

- * Prior to the issuance of grading permits, a grading plan, along with erosion control, landscape and irrigation plans for individual pad areas shall be submitted by individual property owners to the Department of Building and Safety for approval.
- * All manufactured slopes exceeding ten (10) feet in vertical height shall be graded incorporating the following technique:
 - The angle of the graded slope interfacing a natural slope shall be gradually adjusted to the angle of the natural terrain.
 - Angular forms along exterior view areas shall be discouraged. The graded form of exterior view slopes shall create the appearance of rounded terrain whenever feasible.
- * Natural features such as specimen trees and significant rock outcroppings shall be shown on final grading plans.
- * Graded but undeveloped land shall be maintained in a weed-free condition and shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

5. Landscape Guidelines

The Crown Valley Village consists of numerous areas that each require special landscape treatments. These guidelines shall provide a plant pallet and minimum size requirements for each of the various landscape areas. All developments within Crown Valley Village shall conform to these landscape guidelines. The guidelines shall cover the following landscape treatment areas:

- o Community Identity Nodes
- o Neighborhood Entry Areas
- o Landscape Buffers and Slopes
- o Street Trees
- o Parks
- o Landscape Open Space
- o Front Yard Landscaping

o Community Identity Nodes

The identity node areas are located to allow a statement at each subcommunity within the Crown Valley Village. The planting for these areas shall be designed to create a consistency in the overall character of the project with subtle differences through the selection of the plant material. Large canopy trees shall be used to define these areas as major entry areas.

Fifty percent (50%) of the trees selected for these areas shall consist of 24 inch box size or larger. The minimum tree size shall be fifteen (15) gallons. The shrubs shall be fifty percent (50%) five gallon size with the small border plants at one gallon size. All areas shall have permanent automatic irrigation systems installed. The landscape architect shall design treatments by selecting from Plant List "A".

Plant List "A":

Botanical Name	Common Name
<u>Trees</u>	
Albizia julibrissin	Silk Tree
Brachychiton populneus	Bottle Tree
Cinnamomum camphora	Camphor Tree
Koelreuteria bipinnata	Chinese Flame Tree
Liquidambar styraciflua "Palo Alto"	American Sweet Gum
<u>Trees</u>	
Magnolia grandiflora "Majestic Beauty"	Southern Magnolia
Podocarpus gracilior	Fern Pine
Pyrus Kawakamii	Evergreen Pear
Quercus Ilex	Holly Oak
Pinus Nigra	Austrian Pine
Pinus Halepensis	Aleppo Pine
<u>Shrubs</u>	
Abelia grandiflora "Edward Goucher"	Glossy Abelia
Agapanthus africanus	Lily of the Nile
Dietses vegeta	Fortnight Lily
Escallonia exoniensis "Fradesii"	Escallonia

Plant List A (continued)

Botanical Name	Common Name
Gamolepis chrysanthemoides	N.C.N.
Hemerocallis hybrid	Daylily
Ilex cornuta "Burfordi"	Burford Holly
Liriope muscari	Big Blue Lily Turf
Nandina domestica	Heavenly Bamboo
Photinia fraseri	Fraser's Photinia
Pittosporum tobira	
"Variegata"	Variegated Tobira
Pittosporum tobira	
"Wheeleri"	Wheeler's Dwarf
Raphiolepis indica	Indian Hawthorn
Ternstroemia gymnanthera	N.C.N.
Xylosma congestum	Shiny xylosma

Vines

Clytostoma callistegioides	Violet Trumpet Vine
Macfadyena unguis-cati	Cat's Claw Vine
Wisteria sinensis	Chinese Wisteria

Groundcover

Armeria maritima	Sea Pink
Campanula poscharskyana	Serbian Bellflower
Hedera Helix "Hahni"	Hahn's English Ivy
Hypericum calycinum	Aaron's Beard
Lonicera japonica	Japanese Honeysuckle
Potentilla verna	Spring Cinquefoil
Trachelospermum jasminoides	Star Jasmine

Turf

Turf Type Tall Fescue

o Neighborhood Entry Areas

The neighborhood entry areas shall convey the same character as the identity node area except at a smaller scale. The Neighborhood Entries are utilized in areas of access from secondary and larger roadways to sub-community areas. The plant material shall be selected from Plant List "B" and be sized as follows: fifty percent (50%) of the trees shall be a minimum 24 inch box size and all other trees shall be a minimum fifteen gallon size. Fifty percent (50%) of the shrubs shall be five gallon size and conform to Plant List "B".

Plant List "B":

Botanical Name

Common Name

Trees

Cercis occidentalis	Western Redbud
Lagerstroemia indica	Crape Myrtle
Pyrus calleryana "Aristocrat"	Ornamental Pear
Phus lancea	African Sumac

Shrubs

Agapanthus africanus	Lily of the Nile
Cotoneaster lacteus	Red Clusterberry
Dietes vegeta	Fortnight Lily
Escallonia exoniensis	
"Fradesii"	Escallonia
Gamolepis chrysanthemoides	N.C.N.
Grevillea "Noellii"	N.C.N.
Hemerocallis hybrid	Daylily
Heteromeles arbutifolia	Toyon
Liriope muscari	Big Blue Lily Turf
Raphiolepis indica	Indian Hawthorn

Groundcover

Aptenia cordifolia	Red Apples
Delosperma "Alba"	White Trailing Ice Plant
Gazania hybrid	Gazania
Isotoma fluviatilis	Blue Star Creeper
Trachelospermum jasminoides	Star Jasmine
Vinca minor	Dwarf Running Myrtle

o Landscape Buffers and Slopes

Landscape buffers within the Crown Valley Village consist of the following treatments:

- * Open space buffers
- * Land use buffers

These buffers are intended to cushion the impact between different types of uses. For example, the open space buffer is designed to buffer open space areas from residential areas. The land use buffer is designed to buffer different land use intensities; for instance, low-medium density to multi-family. The landscape slopes within Crown Valley Village are intended to provide erosion control and landscape screening for major slope areas. All

slopes three feet in vertical height (fill) or five feet vertical height (cut) or greater shall be planted with groundcover and automatically irrigated. All slopes greater than five feet vertical height shall be planted with trees (20 feet o.c.) and shrubs (10 feet o.c.) combined. Plant materials for buffers and slopes shall be selected from Plant List "C". All tree materials shall be a minimum five gallon size except for eucalyptus varieties which may be planted from liners, one gallon containers or hydroseed.

Plant List "C":

Botanical Name	Common Name
<u>Trees</u>	
Ceratonia siliqua	Carob Tree
Eucalyptus nicholli	Peppermint Gum
Eucalyptus rudis	Desert Gum
Geijera Parvilflora	Australian Willow
Pinus eldarica	Mondell Pine
Platanus racemosa	California Sycamore
Populus fremontii	Western Cottonwood
Schinus molle	California Pepper
Robinia pseudoacacia	Black Locust
<u>Shrubs</u>	
Ceanothus gloriosus	Point Reyes Ceanothus
Cotoneaster lacteus	Red Clusterberry
Heteromeles arbutifolia	Toyon
Rhus ovata	Sugar Bush

Plant List "C" (continued):

Botanical Name	Common Name
<u>Groundcover</u>	
Baccharis pilularis	Dwarf Chaparral Broom
Ceanothus griseus horizontalis	Carmel Creeper
Eriogonum fasciculatum	Common Buckwheat
Rosmarinus officinalis "Prostratus"	Prostrate Rosemary
<u>Hydroseed Mix Area</u>	
Allysum "Carpet of Snow"	N.C.N.
Eschscholzia California	California Poppy
Gazania hybrid "Red Shades"	Red Shades Gazania
Lotus corniculatus	Bird's Foot Trefoil
Lupinus texensis	Texas Blue Bonnet
Trifolium fragiferum	O'Connors Legume

o Street Trees

Through the use of landscaping, a hierarchy of the street patterns between major access roads and interior residential streets shall be established. The landscape layout shall create identifiable landscape corridors for these areas. The major access roads shall be designed with large canopy trees and the interior residential streets shall utilize smaller scale accent trees. All street trees shall be fifteen gallon size minimum. Spacing shall be two (2) trees per lot. Tree locations shall conform to the Riverside County Street Tree Manual. Street tree quantities shall remain equal to one tree per 60 linear feet. Refer to Plant List "D" for materials keyed to highways, collector streets and general local streets.

Plant List "D":

Collector Street and Larger Roadways

Tree

Botanical Name

Common Name

Cinnamomum camphora

Camphor Tree

Platanus acerifolia

London Plane Tree

Liriodendron tulipifera

Tulip Tree

Cedrus deodara

Deodar Cedar

Plant List "D" (continued):

General Local Streets

Botanical Name

Common Name

Albizia julibrissin

Silk Tree

Alnus rhombifolia

White Alder

Ceratonia siliqua

Carob Tree

Eucalyptus nicholli

Peppermint Gum

Eucalyptus rudis

Desert Gum

Eucalyptus sideroxylon

Red Iron Bark

Koelreuteria bipinnata

Chinese Flame Tree

Liquidambar styraciflua

"Palo Alto"

American Sweet Gum

Magnolia grandiflora

"Majesty Beauty"

Southern Magnolia

Pinus canariensis

Canary Island Pine

Plant List D (continued)

Botanical Name	Common Name
Pinus pinea	Italian Stone Pine
Pistacia chinensis	Chinese Pistache
Pyrus calleryana "Aristocrat"	Ornamental Pear
Quercus ilex	Holly Oak

o Parks

The parks are designed to accommodate a variety of passive and active areas. Plant List "E" represents a broad spectrum of sizes, textures, colors and forms. The plant materials shall be hardy, drought tolerant types that will enhance the area. Fifty percent of all trees within the project may be five gallon in size. The remaining trees shall be a minimum of fifteen gallon in size. Refer to Plant List "E" for park materials.

Plant List "E":

Botanical Name	Common
<u>Trees</u>	
Albizia julibrissin	Silk Tree
Alnus rhombifolia	White Alder
Ceratonia siliqua	Carob Tree
Eucalyptus nicholli	Peppermint Gum
Eucalyptus rudis	Desert Gum
Geijera parviflora	Australian Willow
Platanus acerifolia	London Plane Tree
Pinus canariensis	Canary Island Pine
Pyrus calleryana "Aristocrat"	Ornamental Pear
Salix babylonica	Weeping Willow
<u>Shrubs</u>	
Ceanothus gloriosus	Point Reyes Ceanothus
Cotoneaster lacteus	Red Clusterberry
Escallonia e. "Fradesi"	Escallonia
Heteromeles arbutifolia	Toyon
Raphiolepis indica	Indian Hawthorn
Rhus ovata	Sugar Bush
Xylosma congestum	Shiny Xylosma

Plant List "E" (continued):

Botanical Name

Common

Non-Irrigated Hydroseed Mix

Artemesia californica	California Sagebrush
Schismus barbatus	Desert Fescue
Erigonum fasciculatum	Buckwheat
Eriophyllum confertiflorum	Golden Yarrow
Plantago insularis	Plantago

Irrigated Hydroseed Mix

Allysum "Carpet of Snow"	N.C.N.
Allysum "Rosie O'Day"	N.C.N.
Lotus corniculatus	Bird's Feet Trefoil
Lupinus texensis	Texas Blue Bonnet
Trifolium fragiferum	O'Connors Legume

o Landscape Open Space

The landscape open space provides an area of indigenous drought tolerant plantings which acts as a natural visual separation within the development. All trees shall be five gallon size minimum except the eucalyptus on slope areas which shall be liners or one gallon size, refer to Plant List "F" for plant list.

Plant List "F"

Botanical Name

Common Name

Large Accent Trees

Albizia julibrissin	Silk Tree
Platanus Acerifolia	London Plane Tree
Schinus molle	California Pepper

Open Massing Tree

Eucalyptus nicholli	Peppermint Gum
Eucalyptus rudis	Desert Gum
Geijera parviflora	Australian Willow

Evergreen Screen Tree

Pinus canariensis	Canary Island Pine
Pinus elderica	Mondell Pine
Pinus halepensis brutia	Calabrian Pine

Plant List "F" (continued):

Botanical Name

Common Name

Drought Tolerant Low Massing Shrubs

Acacia redolens

Prostrate Acacia

Ceanothus griseus horizontalis

Carmel Creeper

Phus ovata

Sugarbush

Hydroseed Mix (Non-Irrigated)

Atriplex semibaccata

Creeping Saltbush

Dimorphotheca sinuata

African Daisy

Eschscholzie californica

California Poppy

Festuca megalura

Zorro Fescue

Phacelia campanularia

California Bluebell

o Typical Front Yard Landscaping

The front yards of all single family units shall be landscaped to create a finished project streetscape image. Each yard shall be landscaped with a hydroseeded lawn area utilizing fescue varieties, entry shrub area and an automatic irrigation system. Areas committed to predominantly shrub planting will utilize drip irrigation applications. The limits of the front yards are to be adjusted on a per lot basis. In the interest of water conservation, the area of the front yard committed to lawn shall not exceed fifty percent (50%). The remaining non-lawn area will be retained for other landscaping forms such as shrub areas in combination with hardscape treatments. Each lot shall also be provided with a minimum of ten (10) five-gallon shrubs.