

A. LANDSCAPE DESIGN GUIDELINES

1. General Guidelines

The purpose of the landscape design guidelines is to establish landscape standards that will contribute to the thematic development of the Mountain Springs community identity. Important to the development of a coordinated project image and identity are the project-wide enhancement of secondary highways, collector level streets, local streets, and entries. These elements are designed to establish levels of hierarchy that will provide a varied and high quality experience at the pedestrian and vehicular level within the project.

The development of the project identity focuses on the following areas:

- The unification of all structural elements of the plan in order to present a coordinated project image;
- Incorporation of building and plan materials indigenous to the project area in order to develop a project image that is not only unique for Mountain Springs, but that blends harmoniously with the surrounding environment;
- To provide enhanced entries, intersections, circulation pattern; and
- To provide each Parcel Developer the opportunity to create an individualized project identity within the overall project framework.

a. Project Theme

The Mountain Springs Specific Plan area is bordered to the south and west by the steeply sloping mountains of the Cleveland National Forest, with active citrus orchards under production in the foothill areas. The immediate surroundings are rural in character and recall the area's agricultural past. The project theme focuses on developing images of the Mediterranean that will complement the Mountain Springs site. The landscape theme seeks to develop the association by utilizing a planting concept designed to strengthen the basic fabric and overall theme of development through the use of specific plant materials to define and reinforce street patterns, existing site conditions, and neighborhood identity.

2. Community Elements

The Landscape Plan consists of community elements that form the basic structure of the plan. Individually, the elements identify specific conditions of the plan and a coordinated landscape treatment. Collectively all elements are coordinated with the selection of building and plant materials that provide reinforcement of the overall project theme. These features consist of project entries, streetscape, and community walls and fences.

a. Project Entry Treatments

A hierarchy of four entries are proposed within the Mountain Springs Specific Plan: The Community Entry, Major Project Entry, Neighborhood Gated Entry and the Golf Course Entry.

(1) Community Entry

The community entry is located at the intersection of Temescal Canyon and Knabe Road. There is only one community entry. Though it is not the only entry to the project, it provides the initial opportunity for project identification. The entry features may consist of terraced planter walls, signage wall, and landscaping. See Figure V-1 and V-1A.

Structurally, the terraced planters are utilized to articulate a symbolic gateway, through which the Mountain Springs experience begins. Incorporated into the terraced walls on the entry's south side is the project signage wall. Both the planter walls and the signage wall utilize architectural details that will recall architectural details that are Mediterranean in character.

Plant materials utilized will reinforce the structure, form, and character of the entry through utilizing:

- A dry boulder bed with surrounding berms to enhance the entry ;
- Trees planted to reinforce the formal structure of the entry;
- Evergreen trees planted behind the foreground trees to provide a solid visual backdrop to define the visual limits on the entry;
- Accent trees planted in groups to provide color;
- Shrubs and ground covers planted in terraced planters to enhance and reflect the planter forms; and
- Flowering perennials and annual color utilized to provide an intense color display that would change with the seasons.

(2) Major Project Entry

There is one major project entry which is located west of the existing marsh on Knabe Road. The entry feature consists of a faux bridge with boulders, a stream feature, berms, signage, and landscaping. See Figure V-2 and V-2A.

Plant materials utilized will reinforce the faux bridge and character of the entry area with:

- Trees planted to reinforce the formal structure of the entry;
- Screen trees planted behind the faux bridge to provide a solid visual backdrop to further define the spatial limits of the entry;
- Shrubs and ground covers planted to enhance and reflect the entry; and
- Flowering perennials and annual color utilized to provide an intense color display that would change with the seasons.
- Boulders and a stream feature may be used to carry out the rural character of the Mountain Springs image.

(3) Neighborhood Entry

There are eleven neighborhood entries located on Knabe Road. Seven of these entries will be gated entries. The neighborhood entry into Planning Areas 3 and 4 will not be gated. The entry feature consists of a card key or radio controlled device or gated entrance; signage wall; raised planter and landscaping.

Landscape median islands, raised planters and meandering sidewalks will reinforce and delineate the form of the entry gateway. Shrubs and ground covers will be planted to complement the forms of the planters, and flowering perennials. Annual color will be planted to provide an intense color display that will change with the seasons. Decorative paving material may be used at the entry which will be located outside the right-of-way. Materials of the entry gates will reflect each individual community theme. See Figure V-3 and V-3A.

(4) Secondary Entry

Secondary entries will be provided into individual planning areas. All secondary entryway's will be gated. A signage wall; raised planter may be provided with landscaping. Secondary entry landscaping will be less formal than the neighborhood gated entry landscape treatment. Decorative paving material may be used at the entry. (See Figure V-3B).

(5) Golf Course Entry

There will be one golf course entry located off of Knabe Road which will provide a formal entry to the clubhouse and recreation center and the driving range. This will be a formal entry. The entry feature consists of a combination of terraced planter walls; signage; and landscaping. See Figure V-4 and V-4A.

Plant materials utilized will reinforce the structure and character of the entry area with:

- Palms or trees planted to reinforce the formal structure of the entry;
- Evergreen trees planted behind the foreground trees and the arbor to provide a solid visual backdrop to further define the spatial limits of the entry;
- Shrubs and ground covers planted in terraced planters to enhance and reflect the planter forms; and
- Flowering perennials and annual color utilized to provide an intense color display that would change with the seasons.
- Decorative paving may be used along the entry way (outside the public right-of-way) to enhance the entry.
- A landscape median island may be provided with grove theme trees and ground cover to enhance the entry into the golf course.

b. Streetscapes

The street landscape concept is developed to correspond to the hierarchy of the main circulation corridors in Mountain Springs. The concept seeks to provide a varied experience that reflects the project's Mediterranean character, and also provides the opportunity for individual planning area identity development.

The major circulation corridors are Knabe Road and local private streets.

(1) Knabe Road

Knabe Road is a County designated Major Highway (100' R/W) running easterly and northerly through the Mountain Springs community. Knabe Road within the project site will be constructed as a modified Major Highway (100' R/W). A fourteen (14) foot raised landscape median island will be constructed within the street. There are two landscape conditions that exist along Knabe Road. The first condition is located at the community entry on Temescal Canyon Road. The second condition runs the remainder of the length of Knabe Road. The two areas are distinguished by: Condition One - landscape setbacks from the right-of-way to separate commercial uses from Temescal Canyon Way; Condition Two - variable landscape setbacks from right-of-way.

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- Condition One - Buffer at Community Entry

The landscape character of this area is designed to be informal and includes meandering berms and masses of grove theme trees (see Figure V-9). Along the west edge of Temescal Canyon Road the berms are utilized to provide a noise and visual buffer to the adjacent uses.

Grove theme trees are massed in informal clusters along the edges of the landscape easement to provide a dominate tree character. Evergreen canopy trees are grouped in clusters and alternate with the vertical theme trees to provide color, form, and textural contrast.

Existing native trees will be preserved where possible. Where existing trees are removed, new trees will be planted at a ratio of 3:1. The new trees will be planted in clusters, grouped with existing trees. The ground surface under existing and new trees will be mulched to the drip line of the trees with no shrubs or ground covers planted in these areas. The objective here is not to add surface irrigation water to the root zone of the trees and jeopardize their opportunity for survival.

The walkway in this area, along Knabe Road, should meander to preserve existing trees. In Condition Two, walkways along Knabe will be meandering.

Low and medium height shrubs, planted in masses, will complement and enhance the transition from tree massing areas to areas of meadow-type planting and turf.

Meadow planting areas consist of tall fescue grasses with annual flower color added for seasonal color. It is the design intent that these grasses be allowed to grow to a height of eight to ten inches and allowed to naturalize at that height, with periodic mowing to maintain a well-groomed appearance.

- Condition Two - Residential and Golf Course Edges

As in Condition One, the landscape design is informal. Vertical theme trees, canopy trees, and accent trees planted in informal masses will create the streetscene. At residential edge conditions where a view opportunity exists, tree masses will be limited to clusters at property borders and at the bottom of slopes to preserve views from adjacent residential units. Low and medium height shrubs planted in masses will be primarily limited to slope areas and adjacent to solid walls. The shrubs will complement and enhance the transition from tree massing, shrub and ground cover, and turf areas.

(2) Local Private Streets

Local private streets within Mountain Springs connect with Knabe Road and are contained within planning areas. Local private streets are the landscape responsibility of either the home owners' association or the individual homeowner. It is the design intent to allow

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individual project identity development beyond the neighborhood entry and within the planning areas only. Landscape plant material utilized within the areas will be selected from the Mountain Springs plant palette to maintain the Mediterranean concept.

c. Fuel Modification Zone

In response to United States Forest Service (USFS) concerns for fire safety along the boundary of Mountain Springs with the Cleveland National Forest, the following is proposed: (See Figure V-12 and V-12A).

Establish a fuel modification zone (FMZ) that is measured one hundred feet (100') from the rear property line of the residential lot to undisturbed open space within Planning Area No.1.

The Fuel Modification Zone shall consist of the following:

- (1) Selectively remove highly flammable plant species (see Landscaping Palette, Table V-1).
- (2) Selectively thin out large, dense groupings of plant material.
- (3) Remove plant material in a manner that will promote a natural appearance to fuel modification areas.
- (4) Provide masonry wall at property edge adjacent to open space area.
- (5) Maintenance of fuel modification area shall be maintained by a homeowners' association or maintenance district.

d. Community Walls and Fences

A coordinated variety of walls and fences have been designed to provide continuity throughout Mountain Springs while addressing the varying edge conditions of the plan. (See Figures V-11 through V-11F)

(1) Theme Walls

The theme walls are primarily utilized along portions of Knabe Road that abut the golf course where views exist into the golf course. The theme wall will be an open fence design to enhance the rural character of the surrounding area. The theme wall will not exceed five (5) feet in height. See Figure V-11D.

(2) View Fence

The View Fence is utilized along the golf course edge, and other areas of the Mountain Springs community where view opportunities exist into the golf course. The purpose of this fence is to allow maximum view opportunities into the golf course. This fence will not exceed six (6) feet in height and will match the colors of the Mountain Springs community. See Figure V- 11C.

(3) Equestrian Fence

The Equestrian Fence will be utilized adjacent to equestrian trails for a more open rural character. The Equestrian Fence will have a maximum height of five (5) feet. See Figure V-11A.

(4) Perimeter Wall

The Perimeter Wall will be utilized in areas between residences and Knabe Road to provide a buffer. It is anticipated that this will be a solid masonry wall that will match the colors and materials of Mountain Springs. Pilasters will be provided and are spaced to add textural richness and to help break up the mass of the wall. Pilasters are capped and finished to match project theme walls. See Figure V-11B.

(5) Block Wall

The block wall will be utilized in areas adjacent to the RV park, maintenance yard and along the east side of Warm Springs. The block wall will be a six (6) foot high masonry block wall. See Figure V-11E.

(6) Wrought Iron Fence

The wrought iron fence will be utilized along portions of the project boundary to allow for views into the golf course. The wrought iron fence will be six (6) feet high. See Figure V-11F.

(7) Interior Fencing

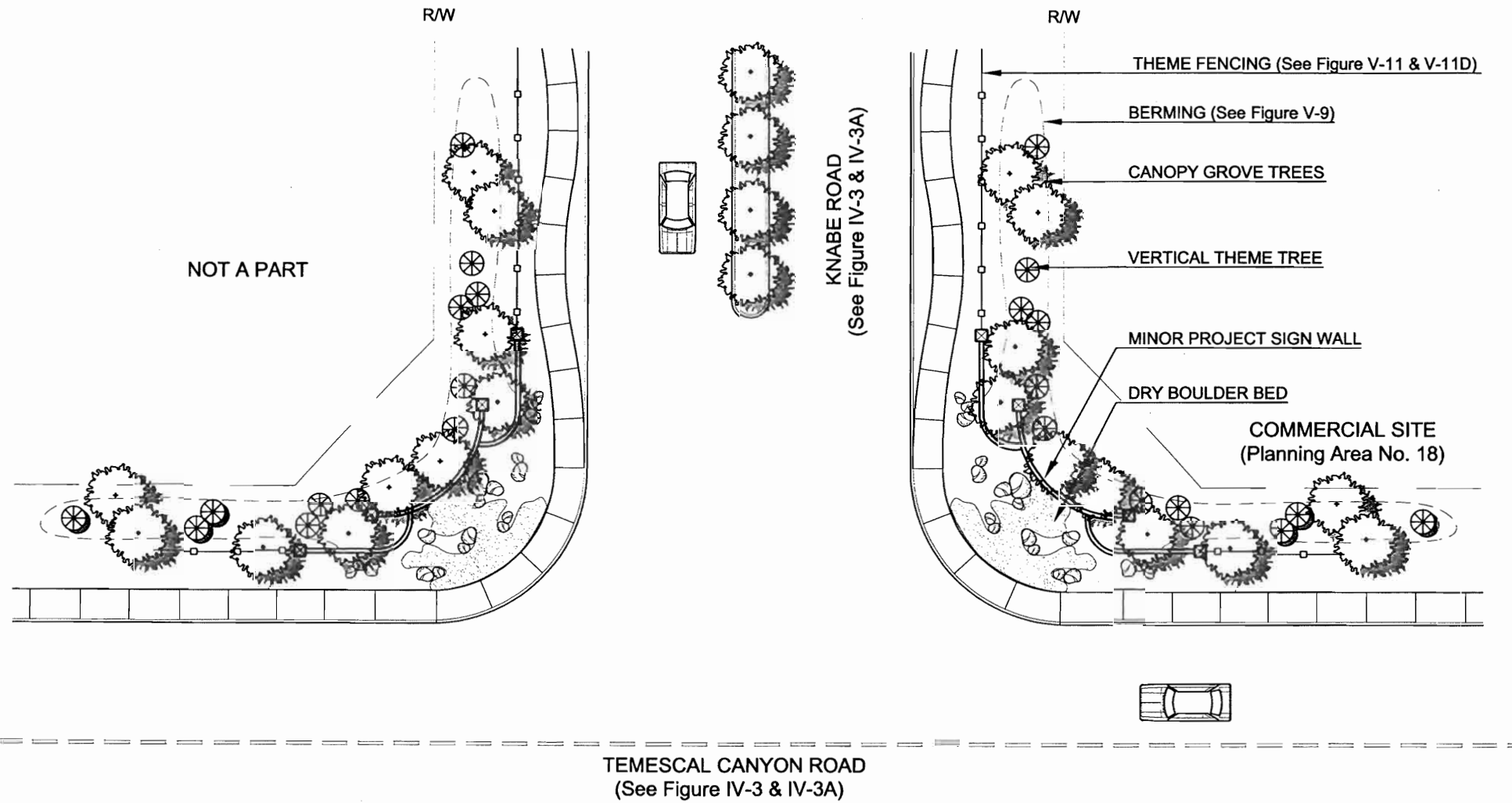
All interior fencing shall be the responsibility of the parcel developer. Wood or "wood-look" fencing may occur between residential backyards and interior side yards only.

e. Lighting

The level of on-site lighting as well as lighting fixtures, shall comply with any and all applicable requirements and policies of the County of Riverside. Energy conservation, safety, and security should be emphasized when designing any lighting system.

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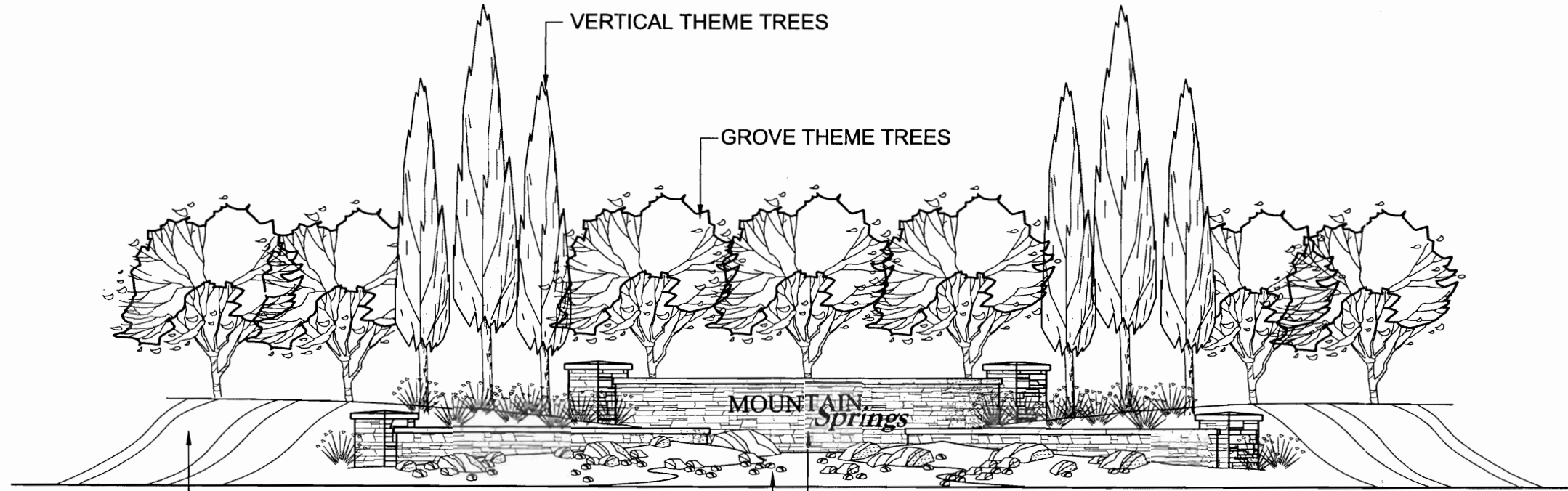
- It is recommended that all primary streets be adequately illuminated to provide for the safety and comfort of vehicular and pedestrian movement. Appropriate lighting will encourage night-time use of the community facilities.
- Landscape lighting may be used for accentuating the following conditions: shrub masses, focal elements, and trees (up-lights) if properly camouflaged from view and placed at ground level without attaching to plant materials.
- All lighting shall be designed and located in a manner which is compatible with scenic values and other public interests throughout the community.
- General lighting shall not cast any glare onto adjacent lots and streets in such a manner as to decrease the ambience of adjacent areas or the safety of pedestrian and vehicular movement.
- Pedestrian lighting shall provide area illumination for entry ways, courtyards, and other such areas.
- Lighting fixtures shall be complimentary to the architectural concepts.



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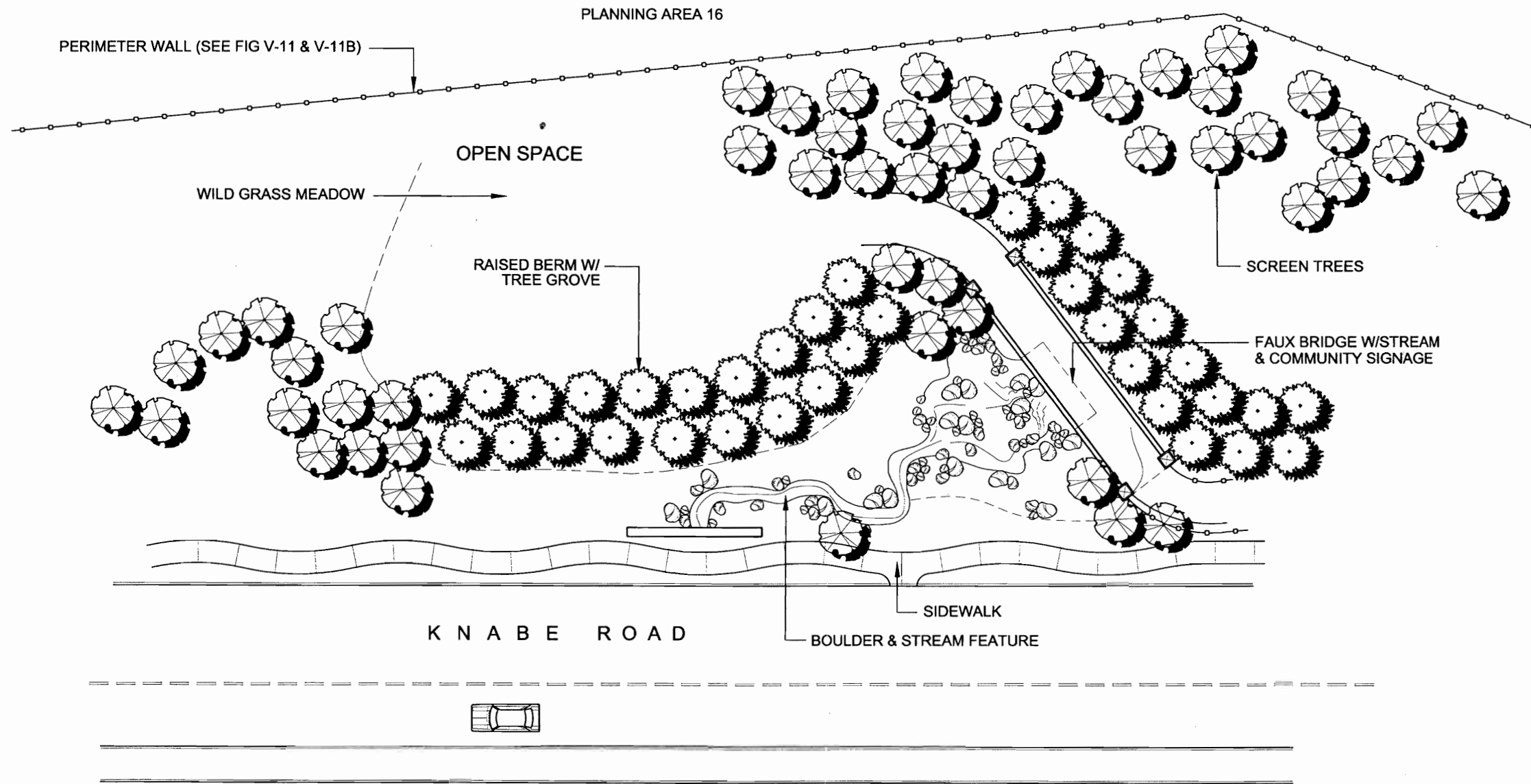


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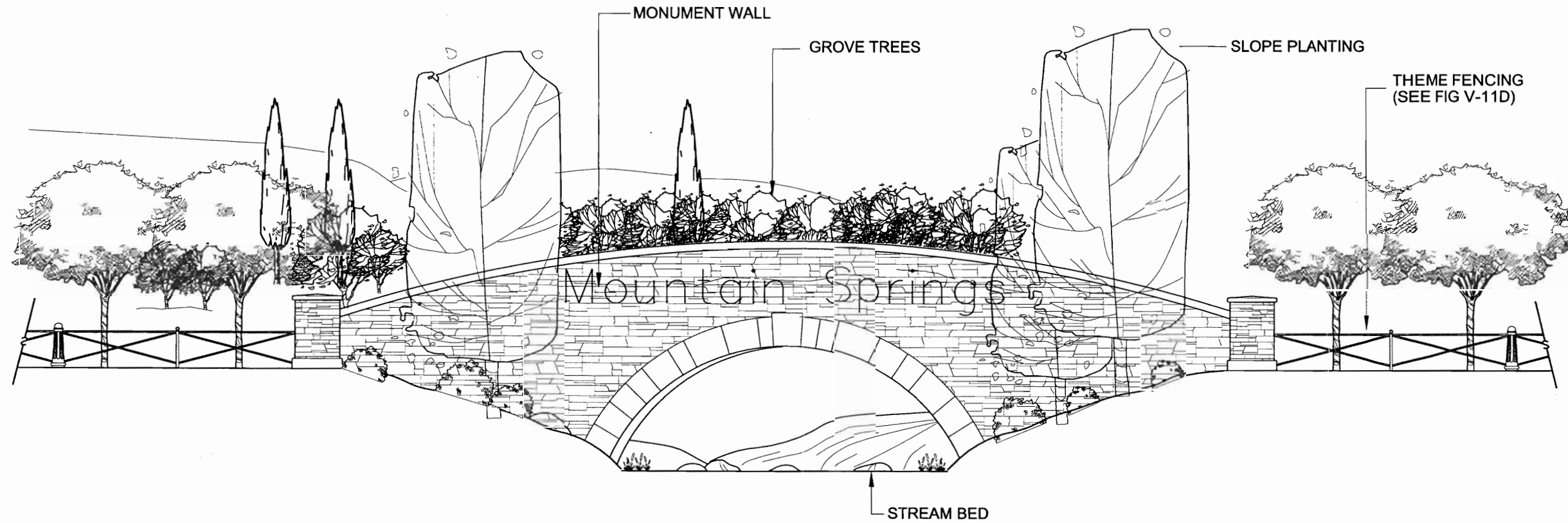
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N:\31469.000\DWG\GPP\FIG-V-2.DWG NOVEMBER, 1998

Major Project Entry

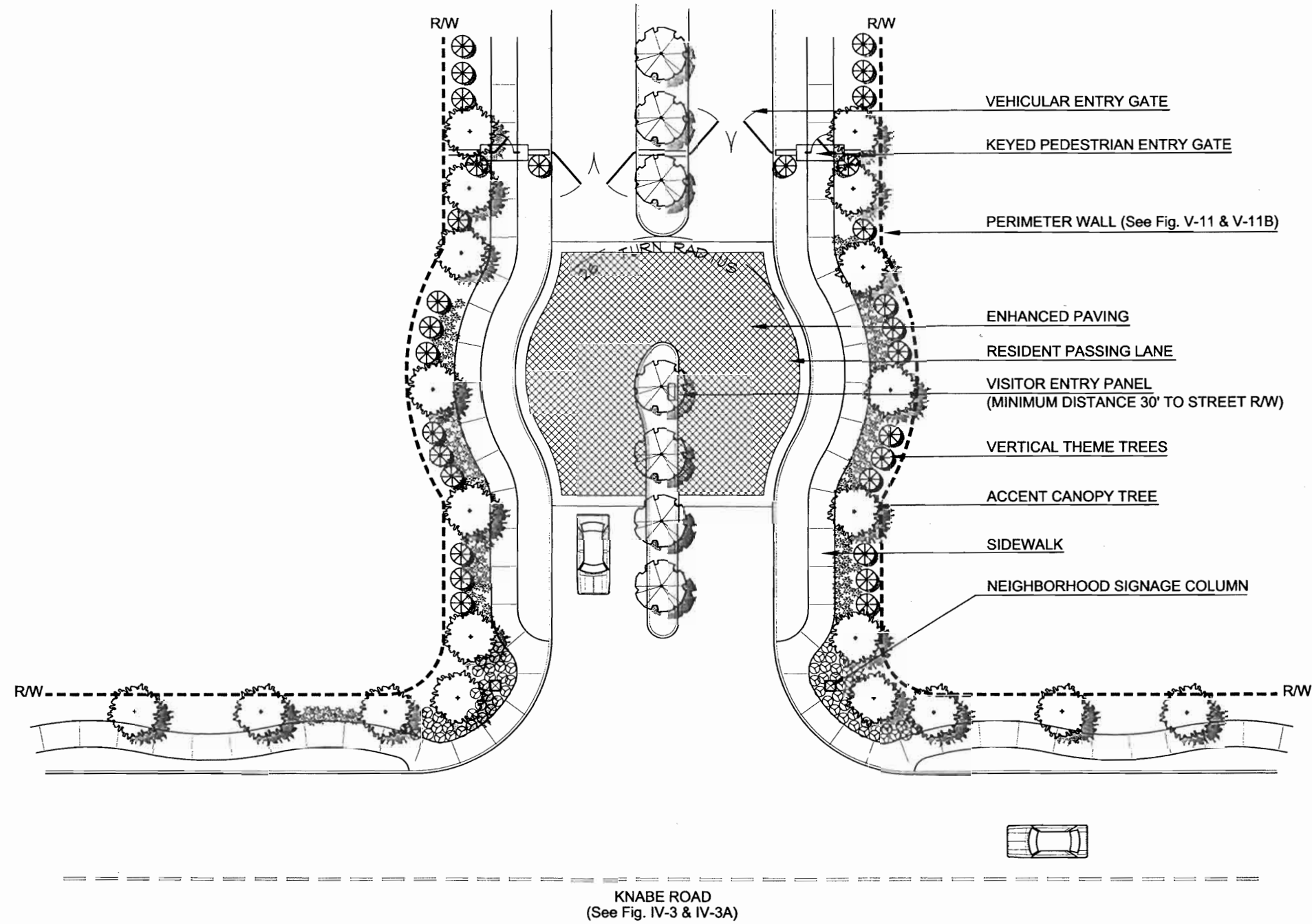


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- VEHICULAR ENTRY GATE
- KEYED PEDESTRIAN ENTRY GATE
- PERIMETER WALL (See Fig. V-11 & V-11B)
- ENHANCED PAVING
- RESIDENT PASSING LANE
- VISITOR ENTRY PANEL
(MINIMUM DISTANCE 30' TO STREET R/W)
- VERTICAL THEME TREES
- ACCENT CANOPY TREE
- SIDEWALK
- NEIGHBORHOOD SIGNAGE COLUMN

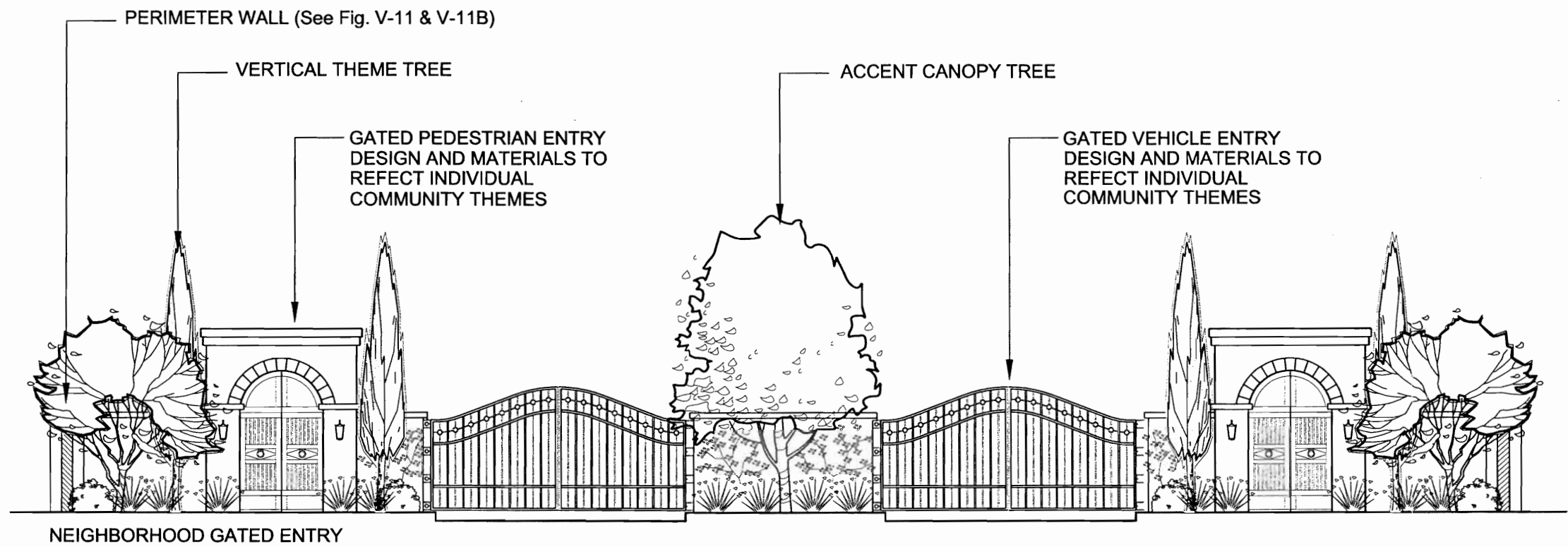
KNABE ROAD
(See Fig. IV-3 & IV-3A)

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NEIGHBORHOOD GATED ENTRY

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Neighborhood Gated Entry

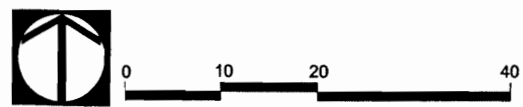
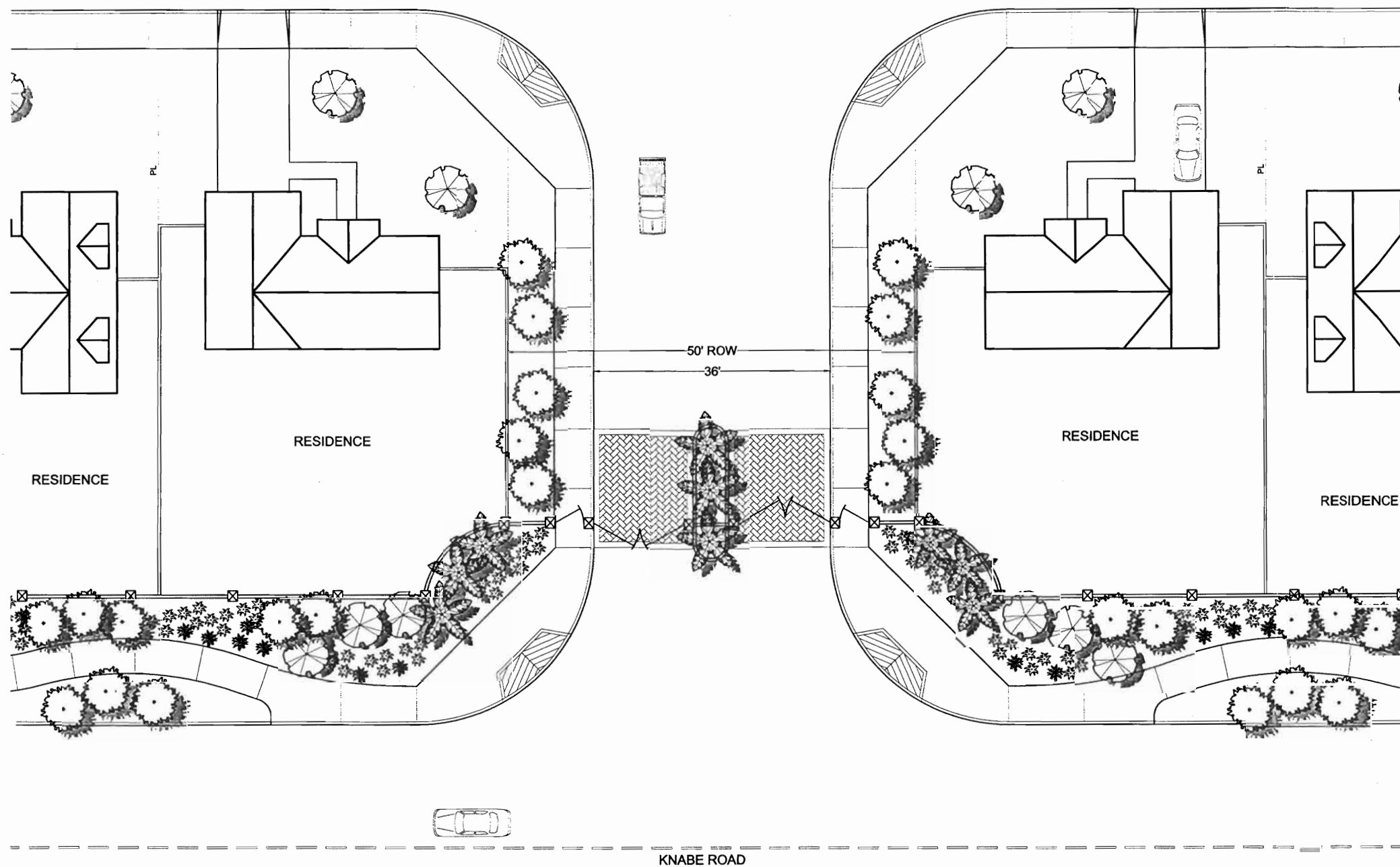


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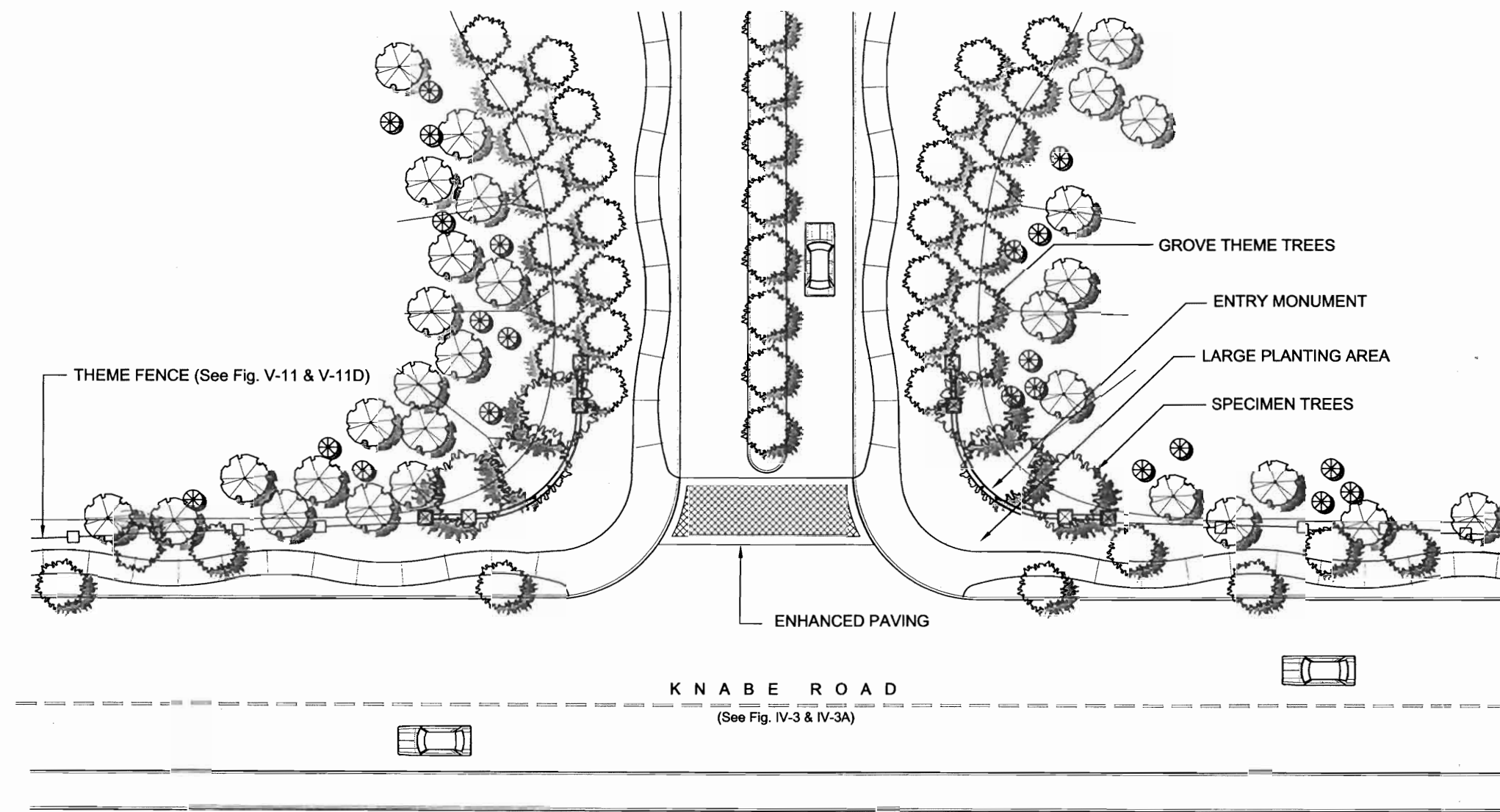


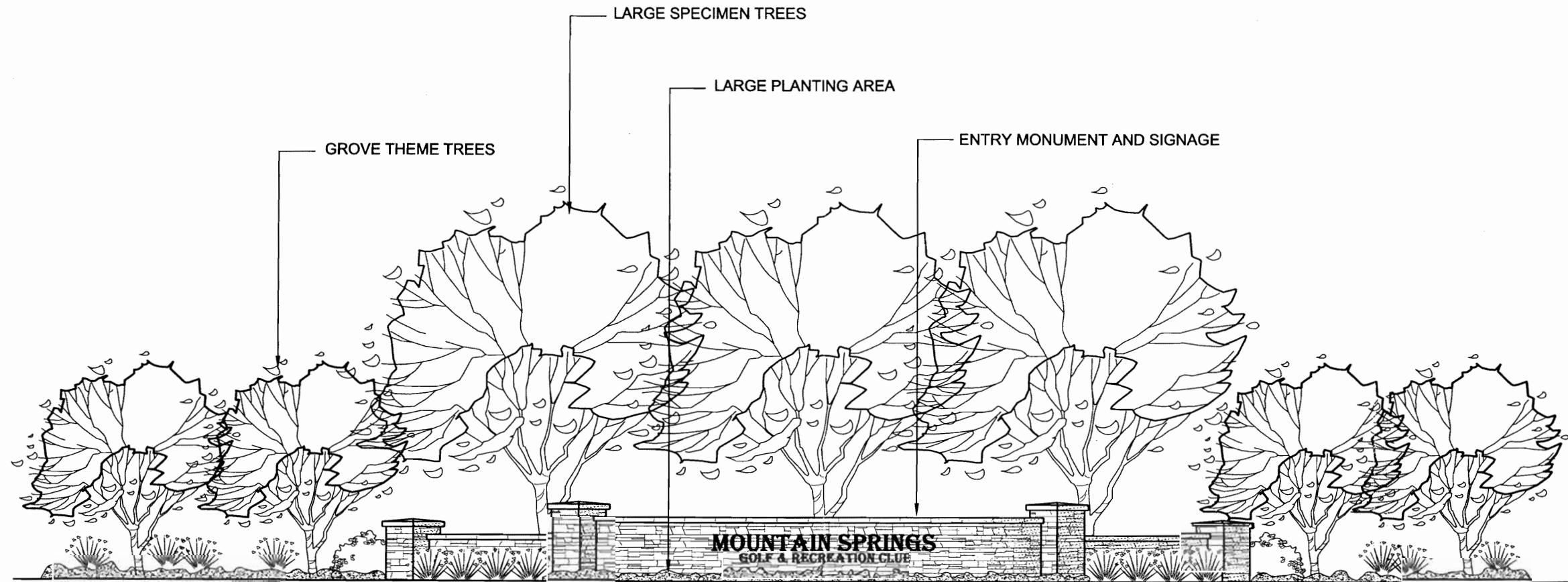
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Neighborhood Secondary Entry

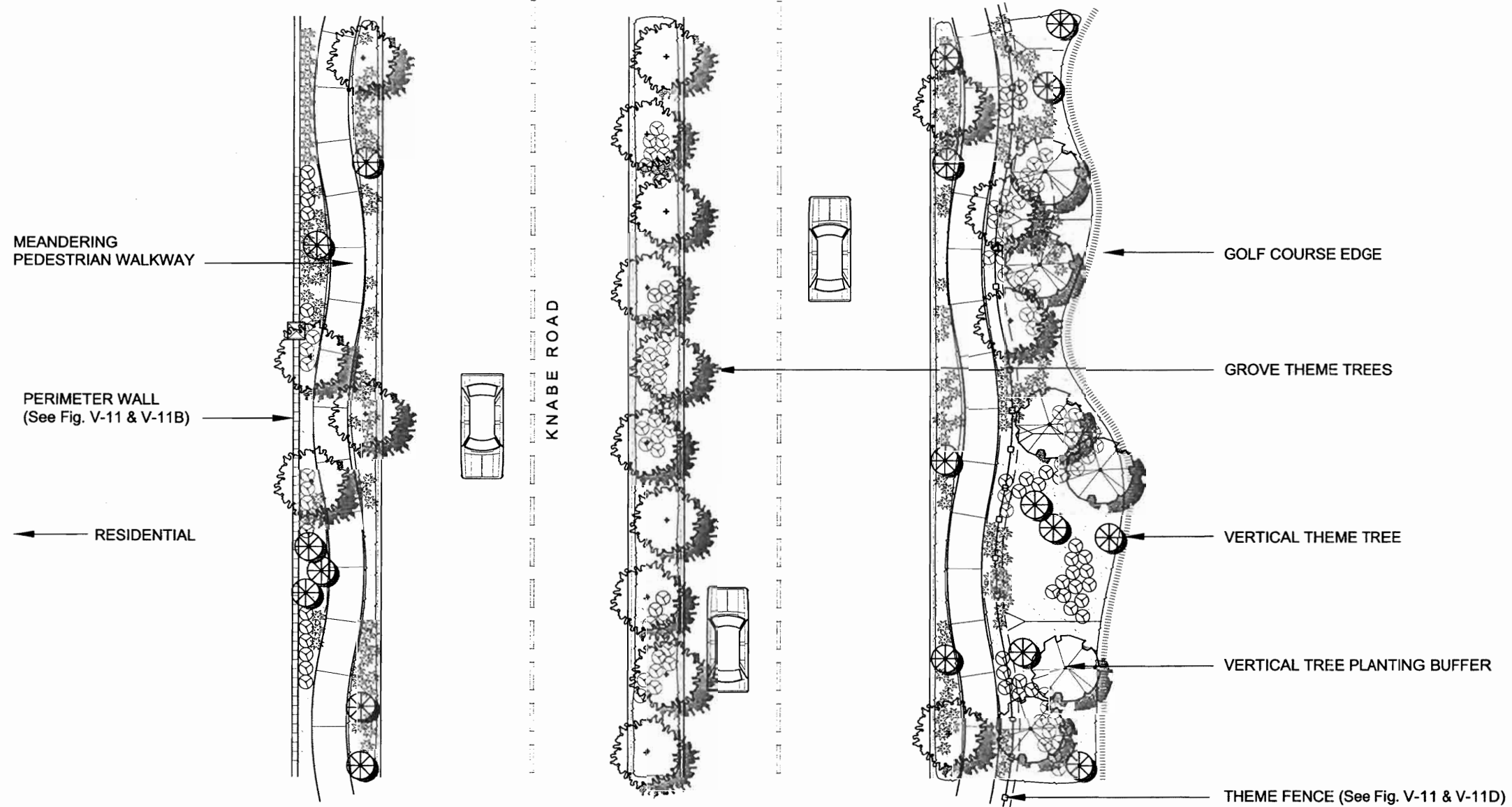




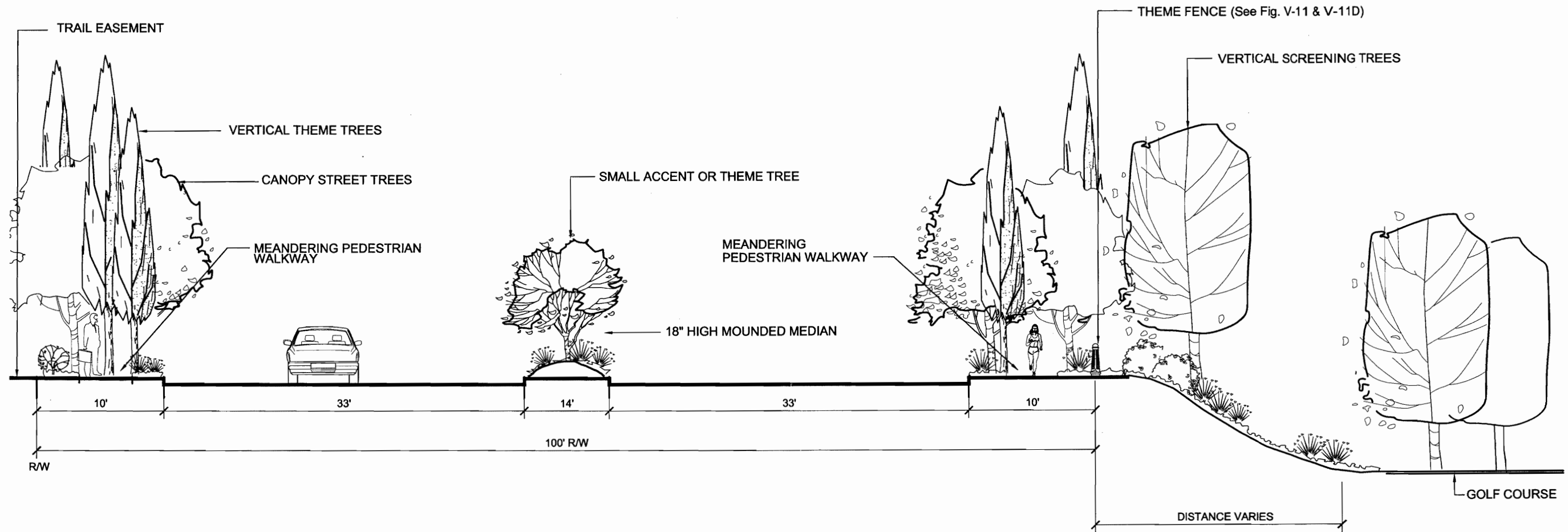
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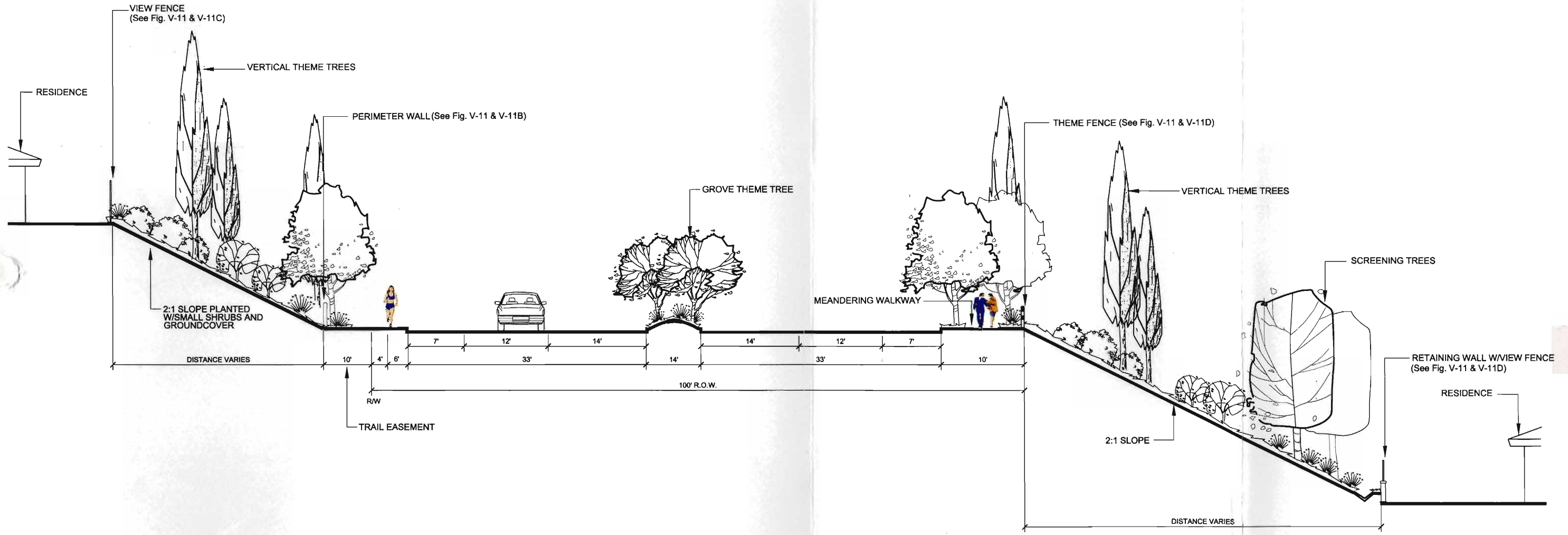


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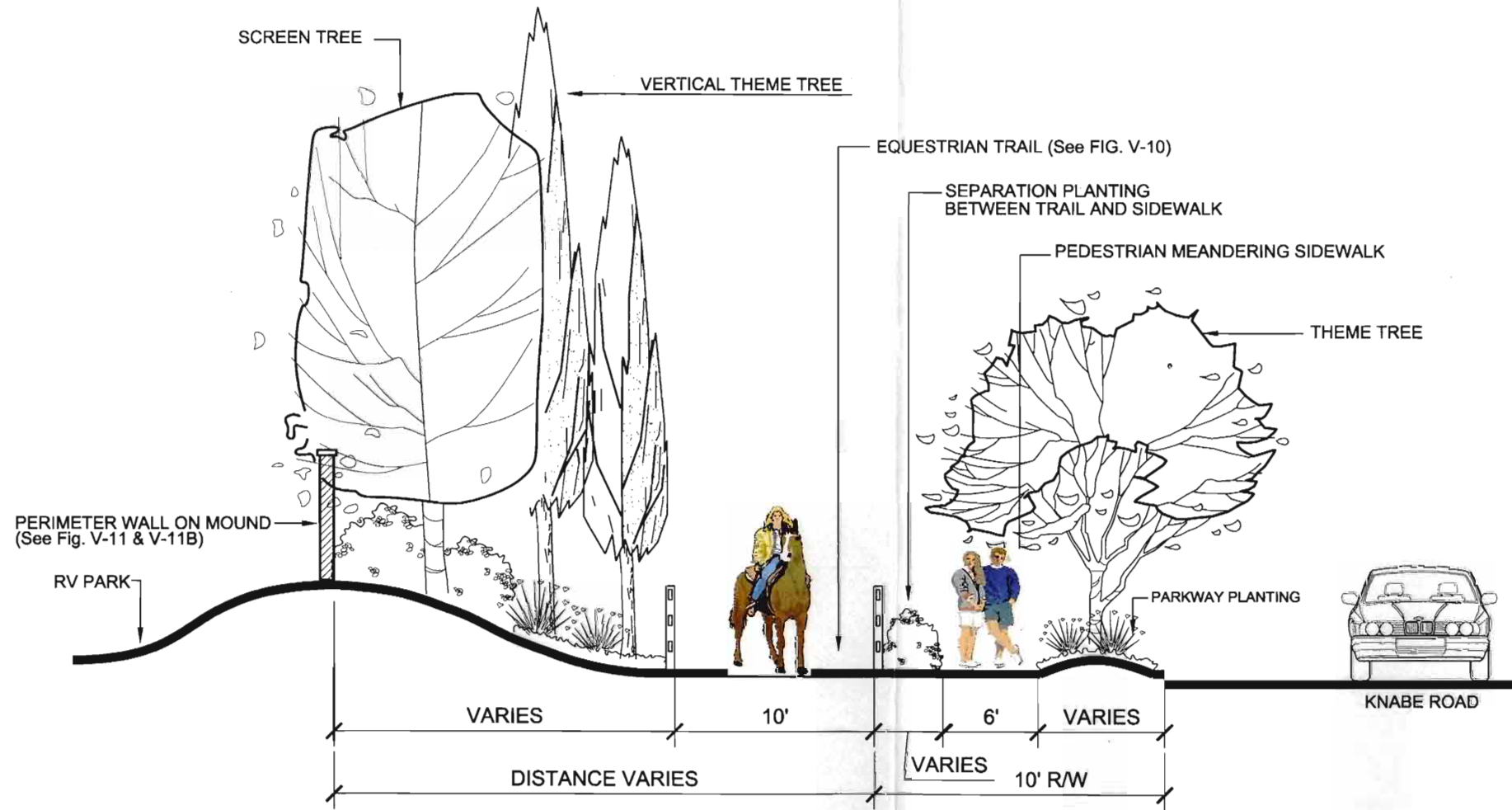
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Knabe with Slope Conditions between Homes

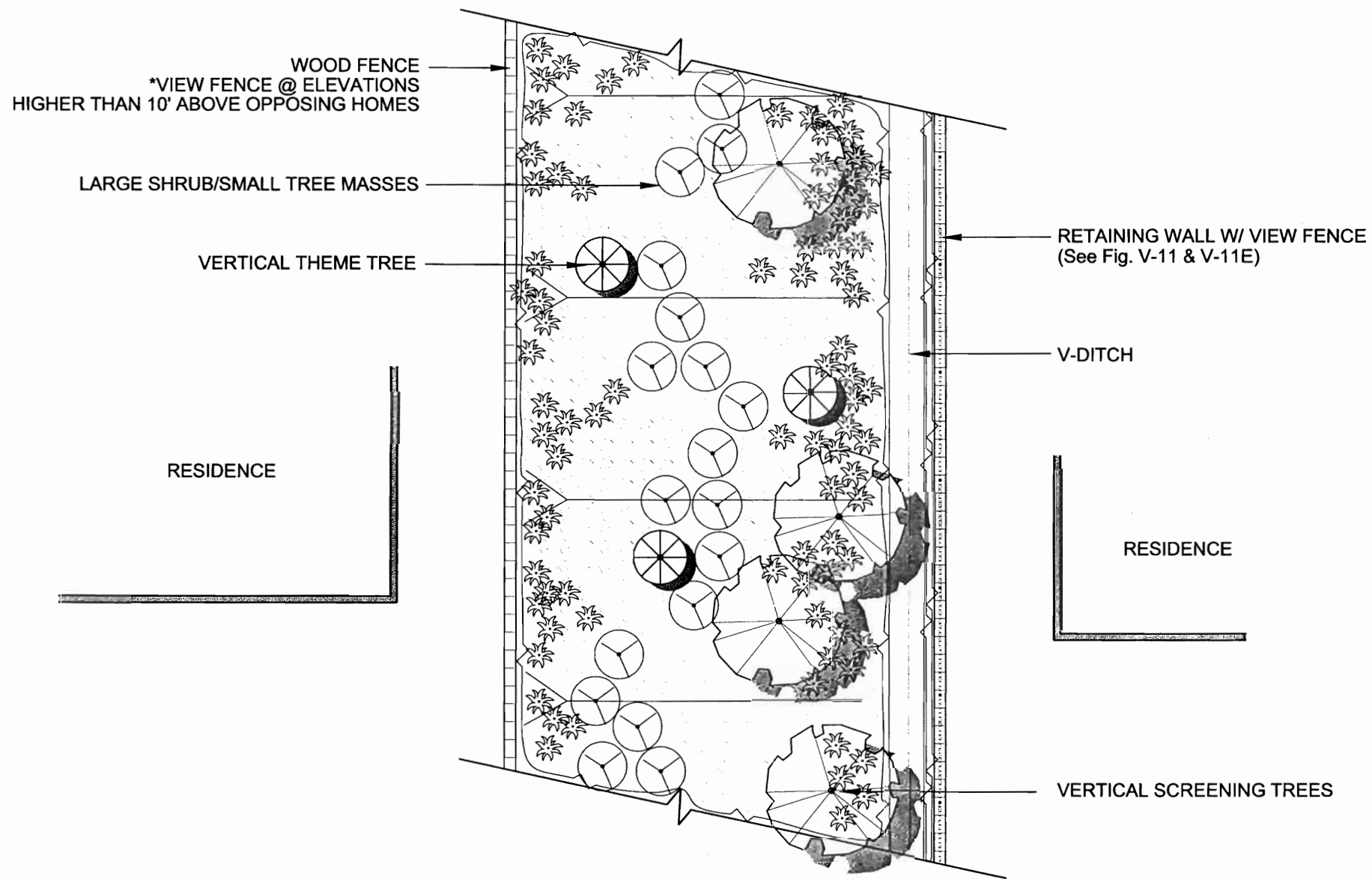


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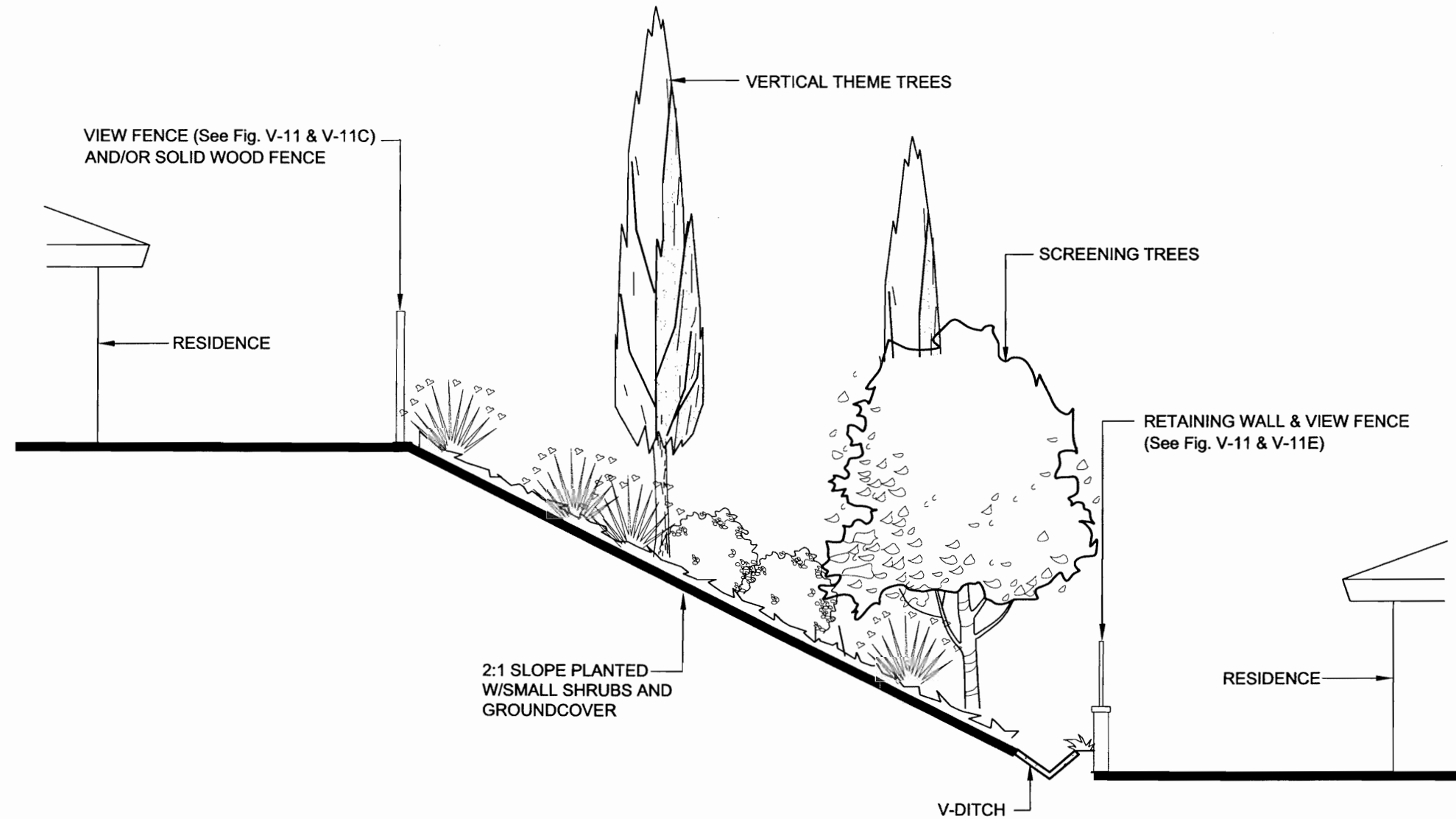


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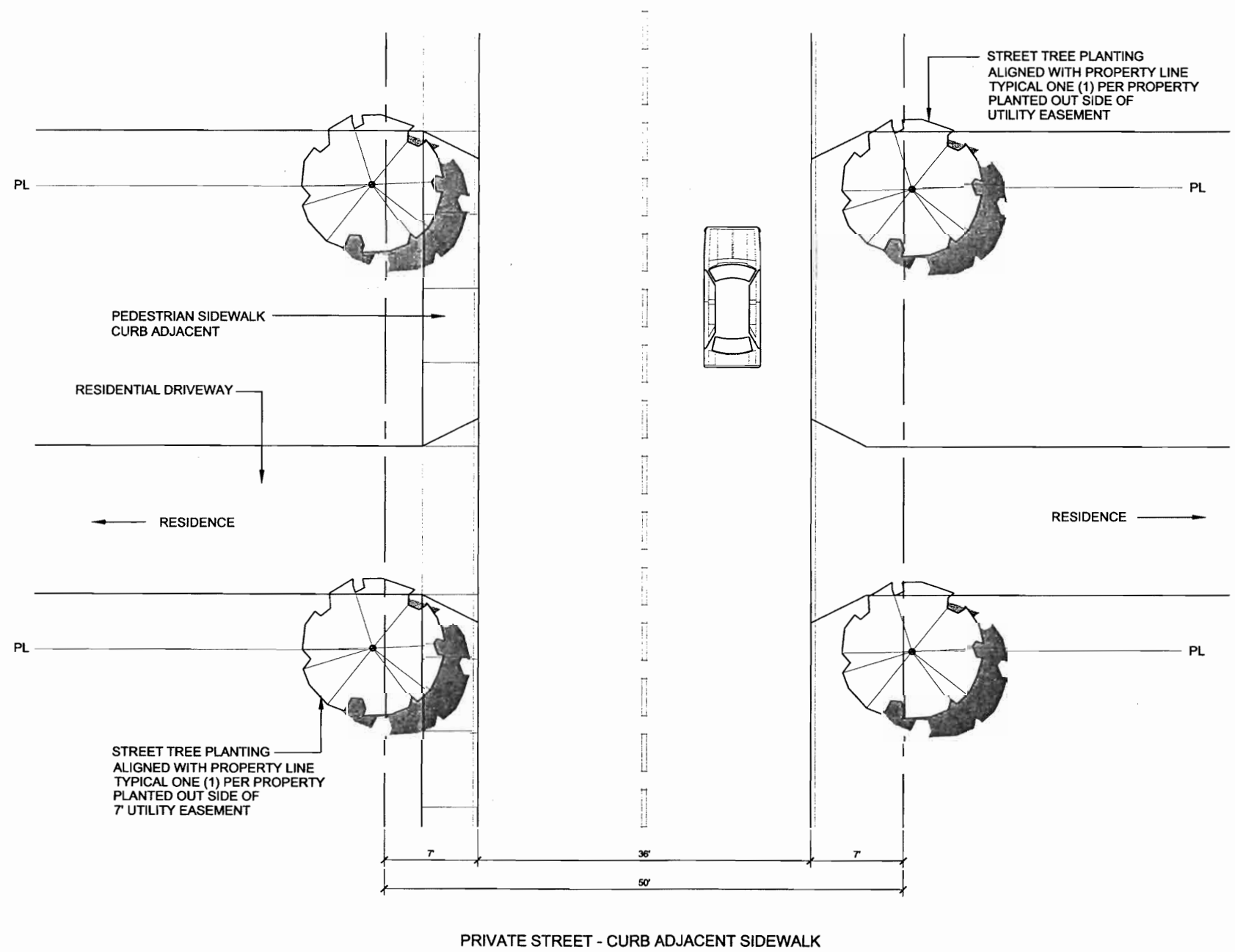


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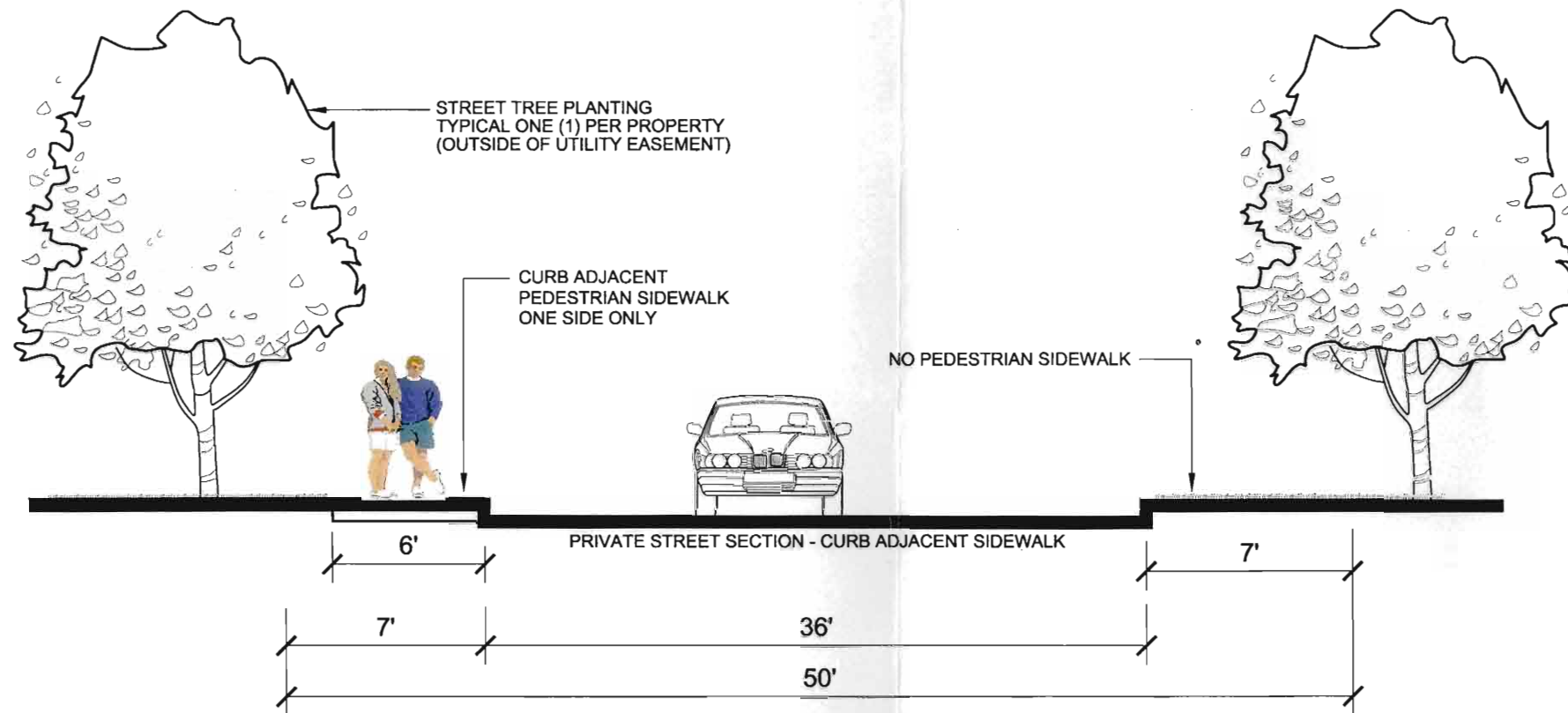
PRIVATE STREET - CURB ADJACENT SIDEWALK

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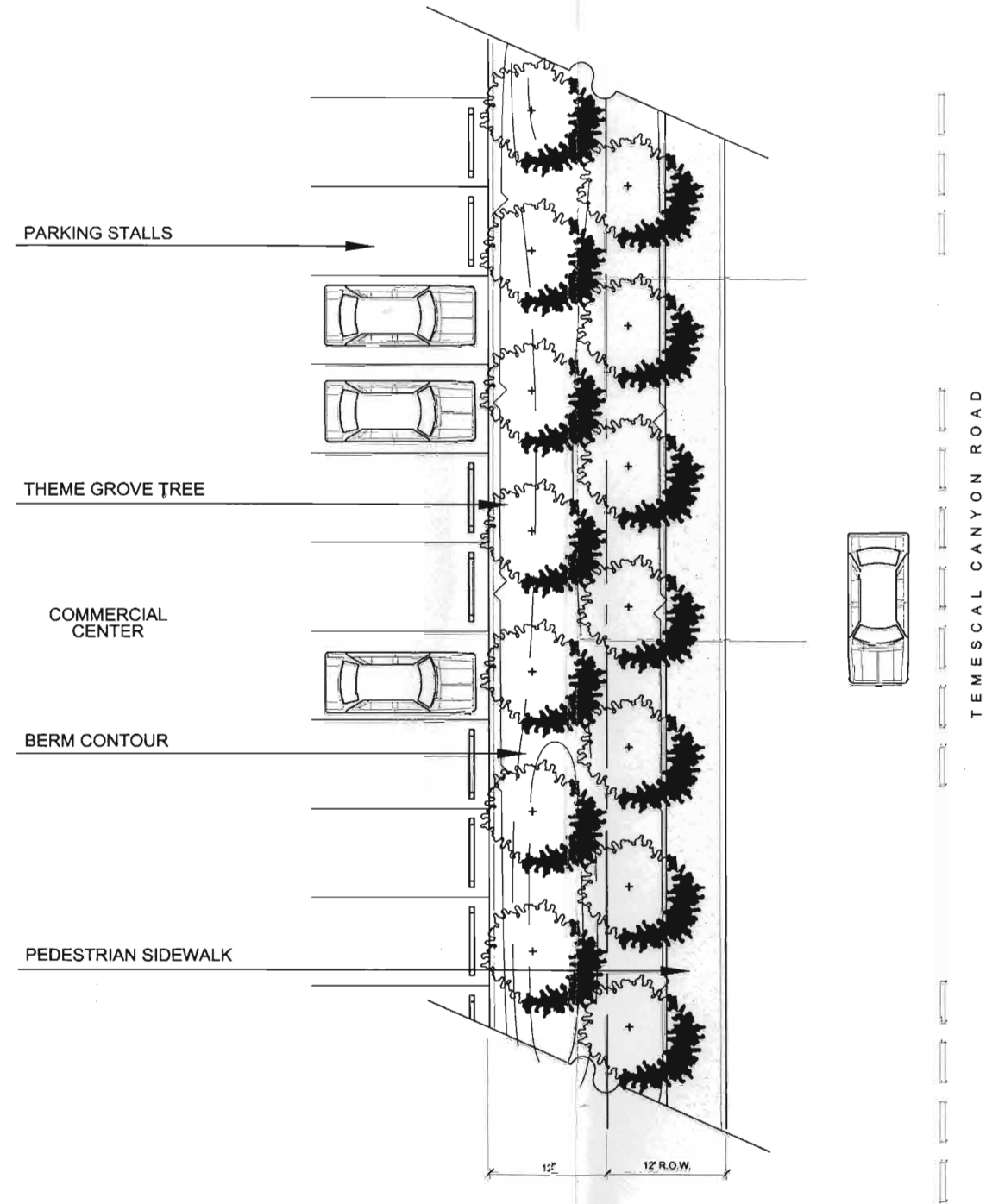
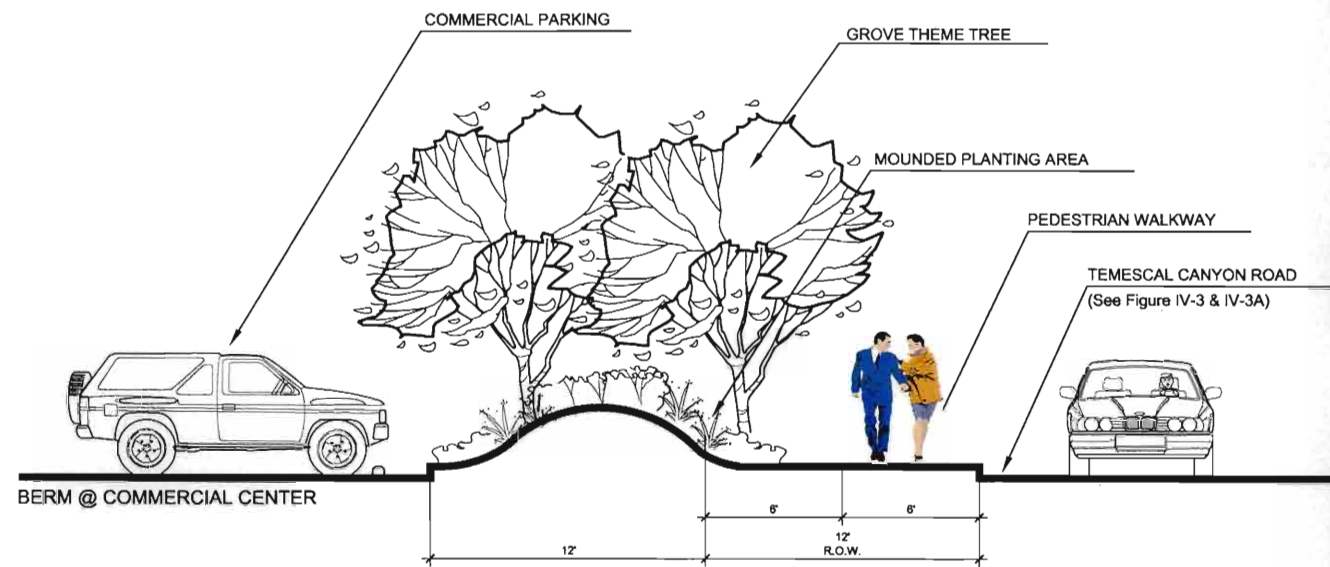
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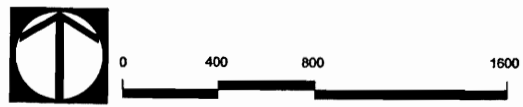
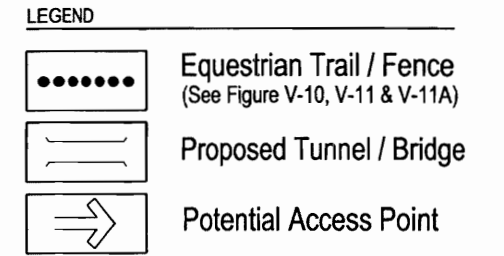
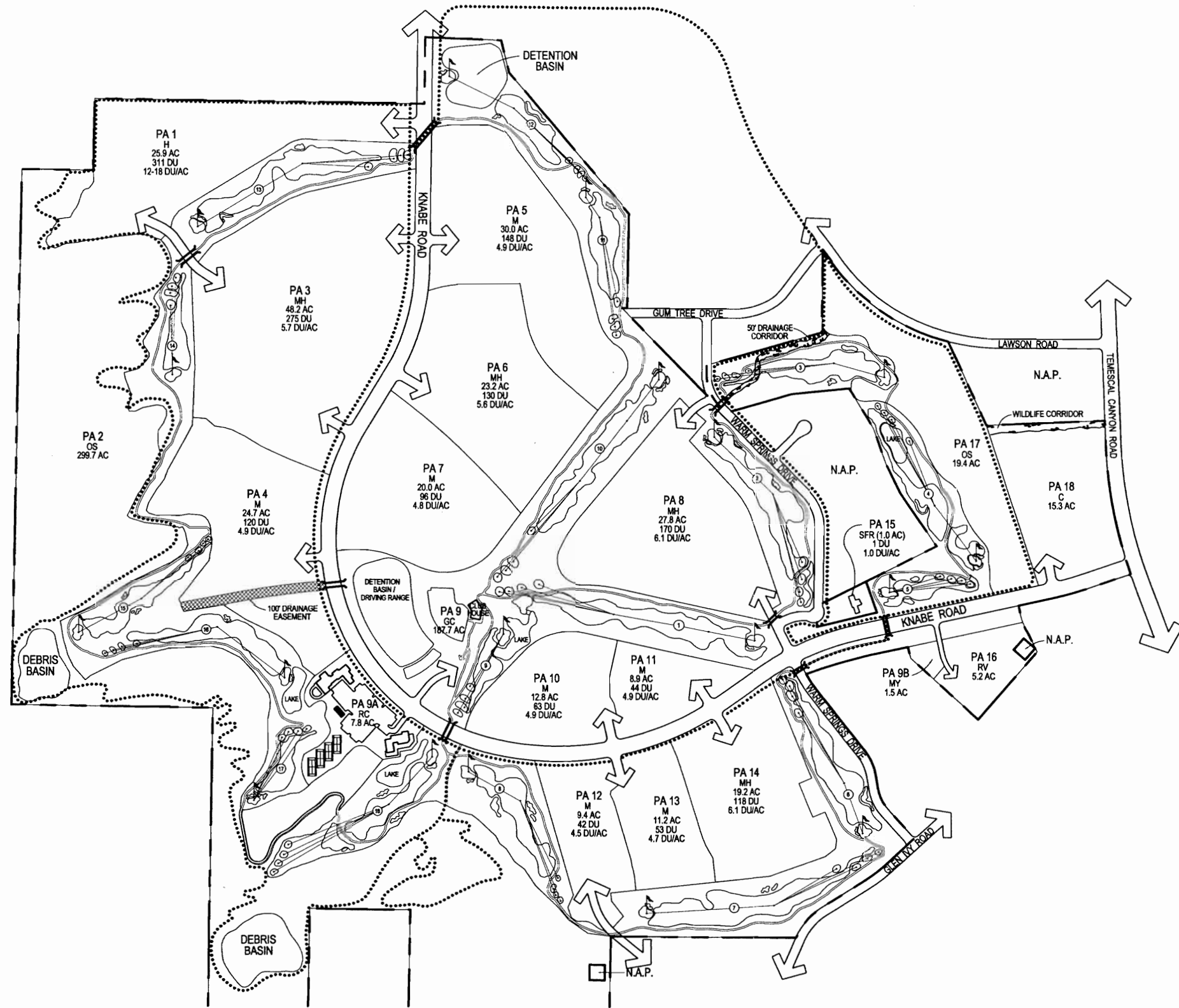
Local Private Streets

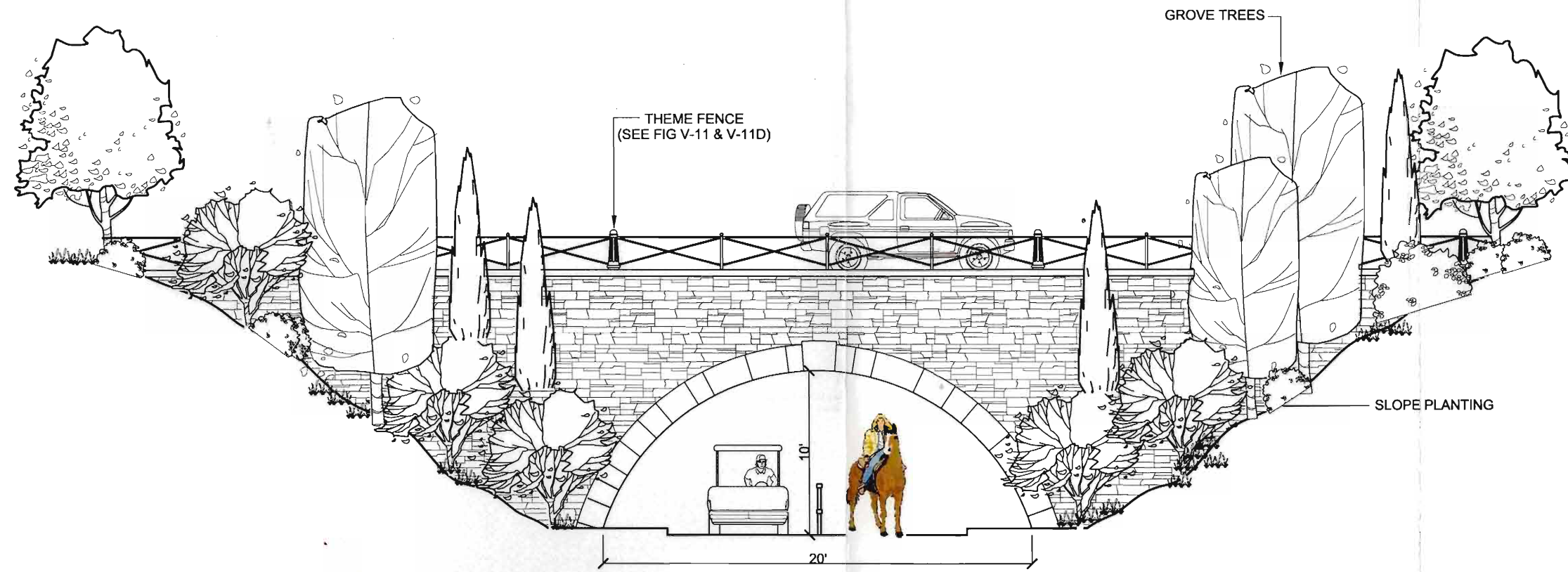


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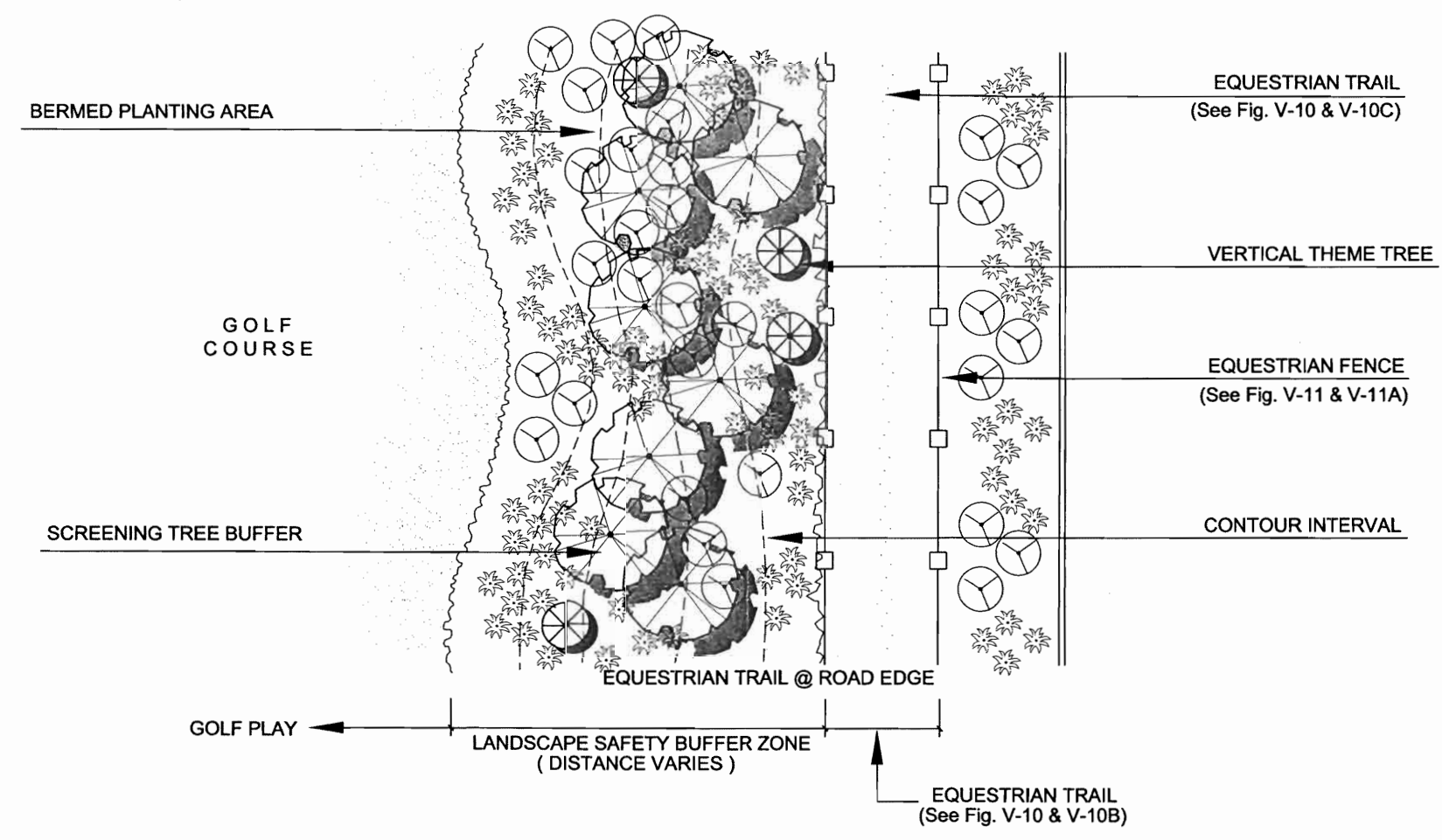


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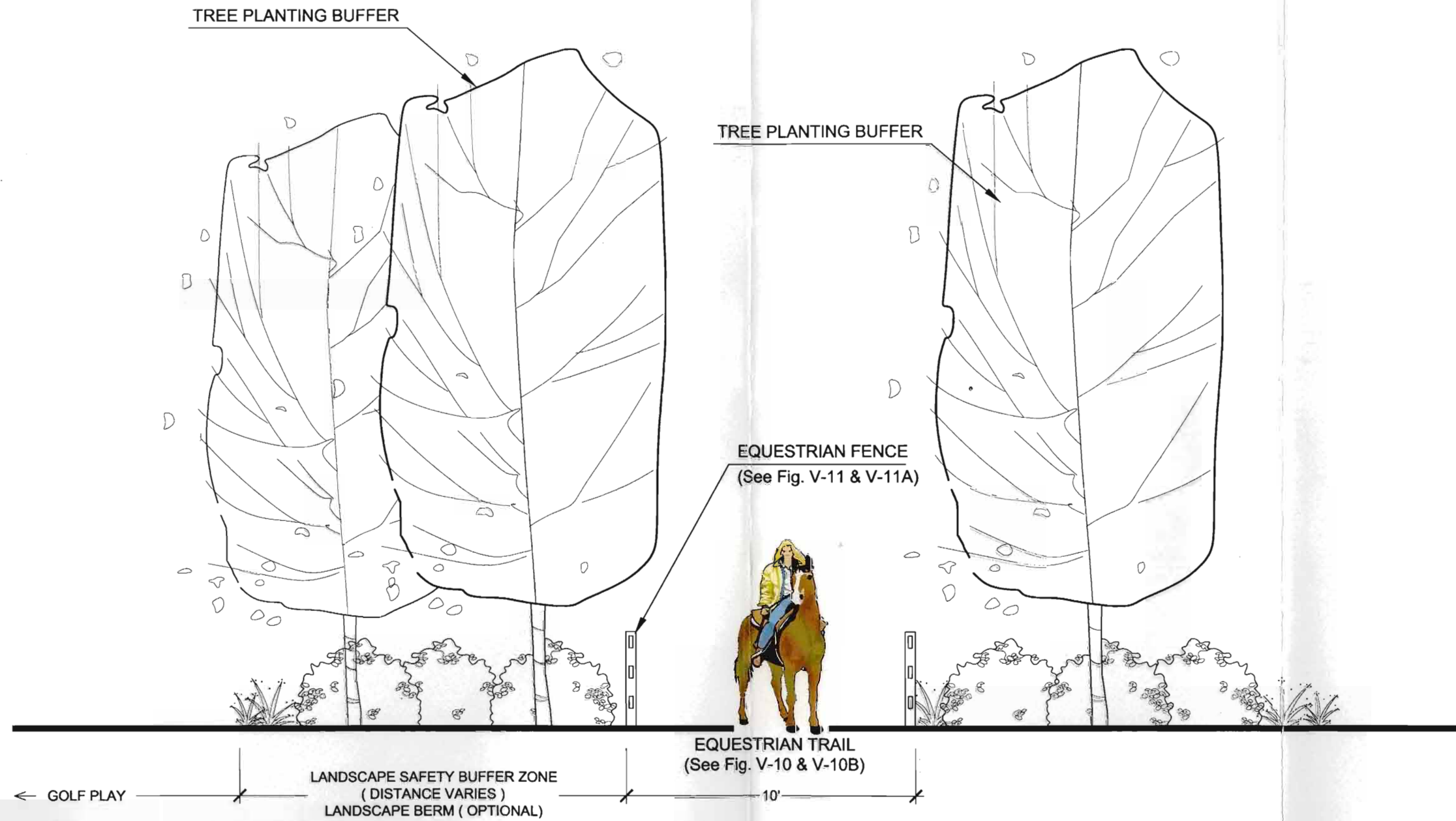
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Equestrian Trail @ Golf Course Edge Plan View



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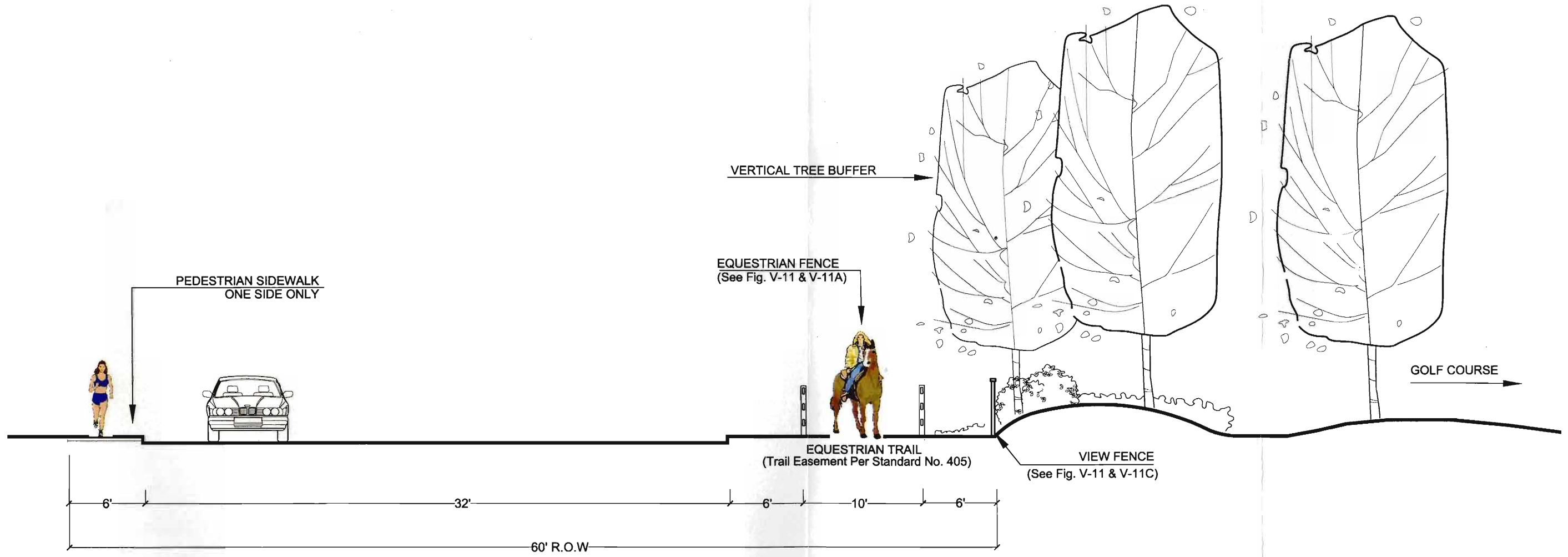
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Equestrian Trail @ Golf Course Edge Cross-Section



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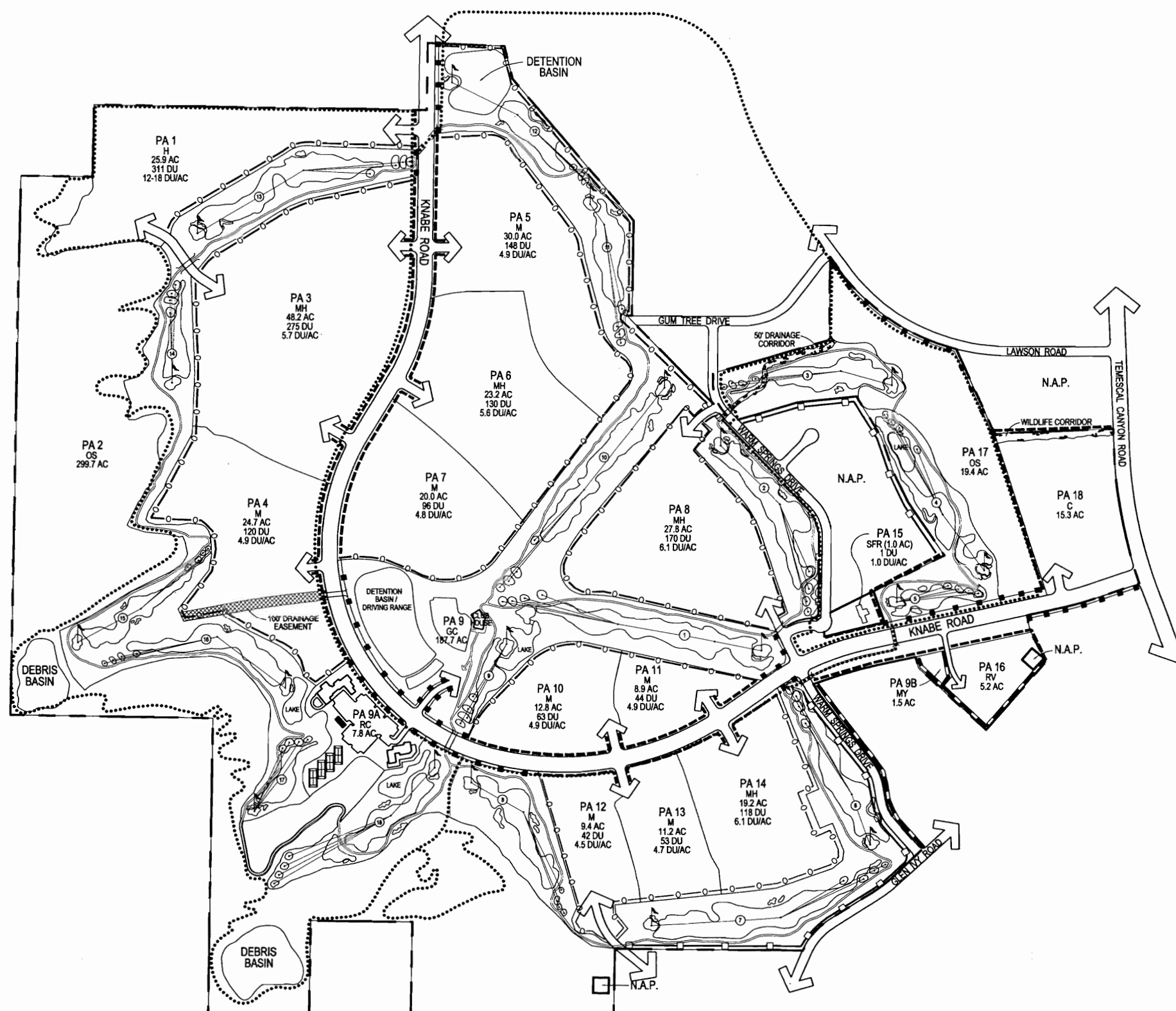
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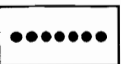
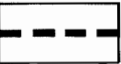
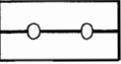
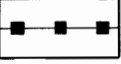
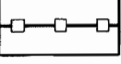
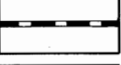
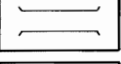
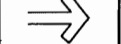
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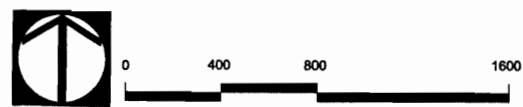
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Equestrian Trail Adjacent to Warm Springs Road

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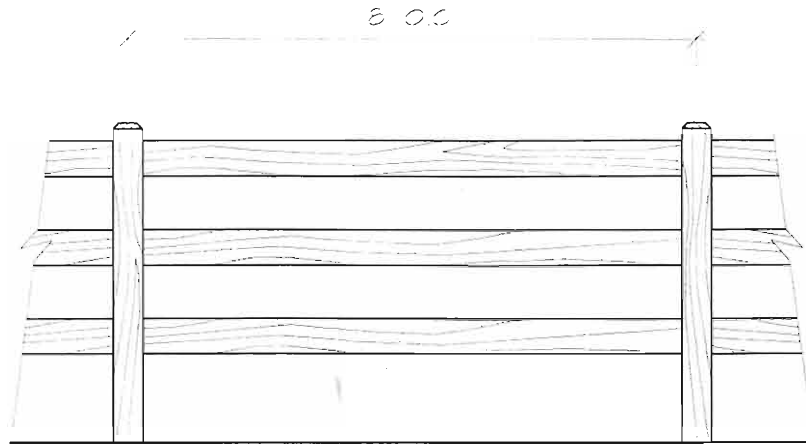
- LEGEND**
-  Equestrian Trail / Fence
(See Figure V-10 & V-11A)
 -  Perimeter Wall
(See Figure V-11B)
 -  View Fence
(See Figure V-11C)
 -  Theme Fence
(See Figure V-11D)
 -  Wrought Iron Fence
(See Figure V-11F)
 -  Concrete Block Wall
(See Figure V-11E)
 -  Proposed Tunnel / Bridge
 -  Potential Access Point



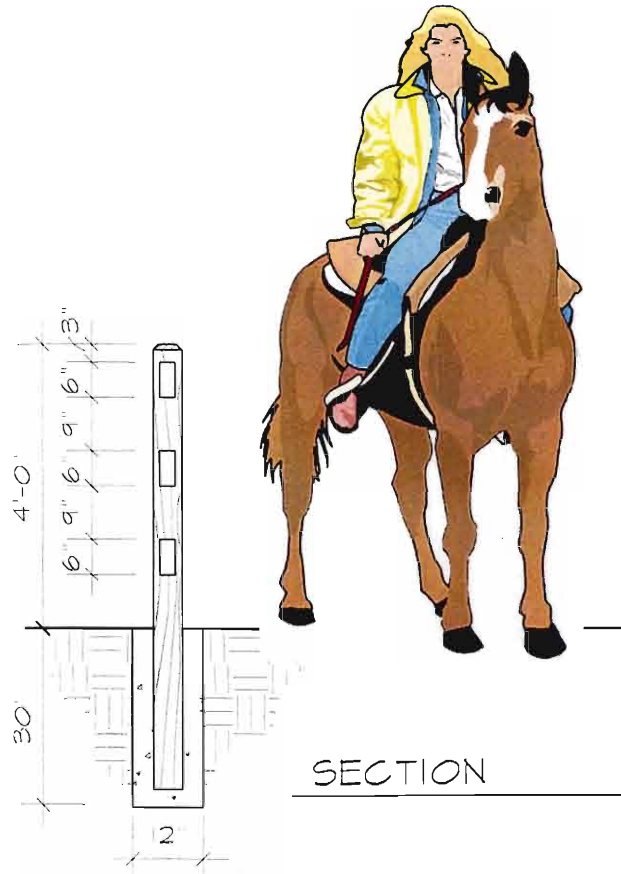
MOUNTAIN Springs SHEA COMMUNITIES
FOR ACTIVE ADULTS

Specific Plan No. 221 - Amendment Number 2
N:\31411.000\DWG\PRP\FIG-V-11.DWG NOVEMBER, 1999

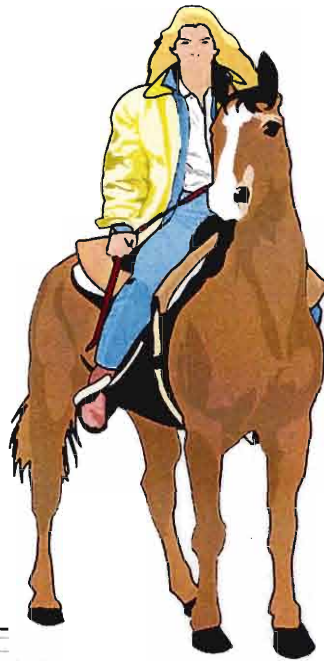
Master Plan of Community Walls and Fences



ELEVATION



SECTION



Specific Plan No. 221 - Amendment number 2



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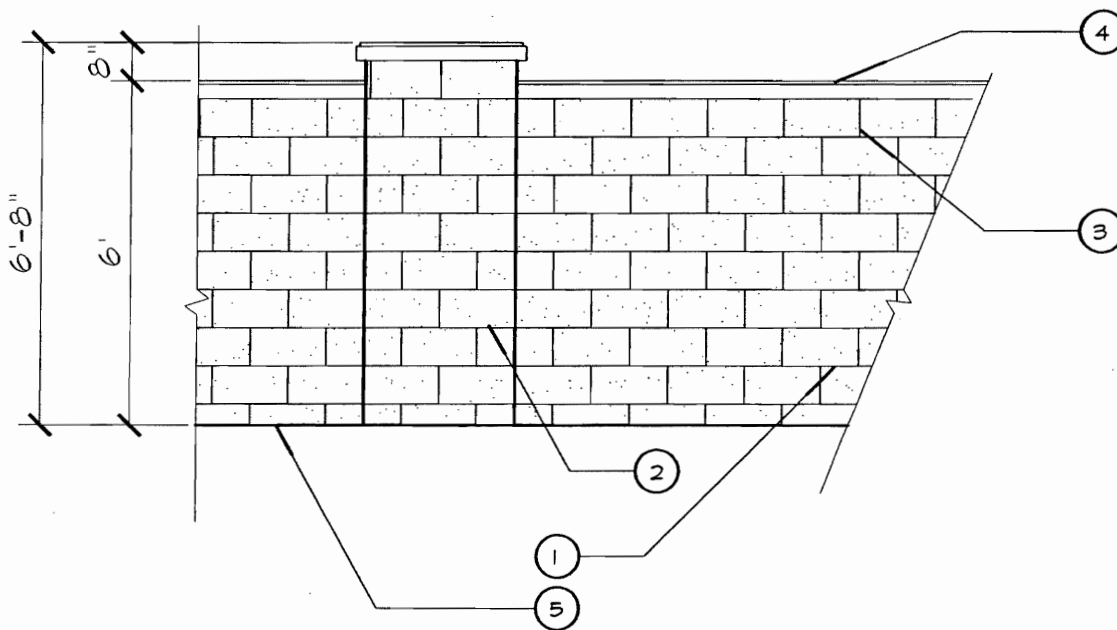
MOUNTAIN
Springs

SHEA COMMUNITIES
FOR ACTIVE ADULTS

N:\31469.000\DWG\PRP\FIG-V-11A.DWG OCTOBER, 1999

Equestrian Trail Fence

ELEVATION



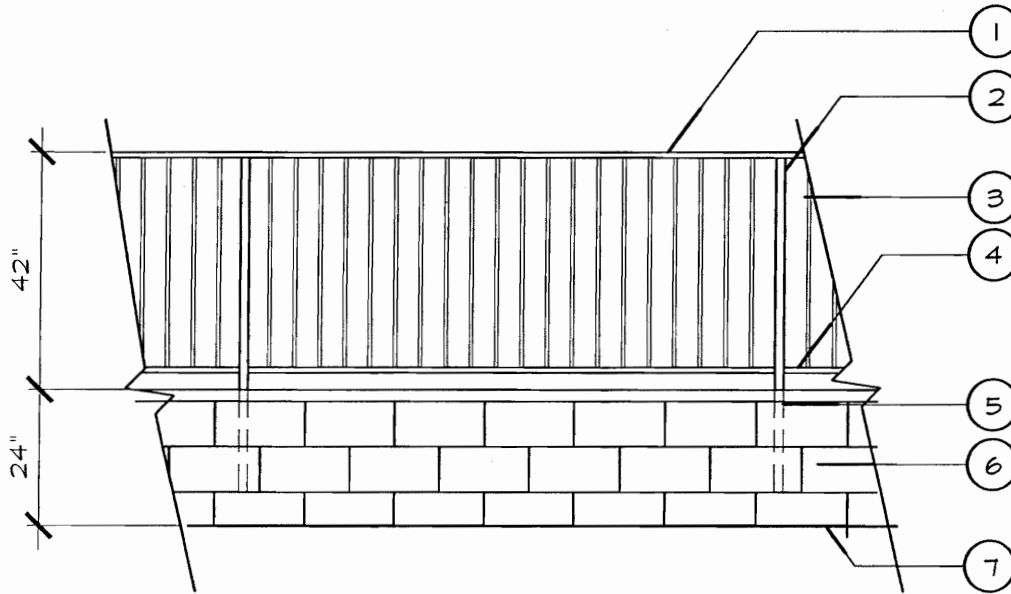
- 1. THEME MASONRY WALL
- 2. SPLIT FACE PILASTER
- 3. SPLIT FACE BLOCK WALL
- 4. POURED-IN-PLACE CONCRETE CAP.
- 5. FINISH GRADE



NOT TO SCALE

MOUNTAIN
Springs

SHEA COMMUNITIES
FOR ACTIVE ADULTS



ELEVATION

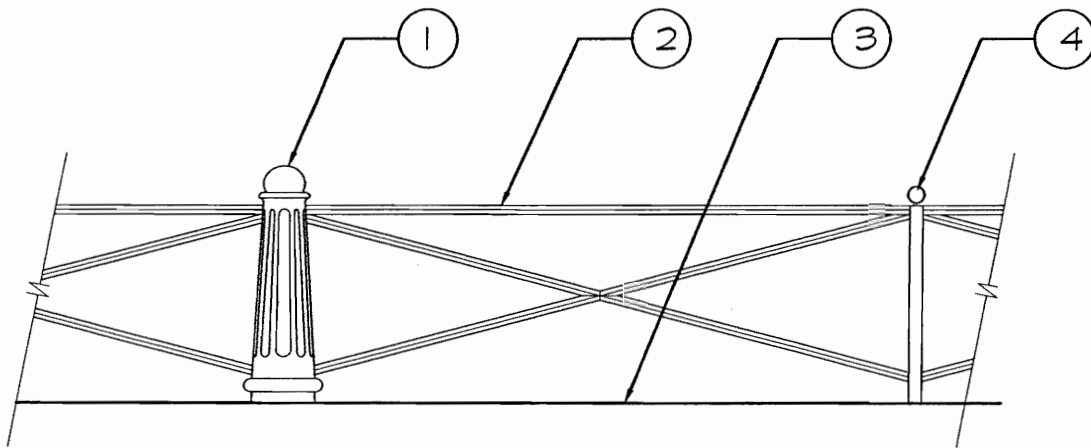
- | | |
|------------------------------------------------|------------------------------------------------------------------------|
| 1. 1-1/2" ROUND TUBULAR STEEL TOP RAIL | 5. CORE SLEEVE WITH 2-1/2" SQ. INSIDE DIMENSION - USE NON-SHRINK GROUT |
| 2. 1-1/2" RD. TUBULAR STEEL POSTS @ 8'-0" O.C. | 6. 24" HIGH SPLIT FACE WALL |
| 3. 3/4" RD. STEEL PICKETS @ 4-1/2" O.C. | 7. FINISH GRADE |
| 4. 1-1/2" RD. TUBULAR STEEL BOTTOM RAIL | |



NOT TO SCALE

MOUNTAIN Springs

SHEA COMMUNITIES FOR ACTIVE ADULTS



ELEVATION

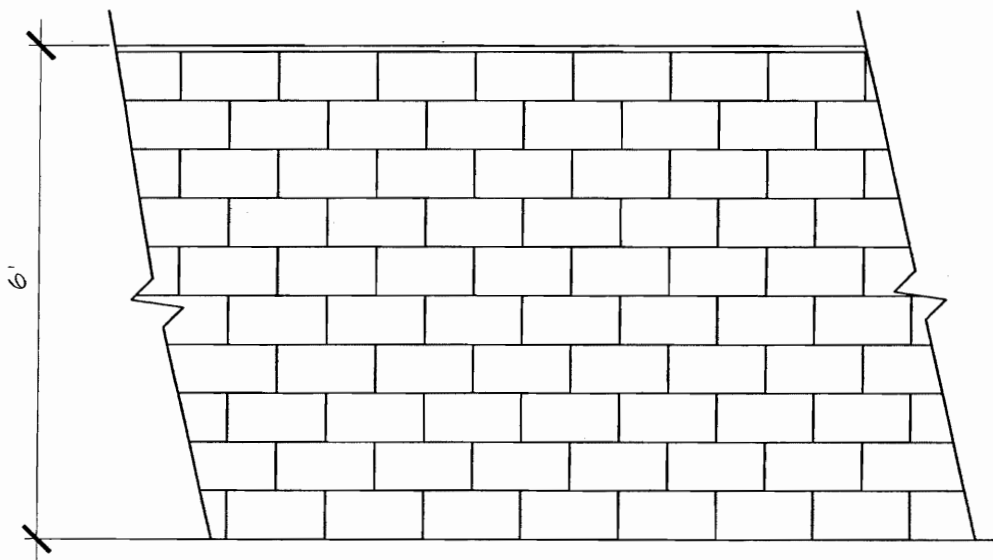
- 1. DECORATIVE CONCRETE THEME POST
- 2. SQUARE TUBE STEEL FENCE RAILS
- 3. FINISH SURFACE
- 4. STEEL POST W/ FINIAL



NOT TO SCALE

MOUNTAIN Springs

SHEA COMMUNITIES FOR ACTIVE ADULTS



ELEVATION



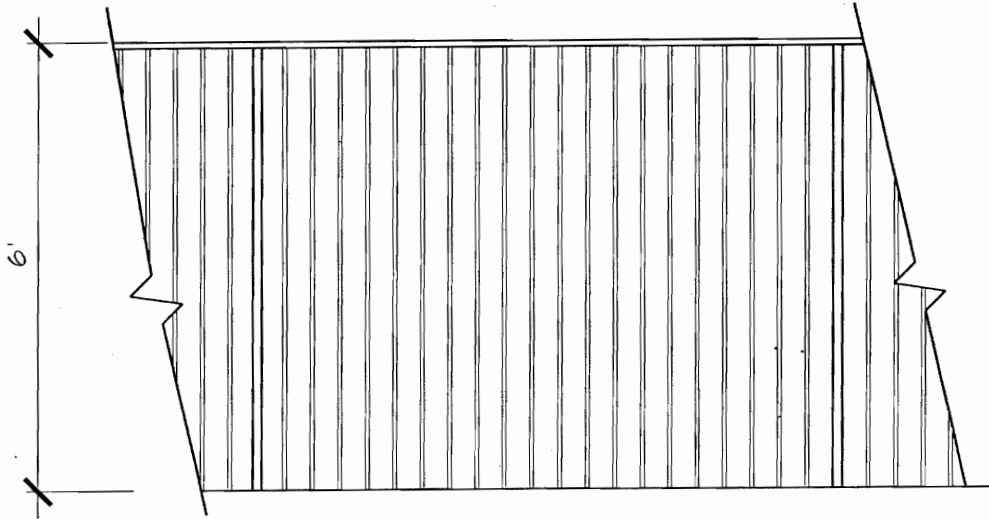
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MOUNTAIN
Springs

SHEA COMMUNITIES
 FOR ACTIVE ADULTS

N:\31468.000\DWG\PRX\FIG-V-11E.DWG OCTOBER, 1999

Concrete Block Wall



ELEVATION



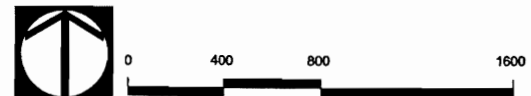
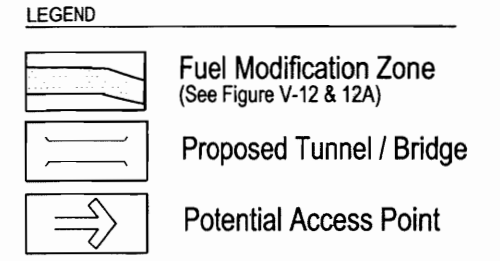
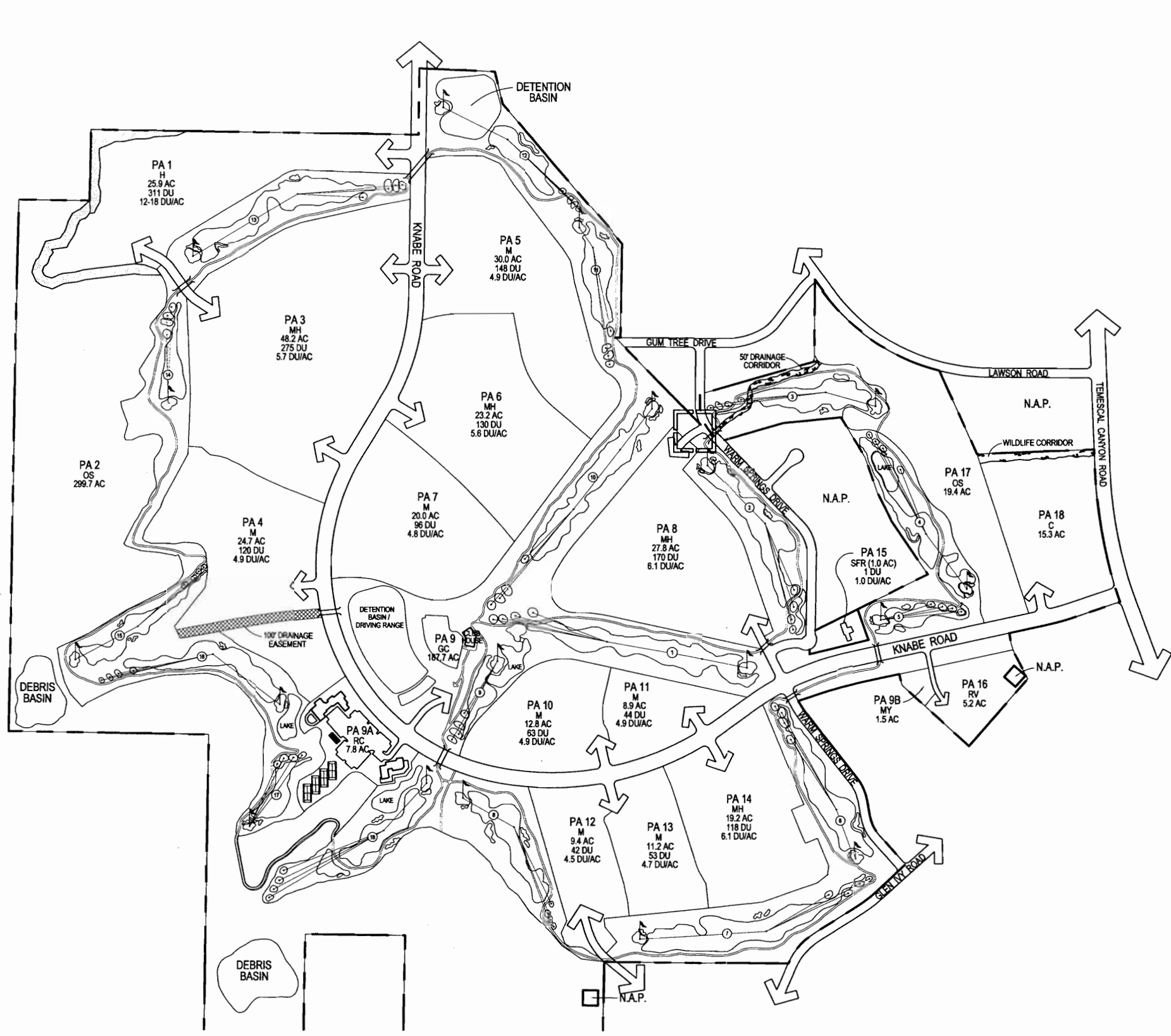
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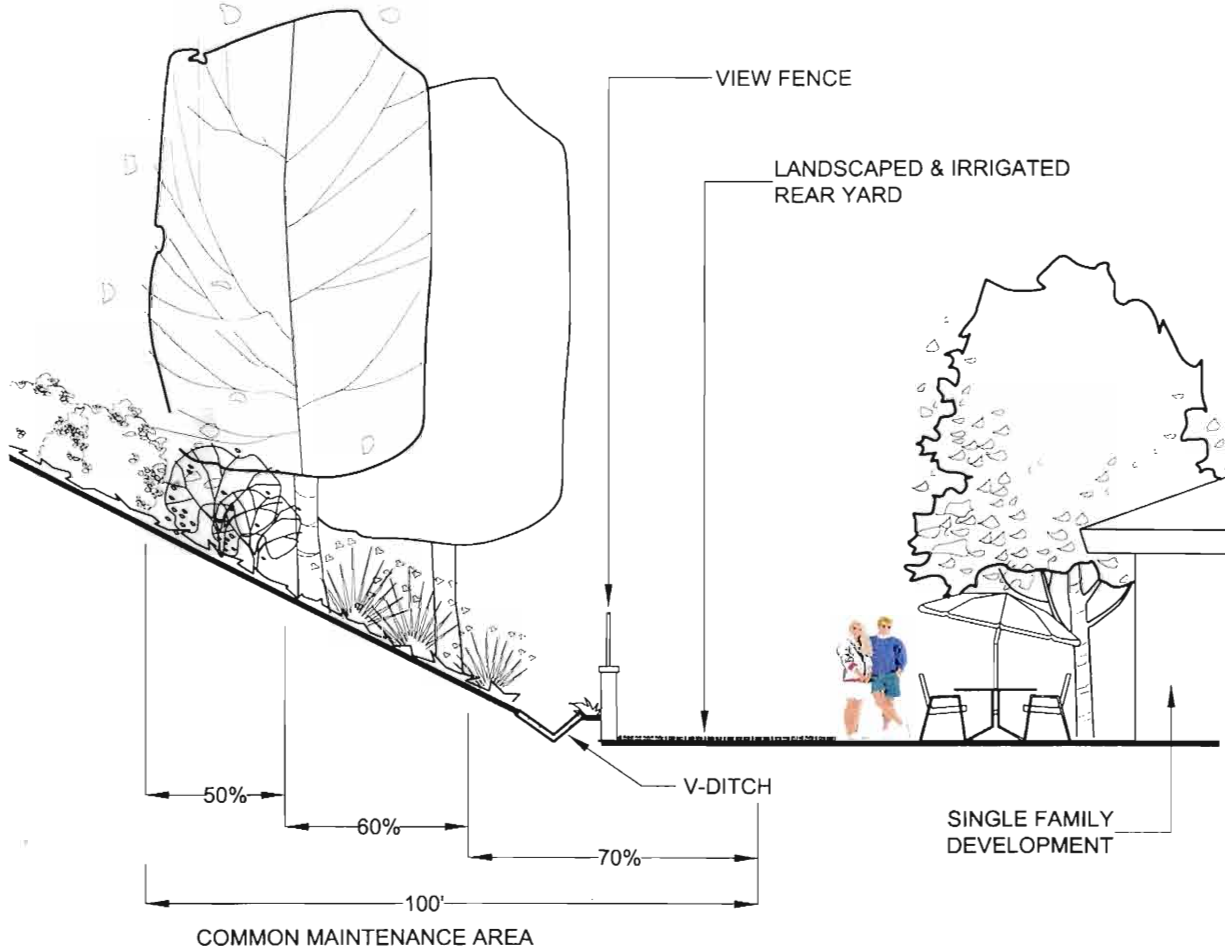
MOUNTAIN
Springs

SHEA COMMUNITIES
FOR ACTIVE ADULTS

N:\31489.000\DWG\PRP\FIG.V-11F.DWG OCTOBER, 1999

Wrought Iron Fence





NOTE:
SELECTIVELY REMOVE HIGHLY FLAMMABLE PLANT SPECIES

NOT TO SCALE

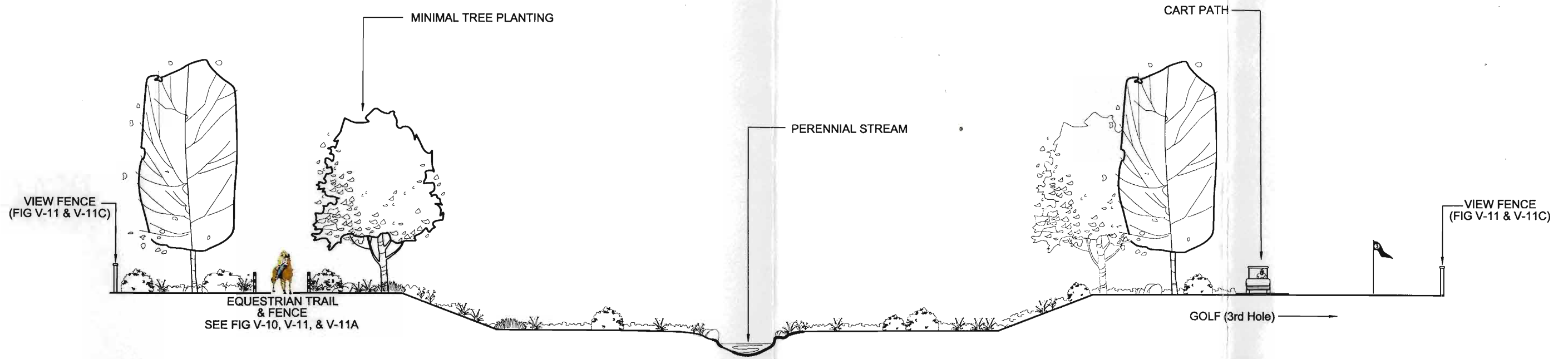
MOUNTAIN
Springs

SHEA COMMUNITIES
FOR ACTIVE ADULTS

N:\31489.000\DWG\PRP\FIG.V-12A.DWG OCTOBER, 1999

Fuel Modification Cross-Section





NOT TO SCALE

MOUNTAIN Springs

SHEA COMMUNITIES FOR ACTIVE ADULTS

JM FORSUM/SUMMERS & MURPHY, INC. LANDSCAPE ARCHITECTS

Specific Plan No. 221 - Amendment Number 2

N:\31468.000\DWG\PRP\FIG-V-13A.DWG NOVEMBER, 1999

Drainage Corridor Treatment Cross-Section

3. Landscape Architectural Guidelines and Standards

a. Introduction

The guidelines presented herein are not intended to discourage creative design or individuality. Rather, they are intended to assist in providing the continuity and desired image which will make Mountain Springs a unique and special community.

b. Plant Materials Palette

It is the intent of the Design Manual to allow flexibility and diversity in planting design while defining an acceptable palette in order to reinforce the thematic identity of Mountain Springs.

A limited selection of plant materials used in simple significant compositions is encouraged. Planting designs should be compatible with and complement adjacent plantings and should reinforce and enhance the individual architecture and design of each site.

It is strongly recommended that species of trees which produce little or no fruit, should be utilized in public areas and as street trees.

The materials on the plant lists have been selected for their contribution to the project theme, their adaptability to drought resistance and soil conditions and with a concern for long-term cost effective maintenance.

DESIGN GUIDELINES

Landscaping Palette Table V-1

TREES - EVERGREEN

Botanical Name	Common Name
<i>Acacia baileyana</i> (A)	Bailey Acacia
<i>Albizia julibrissin</i> (A)	Silk Tree
<i>Brachychiton acerifolius</i> (V)	Australian Flame Tree
<i>Brachychiton populneus</i> (V)	Bottle Tree
<i>Casuarina stricta</i> (C)	Mountain She-Oak
<i>Cedrus deodara</i> (V)	Deodar Cedar
<i>Ceratonia siliqua</i> (C)	Carob
<i>Chorisia speciosa</i> (A)	Floss Silk Tree
<i>Cinnamomum camphora</i> (C)	Camphor Tree
<i>Cupantopsis anacardioides</i> (C)	Carrotwood
<i>Cupressocyparis leylandii</i> (V)	Leylandii Cypress
<i>Eriobotrya japonica</i> (C)	Loquat
<i>Eucalyptus camaldulensis</i> (V)	Redgum
<i>Eucalyptus leucoxylon</i> 'Rosea'	White Ironbark
<i>Eucalyptus maculata</i> (V)	Spotted Gum
<i>Eucalyptus pulverulenta</i> (V)	Silver Mountain Gum
<i>Eucalyptus sideroxylon</i> (V)	Red Ironbark
<i>Ficus macrocarpa nitida</i> (C)	Indian Laurel Fig
<i>Ficus rubiginosa</i> (C)	Rustyleaf Fig
<i>Fraxinus uhdei</i> (C)	Evergreen Ash
<i>Grevillea robusta</i> (V)	Silk Oak
<i>Magnolia grandiflora</i>	Southern Magnolia
<i>Maytenus boaria</i> (C)	Mayten Tree
<i>Melaleuca quinquenervia</i> (V)	Cajeput Tree
<i>Nerium oleander</i> (A)	Oleander Standard
<i>Olea europaea</i> 'Fruitless' (C)	Fruitless Olive
<i>Pinus canariensis</i> (V)	Canary Island Pine
<i>Pinus helpensis</i> (V)	Allepo Pine
<i>Pinus pinea</i> (C)	Italian Stone Pine
<i>Podocarpus gracilior</i> (C)	Fern Pine
<i>Pyrus kawakamii</i> (A)	Evergreen Pear
<i>Quercus ilex</i> (A)	Holly Oak
<i>Rhus lancea</i> (C)	African Sumac
<i>Schinus molle</i> (C)	California Pepper
<i>Schinus terbinthifolius</i> (C)	Brazilian Pepper

(A) Accent Tree; (C) Canopy Tree; (V) Vertical Tree

DESIGN GUIDELINES

TREES - DECIDUOUS

Botanical Name	Common Name
<i>Alnus rhombifolia</i> (V)	White Alder
<i>Bauhinia blakeana</i> (A)	Hong Kong Orchid Tree
<i>Bauhinia variegata</i> (A)	Purple Orchid Tree
<i>Calodendrum capense</i> (C)	Cape Chestnut
<i>Fraxinus velutina</i> 'Modesto'	Modesto Ash
<i>Gleditsia triacanthos</i> (C)	Honey Locust
<i>Jacaranda acutifolia</i> (A)	Jacaranda
<i>Koelreuteria bipinnata</i> (A)	Chinese Flame Tree
<i>Lagerstoemia indica</i> (A)	Crape Myrtle
<i>Liquidambar styraciflua</i>	Sweet Gum
<i>Liriodendron tulipifera</i> (V)	Tulip Tree
<i>Morus alba</i> (C)	White Mulberry
<i>Platanus acerifolia</i> (C)	London Plane Tree
<i>Platanus occidentalis</i> (C)	American Sycamore
<i>Populus fremontii</i> (V)	Fremont Cottonwood
<i>Populus nigra</i> 'italica' (V)	Lombardy Poplar
<i>Prunus cerasifera</i> 'Thundercloud' (A)	Purple Leaf Plum
<i>Pyrus calleryana</i> 'Aristocrat' (A)	Ornamental Pear
<i>Pyrus calleryana</i> 'Bradford' (C)	Ornamental Pear
<i>Sophora japonica</i> (C)	Japanese Pagoda Tree
<i>Tipuana Tipu</i> (A)	Tipu Tree

PALMS

Botanical Name	Common Name
<i>Arecastrum romanzoffianum</i>	Queen Palm
<i>Phoenix canariensis</i>	Canary Island Date Palm
<i>Phoenix dactylifera</i>	Date Palm
<i>Washingtonia robusta</i>	Mexican Fan Palm
<i>Washingtonia filifera</i>	California Fan Palm

(A) Accent Tree; (C) Canopy Tree; (V) Vertical Tree

DESIGN GUIDELINES

SHRUBS

Botanical Name	Common Name
<i>Abelia grandiflora</i> 'Edward Goucher'	Edward Goucher Abelia
<i>Acacia redolens</i> (ongerup)	Redolens Acacia
<i>Arctostaphylos</i> species	Manzanita
<i>Aucuba japonica</i>	Japanese Aucuba
<i>Callistemon</i> species	Bottlebrush
<i>Camellia</i> species	Camellia
<i>Ceanothus</i> species	California Lilac
<i>Cistus</i> species	Rockrose
<i>Cocculus laurifolius</i>	Snailseed
<i>Cortaderia selloana</i>	Pampus Grass
<i>Cotoneaster</i> species	Cotoneaster
<i>Dendromecon harfordii</i>	Island Bush Poppy
<i>Dendromecon rigida</i>	Bush Poppy
<i>Eleagnus pungens</i>	Silver Berry
<i>Escallonia fradesii</i>	Escallonia 'Frades'
<i>Euonymus fortunei</i>	No common name
<i>Fatsia japonica</i>	Japanese Aralia
<i>Hebe coed</i>	Veronica
<i>Hibiscus rosasiensis</i>	Chinese Hibiscus
<i>Ilex</i> species	Holly
<i>Juniperus</i> species	Juniper
<i>Lantana</i> species	Lantana
<i>Ligustrum japonicum</i>	Japanese Privet
<i>Magnolia soulangeana</i>	Saucer Magnolia
<i>Mahonia aquifolium</i> and 'Compacta'	Oregon Grape
<i>Nandina domestica</i> and 'Compacta'	Heavenly Bamboo
<i>Nandina domestica</i> 'Nana Compacta'	Compact Heavenly Bamboo
<i>Nerium oleander</i>	Oleander
<i>Osmanthus fragrans</i>	Sweet Olive
<i>Phormium tenax</i>	Flax
<i>Photinia fraseri</i>	Photinia
<i>Pittosporum tobira</i> 'Wheeler's Dwarf'	Wheeler's Dwarf Tobira
<i>Plumbago capensis</i>	Cape Plumbago
<i>Podocarpus macrophyllus</i>	Yew Pine
<i>Prunus caroliniana</i>	Carolina Laurel Cherry
<i>Prunus ilicifolia</i>	Hollyleaf Cherry
<i>Pyracantha</i> species	Firethorn
<i>Raphilepis indica</i> 'Springtime'	Pink Indian Hawthorn
<i>Rhus ovata</i>	Sugar Bush
<i>Ribes sanguinum</i>	Pink Winter Currant
<i>Ribes speciosum</i>	Fuchsia-Flowering Gooseberry
<i>Romneya coulteri</i>	Matilaja Poppy

DESIGN GUIDELINES

SHRUBS (continued)

Botanical Name	Common Name
<i>Tecomaria capensis</i>	Cape Honeysuckle
<i>Ternstroemia gynmanthera</i>	Ternstroemia
<i>Viburnum tinus</i> 'Spring Bouquet'	Laurustinus
<i>Xylosma congestum</i>	Xylosma
<i>Xylosma congestum</i> 'Compacta'	Compact Xylosma

SUB SHRUBS

Botanical Name	Common Name
<i>Acanthus mollis</i>	Bear's Breech
<i>Agapanthus africanus</i>	Lily of the Nile
<i>Arctostaphylos</i> species	Manzanita
<i>Ceanothus</i> species	California Lilac
<i>Clivia miniata</i>	Clivia
<i>Hemerocallis</i> species	Day Lily
<i>Iris douglasiana</i>	Beardless Iris
<i>Juniperus</i> species	Juniper
<i>Liriope gigantea</i>	Liriope
<i>Lonicera japonica</i> 'Halliana'	Hall's Honeysuckle
<i>Mimulus cardinalis</i>	Monkey Flower
<i>Moraea bicolor</i>	Fortnight Lily
<i>Penstemon</i> species	Beard Tongue
<i>Rhynchospermum jasminoides</i>	Star Jasmine

VINES

Botanical Name	Common Name
<i>Bougainvillea spectabilis</i>	Bougainvillea
<i>Cissus antarctica</i>	Kangaroo Treevine
<i>Cissus hypoglauca</i>	No common name
<i>Clytostoma callistegioides</i>	Violet Trumpet Vine
<i>Doxantha unguis-cati</i>	Cat's Claw Vine
<i>Ficus pumila</i>	Creeping Fig
<i>Gelsemium sempervirens</i>	Carolina Jasmine
<i>Jasminum mesnyi</i>	Primrose Jasmine
<i>Lonicera japonica</i>	Japanese Honeysuckle
<i>Parthenocissus tricuspidata</i>	Boston Ivy
<i>Trachelospermum jasminoides</i>	Star Jasmine
<i>Wisteria floribunda</i>	Japanese Wisteria

DESIGN GUIDELINES

GROUND COVERS

Botanical Name	Common Name
<i>Ajuga reptans</i>	Carpet Bugle
<i>Arctostaphylos</i> 'Pacific Mist'	Manzanita
<i>Baccharis pilularis</i> 'Twin Peaks'	Coyote Bush
<i>Campanula poscharskyana</i>	Serbian Bellflower
<i>Duchesnea indica</i>	Indian Mock Strawberry
<i>Gazania splendens</i> 'Mitsuwa Yellow'	Gazania
<i>Hedera helix</i>	English Ivy
<i>Hypericum calycinum</i>	Aaron's Beard
<i>Juniperus</i> species	Juniper
<i>Lantana camara</i> hybrids	Lantana
<i>Lonicera japonica</i> 'Halliana'	Honeysuckle
<i>Myoporum parvifolium</i>	Myoporum
<i>Nandina domestica</i> 'Harbour Dwarf'	Dwarf Heavenly Bamboo
<i>Potentilla</i> species	Cinquefoil
<i>Trachelospermum jasminoides</i>	Star Jasmine
<i>Rosemarinum officinalis</i>	Rosemary

FUEL MODIFICATION PLANT MATERIAL REFERENCE LIST

HIGH FIRE HAZARD NATIVE AND INTRODUCED SPECIES

Botanical Name	Common Name
<i>Acacia</i> species	Acacia
<i>Adenostema fasciculatum</i>	Chamise
<i>Adenostema sparsifolium</i>	Red Shanks
<i>Artemisia californica</i>	California Sagebrush
Bamboos	Bamboo
<i>Cedrus</i> species	Cedars
<i>Cupressus</i> species	Cypress
<i>Eriogonum fasciculatum</i>	Common Buckwheat
<i>Eucalyptus</i> species	Eucalyptus
<i>Juniperus</i> species	Juniper
<i>Pennisetum</i>	Fountain Grass
<i>Pinus</i> species	Pine
<i>Rosmarinus</i> species	Rosemary
<i>Salvia</i> species (except as noted)	Sage

DESIGN GUIDELINES

LOW GROWING NATIVE SPECIES, MODERATE TO HIGH FIRE RETARDANCE

Botanical Name	Common Name
Eriophyllum species	Yarrow
Eschscholzia californica	California Poppy
Lotus scoparius	Deerweed
Lupinus species	Annual Lupines
Mimulus species	Monkey Flower
Penstemon species	Penstemon
Rhamnus species	Buckthorn
Salvia columbariae	Chia
Salvia sonomensis	Creeping Sage
Trichostema lanatum	Wooly Blue Curly
Zauschneria species	California Fuchsia

LOW GROWING INTRODUCED SPECIES, HIGH FIRE RETARDANCE (Under 3' Tall)

Botanical Name	Common Name
Carpobrotus species*	Sea Fig
Delsperma alba*	White Trailing Joe Plant
Drosanthemum floribundum*	Rosea Ice Plant
Lampranthus spectabilis*	Trailing Ice Plant
Malephora spectabilis*	Croceum Ice Plant
Santolina chamaecyparissus	Lavendar Cotton
Santolina virens	Green Santolina

- Consideration of underlying geologic slope stability conditions should be taken prior to the planting of iceplant groundcovers on slopes greater than 6:1 (16% or greater).

LOW GROWING INTRODUCED SPECIES, MODERATE FIRE RETARDANCE (Under 3' Tall)

Botanical Name	Common Name
Acacia ongerup	Acacia
Arctotheca calendula	Cape Weed
Artemisia caucasica	Caucasian Artemisia
Atriplex cuneata	Castlevalley Saltbush
Atriplex semibaccata	Creeping Saltbush
Baccharis pilularis	Prostrate Baccharis
Ceanothus griseus horizontalis	Carmel Creeper Ceanothus

DESIGN GUIDELINES

LOW GROWING INTRODUCED SPECIES, MODERATE FIRE RETARDANCE (Cont.)

Botanical Name	Common Name
Cistus crispus	Rockrose
Cistus salvifolius	Sageleaf Rockrose
Coprosma kirkii	Creeping Coprosma
Gazania rigens leucolaena	Trailing Gazania
Lippia canescens	Lippia
Myoporum parvifolium	Myoporum
Osteospermum fruticosum	African Daisy
Trifolium fragiferum	O'Connors Legume
Vinca species	Periwinkle

ACCEPTABLE TREES AND SHRUBS (Over 3' Tall)

Botanical Name	Common Name
Arctostaphylos species	Manzanita
Ceratonia siliqua	Carob
Cistus villosus	Purple Rockrose
Heteromeles arbutifolia	Toyon
Laurus nobilis	Sweet Bay
Pittosporum species	Pittosporum
Platanus racemosa	California Sycamore
Quercus agrifolia	Coast Live Oak
Robinia pseudoacacia	Black Locust

c. Planting Time

The Mountain Springs area experiences temperature extremes which can make it difficult for the installation of plant materials during the hot summer months (July - September) and the cold winter months (December - March). Container plants which have not been acclimated to the region may experience heat or frost damage resulting in partial or total loss of foliage, even if these materials will be perfectly suited to the temperature extremes once they are established. If construction schedules permit, the ideal planting time is in the spring or fall months.

d. Landscape Installation Requirements

All areas required to be landscaped shall be planted with trees, shrubs, ground cover, vines, or turf selected from the plant palette contained in this Design Manual.

DESIGN GUIDELINES

Parcel Developers should assess any existing landscaping adjacent to their property and whenever possible, reinforce and complement that established character. Detailed landscape plans are to be prepared by a licensed landscape architect for each individual project.

Parcel Developers must submit landscape plans to proper agencies for approval prior to installation.

e. Climatic Constraints

- (1) The plant materials for Mountain Springs have been chosen for their ability to thrive within the site's exacting climate. The plants should grow to their full potential with a minimum amount of maintenance and replacement costs. Precipitation, temperature, and wind are the limiting climatic factors affecting plant choice.
- (2) Average annual rainfall in the area varies from nine to thirteen inches.
- (3) Mountain Springs' extreme temperatures range from 18 degrees in the winter to 110 degrees in the summer. The average daily temperature range is 40 degrees to 65 degrees in the winter and 58 to 90 degrees in the summer.
- (4) Summer winds move an average mean of 3 miles per hour northwest in the summer, with an extreme mean of 43 miles per hour. Winter winds are from the southwest with 2 miles per hour being the average mean.
- (5) Horticultural Soils Test Requirements

Due to the many varieties of soils within Mountain Springs, all Parcel Developers shall be required to prepare a horticultural soils report to determine appropriate planting and maintenance requirements for specific plant materials. This soils report shall be prepared by a qualified agricultural laboratory supervised by a member of the American Soils Testing Laboratory and shall include a soils fertility and agricultural suitability analysis with pre-planting and post-planting recommendations to be included in the landscape working drawings.

(6) Irrigation

- (a) All areas requiring landscaping shall require the installation of a permanent automatic irrigation system to ensure proper plant growth, and irrigation. The irrigation system shall be designed to separate turf areas from shrub areas so as not to irrigate shrubs, ground cover, and lawn simultaneously.
- (b) Pop-up sprinklers adjacent to all walkways and areas of pedestrian or vehicular traffic shall be spring retractable types.
- (c) Pop-up sprinklers shall have matched precipitation rates.

DESIGN GUIDELINES

- (d) All valves shall be wired independently.
- (e) The landscape sprinkler irrigation system shall be designed and operated to prevent or minimize run-off and discharge of irrigation water onto roadways, driveways, adjacent properties and any areas not under control of the user.
- (f) The irrigation system shall be monitored so that the precipitation rate does not exceed the water infiltration capabilities of the soil and meets the peak moisture demands of all plant materials used within landscape areas.
- (g) It will be necessary to review irrigation schedules monthly to properly adjust water application to meet actual plant requirements.
- (h) Emphasis shall be placed on the use of low precipitation rate heads. Precipitation rates of less than .5 inches per hour (on slopes) based on triangular spacing are recommended.
- (i) Where applicable, flood or bubbler heads should be used rather than small diameter spray heads. Heads shall be installed in a triangular pattern whenever possible.
- (j) Anti-drain valves shall be used between heads of different elevations to minimize water runoff after valve closure.
- (k) Areas of separate maintenance responsibility shall be controlled by separate controllers and/or separate control valves.
- (l) Clocks for common open space areas shall be programmed for the most efficient time and frequency of watering.
- (m) Approved backflow prevention devices shall be installed to service any and all sprinkler irrigation systems.
- (n) Pressure reducers shall be installed with backflow devices in cases of extreme water pressure.
- (o) To minimize negative visual impacts, all automatic valves servicing common open space areas shall be installed in valve boxes, and the pop-up variety of head used whenever applicable.
- (p) Irrigation backflow prevention devices and controllers shall be located and/or screened with appropriate plant material to minimize visibility.
- (q) Detailed irrigation plans are to be prepared by a licensed landscape architect.
- (r) Parcel Developers must submit to proper reviewing agencies, irrigation plans for approval prior to installation.

DESIGN GUIDELINES

(7) Landscape Maintenance

- (a) The overall aesthetic effect of the landscape shall be an evergreen thriving plant community. Each owner or Homeowners' Association shall provide continuous maintenance for all planted and hardscape areas within his site, keeping it free and clear of weeds, debris, rubbish, and in a neat and clean condition.
- (b) All owners or Homeowners' Association will be required to maintain plant materials in a thriving condition of growth by practicing proper agricultural techniques of pruning, pest control, and fertilization. All palms shall be skinned periodically as necessary. Special attention must be given to preventing the installation of root-bound Eucalyptus species.
- (c) From the completion of installation, landscaping shall be maintained in a sightly and well-kept condition.
- (d) Until maintenance responsibility is transferred to the Home Owners Association , the Master Developer shall repair and maintain all landscaped parkways and medians. This maintenance shall include the replacement of landscaping, pavement, and lighting (if necessary), keeping the area free and clear of weeds, debris, rubbish, and in a neat and well-kept condition. The Master Developer shall enter into an agreement with the Home Owners Association to establish a schedule for the transfer for the maintenance responsibility.
- (e) No owner shall interfere with the drainage of water from any site except in accordance with plans approved by all public agencies having jurisdiction.
- (f) Landscaping and irrigation installed by the Master Developer or the Parcel Developer shall be maintained by them, in a healthy and operational condition until its transfer to public responsibility. All plant material failure shall be replaced with same materials that will match the size and height of adjacent material. Damaged or malfunctioning irrigation must be repaired or replaced to match the original condition of the system, and irrigation overspray and excessive runoff will be kept to a minimum.