IV. DESIGN GUIDELINES

A. LANDSCAPE ARCHITECTURAL DESIGN GUIDELINES

1. Introduction

WINCHESTER 1800 Community's landscape image is influenced by the community's location and surrounding environs and the California inland valley traditions and history. Traditionally, California inland valley communities have been focused internally with the accompanying landscape development responding to and mitigating the environmental conditions. California inland valley landscapes perform mainly functional applications such as, defined streetscape hierarchy, pathway and boundary articulation, shade, wind modulation, and landscaped screens. Aesthetic landscape uses were focused at key locations such as entries within courtyards and at people gathering spaces or activity centers to highlight the distinctiveness of these use areas. Utilization of the California inland valley traditions and history for the landscape development image is a logical and appropriate response to the environmental conditions and locale of the WINCHESTER 1800 Community.

The landscape image envisioned for the WINCHESTER 1800 Community, in support of the Architecture and Land Planning, has two main guiding goals. One goal is the achievement of a cohesive sense of place, and the second goal is the creation of a high quality community. The following more detailed objectives were used in guiding the landscape development planning for the WINCHESTER 1800 community:

1) Development of a comprehensive and coordinated treatment for landscape, hardscape and monumentation which creates a strong thematic identity for WINCHESTER 1800.

2) Development of a landscape environment visually attractive and efficiently organized.

3) Utilization of the landscape and hardscape to emphasize distinctive land uses, provide visual direction, and provide for the integration of the communities common areas and parks.

4) Provide outdoor recreation experiences throughout the development in the form of quality neighborhood parks and greenbelts.

5) Feature an off-street pedestrian walkway system along streetscenes and within the greenbelt/paseo system to community wide destinations.

6) Provide trail head connections from internal trails to adjacent communities and to the Riverside County Regional Recreational Trail System.
The WINCHESTER 1800 Community landscape development can be divided into three (3) main sections: Community Streetscenes and Edge Boundaries; Planting Guidelines; and community elements. These sections expand further and describe in depth the WINCHESTER 1800 landscape development character.

The Community Streetscenes and Edge Boundaries section presents the landscape development concept for the thematic treatment of all major community perimeter and minor community interior streetscenes, community edges and boundaries, and other commonly maintained community edges areas associated with WINCHESTER 1800.

The Planting Guidelines present in summary the overall community plant materials palette. General information relative to seasonal planting constraints, climate constraints, and horticultural soils test requirements are presented as an aid to successful landscape implementation. General requirements relative to planting installation, irrigation installation and landscape maintenance are also contained herein.

The Community Elements portion of these guidelines consist of written summaries and graphic exhibits which address the design development of specific and typical project areas which comprise the WINCHESTER 1800 community concept. Specifically addressed are landscape requirements for single family, multi-family, and retail/commercial land uses. In addition, recreation elements and amenities, as well as major community, minor community and neighborhood entries are delineated to further explain the character of the community.

These Landscape Architectural Guidelines are intended to establish standards for the quality of landscape development for the community. The final landscape design will respond to the market conditions existing at the time of construction. Landscape development refinement may include such features as street tree and entry monument tree selection; entry monument sign design; community theme wall design; and the programming of alternative park activities.
2. Community Streetscenes and Edge Boundaries

a. Community Streetscenes

A hierarchy of community perimeter and interior streetscene landscape development has been planned consisting of major community, minor community and neighborhood streetscenes. Each streetscene landscape development hierarchy is uniform and consistent in order to provide a strong sense of community identity.

Within this hierarchy, all community street scenes have the following in common:
- an enhanced landscape setback and parkways,
- pedestrian sidewalks, and
- community theme hardscape elements

Neighborhood streetscenes consist primarily of front yard landscape development. Neighborhood landscape development streetscenes are discussed in greater depth in the Community Elements section.

b. Major Community Streetscenes

1) Highway 79 (Winchester Road) Streetscene at Commercial and Residential Land Use Edges - (See Figure IV-2):

Highway 79 forms the northwest boundary of the WINCHESTER 1800 Community, as well as, affords one of the main vehicular accesses for the community. In consideration of the above facts and that Winchester Road is a CalTrans Highway, the Landscape Development Zone (LDZ) is twenty-six feet (26') wide. In addition to the twenty-six foot (26') LDZ, an additional twenty-five foot (25') wide Riverside County Transportation Corridor easement is planned for this streetscene. The landscape development associated with the Major Community Streetscene along Winchester Road consists of:

- Twenty-Five Foot (25') Transportation Corridor Easement
- Uniformly Spaced Row of Small Scale Parkway Trees and a Background Row of Street Trees
- Sidewalk Paralleling the Street
- Six Foot (6') Wide Landscape Buffer at Community Theme Walls
- Three Foot (3') High Minimum Shrub Screen at All Commercial Areas
- Community Theme Wall or Fence Per Fencing Plan -No Wall at Commercial Land Uses
- Conforms to CalTrans Thirty Foot (30') Tree Setback Zone
- A Hierarchy of Entry Monumentation
IV. DESIGN GUIDELINES

WINCHESTER 1800

IV-6

a) Twenty-Six Foot (26') Landscape Development Zone

The streetscape tree planting concept consists of a double row of street trees. One row consists of a uniformly spaced small scale parkway tree with a four inch (4'') or less caliper. The second tree row consists of evergreen background street trees with unlimited caliper size. The major community streetscape LDZ is defined as the planting area from the curb face to the street right-of-way, a twelve foot (12') distance plus an additional fourteen foot (14') for a twenty-six foot (26') total distance from the curb face to the community theme wall or back edge of the LDZ.

The twenty-six foot (26') wide LDZ incorporates a six foot (6') concrete sidewalk, eight feet (8') away from the back edge of the twenty-five foot (25') transportation corridor easement or future curb face, paralleling the street. This eight foot (8') area is planted with turf. On the opposite side of the sidewalk is twelve feet (12') of additional landscape area of which six feet (6') is planted with turf, and six feet (6') is planted with shrubs and groundcover.

b) CalTrans Tree Setback Zone Distance

Winchester Road is a California State Highway. CalTrans requires a thirty foot (30') tree setback zone along Highway 79. The thirty foot (30') tree setback zone is measured from the edge of the closest lane of future travel. This zone begins with an eight foot (8') wide paved shoulder to future curb face with the remainder of the area, twenty-two feet (22'), completing the CalTrans thirty foot (30') tree setback zone. The twenty-two foot (22') area will be landscaped according to CalTrans standards.

An additional four foot (4') landscape area will supplement CalTrans' twenty-two foot (22') landscape easement for a twenty-six foot (26') total Landscape Development Zone (LDZ).

The twenty-five foot (25') Transportation Corridor Easement is in addition to the twenty-six foot (26') LDZ on Winchester Road and does not alter the CalTrans tree setback zone.

2) Street ‘A’ at Single Family Residential, School and Park Land Use Edges - (See Figure IV -3)

Street ‘A’ is considered the main access street into WINCHESTER 1800, therefore, the Landscape Development Zone has been expanded to its ultimate width of twenty-two feet (22'). The landscape development associated with the major community streetscape along Street ‘A’ at single family residential, school and park land use edges consists of:
Street “A” Streetscene at Residential, School, & Park Land Use Edges
• Formal Street Trees Triangularly Spaced at Forty Feet (40') on Center
• Eight Foot (8') Wide Landscape Buffer Behind Sidewalk -Residential Land Uses Only
• Community Theme Wall or Fence Per Fencing Plan –No Wall at School or Park Land Uses
• 4:1 Maximum Mound in Turf Parkway
• A Hierarchy of Entry Monumentation
• Eight Foot (8') Wide Turf Parkway Both Sides of Walk
• At School and Park Land Uses Only

a) Twenty-Two Foot (22') Landscape Development Zone

The streetscape planting concept consists of a double row of formal street trees triangularly spaced planted within a “Landscape Development Zone” (LDZ). This major community streetscape LDZ is defined as the planting area from the curb face to the street right-of-way, a twelve foot (12') distance plus an additional ten foot (10') for a twenty-two foot (22') total distance from the curb face to the community theme wall or LDZ boundary edge.

The twenty-two foot (22') LDZ incorporates a six foot (6') concrete sidewalk, eight feet (8') away from curb face, paralleling the street. On the opposite side of the sidewalk is eight feet (8') of additional landscape area. At single family residential land uses, an eight foot (8') wide turf parkway parallels the walk with the remaining eight feet (8') landscape buffer area planted with ground cover and shrubs. At the school and park land uses, the eight foot (8') landscape area behind the sidewalk is planted with turf. This streetscape is consistent along flat and 2:1 slope conditions.

3) Street Crossing at Turf Lined Drainage Channel - (See Figure IV-4)

Pourroy Road, Washington Road, Keller Road, Street ‘A’ and Benton Road cross over the proposed turf lined intermittent flow water drainage course. The Landscape Development Zone changes consist of:

• Thematic Bridge Railing at the Back Edge of the Street Right-of-Way
• Twelve Foot (12') Wide Concrete Walk Parallel to the Curb Face when Adjacent to the Thematic Bridge Railing
• Riparian Accent Tree Gateway
• Service Road/Pedestrian Circulation Both Sides of the Turf Channel

The street scene at the turf lined drainage course consists of riparian accent trees forming a gateway and interrupting the formal streetscape pattern to highlight the distinctiveness of this area.
Street Crossing at Turf-Lined Drainage Corridor Land Use Edges

Winchester 1800

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c. Minor Community Streetscene

Keller Road, Washington Road, Thompson Road, Benton Road, Auld Road, and Pourroy Road, have been classified as minor community streetscenes for landscape development purposes. The minor community streetscenes provide access to all areas of the community, provide visual direction, and aid in visually unifying the overall community through common streetscene landscape and hardscape thematic treatments.

1) Washington Road Streetscene at Residential and Commercial Land Use Edges - (See Figure IV-5)

The Landscape Development Zone associated with Washington Road Streetscene feature:

- Evergreen or Deciduous Informal Street Tree Groupings
- Evergreen or Deciduous Grove Trees Intermixed with Street Trees
- Community Theme Wall or Fence per Fencing Plan. No Wall at Commercial or Greenbelt/Drainage Corridor
- Varying Width Turf Parkway
- Class I Bike Trail
- Landscape Buffer at Community Theme Wall
- Soft Surface Combination Trail

The streetscene planting concept features informal evergreen or deciduous tree groupings intermixed with deciduous or evergreen informal street tree groupings within the “Landscape Development Zone” (LDZ). The LDZ planting area is measured from face of curb to street right-of-way, a twelve foot (12’) plus an additional twenty foot (20’) for a total of thirty-two foot (32’) minimum distance width from the street scene curb face to the community theme or back edge of LDZ.

The thirty-two foot (32’) LDZ incorporates a four foot (4’) to eight foot (8’) varying width turf pathway adjacent to curb with a soft surface combination trail located behind the pathway. A Class I bike trail (10’) wide minimum) is buffered with a four foot (4’) to eight foot (8’) wide shrub zone between community theme wall and trail, as well as, a four foot (4’) to eight foot (8’) wide shrub zone between the bike trail and the hiking/equestrain trail. When parking at commercial land uses is adjacent to LDZ a four foot (4’) wide shrub landscape buffer shall be planted adjacent to the back edge of the LDZ by the commercial developer.
FIGURE IV-5

IV. DESIGN GUIDELINES

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Washington Street Streetscape at Residential & Commercial Land Use Edges

Winchester 1800
2) Keller Road Streetscene at Residential and Commercial Land Use Edges - (See Figure IV-6)

The Landscape Development Zone associated with Keller Road streetscape features:

- Evergreen or Deciduous Informal Street Tree Groupings
- Evergreen or Deciduous Grove Trees Intermixed with Street Trees
- Community Theme Wall or Fence per Fencing Plan. No Wall at Commercial
- Sidewalk Adjacent to Curb
- Turf Parkway Located Behind Sidewalk
- Landscape Buffer at Community Theme Wall

The streetscape planting concept features informal evergreen or deciduous tree groupings intermixed with deciduous or evergreen informal street tree groupings within the “Landscape Development Zone” (LDZ). The LDZ Planting Area is measured from face of curb to street right-of-way, which continues for eighteen feet (18’) beyond the curb face.

The eighteen feet (18’) LDZ incorporates a five foot (5’) wide curb-separated sidewalk. A nine foot (9’) curb-adjacent landscape parkway separates the curb from the sidewalk with an additional four foot (4’) landscape parkway located between the sidewalk and the edge of the right-of-way.

Adjacent commercial sites shall plant a four foot (4’) wide shrub landscape buffer adjacent to the back edge of the LDZ by the commercial developer when parking occurs next to the Landscape Development Zone.

3) Thompson Road, Benton Road, Auld Road and Pourroy Road Streetscene at Commercial, Park, School and Residential Land Use Edges - (See Figure IV-7)

The landscape development associated with these minor community streetscenes features:

- Evergreen or Deciduous Informal Street Tree Groupings
- Evergreen or Deciduous Grove Trees Intermixed with Street Trees
Evergreen and deciduous grove trees intermixed at parkway and behind sidewalk

Keller Road

Keller Road Streetscene at Residential & Commercial Land Use Edges

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WINCHESTER 1800

FIGURE IV-6

www.tbplanning.com
17542 East 17th Street, Suite 100  Tustin, CA 92780
p. 714.505.6360   f. 714.505.6361

T&B PLANNING, INC.
Turf Parkway 4:1
Max. Wounding

No trees shall be planted between walk and curb when there is less than 8" between walk and curb.

Informal Evergreen and Deciduous
Tree groves intermixed with street trees
Plant no closer than 4' to edge of
sidewalk, wall or curb

Evergreen or Deciduous
Informal street tree groupings
Plant no closer than 4' to edge
of sidewalk, wall or curb

3' High x 4' Wide Landscape
Buffer when parking is adjacent
to the streetscene L.D.Z.
Installed by Commercial Developer

18' Wide Median — Benton Road Only

Median Island Flowering Accent Tree
At 20' on center spacing

Shrubs and Groundcover

2' Concrete edge around Median Island

Sidewalk meanders from 4' min. distance
Away from curb to 4' min. distance
Away from community theme wall or
Back edge of LDZ

Landscape Buffer — No landscape
Buffer when adjacent to park
Or school land uses

Community theme wall per fencing
Plan — No wall at commercial, park
Or school land uses.

Commerical Site Condition

Residential Site Condition

88' Thompson, Pourroy and Auld Roads

HRP LANDesign

Thompson Road, Benton Road,
Auld Road, & Pourroy Road Streetscene

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- Community Theme Wall or Fence Per Fencing Plan - No Wall at Commercial, Park or School Land Uses
- A Hierarchy of Entry Monumentation - Meandering Sidewalk
- Varying Width Turf Parkway
- Landscape Buffer at Community Theme Wall
- Eighteen-Foot (18') wide Median Island - Benton Road only

The streetscape planting concept features informal evergreen or deciduous tree groups intermixed with deciduous or evergreen informal street tree groupings within the "Landscape Development Zone" (LDZ). The LDZ planting area is measured from the curb face to the street right-of-way, a twelve foot (12') maximum plus an additional six foot (6') for a total of a eighteen foot (18') minimum distance width from the streetscape curb face to the community theme wall or back edge of LDZ.

The eighteen foot (18') LDZ incorporates a six foot (6') concrete sidewalk which meanders from a four foot (4') minimum distance from the curb face to a four foot (4') minimum distance from the community theme wall or back edge of LDZ. The meandering sidewalk may also change vertical grades. This treatment is consistent for flat and 2:1 slope conditions. When a commercial site condition is adjacent to the LDZ a four foot (4') wide shrub landscape buffer shall be planted adjacent to the back edge of the LDZ by the Commercial Developer when parking occurs next to the Landscape Development Zone.

4) Street ‘B’, Street ‘C’, and Street ‘D’, - Streetscape at School, Park and Residential Land Use Edges - (See Figure IV-8)

The landscape development associated with these minor community streetscapes along Street ‘B’, Street ‘C’, and Street ‘D’ consists of:

- Uniformly Spaced Linear Street Trees
- Sidewalk Adjacent to the Street
- Standard Width Turf Parkway at School or Park Site Condition
- Landscape Buffer Zone - Residential Land Uses only
- Hierarchy of Minor Community and Neighborhood Entry Monumentation
- Community Theme Wall or Fence Per Fencing Plan - No Wall at School or Park Land Uses

This minor community street scene Landscape Development Zone (LDZ) is a minimum fourteen foot (14') wide on flat areas and will increase if slopes adjoin the streetscape.

The fourteen foot (14') wide LDZ begins at the curb face and includes an eight foot (8') turf parkway behind a six foot (6') concrete sidewalk when adjacent to park or school land uses, and an eight foot (8') landscape buffer adjacent to the walk planted with shrubs and
LANDSCAPE BUFFER AT RESIDENTIAL LAND USE CONDITIONS

COMMUNITY THEME WALL PER FENCING PLAN.

6'-0" SIDEWALK PARALLEL WITH STREET

STREET TREES SPACING AT 40' ON CENTER

TURF PARKWAY AT SCHOOL AND PARK LAND USES

3' HIGH X 4' WIDE LANDSCAPE BUFFER WHEN PARKING IS ADJACENT TO THE STREETSCENE LDZ.

RESIDENTIAL SITE CONDITION

SCHOOL OR PARK SITE CONDITION

Streets “B”, “C”, & “D” Streetscene at Residential, School, & Park Land Use Edges

WINCHESTER 1800

IV. DESIGN GUIDELINES

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groundcover at Residential land uses. This treatment is consistent for flat and 2:1 manufactured slope conditions.

d. Community Edges and Boundaries

1) Commercial at Residential and Off-Site Land Use Edge - (See Figure IV-9)

Where residential or off-site land uses adjoin commercial land uses, a minimum ten foot (10') wide landscape development zone and community theme wall is planned. The ten foot (10') landscape zone will be installed on the commercial side of the community wall and will be privately maintained. This landscape development zone will be planted with dense evergreen grove trees, shrubs and groundcover, thereby screening the commercial site from adjacent residential and off-site land uses.

2) Residential at Off-Site Land Use Edge - (See Figure IV-10)

In cases where on-site residential backs off-site land uses, a community theme solid wall or combination solid wall and open view fence will be installed depending on whether there is an at-grade or up-slope condition with corresponding views.

3) Open Space Fire Fuel Modification at Residential Land Use Edge - (See Figure IV-11)

The Riverside County Fire Code requires a Fire Fuel Modification Zone be maintained along residential edges at natural open space areas. A Fire Fuel Modification Zone shall be established that is a minimum of seventy feet (70') wide or one hundred feet (100') wide depending on an open fence or solid masonry community theme wall, and is measured from the rear of the dwelling unit to undisturbed open space land.

The Fire Fuel Modification Zone shall be composed of four landscape zones. Zone 1, closest to the homeowner property line, shall be planted with drought tolerant, low fire fuel generating sub-shrubs and groundcover. In addition, Zone 1 will be irrigated with a permanent irrigation system providing one hundred percent (100%) coverage where an open fence occurs. Zones 2, 3 and 4 will consist of the native vegetation which has been selectively removed and thinned. Zone 2 will have seventy percent (70%), Zone 3 will have sixty percent (60%), and Zone 4 will have fifty percent (50%) of the native plant material selectively removed per the following guidelines.

a) Selectively remove highly flammable plant species.
b) Selectively thin out large, dense groupings of plant materials.
c) Remove plant material in a manner that will promote a natural appearance to fuel modification areas.
d) Provide masonry wall or open tubular steel fence at residential property line adjacent to open space area.
NOTE: THE REAR YARD SET BACK APPLIES TO PLANNING AREAS 4, 5, 12, 21, 22, 23, 24, 27, 28, 30, 31, 34, 44 AND 47 WHERE LOTS ARE ADJACENT TO EXISTING MINIMUM 2 1/2 ACRE OFF-SITE PROPERTIES.

COMMUNITY THEME WALL

COMMUNITY THEME WALL PER FENCING PLAN AT PROJECT BOUNDARY

RESIDENTIAL SITE CONDITION

50' MIN.
REARYARD
SETBACK
TYP.

OFF SITE
LAND USE

PROJECT BOUNDARY

RESIDENTIAL SITE
CONDITION

50' MIN.
REARYARD
SETBACK
TYP.

OFF SITE
LAND USE

PLAN VIEW

CROSS SECTION

Residential to Offsite Land Use Edge

WINCHESTER 1800

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Open Space Fire Fuel Modification at
Residential Land Use Edge

Winchester 1890

* IRREGAT ZONE PLANTED WITH DROUGHT TOLERANT/LOW FIRE FUEL GROUND COVER
  OPEN FENCE CONDITIONS. NO WET ZONE REQUIRED WHEN SOLID MASONRY WALL AT REAR PROPERTY LINE

* COMMUNITY THEME WALL PER FENCING PLAN

* 50%  * 60%  * 70%  * 25'  10'
ZONE 4  ZONE 3  ZONE 2  ZONE 1  MIN

100' TOTAL FUEL ZONE - OPEN FENCE CONDITIONS
70' TOTAL FUEL ZONE - SOLID MASONRY CONDITIONS
NO WET ZONE REQUIRED

* SELECTIVELY REMOVE HIGHLY FLAMMABLE PLANT SPECIES AND THIN OUT LARGE DENSE GROUPINGS OF PLANT MATERIAL PER THE PERCENTAGES LISTED.

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e) Maintenance of fuel modification area shall be maintained by the CSA or Valley-Wide Recreation and Park District.

4) Park at Residential Land Use Edge - (Figure IV-12)

The shrub planting buffer zone along a residential land use edge and park site will have a ten foot (10') minimum width. This boundary features either a community theme solid wall or combination wall and open view fence depending on whether the residential site is at-grade or up-slope with views to the park.

Park at-grade landscape development zones will be planted with evergreen background and deciduous grove trees with shrub and groundcover planting to become a dense screen or buffer between land uses.

Residential up-slope condition landscape development zones will have evergreen background grove deciduous accent trees clustered near property lines and shrubs located sufficiently down slope so as not to obstruct, but to enhance views.

5) School at Residential Land Use Edge - (See Figure IV-13)

A solid community theme wall with a minimum ten foot (10') wide landscaped buffer by the School District is proposed along the school site at residential land use edge conditions.

6) Typical Greenbelt/Drainage Corridor to Residential, Commercial and Park Land Use Edge - (See Figure IV-14)

- Varied Width from Eight-Eight Foot (88') to Two Hundred Foot (200')
- Varying 4:1 to 6:1 Turfed Side Slopes
- Turfed Channel Bottom with a Nuisance Water Concrete “V” Drain
- Informal Groves of Evergreen and Deciduous Riparian Trees
- Eight Foot (8') Wide Meandering Paseo Walk/Service Road on Both Sides of the Greenbelt/Drainage Corridor per the Fencing and Trail Plan
- Ground Water Recharge

The landscape concept features a turf channel bottom and sides with a meandering walkway/service road that occurs along both sides of the channel to encourage pedestrian use of the open space. When the channel is adjacent to the residential land uses a eight foot (8') minimum shrub and groundcover landscape buffer will be planted adjacent to the community theme walls. When the channel is adjacent to a park land use, the landscape buffer will be deleted to allow these uses to flow along the edge of the drainage corridor/greenbelt paseo.
Park to Residential Land Use Edge

WINCHESTER 1800

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Specific Plan No. 286, Amendment No. 6
Typical Greenbelt Drainage Corridor to Residential, Commercial, & Park Land Use Edges

**Winchester 1800**

**Figure IV-14**

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7) Typical Water Quality Basin to Residential Land Use Edge - (See Figure IV-14A)

- Masonry Block Wall at rearyard/sideyard property line of private residences
- Tubular Steel Fencing along streetside of basin
- Informal Groves of Evergreen and Deciduous Riparian Trees

The Water Quality Basins in Planning Areas 52A and 52B are intended to address the storm water runoff generated by the surrounding residential planning areas. These two Water Quality Basins shall include graded slopes planted with evergreen and deciduous riparian trees and shrubs. The Water Quality Basins will be separated from neighboring private homes by a Masonry Block Wall and from neighboring roads by Tubular Steel Fencing.
Typical Water Quality Basin to Residential Land Use Edge

I. Design Guidelines

Specific Plan No. 286, Amendment No. 6
3. **Plant Material Guidelines**

**a. Introduction**

It is important for each participant in the development of WINCHESTER 1800 to understand the overall landscape development concept of the community. Proper selection and use of the plant materials while emphasizing individual project themes must also reinforce the overall community identity.

The selection of plant materials for WINCHESTER 1800 shall generally reinforce the “California Desert/Inland Valley” thematic image, as well as, the particular architectural style of each project. An emphasis shall be placed on the use of indigenous, naturalized and drought resistant species of plant materials.

**b. Community Streetscene Landscape Development Zone Tree Palette**

1) **Deciduous Accent and Evergreen Background Grove Trees**

The trees selected will be utilized as informal vertical backdrop trees to specified community streetscenes. These trees may be used to block views or frame views. Their use at the boundary of common streetscenes will permit easier transition to the variety of adjoining land uses. Wherever possible and logical, these grove trees should be extended from community streetscenes into adjoining developments as background trees in order to 'breakdown' the hard development edge between parcels and visually unify land uses.

   a) **Deciduous Accent Grove Tree Palette**

   Alnus cordata  
   Alnus rhombifolia  
   Gleditsia triacanthos  
   ‘Inermis’  
   Koelreuteria bipinnata  
   Liquidambar styraciflua  
   Robinia ambigua ‘Idahoensis’

   b) **Evergreen Background Grove Tree Palette**

   Brachychiton populneum  
   Eucalyptus cladocalyx  
   Eucalyptus polyanthemos‘Silver’  
   Eucalyptus rudis  
   Eucalyptus sideroxylon ‘Rosea’  
   Pinus canariensis  
   Pinus halepensis
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Pinus eldarica  
Mondell Pine

2) Formal and Informal Street Tree Palette

The County of Riverside requires that street trees be utilized within street right-of-ways and street median islands. These trees will serve as foreground elements providing summer shade, welcome winter sun and as wind modulators. In addition, trees selected will provide community direction and land use emphasis.

a) Winchester Road Tree Palette

These trees listed have been coordinated with the adjacent community.

<table>
<thead>
<tr>
<th>Street Tree</th>
<th>Brachychiton populneum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parkway Flowering</td>
<td>Lagerstroemia indica</td>
</tr>
</tbody>
</table>

b) Formal Street Tree Palette

Street trees for Streets ‘A’, ‘B’, ‘C’ and ‘D’ will be selected from the following list. Each street will have its own distinctive formal street tree.

<table>
<thead>
<tr>
<th>Fraxinus oxycarpa</th>
<th>’Raywood’</th>
</tr>
</thead>
<tbody>
<tr>
<td>Koelreuteria bipannata</td>
<td>Chinese Flame Tree</td>
</tr>
<tr>
<td>Koelreuteria paniculata</td>
<td>Golden Rain Tree</td>
</tr>
<tr>
<td>Lirodendron tulipifera</td>
<td>Tulip Tree</td>
</tr>
<tr>
<td>Magnolia grandiflora</td>
<td>Southern Magnolia</td>
</tr>
<tr>
<td>Pinus halepensis</td>
<td>Aleppo Pine</td>
</tr>
<tr>
<td>Platanus acerifolia</td>
<td>London Plane Tree</td>
</tr>
<tr>
<td>Podocarpus gracilior</td>
<td>Fern Pine</td>
</tr>
<tr>
<td>Quercus ilex</td>
<td>Holly Oak</td>
</tr>
</tbody>
</table>

c) Informal Street Tree Palette

Street trees with an informal pattern along Keller Road, Pourroy Road, Thompson Road, Benton Road, Auld Road and Washington Road will be selected from the community plant palette.

c. Community Entry Accent Tree Palette

These trees should be repeated at all significant points of the individual project and community interest. Such applications logically include street intersections; knuckles or changes in street direction; park entries; trail heads; walkway or community trail intersections; plazas; courtyards; recreation features; vista points; greenbelts; commercial
developments and other such significant locations where a reinforcement of the community theme tree will be recognized and will serve a functional purpose.

The systematic use of these trees is encouraged in order to reinforce the continuity of the design theme of WINCHESTER 1800 in general.

1) **Evergreen Canopy Theme Tree Palette**

- Brachychiton populneum (Bottle Tree)
- Pinus canariensis (Canary Island Pine)
- Pinus eldarica (Mondell Pine)
- Pinus halepensis (Aleppo Pine)
- Pittosporum phillyraeoides (Willow Pittosporum)
- Podocarpus gracilior (Fern Pine)

2) **Specimen Accent Tree Palette**

- Pinus pinea (Italian Stone Pine)
- Pistacia chinensis (Chinese Pistache)
- Platanus racemosa (California Sycamore)
- Quercus agrifolia (California Live Oak)
- Quercus kelloggi (California Black Oak)
- Schinus molle (California Pepper)

3) **Median Island Tree Palette**

Median island trees may be selected from the Evergreen Canopy Theme Trees or Specimen Accent Trees.

4) **Neighborhood Entry Accent and Neighborhood Streetscene Accent Tree Palette**

At Neighborhood Entry Monument locations and as neighborhood streetscene accent trees, the following trees are categorized as accent trees:

- Albizia julibrissin (Mimosa Tree)
- Alnus cordata (Italian Alder)
- Lagerstroemia indica (Crape Myrtle)
- Malus floribunda (Japanese Flowering Crabapple)
- Nyssa sylvatica (Sour Gum)
- Pinus pinea (Italian Stone Pine)
- Pistacia chinensis (Chinese Pistache)
- Prunus cerasifera (Purple Leaf Plum ‘Atropurpurea’)
- Pyrus kawakami (Evergreen Pear)
Robinia ambigua ‘Idahoensis’  Idaho Locust
Sapium sebiferum Chinese Tallow Tree
Schinus molle California Pepper

d. **Deciduous Riparian Tree Palette**

At the Regional Recreational Trail paseo and the turfed drainage channel/open space paseos the following may be used:

- Alnus cordata Italian Alder
- Alnus rhombifolia White Alder
- Betula alba White Birch
- Comus nuttallii Western Dogwood
- Comus stolonifera Redtwig Dogwood
- Liquidambar styraciflua Sweet Gum
- Platanus racemosa California Sycamore
- Robinia ambigua 'Idahoensis'

Robinia ambigua  'Idahoensis’  Idaho Locust

**e. Evergreen Riparian Tree Palette**

At the Regional Recreational Trail paseo and the turfed drainage channel/open space paseos the following may be used:

- Brachychiton populneum Bottle Tree
- Eucalyptus Species Eucalyptus
- Quercus Species Oak

**f. Landscape Buffer Trees**

Landscape Buffer Trees used at the concrete channel street crossing and the community edges where shown on the Landscape Plan, may be selected from the Evergreen Background Grove Trees and the Deciduous Accent Tree plant palettes.

**g. Community Plant Palette**

It is the intent of these guidelines to provide flexibility and diversity in plant material selection, while maintaining a limited palette in order to give greater unity and thematic identity to the community. The plant material lists have been selected for their appropriateness to the project theme, climatic conditions, soil conditions and concern for maintenance.

A limited selection of materials utilized in simple, significant composition, complimentary to adjacent common landscape areas, while reinforcing the individual architectural and site
setting is encouraged. Wherever possible, overall plant material selection for given project areas shall have compatible drought resistant characteristics. Irrigation programming can then be designed to minimize water application for the entire landscape setting.

Limited plant material selection for common landscape areas associated with WinchesteR 1800, as described in the text, is contained in the following palette. In addition, a wider variety of plant materials compatible with project theme and setting are listed for use by adjoining developments within WinchesteR 1800.

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TREES -EVERGREEN</strong></td>
<td></td>
</tr>
<tr>
<td>Arbutus unedo</td>
<td>Strawberry Tree</td>
</tr>
<tr>
<td>Brachychiton populneum</td>
<td>Bottle Tree</td>
</tr>
<tr>
<td>Cedrus deodara</td>
<td>Deodar Cedar</td>
</tr>
<tr>
<td>Ceratonia siliqua</td>
<td>Carob</td>
</tr>
<tr>
<td>Cinnamomum camphora</td>
<td>Camphor Tree</td>
</tr>
<tr>
<td>Cupressus glabra</td>
<td>Smooth Arizona Cypress</td>
</tr>
<tr>
<td>Eucalyptus cladocalyx</td>
<td>Sugar Gum</td>
</tr>
<tr>
<td>Eucalyptus polyanthemos</td>
<td>Silver Dollar Gum</td>
</tr>
<tr>
<td>Eucalyptus rudis</td>
<td>Desert Gum</td>
</tr>
<tr>
<td>Eucalyptus sideroxylon ‘Rosea’</td>
<td>Red Iron Bark</td>
</tr>
<tr>
<td>Eucalyptus viminalis</td>
<td>White Gum</td>
</tr>
<tr>
<td>Laurus nobilis</td>
<td>Sweet Bay</td>
</tr>
<tr>
<td>Magnolia grandiflora</td>
<td>Southern Magnolia</td>
</tr>
<tr>
<td>Olea europaea ‘Fruitless’</td>
<td>Fruitless Olive</td>
</tr>
<tr>
<td>Pinus canariensis</td>
<td>Canary Island Pine</td>
</tr>
<tr>
<td>Pinus halepensis and eldarica</td>
<td>Aleppo Pine</td>
</tr>
<tr>
<td>Pinus pinea</td>
<td>Italian Stone Pine</td>
</tr>
<tr>
<td>Pittosporum phillyraeoides</td>
<td>Willow Pittosporum</td>
</tr>
<tr>
<td>Podocarpus gracilior</td>
<td>Fern Pine</td>
</tr>
<tr>
<td>Quercus agrifolia</td>
<td>California Live Oak</td>
</tr>
<tr>
<td>Quercus ilex</td>
<td>Holly Oak</td>
</tr>
<tr>
<td>Quercus suber</td>
<td>Cork Oak</td>
</tr>
<tr>
<td>Schinus molle</td>
<td>California Pepper</td>
</tr>
<tr>
<td>Ulmus parvifolia ‘Drake’</td>
<td>Evergreen Elm</td>
</tr>
<tr>
<td>Umbellularia californica</td>
<td>California Bay</td>
</tr>
<tr>
<td><strong>TREES -DECIDUOUS</strong></td>
<td></td>
</tr>
<tr>
<td>Albizia julibrissin</td>
<td>Mimosa Tree</td>
</tr>
<tr>
<td>Alnus cordata</td>
<td>Italian Alder</td>
</tr>
<tr>
<td>Alnus rhombifolia</td>
<td>White Alder</td>
</tr>
<tr>
<td>Betula nigra</td>
<td>Red Birch</td>
</tr>
<tr>
<td>Betula pendula</td>
<td>European White Birch</td>
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<tr>
<td><strong>Botanical Name</strong></td>
<td><strong>Common Name</strong></td>
</tr>
<tr>
<td>-------------------</td>
<td>----------------</td>
</tr>
<tr>
<td>Cornus nuttallii</td>
<td>Western Dogwood</td>
</tr>
<tr>
<td>Cornus stolonifera</td>
<td>Redtwig Dogwood</td>
</tr>
<tr>
<td>Fraxinus oxycarpa ‘Raywood’</td>
<td>Raywood Ash</td>
</tr>
<tr>
<td>Fraxinus uhdei ‘Tomlinson’</td>
<td>Tomlinson Ash</td>
</tr>
<tr>
<td>Gedano biloba Species</td>
<td>Maidenhair Tree</td>
</tr>
<tr>
<td>Koelreuteria bipinnata</td>
<td>Chinese Flame Tree</td>
</tr>
<tr>
<td>Koelreuteria paniculata</td>
<td>Golden Rain Tree</td>
</tr>
<tr>
<td>Lagerstroemia indica</td>
<td>Crape Myrtle</td>
</tr>
<tr>
<td>Liquidambar styraciflua</td>
<td>Sweet Gum</td>
</tr>
<tr>
<td>Malus floribunda</td>
<td>Japanese Flowering</td>
</tr>
<tr>
<td>Crabapple Nyssa sylvatica</td>
<td>Sour Gum</td>
</tr>
<tr>
<td>Pistacia chinesis</td>
<td>Chinese Pistache</td>
</tr>
<tr>
<td>Platanus acerifolia</td>
<td>London Plane Tree</td>
</tr>
<tr>
<td>Prunus racemosa</td>
<td>California Sycamore</td>
</tr>
<tr>
<td>Prunus cerasifera</td>
<td>Purple Leaf Plum</td>
</tr>
<tr>
<td>Pyrus kawakamii</td>
<td>Evergreen Pear</td>
</tr>
<tr>
<td>Quercus kelloggi</td>
<td>California Black Oak</td>
</tr>
<tr>
<td>Robinia ambigua ‘Idahoensis’</td>
<td>Idaho Locust</td>
</tr>
<tr>
<td>Salix babylonica</td>
<td>Weeping Willow</td>
</tr>
<tr>
<td>Sapium sebiferum</td>
<td>Chinese Tallow Tree</td>
</tr>
<tr>
<td>Sophora japonica</td>
<td>Japanese Pagoda Tree</td>
</tr>
<tr>
<td>Zelkova serrulata</td>
<td>Sawleaf Zelkova</td>
</tr>
</tbody>
</table>

**PALMS**

<table>
<thead>
<tr>
<th>Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brahea armata</td>
<td>Mexican Blue Palm</td>
</tr>
<tr>
<td>Brahea edulis</td>
<td>Guadalupe Palm</td>
</tr>
<tr>
<td>Chamaerops humilis</td>
<td>Mediterranean Fan Palm</td>
</tr>
<tr>
<td>Phoenix canariensis</td>
<td>Canary Island Date Palm</td>
</tr>
<tr>
<td>Washington filifera</td>
<td>California Fan Palm</td>
</tr>
<tr>
<td>Washington robusta</td>
<td>Mexican Fan Palm</td>
</tr>
</tbody>
</table>

**SHRUBS**

<table>
<thead>
<tr>
<th>Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abelia grandiflora (S)</td>
<td>Edward Goucher</td>
</tr>
<tr>
<td>‘Edward Goucher’ (S)</td>
<td>Abelia</td>
</tr>
<tr>
<td>*Acacia ongerup (S)</td>
<td>N.C.N.</td>
</tr>
<tr>
<td>*Acacia redolens (S)</td>
<td>N.C.N.</td>
</tr>
<tr>
<td>Berberis species (SH)</td>
<td>Barberry</td>
</tr>
<tr>
<td>Camellia species (SH)</td>
<td>Camellia</td>
</tr>
<tr>
<td>Cocculus laurifolius (S)</td>
<td>Snailseed</td>
</tr>
<tr>
<td>Cotoneaster species (S)</td>
<td>Cotoneaster</td>
</tr>
<tr>
<td>Elaeagnus pungens (S)</td>
<td>Silver Berry</td>
</tr>
<tr>
<td>Euonymus fortunei (S)</td>
<td>N.C.N.</td>
</tr>
<tr>
<td>Euonymus japonica (S)</td>
<td>Evergreen Euonymus</td>
</tr>
<tr>
<td>*Escallonia exoniensis ’Fradesii’(S)</td>
<td>Escallonia</td>
</tr>
</tbody>
</table>
### Botanical Name

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Feijoa sellowiana (S)</td>
<td>Pineapple Guava</td>
</tr>
<tr>
<td>Hebe coed (S, SH)</td>
<td>Veronica</td>
</tr>
<tr>
<td>Ilex species (SH)</td>
<td>Holly</td>
</tr>
<tr>
<td>Leptospermum scoparium (S)</td>
<td>New Zealand Tea Tree</td>
</tr>
<tr>
<td>Ligustrum japonicum (S, SH)</td>
<td>Japanese Privet</td>
</tr>
<tr>
<td>Nandina domestica and ‘Compacta’ (S, SH)</td>
<td>Heavenly Bamboo</td>
</tr>
<tr>
<td>Nerium oleander (S)</td>
<td>Oleander</td>
</tr>
<tr>
<td>Osmanthus fragrans (S, SH)</td>
<td>Sweet Olive</td>
</tr>
<tr>
<td>Photinia fraseri (S)</td>
<td>Photinia</td>
</tr>
<tr>
<td>Pittosporum tobira and ‘Wheeler's Dwarf’ (S, SH)</td>
<td>Mock Orange</td>
</tr>
<tr>
<td>Podocarpus macrophyllus (S, SH)</td>
<td>Yew Pine</td>
</tr>
<tr>
<td>Prunus caroliniana (S)</td>
<td>Carolina Laurel Cherry</td>
</tr>
<tr>
<td>Prunus ilicifolia (S)</td>
<td>Hollyleaf Cherry</td>
</tr>
<tr>
<td>Psidium littorale (S)</td>
<td>Guava</td>
</tr>
<tr>
<td>Pyracantha species (S, SH)</td>
<td>Firethorn</td>
</tr>
<tr>
<td>Raphiolepis indica species (S, SH)</td>
<td>Pink Indian Hawthorn</td>
</tr>
<tr>
<td>Ternstroemia gymnanthera (SH)</td>
<td>N.C.N.</td>
</tr>
<tr>
<td>Viburnum tinus species (S, SH)</td>
<td>Viburnum</td>
</tr>
<tr>
<td>Xylosma congestum (S)</td>
<td>Xylosma</td>
</tr>
</tbody>
</table>

#### SUB-SHRUBS

* Agapanthus africanus (S, SH)                        | Lily of the Nile   |
* Arctostaphylos species (S)                          | Manzanita          |
Erica darleyensis ‘Darley Dale’ (SH)                 | Heath              |
* Escallonia compacta (S)                             | Compact Escallonia |
Hemerocallis species (S)                              | Day Lily           |
Juniperus species (S)                                 | Juniper            |
Lonicera japonica ‘Halliana’ (S)                      | Fortnight Lily     |
Trachelosperum jasminoides (S, SH)                    | Star Jasmine       |

#### VINES

Ampelopsis veitchi (SH)                                | Boston Ivy         |
Bigonia chere (S)                                     | Blood Red Trumpet Vine |
Doxantha unguis-cati (S)                               | Cat’s Claw Vine    |
Gelsemium sempervirens (S)                             | Carolina Jasmine   |
Grewia caffra (S)                                     | Lavendar Star Flower|
Jasminum mesyni (S)                                   | Primrose Jasmine   |
Jasminum polyanthum (S)                               | N.C.N.             |
Wisteria floribunda (S)                               | Wisteria           |

#### GROUNDCOVERS

Baccharis pilularis ‘Twin Peaks’ (S)                   | Coyote Brush       |
Duchesnea indica (S, SH)                               | Indian Mock Strawberry|
Hedera helix (SH)                                     | English Ivy        |
Hypericum calycinum (S)                               | Aaron's Beard      |

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**Winchester 1800**

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**IV. DESIGN GUIDELINES**

**WINCHESTER 1800**  
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<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lonicera japonica (S)</td>
<td>Honeysuckle</td>
</tr>
<tr>
<td>Myoporum parvifolium (S)</td>
<td>Myoporum</td>
</tr>
<tr>
<td>Potentilla verna (S, SH)</td>
<td>Cinquefoil</td>
</tr>
<tr>
<td>Rosemarinus officinalis (S)</td>
<td>Rosemary</td>
</tr>
</tbody>
</table>

* Will freeze in unprotected exposure area but will generally rejuvenate from undamaged parts. Use with caution.

(S) - Tolerates sun in this planting zone.  
(SH) - Tolerates shade in this planting zone.

**TURF GRASS-SEED**

- Year-round Turf Grass Mix:  
  90% Festuca arunidinacea -Alta Fescue  
  10% Kentucky Bluegrass  

- Suitable Seasonal Mixes:  
  Common Bermuda -Cynodon dactylon  
  Hybrid Bermuda

The planting time will vary for these types as Bermuda grass should not be planted during its dormant season.

**h. Planting Time**

Due to the climate extremes of the Wincheuster 1800 area, the installation of plant materials during the coldest winter months (December through March) and the hottest summer/fall months (July through September) can be difficult. Container plant materials not acclimated to the area can easily suffer from damage or sun/heat exposure resulting in partial or entire foliage loss even though such materials are perfectly suited to the temperature ranges once established. If planting must be done during these difficult periods, plant establishment may be difficult and require a prolonged period of time.

**i. General Landscape Requirements**

All areas required to be landscaped shall be planted with turf, groundcover, shrub or tree materials selected from the plant palette contained in these guidelines.

Planting shall commence as soon as slopes are completed on any portion of the site and shall provide for rapid short-term coverage of the slope, as well as, long-term establishment cover per County standards. The developer shall provide a landscape bond to the County at the time that the landscape plan is approved. The bond is to guarantee the installation of interim
erosion control planting in the event that the grading operation is performed and building construction does not commence within ninety (90) days.

The owners of parcels which require landscape development shall assess any existing common landscape areas adjoining their property. Where feasible, landscape development shall reinforce or be compatible with such existing common area setting.

Cut slopes equal to or greater than three feet (3') in vertical height and fill slopes equal to or greater than three feet (3') in vertical height shall be planted with a groundcover to protect the slope from erosion and instability. Slopes exceeding fifteen feet (15') in vertical height shall be planted with shrubs, spaced not more than ten feet (10') on center or trees spaced not to exceed twenty feet (20') on center or a combination of shrubs and trees at equivalent spacings, in addition to the groundcover. The plants selected and planting methods shall be suitable for the soil and climatic conditions.

Reference should be made to the County of Riverside Ordinance 457.73 for additional erosion control methods and requirements for slopes and other landscaped areas.

j. Climate Constraints

Plant material palettes for Winchester 1800 contained herein are compatible with the climatic setting of the area. The utilization of some materials, depending upon their site location, exposure and relationship to other influential factors may not be appropriate.

k. Horticultural Soils Test Requirements

Soil characteristics within the Winchester 1800 project may be variable. The owners of parcels which require landscape development shall procure a horticultural soils report in order to determine proper planting and maintenance requirements for proposed plant materials. Such a soils test shall be performed by a qualified agricultural laboratory and shall include a soil fertility and agricultural suitability analysis with pre-planting and post-planting recommendations.

l. Irrigation

All landscaped areas shall be watered with a permanent underground irrigation system or slopes may be watered with a permanent above ground irrigation system.

Irrigation systems which adjoin a separate maintenance responsibility area shall be designed in a manner to insure complete water coverage between the areas.

Proper consideration of irrigation system design and installation in the climate extremes of the Winchester 1800 area is critical to the success of the landscape investment. In particular,
the combined summer elements of heat and wind must be carefully considered in proper irrigation design and equipment selection.

Irrigation systems shall be designed with head to head 100 percent double coverage at a minimum. In addition, irrigation controllers should have a minimum time setting of one (1) minute and be capable of providing multiple repeat start times.

m. Landscape Maintenance Standards

Other than County Service Area or Valley-Wide Recreation and Park District maintained areas, all landscaped portions of each parcel shall be maintained by the Owner or Sub-Homeowner Association (as numbered and designated at time each tract is submitted) of each parcel in accordance with the best industry standards for professional landscape maintenance. Such maintenance shall include watering, fertilization, mowing, edging, pruning, trimming, herbicide programming, pesticide programming, clean-up and other on-going seasonal programmed maintenance functions. Replacement of dead or diseased plant materials originally approved shall be accomplished on a routine basis. Automatic irrigation systems shall be routinely inspected, repaired and maintained in an operating condition at all times. All exterior portions of each parcel including walks, parking areas and service areas shall be kept routinely free of litter and debris.
4. Community Elements

a. Entry Monumentation

Careful consideration has been given to the design of the WINCHESTER 1800 community entries. The design intent is the creation of gateways into the project, a feeling of a “sense of arrival”, as well as, to provide an aesthetically pleasing entry statement within the community thematic framework. Furthermore, the entry monument program contains a hierarchy composed of major community entries, minor community entries and neighborhood entries.

Each entry monument setting is comprised of a harmonious blend of construction features, graphic signage, specialty lighting, and thematic landscape. A rolling turf grass area extends from each entry, thus creating a park-like setting and bringing attention to the enfolding streetscene beyond.

Please refer to the Conceptual Landscape Plan (Figure IV-1) for specific locations.

1) Major Community Entry Monument - (See Figures IV-15A and IV-15B)

WINCHESTER 1800's major community entry monuments occur along Winchester Road at the intersection of Street ‘A’ and Pourroy Road, along Washington Road at the intersections of Street ‘A’ and Benton Road, and at the southwest community boundary along Benton Road. There are a total of five (5) entry monument intersections. The overall sense of entry is created by a harmonious blend of thematic features occurring in a formal symmetrical configuration on both sides of the roadway including:

a) Sixty Foot (60’) Radius Corner Cut-Off Landscape Threshold
b) Curvilinear Community Theme Wall Backdrop at Residential Land Uses
c) Freestanding Curvilinear Community Identification Sign Wall
d) Grouping of Specimen Accent Trees
e) Formal Curvilinear Backdrop of Evergreen Canopy Theme Trees
f) Formal Curvilinear Shrub Hedge-Row Backdrop Treatment
g) Foreground Flowering Blend of Vines, Shrubs, Groundcover and Annual Color
h) Rolling Turf Grass Foreground Introducing the Streetscene and Creating a Visual Park-Like Threshold
i) Shrub and Groundcover Median with Median Island Accent Tree -Where Occurs
Major Entry Monument Plan

WINCHESTER 1890

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Major Entry Monument Elevation

WINCHESTER 1800

FIGURE IV-15B

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2) Minor Community Entry Monument - (See Figure IV-16)

WINCHESTER 1800's minor community entries occur at the secondary entrances to the community as well as key interior community intersections. Specifically these entries occur at the intersections of Keller Road and Winchester Road, Street 'E' and Pourroy Road, Street 'E' and Street 'A', Thompson Road and Washington Road, Thompson and the westerly community boundary, Thompson Road and Pourroy Road, Pourroy Road and Benton Road, Benton Road and Street 'D' and Street 'D' and Auld Road. There are a total of nineteen (19) minor community entries planned for the community. These entries convey the unique project identity by repetition of significant major entry monument features. The minor entries occur in an informal curvilinear configuration and feature the following:

a) Curvilinear Community Theme Wall Backdrop (Six Foot (6') High Maximum) at Residential Land Uses
b) Optional Community Identification Graphics on the Community Theme Wall
c) Specimen Accent Tree Groupings
d) Low Foreground Thematic Planter Walls
e) Formal Shrub Hedge-Row Backdrop Treatment
f) Foreground Flowering Blend of Vines, Shrubs, Groundcover and Annual Color
g) Rolling Turf Grass Foreground Introducing Streetscene Treatment Beyond and Creating a Visual Park-Like Threshold

3) Neighborhood Entry Monumentation

Residential Neighborhood Entry Monumentation occurs at neighborhood entry intersections. Neighborhood entries occur at two (2) conditions: side yards and rear yards. The exact location and which neighborhood entry condition to be used will be determined when final residential unit plotting has been completed for each parcel within the WINCHESTER 1800 Community.

a) Neighborhood Entry - Sideyard Condition - (See Figure IV-17)

These Neighborhood Entries continue the overall community thematic features as follows:

(1) Informal Planting of Neighborhood Accent Trees
(2) Turf Parkway
(3) Optional Individual Neighborhood Identification Graphics Consistent with the Overall Community Thematic Identity
(4) Low Curvilinear Community Theme Planter Wall Thirty Inch (30") High Maximum with Flowering Groundcover and Shrub Accents
Optional identification graphics on community theme wall
Turf entry threshold
Specimen accent tree
LDZ varies per streetscape sections.
Landscape buffer
Meandering sidewalk
Informal street tree groupings where occurs.
24" high raised planter
Accent shrubs and groundcover
Accent shrubs, groundcover, and annual color
Community theme wall per fencing plan

Minor Entry Monument Plan
Winchester 1800
IV-16
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Specific Plan No. 286, Amendment No. 6
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Neighborhood Entries at Sideyard & Rearyard Conditions
b) Neighborhood Entry - Rearyard Condition - (See Figure IV-17)

These Neighborhood Entries continue the overall community thematic features as follows:

(1) Uniform Curving Community Theme Wall Six Foot (6') High Maximum
(2) Optional Individual Neighborhood Identification Graphics Consistent with the Overall Thematic Identity
(3) Formal Planting of Neighborhood Accent Trees
(4) Flowering Groundcover and Shrub Accents between Side Walk and Community Theme Wall

b. Walls and Fences

1) Introduction

Walls are a major component in achieving an overall community theme at WINCHESTER 1800. A strong cohesive appearance is achieved through the use of “Community Walls” and general overall wall guidelines.

2) Community Fencing and Trail Plan - (See Figure IV-18)

All walls which adjoin community streetscenes shall be located entirely within the streetscene parcel allowing for common maintenance by either the CSA or Valley-Wide Recreation and Park District. Such walls shall be termed “Community Walls” and shall be designed and installed in accordance with the Community Wall elevations.

Specifically excluded are residential rear yard and side yard situations not adjoining a public street or common use area; single family front yard enclosure fencing; and perimeter fencing for multi-family product areas not adjoining a common maintenance area. Wall applications in these areas will be evaluated for appropriateness with the architectural setting.

a) Solid Wall Requirement - (See Figure IV-19 and Figure IV-19A)

Where privacy or protection of common area views dictate, a solid masonry wall with pilasters shall be used. This can include a community theme solid wall of stucco, masonry block, or split face. Pilaster construction of sixteen inch (16") square column block shall occur at all property lines, changes in vertical and horizontal direction and at other intervals appropriate to the length of wall run. When designated to be installed on the property line between two (2) residential properties, the center line of pilaster should be positioned on the property line with a one inch (1") square permanent marker denoting the property line location for home-owner fence alignment purposes.
Figure IV-19

Community Theme Walls & Fencing Elevations (1 of 2)

WINCHESTER 1800

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IV. Design Guidelines

T&B PLANNING, INC.

17542 East 17th Street, Suite 100  Tustin, CA 92780
p. 714.505.6360   f. 714.505.6361
Community Theme Walls & Fencing Elevations (2 of 2)

WINCHESTER 1800

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b) Combination Wall Requirement - (See Figure IV-19 and Figure IV-19A)

This community wall occurs above eight foot (8') vertical high slopes where partial privacy is necessary and where some view opportunities are desired. Combination walls of low stucco, masonry, or split face and tubular steel fence panels between pilasters shall be used. The pilasters shall match those described herein for the base requirement solid wall treatment inclusive of size, design configuration and locations.

c) Open/View Wall Requirement - (See Figure IV-19 and Figure IV-19A)

Where view opportunity exists and where the visual protection from common maintenance areas is assured, an open or view wall may be used. In order to maintain the design integrity of the community theme wall, the open/view wall should not be used along the community streetscenes on Winchester Road, Pourroy Road, Thompson Road, Benton Road, Auld Road, Washington Road, Street ‘A’, ‘B’, ‘C’ and ‘D’

3) Neighborhood Walls

a) Introduction

Neighborhood fences and walls shall be designed as an integral component and extension of the building design and surrounding landscape. Periphery walls may be integrated into the adjacent structure and extended into the landscape to help integrate the building into its environment. Walls and fences shall be constructed of materials, colors, and textures that are similar and harmonious with the architecture. Particular importance shall be given to railing and cap details.

b) Wall and Fence Locations

Fences or walls may be constructed in the following areas provided that no wall or fence shall be constructed within the street right-of-way.

(1) Interior Neighborhood Streetscene Walls

(a) Patio homes, cluster homes, courtyard homes or housing walls adjoining any interior neighborhood streetscene shall have a perimeter streetscene solid wall treatment or six foot (6’) high split face block wall with cap.

(b) Perimeter Streetscene Solid Wall Requirement
A uniform solid wall designed to reinforce the architectural setting while remaining compatible with the previously described “Community Wall” Program should be utilized at all residential corner lot side yards which parallel or are viewed from public streets. The visual integrity of the overall community, city and neighborhood streetscene will, therefore, be protected. This includes a six foot (6’) high split face block wall with cap.

(c) Open View Wall Application

Where interior lot view opportunities exist without a privacy conflict, an open view fence or combination wall of stucco, masonry, or split face with tubular steel may be appropriate. Such a view fence shall be compatible with the architectural setting.

(d) Wood fencing and vinyl/PVC fencing is permitted within the individual neighborhood provided the fencing is not readily visible from the community streetscenes, except as located behind the front yard setback.

(2) Residential and Institutional Uses

Fences and walls are permitted in any rear yard, side yard or in the front yard. Exception: Fences and walls may not be erected within the street right-of-way.

(3) Commercial and Other Uses

Screen and security fences and walls are encouraged only in rear or sideyards. Trash deposit areas shall be enclosed within a six foot (6’) high gated trash enclosures.

c) Wall and Fence Heights

(1) Residential and Institutional Uses

The following wall heights are permitted provided that no fence or wall shall exceed six foot (6’) in height. Privacy walls should be a minimum of five foot (5’) in height.

(a) Front: No six foot (6’) high wood fences should be located at the front property line.
(b) Two-sided fencing shall be used whenever visible from a public or private street.

(2) Commercial Uses

(a) Front and Streetside: Fences and walls in the front setback and streetside setback areas shall be no higher than three and one-half feet (3-1/2') above grade. However, security fencing may be approved if there is a demonstrated need for security. The maximum height of this fencing shall be six feet (6') above grade.

(b) Side and Rear: No fences or walls shall exceed a height of six feet (6'-0').

(3) Pool Code

All fencing shall conform to the applicable State of California or County of Riverside pool code fencing requirement, whichever is more stringent.

d) Wall and Fence Materials and Colors

All fences and walls shall be designed and constructed as part of the overall architectural and site design. All materials shall be durable and finished in textures and colors complimentary of the overall architectural design.

(1) Neighborhood Streetscene

Permitted Wall Materials: Stone veneer, stucco (including stucco covered block), masonry, brick, slump block, split face block wall, block and wrought iron combination, and wood cap trim are acceptable.

(2) Permitted Wood Fence Materials

Wood fence materials must be of sufficient quality to accent semi-transparent stains.

(3) Permitted Vinyl/PVC Fence Materials

A vinyl/PVC privacy fence—up to six feet (6’) in height—is permitted on side and rear property lines of adjacent residential units.

(4) Conditionally Acceptable Wall and Fence Materials
Glass and/or heavy break-resistant plastic are acceptable for use in fences and walls when necessary to preserve views while providing protection against winds, etc.

(5) Prohibited Wall and Fence Materials

Barbed wire, wire, electrically charged fences, plain exposed precision concrete block, plastic materials, corrugated metal, chain link and grapestake fencing are prohibited.

(6) Color and Special Wall and Fence Treatments

Walls may be left natural or covered with stucco, except plain precision concrete block must be covered with stucco. Brick, split face, or slump block walls may be painted or covered with stucco, if desired. Stone surfaces shall remain natural and unpainted.

All wooden fences shall be treated with stain to help prevent rotting and weathering. Transparent stains are acceptable.

Material, colors, texture, and alignment of wall and fences shall be varied to relieve visual monotony. High contrast materials should be used only in select areas as accents.

e) Special Wall and Fence Regulations

(1) A six foot (6') high masonry wall shall be constructed on each property line prior to development of any commercial, industrial, or business related use that adjoins any parcel specifically zoned for residential use or designated for open space or as a school site.

(2) A six foot (6') high masonry wall or split face block wall with cap shall be constructed on any project boundary line where the adjacent property is zoned for a lower residential density than that zoned in which the project is located.

(3) All fences and walls dividing two (2) separate residential dwelling units shall be constructed of the same color and material and shall be compatible with the color and material of the architecture. A vinyl/PVC privacy fence—up to six feet (6’) in height—is permitted on side and rear property lines of adjacent residential units.

(4) Long walls should be broken up with landscaping -particularly vines and espaliered trees. When possible, an eighteen inch (18") mini- mum space
should be left between paved areas and walls and fences to allow for landscaping.

(5) All fencing in commercial areas shall be planted with vines or landscaped as specified per these design guidelines.

c. Landscape Requirements

1) Residential Neighborhood Streetscene

Single family residential lots form a large portion of the Winchester 1800 Community character. As such, a residential landscape program is designed which encourages landscape development within the overall community theme while maximizing the individual neighborhood setting. This program features a tree scheme, frontyard turf and shrubs, and front yard automatic irrigation system.

a) Residential Lot Street Trees

Per County of Riverside Ordinance, each residential lot shall receive a minimum of one (1), fifteen (15) gallon size street tree planted in the right-of-way. Corner lots shall receive a minimum of two (2), fifteen (15) gallon size trees also planted in the right-of-way. Tree variety shall be chosen from the Winchester 1800 Plant Palette contained herein. Trees should be clustered near property lines periodically to maximize their growing effect and streetscene impact. One (1) species of tree shall be selected and approved for each residential street to maximize visual neighborhood identity. Deciduous, or flowering or evergreen accent trees which contrast with the chosen street tree are encouraged at cul-de-sacs, knuckles and intersections to provide seasonal emphasis and interest.

b) Residential Front Yard Requirements

Seeded or sodded turf, shrubs and an automatic irrigation system shall be installed by the builder/developer in the front yard of each residential lot. The turf and irrigation shall be installed to a logical stopping point from the curb face to the front of house and sideyards. Slopes over 3:1 surface gradient and three feet (3') in height should be planted with groundcover. Low slopes may be graded out to a less than 3:1 surface gradient and planted with turf.

A minimum of one (1), five (5) gallon size tree shall be planted in the front yards of each residential lot. The trees may match the street trees planted in the right-of-way. Front yard trees may be located in proximity to said street trees in order to create a grove effect. The front yard trees may also contrast with the street tree and form background tree clusters. Overall, the front yard scheme shall create a
streetscene appearance of tree grove clusters meandering through the project and across streets.

c) Interior Slope Landscape

All interior slopes occurring within the community theme wall envelope shall be landscaped and irrigated per the County of Riverside Landscape Standards Ordinance 457.73. The builder/developer shall install all required slopes not designated as common area. Each builder should confirm the erosion control standards with the County.

2) Commercial Land Use Landscape Requirements

a) General Landscape Requirements

(1) Builder/Developer shall refer to the Riverside County Land Use Ordinance No. 348 for the percentage of the gross commercial site acreage required to be landscaped.

(2) All areas of the site not occupied by buildings or otherwise utilized shall be landscaped with groundcover, turf or tree materials from the community plant palette.

(3) Sideyard and rear service yard use areas should be screened with a combination of a six foot (6') wall and dense landscape buffer.

(4) The Specimen Accent Tree or Evergreen Canopy Accent Tree entry planting should be incorporated at the commercial site vehicular access points.

(5) Builder/Developer is encouraged to evaluate adjacent streetscene landscape development and select on-site landscape that complements in the following manner:

(a) Reinforces the streetscene landscape theme.

(b) Or provides an evergreen landscape backdrop.

(6) Builder/Developer is encouraged to integrate landscaping within the building architecture. Climbing, flowering vines, planters, potted/container plant material, and hanging vines shall be incorporated into the building design where possible.
(7) Distinctive or special function areas such as courtyards, building entries and people gathering places should be highlighted with colorful accent trees, shrubs and groundcovers.

b) Parking Area Landscape Requirements

(1) Builder/Developer shall refer to Riverside County Land Use Ordinance No. 348 for parking lot shading requirements.

(2) Parking area landscaping is required for the screening of large parking areas to limit their visual impact.

(3) Landscaped islands shall be provided at the ends of interior stall rows to break up parking areas. These islands are to provide a minimum ten foot (10') landscaped width to allow planting and mounding. Creation of large planting islands with tree groves is encouraged as opposed to small pockets of individual trees.

(4) The use of islands to create a series of smaller parking pockets with the total parking area is required.

(5) When parking is located adjacent to a public street, a combination of landscaped berms, walls, and/or planting totaling three feet (3') high is to be used to screen views of parked cars per Riverside County Standards.

(6) Concrete tree well and planting edge curbs should be used in lieu of wheel stops.

(7) Wherever possible, pedestrian traffic should be separated from vehicular traffic by additional sidewalks. The parking lot should have pedestrian crosswalks highlighted with decorative or varied texture paving.

3) Low Density and Estate Density Residential Landscape Requirements

a) All applicable general residential landscape requirements of the Riverside County Land Use Ordinance No. 348 shall apply.

b) Plant material should form a smooth transition between neighborhood and streetscene landscaping.

c) Pedestrian and vehicular circulation should be clearly defined by a landscape treatment with accent trees and street trees.
d) When parking is located adjacent to a public street, combination of landscaped berms, walls, and/or planting totaling three feet (3') high should be used to screen cars.

4) Very High Density, Medium High Density, and Medium Density Residential Landscape Requirements

Landscaping is a critical element in achieving an overall quality of life in multi-family density housing. The following criteria shall apply:

a) Pedestrian and vehicular circulation shall be clearly defined with a landscape treatment.

b) Carports and parking stalls shall be screened and softened with landscape planters.

c) Project entry drives should be designed to provide an overview of the landscape and recreational facilities.

d) Trash bins should be fully enclosed with six foot (6') walls, conforming to the architectural materials and the theme of the project. Walls shall be screened with landscape buffers.

e) Trash bin locations should be conveniently located for ease of maintenance and trash location. Recommended locations include inside parking courts or at the end of parking bays.

f) Community streetscene criteria shall be implemented along all major or minor community streetscenes.

g) Comply with County of Riverside Land Use Ordinance No. 348 landscape standards.

h) All applicable general residential neighborhood streetscene requirements shall apply.

i) When parking is located adjacent to a public street, a combination of landscaped berm walls, and/or planting three feet (3') in height should be used to screen cars.

j) Wherever possible, canopy trees should be utilized to shade and mitigate the summer heat.

k) Meandering of jogging sidewalks are encouraged.
1) All street frontages containing row garages should have a minimum five foot (5') planting pocket located along the streetside and sides of the garages. Allowance should be made for tree clearance of building overhangs.

d. Parks and Recreation Amenities

1) Introduction

Parks and recreation perform an important role in establishing a high quality community. A variety of recreational opportunities and experiences have been afforded within the six (6) parks planned for WINCHESTER 1800. These parks are distributed evenly and have been integrated into the WINCHESTER 1800 community fabric. In addition, each park has been located either in conjunction with a school site, providing complementary recreation activities, or adjacent to an open space greenbelt/paseo drainage corridor with direct access to the Regional Recreational Trail and Paseos network.

It is anticipated by designing parks adjacent to a school or open space/drainage corridor, that both sites' recreation facilities will complement each other, and the amount of open space will be maximized, and an optimum recreation experience will be provided.

2) Planning Area 12B - Neighborhood Park

Planning Area 12B Neighborhood Park totals five (5) acres and is located in the eastern portion of the community along Washington Street adjacent to residential uses in Planning Area 12A. Recreational elements for Planning Area 12B shall be determined by the final site design and shall be subject to approval by Riverside County.
Figure IV-20: (Omitted)
3) Planning Areas 16A and 16B – Community Parks - (See Figure IV-21)

Planning Areas 16A and 16B will be developed as Community Parks totaling 17.4 acres and 13.6 acres, respectively. Combined, these sites will be the largest park in WINCHESTER 1800. These parks also have the benefit of being located opposite to Planning Area 2C conservation/drainage corridor greenbelt/paseo and adjacent to residential land uses within Planning Areas 10A and 10B. Recreation activities planned include:

a) Three (3) Softball Fields with Three (3) Soccer Field Overlays
b) Sand Volleyball Courts -Three (3)
c) Basketball Courts -One (1) Full Court and Six (6) Half Court
d) Multi-Purpose Building
e) Group Picnic/Shade Structures
f) Tot Lot
g) Adventure Playground
h) Family Picnic
j) Open Play Area
k) Natural Creek Area with Regional Recreational Trail
l) Off-Street Parking Along Internal Circulation Roads

These Community Parks function as a major destination point for the community's organized sports/active recreation needs.

4) Planning Area 26A - Neighborhood Park - (See Figure IV-22)

Planning Area 26A Neighborhood Park totals five (5) acres and is located in the eastern portion of the community along Street ‘A’ and near Washington Street adjacent to residential. Recreation program elements may include:

a) Tennis Courts -Three (3)
b) Tot Lot
c) Restroom Building
d) Basketball Courts -Two (2)
e) Family Picnic
f) Open Play Area
g) Park Walkway
h) Off-Street Parking
i) Group Picnic/Shade Structure

5) Planning Area 33 - Neighborhood Park - (See Figure IV-23)

Planning Area 33 Neighborhood Park totals 7.4 acres and located adjacent to Pourroy Road and residential land uses. Recreation elements programmed are:

a) Restroom Building
b) Tot Lot
Planning Area 33 Neighborhood Park

WINCHESTER 1800

IV. DESIGN GUIDELINES

Specific Plan No. 286, Amendment No. 6

FIGURE IV-23

Planning Area 33 Neighborhood Park

WINCHESTER 1800

IV. DESIGN GUIDELINES

Specific Plan No. 286, Amendment No. 6
c) Adventure Play
d) Family Picnic
e) Off-Street Parking
f) Open Play Area
g) Eight Foot (8') Wide Walkway/Service Road
h) Softball Fields with Two (2) Soccer Field Overlays

6) Planning Area 45 - Combination School and Neighborhood Park - (See Figure IV-24)

This 5.0 acre Neighborhood Park is located off Benton Road adjacent to an elementary school in Planning Area 46. Recreation activities have been planned which supplement the school activities and include:
  a) Restroom Building
  b) Tot Lot
  c) Basketball Courts -Two (2)
  d) Family Picnic
  e) Off-Street Parking
  f) Open Play Area
  g) Eight Foot (8') Wide Concrete Walk
  h) Softball Field with Soccer Field Overlay
  i) Sand Volleyball Court

7) Greenbelt/Paseo Network - (See Figure IV-14)

Greenbelts have been planned along the open space/drainage corridors located throughout the community. These greenbelts have been utilized to provide passive open space or function as pedestrian and bicycle circulation elements via a paseo or Regional Recreational Trail.

Paseos are planned with an eight-foot (8') wide concrete trail per Figure IV-14. These paths will provide over eight (8) miles of pedestrian safe passage from individual neighborhoods to community parks, schools and commercial centers. Neighborhood access to the greenbelts/paseos and Regional Recreational Trail will occur at cul-de-sacs abutting the paseo.
e. Maintenance Responsibility

Maintenance of common areas and streetscenes within Winchester 1800 may be provided by either a County Service Area (CSA) or by Valley-Wide Recreation and Park District.

Areas proposed to be maintained by CSA or Valley-Wide Recreation and Park District are the community streetscenes, greenbelts/paseos, open space/drainage corridors and park systems. The streetscene maintenance areas are designated as all areas from back of curb to the Community Theme Wall or back edge of Landscape Development Zone (LDZ).

All residential street trees planted in the right-of-way will be maintained by the individual homeowners.

f. Outdoor Lighting

All streets and commercial developments in Winchester 1800 shall have uniform lighting standards with regard to style, materials, and colors in order to ensure consistent design. Each residential development may develop its own lighting standards, provided that the selected lighting fixture style is used consistently throughout the project. Lighting fixtures shall be well integrated into the visual environment and the appropriate architectural theme. All lighting fixtures in the Winchester 1800 project area shall comply with the following regulations and provisions.

1) All outdoor lighting, including spotlights, floodlights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas shall be focused, directed, and arranged to prevent glare and illumination on streets or adjoining property; low intensity, energy conserving nightlighting shall be required.

2) Lights shall be unbreakable plastic, recessed, or otherwise designed to reduce the problems associated with damage and replacement of fixtures. Fixtures shall be vandalproof, yet should not look institutional.

3) Neon and similar types of lighting are prohibited in all areas of Winchester 1800 except in retail commercial developments.

4) All exterior lighting designs should develop a sense of hierarchy by varying fixtures and illumination levels. Proper lighting helps to define the organization of streets and plazas; and also distinguishes vehicular and pedestrian circulation patterns. Entry areas (both pedestrian and vehicular), public plazas, community facilities, and highly used recreation areas shall be creatively lit to develop a sense of place and arrival.

5) All exterior lighting designs shall address the issue of security. Parking lots, pedestrian walkways, and building entrances shall be well lighted for security reasons.
6) All exterior lights should be shielded where feasible and focused to minimize spill light into the night sky or adjacent properties.

7) No freestanding lighting fixtures shall exceed twenty-five feet (25’) in height. In no case shall overwash occur beyond the property lines.

8) Service area lighting shall be contained within the service yard boundaries and enclosure walls. No light spillover should occur outside the service area. The light source is not to be visible from the street.

9) The lighting concept of the entry monumentation features is to illuminate the sign graphics and to gently wash the walls and pilasters with light. Trees and other landscape features will be illuminated by ambient light bounding off the entrance walls.

10) All electrical meter pedestals and light switch/control equipment shall be located with minimum public visibility or shall be screened with appropriate plant materials.

11) 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 and Mount Palomar Observatory. Energy conservation, safety, and security should be emphasized when designating any lighting system.