shall be compatible with the overall theme established by the respective commercial developments.
- All signs shall be of a professional quality.
- No signs shall be painted directly on any building elevation.

b. Perimeter Project Signage

This type of signage is to provide identification of a building project and to provide information directing traffic movements or use of site entries, if such information is necessary. This signage shall consist of free-standing monument type signs generally oriented to parcel entries (see Figure IV-23, *Monument Sign*, Figure IV-24, *Monument Sign*, Figure IV-25, *Multi-Tenant Sign*, and Figure IV-26, *Multi-Tenant Sign*).

- Monument signs shall be encouraged for all commercial developments within SP 265, A1.
- All monument signs shall be well integrated into the landscape treatment.
- Monument signs should be set back a minimum of 5 feet from property lines and 5 feet from any driveway.
- Only one project identification monument sign shall be allowed on each site. However, depending upon the size and orientation of the project site, more than one monument sign may be allowed.
- Multi-tenant monument signs shall be allowed for identification of major users within commercial centers.
- Monument signs should have a concrete base with applied metal letters and should be compatible with the building architecture.
- Double-sided monument signs are allowed.
- Monument signs shall be externally illuminated. The external lighting source shall be well concealed and consistent with the plan area design objectives.

Figure IV-23, *Monument Sign*

Figure IV-24, *Monument Sign*

Figure IV-25, *Multi-Tenant Sign*

Figure IV-26, *Multi-Tenant Sign*

c. Building Mounted Signage

- Retail Buildings (see Figure IV-16, *Commercial Structures*, and Figure IV-17, *Rooftop and Equipment Screening*).
 - Tenant signage should be well integrated into the building design.
 - Multi-tenant commercial facilities shall have a cohesive, well-integrated signage program. The overall coordination of all tenant signage shall be considered in signage program design, review and approval.
 - All multi-tenant signs shall be readily discernable only to the nearest adjacent public street.
 - Multi-tenant signs shall be mounted no higher than the spandrel or fascia directly above the ground floor.
 - Signs, if lighted, must be lighted internally or backlighted.
 - Sign area must be 2 feet below the top of parapet wall and 2 feet from the edge of the building.
 - Signs must be horizontal.
 - All signs shall be similar in design, having the same size, shape and color as its neighbor. However, major tenants may be exempt from this requirement.
 - Signs shall be mounted at the same height and shall be in close proximity to the entry of tenant's space.
 - Where signs are mounted, the mounting shall be flush with the building wall and shall not be painted on.
 - Directory signs shall not exceed 5 feet, 6 inches mounting height. Signs shall be 3 feet wide, 4 feet high and shall be designed to be changeable.
 - The tenant shall be responsible for submitting his sign drawings to County authorities for permits approval prior to any and all construction and erection.
 - The tenant shall pay for all signs and installation, including final connection, transformers and any other labor and materials. Tenants shall bear the cost of all maintenance.
 - The developer will provide preliminary electrical service terminations at the center of the allowed signage area.
 - Store identification:
Each tenant may place on or adjacent to his entrance individual identification as follows:
 - Maximum height of letters or numbers shall be 2 inches.
 - Information may include business phone numbers, etc.
 - Maximum total of all copy shall be 144 square inches.

- Office/Industrial Building (see Figure IV-13, *Industrial Structures*, and Figure IV-27, *Office/Industrial Signage*).
 - Office and industrial buildings shall be allowed a building mounted sign. The maximum area of total signage per street frontage mounted on the building is equal to one square foot per lineal foot of building frontage on a given street up to a maximum of 200 square feet. This limitation applies to multiple tenant and single tenant buildings. Area is calculated on the basis of the overall dimensions of the signs.
 - The location of building signs must be compatible with the architectural design of the building.
 - Signage shall be integrated with building design.
 - No roof-mounted signs are to be permitted and no sign shall extend above parapet or eave.
 - Building scale and sign placement will determine the letter size: however, the letters must not exceed 42 inches in height.
 - Signs must be horizontal.
 - Sign area must be 2 feet below the top of parapet wall and 2 feet from the edge of the building.
 - Signs or letters are not to be painted directly onto any building surface.
 - Illumination of building signs may either be internal or external through use of a concealed light source.

d. Interior Site Signage

- Interior site signage, if visible from outside the parcel, shall be only for the purpose of controlling vehicular movement or directing pedestrians to building entrances. Such signage shall be freestanding and shall not be used for the purpose of identifying uses or businesses within buildings. All traffic control signs (stop, yield, etc.) installed at parcel entries shall be identical in design to those in the street areas (see Figure IV-28, *Directional Signs*).
- One taxiway identification sign should be allowed per each parcel in Planning Area 3. It should be a free standing monument, externally illuminated and no more than 30 inches high by 48 inches long (see Figure IV-29, *Taxiway Directional Monument Sign*).

Figure IV-27, *Office/Industrial Signage*

Figure IV-28, *Directional Signs*

Figure IV-29, *Taxiway Directional Monument Sign*

e. Temporary Signage

The use of temporary signage at the business' park will be strictly controlled (see Figure IV-30, *Temporary Sign*). Temporary signs must conform to the following requirements:

- Construction and Real Estate Signs Each project is permitted 2 temporary signs for construction, sale or lease. One of the 2 signs may be located at the entry point of the site; the other, at the building. Each sign is limited to 32 square feet per side. Sign copy is limited to the following:

Project Name
Owner's Name
Opening Date
Leasing Agent (Name and Phone Number)
General Contractor
Consultants Lender

Temporary signs must be set back 5 feet (minimum) from the property line and must be placed parallel to the street frontage. Temporary signs must be located within the legal boundaries of the parcel. No temporary signs will be allowed in a street R.O.W. area, on neighboring property or on buildings.

- Design

Each temporary sign shall be an 8 inch thick box, with corners rounded on a 4 inch radius, mounted on two 4 x 4 posts and shall penetrate the box rather than the box being mounted on the sides of the posts. All sides of the box shall be painted white. The posts shall be a medium warm gray.

- Height

Temporary signs shall be free-standing, maximum 6 feet tall from grade.

- Lighting

Lighting shall not be allowed.

Figure IV-30, *Temporary Sign*

f. Prohibited Signs

- Signs Constituting a Traffic Hazard

No person shall install or maintain or cause to be installed or maintained any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "Stop", "Look", "Danger" or any other words, phrases, symbols or characters in such a manner as to interfere with, mislead or confuse traffic.

- Immoral or Unlawful Advertising

No person shall exhibit, post or cause to be exhibited, posted or displayed upon any sign, anything of an obscene, indecent or immoral nature or unlawful activity.

- Signs on Doors, Windows or Fire Escapes

No window signs will be permitted except as heretofore noted. No sign shall be installed, relocated or maintained so as to prevent free ingress or egress of any door. No sign of any kind shall be attached to a stand pipe except those signs as required by code or ordinance.

- Animated, Audible or Moving Signs

Any sign involving the moving, swinging, rotating, flashing, blinking or otherwise animated light is prohibited. Time and temperature displays accepted upon approval.

- Off-premise Signs

Any sign, other than a directional sign, installed for the purpose of advertising a project, event, person or subject not related to the premises upon which said sign is located, is prohibited.

- Vehicle Signs

Signs on or affixed to trucks, automobiles, trailers or other vehicles which advertise, identify, or provide directions to a use or activity not related to its lawful making of deliveries of sales or merchandise or rendering of services from such vehicles are prohibited.

- Special Displays

External displays, other than temporary decorative holiday lighting, which consist of unshielded light bulbs, and open, exposed neon or gaseous light tubing, are prohibited. An exception hereto may be granted by the architect when the display is an integral part of the design character of the activity to which it is related.

- Displays

Flags, banners or pennants, etc., which may constitute an architectural feature and which are an integral part of the design character of a project may be permitted subject to architecture and county approval.

- Utility Proximity Lines

Signs which have less clearance from authorized communication or electrical power lines than that prescribed by the laws of the State of California are prohibited.

- Freestanding, Pylon (Pole) and Roof Signs

Any sign mounted on freestanding, pylons, pipe columns or wood posts, etc., other than traffic signs, are prohibited. Roof mounted signs are prohibited.

D. Residential Architectural Design Guidelines

This section sets forth guidelines for the residential architectural components of SP 265, A1. These Guidelines have been added to SP 265, A1, as the original plan, SP 265, was entirely non-residential and did not contain Guidelines for any residential development. In July 2001, the County adopted a set of design guidelines applicable to new development within the Third and Fifth Supervisorial Districts. SP 265, A1 is located within the Third Supervisorial District. The Development Design Standards and Guidelines for the Third Supervisorial Districts are for use by property owners and design professionals submitting development applications to the Riverside County Planning Department. The Third Supervisorial District guidelines were adopted to advance several specific development goals of the Third Districts. These goals include: ensuring that the building of new homes is interesting and varied in appearance; utilizing building materials that promote a look of quality development now and in the future; encouraging efficient land use while promoting high quality communities; incorporating conveniently located parks, trails, and open space into designs; and encouraging commercial and industrial developers to utilize designs and materials that evoke a sense of quality and permanence. The Guidelines that follow have been prepared in conjunction with these goals.

In conjunction with the Landscape Design Guidelines, the Architectural Design Guidelines are intended to guide the development of a cohesive and attractive community. This section establishes site planning guidelines; in addition, this section identifies the key architectural styles associated with each residential product type and architectural “elements” that should be considered in all residential development. It is the intent of these guidelines to establish a consistent architectural expression while allowing for flexibility in design.

Developers, builders, engineers, architects, landscape architects, and other design professionals should utilize the guidelines in order to maintain design continuity throughout the community. Because of the evolving nature of architectural styles, the community’s identity will be expressed primarily through landscape, hardscape, and community elements such as entry monumentation. Architecture allows individual developers to utilize styles that are consistent with and complimentary to these features.

SP 265, A1 will contain residential structures that exhibit excellent design. SP 265, A1 also strives to provide housing opportunities in an array of architectural themes. A collection of architectural themes and styles will add to the character of a neighborhood by creating visual interest. Architectural variety should be created by combining building materials, colors, and textures in conjunction with architectural features (e.g. roofs, windows, doors, façades, trim) rather than by designing buildings that vary greatly in architectural style.

1. Site Planning Design Guidelines

Design of residential sites within SP 265, A1 is an essential component of the land use plan. Specific standards and criteria are provided for each residential development type to address setbacks, pad sizes, lot coverage, and encroachments. Figures IV-31 through IV-33 illustrates these concepts and offer information regarding placement of residences within the community. Each figure contains a detail of the typical lot with a corresponding table that lists specific development standards for that lot.

a. Single-Family Detached: Traditional

Single-family detached homes within Planning Areas 14, 16, and 17 shall be developed in accordance to the standards provided on Figure IV-31, *Single-Family Detached: Traditional*, or,

Figure IV-33, *Single-Family Detached: Traditional*.

b. Single-Family Detached: Zero Lot Line

Homes within Planning Area 15 may be developed in accordance to the standards provided on Figure IV-32, *Single-Family Detached: Zero Lot Line*.

Figure IV-31, *Single-Family Detached: Traditional*

Figure IV-32, *Single-Family Detached: Zero Lot Line*

Figure IV-33, *Single-Family Detached: Traditional*

2. Architectural Styles

As described above, a variety of architectural styles is pivotal to creating a high-quality community. SP 265, A1 will feature four unique architectural styles that adhere to the residential community theme. The four (4) architectural styles for the SP 265, A1 community include: Tuscan, Craftsman, Spanish Mediterranean and Monterey.

Developers, builders, engineers, architects, landscape architects and other design professionals will be required to use the guidelines in order to maintain design continuity, create an identifiable image, and develop a cohesive community. The following descriptions and referenced graphics provide an overview of the general architectural styles desired for SP 265, A1.

Again, it should be emphasized that individual character and interpretation are encouraged and it is not the intent that all of the following represented design components be incorporated into the design proposals. These examples are only conceptual in nature and do not necessarily depict the actual final design. Finalized floor plans and elevations will be determined at a later stage of development, although suggested floor plan concepts for the various lot programs are shown. Conceptual plans developed for the housing programs are required to be submitted for review by the design review team administered by the master developer. Upon approval of the conceptual plans by the master developed, designs will be reviewed by the County using the standards contained within SP 265, A1 prior to approval of the design drawings and construction documents.

a. Tuscan Architectural Style

The Tuscan style adapts old world elements to southern California. Characteristics include: old world elements which exude permanence, simple clear massing with tower elements and judicious use of details authentic to the style. Features comprise stone or brick walls as accents, buttressed wall elements, 'S' tile roofs, and recessed windows with shutters in limited key locations. Details common to the Tuscan style are listed below:

- Primary building materials include stucco on main body with stone and or/ brick veneer accents and 's' tile roofs;
- Low-pitched roofs with overhangs; and
- Two-story forms with tower elements and/or asymmetrical massing.

Examples of how the Tuscan architectural style may be applied to the single-family residential homes within SP 265, A1 are provided on Figure IV-34a, *Tuscan Architectural Style* and Figure IV-34b, *Tuscan Architectural Details*. The visual graphic examples and accompanying descriptive text on Figure IV-34a, *Tuscan Architectural Style* and Figure IV-34b, *Tuscan Architectural Details* are the required elements that shall be provided on the American Farmhouse residential development constructed in SP 265, A1. While these elements are required, some additional latitude may be provided to the developer, at the discretion of the Director of Planning, provided that they demonstrate that any other elements utilized are consistent with the Tuscan architectural style.

Section D.3 (a-h) of this SP (Residential Criteria) discusses building mass and scale, building materials and colors, windows and doors, porches and balconies, columns and posts, garages, rear and side articulation/facade treatment, and roof materials and colors in an overall sense as it pertains to the residential development within SP 265, A1. These criteria will also apply to the Tuscan architectural style.

However, additional criteria, specific to the Tuscan architectural style are listed below, and are contained on Figure IV-34a, *Tuscan Architectural Style* and Figure IV-34b, *Tuscan Architectural Details*. These elements shall be utilized for this style, and it will be up to the designer to implement these properly to achieve the greatest design possible.

Windows

- Exposed wood lintels at focal windows.
- Decorative window treatments and surrounds.
- Use of decorative wood shutters at key locations on front elevations.

Doors

- Solid wood or wood with glass panels.
- Arched entries and arcades.

Porches and Balconies

- Use of courtyards or entry courts to create outdoor rooms.
- Use of metal railings at balconies.

Garages

- Corbels.
- Light fixtures shall be located on the wall.
- Garage doors shall be recessed a minimum of 6 inches.
- Roll-up doors with windows.
- Hardware to compliment lighting fixtures and architectural style.

Figure IV-34a, *Tuscan Architectural Style*

Figure IV-34b, *Tuscan Architectural Details*

b. Craftsman Architectural Style

The Craftsman style is an American architectural style that focuses on the harmony of indoor and outdoor life and stresses honesty of form, materials and workmanship, and eschews applied decoration in favor of the straightforward expression of the structure. The Craftsman style draws from wood building traditions of Japan and Switzerland, as well as medieval themes favored by the Arts and Crafts philosophies. Natural materials are used to signify oneness with nature and to set a unifying theme for a home. Wherever possible, aesthetic and functional interiors are integrated in simple living spaces. Craftsman style homes are considered easy, asymmetrical, gables and stuccoed works of art that form a large part of Southern California's architectural heritage. Details common to the contemporary Craftsman architectural style are listed below:

- Exterior building buildings include stone, shingles, stucco, wood siding, and other natural-appearing materials;
- Expressive structural elements such as rafter, brackets, braces, and square or tapered columns featured on deep, broad porches;
- Shallow-pitched gable-ended roofs with deep overhangs; and
- Multi-paned windows with wood trim.

Examples of how the Craftsman architectural style may be applied to the single-family residential homes within SP 265, A1 are provided on Figure IV-35a, *Craftsman Architectural Style* and Figure IV-35b, *Craftsman Architectural Details*. The visual graphic examples and accompanying descriptive text on Figure IV-35a, *Craftsman Architectural Style* and Figure IV-35b, *Craftsman Architectural Details* are the required elements that shall be provided on the Craftsman residential development constructed in SP 265, A1. While these elements are required, some additional latitude may be provided to the developer, at the discretion of the Director of Planning, provided that they demonstrate that any other elements utilized are consistent with the Craftsman architectural style.

Section D. 3. (a-h) of this SP (Residential Criteria) discusses building mass and scale, building materials and colors, windows and doors, porches and balconies, columns and posts, garages, rear and side articulation/facade treatment, and roof materials and colors in an overall sense as it pertains to the residential development within SP 265, A1. These criteria will also apply to the Craftsman architectural style.

However, additional criteria, specific to the Craftsman architectural style are listed below, and are contained Figure IV-35a, *Craftsman Architectural Style*, and Figure IV-35b, *Craftsman Architectural Details*. These elements shall be utilized for this style, and it will be up to the designer to implement these properly to achieve the greatest design possible.

Windows

- Multi-divisioned double-hung with wood trim.
- Accent shutters on front elevations.

Doors

- Solid wood or wood with glass panels.
- Windows adjacent to doors.

Porches and Balconies

- Covered front porch beneath main roof.
- Tapered, square columns with wood, stone, or brick.

Garages

- Corbels.
- Light fixtures shall be located on the wall.
- Garage doors shall be recessed a minimum of 6 inches.
- Roll-up doors with windows.
- Hardware to compliment lighting fixtures and architectural style.

Figure IV-35a, *Craftsman Architectural Style*

Figure IV-35b, *Craftsman Architectural Details*

c. Spanish Mediterranean Architectural Style

Spanish Mediterranean architecture is most common in the southwestern states, particularly California, Arizona, and Texas. Domestic buildings of Spanish precedent built before 1920 are generally free adaptations in the Mission Style. It was not until the Panama-California Exposition, held in San Diego in 1915, that precise imitation or more elaborate Spanish prototypes received wide attention. The exposition designers wanted to go beyond the then prevalent Mission interpretations and emphasize the richness of Spanish precedents found throughout Latin America. Inspired by the wide publicity given the exposition, other fashionable architects soon began to look directly to Spain for source material. There they found a still longer and richer sequence of architectural traditions, which became melded into a style that they continued to call the Spanish Colonial Revival. Because of its broad roots, we prefer the more inclusive name Spanish Mediterranean. Details common to the Spanish Mediterranean style are listed below:

- Exterior plaster walls, low pitched roofs with plaster eaves or exposed rafter tails, 's' tile roofs, asymmetrical façade; and
- Use of courtyards to create outdoor rooms where lot size permits.

Examples of how the Spanish Mediterranean architectural style may be applied to the single-family residential homes within SP 265, A1 are provided on Figure IV-36a, *Spanish Mediterranean Style* and Figure IV-36b, *Spanish Mediterranean Architectural Details*. The visual graphic examples and accompanying descriptive text on Figure IV-36a, *Spanish Mediterranean Style* and Figure IV-36b, *Spanish Mediterranean Architectural Details* are the required elements that shall be provided on the Spanish Mediterranean residential development constructed in SP 265, A1. While these elements are required, some additional latitude may be provided to the developer, at the discretion of the Director of Planning, provided that they demonstrate that any other elements utilized are consistent with the Spanish Mediterranean architectural style.

Section D.3. (a-h) of this SP (Residential Criteria) discusses building mass and scale, building materials and colors, windows and doors, porches and balconies, columns and posts, garages, rear and side articulation/facade treatment, and roof materials and colors in an overall sense as it pertains to the residential development within SP 265, A1. These criteria will also apply to the Spanish Mediterranean architectural style.

However, additional criteria, specific to the Spanish Mediterranean architectural style are listed below, and are contained *Figure IV-36a, Spanish Mediterranean Style* and *Figure IV-36b, Spanish Mediterranean Architectural Details*. These elements shall be utilized for this style, and it will be up to the designer to implement these properly to achieve the greatest design possible.

Windows

- Decorative window grilles, shutters, and/or awnings at key locations.
- Focal point windows on front elevations.

Doors

- Paneled wood to compliment the style.
- Arcaded walkways and entrances.
- Arches used at main entrance.

Porches and Balconies

- Use of courtyards to create outdoor rooms where lot size permits.
- Balconies with iron railings.

Garages

- Corbels.
- Light fixtures shall be located on the wall.
- Projecting roof canopy or recessed from the plane of the adjacent wall surface by at least 6 inches.
- Doors shall be installed to have a minimum 6-inch recess from the frame to create a shadow line.
- Horizontal lines stressed.
- Hardware to compliment lighting fixtures and architectural style.

Figure IV-36a, *Spanish Mediterranean Architectural Style*

Figure IV-36b, *Spanish Mediterranean Architectural Details*

d. Monterey Architectural Style

The Monterey style is a revival of the Spanish Colonial houses of northern California that blends adobe construction with traditionally English shapes to create architecture that is typically characterized by simple house forms, relatively low-pitched hip or gable roofs, and wide overhangs. Shutters, balconies, verandas, and porches are indicative of the style and the first and second may have different cladding materials, with wood siding above and a stucco or brick veneer base below. Walls convey a thick appearance with recessed door and window openings set back into smooth wall planes. The use of arches, courtyards, patios, and colonnades enhance the theme. Monterey style houses always have a second-story balcony that is usually cantilevered and covered by the principle roof, and traditionally are not located above the living space. Details common to the Monterey style are listed below:

- Primary building materials include smooth stucco, wood siding, or brick veneer on the main body, and usually singled, flat, or barrel tile roof material;
- Simple wood posts and heavy beams with exposed wood corbels or rafters;
- Second-story cantilevered wood picket or wrought iron balcony; and
- Multi-paned windows paired with real or false shutters and large-scale chimneys.

Examples of how the Monterey architectural style may be applied to the single-family residential homes within SP 265, A1 are provided on Figure IV-37a, *Monterey Architectural Style* and Figure IV-37b, *Monterey Architectural Details*. The visual graphic examples and accompanying descriptive text on Figure IV-37a, *Monterey Architectural Style* and Figure IV-37b, *Monterey Architectural Details* are the required elements that shall be provided on the Monterey residential development constructed in SP 265, A1. While these elements are required, some additional latitude may be provided to the developer, at the discretion of the Director of Planning, provided that they demonstrate that any other elements utilized are consistent with the Monterey architectural style.

Section D.3. (a-h) of this SP (Residential Criteria) discusses building mass and scale, building materials and colors, windows and doors, porches and balconies, columns and posts, garages, rear and side articulation/facade treatment, and roof materials and colors in an overall sense as it pertains to the residential development within SP 265, A1. These criteria will also apply to the Monterey architectural style.

However, additional criteria, specific to the Monterey architectural style are listed below, and are contained Figure IV-37a, *Monterey Architectural Style*, and Figure IV-37b, *Monterey Architectural Details*. These elements shall be utilized for this style, and it will be up to the designer to implement these properly to achieve the greatest design possible.

Windows

- Vertical multi-divisioned with wood or stucco trim.
- Accent shutters used where appropriate.

Doors

- Paneled wood to compliment the style.
- Enhanced trim around doorways.

Porches and Balconies

- Cantilevered balcony.
- Wood columns and wood or wrought iron railings.

Garages

- Corbels.
- Light fixtures shall be located on the wall.
- Projecting roof canopy or recessed from the plane of the adjacent wall surface by at least 6 inches.
- Doors shall be installed to have a minimum 6-inch recess from the frame to create a shadow line.
- Horizontal lines stressed.
- Hardware to compliment lighting fixtures and architectural style.

Figure IV-37a, *Monterey Architectural Style*

Figure IV-37b, *Monterey Architectural Details*

3. Residential Criteria**a. Building Mass and Scale**

Building mass and scale are two of the primary design components used to establish appealing communities and personable neighborhoods. Controlling the mass of a building through design articulation of the building façades, rooflines, and vertical and horizontal planes effectively reduces the visual mass of a building. Mass and scale are important design considerations during the development of street friendly and pedestrian scale architecture, which will be used throughout SP 265, A1. Attention to front yard setbacks, building types, and architectural styles will help to provide variation in the mass and scale of buildings. Every opportunity should be considered to improve the visual relationship between adjacent buildings.

1. The development of one-story elements along neighborhood streets and at street corners shall be designed to allow the residence to step back from a given edge and provides for a manageable scale.
2. A single-story architectural element within a two-story building shall be used to lessen the appearance of the building mass. In addition, a combination of one- and two-story building can be plotted to created variety in the streetscene.
3. Units located at street corners shall have the single-story portions of their mass plotted towards the exterior side yard. The offsetting of second story elements away from the property line is required, which improves the appearance of the front and side yards. To achieve this desired effect, the second-story should be set back in relation to the garage face below it.

b. Building Materials and Colors

Building materials and colors are important elements when used to achieve a true representation of a specific architectural style as depicted in Figures IV-34b through IV-37b, Architectural Details. The use of building materials and colors play a key role in developing community character and ambiance. The character and personality of a residential neighborhood is significantly affected by the composition of the materials and colors of the homes within it. Consideration must be given to selecting a variety of complimentary color and material palettes along any given street. A scheme of color values on all exterior elements shall be distinct from one house to the next, with deeper tones encouraged to promote variations. The selected architectural styles for SP 265, A1 allow for a diversity of colors and materials.

1. Colors shall be as authentic to the style as possible when compared to the traditional color palette of the selected style.
2. Consideration shall also be given to colors available in the contemporary market. In general, acceptable materials and colors include:
 - Earth-toned colors.
 - Colors that appear indigenous to the environment.
 - Materials should also be indigenous in appearance to the environment, such as stone or stucco.
3. Material breaks, transitions, and termination shall produce complementary and clear definitions of separation, while maintaining a prescribed color and materials theme. This is especially important in changing from stucco and/or siding to masonry veneers Figure IV-38, *Material Breaks and Transitions*.

4. On contiguous lots, structures with the same or similar colors of stucco will not be permitted. This will avoid a monotonous appearance of multiple buildings of the same colors and tones.

Figure IV-38, *Material Breaks and Transitions*

c. Windows and Doors

As shown in Figures IV-34b through IV-37b, *Architectural Details*, window and door details are architectural components that carry a strong visual impact through their placement and design. The proportion of the windows and doors to the wall massing varies according to the architectural style chosen.

1. Entrances shall be clearly defined and inviting.
2. Window glass shall be inset from the exterior wall surface and/or provided with dimensional trim to provide a sense of depth.
3. The placement of windows is especially important on higher-density residences, and the privacy of adjacent residences should be considered when locating windows. Windows shall be staggered on adjacent homes to create a greater sense of privacy.
4. Window frames, mullions, awnings, and door frames are encouraged and should be color coordinated with the rest of a building. Architectural projections and recesses, such as pop-out windows and doors, shutters, and pot shelves, shall be used to achieve articulation and shadowing effects.
5. Front entries shall be articulated through the use of roof elements, porches, columns, arches or other architectural features.
6. Window details create an opportunity to provide contrasting trim colors. Multi-lite windows, clerestories, paned/side-lite doors, and shutters are encouraged where appropriate to the architectural style of the home.

d. Porches and Balconies

As shown in Figures IV-34b through IV-37b, *Architectural Details*, the incorporation of front porches and/or front and rear balconies as part of the architectural vocabulary may be allowed for both aesthetic and practical reasons. Porches and balconies integrate indoor and outdoor living spaces, allow for elevated garden locations that provide light and air to the interior, and provide shelter. Porches and balconies break up large wall masses and reduce the scale of the house at the street and sidewalk edge. Along neighborhood streets, front porches add an element of personal scale and ambiance, where neighbors can socialize with one another.

1. The use of front porches with a minimum usable width of 5 feet to 6 feet is permitted along local and residential streets. This is a design feature that is appropriate, and should be in proportion to the particular architectural style, when utilized.
2. A porch rail should be included to define the space and add architectural detail to the porch and the front elevation of the house. Railing shall be provided in accordance with the authenticity of the particular architectural style, as depicted on Figures IV-34b through IV-37b, *Architectural Details*.
3. Porches are not a required design element.

Planning Areas 14-17 may allow a residential product that that does not a front door that faces the street. This configuration is required due to the design of the internal living spaces of these particular products. Figure IV- 39, *Typical Front Elevation - Doors not Facing the Street* illustrates how this would be appear on the front and side elevations. Structural elements shall be provided that will provide a clear sense of arrival to the home and articulate the portal that will lead to the front door. Design features may include balcony features, porte-cocheres, and trellises, which are appropriate for the particular architectural style and are of a scale that complements the overall massing of the home.

Figure IV- 39, *Typical Front Elevation - Doors not Facing the Street*

e. Columns and Posts

Columns and posts are important design components in many of the suggested architectural styles for SP 265, A1, and are often signature elements of a particular style. Columns and posts, as appropriate to the respective architectural styles, are depicted on Figures IV-34b through IV-37b, *Architectural Details*.

1. These elements shall be incorporated as structural and aesthetic design elements and shall be dimensioned appropriately so that a solid and durable image is conveyed.
2. The scale and dimension of these elements will vary depending upon the architectural style and shall reflect the selected style when they are introduced in the design proposals.

f. Garages

In a society geared toward the automobile, the automobile's housing needs have come to be the predominant architectural element in many neighborhoods. To avoid this, SP 265, A1 requires that garages do not detract from the overall appearance of the residence. To achieve an attractive streetscene, particular attention be given to the design, placement and orientation of garages in all residential neighborhoods, as shown in Figures IV-34b through IV-37b, *Architectural Details*. While maintaining an awareness of the contemporary market and the targeted market segment, every effort is expected to minimize the impact of the garage on the residential neighborhood.

1. Depending upon lot size, the following methods shall be utilized, to include, but not be limited to:
 - Side loaded, swing-in, or rear-loaded orientations.
 - Garage setbacks greater than the front yard living area setback.
 - Splitting garages on the opposite sides of the residence.
 - Rear of lot garage placement with driveway access from the front of the lot.
 - Tandem garages for third cars.
 - Garage door design considerations that include recessed doors, creative panel design, windows, and color.
 - A porte-cochere architectural element.
2. Garage doors are a major visual element and shall be simple in design.
3. Garage door design shall reflect a slightly recessed door and individual bays should be provided, which are offset and separated from one another. This will eliminate visually extensive garage door façades.
4. Three and two car garage configurations can be divided into two/one and one/one configurations to allow for entry courts and auto arrival courts.
5. Accent colors shall be used to compliment the architecture and provide visual variety along the streetscape.
6. Where provided, garage door windows should correspond to the window forms of the house.
7. Landscape vines and tree wells should be introduced to soften the visual impact of the garage door and accent the garage façade.

g. Rear and Side Articulation/Facade Treatment

The design consideration and treatment of the rear and side facades of residential buildings, particularly those facing onto community streets, parks, and open spaces, has become

recognized as an important element in the success of a community's visual character and environment.

1. For interior and side yards, it is desirable to create the appearance of increased building separation whenever possible. Problems occur when setbacks are not varied or when second story elements are not offset. These conditions allow little light to penetrate between buildings and create the effect of a "canyon" within the side yards. In many cases, side yard slopes result in both vertical and horizontal separation that is sufficient to mitigate this concern. Where side yard slopes do not exist, one or more of the following solutions shall include, but not be limited to:
 - Side elevations shall be varied by stepping back the second-story at the side yard. This allows more light to penetrate and gives architectural interest and variety to yards. This can also be achieved by offsetting the garage in relationship to the balance of the unit.
 - By providing single-story elements in the side-yard, such as a breezeway, porch, or single-story room off to the side of the structure that is only one-story in height, you create relief of the second-story massing.
 - Reducing the roof height over an interior volume will increase variety and light penetration to the side yards. On the interior, this could be a cathedral ceiling, which would enhance the interior as well.
2. All rear elevations required to have several enhancements to avoid the repetitious effect and avoid a monotonous visual appearance. Potential solutions to this issue are outlined below:
 - The overall look of an extensive row of residences shall be modified by enhancing elevation window trim and placement. Giving variety to the windows on the facades gives variety to the overall streetscape.
 - It is required to vary roof conditions from one building to the next through use of varied roof pitches and forms, different architectural styles, and varied lot setbacks.
 - By articulating the rear elevation plan form, variety is given to the overall appearance. Architectural projections, balconies and trellises, and varied elevations contribute to the articulation of the form.
 - Two-story homes that back to major roads shall have visible elements such as window trims, varied stucco applications, shutters and enhanced details.
3. All residential buildings that face an adjacent street shall have articulated elevations. Articulation should be achieved with porches, balconies, or bay windows, or other features appropriate to the architectural style of the building. Street facing elevations on attached products shall have additive or subtractive architectural elements to help break up the mass of the building facade. Examples of additive elements include dormer windows, porches, bay windows, exterior stairs and similar features. Examples of subtractive elements include carved openings, niches, recessed windows and doors and similar architectural design features.
4. In addition, two story homes shall include both one- and two-story elements as a part of their architectural design. For each floor plan, varying elevations shall be provided to create visual interest and a varied neighborhood street scene. Where similar floor plans of the same unit are located on adjacent lots, one shall be a reverse plan and different in elevation from the other of the same plan.

h. Roof Materials and Colors

As shown in Figures IV-34b through IV-37b, *Architectural Details*, the roofline of a house is a significant component of a building's composition when used to define a particular architectural style. It is important to choose the appropriate roof pitch, characteristics, and materials that are consistent and true to the selected architectural style.

1. A roof's composition shall allow for a clean interface with the building and the building façade.
2. The two elements should not be overbearing nor give the appearance of being disjointed or cut-up.
3. Varying roof pitches on the same building shall be avoided unless they are integral to the architectural style or extending over porches and balconies.
4. Roof materials and colors selected for an architectural style must reflect the elements that are typically used in that style. Roof colors should be soft and warm rather than bright and bold, thus avoiding an overpowering visual intrusion to the community's appearance and character.
5. Roof colors shall vary from one house to the next, and roofing materials shall be non-combustible.

i. Accessory Structures

1. Accessory structures (cabanas, storage sheds, etc.) shall have roofs of similar and/or compatible materials as primary/major structure.
2. It is not intended that guest houses or secondary dwelling units will be permitted within SP 265, A1.
3. There is no minimum roof pitch required for accessory structures.
4. The design of accessory structures shall be compatible with the main structure through the use of architecture, fence connections and/or landscaping.
5. Recreational vehicles and trucks shall be stored in an enclosed area and out of view of any adjacent lot or road.
6. Solar panels, if used, shall be integrated into the roof design as an unobtrusive element. Panels are to be parallel to the roof plane and should be clear, bronze, or smoke colored plastic or glass.
7. To the greatest extent possible, solar panels, satellite dishes, and other similar roof-mounted mechanical equipment should be located away from front elevation street views.
8. Skylights can be incorporated into the roof design to provide natural light and passive solar energy. Frame color should blend with the surrounding roof color. Natural aluminum frames are not allowed.

E. Landscape Design Guidelines

The design of landscaped areas, like the design of land uses and buildings, will play an important role in establishing the overall appearance of SP 265, A1. Recognizing the importance of landscaping, the guidelines described in the following text and exhibits are intended to provide a general guide to the development of detailed parkway and other landscaping plans. The Guidelines for business park, light industrial, commercial office and commercial retail have been extracted from the original SP 265 and have been re-formatted as part of the integration into SP 265, A1. The Guidelines for the residential and neighborhood park have been developed as part of SP 265, A1.

1. Design Influences

A number of design influences are reflected in the Landscape Guidelines for SP265:

- The Need to Establish an Identity for the Project.

SP 265, A1 represents an important opportunity for the County of Riverside and the project developers to build on the potential of the French Valley Airport. An important facet of this development process will be the establishment of a design theme, which, while in keeping with the overall context of the Rancho California/Temecula area, provides a separate, quality identity for this Project. In addition, a landscape design theme, for the residential component of SP 265, A1 will need to be established to provide for an identity separate from the industrial, office and commercial components of the Project.

- Climate

The Rancho California/Temecula area places a number of restrictions on the choice of plant species, which must be accommodated in the design of landscaping.

- Major Roadways and Intersections

A major influence in the design of the overall landscaping plan is the location of major intersections and roadways, which will be used to access the Project. These influences are reflected in the landscape designs described in the following text and exhibits.

2. Business Park, Light Industrial, Commercial Office, and Commercial Retail Landscape Concept

The overall landscape theme for SP 265, A1 utilizes a combination of "naturalistic" and modern features to create a theme, which reflects both the rural character of the Rancho California/Temecula area and the desire of the County and the project developers to create a modern, quality business center at the French Valley Airport. Several major theme elements are reflected in the overall design concept:

- The use of "naturalistic" landscape plantings, which use informal planting patterns to maintain the rural character of the area in which the Project is located.
- The use of tree and other plant species, which reflect the Project's context. Palms and other species more appropriate in a highly structured, urban setting are not used; more appropriate plant species, such as eucalyptus and California pepper, are used to reinforce the overall planting scheme.

- The use of hard-edged, modern entry treatments. These treatments, described in the following text and exhibits, combine modern, "high tech" elements with landscaping in the Rancho California/Temecula theme to create an identity for the project as a quality business center in harmony with the character of the surrounding area.
- The use of natural materials. As part of the design of entry statements and streets capes, the use of natural rock and other treatments in some cases using materials from the site itself is stressed. The use of, cultured or artificial stone veneers or similar materials is encouraged. Concepts for streetscape designs are discussed in the sections on parkway landscaping. Figure IV-40, *Landscape Concept*, illustrates the location of the streetscape and entry statement treatments proposed for SP 265, A1. Figure IV-41, *Open Space Concept* illustrates the major open space areas proposed within the Project.

3. Residential Landscape Concept

The Residential Landscape Design Guidelines are intended to create a sense of identity that links together the variety of residential and recreational land uses proposed for development within PA's 14-22 of SP 265, A1. As demonstrated by Figure IV-42, *Residential Landscape Concept*, careful thought has been given to integrate the structural and aesthetic elements of a balanced residential community through the cohesion established by a comprehensive landscape design. Thematic elements shall assist in establishing the overall design theme for the SP 265, A1. These major thematic elements include:

- Monumentation
- Streetscapes
- Edge Conditions
- Parks and Recreation
- Walls and Fences
- General Landscaping Requirements
- Plant Palette

These thematic elements will occur throughout the community and establish a common design vocabulary. Although architecture may change throughout the life of the community, landscaping materials will remain consistent and continue to mature. General design guidelines and design criteria for the community theme elements are contained in the sections that follow.

Figure IV-40, *Landscape Concept*

Figure IV-41, *Open Space Concept*

Figure IV-42, *Residential Landscape Concept*

4. Project Entry Statements

Entry statement landscaping will play a major role in establishing the identity of SP 265, A1, announcing that one has arrived at either the industrial, office, commercial, residential or recreational/open space components of the Project, while establishing a clear identity for each of these distinctive areas of the Project. Numerous types of entry statements are proposed for the SP 265, A1, as described below.

a. Major, Secondary, and Optional Entry Monumentation (Business Park, Light Industrial, Commercial Office and Commercial Retail)

- Major Entries

The major entries proposed for SP 265, A1 will combine a modern-theme sign/planter wall with a naturalistic backdrop of trees consistent with the overall character of the area to create a clear identity for the Project. As shown in Figure IV-43, *Major Entry Elevation*, the sign wall, intended to be manufactured of integrally colored concrete with a partial veneer and planter wall of natural stone, incorporates a modern theme while reflecting the feel of the rolling hills which characterize the Rancho California/Temecula area. Naturally occurring stone from the Project site is proposed to be used in the boulder treatments at this and the secondary entries. The use of polished brass lettering and highlights along the wall edge reinforces the modern business image of SP 265, A1.

Major entries will be located at intersections which will be most heavily traveled and which are on major routes into and out of SP 265, A1.

As shown in Figure IV-39, *Landscape Concept*, major entries will be concentrated on Winchester Road, reflecting the importance of this roadway as a route to SP 265, A1.

Figure IV-43, *Major Entry Perspective*, Figure IV-44, *Major Entry Elevation*, and Figure IV-45, *Major Entry Plan View* provide perspective and plan view sketches of the major entry concept. Figure IV-46, *Major Entry Wall Dimensions* provides details of the design of the sign wall/ planter.

Major entries are intended to be constructed within a setback area measuring 50 feet from the corner of the adjacent roadway.

IV-43, Major Entry Perspective

Figure IV-44, *Major Entry Elevation*

Figure IV-45, *Major Entry Plan View*

Figure IV-46, *Major Entry Wall Dimensions*

- Secondary Entries

Secondary entries in the SP 265, A1 reflect the overall theme of the major entry, utilizing a similar wall and planting design in a smaller area. Secondary entries will be located at a number of roadway intersections which have less visibility than the major entries, but which provide important entry points for persons visiting the Airpark.

As with the major entries, the sign wall is proposed to be constructed of concrete with an integral blue-gray color similar to a "bouquet canyon" stone. A veneer of natural stone is shown in the lower corner of the wall. Polished brass lettering and edging similar to the major entry is also proposed at this entry.

Figure IV-47, *Secondary Entry Perspective*, Figure IV-48, *Secondary Entry Elevation* and Figure IV-49, *Secondary Entry Plan View*, provide perspective and plan view sketches of the secondary entry concept.

Figure IV-50, *Secondary Entry Wall Dimensions* provides details of the design of the sign wall for the secondary entry.

Secondary entries are intended to be constructed within a setback area measuring 25 feet from the corner of the adjacent roadway.

- Optional Entries

Although not specifically proposed as part of the landscape concept, the optional entry shown in Figure IV-51, *Optional Entry Perspective*, Figure IV-52, *Optional Entry Elevation*, Figure IV-53, *Optional Entry Plan View*, and Figure IV-54, *Optional Entry Wall Dimensions* are suggested as an element, which could be included at some time in SP 265, A1. However, the entry was not utilized as a major project entry treatment to the excessive costs associated with its development. This optional entry, intended to be constructed within a 75 foot landscaped setback, would provide a dramatic and unmistakable entry treatment, combining polished granite, natural rock, and a water feature in a design which reflects the dynamic quality of the adjacent airport and the Rancho California/ Temecula area. One potential location for this type of entry would be the entry road to the airport complex, where this entry statement could be used to build a strong identity for the airport and the Airpark.

b. Residential Neighborhood Entry Monumentation

Neighborhood Entry Monumentation identifies the entrance(s) into the residential neighborhoods (PA's 14-17) of SP 265, A1. A neighborhood entry monument is proposed, as depicted in Figure IV-55, *Residential Neighborhood Entry Monumentation*. This entry wall will be located at the two main entries – into PA's 14 and 17 and into PA's 15 and 16. The neighborhood entry monument will span approximately 36 feet and will be approximately 7 feet tall at its highest point. The neighborhood entry monument will utilize stone veneer elements, painted stucco finish split face block, corten steel lettering and topped with a concrete cap. Colors shall be earth tones. The Neighborhood Entry Monumentation will be externally illuminated.

Figure IV-47, *Secondary Entry Perspective*

Figure IV-48, *Secondary Entry Elevation*

Figure IV-49, *Secondary Entry Plan View*

Figure IV-50, *Secondary Entry Wall Dimensions*

Figure IV-51, *Optional Entry Perspective*

Figure IV-52, *Optional Entry Elevation*

Figure IV-53, *Optional Entry Plan View*

Figure IV-54, *Optional Entry Wall Dimensions*

Figure IV-55, *Residential Neighborhood Entry Monumentation*

c. Park and Trail Monumentation

Park and Trail Monumentation indicates the pathways and entrances to the Neighborhood Park (PA22), which consist of three (3) separate park components (reference Figure IV-78, *Neighborhood Park*). Two (2) types of monumentation are proposed: a Park Marker and a Trail Marker. Figure IV-56, *Park and Trail Monumentation* illustrates this concept. These monumentation will be located throughout PAs 14-17, at key points along sidewalks and trails. The Park Marker will be approximately 4 feet 6 inches wide and no taller than 4 feet 8 inches. The Trail Marker will be approximately 8 feet wide and no taller than 4 feet 8 inches. The Park and Trail Monumentation will have colors and materials similar to the Neighborhood Entry Monumentation, See Figure IV-54, *Residential Neighborhood Entry Monumentation*. These markers shall be externally illuminated.

Figure IV-56, *Park and Trail Monumentation*

5. Streetscape Landscaping

The design of streetscapes within SP 265, A1 will in general establish a high quality image while reflecting the overall "natural" theme of the Project. To do this, plantings, which incorporate trees acclimatized to the area, are used in drifts, providing an interesting and varied streetscape.

To provide sufficient space to allow the establishment of a quality streetscape with meandering sidewalks, an expanded parkway landscape area will be provided along major and secondary highways and industrial and local collector roadways in addition to standard right-of-way requirements. This landscaped area may be dedicated to the County in the form of an easement, or may be similarly dedicated to a property owners' association. Maintenance of this area would be provided through an assessment district, property owners' association or other similar method. Along the urban arterials within the business park, an additional 25 foot future transportation right-of-way reserve as prescribed by the Southwest Area Plan have been provided and incorporated into the streetscape design.

Since the original adoption of SP 265, A1, some specific transportation uses have been defined and standard sections have been developed allowing for parkway landscaping and sidewalk improvements within the right-of-way reserve. The following discussion and exhibits for urban arterial streetscapes merely convey the general intent and suggest a possible solution, maintaining design flexibility and minimizing hardscape and landscape improvements within this area until such time as specific transportation uses and standards are defined.

As discussed below, separate streetscape designs for major roadways, which have retail or commercial/industrial frontage, have been developed, reflecting the need to expose retail uses and screen commercial and industrial buildings.

Streetscape landscaping within SP 265, A1 will respond to the surrounding natural environment in which it occurs. Street tree selection will be sensitive to the local climate the surrounding natural environment and overall design theme of the community, enhancing the appearance of commercial, residential and other community areas with distinct aesthetic accents.

The roads within SP 265, A1 form a hierarchy in their layout. Their landscape character and setbacks reinforce hierarchy, with greater setbacks and landscaped medians on larger roads and slightly narrower setbacks on smaller roads, such as collector roads. The dimensions of the various road classifications within SP 265, A1 are depicted in Figure II-1, *Vehicular Circulation Plan*.

a. Urban Arterial Highway: Commercial Retail/Commercial Office Frontage (Winchester Road)

The design concept for urban arterial highways with retail and office uses reflects the need for these uses to be visible to passing motorists. Therefore, as shown in Figure IV-57, *Urban Arterial Highway: Commercial Retail/Commercial Office Frontage Plan View (Winchester Road)*, and Figure IV-58, *Urban Arterial Highway: Commercial Retail/Commercial Office Frontage Section (Winchester Road)*, the design concept for these roadways emphasizes a more open planting pattern (in keeping with the overall "naturalistic" concept) and the use of vertical and accent trees which provide visual interest while allowing views of businesses.

Figure IV-57, *Urban Arterial Highway: Commercial Retail/Commercial Office Frontage Plan View (Winchester Road)*

Figure IV-58, *Urban Arterial Highway: Commercial Retail/Commercial Office Frontage Section (Winchester Road)*

As shown in Figure IV-57, *Urban Arterial Highway: Commercial Retail/Commercial Office Frontage Plan View (Winchester Road)*, and Figure IV-58, *Urban Arterial Highway: Commercial Retail/Commercial Office Frontage Section (Winchester Road)* vertical form and accent trees are placed in drifts, mostly concentrated within the individual parcel landscape setback area which allow view corridors to retail businesses. A 6-foot sidewalk illustrated as a possible location at the far edge of the 25-foot ROW reserve and understory plantings of turf, groundcover, and shrubbery provide visual interest and a pleasing walkway for pedestrians. Landscape treatment within the existing ROW and the 25-foot future ROW reserve should predominately be restricted to large bermed turf areas with minimized tree plantings and ground cover/shrub areas.

Although intended primarily for retail frontages, this streetscape may also be used in situations where views of office or other commercial buildings are desired.

To aid in maintenance of this streetscape, groundcover/shrub areas have been designed to be contiguous to individual parcel landscape setback areas and to avoid small areas of turf. Irrigation systems for turf and groundcover/shrubs can be designed to be on single circuits; small areas of one type of irrigation within larger areas of another are specifically avoided.

Standards and/or design considerations for this roadway type include:

- Accent and vertical form trees should have leaf and/or branch structures, which allow views of adjacent businesses.
- Boulders in the pedestrian environment should be obtained on-site (during clearing and grading operations).
- If determined that a meandering sidewalk is desirable and may function within the 25-foot ROW reserve, then sidewalk meanders should have a minimum 1,200-foot radius; sharp bends, which impede pedestrian travel, should be avoided.
- Projects adjacent to all streetscapes should be encouraged to provide landscaping within project sites which is contiguous with this streetscape and which continues this landscape theme.

b. Urban Arterial Highway: Light Industrial Concept

The concept for major roadways with industrial uses, shown in Figure IV-59, *Urban Arterial Highway: Light Industrial Frontage Plan View (Winchester Road)*, and Figure IV-60, *Urban Arterial Highway: Light Industrial Frontage Section (Winchester Road)*, emphasizes the use of trees to create a screen to soften views of adjacent buildings. As shown in the concept illustration, this streetscape utilizes screen trees to shield views of industrial uses. As with the retail streetscape concept, a 6-foot sidewalk within the 25-foot ROW reserve, combined with understory plantings and natural boulders from the project site are used to provide a pleasing pedestrian environment.

Figure IV-59, *Urban Arterial Highway: Light Industrial Frontage Plan View (Winchester Road)*

Figure IV-60, *Urban Arterial Highway: Light Industrial Frontage Section (Winchester Road)*

Also, with the retail frontage concept, many features of this streetscape are designed to ease installation and maintenance.

Standards and/or design considerations for urban arterial highway type include:

- Accent and vertical form trees should have dense leaf and/or branch structures to provide maximum screening of adjacent buildings (unless views are specifically desired).
- Boulders in the pedestrian environment should be obtained on-site (during clearing and grading operations).
- Sidewalk meanders should have a minimum 1,200-foot radius; sharp bends, which impede pedestrian travel, should be avoided.
- Where double street frontage occurs, project walls along rear yards, if desired by the developer/owner or required by design considerations, shall be located a minimum 5 feet from the 25-foot future transportation right-of-way reserve setback to allow for adequate landscape buffering adjacent to the walls. In addition, walls along given street frontage and within specific planning areas shall be consistent in design treatment.
- Projects adjacent to all streetscapes should be encouraged to provide landscaping within project sites which is contiguous with this streetscape and which continues this landscape theme.

c. Major and Secondary Highway Concept (Sky Canyon Drive, Leon Road, and Auld Road)

The streetscape concept for major and secondary highways reflects a design similar to that used on the urban arterial highways, emphasizing the use of trees planted in informal patterns in a streetscape, which includes a meandering sidewalk. Reflecting the increased potential for use of this type of roadway to access individual businesses, the meandering sidewalk on the secondary roadway reaches both the curb and landscape setback line, allowing vehicles to drop passengers off at the roadway. As with the urban arterial highway streetscapes, turf and ground cover areas have been made contiguous to allow easier installation and maintenance of these areas.

Standards and/or design considerations for major and secondary highways include:

- Boulders used in the pedestrian environments should be obtained on-site if possible.
- Trees, which, provide screening or open views, may be used as appropriate in retail, office, and industrial situations as required.
- Sidewalk meanders should have a minimum 1,200-foot radius; sharp bends, which, impede pedestrian travel, should be avoided.
- Where double street frontage occurs, project walls along rear yards, if desired by the developer/owner or required by design considerations, shall be located a minimum 5 feet from the additional parkway landscape easement to allow adequate landscape buffering adjacent to the wall. Walls along a given street frontage and within specific planning areas shall be consistent in design treatment.
- Projects adjacent to all streetscapes should be encouraged to provide landscaping within project sites which is contiguous with this streetscape and which continues this landscape theme (see Figure IV-61, *Major and Secondary Highway Plan View (Sky Canyon Drive, Leon Road, and Auld Road)*, and Figure IV-62, *Major and Secondary Highway Section (Sky Canyon Drive, Leon Road, and Auld Road)*).

Figure IV-61, *Major and Secondary Highway Plan View (Sky Canyon Drive, Leon Road, and Auld Road)*

Figure IV-62, *Major and Secondary Highway Section (Sky Canyon Drive, Leon Road, and Auld Road)*

d. Industrial and Local Collector Roadway Concept (Briggs Road, Borel Road and Sky Canyon Drive)

The streetscape concept for Collector roadways Highways within SP 265, A1 are based on the same concept as the major and secondary highways, but are designed to fit within a reduced landscaped area. As with the major and secondary highways, a meandering sidewalk is included which provides through access from the roadway to the property line; trees, groundcover and understory plantings, and boulders harvested from the project site are used to create a pleasing streetscape (see Figure IV-63, *Industrial and Local Collector Roadway Plan View (Briggs Road, Borel Road and Sky Canyon Drive)*, and Figure IV-64, *Industrial and Local Collector Roadway Section (Briggs Road, Borel Road and Sky Canyon Drive)*).

Standards and/or design considerations, which apply to industrial and local collector roadways, include:

- Sidewalk meanders should have a minimum 1,200-foot radius; sharp bends, which impede pedestrian travel, should be avoided.
- Trees, which provide screening or open views, may be used as appropriate in retail, commercial, and industrial situations as required.
- Projects adjacent to all streetscapes should be encouraged to provide landscaping within project sites which is contiguous with this streetscape and which continues this landscape theme.

e. Calistoga Drive Streetscape

Calistoga Drive, as designed within SP 265, A1, will have a maximum public ROW of 74 feet. Depending on the location of Calistoga Drive, several configurations of the sidewalks and parkway are possible. Please reference Figures IV-65a through 65c, *Calistoga Drive Streetscape*. At a minimum, there will be one (1) 5-foot curb-adjacent sidewalk along Calistoga Drive. Calistoga Drive streetscape will be located from the southerly access to PA's 14-17 to the Calistoga Drive Roundabout. At that point the roadway will tie into Promontory Parkway and be renamed as such.

f. Promontory Parkway Streetscape

Promontory Parkway, as designed within SP 265, A1, will have a maximum public ROW of 88 feet. Promontory Parkway streetscape will be located easterly of the Calistoga Drive Roundabout to the easterly boundary of SP 265, A1. Promontory Parkway will have 36 feet of pavement, an 11-foot wide parkway, a 5-foot wide sidewalk and an outer 10-foot wide landscape easement on both sides of the street. Please reference Figure IV-66, *Promontory Parkway Streetscape*. Limited landscaping is allowed in proximity to, or on top of, the MWD Easement.

g. Local Street Streetscape

These streets are located within the individual planning areas, but are not part of the circulation network as depicted on Figure II-1, *Vehicular Circulation Map*. These streets have a maximum public ROW of 56 feet, with 36 feet of pavement, a 5-foot wide parkway and a 5-foot wide sidewalk on both sides of the street. Please reference Figure IV-67, *Local Street Streetscape*.

Figure IV-63, *Industrial and Local Collector Roadway Concept (Briggs Road, Borel Road and Airport Drive)*

Figure IV-64, *Industrial and Local Collector Roadway Concept (Briggs Road, Borel Road and Airport Drive)*

Figure IV-65a, *Calistoga Drive Streetscape*

Figure IV-65b, *Calistoga Drive Streetscape*

Figure IV-65c, *Calistoga Drive Streetscape*

Figure IV-66, *Promontory Parkway Streetscape*

Figure IV-67, *Local Street Streetscape*

h. Calistoga Drive Roundabout Streetscape

The Calistoga Drive Roundabout, as designed within SP 265, A1, will have a maximum public ROW of 174 feet. A 10-foot, 6 inch sidewalk will be located on the perimeter of the roundabout, separated from the drive lanes by a 16-foot, 6 inch planted parkway. The street pavement section of the roundabout will be 30 feet. A 30-foot planted median will be located within the center of the roundabout. Please reference Figure IV-68, *Calistoga Drive Roundabout Streetscape*.

i. Residential Neighborhood Entries Streetscape

These entries are located within the individual planning areas, but are not part of the circulation network as depicted on Figure II-1, *Vehicular Circulation Map*. These entries have an approximate public ROW of 55 feet, with 30 feet of pavement, a 5-foot wide central median, a 5-foot wide parkway and a 5-foot wide sidewalk on both sides of the entry. Please reference Figure IV-69, *Residential Neighborhood Entries Streetscape*.

j. Knuckle Streetscape

This condition only exists in one location (Street "A") of SP 265, A1. Whereas Local Streets have a 56-foot ROW, this Knuckle condition will have a 108-foot ROW, with 88 feet of pavement, a 5-foot wide parkway and a 5-foot wide sidewalk on both sides of the street, as depicted on Figure IV-70, *Street "A" Knuckle Streetscape*.

k. Cul-de-sac Streetscape

Cul-de-sacs, as designed within the Project will have a maximum public ROW of 96 feet, with 72 feet of pavement, and a 5-foot wide wide parkway and a 5-foot wide sidewalk on both sides of the street. Please reference Figure IV-71, *Cul-de-sac Streetscape*.

Figure IV-68, *Calistoga Drive Roundabout Streetscape*

Figure IV-69, *Residential Neighborhood Entries Streetscape*

Figure IV-70, *Knuckle Streetscape*

Figure IV-71, *Cul-de-sac Streetscape*

6. Residential Edge Conditions**a. PA14 Medium Density Residential – PA19 Open Space-Conservation Edge Condition**

Instances where the medium density residential in PA 14 abuts the Open Space (PA19) are depicted in Figure IV-72, *PA14 Medium Density Residential – PA19 Open Space Edge Condition*. A more than adequate buffer has been provided as a result of a slope, which will provide a change in elevation between the two uses, and a slope trees (planted outside of the fuel modifications zone) to further soften and screen the interface between the two different uses. Planting for fuel modification will occur between these two Planning Areas. A tubular steel view fence will be placed at the rear of the medium density residential uses to provide security and privacy to the residents as well as views. The plant palette will include low fuel, drought tolerant and non-invasive species in this open space/residential edge condition.

b. PA 15 Medium High Density Residential, PA16 Medium High Density Residential – PA 22 Neighborhood Park Section/Edge Condition

Instances where the medium high/medium density residential, in Planning Areas 15 and 16 respectively, abuts the Neighborhood Park are depicted in Figure IV-73, *PA15 Medium High Density Residential, PA16 Medium High Density Residential – PA22 Neighborhood Park Section/Edge Condition*. A view fence be placed at the rear of the residential uses to provide privacy and views to the residents. It is anticipated that the residences in PA15 be separated from the active portions of the Park by approximately 60 feet. Within this 60 foot buffer will be trees, an 8-foot trail in the Park, a 12-foot wide maintenance access roadway, as well as turf areas. It is anticipated that the residences in PA16 be separated from the active portions of the Park by approximately 40 feet. Within this 40 foot buffer will be trees, an 10-foot wide trail/maintenance access roadway in the Park, as well as turf areas. Landscaping shall include trees, shrubs and groundcover.

c. PA15 Medium High Density Residential – PA 21 Open Space - Conservation Edge Condition

Instances where the medium high density residential in Planning Areas 15 abuts Open Space (PA21) are depicted in Figure IV-74, *PA15 Medium High Density Residential – PA21 Open Space Edge Condition*. A more than adequate buffer has been provided in an approximately 40-foot area between the two uses. Planting for fuel modification will occur between these two Planning Areas. A tubular steel view fence will be placed at the rear of the medium density residential uses to provide security and privacy to the residents as well as views. The plant palette will include low fuel, drought tolerant and non-invasive species in this open space/residential edge condition.

Figure IV-72, *PA14 Medium Density Residential – PA19 Open Space Edge Condition*

Figure IV-73, PA15 Medium Density Residential, 16 Medium High Density Residential – PA22 Neighborhood Park Section/Edge Condition

Figure IV-74, *PA15 Medium Density Residential – PA21 Open Space Edge Condition*

d. PA16 Medium High Density Residential – PA21 Open Space - Conservation Edge Condition

Instances where the medium density residential in Planning Area 16 abuts Open Space (PA21) are depicted in Figure IV-75, *PA16 Medium High Density Residential – PA21 Open Space Edge Condition*. A more than adequate buffer has been provided as a result of a slope, which will provide a change in elevation between the two uses. Planting for fuel modification will occur between these two Planning Areas. A tubular steel view fence will be placed at the rear of the medium density residential uses to provide security and privacy to the residents as well as views. The plant palette will include low fuel, drought tolerant and non-invasive species in this open space/residential edge condition.

e. PA17 Medium Density Residential – PA 19 Open Space-Conservation Edge Condition

Instances where the medium density residential abuts Open Space (PA19) are depicted in Figure IV-76, *PA17 Medium Density Residential – PA19 Open Space-Conservation Edge Condition*. A more than adequate buffer has been provided as a result of a slope, which will provide a change in elevation between the two uses, and a slope trees (planted outside of the fuel modifications zone) to further soften and screen the interface between the two different uses. Planting for fuel modification will occur between these two Planning Areas. A tubular steel view fence will be placed at the rear of the medium density residential uses to provide security and privacy to the residents as well as views. The plant palette will include low fuel, drought tolerant and non-invasive species in this open space/residential edge condition.

f. PA21 Open Space - Conservation Edge Condition - PA 22 Park Section/Edge Condition

Instances where the Open Space-Conservation in Planning Area 21 abuts the Neighborhood Park (PA22) are depicted in Figure IV-77, *PA21 Open Space - Conservation Edge Condition - PA 22 Park Section/Edge Condition*. A planted area that is comprised of trees, shrubs and groundcover will surround active turf areas. A 10-foot wide D.G. trail/maintenance access road is separated from another planting area, which will be separated from the Open Space area by a 7-foot wide brow ditch. The plant palette will include low fuel, drought tolerant and non-invasive species in this open space/residential edge condition.

Figure IV-75, *PA16 Medium High Density Residential – PA21 Open Space Edge Condition*

Figure IV-76, *PA17 Medium Density Residential – PA19 Open Space-Conservation Edge Condition*

Figure IV-77, *PA21 Open Space - Conservation Edge Condition - PA 22 Park Section/Edge Condition*

7. Site Landscaping

Unless specified otherwise in the Supplemental Sections of this SP, landscaping of individual sites within SP 265, A1 shall conform to the following criteria:

- At least 15 percent of each site shall be landscaped. The use of concentrated landscaped areas, such as pedestrian plazas and accent plantings, is specifically encouraged; it is not the intent of this document to require an equal level of landscaping in all portions of the commercial/retail sites.
- Landscaping within individual sites shall reflect and complement the stated overall project theme.
- The use of landscaping shall be coordinated with the design of structures. Landscaping materials, in particular trees and shrubbery; shall be selected to avoid species, which could obscure desirable views of shops and businesses.
- The use of plants requiring reduced irrigation (as noted in the Project-wide Plant Palette) shall be encouraged, where the use of these plants conform to the overall intent of this specific plan.

8. Parking Lot Landscaping

Reflecting the need to provide sufficient shade in parking areas, landscaping in parking areas shall conform to county of Riverside shading requirements. Where possible, tree species and/or spacing shall be used which do not obscure desirable views of shops or businesses.

In addition, unless specified otherwise in the Supplemental Sections of this SP, parking lot landscaping for all uses within SP 265, A1 shall conform to the following criteria, consistent with County shading requirements:

- At least 5 percent of each parking area shall be devoted to landscaping, although a higher percentage can be provided.
- One (1) tree well planter shall be provided for every three (3) parking spaces. Tree wells shall be at least 5 feet square (that is, five feet by five feet).
- One (1) landscaped "finger" planter shall be provided for each six (6) parking spaces. Planters provided within parking areas shall be at least 5 feet wide, and shall be at least 25 square feet in size.
- To allow flexibility and superior design, the use of clustered plantings of trees is specifically encouraged; it is not the intent of these design guidelines to require that one tree or planter appear at every third or sixth space.
- It is also specifically encouraged that a portion of trees and/or planters required to meet the above standard be provided in enhanced plantings adjacent to the parking lot area. The use of some required parking lot landscaping in pedestrian plazas adjacent to parking areas is specifically encouraged.
- The use of trees in parking lots, which have wide-spreading canopies or otherwise provide significant shade shall be encouraged. The use of vertical trees or species lacking significant shade shall be discouraged, except as part of an accent planting.
- Where identified pedestrian pathways through parking areas are provided, landscaping, such as raised planters, trees, or other features, shall be provided to reinforce the location of these walkways.
- A mixture of trees, trellises, or other features shall be installed in parking areas to provide opportunities for shade within parking areas wherever possible. (Note: This is not intended to be construed as a requirement for a specific amount of shaded area).

- Views from adjacent roadways of parked cars shall be softened through the use of landscaping, berms, or a combination of these features. This requirement shall be waived if provision of this screening would block views of commercial uses within the site.

9. Slope Banks

Grading necessary to prepare pads for construction of uses throughout the site may result in the creation of slopes of varying heights. Due to the potential of these slopes (and any landscaping in this area) to block views of commercial uses, landscaping on these slopes shall be limited in height; the use of ground cover in these areas is encouraged. Trees planted in these slope areas shall include species, which have open canopies to avoid blocking views of commercial structures.

In addition, unless specified otherwise in the Supplemental Sections of this SP, the following criteria shall also apply:

- Where slopes are adjacent to entry drives, landscaping shall be limited to a height of 30 inches within ten (10) feet of any driveway.
- Slopes constructed within the public right of way shall not exceed a ratio of 4:1.
- All slopes shall be provided with landscaping in keeping with the overall project theme, which provides adequate protection from erosion and slippage.

10. Hardscape Criteria

Unless specified otherwise in the Supplemental Sections of this SP, the following criteria shall apply to the design of hardscape elements within the SP 265, A1 commercial sites:

- The design of hardscape elements within the SP 265, A1 commercial sites shall conform to the stated overall project theme.
- The use of enhanced paving materials, such as textured or stamped concrete, shall be encouraged, particularly in pedestrian walkways and crosswalks.
- Wherever possible, large movable planter pots shall be used as containers for accent plantings, annual color, and the like. The use of groundcover in ground-level planters is strongly discouraged.
- To provide visual variety and opportunity for use by patrons, the use of seat walls, planter shelves, and similar features shall be encouraged.
- The use of pergolas, lattice overhead structures, and similar features designed to provide partial shade and visual interest shall be encouraged.
- All trash containers in areas potentially visible to the public shall be placed in screened locations so as to completely shield them from public view. A suggested design for trash enclosures is shown in Figure IV-9, *Trash Enclosure*; other designs may also be appropriate, provided they are in keeping with the overall commercial area architectural theme.

11. Pedestrian Plazas

Unless specified otherwise in the Supplemental Sections of this SP, the following criteria relate to the provision of hardscape and landscape elements within pedestrian plazas in retail or commercial sites.

- To provide year-round use, each plaza shall be designed to provide a mixture of full shade, partial shade, and full sun.

- To encourage pedestrian use by providing visual interest, all shops fronting on pedestrian plazas shall provide windows or other displays.
- Each plaza shall include seating places, such as seat walls or similar features.
- Where food service is provided, the provision of a separate "sidewalk cafe" type seating area within a plaza and adjacent to the food server shall be encouraged. This seating area shall be separated from the balance of the plaza through the use of raised planters, dense shrubs, or other means consistent with the overall plaza design. Within this separate seating area, both fixed and movable seating types may be provided; the provision of movable seating shall be encouraged.
- The main plaza at each commercial site (or the single plaza, if only one is provided) shall be provided with a major visual feature, such as a gazebo, fountain, or similar architectural feature.
- Each plaza shall be identified through the use of enhanced paving. This can include enhanced concrete (stamped, colored, or other treatments), brick paving, interlocking concrete pavers, or similar materials.
- Each plaza shall be provided with a mixture of landscaping types, including trees and accent plantings (which shall be provided in either raised planters or movable planters).

12. Recreational Amenities

Recreational opportunities will be afforded within the residential portion SP 265, A1. This is depicted on Figure IV-78, *Neighborhood Park Plan*. Outdoor recreation experiences will be promoted through the development a quality park and an on-site trails network.

a. Neighborhood Park

A Neighborhood Park, PA22, is centrally located within the residential component of SP 265, A1 and contains both active and passive recreational opportunities for the SP 265, A1 residents. This Park is divided into three separate and distinct areas in order to provide amenities in proximity to PA's 14-17. Amenities within the Neighborhood Park shall include, at a minimum: a tot lot, restroom facilities, shaded picnic areas, a dog park, and open turf recreation areas. Additional facilities are encouraged beyond the previous list of required items for the Neighborhood Park. Conceptual plans for typical neighborhood recreation areas, based upon the density of the residential planning area, are depicted on Figure IV-78, *Residential Park Plan (Parks A, B, and C)*. Three (3) pedestrian access points will be provided to Park A; two (2) from Planning Area 15, and one (1) from Planning Area 14. These access points are depicted on Figure IV-79, *Residential Park A – Access Sections*. These access points will traverse between two residential lots. A typical section includes a 6' high masonry wall on both sides of the access way, approximately 4'6" of plantings (shrubs, vines and groundcover), which will frame a decomposed granite (D.G.) trail, that will vary in size from 6' – 7', depending on the site conditions.

Another D.G. trail will be provided that will link Parks A, B and C. A typical section is shown on Figure IV-80, *Typical Residential Park Trail Section*. This trail will be a minimum of 8' wide, with a 2' shoulder on both sides and will be located within a 14' easement.

Figure IV-78, *Neighborhood Park Plan*

Figure IV-79, *Residential Park A – Access Sections*

Figure IV-80, *Typical Residential Park Trail Section*

b. Trails and Sidewalks

As illustrated on Figure II-3, *Non-Vehicular Circulation Plan*, a comprehensive trail system is planned within PA's 14-17, connecting the residential neighborhood to one another, as well as to the Neighborhood Park. There are two types of pedestrian pathways – a D.G. pathway and sidewalks. The D.G. Park pathway connects the three (3) separate, yet cohesively planned Park areas, adjacent residential Planning Areas, as well as the Open Space – Conservation Areas in PA's 19 and 21. The this pathway will be a minimum of 8 feet in width as depicted on Figure II-4, *Trail Cross Section*. Sidewalks are provided along all roadways. The sidewalks will be a minimum of 5 feet in width.

All trails shall be lighted at nighttime by a combination of varying heights of lighting fixtures Figure IV-81, *Residential Trail Lighting Fixtures*. Trail lighting fixtures shall be subject to the following criteria:

1. Heights of fixtures shall be appropriate for the setting (i.e., lower height light standards in light sensitive areas such as adjacent to open space);
2. Heights of the fixtures shall be consistent with the Airport Land Use Commission (ALUC) requirements;
3. Lighting shall be pointed away from light sensitive areas;
4. Lighting shall be located per Riverside County Sheriff's Department standards for illumination;
5. Lighting shall be located at decision points along the trail; and
6. Materials shall include rock recovered from the grading operations on site.

Figure IV-81, Residential Trail Lighting Fixtures

13. Wildland Interface

Because several large, natural open space areas will be retained within SP 265, A1, an interface between these areas and urban development will occur. A proposed treatment for these areas is shown in Figure IV-82, *Wildland Interface*.

As shown in Figure IV-82, *Wildland Interface*, the intent of the Wildland Interface is to prevent unwanted entry into the natural open space area and to prevent the alteration of natural open space areas through the introduction of irrigation or introduced plant species. To achieve this, a twenty-foot (20') landscaped setback shall be provided on all sites adjacent to natural areas.

The intent of this setback is to provide a transition between the adjacent natural area and the developed portion of the site. Buildings, parking areas, or additional landscaping may be provided adjacent to the buffer. Landscaping, if provided, may be of a type, which requires irrigation.

In instances where the subdivision design possesses a descending slope condition, the horizontal distance of that portion of the slope area contained within the lot can be incorporated into the required setback.

Where necessary to provide security for commercial uses or to screen views of unattractive loading areas, an optional wall or landscaping treatment may be provided at the boundary of the open space area, as shown in Figure IV-83, *Walls*.

To prevent damage to the natural open space area, the following requirements shall apply to all adjacent areas:

- Plant species within the twenty-foot (20') landscaped setback adjacent to natural areas shall consist of native, non-invasive species, which are compatible with native plant communities in the natural area. Any combination of trees, shrubs, groundcover and native grasses may be used which meet these criteria and which do not require the application of irrigation once established.
- No invasive species shall be used in the landscaping of any portion of sites abutting natural open space areas.
- The grading and drainage of parcel, lots or building sites adjacent to the natural open space area shall be designed to minimize run-off from these lots into retained natural areas. This shall include run-off generated during storms and by landscape irrigation.
- Irrigation systems installed on sites adjacent to the natural open space area shall be designed to reduce overspray into the open space area to the greatest extent possible. Unless determined by a qualified biologist to be necessary to maintain the vigor of plants in the open space area, no irrigation system for this area shall be installed.
- No additional planting within the natural open space shall occur unless determined by a qualified biologist to be necessary to retain the health and vigor of this area.

Fuel modification will be on the edge of Planning Areas 19 and 21, where they abut the residential and Neighborhood Park in Planning Areas 14-17 and 22. The purpose of the fuel modification area is to reduce the potential from any fire hazards that may occur in these Planning areas to impact the safety of adjacent residential and recreational uses. Please reference Figure IV-72, *PA14 Medium Density Residential - PA19 Open Space-Conservation Edge Condition* and Figure IV-76, *PA17 Medium Density Residential - PA19 Open Space-Conservation Edge Condition* and Figure IV-73, *PA15 Medium High Density Residential, PA16 Medium Density Residential - PA22 Park Section/Edge Condition* for a graphic depiction of the fuel modification treatments in these Planning Areas.

Figure IV-82, *Wildland Interface*

Figure IV-83, *Walls*

14. Project Walls

Although not required for noise attenuation, walls may be used in some areas within the non-residential portions of SP 265, A1 to provide screening, security, or buffering for a particular use. Where fencing is required, the following wall types shall be used:

- Security/Perimeter Wall

This wall will be used throughout the specific plan area in situations where privacy or security is desired, as well as in locations where screening of unattractive views is necessary. As shown in Figure IV-83, *Walls*, the privacy/security wall is a six-foot-high wall constructed of block or masonry, covered with a stucco finish. Pilasters with stucco caps shall be provided at regular intervals, spaced no greater than fifty feet (50') on center, including changes in elevation or direction.

The architectural character of walls within the project will be prescribed in the Project's CC&R's. The standards which will be contained in the CC&R's facilitate the use of consistent wall treatments along given street frontages and within specific planning areas to avoid an inconsistent appearance. Although treatment may not be identical throughout the entire project, care will be taken to ensure that individual subareas maintain design continuity and a quality appearance.

- View Wall

This wall type may be used adjacent to natural areas, where views of open space may serve as an amenity to adjacent uses (see Figure IV-83, *Walls*).

15. Residential Community Walls and Fences

Residential community walls and fences, as illustrated on Figure IV-84, *Residential Wall and Fence Plan* and Figure IV-85, *Residential Wall and Fence Elevations* will be predominantly located around the perimeter boundaries of each residential planning area where interfaces with natural open space, roads, parks, or off-site land uses occur. The walls and fencing within SP 265, A1 are major visual elements and have been carefully designed to complement the overall theme. A strong cohesive appearance is achieved through the use of “community walls” and general overall wall guidelines. The walls and fencing will be easy to maintain and provide a durable, long-term edge.

Residential community walls and fences shall be designed as an integral component and extension of the building design and surrounding landscape. Periphery walls can be integrated into the adjacent structure and extended into the landscape to help integrate the building into its environment. Walls and fences shall be constructed of materials, colors, and textures that are similar and harmonious with the architecture. Particular importance shall be given to railing and cap details. Walls and fences shall be offset occasionally to avoid visual monotony. Pilasters shall be provided at property lines and at breaks between public and private spaces where walls or fences are provided. Interior fencing and walls on residential lots shall be used to define the limits of property ownership, as well as for the creation of exterior privacy. Vinyl fencing will be permitted on the side and rear yards within PA’s 14-17. Walls are not required on the side and rear property lines for internal lots. No walls in excess of three feet (3’) in height will be permitted in the front yard setback.

Figure IV-84, *Residential Wall and Fence Plan*

Figure IV-85, *Residential Wall and Fence Elevations*

16. General Landscape Guidelines

The following standards and guidelines shall be followed in the design, processing, installation and maintenance of all common and private landscaped areas within SP 265, A1.

Development Standards

The following standards shall be followed in the design and installation of landscaping within SP 265, A1.

- Detailed landscaping designs for individual portions of the proposed project shall be prepared by a qualified, licensed landscape architect for review by County of Riverside staff, and departments and other appropriate decision-making agencies.
- The design and construction of entry statements shall project a high-quality image consistent with the intent of SP 2656, A1.
- Landscaping shall be provided along all major and minor roadways within SP 265, A1 to reinforce the project theme and character.
- Prior to recordation of any final subdivision map, improvement plans for landscaped areas (consistent with measures to mitigate environmental impacts, where necessary) shall be submitted to the County of Riverside Planning Department for review and approval. These plans shall include at least the following information:
 - Final grading plan.
 - Irrigation plans prepared by a licensed Landscape Architect.
 - A planting plan with the following information: seed mixes, mulching and staking methods, and the types, locations, sizes and quantity of plant materials to be used.
 - A hardscape plan identifying the type and location of all built features, and details identifying the construction and installation procedures.
 - Fencing plans.
 - Specific information required for a given area or development.
- The applicant and/or developer shall be responsible for maintenance and upkeep of all slope plantings, common landscaped areas, and irrigation systems until such time as these operations are turned over to other parties.
- At the time of recordation of any tentative parcel map, which contains common open space areas, the parcel map shall have those common areas conveyed to the appropriate public maintenance agency. An assessment district or community service district/area may be established for the entire specific plan area, which could include provisions for landscape maintenance.
- The landscaping plan shall reflect the following water conservation methods, whenever possible: use of low water-using plants wherever feasible; group plants of similar water use to reduce over-irrigation of low water-using plants; use mulch extensively; use of efficient irrigation systems to minimize run-off and evaporation and maximize the effectiveness of irrigation. (Drip irrigation, soil moisture sensors, and automatic irrigation systems are a few methods of increasing irrigation efficiency.)

Installation Guidelines

The following sections provide information on general standards, which should be followed in the design and installation of project landscaping.

- General Landscape Objectives

The objectives of the landscaped areas within SP 265, A1 are to provide a unified design concept and treatment consistent with the overall design theme, and to provide identity and image for the project.

To achieve these objectives, the following criteria should be followed:

- Landscaping should complement the overall design theme through the careful use of flower and leaf color and texture, plant forms and plant masses.
- A simplified palette of plant materials, which complements the overall project theme of the landscape, shall be used. The use of many unrelated plant varieties shall be avoided in favor of broad plant masses and consistency of landscape character.
- Grouped masses of plant materials should be designed to complement architectural elevations and roof lines through color, texture, density and form on both the vertical and horizontal planes.
- The spacing of the plant material shall be commensurate with anticipated mature growth in order to promote natural forms without the need for excessive future pruning and maintenance.
- All plant material selected for use shall be of a type known to have been successful in the area or in similar climatic and soil conditions.
- Plant materials known to have invasive or destructive root systems shall be avoided. Plants known to produce excessive litter or pose dangers due to falling limbs shall also be avoided.
- Mulch shall be used wherever appropriate to conserve water.
- Landscaping shall be designed to enhance existing views or provide new view corridor opportunities of open space areas, major land forms, and other visual amenities within the project and vicinity.
- Landscaping shall be used to screen utility or utility cabinets from view from major streets.

Landscape Planting

Because of the climate extremes in the Rancho California area, the installation of plant materials during the coldest winter months (December through March) or the hottest summer/fall months (July through September) should be avoided. Planting must be done during these periods, plant establishment may be difficult, and may require a prolonged period of time. In all installations, the use of plant materials acclimated to the Rancho California area is encouraged.

Irrigation Guidelines

All areas within SP 265, A1 required to be landscaped shall be provided with a complete, automatic irrigation system. The system must conform to all requirements of the County of Riverside, including Ordinance No. 859 (Water-Efficient Landscaping Requirements).

For parking areas, a low precipitation system will be designed to provide deep watering in all parkway areas where groundcover, shrubs and trees are planted. All irrigation systems will be controlled by an automatic irrigation controller capable of providing separate programs for irrigated areas with differing watering requirements.

The following general irrigation concepts and site conditions shall be considered in the design and installation of irrigation systems:

- All irrigation systems (with the exception of drip systems) shall be designed with head-to-head 100 percent double coverage at a minimum time setting of one (1) minute, and be capable of providing multiple repeat and start times.
- Pop-up orientation type sprinkler heads shall be used adjacent to all walks, drives, curbs, parking areas and public right-of-way to avoid breakage and reduce maintenance costs.
- Irrigation sprinkler heads used to water 2:1 slopes shall have application rates, which reduce the amount of run-off and shall be of a type, such as stream rotors, which do not apply water in a fixed, steady stream.
- Backflow protection devices shall be installed on all irrigation systems, which are connected to a potable water system.
- The design of irrigation systems, particularly the location of controller boxes, valves, and other above-ground equipment, shall be incorporated in the design of overall landscaping. Where above-ground equipment is provided, it shall be screened or otherwise removed from public view to the extent possible.
- Sprinklers with proper nozzles shall be selected to provide water to the landscape that is compatible with their respective soils. If soil information is not available, utilize low precipitation sprinklers and program controller to minimize run-off.
- Sprinkler systems shall be separated according to the following criteria:
 - Top, toe and center of slope.
 - Contour along slope, when possible.
 - NE-SW exposures shall generally be on separate circuits.
 - Separation of turf from groundcover and shrub areas.
 - Radical soil differences.
 - Separation of high points from low points (and drainage swales) in general landscaped areas.
 - Separation of slopes from general landscaped areas (slopes are considered steeper than 3:1).
 - The landscape sprinkler irrigation system shall be designed to meet the peak moisture demand of all plant materials used within all landscaped areas.
 - Systems shall be designed considering a 5-10 MPH wind velocity.
 - All systems shall be designed to guarantee no greater than 20 percent operating pressure differential and no less than the manufacturer's recommendation.
 - Maximum flow velocity through pipes shall be 5 feet per second.

Maintenance

All landscaped public and common areas shall be maintained in accordance with the best industry standards for professional landscape maintenance. Landscaped areas may be maintained by individual property owners, a property owners' association, by the county through a County Service Area, or a combination of these. In all cases, landscape maintenance shall be provided by qualified professionals.

Regular maintenance shall include watering, fertilizing, mowing, edging, pruning, trimming, weeding, herbicide programming, pesticide programming, clean-up and other on-going seasonal programmed maintenance functions. Replacement of dead or diseased plant materials originally approved shall be done on a routine basis. Automatic irrigation systems shall be routinely inspected and repaired and maintained in peak operating condition at all times. All common areas and areas open to the public, including sidewalks, parking areas and service areas, shall be routinely cleaned of litter and debris.

Horticultural Soils Test

Soil characteristics within the project may be variable. Prior to landscape development, a horticultural soils report is needed in order to determine proper planting and maintenance requirements for proposed plant materials. This soils test shall be performed by a qualified agricultural laboratory and shall include a soil fertility and agricultural suitability analysis with pre-plant and post-planting recommendations. Special attention should be paid to those areas requiring slope stabilizations and erosion control.

17. General Residential Landscape Requirements (PA's 14-17 and 22)**a. Energy Efficiency Guidelines**

This section of the Design Guidelines serves to highlight elements in the site planning, design and construction phases of SP 265, A1 that can be implemented to achieve a standard of energy efficient performance which is both desirable for the homeowner, the environment, and builder/developer as it relates to landscaping.

The following have been selected based on their ease of applicability and implementation during the design and construction phases, marketability and/or desirability potential to the home buyer, and cost incentive factors to both the builder and homeowner in order to maximize energy efficiency and maximize water quality and conservation.

Goal #1: Maximize Energy EfficiencyDuring Landscaping:

1. During the summer months, tall deciduous trees sited along the southwest and west of a residence provide shade and protect the home from solar heat gain keeping the outdoor surroundings cool. During winter, leaves drop off allowing winter sun to shine through to heat the home passively. The result is less reliance on mechanical heating and cooling systems. Where practical, place tall, deciduous trees to the southwest and west (as well as east) sides of the house to block hot afternoon summer sun.
2. Non-permeable materials used as ground covering absorb and trap the sun's heat, contributing to the increase in the average daily temperature surrounding the home. Permeable materials cut down on the amount of heat absorbed and re-radiated from the surface. Use of permeable materials prevents additional solar heat gain surrounding the home and reduces reliance on mechanical cooling systems. Reduce the amount of non-permeable surface on each lot to the maximum extent possible.

Goal #2: Maximize Water Quality and ConservationLandscape Considerations:

1. Drought tolerant and native plants are required as part of the plant palette.
2. Different types of plants have different watering and maintenance needs. A zoned irrigation system delivers the appropriate amount of water to the appropriate landscaping zone as needed. Use a drip irrigation system and/or zoned irrigation system with a rain sensor shut-off feature. The shut-off feature prevents unnecessary irrigation during rain.

3. Consider Xeriscape Figure IV-86, *Residential Xeriscape Examples* landscape treatments instead of lawns. Where lawns or gardens are proposed, incorporate retention grading and/or construct as a swale to allow for maximum retention and control of stormwater flows.

Design Considerations:

1. If a pool is provided in a common recreation area, install a pool filtration with zero water backwash system to reduce and possibly eliminate the need to drain the pool.
2. Install the following in-home features to reduce water usage:
 - Low-flow toilets.
 - Horizontal access washing machines.
 - Low-flow showerhead and faucet aerators.

Figure IV-86, *Residential Xeriscape Examples*

b. Irrigation

Irrigation Point of Connection Master Plans will begin to be created during the tentative map process as grading, lot configuration and maintenance responsibility begins to be more precise and will act as coordination mechanisms between the landscape architect, civil engineer, dry utility consultant, utility provider, and water district through the construction document process.

All common irrigation areas shall be capable of being operated by a computerized irrigation system which includes an onsite weather station/ET gage capable of reading current weather data and making automatic adjustments to independent program run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain and wind. In addition, the computerized irrigation system shall be equipped with flow sensing capabilities, thus automatically shutting down the irrigation system in the event of a mainline break or broken head. These features will assist in conserving water, eliminating the potential of slope failures due to mainline breaks and eliminating over watering and flooding due to pipe and/or head breaks.

All landscaped areas shall be watered with a permanent underground irrigation system.

c. Maintenance Responsibility

Maintenance responsibility may consist of a variety of County and association types such as lighting assessment districts, business, recreation and commercial associations as well as private homeowners-associations. Master Plans defining ultimate maintenance responsibility will be created more precisely, focusing on each phase during the tentative map process as grading and lot configuration begins to be more precise.

All landscape areas shall be maintained in accordance with the best industry standards for professional landscape maintenance. Such maintenance shall include watering, fertilization, mowing, edging, pruning, trimming, herbicide programming, pesticide programming, clean-up and other on-going seasonal programmed maintenance functions. Replacement of dead or diseased plant materials originally approved shall be accomplished on a routine basis. Irrigation systems shall be routinely inspected, repaired and maintained in an operating condition at all times. All walks shall be kept routinely free of litter and debris.

d. Outdoor Lighting

A master plan for street lighting will be created at the tentative map level for each phase of the Project and coordinated with the appropriate governing agencies. All streets and commercial developments in SP 265, A1 shall have uniform lighting standards with regard to style, materials, and colors in order to ensure consistent design. Lighting fixtures shall be well integrated into the visual environment. Reference Figure IV-87, *Residential Outdoor Lighting* for more detail.

Figure IV-87, *Residential Outdoor Lighting*

e. Mailboxes

Once construction documents are underway, a mailbox master plan will be created and coordinated with the United States Postal Service, identifying type and location of mailbox structures. Figure IV-88, *Residential Typical Mailboxes*. Style elements for the arbors shall include, but not be limited to: earth tones, pedestrian scale and massing, and planted with vines which are listed on the Project Plant Palette, Table IV-2, *Supplemental Plant Palette*.

Figure IV-88, *Residential Typical Mailboxes*

18. Plant Palette

The following plant palette was developed to include a variety of plant materials which are compatible with the Rancho California area climate, reflect the overall theme of the Borel Airpark Center, and provide opportunities for decreased water consumption. Table IV-1, *Plant Palette*, provides a list of the acceptable plant materials within SP 265, A1.

With some exceptions, all plant materials listed below are appropriate for use throughout the project site; plants inappropriate or especially appropriate for use in various situations are listed after the plant palette.

As noted in the Project-Wide Plant Palette, the majority of plants proposed for use within the Borel Airpark Center are "drought tolerant". For the purposes of this specific plan, "drought tolerant" refers to plants which are able to thrive on less water than is typically applied to more traditional plants. Some drought tolerant plants indicated below will become drought tolerant once established and may require conventional levels of irrigation during early phases of growth; others will require lower levels of irrigation throughout their lifetimes.

19. Supplemental Plant Palette (PA's 14-17 and 22)

The intent of these guidelines is to provide a simple plant palette that complements and enhances the thematic setting for the community. In addition, this plant palette has been selected for the plants' appropriateness to climatic conditions, soil conditions, surrounding natural environment conditions and concern for maintenance and water conservation.

Plant selection for specific areas of the community shall have similar cultural requirements so that irrigation can be designed to minimize water use and plant material can thrive under optimal conditions. This plant palette is derived from the Riverside County California Friendly Plant List. This plant palette is a representative list of plant species from which selections will be made in future design processes. The selection of additional species from the California Friendly Plant List that meet the above criteria may also be considered. Table IV-2, *Supplemental Plant Palette*, provides a list of the acceptable plant materials within SP 265, A1. The Street Tree plan is depicted as Figure IV-89, *Residential Street Tree Plan*.

**Table IV-1
Project-Wide Plant Palette**

Location and Botanical Name	Common Name	Use
<u>Major Entry</u>		
Pinus canariensis	Canary Island Pine*	Background tree
(Select from list)		Accent tree
Agapanthus 'Peter Pan'	Lily of the Nile*	Accent shrub
Pittosporum tobira	Tobira	Low-growing shrub
Vinca minor	Dwarf periwinkle*	Groundcover
Various species		Annual color
<u>Secondary Entry</u>		
Schinus molle	California pepper*	Accent tree
Vinca minor	Dwarf periwinkle*	Groundcover
Various species		Annual color
<u>Optional Project Entry</u>		
Pistacia chinensis	Chinese pistache	Background tree
(Select from list)		Accent tree
Viburnum tinus	Laurustinus*	Backdrop shrub
Raphiolepis indica	India hawthorn*	Medium accent shrub
Escallonia	Escallonia*	Medium accent shrub
Vinca minor	Dwarf periwinkle*	Groundcover
Various species		Annual color
<u>Urban Arterial and Arterial Highway Streetscape</u>		
Platanus racemosa	California sycamore*	Broad canopy tree
Pinus eldarica	Mondell pine*	Vertical form tree
(Select from list)		Accent tree
Hedera helix	English ivy	Groundcover
Jasminum	Various*	Groundcover
Nandina domestica	Heavenly bamboo*	Medium foreground shrub
'Compacta'		
Abelia grandiflora	Glossy abelia*	Tall backdrop shrub
<u>Major and Secondary Highway Streetscape</u>		
Platanus racemosa	California sycamore*	Broad canopy tree
Pinus eldarica	Mondell pine*	Vertical form tree
(Select from list)		Accent tree
Nandina domestica	Heavenly bamboo*	Medium foreground shrub
'Compacta'		
Abelia grandiflora	Glossy abelia*	Tall backdrop shrub
Hedera helix	English ivy	Groundcover
Jasminum	Various	Groundcover

**Table IV-1
Project-Wide Plant Palette (continued)**

Location and Botanical Name	Common Name	Use
<u>Collector Highway Streetscape</u>		
Platanus racemosa	California sycamore*	Broad canopy tree
Pinus eldarica	Mondell pine*	Vertical form tree
(Select from list) Nandina domestica 'Compacta'	Heavenly bamboo*	Accent tree Medium foreground shrub
Abelia grandiflora	Glossy abelia*	Tall backdrop shrub
Hedera helix	English ivy	Groundcover
Jasminum	Various	Groundcover
<u>Broad Canopy Trees</u>		
The following trees may also be appropriate for use as broad canopy trees in some situations, and may be substituted for suggested trees (listed above) at the discretion of the Landscape Architect preparing final landscape designs.		
Pistacia chinensis	Chinese pistache	All trees in this category may be used in a variety of situations.
Platanus acerifolia "Bloodgood"	London plane tree	
Schinus molle	California pepper*	
Liriodendron tulipifera	Tulip tree	
<u>Vertical Form Tree</u>		
The following trees may also be appropriate for use as vertical form trees in some situations, and may be substituted for suggested trees (listed above) at the discretion of the Landscape Architect preparing final landscape designs.		
Brachychiton populneus	Bottle tree	All trees in this category may be used in a variety of situations.
Pinus eldarica	NCN	
Eucalyptus sp.	Various types	
Tristania conferta	Brisbane box	
<u>Accent Trees</u>		
The following trees may be used in a variety of situations as noted in the plant selections above. When used in streetscapes, north/south or east/west trees should be used as noted below.		
Lagerstroemia indica+	Crepe myrtle	All trees in this category may be used in a variety of situations.
Cercis occidentalis+	Western redbud*	
Prunus cerasifera 'Autopurpurea'++	Purple leaf plum*	
Pyrus calleryana 'Aristocrat'++	Ornamental pear	

Table IV-1
Project-Wide Plant Palette (continued)

Location and Botanical Name	Common Name	Use
<u>Groundcover</u>		
The following species may also be appropriate for use as groundcover, and may be substituted for species listed above.		
Trachelospermum jasminoides	Star jasmine	All species in this category may be used in a variety of situations.
Parthenocissus tricuspidata	Boston Ivy	
Baccharis pilularis	Coyote bush*	
Lantana montevidensis	Lantana*	

Plants Especially Appropriate for Use in Commercial Areas

The following trees are recommended for use in commercial areas where store identification signs could be obscured by dense foliage. In retail frontage situations, the following trees may be used in place of suggested streetscape trees listed above.

Ginkgo biloba	(Maidenhair tree)
Lagerstroemia indica	"Indian Tribe" (Crape Myrtle)
Platanus acerifolia	(London plane tree)

Other trees which exhibit open branch and/or leaf structures may also be used at the discretion of the Landscape Architect preparing landscape designs for each retail or commercial area.

Turf

Any of a variety of turf species may be used in the landscaping of parkways and building sites. Turf shall meet the following criteria:

- Reduced watering requirements or "drought-adapted"
- Suitability to special site conditions (slope, areas subject to inundation, etc.)
- Ease of maintenance
- Quality of appearance

An example of a turf type which may be appropriate for typical parkway situations is Marathon, a drought-adapted fescue. Many other types of turf are available, and may be specified at the discretion of the landscape architect preparing final designs.

Asterisk (*) indicates drought-tolerant species.

- + --- Use on North-South streetscapes
- ++ -- Use on East-West streetscapes

**Table IV-2
Supplemental Plant Palette**

TREES				
SYM	BOTANICAL NAME	COMMON NAME	SIZE	WULCOLS
CALISTOGA DRIVE				
	PINUS ELDERICA	AFGHAN PINE	24" BOX	
	PODOCARPUS GRACILIOR	FERN PINE	24" BOX	
INTERIOR STREETS				
	ARBUTUS UNEDO 'MARINA'	MARINA STRAWBERRY TREE	24" BOX	
	CINNAMOMUM CAMPHORA	CAMPHOR TREE	24" BOX	
	LAGERSTROMIA FAURIEI X INDICA	GRAPE MYRTLE	24" BOX	
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	
	OLEA EUROPAEA	FRUITLESS OLIVE	24" BOX	
PARKS				
	LAGERSTROMIA FAURIEI X INDICA (STANDARD)	GRAPE MYRTLE	24" BOX	
	OLEA EUROPAEA	FRUITLESS OLIVE	24" BOX	
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	
PERIMETER SLOPES (outside brush management)				
	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL.	
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	15 GAL.	
INTERIOR SLOPES				
	LAGERSTROMIA FAURIEI X INDICA (MULTI-TRUNK)	GRAPE MYRTLE	24" BOX	
	PINUS ELDERICA	AFGHAN PINE	24" BOX	
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	

**Table IV-2
Supplemental Plant Palette (continued)**

SHRUBS - CALISTOGA DRIVE AND PARKS

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	MULCOLS
	PARKWAY			
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL.	
	BACK OF WALK AND ADJACENT SLOPES			
	ANNIGOZANTHOS SP.	KANGAROO PAW	5 GAL.	
	BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH	1 GAL.	
	DIETES BICOLOR	FORTNIGHT LILY	1 GAL.	
	ECHIUM FASTUOSUM	ECHIUM	5 GAL.	
	LIGUSTRUM TEXANUM	TEXAS PRIVET	5 GAL.	
	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	1 GAL.	
	RHAPHIOLEPIS I. 'CLARA'	WHITE INDIA HAWTHORN	5 GAL.	
	ROSA 'ICEBERG'	ICEBERG ROSE	5 GAL.	
	TRACHELOSPERMUM JASMONOIDES	STAR JASMINE	1 GAL.	

SHRUBS (PERIMETER BRUSH MANAGEMENT SLOPES AND ADJACENT TO OPEN SPACE)

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	DETAIL
	ACACIA REDOLENS 'DESERT CARPET'	DESERT CARPET	1 GAL.	
	BACCHARIS P. X CONSANGUINEA	CHAPARRAL BROOM	1 GAL.	
	HETEROMELES ARBUTIFOLIA	TOYON	1 GAL.	
	RHUS INTEGRIFOLIA	LEMONADE BERRY	1 GAL.	
	SALVIA SONOMENSIS	CREEPING SAGE	1 GAL.	

SHRUBS (WATER QUALITY BASINS)

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	DETAIL
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL.	
	CAREX PRAEGRACILIS	WESTERN MEADOW SEDGE	1 GAL.	
	MUHLENBERGIA CAPILLARIS	PINK MUHLY	1 GAL.	

VINES - CALISTOGA DRIVE AND PARKS

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	DETAIL
NS	JASMINUM POLYANTHUM	PINK JASMINE	15 GAL.	
	CLYSTOMA CALLESTEGIODES	LAVENDAR TRUMPET VINE	15 GAL.	

TURF - ACTIVE USE AREAS OF PARKS

	MARATHON II		SOD	
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Figure IV-89, *Residential Street Tree Plan*