

5.5.6 Front Yard Landscaping

New residences shall be provided with front yard landscaping and an automatic irrigation system. Drought tolerant landscape materials should be used to the greatest extent possible. Landscaping shall be provided as follows:

- A minimum of six, five-gallon shrubs, one 15-gallon tree shall be planted along the front of all homes (garage and side yard gate areas are excluded)
- Creative project design uses of hardscape, decorative gravels, and placement of landscaping for afternoon shade and water efficient irrigation systems are encouraged.
- Shrub areas should receive a 3-inch layer of mulch to conserve water and help control weeds.
- Location of landscaping shall be in accordance with applicable County Ordinances.

5.5.7 Transition Areas

Landscaped transition areas are intended to occur where deemed appropriate between Lake Nuevo Village residential areas and existing off-site residential area to the west and between residential areas and open space within the Specific Plan Area. The developer will work with the County of Riverside Planning Staff to determine the appropriate design and location of these transition areas during the design of ultimate development plans in these planning areas. Fencing will be provided where appropriate and manufactured slopes shall be planted with trees, shrubs and ground cover when they occur.

5.6 Community Elements

5.6.1 Entry Treatments

Community entry treatments shall be provided on Foothill Avenue entering Lake Nuevo Village from Nuevo Road.

The community entry treatments should be designed to achieve two design concepts; achieving a sense of place and community, where vehicular and pedestrian experiences are equally important, and harmony with surrounding environment. These basic concepts are repeated through the use of local building materials, earth oriented natural colors, indigenous rock, and water-wise plants to echo the surrounding natural landscape.

Maintaining harmony with the natural environment is an important objective; therefore natural materials should be used whenever feasible. Proposed entry

treatments are described further in Sections 5.5.1, 5.5.2 and 5.5.3 and their proposed locations and concepts are illustrated in Exhibits 5.1 through 5.5 of this Specific Plan.

5.6.2 Walls and Fences

The walls and fences philosophy of the Lake Nuevo Village Specific Plan is to minimize the use of walls or fencing, but instead use landscaping such as hedges, berms, mounding, or a combination of berms and low walls or "green walls".

It is understood that walls and fencing will be necessary in some locations throughout the neighborhoods to provide protection from roadway noise, to allow privacy and security in residential areas, and to define space. When walls are required, the walls shall be planted with vigorous, self-clinging vines with the intent of letting the vines eventually cover the wall completely to create a "green wall" (see Exhibit 5.11 A).

The walls and fencing proposed for Lake Nuevo Village have been designed so that they will add to the overall community character and will not be visually obstructive. The proposed wall and fencing elevations, heights and materials are shown in Exhibits 5.11 A, B and C.

Perimeter walls and fencing may be provided along major thoroughfares and project boundaries. The proposed conceptual location of the community perimeter walls are depicted on individual Planning Area exhibits contained within Section 4 of the Specific Plan. Please see Section 4 for proposed location of perimeter walls or fencing. However, the precise location of the walls and fencing within Lake Nuevo Village shall be determined at the tentative tract map stage.

Community perimeter walls should occur on side and rear property lines along streets. They shall be constructed of colored block and cap or ornamental metal (view fencing). The color of fencing shall be tan, brown or other neutral colors to compliment the natural environment and proposed architecture within the Lake Nuevo Village.

When a "green wall" is not used and a wall is exposed to public view, the wall shall be a decorative block with enhanced features such as pilasters and changes in wall planes. Pilasters may be constructed of the same colored block and cap as the perimeter wall. Pilasters shall occur on the outside corner of a wall or at a wall terminus when viewed from the street.

View fencing should be located in the rear yards of those properties abutting open space and lots with substantial views beyond site boundaries (see Exhibit 5.10 B). This fencing allows views but not physical access. The design of the fencing should consist of steel tubing and be of a color that will blend in with the landscape. View fencing should be considered at the top of all slopes 30-feet tall and greater.

Interior, side and rear yard fencing may be of wood or PVC construction (see Exhibit 5.11 C). Earth tone colors are encouraged. If PVC fencing is used, any coloring shall

be integral to the material. All front yard return walls, and walls located along public streets should be of colored block construction and in keeping with the community character. Refer to Exhibits 5.11, CONCEPT WALLS AND FENCING ELEVATIONS.

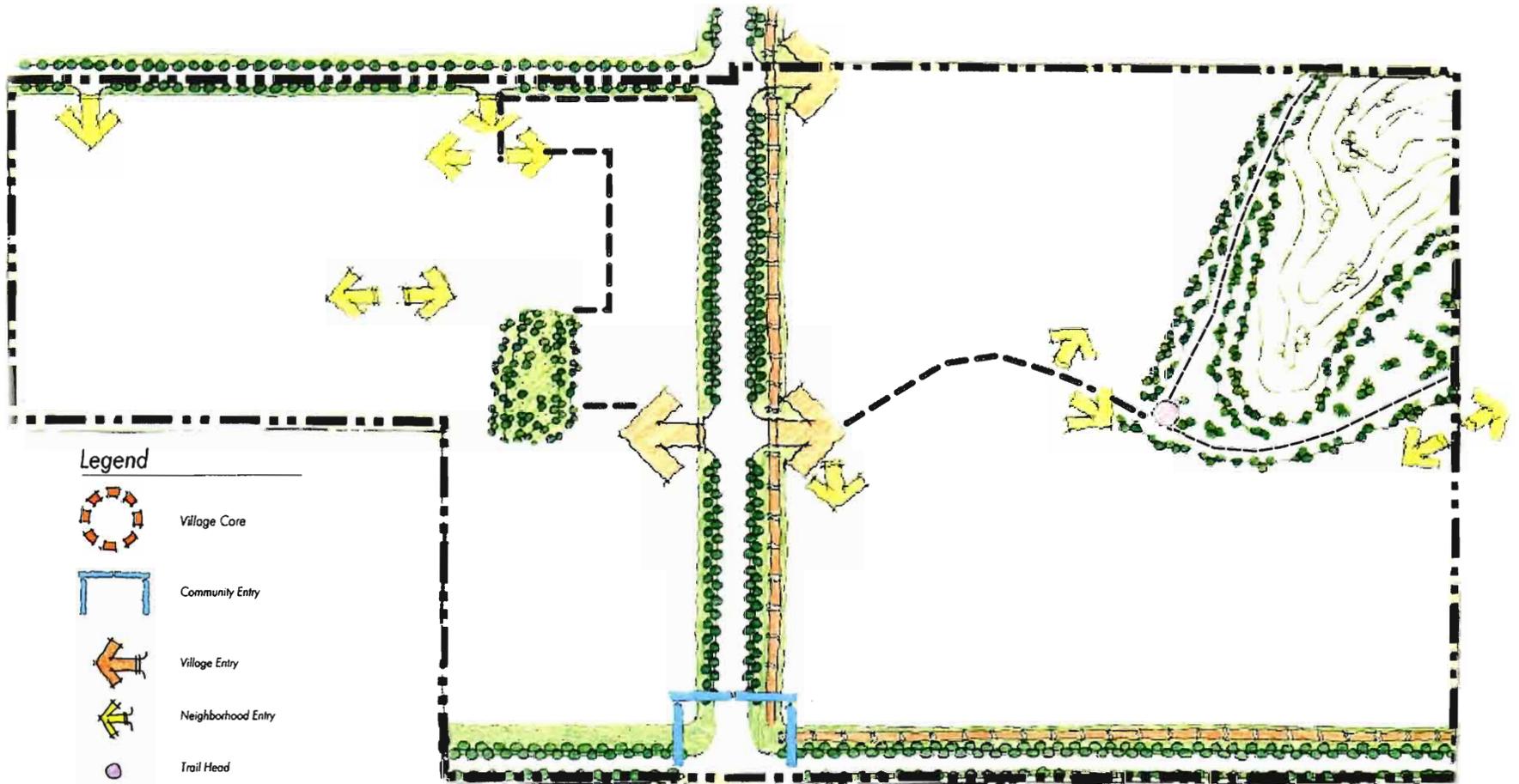
Walls should be sited to provide additional setback areas at neighborhood entries to accommodate entry monumentation, signage, lighting, architectural elements and landscaping.

Walls and fences may be used for entry monumentation, to reinforce circulation paths, to define outdoor living spaces, and provide screening when necessary.

All walls or fences shall be of good quality construction and durable. Walls and fences which require limited maintenance and have an anti-graffiti finish are encouraged. The maximum wall or fence height should be five-feet, six inches (5.6"), unless an increase in height is necessary for noise attenuating purposes.

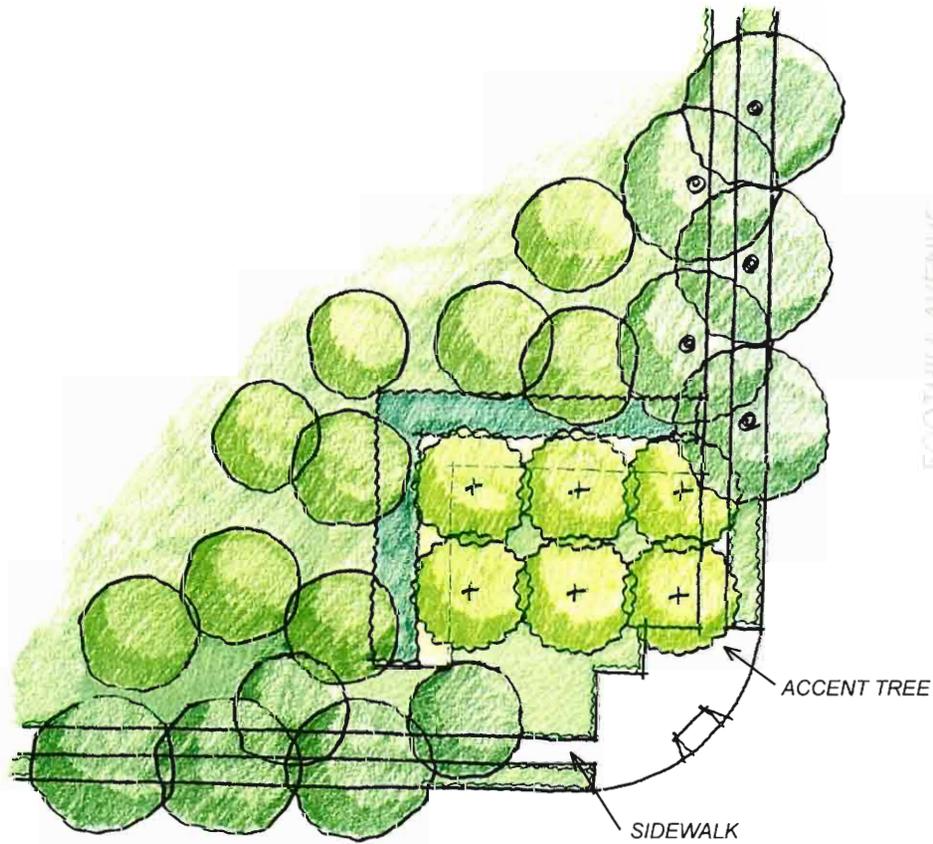
5.6.3 **Lighting**

All public street lighting should comply with Riverside County standards where applicable. Lighting proposed within the residential, park, recreational, and street areas shall conform to a uniform set of criteria established for the Lake Nuevo Village project.

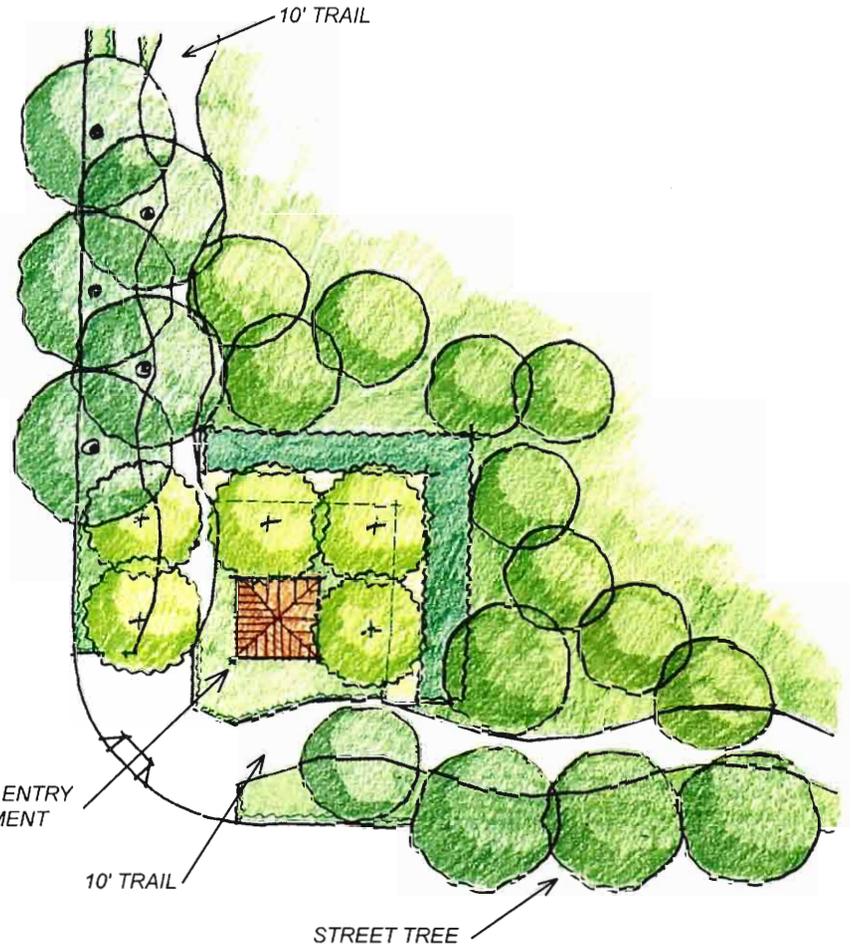


Legend

-  Village Core
-  Community Entry
-  Village Entry
-  Neighborhood Entry
-  Trail Head
-  County Multi-Purpose Trail
-  Pedestrian Linkage
-  Neighborhood Trail
-  Pedestrian Linkage
-  Community Park
-  Planning Area
-  Open Space / Park



FOOTHILL AVENUE



STONE ENTRY MONUMENT

NUEVO ROAD



RBF
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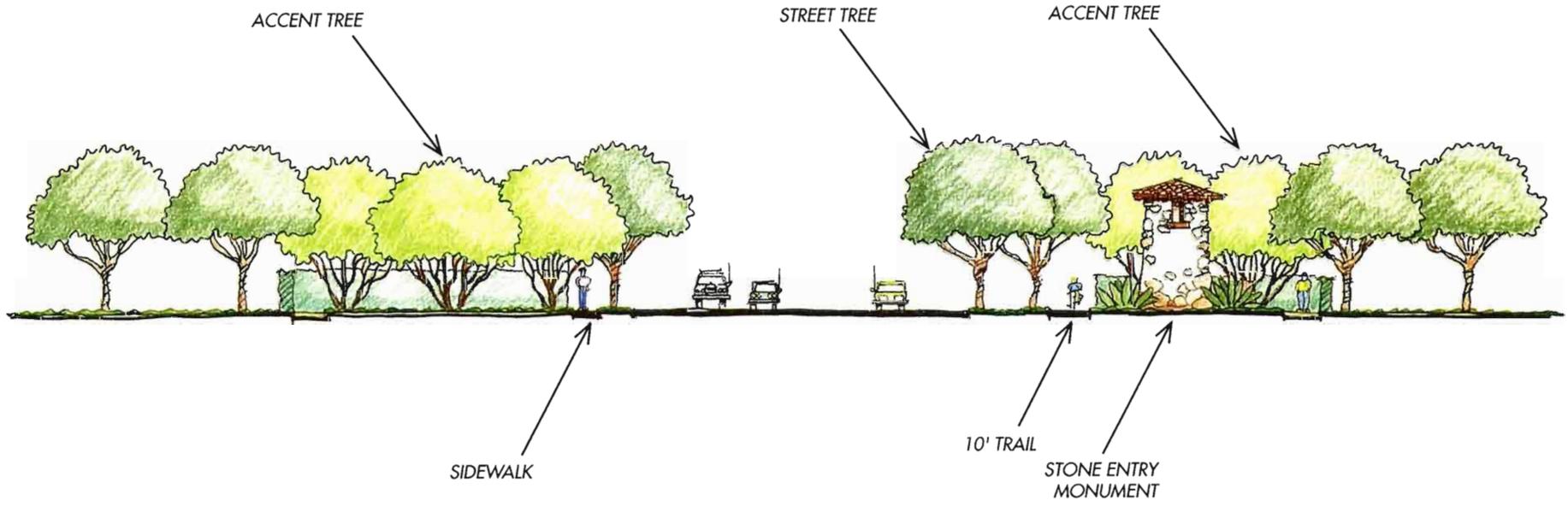
NO SCALE

March 2007 JN 65-100177

LAING-SEQUOIA PARTNERS LLC
LAKE NUEVO VILLAGE
SP 251 AMENDMENT 1

COMMUNITY ENTRY CONCEPT - PLAN VIEW

EXHIBIT 5.2



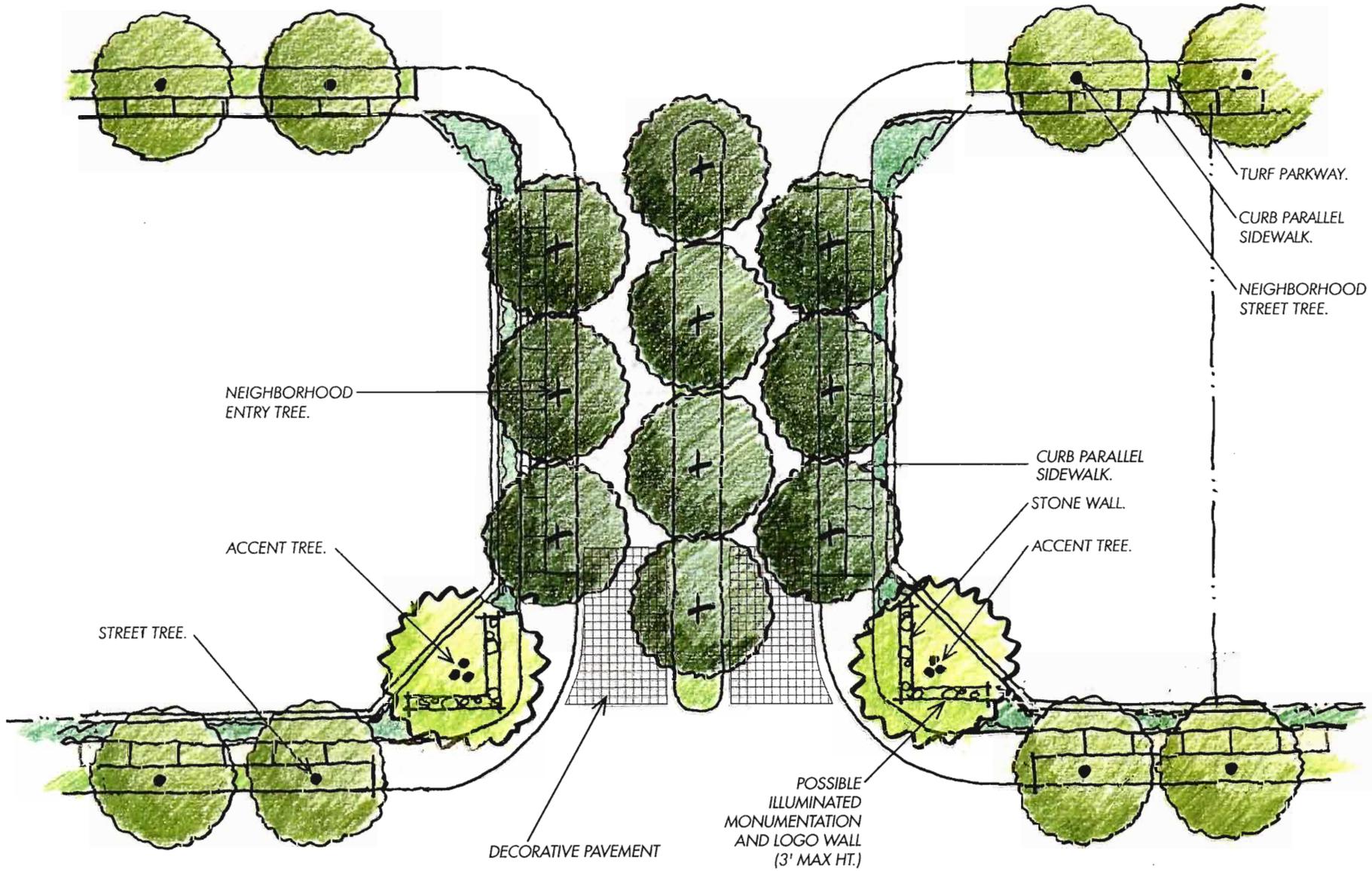
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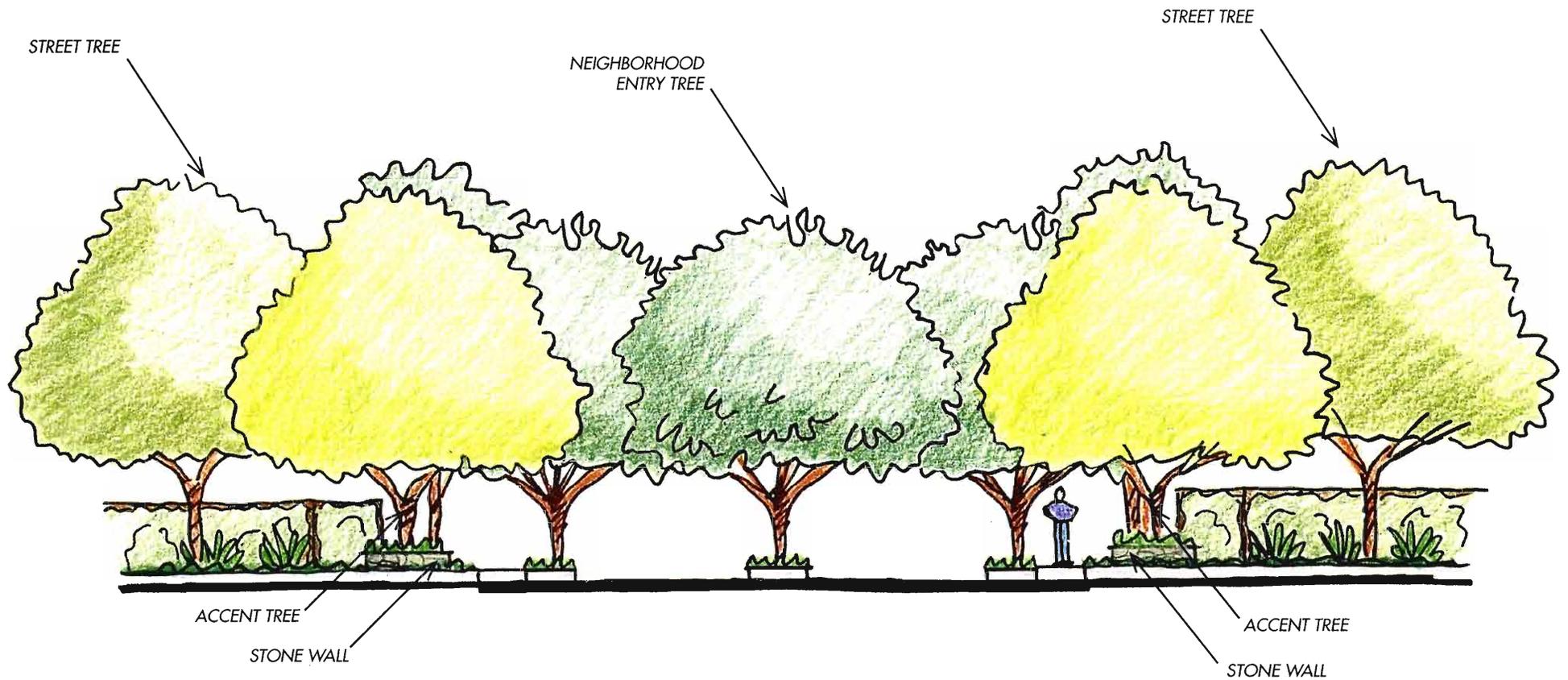
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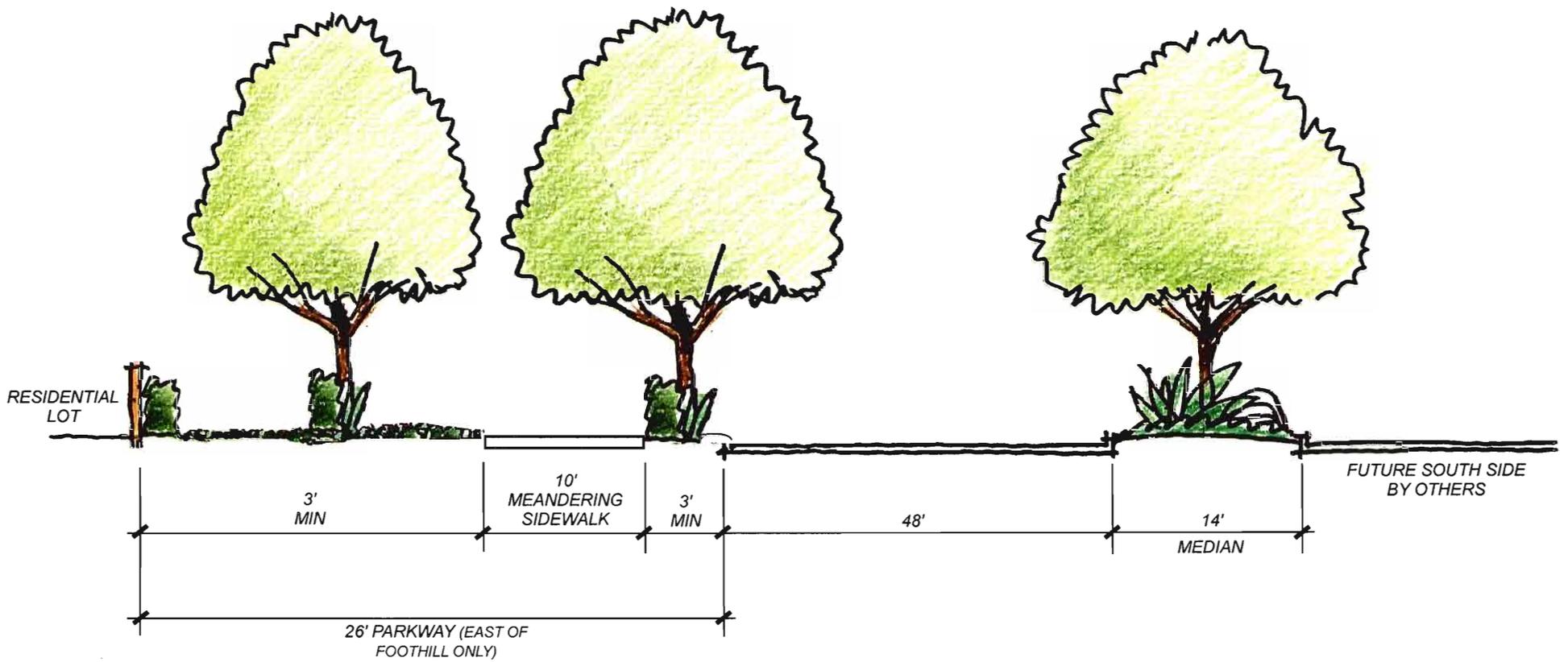
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COMMUNITY ENTRY CONCEPT - ELEVATION

EXHIBIT 5.3







NO SCALE

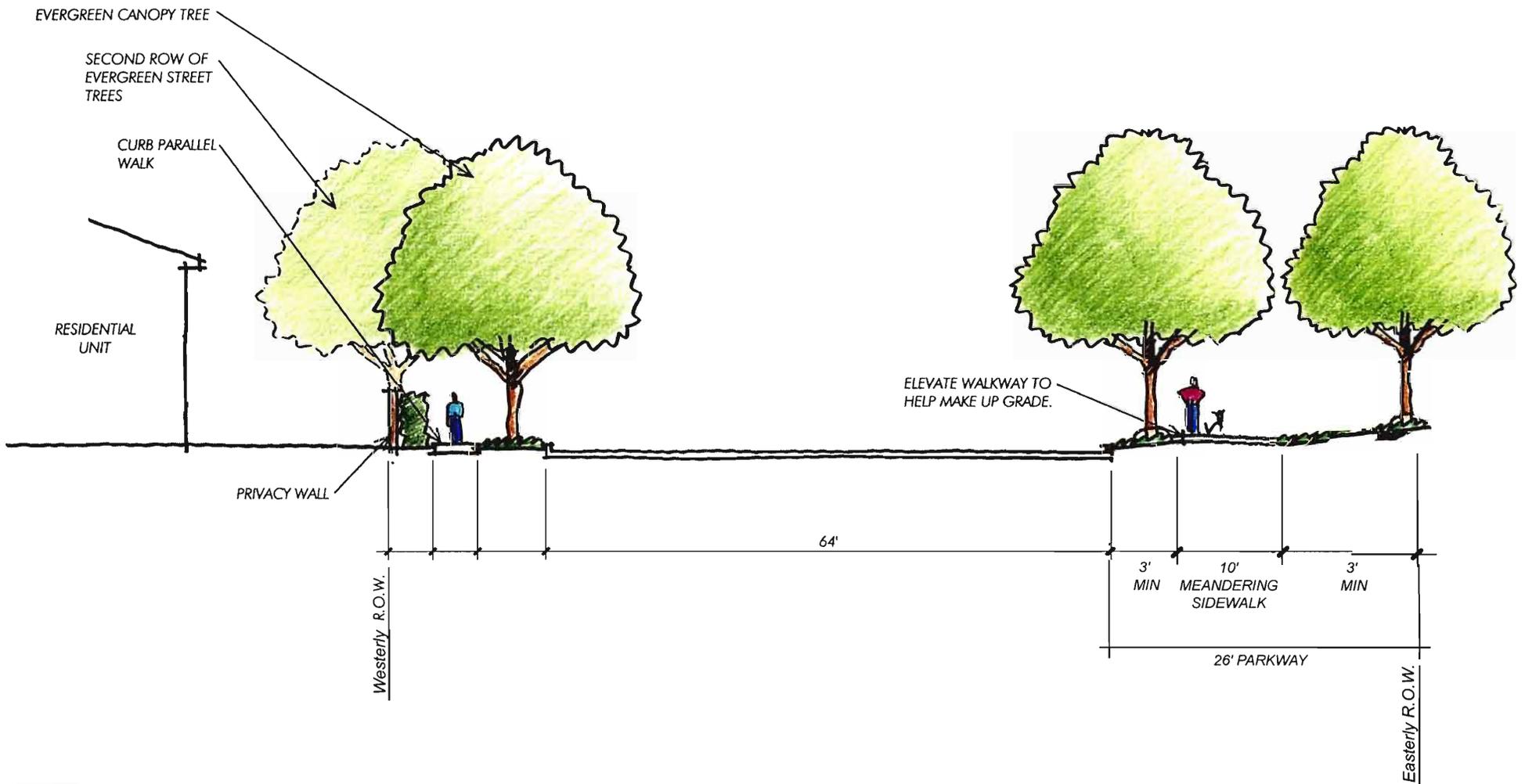
March 2007 JN 65-100177

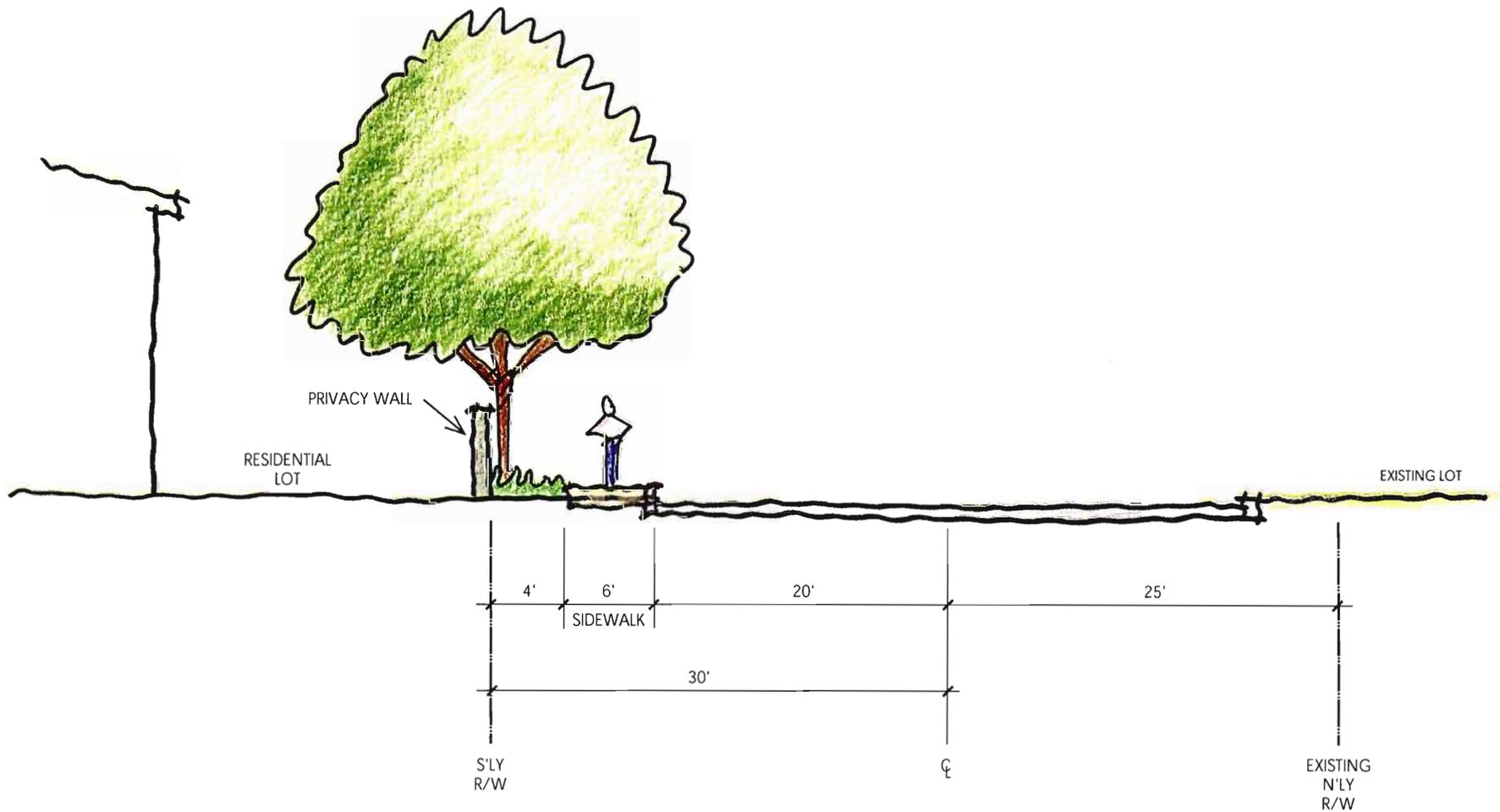
LAING-SEQUOIA PARTNERS LLC

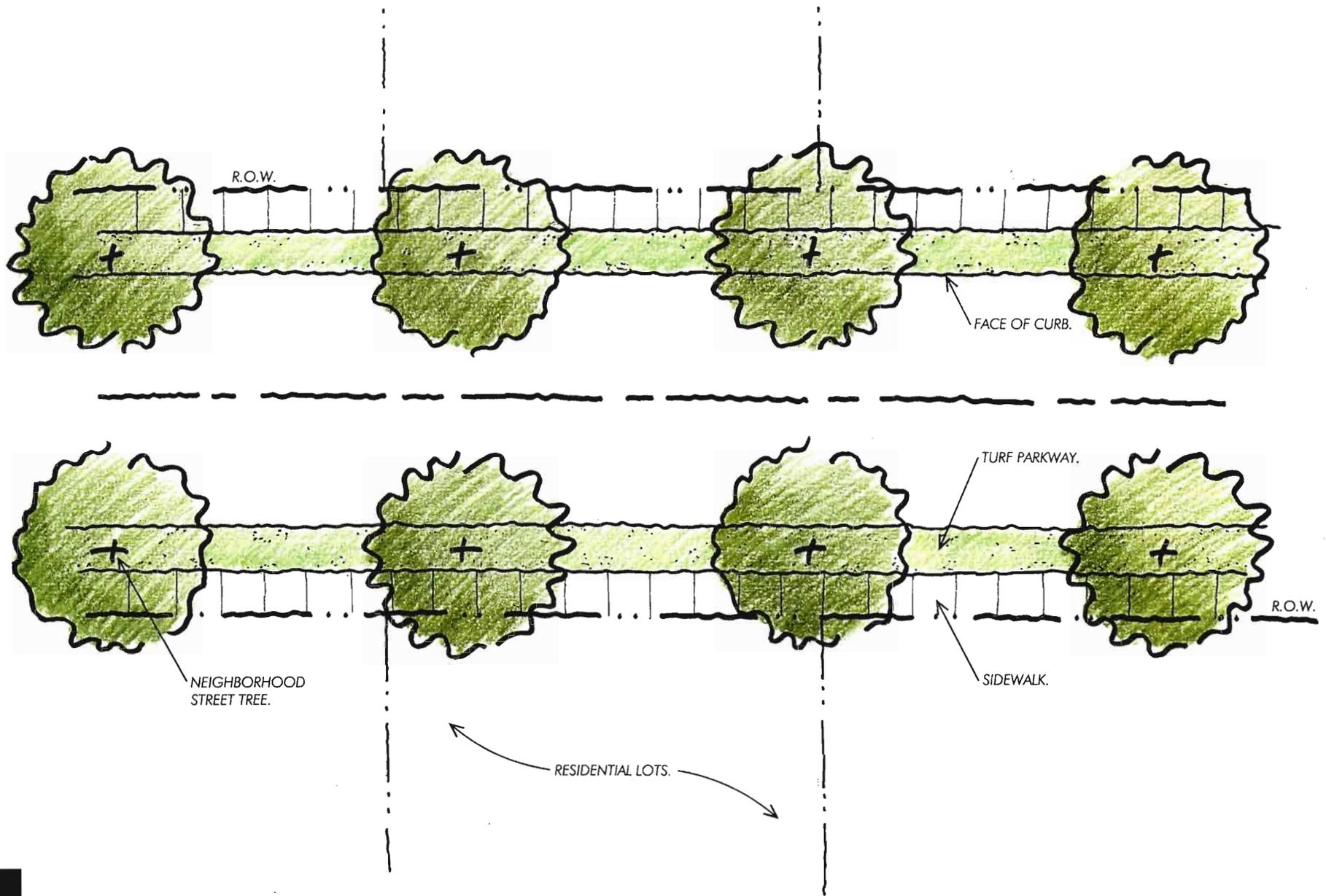
LAKE NUEVO VILLAGE
SP 251 AMENDMENT 1

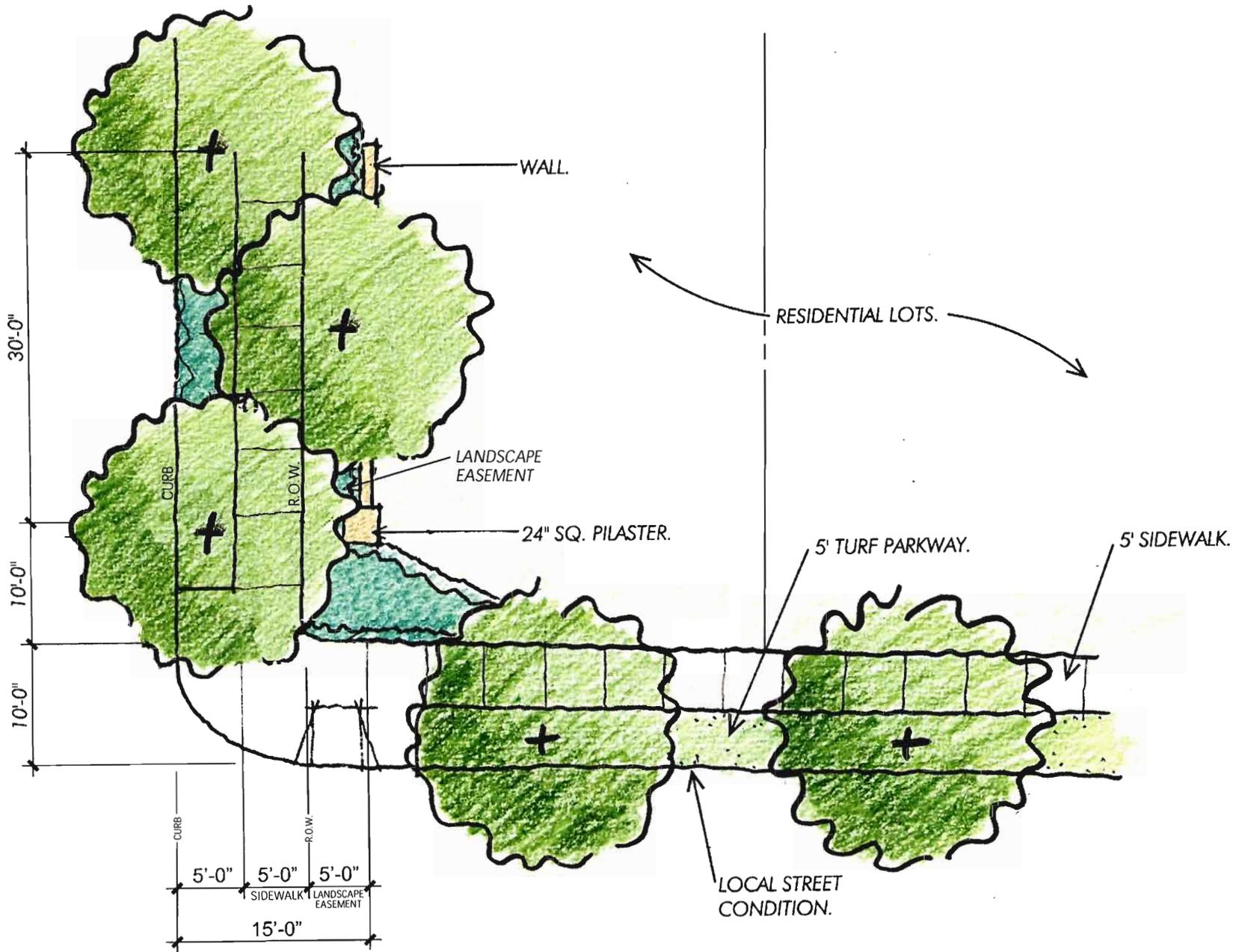
NUEVO ROAD STREETScape CONCEPT

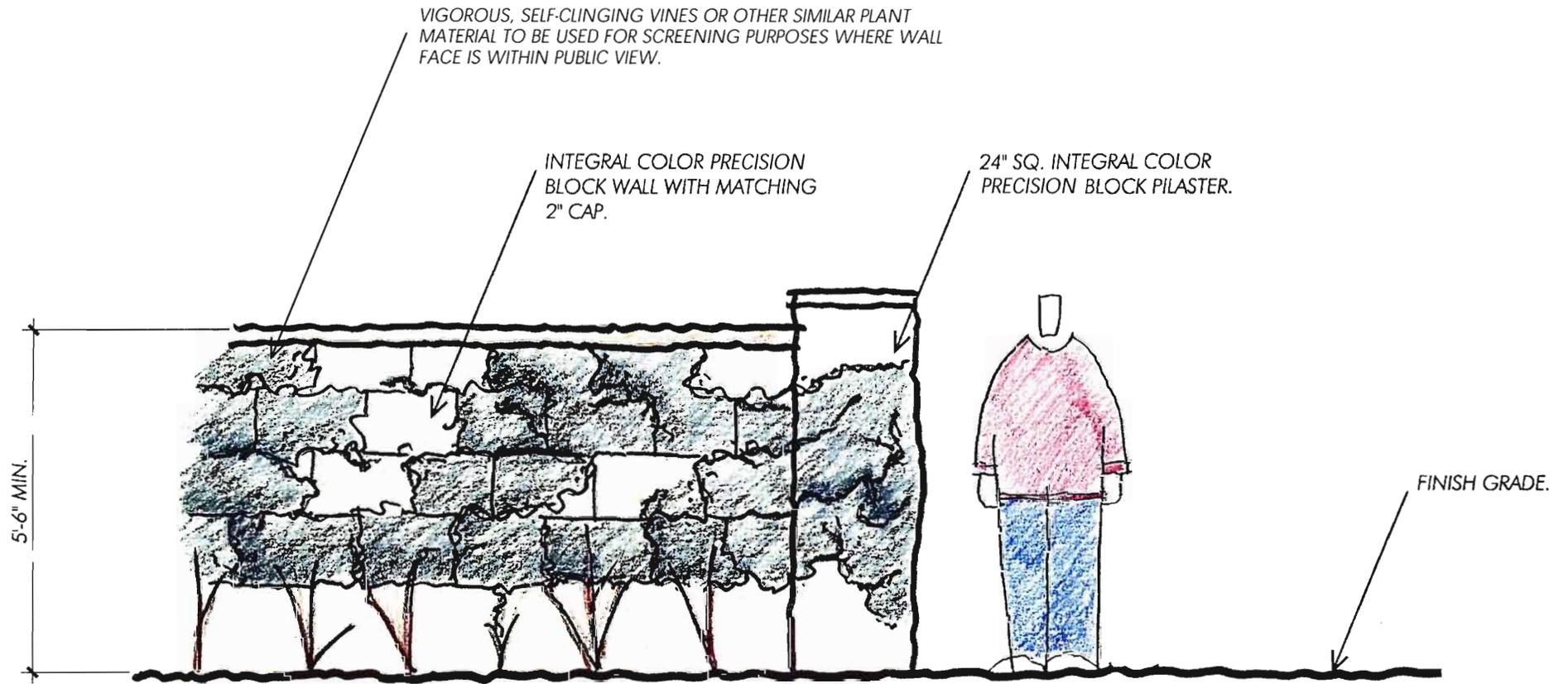
EXHIBIT 5.6











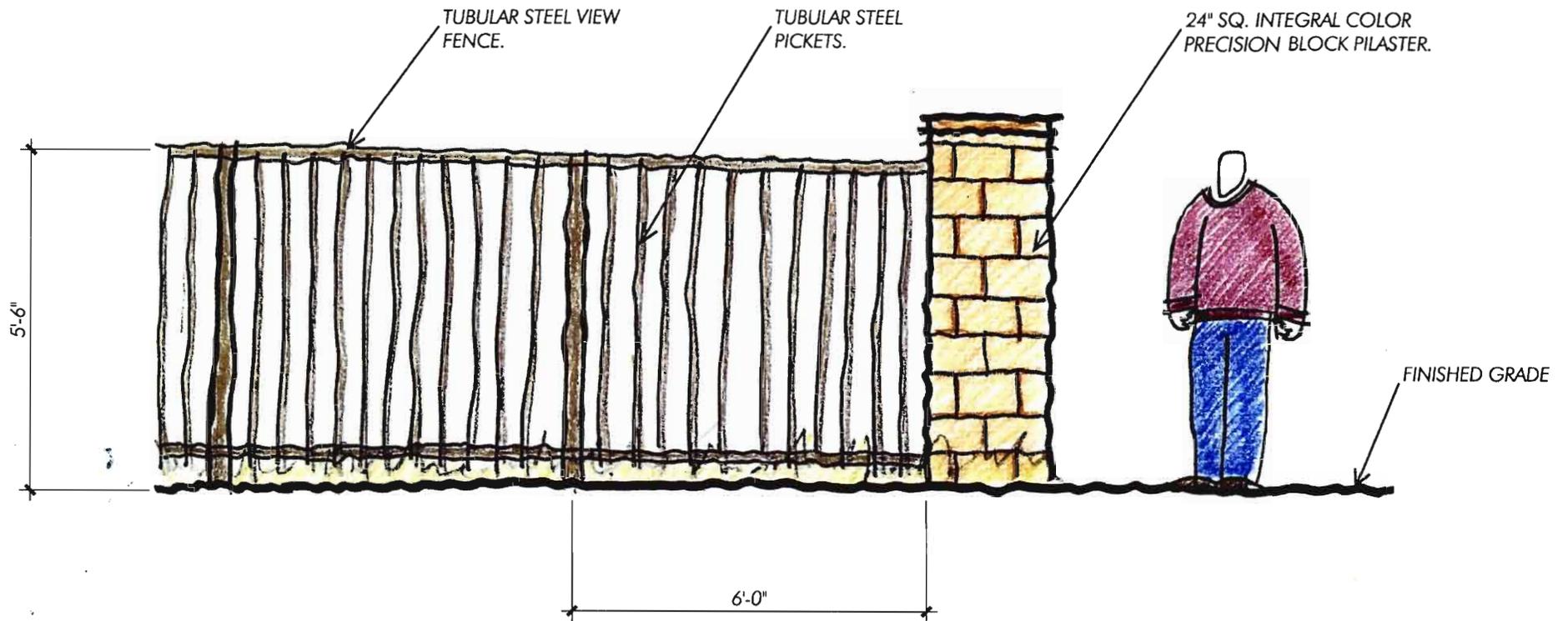
NO SCALE

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CONCEPT WALLS AND FENCING ELEVATIONS

EXHIBIT 5.11 A



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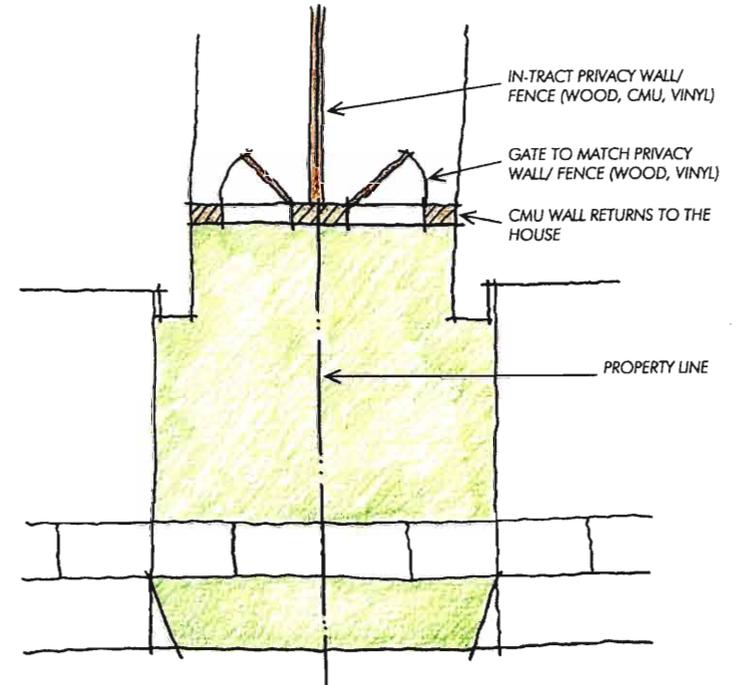
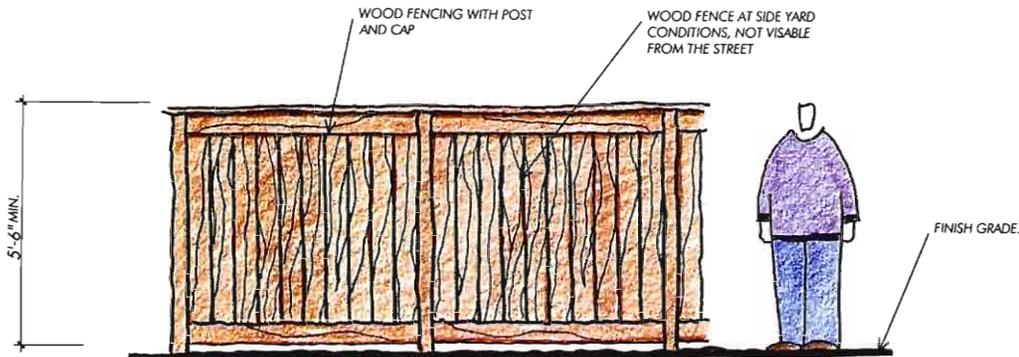
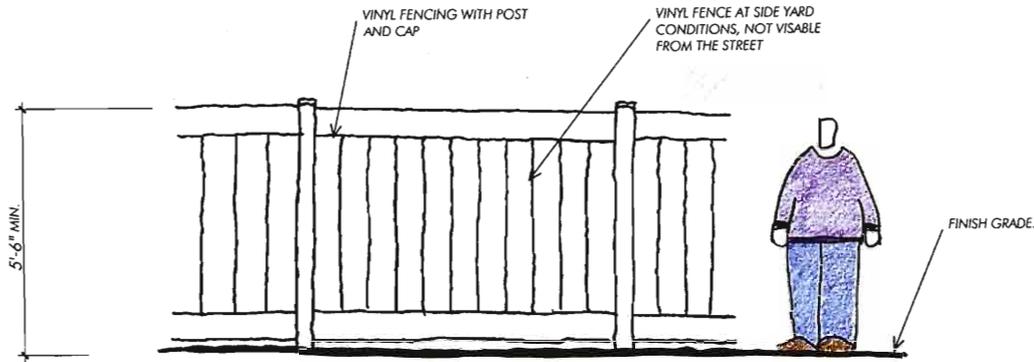
NO SCALE

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CONCEPT WALLS AND FENCING ELEVATIONS

EXHIBIT 5.11 B



The Collaborative Group



NO SCALE

March 2007 JN 65-100177

LAING-SEQUOIA PARTNERS LLC

LAKE NUEVO VILLAGE

SP 251 AMENDMENT 1

CONCEPT WALLS AND FENCING ELEVATIONS

EXHIBIT 5.11 C