

SECTION 13. LANDSCAPE DESIGN GUIDELINES

Landscape Plan Description

The Purpose of the following landscape guidelines is to set general standards that will strengthen the development of the Boulder Springs community including the enhancements of streets, entry features, the parks, and other project amenities. The project landscaping contains the following major components:

- **Cajalco Creek Corridor:** This corridor will create an important natural boundary between the north and south portions of the project and at the same time provide a natural link between the two.
- **Open Space / Habitat Area:** The protected open space area in the south portion of the project will contribute to the rural nature of the project's southerly area.
- **Enhanced entry features, streetscapes and circulation corridors.**

All landscape plans, streetscape plans, and graphic designs with regard to community identity, neighborhood identity, or entry monumentation shall conform to the regulations and plans as set forth herein, and shall be subject to review and approval by the County of Riverside or their authorized representative.

Landscape Development Standards

- All new plantings within the Boulder Springs planned community shall draw substantially from the Boulder Springs Plant List included in this document.
- The Developer will coordinate his/her efforts with the City/County and utility companies which maintain ownership and/or easements within the Boulder Springs planned community, in order to implement the landscape and recreational improvements proposed by this Specific Plan.

- The Developer shall provide site inspection of all construction and installation of open space and fuel modification areas in accordance with the County of Riverside requirements. Non-toxic vegetation shall be utilized adjacent to all public open space and fuel modification areas.
- Drought tolerant plants shall be used to the maximum extent practical.

Streetscape Development Standards:

- All new plantings within the Boulder Springs planned community shall draw substantially from the Boulder Springs Plant List included in this document.
- The streetscapes within the Boulder Springs planned community shall be implemented by the Developer in accordance with this Specific Plan.
- The Developer shall install all primary and secondary improvements concurrently with the construction of the roadway on which they front. Neighborhood intersections shall be constructed as each neighborhood street is built.
- The Developer shall provide site inspection of all construction and installation of entries and intersections in accordance the County of Riverside requirements.

COMMUNITY ELEMENTS

Project Theme

The Boulder Springs community is located in an evolving suburban area. At the same time it includes natural areas worthy of protection. The landscape theme seeks to reflect both of these characteristics and the selection of planting and hardscape materials is important in achieving this goal. The overall objective of

the following landscaping measures is to guide merchant builders and create a quality residential community with a character unique to the surrounding areas.

Boulder Springs' community landscape style emphasizes simple forms, colors and natural materials that harmonize with the surrounding landforms. It has a delightful "sense of place" that encourages residents to slow down and enjoy life. There is a strong emphasis on integrating the natural landscape appearance into the design style of the pedestrian circulation parkways and corridors.

Basic Concepts

Boulder Springs has two basic community design concepts: sense of place and community, where pedestrian and vehicular experiences are equally important, and maintaining harmony with the surrounding natural environment. These basic concepts are echoed through the use of a diverse plant palette that includes important dominant plant species. These dominant species should be used throughout the project, reflective in such planting areas as the slopes and streetscape design so that there is a common connectivity of "identity" plants from perimeter to interior.

Specific "theme" elements of the Boulder Springs community design vernacular include the following:

- Colors of the Earth/Earth-oriented colors - tans, dark browns, olive greens, and grays - are colors well suited to the California landscape. These colors form the community's primary palette for both architecture and landscape.
- Natural Materials - Since maintaining harmony with nature is an important ideal, natural materials should be used wherever possible (as opposed to "man-made" materials, such as cultured stone). Design features throughout the project should embody the natural

appeal of Native/local boulders and rock outcroppings that are visible along the Cajalco Creek Corridor.

- **Lighting** - Lighting should be subtle, providing a soft wash of light over illuminated objects or uplighting of specimen trees. Brightly-lit flood effects are to be avoided. Trees and other objects that have direct accent lighting should be designed to use several smaller fixtures of relatively low wattage, rather than one or two large fixtures of high wattage. All lighting shall respect the integrity of the "dark sky". Fixture design and lamp selection are extremely important in maintaining safe lighting luminescence while avoiding excessive lighting.
- **Native and water-wise plants**- Native and water-wise plants, especially those with strong olive-green leaf colors, provide a visual transition from the surrounding hillsides to the Boulder Springs community. Where suitable, plants that are commonly found in low-lying flood plains or of those associated within the riparian plant community should be used. These plants should be used only in locations where seasonal water accumulates or along constructed drainage corridors that can naturally support this vegetation. Special attention should be given to native plant species along the edges of natural drainage corridors within the site, in an effort to rid the project of any exotics that might become invasive and clog waterways.

The Master Landscape and Open Space Plan, Figure 16, contains elements that form the landscape framework for the project. The elements illustrate significant features of the project, but taken as a whole these features will establish the community theme.

PROJECT ENTRIES - ORIGINS AND DESTINATION

There are three types of project entries to Boulder Springs that set the tone for the development. The project's Primary Project Entries embody the community signature and act as a visual gateway for residents and visitors. The Secondary Project Entries, echo the visual character of the Primary Entries, but are scaled down and are designed to attract the attention of slower moving vehicles and pedestrians. Lastly, the Neighborhood Monument Walls and Entry Pilasters which are designed to help identify the Boulder Springs community as a whole, while allowing potential for identifying the sub-neighborhoods within the development.

Primary Project Entries

Along Cajalco Road, there is one Primary Project Entry, as illustrated on Exhibit 1, the Master Landscape and Open Space Plan. The Primary Project Entry that opens into the community to the north is set along Cajalco Road and is directly visible from the street. The portion that is to the south is set back from the road to avoid encroaching into the Cajalco Creek streambed. This portion of the Primary Project Entry will echo the character to the north but is not symmetrical due to road alignment and existing easement conditions. As such, it should convey a "welcoming" character, setting the tone for the community. In addition to the Primary Project Entries at Cajalco Road, there will also be a Primary Entry at the intersection of Carpinus Drive and Wood Road. All Primary Project Entries will include the following features but may vary slightly depending on location:

Monument Signage Wall

The Monument Signage Wall will be of a "free-form/serpentine" design and should integrate natural boulder groupings and landscape berming to help anchor the wall into the landscape. The wall design should meander around one

or two specimen trees and appear as if it wall built around existing on-site trees. Boulders should be incorporated into the wall structure itself, and the use of cobble/riverbed rock should be used as a natural material that helps tie in the use of stone into the monument signage. Landscaping should support the overall design character, with "grass-type" species that are clustered behind the boulders, perennial accents and flowering shrub plants further help to anchor the wall into the site. Only plant species that are identified in the Boulder Springs Plant Palette should be used. Monument Signage Walls should flank each corner of the vehicular entry into the project.

Trees

Trees will help to create the natural backbone of the Primary Project Entry. Flowering accent trees will provide seasonal interest at a comfortable pedestrian/vehicular scale and should be used to each side of the Monument Signage. Specimen trees that are planted into the landscape berming lend a sense of age and character. Native tree species (such as oak, sycamore, and cottonwood) provide a transition from the natural landscape down to the project entry road and should be used as specimen trees at the Monument Signage.

Enhanced Paving

Decorative paving at the start of the entry further establishes this area as a "welcoming" area.

Secondary Project Entries

The Secondary Project Entries exist at the intersections as illustrated on Exhibit 2, the Master Landscape and Open Space Plan. While the Secondary Project Entries convey a "welcoming" character much like the Primary Project Entries, they are simply scaled-down versions.

Monument Signage Walls

The Monument Signage Walls should embody the same character and spirit of the *Primary Project Entries* but will be a scaled down version of the *Primary Entry Monument Signage Wall* and should have a similar appearance in construction and landscape character. Use of the large boulder outcropping is replaced with a more conventional monument wall, with accent pilasters and pots as shown in Exhibit 2

Trees

Trees here fill the same roles and functions as with the *Primary Entry*.

Neighborhood Monument Walls and Entry Pilasters

Neighborhood Monument Walls and Entry Pilasters should identify with the *Boulder Springs* community, but can also be used to define smaller communities within the project. Neighborhood names, if used, should be related in context with the project theme, "*Boulder Springs*" Community. These walls can be designed as part of the perimeter wall element and provide locations for "neighborhood" signage and lettering. If space is limited, Entry Pilasters should be used at "key entry points" to each neighborhood, in an effort to convey the overall "*Boulder Springs*" theme and connectivity. These Entry Pilasters should include the "*Boulder Springs*" logo/icon through the use of a bronze plaque set into the pilaster as shown in Exhibit 10. The Entry Pilasters will be a scaled down version of the *Primary Entry Monument Signage Pilaster* and should have a similar appearance in construction and landscape character.

Lake Matthews – Community Center Gateway Signage

The *Lake Matthews Community Center Gateway Signage* character shall be developed with the assistance of the surrounding community in mind. Since this

signage serves as a "gateway" into the neighboring community of Lake Matthews, concept ideas should be embody the spirit of this unique community.

Commercial Site Monumentation

The Commercial Site Monumentation will be located on the Commercial Site at *the corner of Cajalco Road and Wood Road*. The Commercial Site Monumentation shall be characterized as belonging to the community of Boulder Springs. The monumentation should keep in harmony with the design concepts discussed above with respect to the Project Entries. In addition, the corner landscape treatment should help to enhance the corner of Wood Road and Cajalco Road and provide an entry into the commercial site that does not conflict with vehicular circulation into the property.

STREETSCAPES - TRANSITIONS

Origins and destinations, such as the Primary Project and Secondary Project Entries, are linked by roads and associated streetscapes. Often, each level of streetscape has its own character relative to circulation and use. There is a four-level hierarchy of streets within the project: Arterial, secondary, collector, and local. Each has a commensurate level of landscaping treatment. It is intended that street trees will provide a visual cadence to the streetscape from both the perspective of those traveling in vehicles and those using pedestrian circulation routes. Sidewalks will be curb adjacent with a landscaped parkway within the associated right-of way depths. Street trees will be planted within these landscaped right-of-ways.

OPEN SPACE CORRIDORS

A major design feature for Boulder Springs is the protection of the Cajalco Creek open space corridor. This corridor will provide visual relief, wetland and wildlife protection and water quality control for the project. Pedestrian linkages occur throughout the site to help provide a complete circulation path for all residents. In addition to the curb adjacent sidewalks that occur along all street frontages, there will be additional equestrian trails that provide connections to Cajalco Road, Cajalco Creek, Wood Road, Alexander Street, and adjacent trails.

- **Natural Waterway Crossings** - Where vehicular traffic crosses natural drainage waterways, vehicular bridge crossings should be designed to incorporate natural materials, such as stone into the design and appearance of the bridge. Pedestrian walkways should be pulled away from the curb in an effort to provide a sense of separation. In addition, the landscape treatment should mimic similar riparian species found in California waterways. *Platanus racemosa*, California Sycamore, provides a nice shade canopy and seeks places where water settles, ideal for this setting. Parkways should be size adequately to accommodate tree species chosen. Architectural detailing of the guardrail should utilize a more rustic appearance. See Illustration on Exhibit 8
- **Multi-Purpose Recreation Trails** - Trails exist throughout the perimeter of the site in an effort to provide planned connections to existing adjoining trails. These trails can provide a multi-use connection for pedestrian recreation, but should define the types of users allowed to access the trail system based on the County of Riverside Trail Master Plan. Multi-Purpose Recreation trails shall not infringe upon wetland/blueline setbacks, and should be constructed to County standards.

North Park

The North Park, located north of the School Site (PA4), is the primary active park for this community (see Exhibit 3). The Community Park will encompass approximately two acres, be HOA maintained, and will contain the following amenities:

- **Basketball Court** - The Basketball Half Court shall be located within the Park and positioned with regard to solar orientation. It should provide bench seating as well as informal spectator seating areas by using turf mounding to the outside perimeter of the court. The Basketball Half Court should have a pole-mounted backboard with rim and nylon net. A walkway should be incorporated from the meandering sidewalk and surround the court on all sides.
- **Tot Lot** - A Tot Lot will be located within close proximity to the parking lot and restroom building. Play structures and equipment should be staged to allow for separated use based on age. The Tot Lot should also follow ADA guidelines and provide access based off of equipment selected. Seating areas shall be located near the Tot Lot to provide areas for parental supervision.
- **Parking** - Parking shall be adequate to accommodate daily use of the park, and should be screened from public view using a combination of berming and landscaping.
- **Restroom Building** - The Restroom Building shall be located in close proximity to the Tot Lot and parking lot and be designed to provide storage for maintenance equipment as well as storage for basketball equipment. Consideration should be given to providing a room for concessions when designing the restroom building.

- Lighting - Refer to section under Lighting for additional information.
- Open turf area/Barbecue Picnic Facilities - The Community Center will also provide an open turf area and barbecue picnic facilities scattered throughout looped concrete walkway, providing a minimum of 50% accessible barbecue facilities with the remaining percentage set in open turf areas. Each barbecue picnic facility shall provide a picnic table, freestanding barbecue, hot coal container, and trash receptacle. These barbecue facilities can be placed on concrete or any other ADA acceptable surfacing. The design of the North Park open space should take into account pedestrian circulation and the linkage to the two adjacent roads as well as the surrounding community.
- Shade Structure/Gazebo - The North Park shall provide a looped concrete walkway that connects to a large gazebo. The Gazebo shall be sized to accommodate a minimum of three picnic tables for a group barbecue area. Roofing material and overall design should match that of the Restroom Building..
- Landscaping - Landscaping within the North Park shall harmonize with the surrounding streetscapes. Large specimen trees should be used at the open spaces to help its definition. Accent trees should also be used at pedestrian entries and around the Tot Lot for color and seasonal interest. Landscape buffering should occur along the perimeter of the Community Center open space adjacent to neighboring communities.

South Park

The South Park is located adjacent to a Secondary Monument and situated along the multipurpose trail (see Exhibit 4). The South Park will encompass approximately seven and a half acres, be HOA maintained, and will contain the following amenities:

- Parking - Parking shall be adequate to accommodate daily use of South Park, and should be screened from public view through the use of landscaping.
- Restroom Building - The Restroom Building shall be located in close proximity to the parking lot and be designed to provide storage for maintenance equipment.
- Lighting - Refer to section under Lighting for additional information.
- Basketball Court - The Basketball Half Court shall be located within the Park and positioned with regard to solar orientation. It should provide bench seating as well as informal spectator seating areas by using turf mounding to the outside perimeter of the court. The Basketball Half Court should have a pole-mounted backboard with rim and nylon net. A walkway should be incorporated from the meandering sidewalk and surround the court on all sides.
- Open turf area/Barbecue Picnic Facilities - The South Park will also provide an open turf area and barbecue picnic facilities scattered throughout looped concrete walkway, providing a minimum of 50% accessible barbecue facilities with the remaining percentage set in open turf areas. Each barbecue picnic facility shall provide a picnic table, freestanding barbecue, hot coal container, and trash receptacle. These barbecue facilities can be

placed on concrete or any other ADA acceptable surfacing. The design of the South Park open space should take into account pedestrian circulation and the linkage to the multipurpose trail as well as the surrounding community.

- Landscaping - Landscaping within the South Park shall harmonize with the surrounding streetscapes. Large specimen trees should be used at the restroom building to accentuate the architecture. Accent trees should also be used at pedestrian entries and around the parking lot for color and seasonal interest. Landscape buffering shall occur along the perimeter of the Community Center open space adjacent to neighboring communities.

FUEL MODIFICATION

The principal goal of the Fuel Management Program is to protect homes in Boulder Springs from the hazards of wildfires. Planning areas 8 and 9 abut high fire hazard areas. The program has been designed to provide a smooth visual transition from the undisturbed natural vegetation to the homeowners' front and rear yard landscapes. The Fuel Modification Program described here sets forth the general concepts and patterns for the Boulder Springs Specific Plan area. A Final Fuel Modification Zone Plan (FMZP) shall be approved by the California Department of Forestry and Fire Prevention (CDF) and the County of Riverside Fire Chief for any area shown on the Fuel Modification Plan, or any buildings adjacent to any natural open space area, prior to approval of the final map for that affected area.

Generally, fuel modification zones are managed strips of land consisting of irrigated zones and dry or thinning zones of varying width depending on local

conditions. On natural slopes, existing high fire hazard vegetation is removed and replaced with appropriate plants from the Community Plant Palette while avoiding the use of plants identified in the Fuel Modification Zone Undesirable List. Existing acceptable vegetation is thinned and pruned to reduce fuel load. Manufactured slopes are planted with acceptable plants from the Fuel Modification Plant List. Plants are selected based on the existing conditions adjacent to the area to be planted, and should provide a smooth visual transition from the undisturbed natural vegetation to the home landscape.

- Fuel Management Zones - Two Fuel Modification Zones are identified and described by the Boulder Springs Fuel Modification Zone Plan. The two zones are illustrated on Exhibit 7 and described as follows.
- Fuel Modification Zone 1 - Zone 1 encompasses the first 30 feet around a structure. This landscape zone is usually irrigated and consists of fire-resistant plants less than 18 inches high. It may contain traditional trees and ornamental shrubs, groundcovers, and lawn. Plants in this zone need to be the most fire-resistant, and should not include pyrophytes (very flammable plants high in oils and resins, such as pines, Eucalyptus, cedars, and junipers. Trees must be planted so that when they reach maturity, their branches are at least ten feet away from any structure.

Thick-leaved succulent plant species (which have a high moisture content) or leathery-leaved species are the most fire-resistant, while those species with small paper-thin leaves and twiggy structure are the least fire-retardant.

Regular maintenance and continued irrigation are the most important actions to take. If water for irrigation is limited, irrigation

should be focused on Zone 1 rather than Zone 2. Non-flammable patios, walkways, rock, and gravel mulch can be used as fuel breaks between the zones.

- Fuel Modification Zone 2 - Zone 2 is the area 30 to 100 feet away from any structures (or to the property line). This zone includes single plants or small clusters of well-trimmed, fire-resistant native and ornamental plants no more than 48 inches high, and native or ornamental trees pruned so that their lowest limbs are four to six feet above the ground.

Any remaining native grasses and weeds should be mowed or weed-whipped to no more than two inches high. Mulch (usually wood chips or trimmings less than two inches diameter and four inches long) should be evenly spread over the ground to help prevent further grass and weed encroachment within this zone. Mulching also helps maintain soil moisture and minimizes soil erosion.

- Strategic Fuel Modification and Open Space Treatment Areas:
The FMZP includes several strategic fuel modification and open space areas that will require an initial fuel modification treatment and continued long-term fuel maintenance responsibility. This 100-foot-wide fuel modification area can be “firewise” maintained native vegetation areas.

The prescription for “firewise” fuel modification areas is very similar to Zone 2 treatments. Fuel modification treatment areas may include single plants or small clusters of well-trimmed, fire-resistant native and ornamental plants no more than 48 inches high, and

native or ornamental trees pruned so that their lowest limbs are four to six feet above the ground.

Any remaining native grasses and weeds should be mowed or weed-whipped to no more than two inches high. Mulch (usually wood chips or trimmings less than two inches diameter and four inches long) should be evenly spread over the ground to help prevent further grass and weed encroachment within this zone. Mulching also helps maintain soil moisture and minimizes soil erosion.

Clusters of native vegetation may remain, except that they must be separated by a distance of one-and-a-half-times the height of the cluster of vegetation, and individual plants or clusters should not exceed 50 feet in circumference. All dead plant material should be pruned out of these clusters, chipped, and scattered evenly over the site as mulch (wherever possible).

- Fuel Management Guidelines - The CDF and Riverside County Fire Department shall review all proposed Fuel Modification Zone Plans and have final approval authority.

Once a Fuel Management Zone Plan has been implemented, the modification zones shall be maintained in a manner consistent with the Plan and subject to review by the CDF and County of Riverside. The FMZP area shall be maintained by the Boulder Springs Homeowners' Association or be the responsibility of the CSA.

No grading or fuel modification area shall extend outside the Specific Plan boundary into the surrounding open space areas. No

offsite grading or fuel modification shall occur on private property without the written consent of the property owner.

Maintenance of fuel modification areas shall be performed by the individual homeowners, Homeowners' Association, or CSA (as appropriate).

Fuel Modification areas shall be subject to annual surveys by the CDF and Riverside County Fire Department. During these surveys, the CDF and Fire Department shall make a determination as to how much clearing will be required to maintain vegetation at prescribed levels, and how much of the cleared material is to be removed from the site.

Unless directed otherwise by the CDF and Riverside County Fire Chief, spring maintenance shall begin no later than May 1st and be completed no later than June 1st; autumn maintenance shall begin no later than November 1st and be completed no later than December 1st.

The CDF and Fire Chief shall be notified 72 hours before maintenance begins.

The CDF and Fire Chief authority may supercede the Fuel Modification standards, subject to the review of all concerned parties.

All fuel modification required providing adequate fire protection for this project must occur within the development boundaries; offsite areas shall be acquired in fee title. Site-specific exceptions to this

requirement may be considered by the County prior to approval of the master tentative tract map, provided that it can be adequately demonstrated to the satisfaction of the CDF, Fire Chief, County Planning Director, and County Attorney that offsite maintenance of these areas is enforceable on the Homeowners' Association via assessment liens, or other such taxable or similar mechanisms, and that non-performance of said maintenance will not present a financial impact or maintenance liability to the CDF or County of Riverside.

SLOPES

Exterior Slopes: Main Entry slopes, Exterior Streetscape, Residential/Native Transitional Interface

- Exterior slopes, which abut natural areas, should use an informal planting theme to blend with the natural environment and control erosion. Plant species should also be selected from the Boulder Springs plant palette.
- All natural slopes should retain their existing plant cover wherever possible, provided such cover is in conformance with the fuel modification guidelines described later in this document. Plant cover not in conformance shall be brought into conformance.
- All manufactured and cut/fill slopes which exceed 3' in height shall be planted with an effective mixture of groundcover, shrubs, and trees. Such slopes shall also be irrigated as necessary to ensure germination and establishment in conformance with the fuel modification guidelines.

Interior Slopes: Residential Interior

Interior slopes may be more ornamental in character than exterior slopes. They may have a somewhat broader range of plant materials than exterior slopes, but shall still be chosen primarily from the Boulder Springs plant palette and are subject to the same fuel modification restrictions.

All manufactured and cut/fill slopes which exceed 3' in height shall be planted with an effective mixture of groundcover, shrubs, and trees. Such slopes shall also be irrigated as necessary to ensure germination and establishment in conformance with the fuel modification guidelines described later in this document.

COMMUNITY WALLS AND FENCING

Walls/Fencing

The perimeter wall along Wood Road, Cajalco Road, and Rider Road shall be constructed of precision block that is plastered or stuccoed, and of a color that blends with the Boulder Springs color palette. A decorative cap and the use of stone-faced battered pilasters set at intervals (+/- 150' – 200') should be incorporated into the perimeter wall design. These pilasters should be placed on the intersections of the homeowner properties and potentially allow for the wall to jog along rear property lines (see exhibit 6).

Side and rear yard walls shall either be of wood construction or precision block. Reverse frontage walls and any wall return that is visible from the street shall be constructed of split-face block or precision block that is plastered or stuccoed, and of a color that blends with the Boulder Springs color palette. Decorative caps and the use of pilasters to help enhance the wall appeal are encouraged.

Walls visible from the community streets may not be made of exposed or painted precision block or slumped block.

Multi-Purpose Trail Fences

Fencing will occur along the outside trail edges of the designated trails. Fencing will follow the alignment of these equestrian trails throughout the project. The fencing will have an open "rail/post" type of construction. Trail fencing at highly visible roadways should be constructed of Poly-vinyl Chloride (PVC) with a three-rail (horizontal) configuration. Trail fencing along the peripheral edges bordering the open space areas should be constructed using wood "lodge pole" two-rail (horizontal) configuration to help blend the fencing into the natural surroundings and give a more rustic appearance (see exhibit 5 and 6).

View Fencing

View fences are located in the rear yards of those properties abutting open spaces. These fences allow open views but not physical access; they shall be 5'-6" high and made of tubular steel construction (see exhibit 6).

LANDSCAPE PLANTING

Planting Design

Public Landscapes - Landscape plantings in public areas should reflect a commitment to both developing a "sense of place" and maintaining harmony with the natural environment. Water-wise native and adapted plants, especially those with olive-green and other striking leaf colors, provide a visual transition from the surrounding hillsides to the Boulder Springs community. They also echo the plants and trees used in early California architecture (the "dry" Mediterranean look).

A landscape architect licensed in California shall be retained to prepare planting and irrigation plans for all public areas. Arrangement of plants should incorporate the concepts of mass planting; plants should be placed to allow them to grow to their natural sizes and forms, and sheared hedges should be kept to a minimum.

The plant list at the end of this section offers a suggested plant palette for Boulder Springs; while it is by no means all-inclusive, plantings in public areas should draw primarily from this palette for visual community continuity.

Front Yard Landscapes

Plantings in front yards may vary substantially from the Boulder Springs palette, but shall retain some of the character and style of the public plantings. Vast, expansive lawns shall not be permitted, as they tend to reflect more Eastern-U.S. style landscaping and provide sharp contrast with the surrounding hillsides. Instead, no more than 50% of the total square footage of any front yard shall be lawn; the balance shall be composed of shrubs and groundcovers, with an emphasis on water-wise plant species.

Additional Screening

An evergreen tree massing should be planted to screen out the neighboring property to the north utilizing the Southern California Edison Easement. Downslope and upslope conditions should be designed utilizing concepts shown in the Illustration on Exhibit 9.

Soil testing

Soil samples shall be taken from several locations after the completion of rough grading operations, and an agronomic soils test shall be performed by a reputable soil testing laboratory. The test shall assess soil fertility needs for water-wise California native and Mediterranean plant types. No planting shall

take place until the soil has been properly prepared based on the recommendations of the soils testing laboratory.

Plant Palette

See attached Community Plant Palette

IRRIGATION

Irrigation for both public and private landscapes shall be designed to be as *water-efficient as possible*. All irrigation systems shall have automatic controllers designed to properly water plant materials given the site's soil conditions, and irrigation systems for all public landscapes shall have automatic rain shut-off devices. Drip irrigation is encouraged. Spray systems shall have low-gallonage, matched-precipitation heads. Provisions for dual irrigation systems using potable and reclaimed water are encouraged.

MAINTENANCE

All public landscapes, including slopes, street trees, lighting, and irrigation systems, shall be maintained by the Boulder Springs Homeowner's Association or the CSA.

Front yard landscapes shall be the responsibility of the homeowner, who shall maintain the front yard landscape in a healthy condition at all times.

BOULDER SPRINGS
COMMUNITY PLANT PALETTE

TREES

BOTANIC NAME

COMMON NAME

EVERGREEN STREET TREES

Cinnamomum camphora

Camphor Tree

Quercus illex

Holly Oak

Melaleuca linariifolia

Flaxleaf Paperbark

DECIDUOUS STREET TREES

Alnus rhombifolia

White Alder

Koelreuteria bipinnata

Chinese Flame Tree

Liquidambar styraciflua

American Sweet Gum

ENTRY ACCENT TREES

Prunus blireana

Purple-leaf Plum

UPRIGHT ACCENT TREES

<i>Juniperus chinensis</i> 'Torulosa'	Hollywood Juniper
<i>Populus n. 'Italica'</i>	Lombardy Poplar

INFORMAL MASSING TREES

<i>Platanus racemosa</i>	California Sycamore
<i>Quercus agrifolia</i>	Coast Live Oak
<i>Populus fremontii</i>	Western Cottonwood
<i>Umbellularia californica</i>	California Laurel

LARGE SHRUBS (6' AND LARGER)

<i>Arbutus unedo</i> 'Compacta'	Compact Strawberry Tree
<i>Arctostaphylos d. 'Howard McMinn'</i>	McMinn Manzanita
* <i>Buddleia</i> species	White Butterfly Bush
<i>Ceanothus</i> species and hybrids	Wild Lilac
<i>Cotoneaster lacteus</i>	Cotoneaster
<i>Grevillea</i> species	Grevillea
<i>Heteromeles arbutifolia</i>	Toyon
<i>Myrtus communis</i> 'Compacta'	Dwarf Myrtle
<i>Phormium</i> hybrids	Hybrid New Zealand Flax
<i>Pittosporum tobira</i> 'Variegata'	Variegated Tobira
<i>Rhamnus c. 'Eve Case'</i>	Coffeeberry
<i>Viburnum tinus</i> 'Spring Boquet'	Spring Boquet Laurustinus

MEDIUM SHRUBS (3'-6')

<i>Baccharis 'Centennial'</i>	Coyote Brush
<i>Ceanothus griseus horizontalis</i>	Carmel Creeper
<i>Cistus purpureus</i>	Common Rockrose
<i>Cistus</i> species	Rockrose
<i>Echium fastuosum</i>	Pride of Madiera
<i>Grevillea lanigera</i>	Wooly Grevillea
<i>Grevillea</i> species	Grevillea
<i>Mahonia aquifolium</i>	Oregon Grape
<i>Phormium</i> hybrids	Hybrid New Zealand Flax
<i>Ribes speciosum</i>	Fuschia-flowering Gooseberry
<i>Rosmarinus officianalis</i> and hybrids	Rosemary
<i>Salvia greggii</i> and cultivars	Autumn Sage
<i>Westringia 'Wynyabbie Gem'</i>	WynyabbieGemCoast
Rosemary	

SMALL SHRUBS AND PERENNIALS

<i>Achillea</i> hybrids	Yarrow mixture
<i>Anigozanthos</i> species	Kangaroo Paws
* <i>Artemesia 'Powis Castle'</i>	Powis Castle Wormwood
<i>Bergenia cordifolia</i>	Bergenia
* <i>Centranthus ruber</i>	Red Valerian
<i>Cistus salviifolius</i>	White Rockrose
<i>Erigonum fasciculatum</i>	California Buckwheat
<i>Helictotrichon sempervirens</i>	Blue Oat Grass

<i>Hemerocallis</i> hybrids (evergreen)	Daylily - mixed colors
<i>Heuchera sanguinea</i>	Coral Bells
<i>Iris douglasiana</i> 'Pacific Coast Hyb.'	Pacific Coast Iris
<i>Iris germanica</i>	Tall Bearded Iris
<i>Lavandula stoechas</i> 'Otto Quast'	Spanish Lavender
<i>Lavandula</i> species	Lavender
<i>Mahonia aquifolium</i> 'Compacta'	Compact Oregon Grape
<i>Mahonia repens</i>	Creeping Oregon Grape
*<i>Muhlenbergia rigens</i>	Deer Grass
<i>Phormium</i> hybrids	Hybrid New Zealand Flax
<i>Rosmarinus officinalis</i> and hybrids	Rosemary

GROUNDCOVERS

<i>Campanula poschcharskyana</i>	Serbian Bellflower
<i>Geranium incanum</i>	Carpet Geranium
<i>Hypericum calycinum</i>	St. John'swort
<i>Pelargonium peltatum</i>	Ivy Geranium
<i>Rosmarinus officinalis</i> hybrids	Prostrate Rosemary
<i>Scaevola</i> 'Mauve Clusters'	Scaevola
<i>Stachys byzantina</i> (<i>S. lanata</i>)	Lamb's Ears

VINES

<i>Bougainvillea</i> hybrids	Bougainvillea
<i>Clytostoma callestegioides</i>	Purple Trumpet Vine

<i>Distictis buccinatoria</i>	Blood-red Trumpet Vine
<i>Jasminum polyanthum</i>	Pink Jasmine
* <i>Macfaydena unguis-cati</i>	Cat'sclaw Vine
* <i>Parthenocissis tricuspidata</i>	Boston Ivy

Plants in **bold** are “theme” plants, and should be prominent in public landscapes

* indicates plants which go dormant and/or should be cut back severely in winter

FUEL MODIFICATION ZONE UNDESIRABLES

All manufactured slopes within Fuel Modification Zones shall avoid use of following plants:

<i>Acacia species</i>	Acacia
<i>Cedrus species</i>	Cedar
<i>Cupressus species</i>	Cypress
<i>Dodonaea species</i>	Hopseed Bush
<i>Eucalyptus species</i>	Eucalyptus
<i>Juniperus species</i>	Juniper
<i>Pennisetum species</i>	Fountain Grass
<i>Pinus species</i>	Pine
<i>Bougainvillea</i>	Bougainvillea

Phormium tenax

Cortaderia selloana

Hakea suaveolens

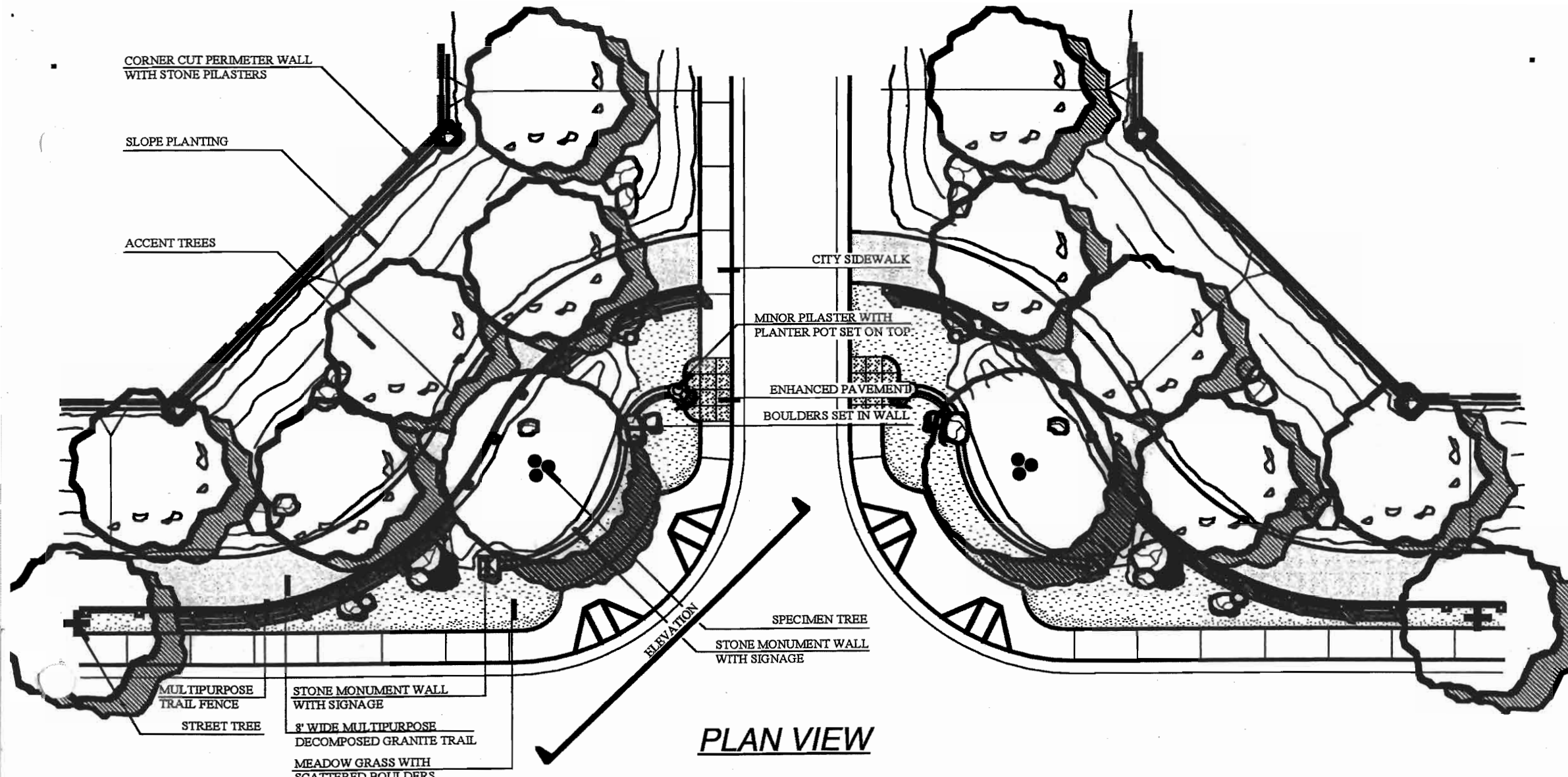
All ornamental grasses

All berry vines

New Zealand Flax

Pampas Grass

Hakea



PLAN VIEW

SECONDARY MONUMENT
Exhibit 2

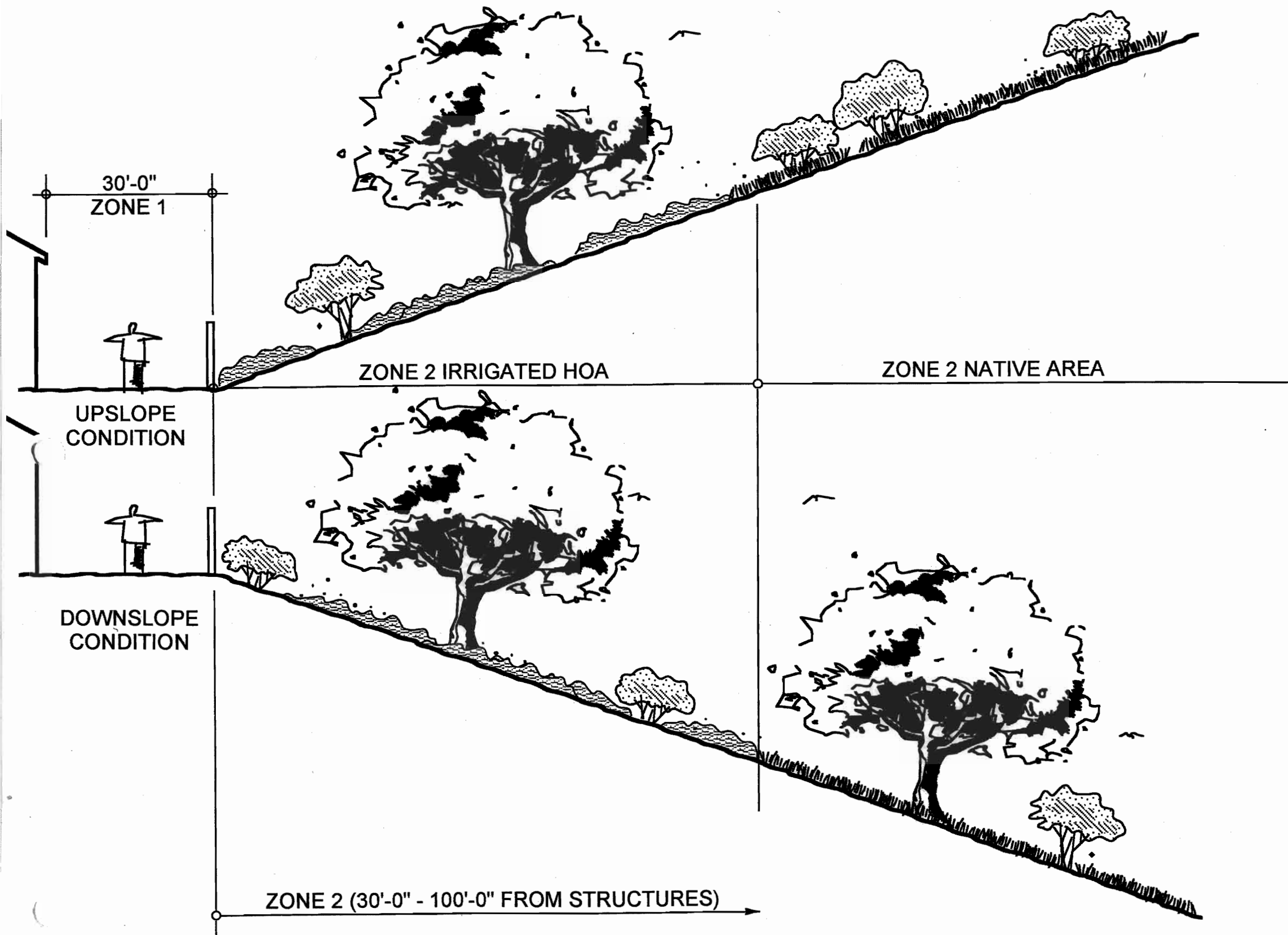


ELEVATION

SEE OVERALL LANDSCAPE MASTER PLAN FOR MULTI-PURPOSE TRAIL LOCATIONS

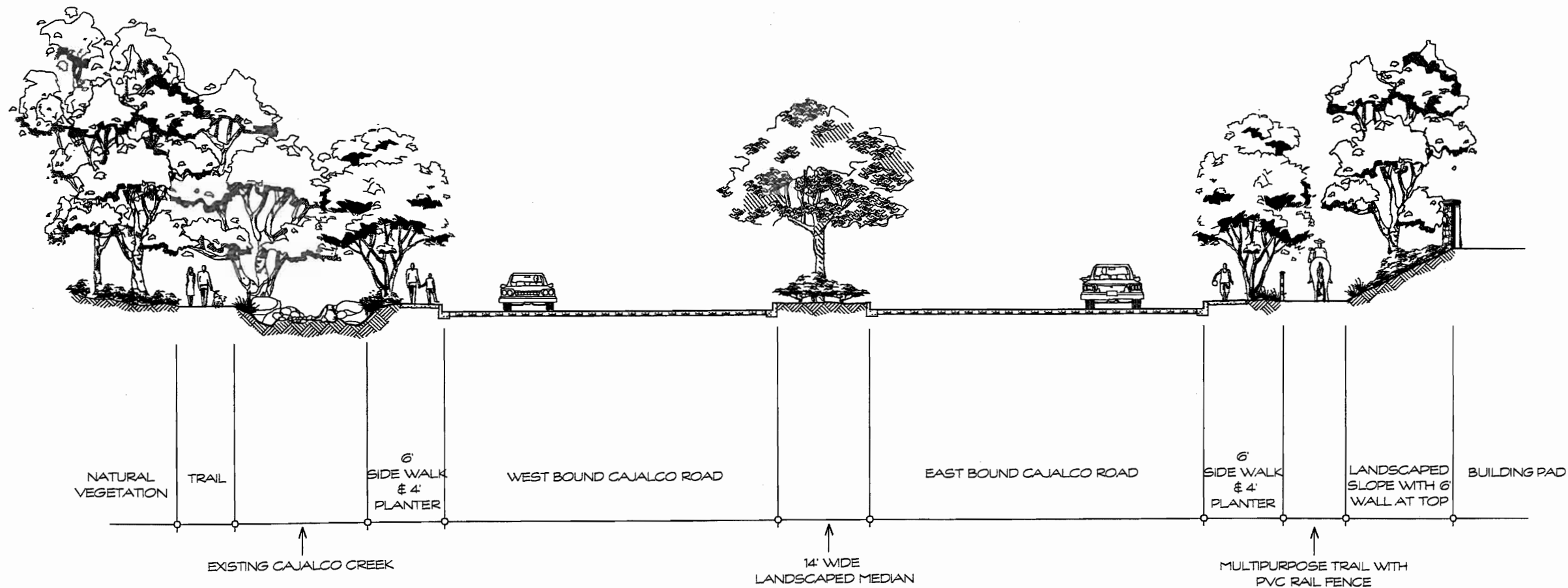


RICHARDS MUEYING WILKES



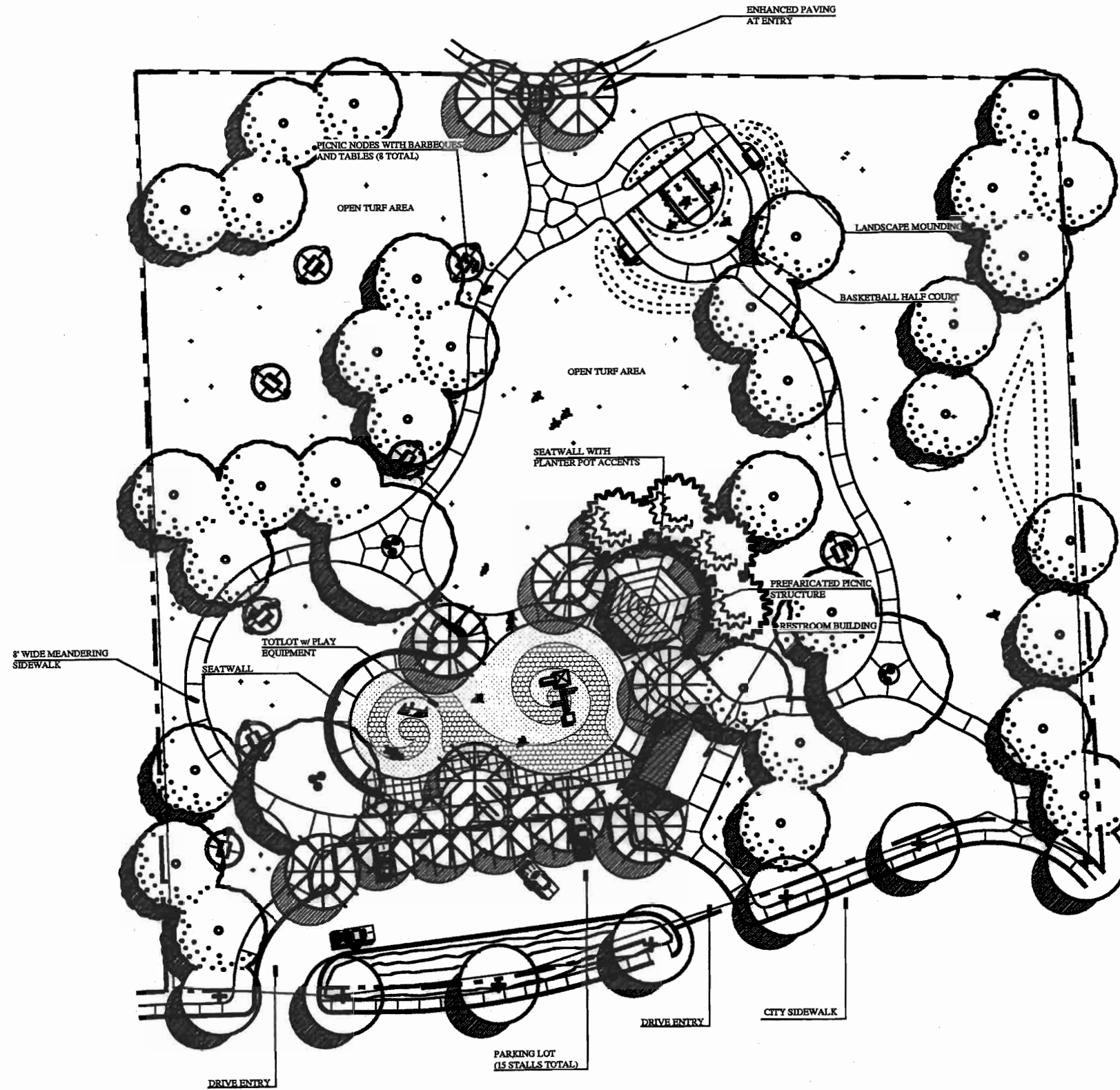
**FUEL MODIFICATION
SECTION**
Exhibit 7





CAJALCO ROAD CROSS SECTION

Exhibit 1



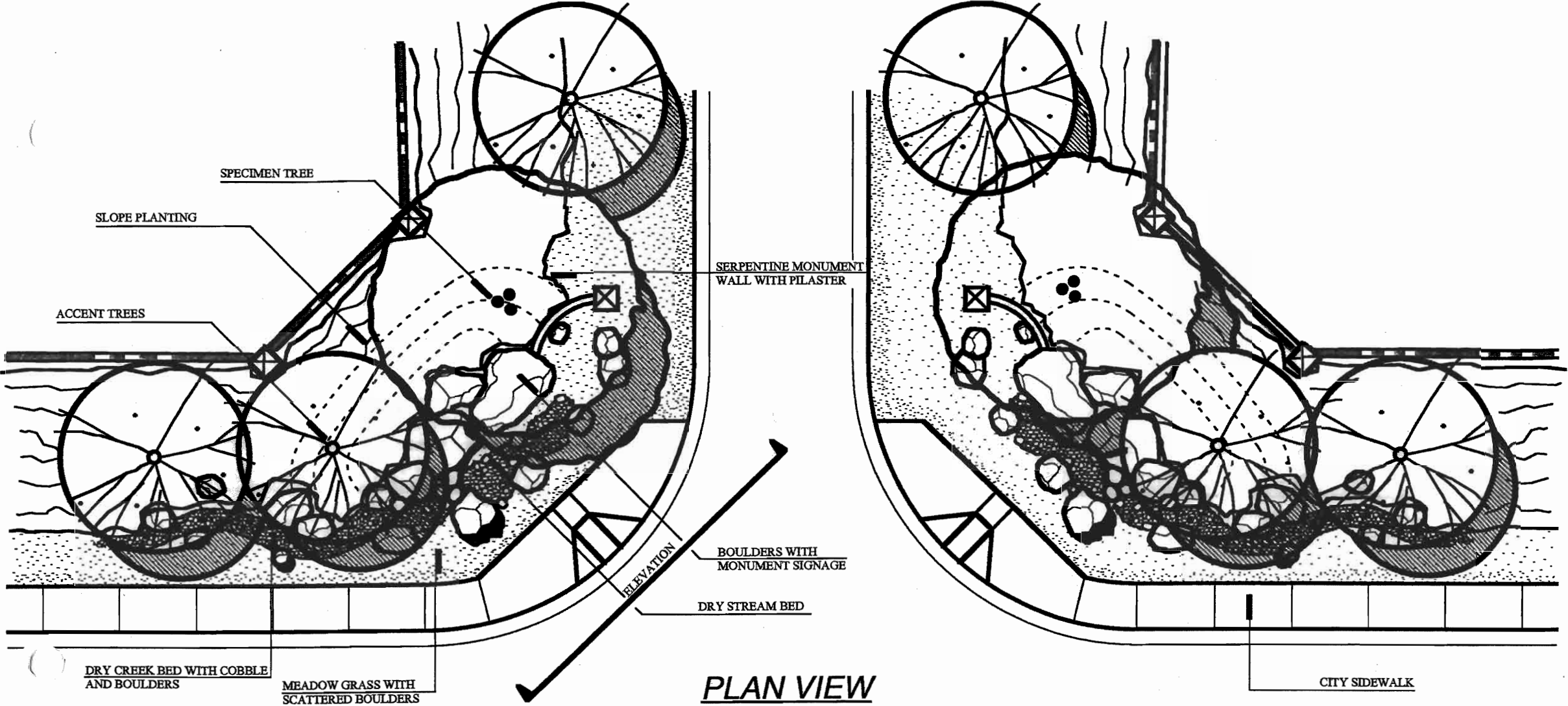
NORTH PARK

Exhibit 3

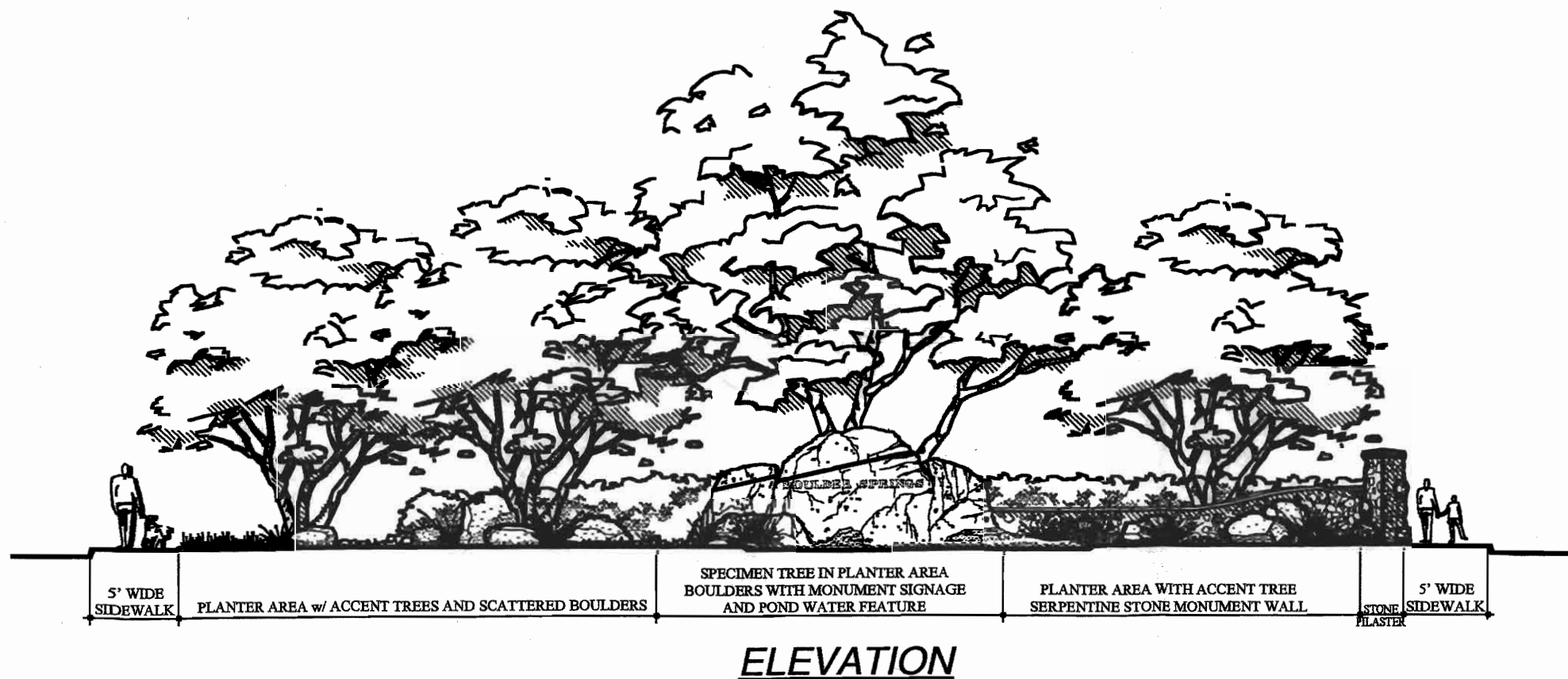


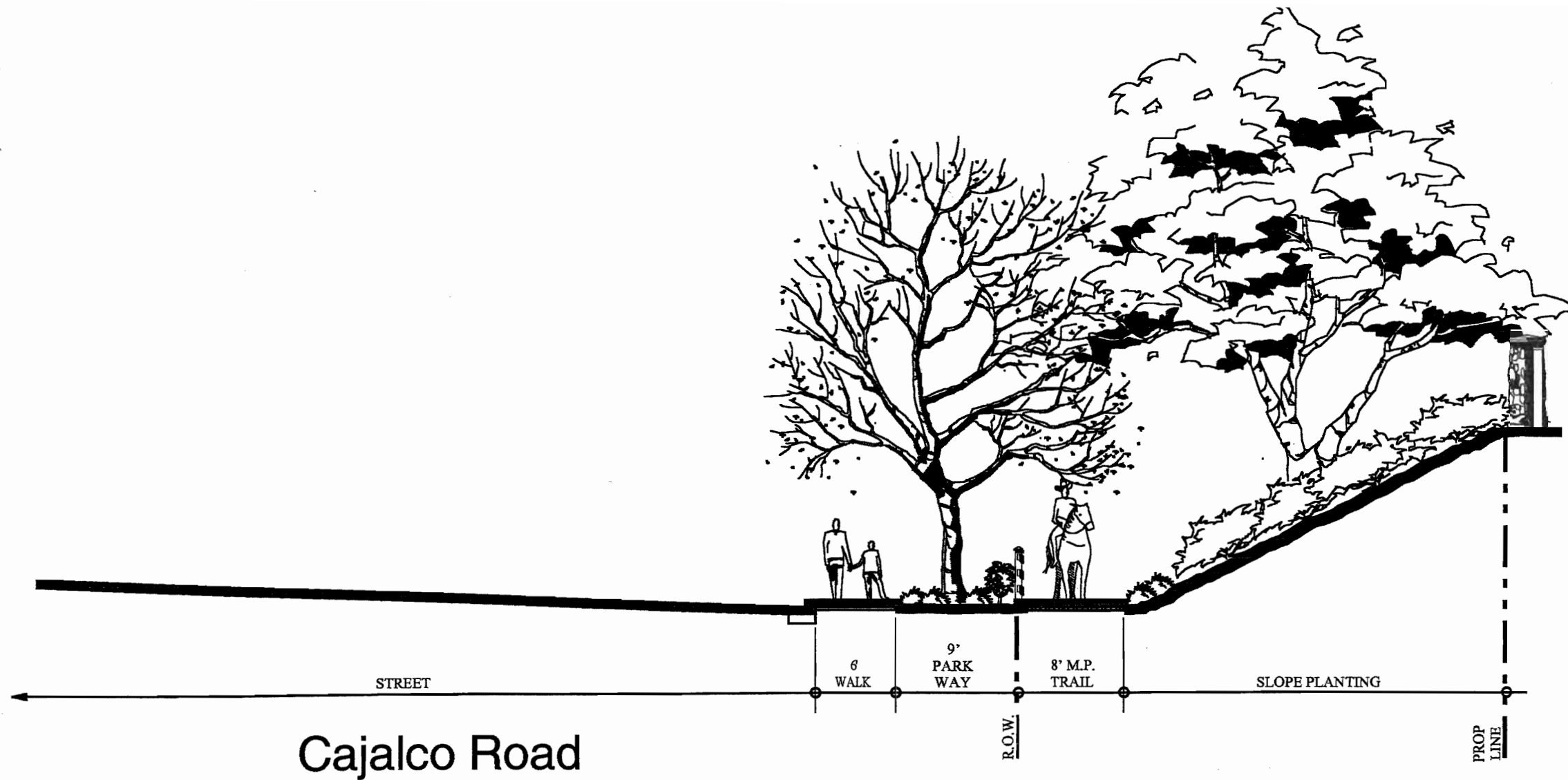
RICHARDS MUEYING WILKES





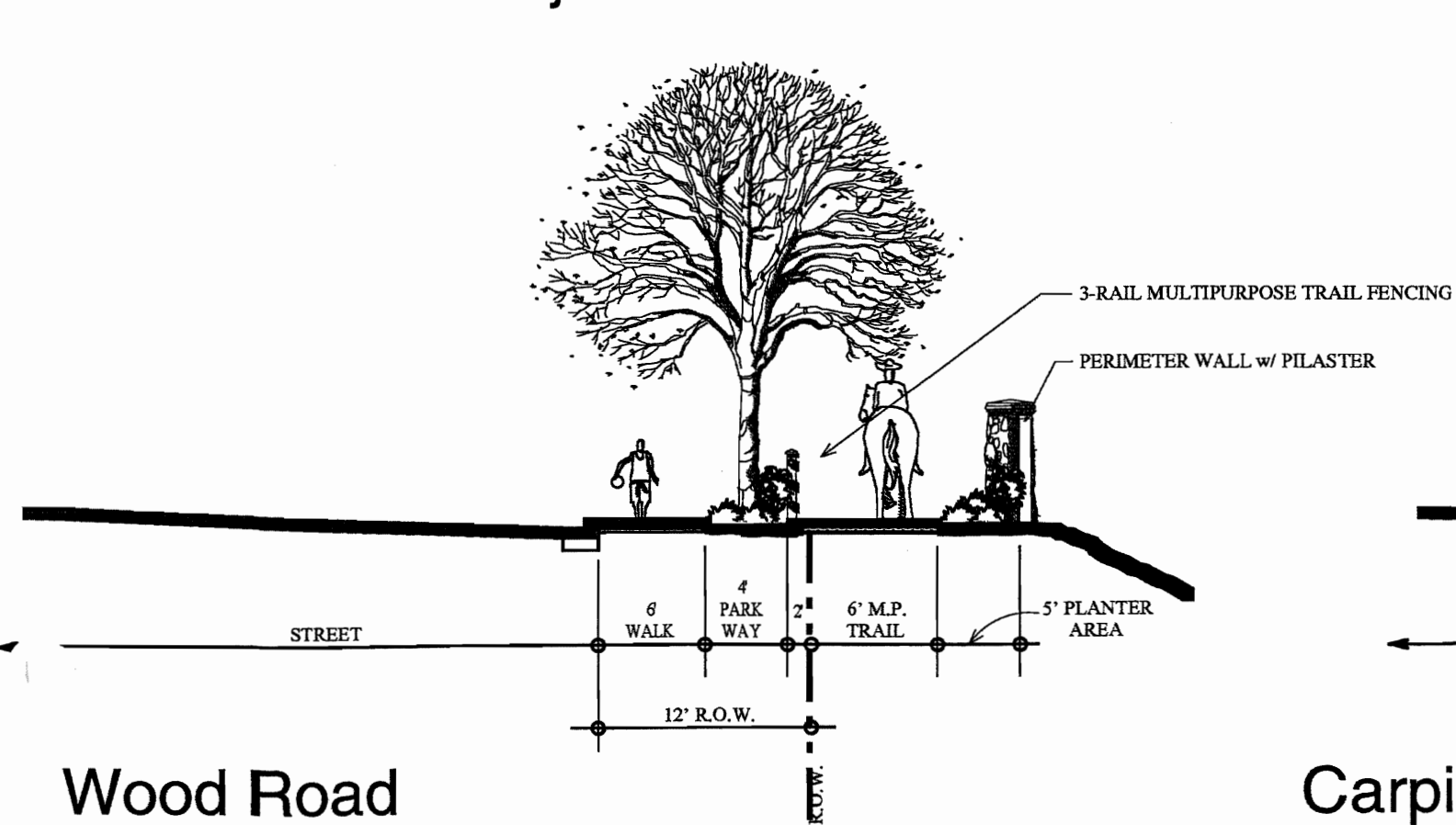
PRIMARY MONUMENT
 Exhibit 1



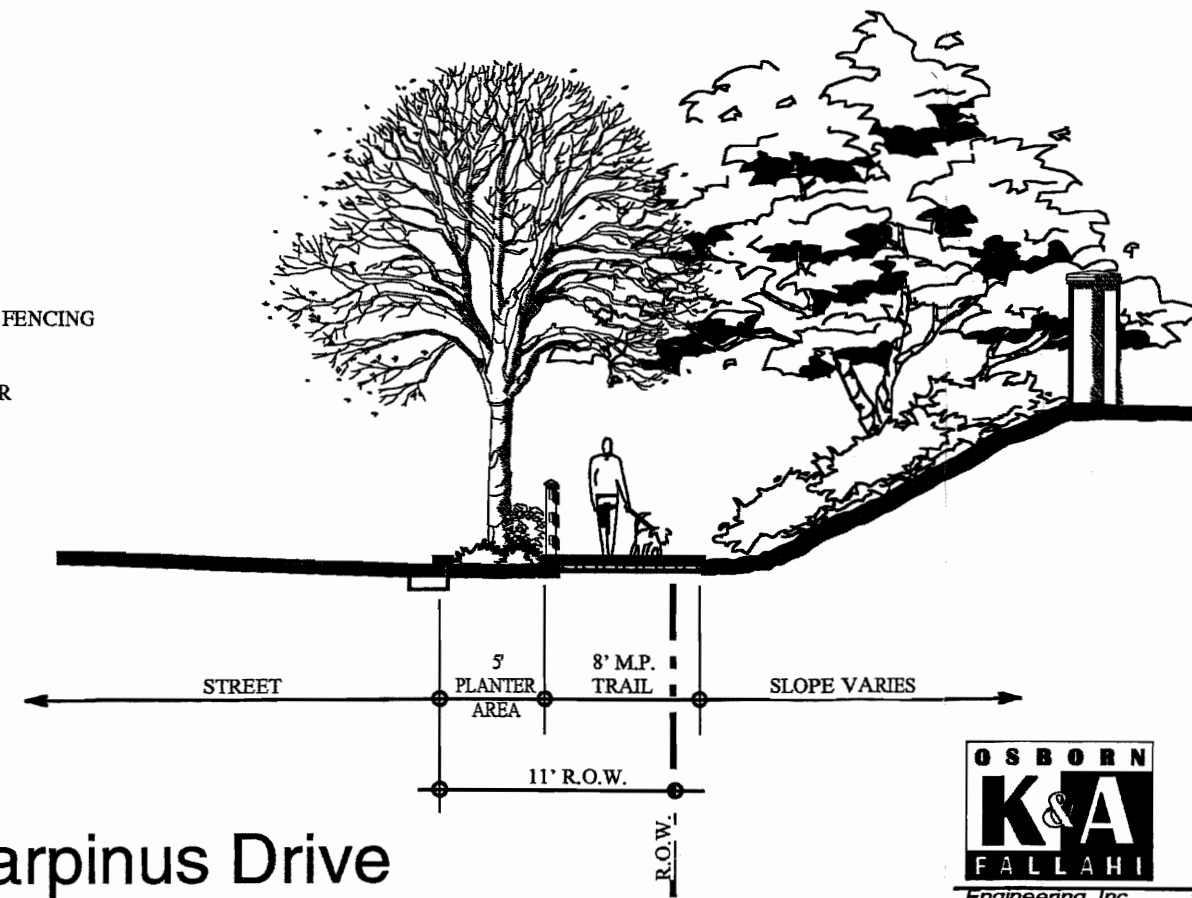


Cajalco Road

TRAIL SECTIONS
 Exhibit 5

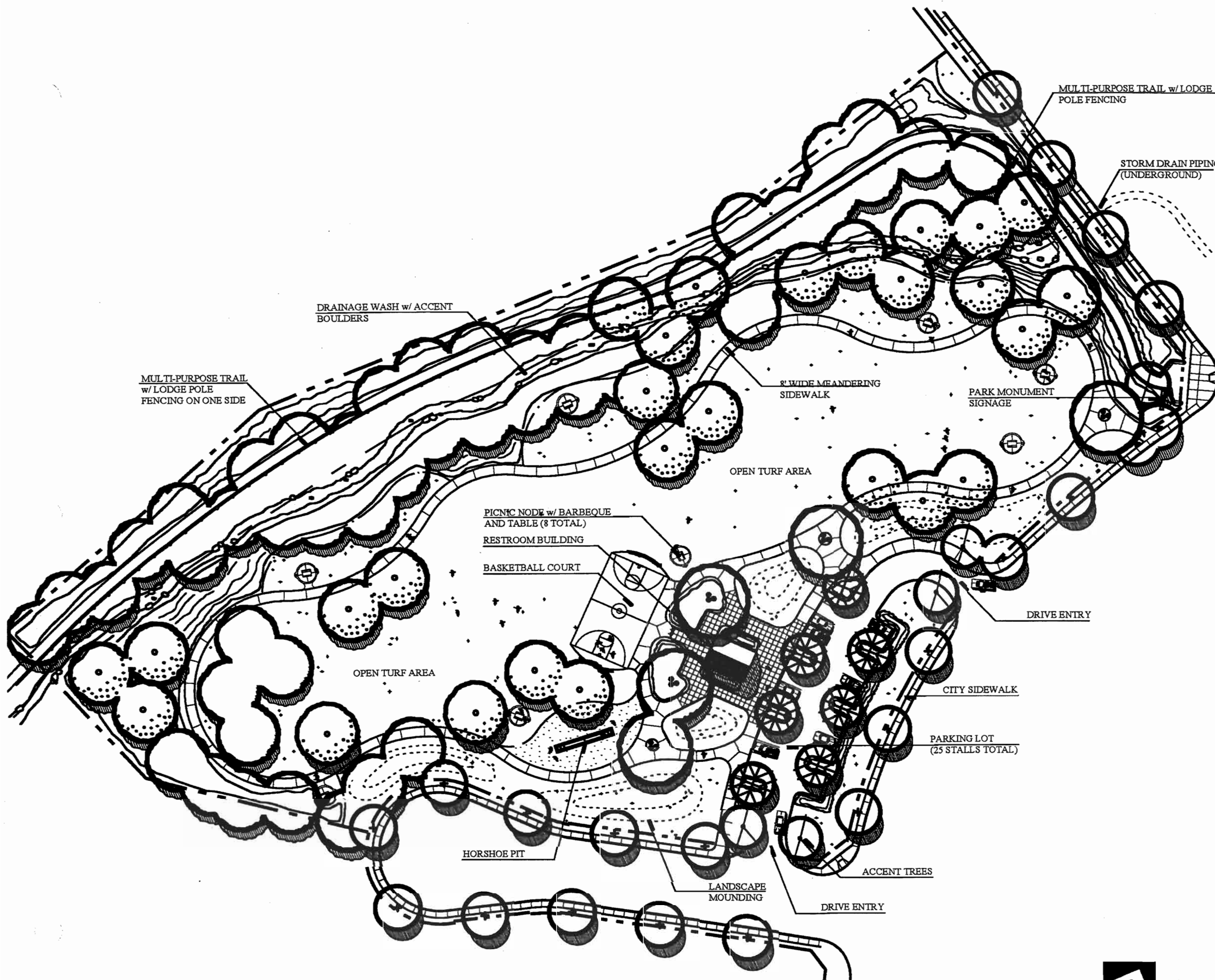


Wood Road



Carpinus Drive





SOUTH PARK

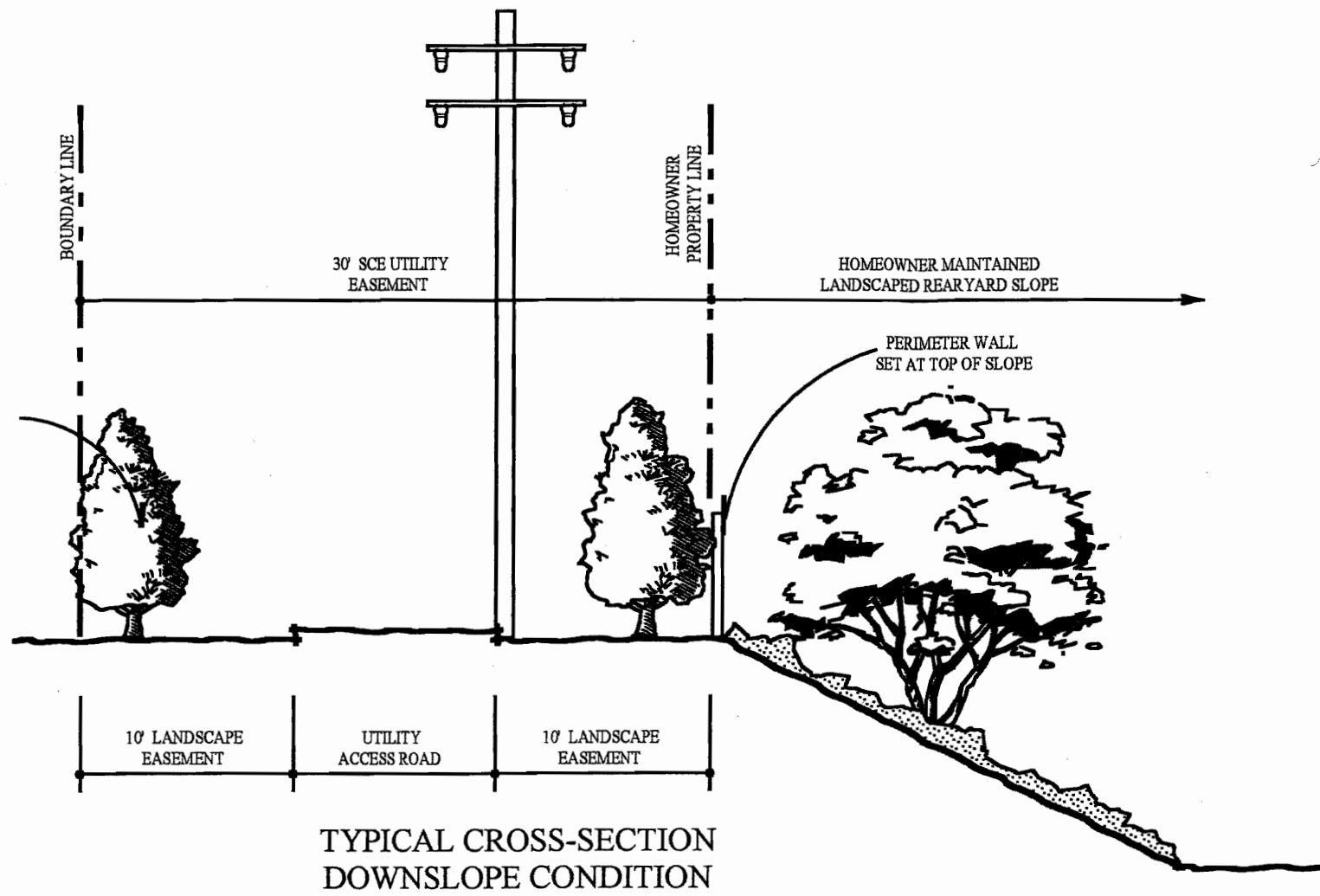
Exhibit 4



North

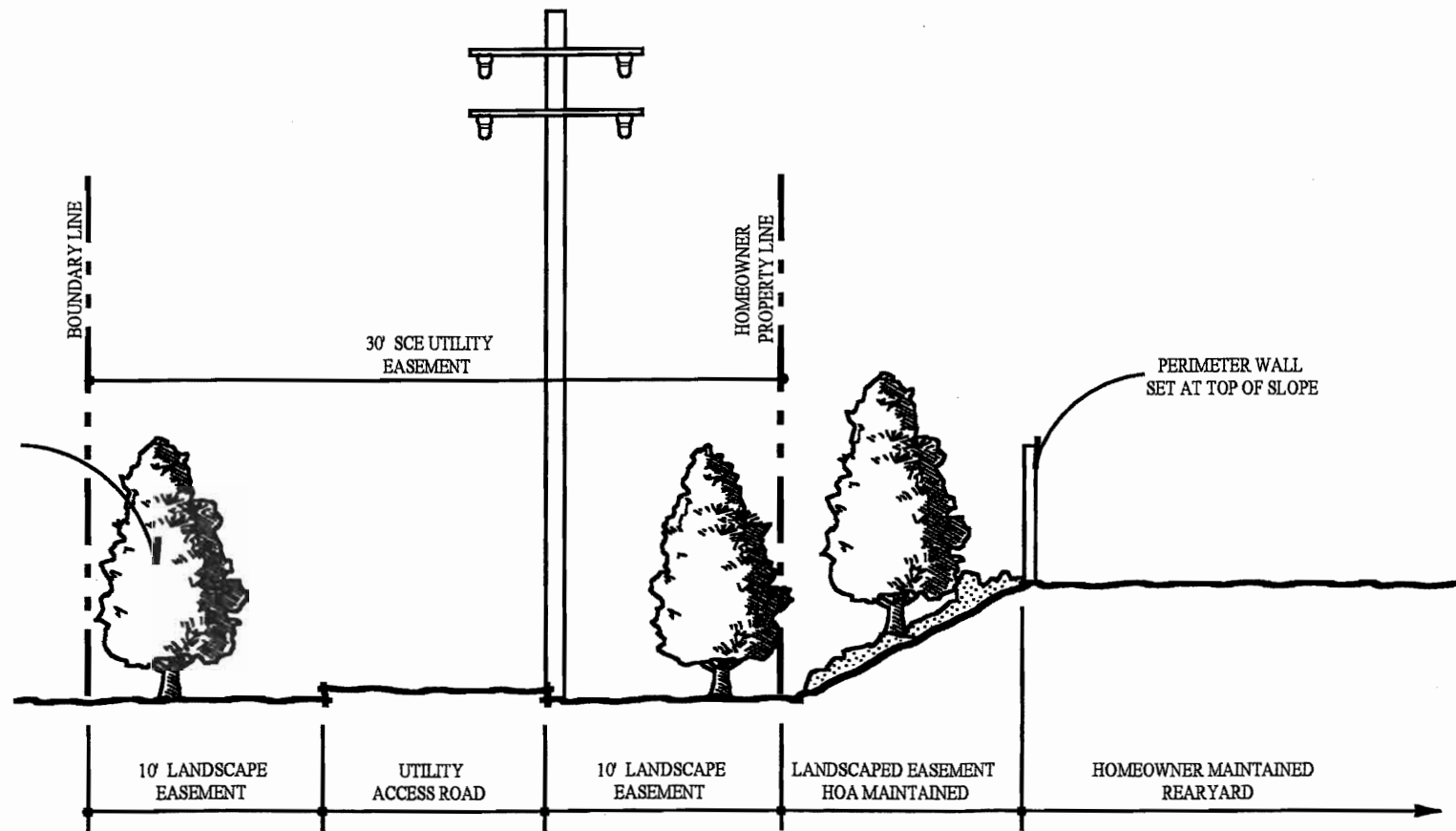


LARGE SCREENING SHRUB HEIGHT
 LIMITS BASED ON SCE REQUIREMENTS



TYPICAL CROSS-SECTION
 DOWNSLOPE CONDITION

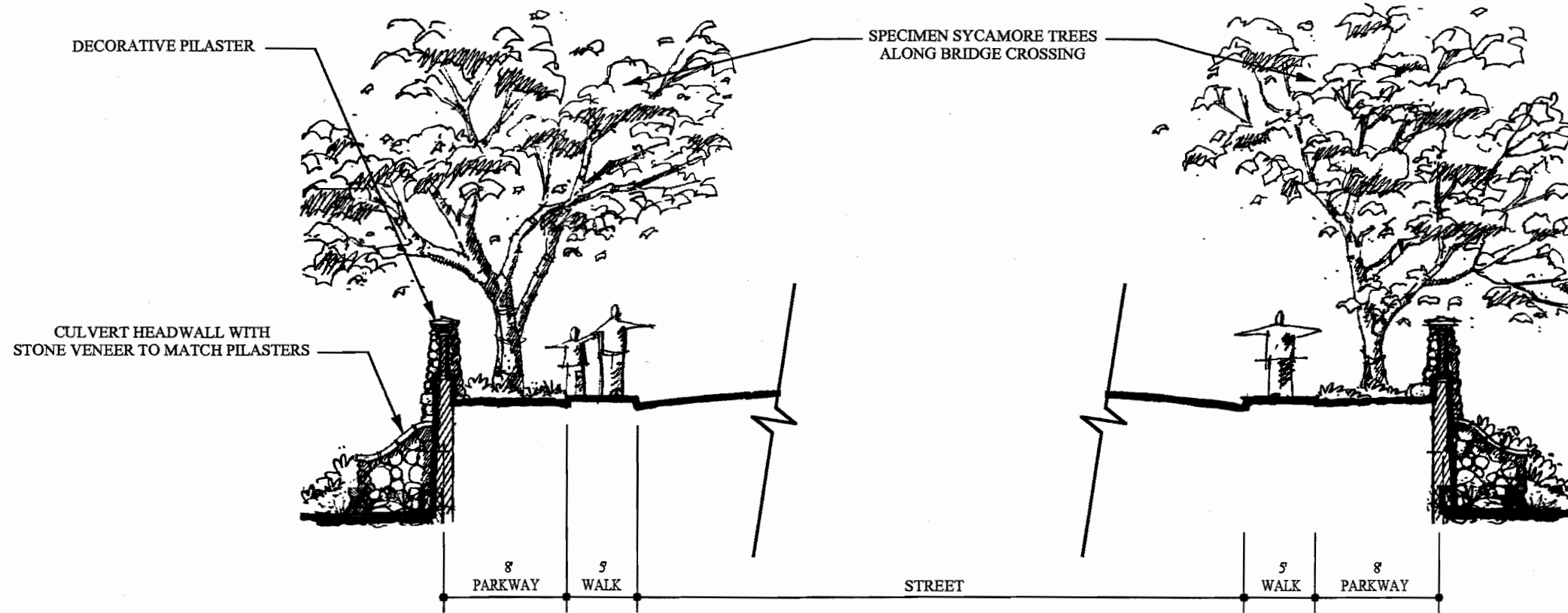
LARGE SCREENING SHRUB HEIGHT
 LIMITS BASED ON SCE REQUIREMENTS



TYPICAL CROSS-SECTION
 UPSLOPE CONDITION

**UTILITY EASEMENT
 LANDSCAPE SCREENING**
 Exhibit 9





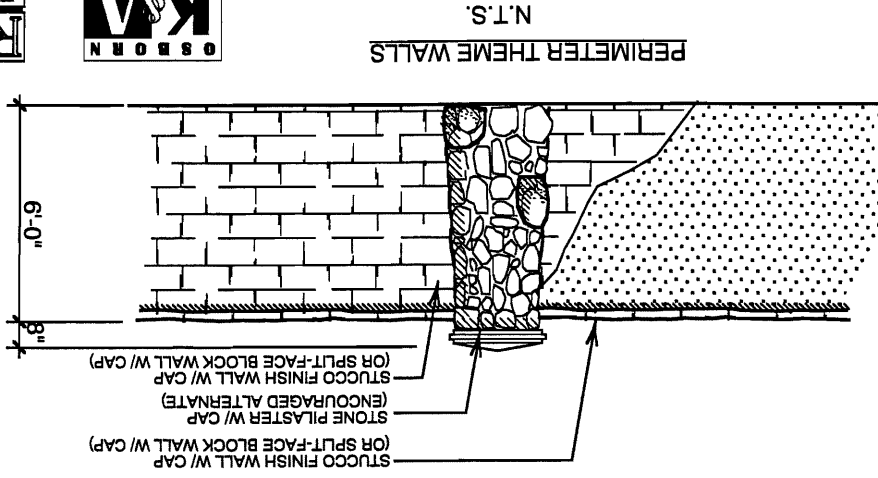
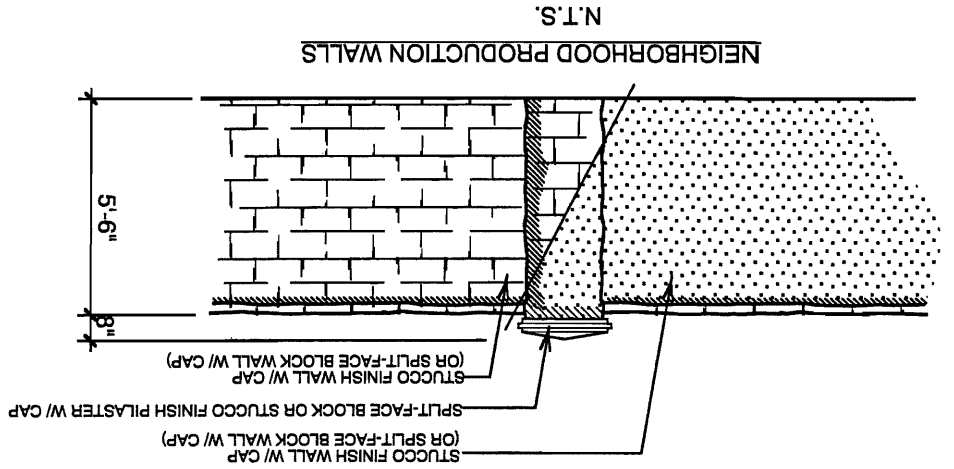
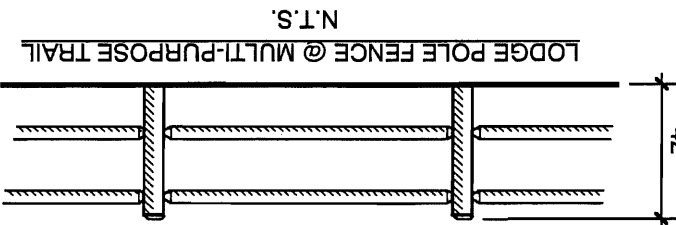
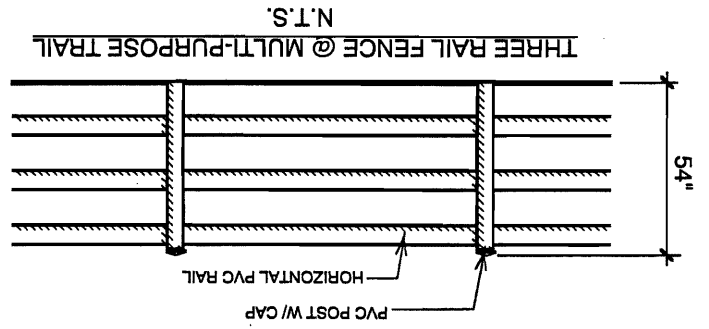
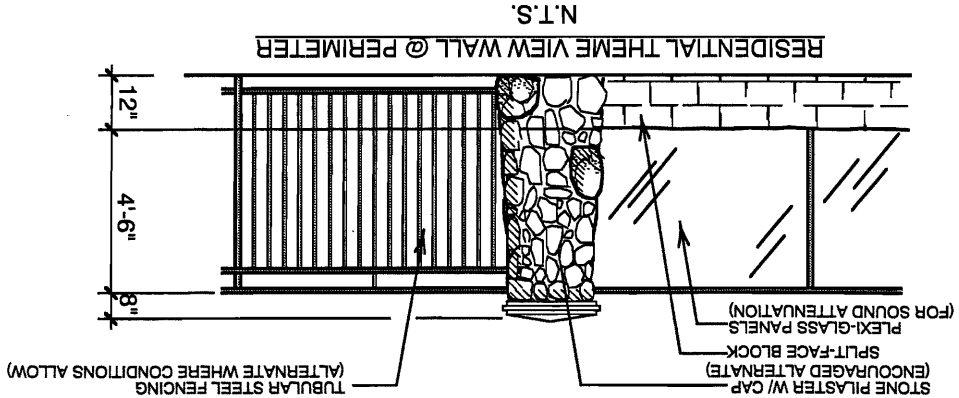
STREET SECTION

**VEHICULAR
 BRIDGE CROSSING**
 Exhibit 8



ELEVATION

**BOULDER SPRINGS SPECIFIC PLAN
SPECIFIC PLAN No. 229 AMENDMENT No. 1**



RICHARDS MURTING WILKES

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WALL EXHIBITS
Exhibit 6

NEIGHBORHOOD ENTRY
PILASTER
Exhibit 10

