

5.5 Landscape Guidelines

5.5.1 Community Entries

Community Entry treatments are to occur at major roadways entering the community. The Community Entries are on either side of Foothill Avenue entering the project from the south at Nuevo Road. Community entries may provide the initial opportunity for project identification and create gateways into the community, define community and neighborhood boundaries, reinforce the Lake Nuevo Village style and enhance the aesthetics of the community. The community's entries shall include dedicated public landscape space adjacent to the roadway (i.e. easement and/or landscape lot), where appropriate, located on either side of the street and depict a 'landmark' in the surrounding natural environment that typify Lake Nuevo Village with natural and supplemented rock outcroppings and historic tree plantings. The monuments should include a community monument sign and logo, pedestrian and landscape lighting and enhanced paving. The landscaping shall incorporate a combination of broad canopy and flowering accent trees, shrubs and groundcovers. Native or native looking stone will be considered at all entries to the greatest extent feasible. Refer to Exhibits 5.1 through 5.3 and Table 5.3, MASTER PLANT PALETTE.

5.5.2 Village Entries

Village Entries are used to identify major entries into the individual neighborhoods. These entry statements should match on each side of the street entering the village as a secondary gateway. They should also reflect the surrounding landform that typifies Lake Nuevo Village with the use of rock outcroppings and historic tree plantings. The design for the monuments may reflect the design of the primary monument with lighted sign copy. The landscape design shall compliment and reinforce the trees utilized for the adjoining streetscape. It is anticipated that the village neighborhood entry monuments may be adjacent to community walls and/or fences. In all cases the design of the entry features should be coordinated. Refer to Exhibits 5.1, 5.4 and 5.5. The entries are off of streets classified as a secondary highway or greater and shall be consistent with County of Riverside Design Standards and Guidelines on such entries.

5.5.3 Major Roadways Streetscape

The community entry corridor streets are Nuevo Road and Foothill Avenue. As the primary corridor, Foothill Avenue sets the tone for Lake Nuevo Village community by creating an experience equally pleasant for both vehicular and pedestrian traffic. This is accomplished through use of broad canopy evergreen street trees shading both walkways and streets. Boulders and benches may be placed at key locations to delineate trail connections. Refer to Exhibits 5.6 and 5.7.

Nuevo Road has a 14-foot planted median. West of Foothill Avenue, Nuevo Road has a 21-foot parkway right of way on the north side has a minimum 5-foot parkway with street trees, a 5-foot sidewalk, and a minimum 5-foot planting area. To the east

of Foothill Avenue, Nuevo Road has a 26-foot parkway right of way has a meandering 10-foot County community trail with a minimum 3-foot landscape area from curb face and edge of right of way. The parkway should be planted in a consistent manner with Foothill Avenue.

Where the streetscapes meet the open space, a transition of native and naturalized plants will be provided to blend the open space areas with the community.

5.5.4 Secondary Roadway Streetscape

Foothill Avenue has an 18-foot parkway right of way on the west side of the street. The westerly 18-foot right of way has a 7-foot parkway with street trees, a 5-foot sidewalk and 6-foot planting area with trees. The easterly 26-foot right of way has a 3-foot parkway with street trees, a meandering 10-foot County community trail, and a 3-foot planting area from edge of right of way.

5.5.5 Local Streets Streetscape

Local streets have a 10-foot right of way that contains a 5-foot planted parkway with street trees and a 5-foot curb parallel sidewalk. Refer to Exhibit 5.9, LOCAL STREETScape CONCEPT and Exhibit 5.10, BLOCKEND CONDITIONS CONCEPT.

**TABLE 5-3
Lake Nuevo Village Specific Plan
Master Plant Palette**

PLANT NAMES		LOCATION					
		Entry	Parks	Trails	Street Trees	Slopes	Open Space
Botanical Names	Common Names						
TREES:							
Albizia julibrissen	Silk Tree		X				
Alnus cordata	Italian Alder		X	X			
Brahea edulis	Guadalupe Palm	X					
Butia capitata	Pindo Palm	X					
Callistemon species	Bottle Brush		X			X	
Causurina cunninghamiana	River She-Oak		X			X	X
Cedrus deodara	Deodar Cedar	X			X		
Celtis sinensis	Chinese Hack Berry				X		
Ceratonia siligua	Carob Tree		X				

PLANT NAMES		LOCATION					
		Entry	Parks	Trails	Street Trees	Slopes	Open Space
Botanical Names	Common Names						
Cercis canadensis	Easter Redbud		X	X		X	
Cercis occidentalis	Western Redbud		X	X		X	
Chamaerops humilis	Mediterranean Fan Palm	X					
Cinnamomum camphora	Camphor Tree	X	X		X		X
Cupressus sempervirens	Italian Cypress	X					
Eriobotrya deflexa	Bronze loquat						
Eucalyptus citriodora	Lemon Sented gum					X	
Eucalyptus polyanthemus	Silver Dollar Gum					X	
Geijera parviflora	Australian Willow						
Ginkgo biloba	Maidenhair Tree	X					
Gleditsia tricanthos "Shademaster"	Honey Locust				X		
Hymenosporum flavum	Sweetshade				X		
Jubaea chilensis	Chilean Wine Palm	X					
Juniperus c. 'Torulosa'	Hollywood Juniper	X					
Koelreuteria bipinata	Chinese Flame				X		
Lagerstroemia fauriei	Crape Myrtle	X					
Laurus nobilis	Sweet Bay		X				X
Liquidambar styraciflua	American Sweet Gum					X	
Liriodendron tulipifera	Tulip Tree					X	
Magnolia grandiflora	Southern Magnolia	X					
Trees (Con't):							
Magnolia stellata	Star Magnolia						
Melaleuca linarifolia	Cajeput Tree					X	
Olea europea	European Olive	X					
Persea americana	Avocado					X	
Phoenix canariensis	Canary Island Date Palm	X					
Phoenix dactylifera	Date Palm	X					
Pinus canariensis	Canary Island Pine					X	
Pinus eldarica	Afghan Pine					X	
Pinus halepensis	Aleppo Pine				X	X	
Pistachia chinensis	Chinese Pistachio				X		
Platanus acerifolia	London Plane Tree				X		

PLANT NAMES		LOCATION					
		Entry	Parks	Trails	Street Trees	Slopes	Open Space
Botanical Names	Common Names						
"Bloodgood"							
Platanus racemosa	California Sycamore					X	
Podocarpus gracilior	Fern Pine				X		
Populus fremontii	Western Cottonwood					X	
Prunus caroliniana	Carolina Laurel Cherry					X	
Pyrus calleryana "Bradford"	Bradford Pear	X					
Pyrus kawakamii	Ornamental Pear	X					
Quercus agrifolia	Coast Live Oak	X				X	
Quercus rubra	Red Oak	X					
Quercus virginiana	Southern Live Oak	X					
Rhus lancea	African Sumac					X	
Robinia ambigua "Purple Robe"	Locust				X		
Robinia pseudoacacia	Locust		X		X		
Schinus molle	California Pepper					X	
Tipuana tipu	Tipu Tree				X		
Tristania conferta	Brisbane Box					X	
Ulmus parvifolia	Evergreen Elm				X		
Umbularia californica	California Laurel						X
Washingtonia filifera	California Fan Palm	X					
Washingtonia robusta	Mexican Fan Palm	X					
Zelkova serrata	Sawtooth Zelkova		X		X		

SHRUBS:							
Abelia x grandiflora	Glossy Abelia					X	
Abutilon x hybridum	Flowering Maple	X					
Acacia redolens	Acacia					X	
Acanthus mollis "Oak Leaf"	Grecian Pattern Plant						
Achillea millefolium	Common Yarrow					X	
Agapanthus a. "Queen Anne"	Lily of the Nile	X					
Agave americana	Century Plant	X					
Agave attenuata	Foxtail Agave	X					

PLANT NAMES		LOCATION					
		Entry	Parks	Trails	Street Trees	Slopes	Open Space
Botanical Names	Common Names						
Aloe vera	Aloe	X					
Arbutus unedo	Strawberry Tree					X	X
Azalea "George Tabor"	George Tabor Azalea	X					
Azalea indica "California Sunset"	California Sunset Azalea	X	X				
Baccharis pilularis	Dwarf Coyote Bush						X
Bambusa multiplex	Clumping bamboo		X				
Buddleja davidii	Butterfly Bush		X	X			
Buxus m. japonica "Green Beauty"	Japanese Boxwood	X					
Camellia japonica	Camellia						
Camellia sanqua	Camellia						
Ceanothus ssp.	Wild Lilac		X			X	X
Cistus ssp.	Rockrose		X	X		X	X
Coreopsis v. "Moonbeam"	Moonbeam threadleaf coreopsis		X				
Cotoneaster parneyi	Parney Cotoneaster		X	X		X	
Dietes bicolor	Fortnight Lily	X	X	X			
Dryopteris erythrosora	Autumn Fern						
Echinacea purpure	Purple Cone flower						
Echium candicans	Pride of Madeira	X	X			X	X
Elaeagnus pungens	Silverberry		X	X		X	
Encelia californica	California sunflower						X
Escallonia fradesii	Frade's Escallonia		X			X	
Feijoa sellowiana	Pineapple Guava	X				X	X
Felicia amelliodes	Blue Margarite	X	X				
Geranium x "Johnson's Blue"	Johnson's Blue Cranesbill		X	X			
SHRUBS (con't):							
Geranium x "Pink Spice"	Pink Spice Cranesbill						
Geranium x "Biokovo"	Biokovo Cranesbill						
Grevillea 'Noellii'	Noel's Grevillea		X			X	
Hebe speciosa	Showy Hebe	X	X				
Helianthemum nummularium	Sun Rose						

PLANT NAMES		LOCATION					
		Entry	Parks	Trails	Street Trees	Slopes	Open Space
Botanical Names	Common Names						
Helictotrichon sempervirens	Blue Oat Grass						
Hemerocallis spp.	Daylily	X	X	X			
Hemerocallis x hybrids	Evergreen Daylily	X	X	X			
Hesperaloe parviflora	Red Yucca						
Heteromeles arbutifolia	Toyon					X	X
Heuchera species	Coral Bells	X					X
Hydrangea macrophylla	Hydrangea	X	X				
Hydrangea quercifolia "Alice"	Alice Oakleaf Hydrangea						
Ilex vomitoria "Stokes Dwarf"	Stokes Dwarf Yaupon Holly						
Juniperus chinensis "Mint"	Mint Julep Juniper						
Juniperus scopulorum "Grey Gleam"	Gray Gleam Juniper						
Kniphofia uvaria	Red Hot Poker	X	X				
Lantana species	Lantana	X				X	
Lavendula stoechas	Spanish Lavender	X	X				
Leonotis leonurus	Lion's Tail	X	X				
Leptospermum scoparium	New Zealand Tea		X			X	
Ligustrum j. 'Texanum'	Japanese Privet		X			X	
Ligustrum japonicum 'Texanum'	Texas Wax Leaf Privet		X	X			
Liriope gigantea	Giant Lily Turf	X	X	X			
Liriope muscari "Lilac Beauty"	Lilac Beauty Lily Turf						
Loropetalum chinensis "Sizzling Pink"	Sizzling Pink Fringe Flower						
Mimulus ssp.	Monkey Flower						X
Miscanthus sinensis "Gracillimus"	Maiden Grass	X	X				
Myoporum 'Pacificum'	Myoporum		X	X		X	
Nandina domestica "Gulf Stream"	Gulf Stream Nandina						
Opuntia littoralis	Coastal Prickly Pear						X
Pennisetum setaceum	Fountain Grass		X	X			
SHRUBS (con't):							
Pennisetum setaceum	Purple Fountain Grass		X	X			

PLANT NAMES		LOCATION					
		Entry	Parks	Trails	Street Trees	Slopes	Open Space
Botanical Names	Common Names						
'Rubrum'							
Penstemon x "Apple Blossom"	Apple Blossom Penstemon						X
Phormim tenax	Flax	X	X			X	
Photinea	Photinea		X			X	
Pittosporum spp.	Mock Orange	X	X	X		X	
Pittosporum tobira	Mock Orange	X	X	X		X	
Plumbago auriculata	Cape Plumbago			X		X	
Prunus carolina	Bright 'N' Tight Carolina Laurel					X	
Pyracantha ssp.	Firethorne					X	
Rhamnus californica	Calif. Coffeeberry						X
Rhaphiolepis indica	India Hawthorne	X	X			X	
Rhaphiolepis i. "Clara"	India Hawthorne	X	X	X		X	
Rhaphiolepis l. "Majestic Beauty"	India Hawthorne	X	X	X			
Rhus ovata	Sugar Bush						X
Ribes speciosum	Fuschia Flowering Gooseberry						X
Rosa x Noatraum	Flowering Carpet	X				X	
Rosamrinus o. "Tuscan Blue"	Tuscan Blue Rosemary	X				X	
Rosmarinus o. "Prostratus"	Prostrate Rosemary			X		X	
Rumohra adiantiformis	Leatherleaf Fern						
Salvia greggi "Furman's Red"	Furman's Red Autumn Sage						
Salvia leucantha "Santa Barbara"	Santa Barbara Sage						
Santolina chamaecyparissus	Lavender Cotton						
Staychys byzantina	Lamb's Ear	X					
Stipa pulchra	Purple Needle grass						X
Viburnum japonica	Japanese Viburnum					X	
Viburnum tinus	Spring Tinus					X	
Westringia rosmariniformis	Wynyabbie Gem'	X	X			X	
Xylosma congestum "Compacta"	Compact Xylosma					X	
Yucca recurvifolia	Soft Leaf Yucca						

PLANT NAMES		LOCATION					
		Entry	Parks	Trails	Street Trees	Slopes	Open Space
Botanical Names	Common Names						
GROUNDCOVER:							
Campanula portenschlagiana	Dalmatian Bellflower						
Festuca ovina "Glaucia"	Blue Fescue	X	X				
GROUNDCOVER (Con't.):							
Fragaria chiloensis	Beach Strawberry	X	X				
Hypericum calycinum	Aaron's Beard						
Lantana camara	Lantana					X	
Lantana camara "American Red"	Lantana					X	
Lantana x "Spreading Sunset"	Lantana					X	
Liriope spicata "Silver Dragon"	Creeping Lily Turf	X	X				
Lonicera japonica 'Halliana'	Halls Honeysuckle					X	
Marathon II or Medallion II	Turf	X					
Oenothera speciosa "Siskiyou"	Siskiyou Evening Primrose						
Pachysandra t.s "Green Sheen"	Green Sheen Japanese Spurge						
Rosmarinus officianalis	Prostrate Rosemary	X	X			X	
Scabiosa c. "Butterfly Blue"	Pincushion Flower	X					
Scaevola "Mauve Clusters"	Fan Flower		X				
Trachelospermum jasminoides	Star Jasmine						
Verbena peruviana "St. Paul"	Saint Pul Verbena		X	X		X	
Vinca major	Periwinkle		X	X		X	
VINES/ESPALIERS:							
Clematis armandii	Evergreen Clematis						
Distictus "Rivers"	Purple Trumpet						
Distictus buccinatoria	Blood-red Trumpet						
Grewia occidentalis	Lavender Starflower						
Hardenbergia Lilac	Lilac						
Jasminum polyanthemum	Evergreen Jasmine						
Macfaydena unguis-cati	Cat's claw vine						
Pandorea jasminoides	Bower Vine						
Parthenocissus tricuspidata	Boston Ivy						

PLANT NAMES		LOCATION					
		Entry	Parks	Trails	Street Trees	Slopes	Open Space
Botanical Names	Common Names						
Podocarpus gracilior	Fern Pine						
Rosa banksiae	White Lady Bank's Rose						
Solandra maxima	Cup-of-Gold						
Solanum jasminoides	Potatoe Vine						
Trachelospermum	Star Jasmine						
Vigna caracalla	Snail Vine						
Wisteria sinensis	Chinese Wisteria						

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