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I. INTRODUCTION AND PURPOSE

The purpose of the Lakeview-Nuevo Design Guidelines is to guide future development in ways that maintain and enhance the rural and ranch character of this special area. These guidelines carry out the County of Riverside General Plan's vision of supporting "a family of special communities in a remarkable environmental setting." They help preserve Lakeview-Nuevo's unique features - mountains, hills and rivers; and unique communities - Lakeview, Nuevo, and Juniper Flats. They take the general guidance of the Area Plan and offer specific design guidance to fulfill the vision of creating a unified rural community identity.

In this rapidly growing region of western Riverside County, carefully described design criteria will serve the purpose of ensuring that the Lakeview-Nuevo's unique sense of place is preserved and enhanced. While these Design Guidelines do not deal with land use and density uses specifically, they make recommendations for streetscape improvements, architectural details, fences and walls, landscaping and town center guidelines. They also address the important issues of buffer and transition areas between the existing rural communities and future planned communities and subdivisions.



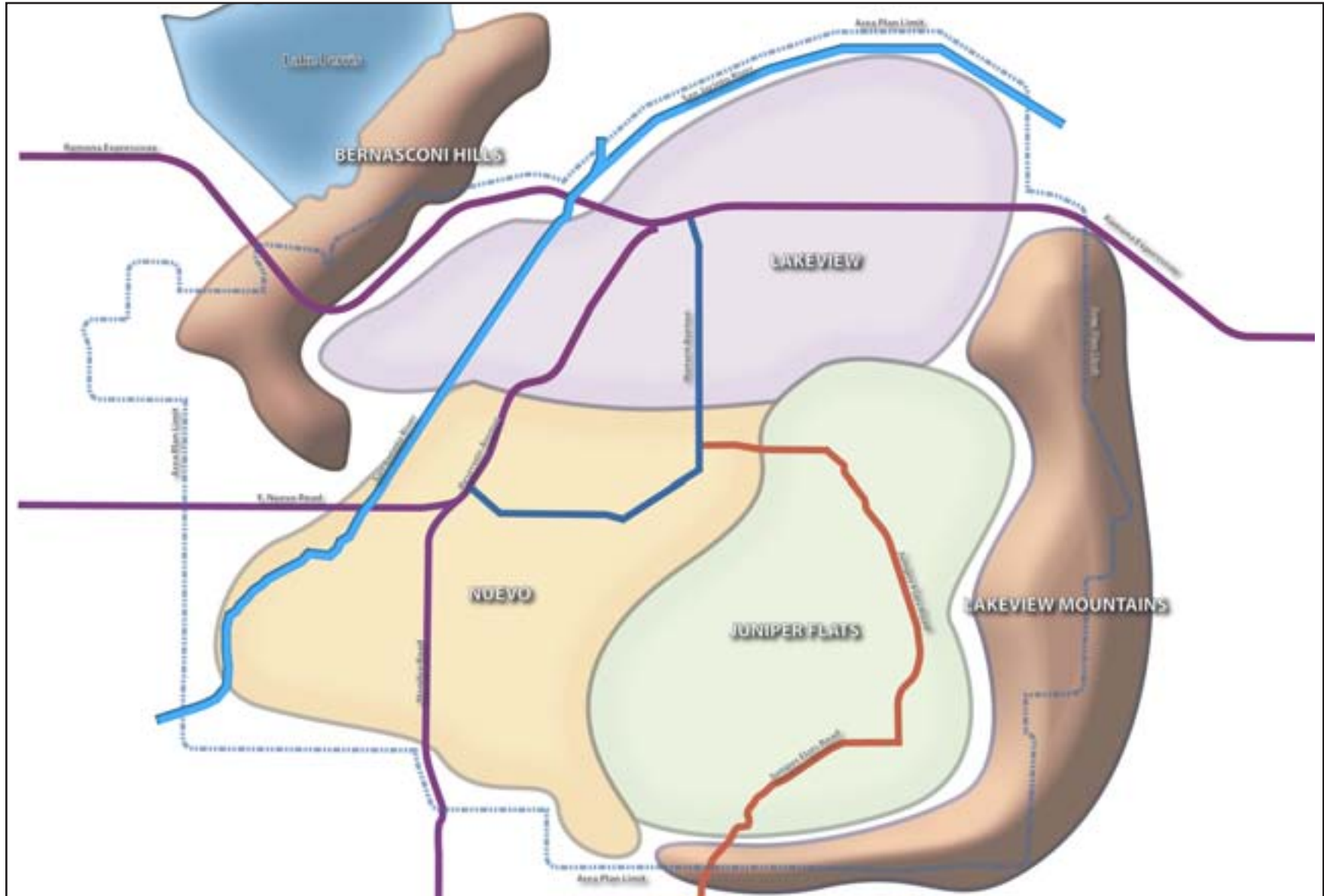


Exhibit 1 | Vicinity Map



II. AREA DESCRIPTION - THE DESIGN CONTEXT

The planning area is a unique physical and rural enclave in a rapidly growing region. The Lakeview-Nuevo Area Plan is surrounded by four area plans that constitute a major portion of western Riverside County. Starting on the south and moving clockwise lie the adjacent Harvest Valley/Winchester, Meade Valley, Reche Canyon/Badlands and the San Jacinto Valley Area Plans. The City of Perris borders the planning area on the west and the City of San Jacinto lies to the east.

The Lakeview-Nuevo Planning Area is a broad valley lying between the Bernasconi Hills (to the west and northwest) and the Lakeview Mountains (to the east and southeast). Traversing the valley is the San Jacinto River which, although dry much of the year, is one of the County's major watersheds. The Lakeview-Nuevo area is composed of three small, rural communities.

A. PHYSICAL FEATURES

The rural character of the area is enhanced by its impressive and highly visible topography. Sweeping vistas, rugged hills and distinct rock outcroppings frame the planning area in all directions. This creates a vivid visual contrast between the dry, brown hills and mountains and the green expanses of open fields and flatland trees. The San Jacinto River, in sections both semi-natural and channelized, runs northeast to southwest through the planning area. These geological features together lend Lakeview-Nuevo its rustic, natural ambience - a theme that is used throughout these guidelines on entry monuments, street signs, color palettes and landscaping.



The Lakeview-Nuevo Area lies central in Western Riverside County



Aerial View of lakeview-Nuevo, nestled between the Lakeview Mountains and the Bernasconi Hills.





Exhibit 2 | Rural Character

Looking South from the Northwest corner of the Lakeview Nuevo area, alongside the Ramona Expressway.

B. EXISTING COMMUNITIES

Lakeview, a small community in the northern portion of the planning area, is comprised of predominantly rural residential and agricultural uses on 1/2-to-2 acre lots, with many larger parcels up to 40-acres in size. Dairy land north of Ramona Expressway includes much larger parcels. Lakeview contains a small retail center within a largely undeveloped commercial zone south of the Ramona Expressway and between Lakeview Avenue and Hansen Avenue. Hansen Avenue is the other major north-south arterial and is lined with large palm trees.

Nuevo, located in the southwestern part of the planning area and with a larger population, is another rural-oriented community of primarily 1/2-to-2 acre lots, with interspersed large parcels. It contains a small commercial center at the intersection of Nuevo Road and Lakeview Avenue, located within a larger area zoned for commercial uses.





Juniper Flats, the most rural of the three communities, is located in the southeastern portion of the area. This very rural community is supported by zoning requiring 5-acre minimum lots sizes on the flat land and 10-acre minimum on hillsides.

C. LAKEVIEW/NUEVO LAND USE PLAN

The Lakeview-Nuevo Area Plan, part of the County of Riverside General Plan, implements the vision of the County as a “family of special communities in a remarkable environmental setting.” As unincorporated land within the County, it is subject to policy direction and land use authority of the Board of Supervisors.

As seen in the Land Use Plan, Lakeview/Nuevo falls within a number of land use designations, most of them rural, community and open space designations. A number of Community Retail and Community Center designations are located on



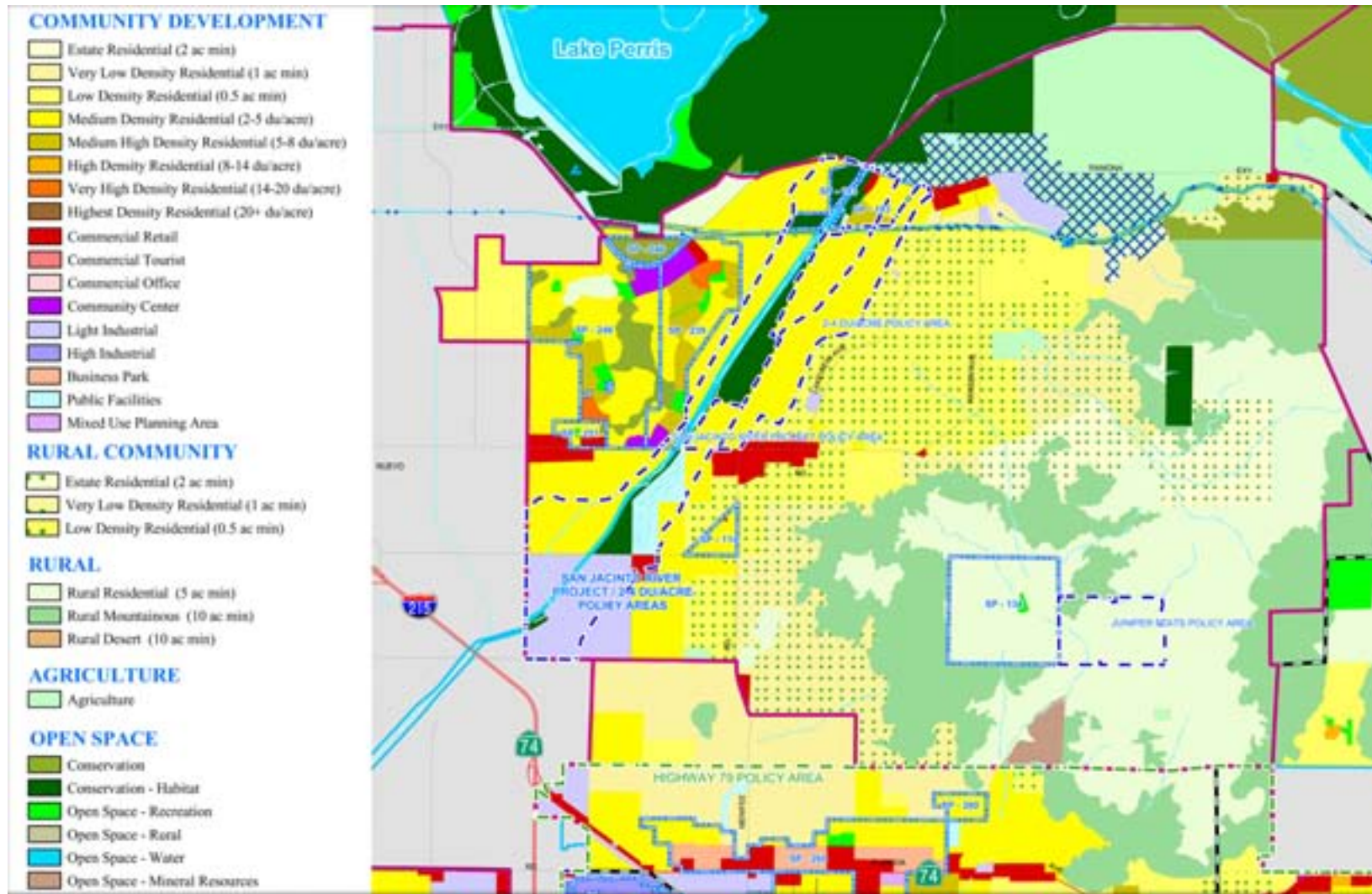


Exhibit 3 | Lakeview-Nuevo Area Plan



the western and northwestern portions of the plan. In these areas as well as in the northern portion, there are a number of Specific Plans and Planned Community designations with a full range of urban uses. Most of the eastern and southeastern parts of the Area Plan are designated as open space and agricultural uses, much of it comprised by the Lakeview Mountains.

The following land uses are found within the adjacent Area Plan:

- Rural Community - estate, low and very low densities (.5 to 2 acre minimum lot sizes)
- Rural – 5 to 10 acre minimum lot sizes including rural and mountain residential designations
- Community Development designations including medium density residential, Commercial/Retail and Community Center designations
- Open Space – including conservation and habitat areas
- Agricultural

III. EXISTING COMMUNITY DESIGN CHARACTER

The existing character of the Lakeview-Nuevo area is that of a rural, rustic and ranch area with single-story architecture, lots of open space, and small, informal commercial areas. Major land uses consist of a range of rural and low-density residential uses, agricultural uses and open fields, and a large thoroughbred farm. Existing streetscapes have a definite rural character with few curbs, large setbacks and a wide variety of fencing and walls. Most of existing residential lots are fenced. In general, both residential and commercial areas lack unifying streetscape amenities, creating an often incoherent and eclectic appearance.



Pasture Land with Mulberry Trees










Old Wagon in Front of Commercial area in Nuevo

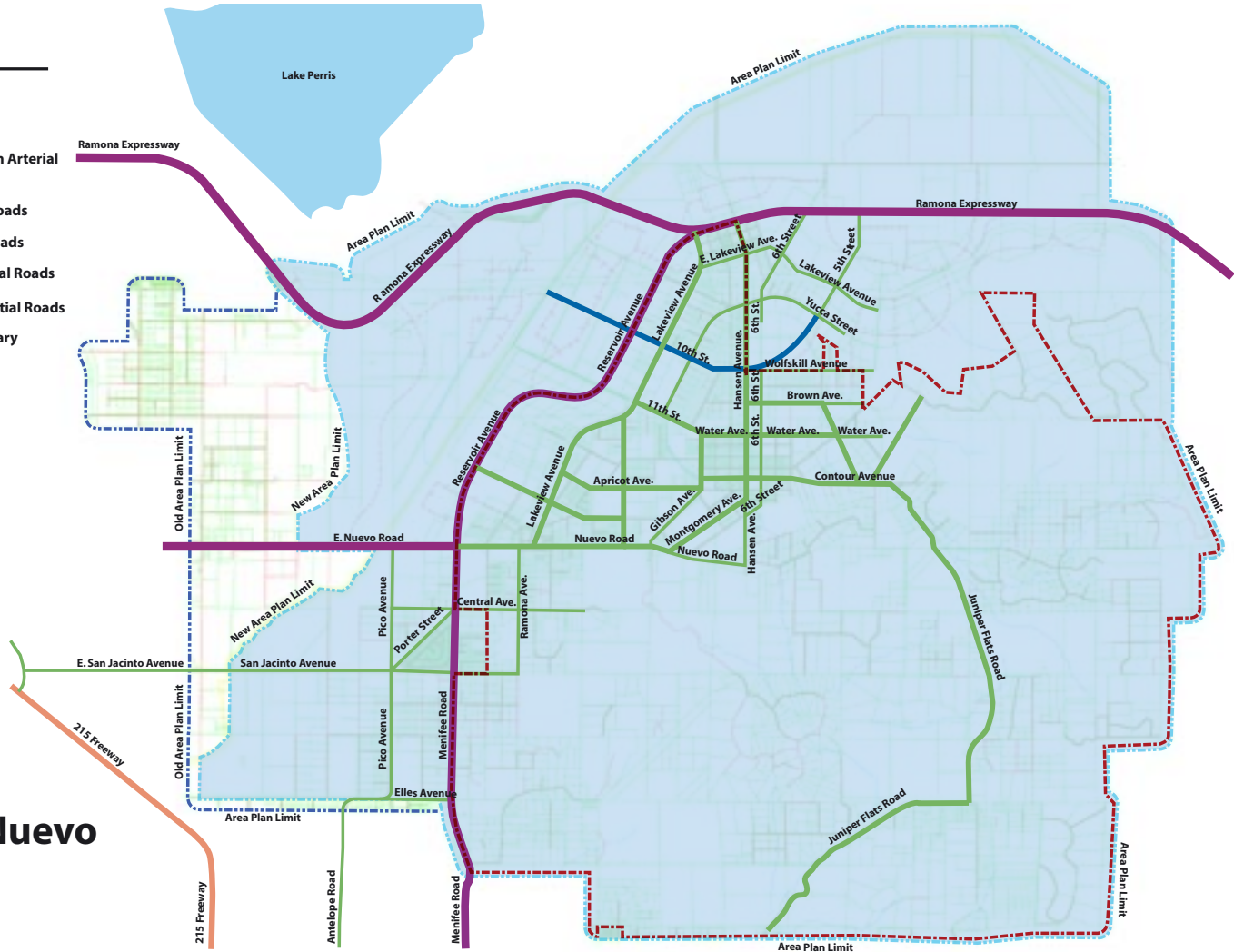


Rail Fence and Pasture along Hansen Avenue



Legend

-  Lakeview Nuevo
-  Expressway, Urban Arterial per Traffic Study
-  Rural Four Lane Roads
-  Rural Two Lane Roads
-  Existing Residential Roads
-  Proposed Residential Roads
-  Rural Area Boundary



Lakeview Nuevo Area Map











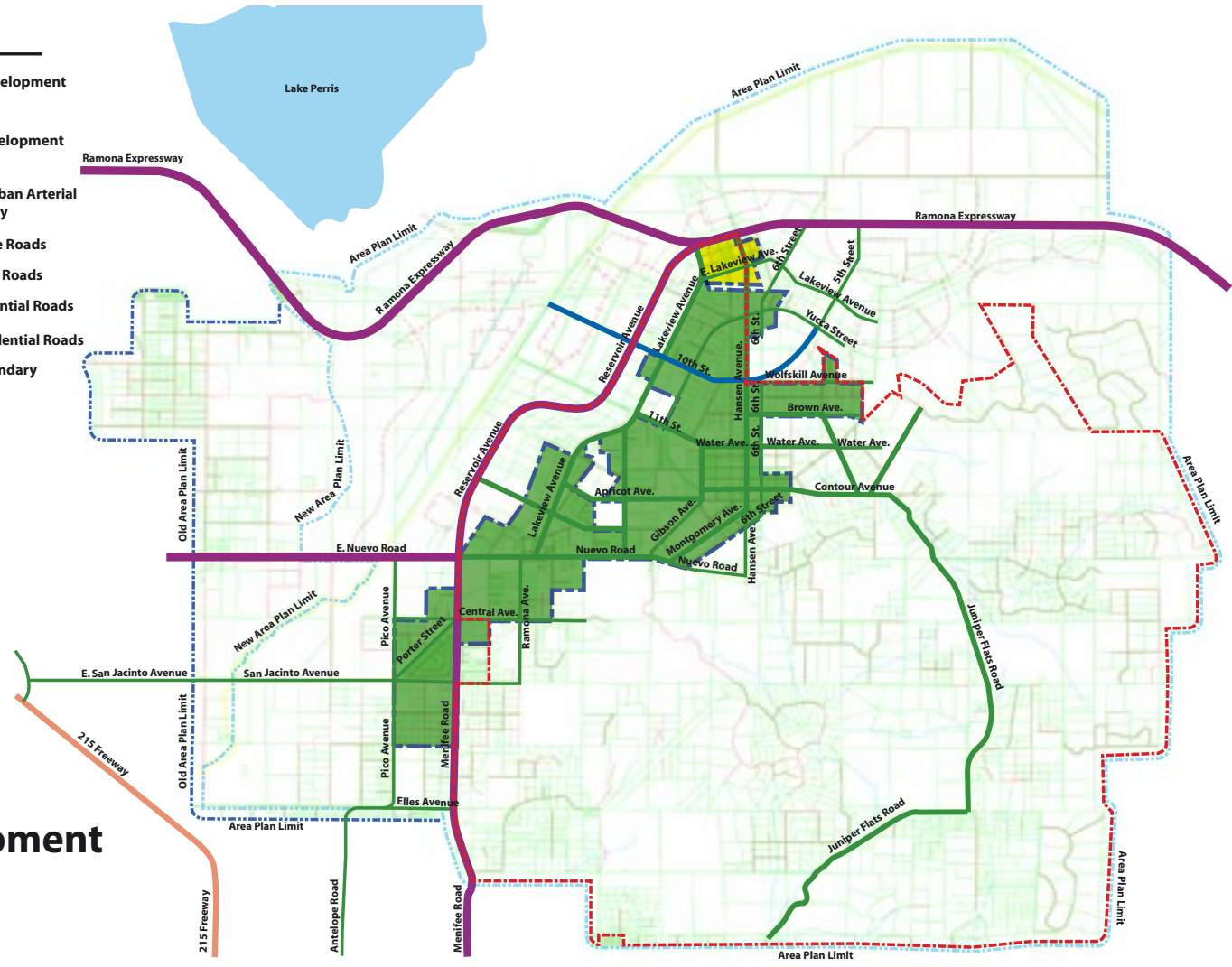
Exhibit 4 | Lakeview-Nuevo Area Map

Note that west boundary has been modified to follow the ridgeline of the Bernasconi Hills to Nuevo Road, then follows the San Jacinto River to Ellis Avenue..



Legend

-  Original Redevelopment Area
-  Revised Redevelopment Addition Area
-  Expressway, Urban Arterial per Traffic Study
-  Rural Four Lane Roads
-  Rural Two Lane Roads
-  Existing Residential Roads
-  Proposed Residential Roads
-  Rural Area Boundary



Redevelopment Area Map



Exhibit 5 | Proposed Large Projects

This map shows the location (in green) of large projects proposed in the area.



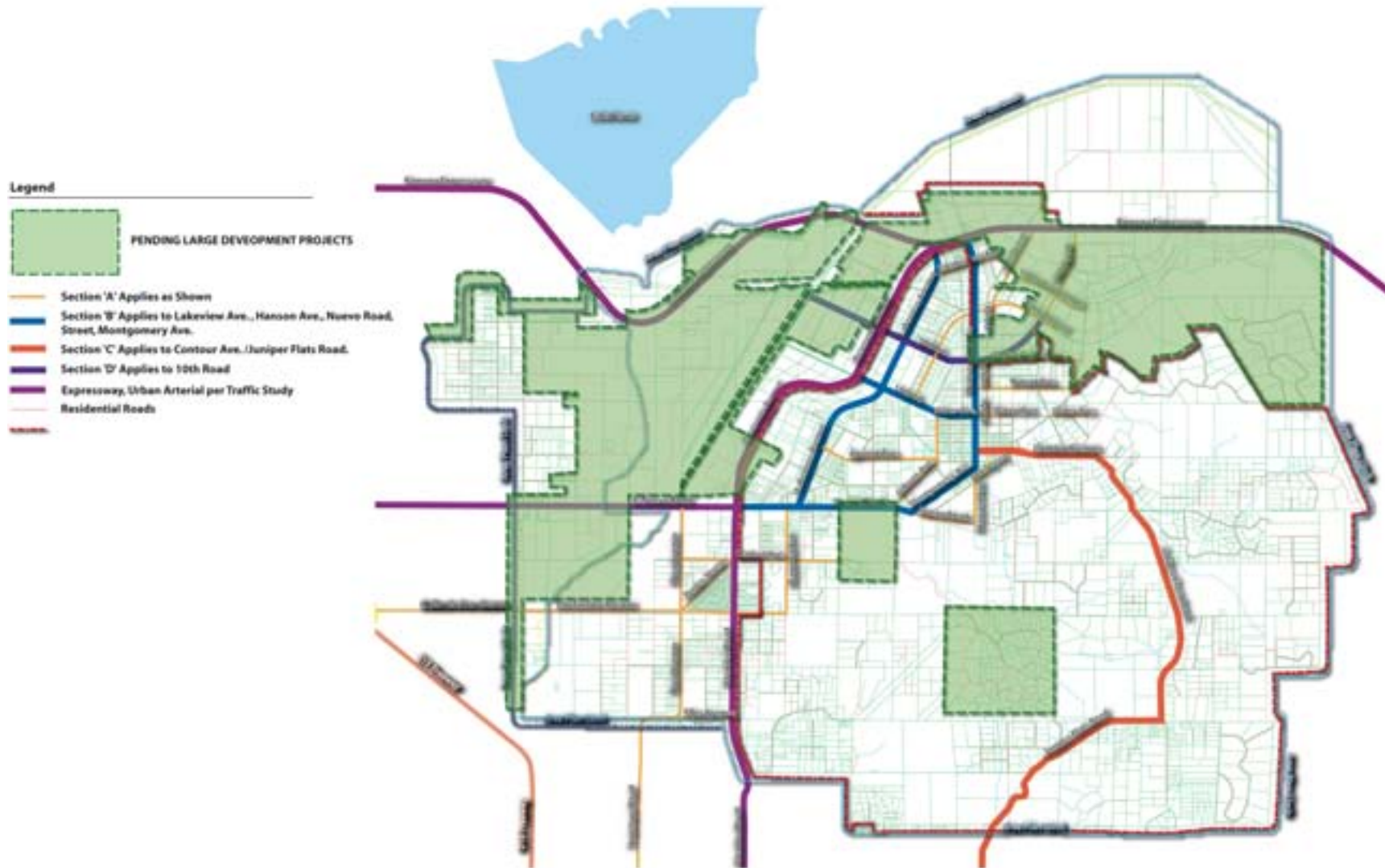
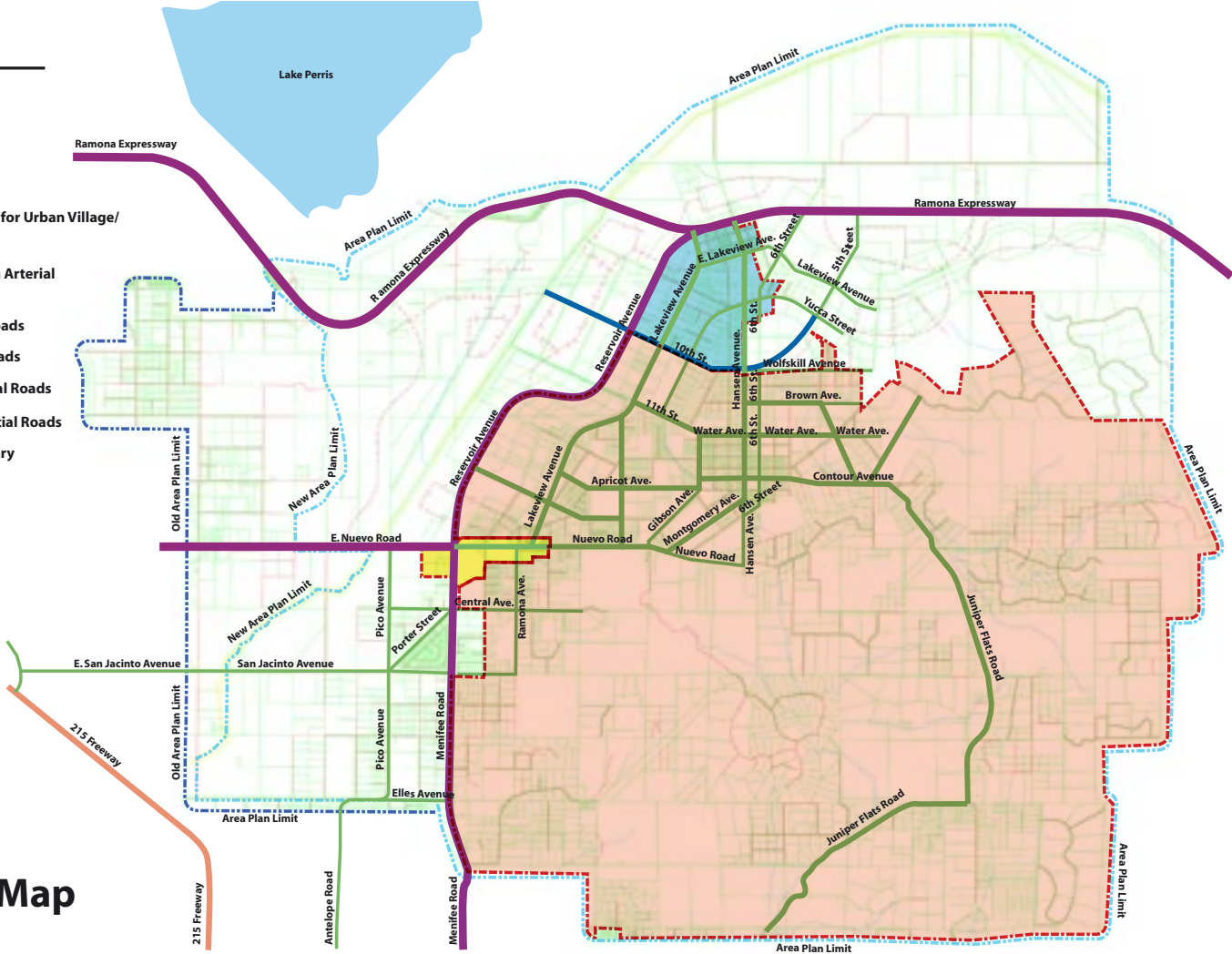


Exhibit 6 | Pending Development
This map shows the large, pending projects in the Lakeview-Nuevo area.



Legend

- Rural Area
- Rural Village
- Potential Location for Urban Village/
Civic Center
- Expressway, Urban Arterial
per Traffic Study
- Rural Four Lane Roads
- Rural Two Lane Roads
- Existing Residential Roads
- Proposed Residential Roads
- Rural Area Boundary



Rural Area Map



Exhibit 7 | Rural Area Map
This map shows the existing Rural Area that will remain rural.

The rural area as shown above, is the area to which these Design Guidelines apply. Streetscapes, intersection treatments, monumentation as described in these Guidelines apply to this area. This Rural area includes a Rural Village and a potential location for an Urban Village and/or future Civic Center



Existing Fencing and Walls: Almost every residential parcel in Lakeview-Nuevo has a perimeter fence, but there is no consistent style or type. Although the white rail fence around the thoroughbred farm is the most visible, many homes and lots have chain link, block and tubular steel, picket and wrought-iron fencing. Consistent with the ranch style architecture and open fields, almost all of the fencing is low in height and of transparent, “view” fencing design.

Streetscape Conditions: The existing streetscapes of Lakeview-Nuevo are rural in flavor, of low scale and of mixed quality. Most of the streets are without curbs and streetlights. The deep setbacks, lack of consistent landscaping and variety of residential architecture and fencing create an informal character.

Existing Architectural Character: There is no predominant architectural theme in the community. Existing residential architecture is decidedly eclectic, with mostly single-story homes reflective of the California Ranch style. Many homes have quaint outbuildings of corrugated metal and wood. A substantial amount of the new construction is stucco with red tile roofs. Commercial architecture is also diverse, with some buildings derived from Western themes with wood siding and parapets. Others have a more contemporary appearance with stucco siding.



Example of Existing Chainlink Fence



Example of Existing White Rail Fence



Example of Block and Tubular Steel Fence



Typical Existing Streetscape with variety of lot sizes.



Vision of Hansen Avenue Streetscape

IV. VISION STATEMENT

The Lakeview-Nuevo Community is a rustic enclave with sweeping vistas, attractive streetscapes, and ranch-style architecture. It should embrace its beautiful natural setting by preserving views, incorporating natural materials in its fences, signage and architecture, and preserving open space.

- Its *community logo* will reflect its surrounding hills and beloved community icons and be reflected on entryways and street signs.
- Its *community entryways* will heighten the sense of arrival to the community and its rural enclaves.
- Its *transition and buffer zones* will ensure that adjoining development blends into and is sensitive to existing rural areas.
- Its *enhanced streetscapes* will feature informally landscaped parkways and white-rail fencing, buffering multi-use trails and adjoining residential uses.
- Its *public landscaping* will feature informal clusters of street trees and drought-tolerant planting.
- Its *multi-use trail system* will provide additional recreational opportunities.
- Its *architecture* will reflect the rural and rustic nature of the community.
- Its *rural retail centers* will provide retail opportunities and community-gathering places.



V. DESIGN GUIDELINES

It is the intent of these guidelines to maintain and enhance the rural character and ambience of the Lakeview-Nuevo Planning Area. They were derived from extensive community outreach, interviews of residents, county officials, photo surveys and analysis, and represent the collective desire to preserve and improve upon the best features of the area.

A. COMMUNITY LOGO

Goal Statement: The Lakeview/Nuevo Community Logo will feature the five essential design elements of the community - white rail fence, rock outcroppings, open fields, rustic architecture, and prominent topography.

Creating a consistent and lasting community logo for Lakeview/Nuevo is important in preserving and enhancing its beautiful sense of place. This community symbol which will be placed throughout the community on gateways, entryways, monuments and street signs - will strengthen Lakeview/Nuevo's design identity.

The Lakeview/Nuevo logo draws from a blending of the community's most beloved icons - its beautiful natural setting and its rustic built environment. The logo features a white rail fence - mirroring that of the community's thoroughbred farm - framed in the foreground by clusters of boulders. The fence encloses an expansive green pasture, symbolic of the area's plentiful open space. In the background is a small, ranch-style home with tree - the predominant architectural form - against a prominent backdrop of hills.

The five design elements found in the logo - white rail fence, rock outcroppings, open fields, rustic architecture, and prominent topography - are the essence of the Lakeview/Nuevo Design Guidelines.



LAKEVIEW NUEVO
 • a california ranch community •



Exhibit 8 | Logo Examples

The Lakeview logo features the community's natural setting and rustic, built environment. Its "wood-block print" design lends itself to many applications from letterhead to a plaque; from carved wood sign to cut steel.



Exhibit 9 | Regional Entry Monument

Regional Entry Monument at west entry on Ramona Expressway. Use of stones and weathered steel construction fit the rural character of the community and stylized mountain shape reflects the form of the Lakeview Mountains and Bernasconi Hills. This same design, but at a smaller scale will be used corner monument at road intersections

B. COMMUNITY ENTRIES

To enhance the sense of arrival into Lakeview/Nuevo and its rural enclaves, two types of gateway signs have been created and will be placed at key locations.

The first are the Lakeview Nuevo regional entry monuments to be placed at key entries into the community: the western and eastern entrances along Ramona





Expressway; the western entry from E. Nuevo Road; and the southern entry along Menifee Road. These entry monuments will be of low-rise design, with the profile of a mountain ridge and containing the community logo.

The second gateway signs will be placed at key entry points into the interior, rural portions of the community. These street-spanning entryways will be reminiscent of ranch-style gates, with the horizontal beam containing the community logo.

Exhibit 10 | Rural Gateway Entry

Rural gateways will be placed at key entry points into the more rustic, low density areas. The street spanning, horizontal element of the sign evokes ranch gates with its silhouetted metal lettering and prominent community logo. The gateway's durable materials consist of steel, painted posts and rock pilasters capped in brick. The gateway's natural colors help it blend into its rural setting.



Goal Statement: Distinctive community entry monument signs will be placed at strategic entryways into the Lakeview-Nuevo community, its rural areas and community centers:

- Treated steel material will mirror the natural browns of the landscape, and their shape will reflect the steep topography of surrounding hills and mountains.
- Community entry sign will be surrounded by large, natural clusters of rock and groundcover landscaping to reflect the area's distinct topography.
- Community logo and lettering will also be found on street signs and in public areas.
- In some areas, olive and palm trees may be planted in back of signs as a visual backdrop and a symbolic marking of community theme trees.
- Monument entry signs to commercial centers will have a different style, yet still reflect the natural, rustic setting.
 - They will contain rock pilasters on both sides of the sign containing the community logo.
 - The upper portion of the sign will be trimmed in green in a stepped-up profile evocative of the surrounding hills.
 - The entry sign will be fronted by native groundcover and small shrubs and backed by olive trees.



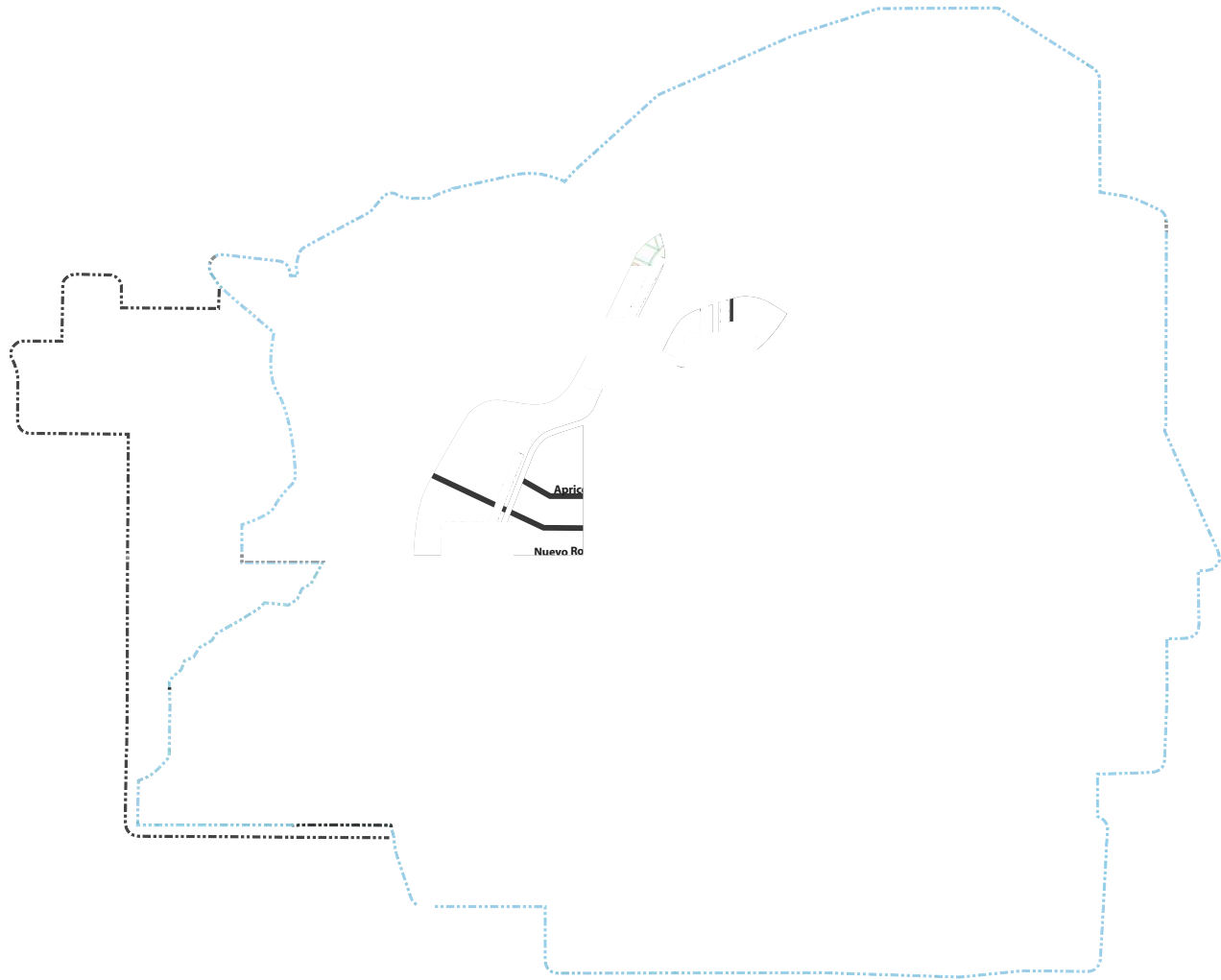




Exhibit 12 | Example of Corner Treatment at Road Intersection

The corner monuments at road intersections will feature the same design as the Community Entry monument, but will be smaller in scale. The graphic exhibit above shows the over-all treatment of one corner of an intersection at an actual intersection in Lakeview-Nuevo.





Exhibit 13 | Buffer Use: Park

Example of utilizing a neighborhood park as a buffer between new urban densities in back and rural lots in foreground.



Exhibit 14 | Buffer Use: Basin

Example of placing linear, landscaped basin as a buffer use between rural lots and new development

WATER QUALITY BEST MANAGEMENT PRACTICES - DEVELOPERS WISHING TO MITIGATE THEIR WATER QUALITY IMPACTS USING BEST MANAGEMENT PRACTICES SUCH AS BASINS AND VEGETATED SWALES, CAN APPLY SUCH TECHNIQUES AS BUFFER USES IN THE FIRST ALTERNATIVE IN TRANSITIONING FROM RURAL TO URBAN USES. SHALLOW DRY BASINS AND SWALES CAN BE LANDSCAPED WITH LOW DENSE VEGETATION OR EVEN GRASS TO PROVIDE OPEN BUFFER AREAS WHILE PROVIDING SEDIMENT REMOVAL AND FILTRATION. PLEASE CONTACT RIVERSIDE COUNTY FLOOD CONTROL FOR MORE INFORMATION ABOUT THESE TECHNIQUES.

C. TRANSITION AND BUFFER ZONES

An important feature of these guidelines is to provide guidance for the interface of new development and the existing rural areas. The goal is to help accommodate these large projects while preserving the rural ambience. The following guidelines apply to these community edges:

Goal Statement: Land uses and design treatment along community edges and transition areas will preserve the character of existing rural areas and prevent abrupt visual and functional transitions. *One or more of the following alternatives must be used whenever new urban density projects or development abut existing rural density areas.*

- Place buffer, transition or less-intense uses along new development edges to reduce the visual impact of adjoining residential development, including linear basins, vegetated swales, buffered parkways, parks, and multi-use trails.



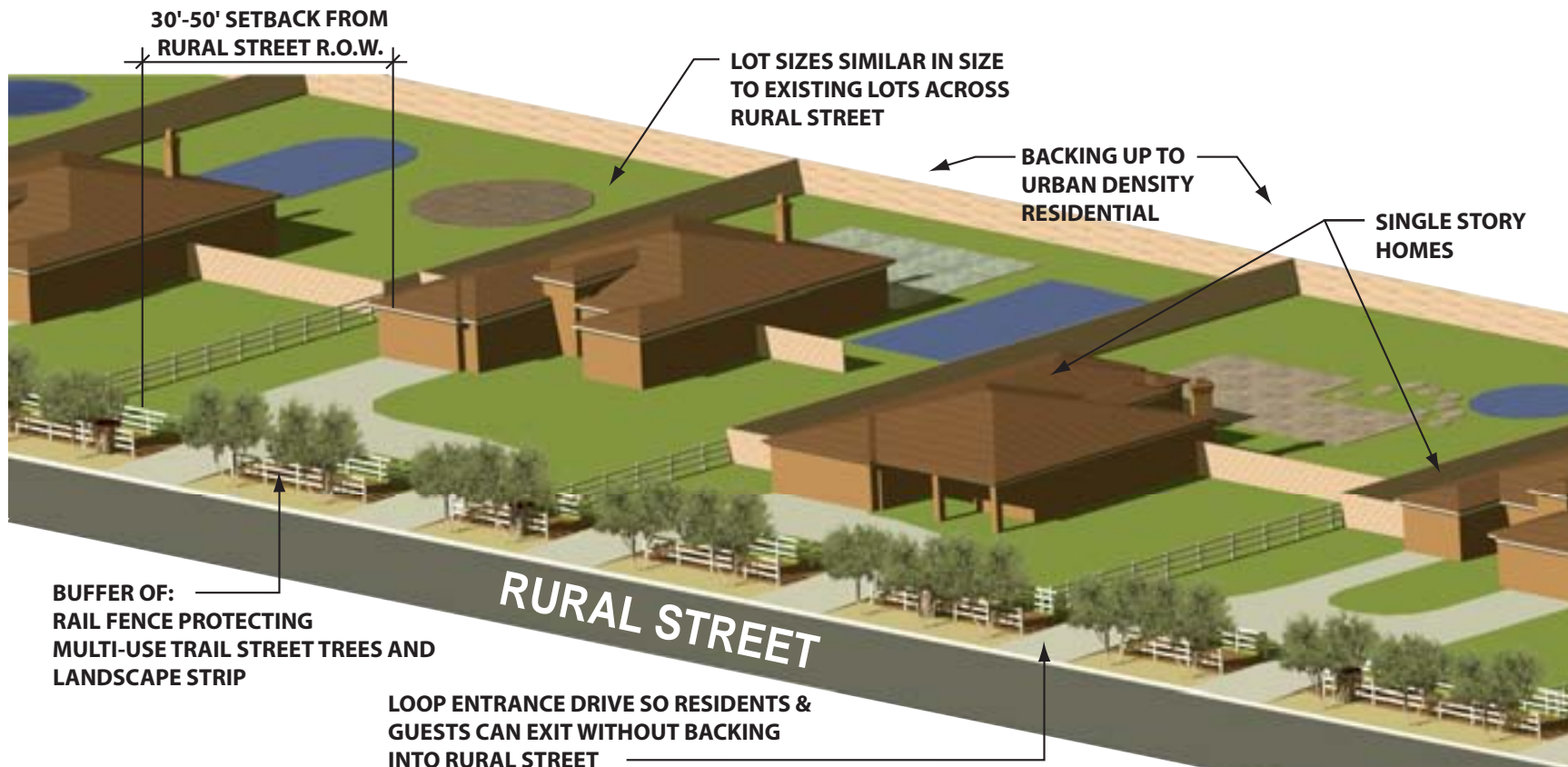


Exhibit 15 | Transition and Buffer Zones - Alternative 1

- Where residential uses occur along community edges, the following apply:
 - Provide landscape buffers along rural streets including multi-purpose trails and rail fences.
 - Provide large (30 to 50 feet) setbacks from rural street rights-of-way.
 - Limit homes along edge to single-story.
 - Develop buffer lots to match lot sizes of new development to those





Exhibit 16 | Transition and Buffer Zones - Alternative 2

of adjacent rural area.

- Provide loop entrance drive so that residents and guests can exist without backing onto street.
- Face houses on buffer lots towards edge or rural street.
- For any homes visible from rural streets, provide rich architectural detailing – fenestration, window treatment, appropriate colors and materials – on all sides. This 360 degree architecture ensures that

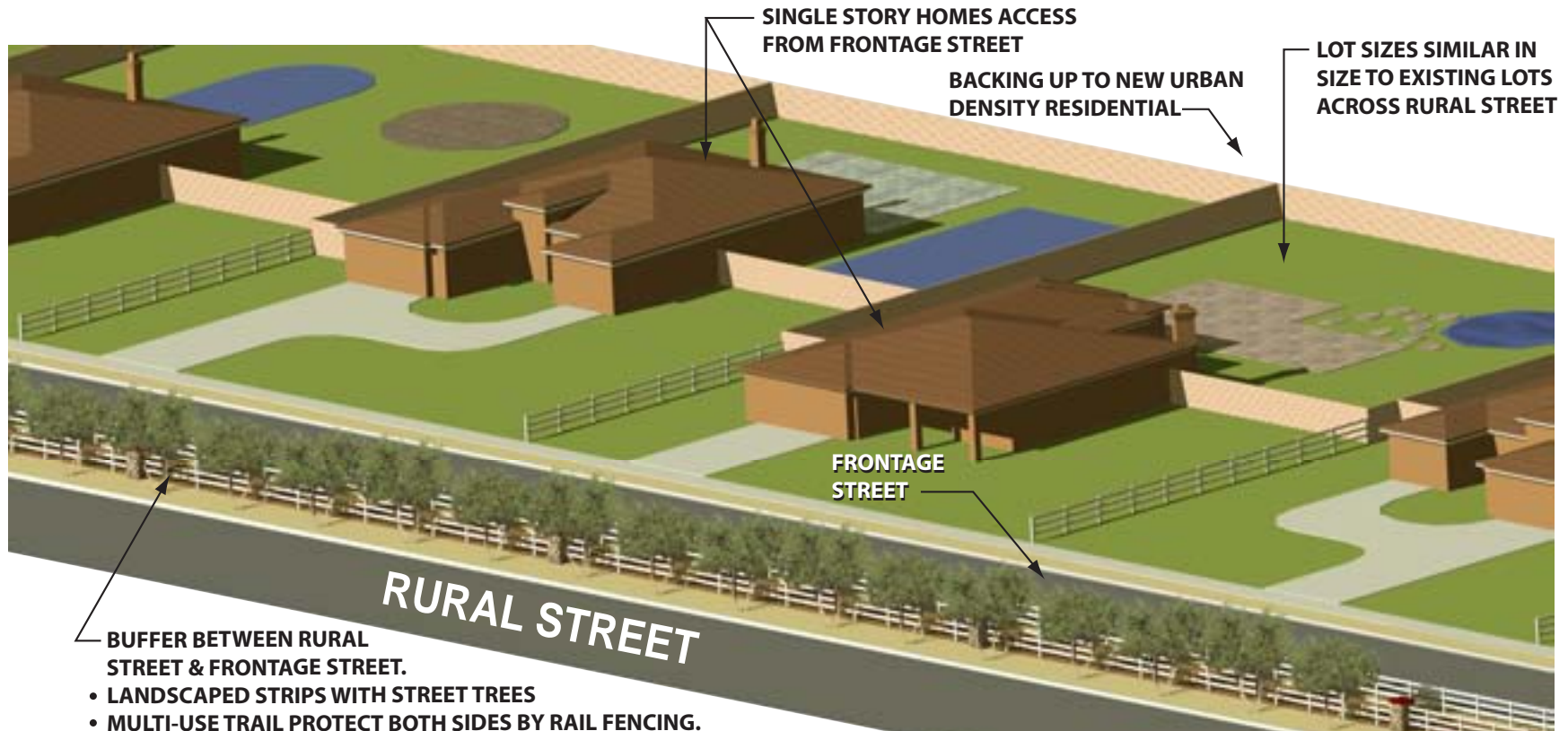


Exhibit 17 | Transition and Buffer Zones - Alternative 3

blank walls do not face the existing rural areas.

- When traffic on rural street does not allow residential loading, several design options are possible:
 - Take access from single-loaded frontage road with buildings facing rural street.
 - Have building “front” face rural street with access from rear project road with outdoor living spaces facing the project, not



rural, street.

D. 360 DEGREE ARCHITECTURE

- Notwithstanding the preceding guideline transition measures there will be cases in which the rear and sides of new urban-density houses will be seen from rural roads. Often some builders will create a varied, interesting and attractive facade - but leave the sides and back with blank, austere walls and roof lines and down-graded window and door treatment. This is not allowed.
- 360 Degree Architecture - In all cases where the backs and sides of new homes can be seen from surrounding rural streets, the backs and sides must have the same type of window/door treatment and building and roof fenestration as the fronts of the houses. If these are two-story, interior project houses, the backs of these homes visible from rural streets should have back-porch, covered patio or other one-story components.



Exhibit 18 | Single-Story Front



Exhibit 19 | Two -Story Front





Exhibit 20 | Single-Story Back & Side - Unacceptable

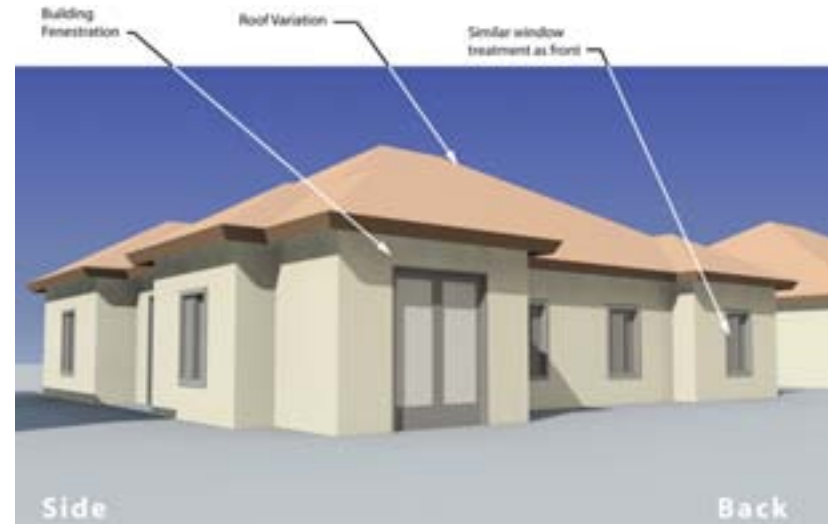


Exhibit 21 | Single-Story Back & Side - Acceptable



Exhibit 22 | Two-Story Back & Side - Unacceptable



Exhibit 23 | Two-Story Back & Side - Acceptable



E. STREETSCAPES

By incorporating attractive and low-maintenance parkways along the major roads in Lakeview/Nuevo, the appearance and functionality of the streets are greatly improved. With rolled curbs, naturalistic clusters of trees, drought-tolerant planting and rocks framed by white rail fencing, a visual consistency is created which complements the existing rural character. These parkways provide buffering for multi-use trails which will be installed in lieu of sidewalks along the designated streets. The landscaping and rail fence will also screen views of and provide privacy for adjoining residential uses.

Goal Statement: Streets in the Lakeview-Nuevo Community will be visually unified through rural-scale, consistent landscaping, buffering parkways and selected streetscape elements. Major streets will have their own design themes although common community design treatment includes naturalistic, drought-tolerant landscaping, clustered street trees, white rail fencing, rolled curbs, and rustic street lamps near intersections.

1. Road Right-of-Ways and Setbacks

- Landscaped buffer parkways will feature clusters of trees, rustic, low-scale streetlights backed by white-rail fencing punctuated with rock pilasters.
- Along major arterials and streets, this rustic parkway will include 8-10 ft. multi-use trails of compacted, decomposed granite (DG) containing a binding agent. The DG trails will be contained by concrete or other edging material acceptable to the County Parks Department.
- Rail fencing will generally be setback 8-10' from the edge of curb, with as little as 4' where existing condition prevent the desired setback.
- Where lines of trees exist along major streets, low-profile landscaping and rock clusters will be added for visual consistency and additional screening of adjoining residential uses.
- Rolled curbs, consistent with the character of rural streetscapes, will be incorporated along all streets in the Lakeview-Nuevo area.



Intersection Corner Treatment



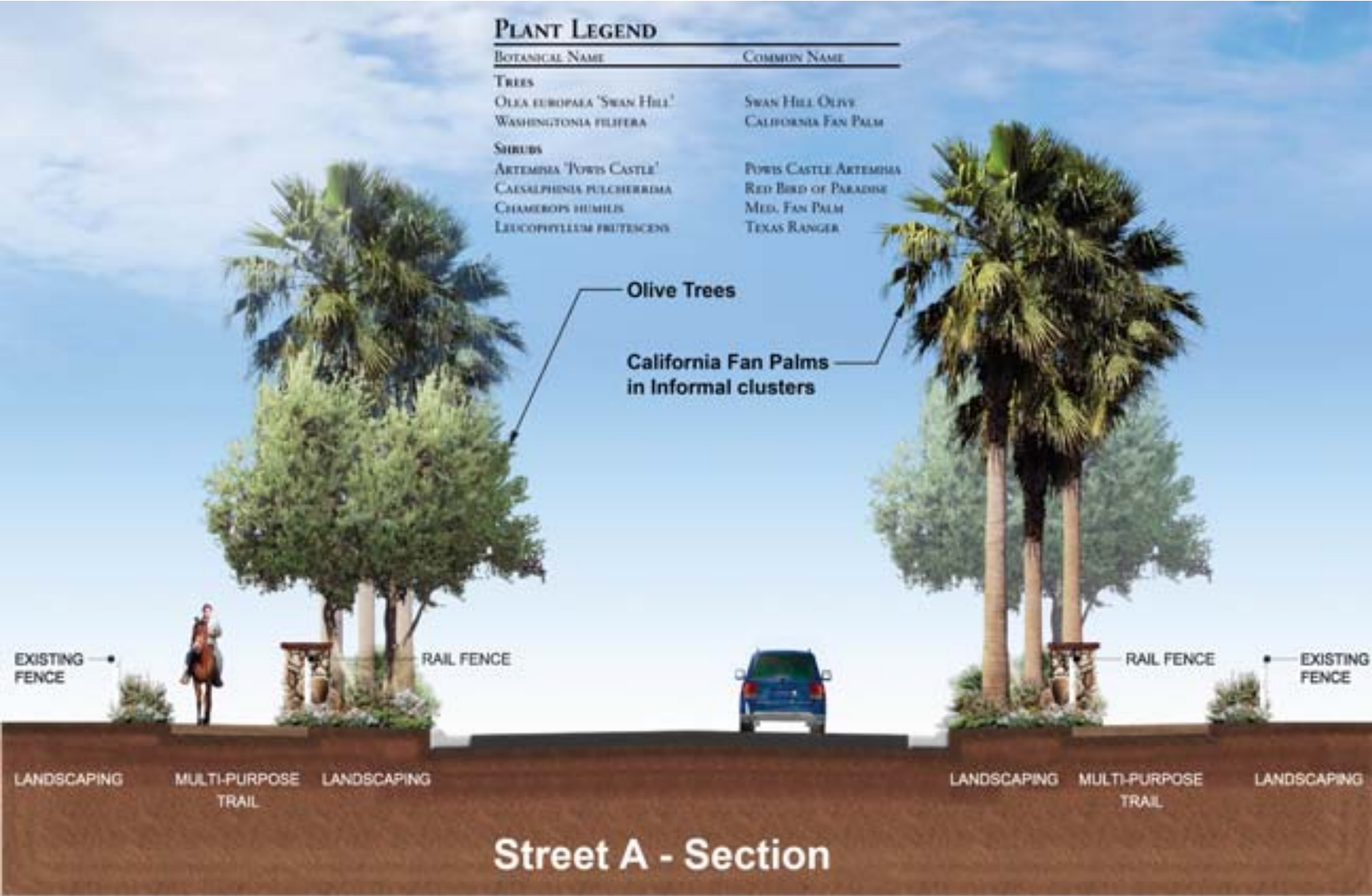
Multi-Purpose Trail.





Exhibit 25 | Street A - Plan View

Street A applies to Hansen Avenue, Montgomery Avenue, Brown Avenue, and Water Avenue. This plan clearly shows the dimensions for its right-of-way and adjoining parkway and multi-use trail. Rolled curbs maintain a rural character, and street trees consisting of clusters of California Fan Palms among olives add vertical accents. The



naturalistic parkway features low maintenance shrubs and clusters of rocks planted along both sides of the white rail fence which surrounds a 10' wide multi-use trail of compacted, decomposed granite.

Exhibit 26 | Street A - Section





Exhibit 27 | Street B - Plan View

Street B applies to Lakeview Avenue, 11th Street and a portion of Water Ave. The plan view of Lakeview Avenue shows the informal rhythm created by clusters of street trees, low-lying plant material, and randomly placed rocks. The 10' multi-use trail of compacted, decomposed granite is bordered on both sides by white rail fencing which serves to buffer adjoining residential uses and to provide visual consistency along the roadways.





Nuevo Road section - The landscape palette will feature the vertical relief of odd-numbered clusters of Italian Cypress placed among the broad canopy of olive trees. Color accents will be provided by perennial shrubs along the parkway.

Exhibit 28 | Street B - Section



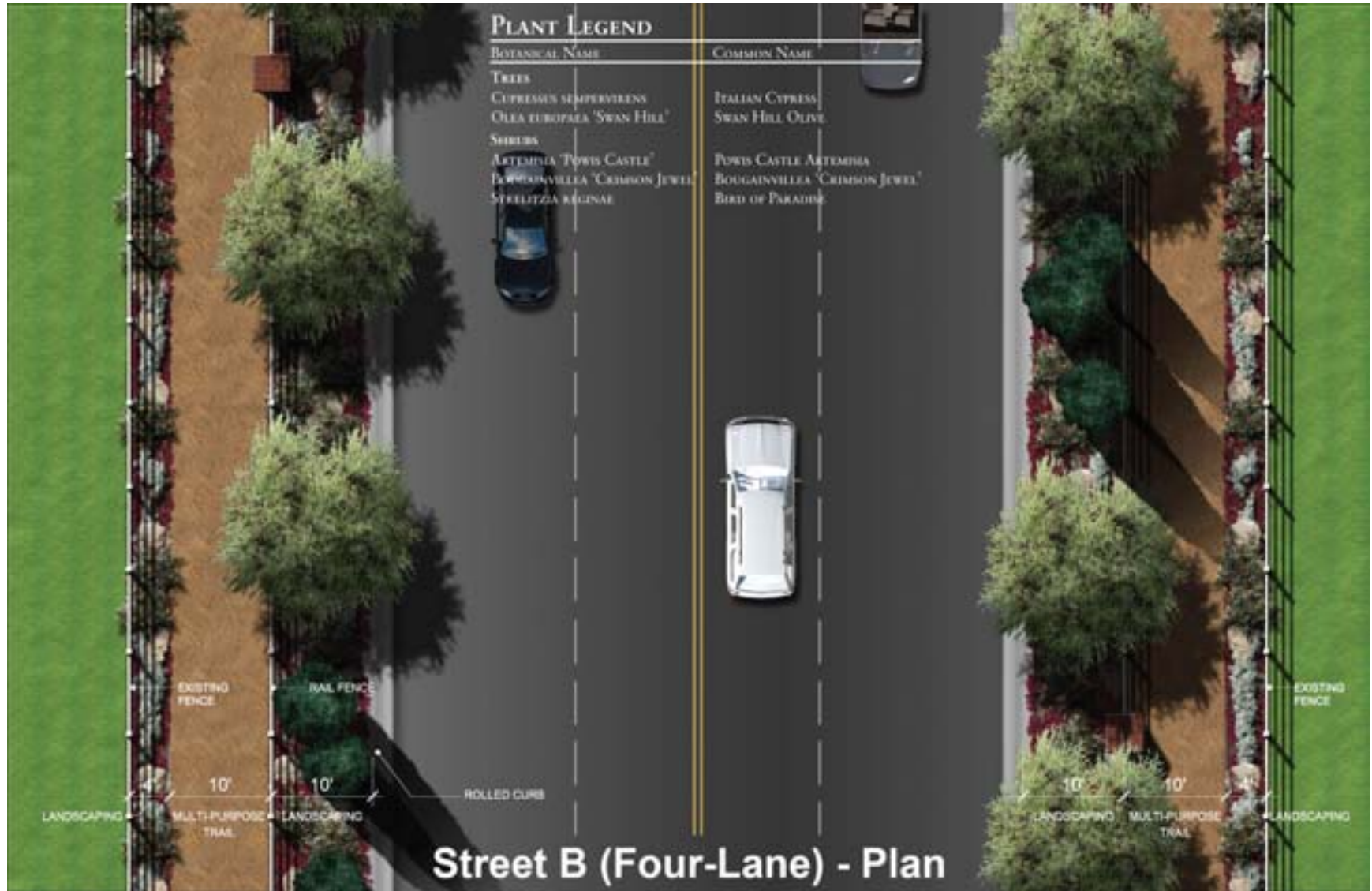


Exhibit 29 | Street B - Four-Lane - Plan View

Street B (Four-Lane) applies to 10th Street only. The only difference from the previous plan and section is that 10th Street is a four-lane road.



Exhibit 30 | Street B - Four-Lane - Section





Exhibit 31 | Street C - Plan View

Street C applies to Nuevo Road, Apricot Avenue, North Drive, Gibson Avenue and 13th Street. The landscape palette includes olive street trees with perennial color contrasts provided by yellow lantana, Spanish lavender and Japanese barberry

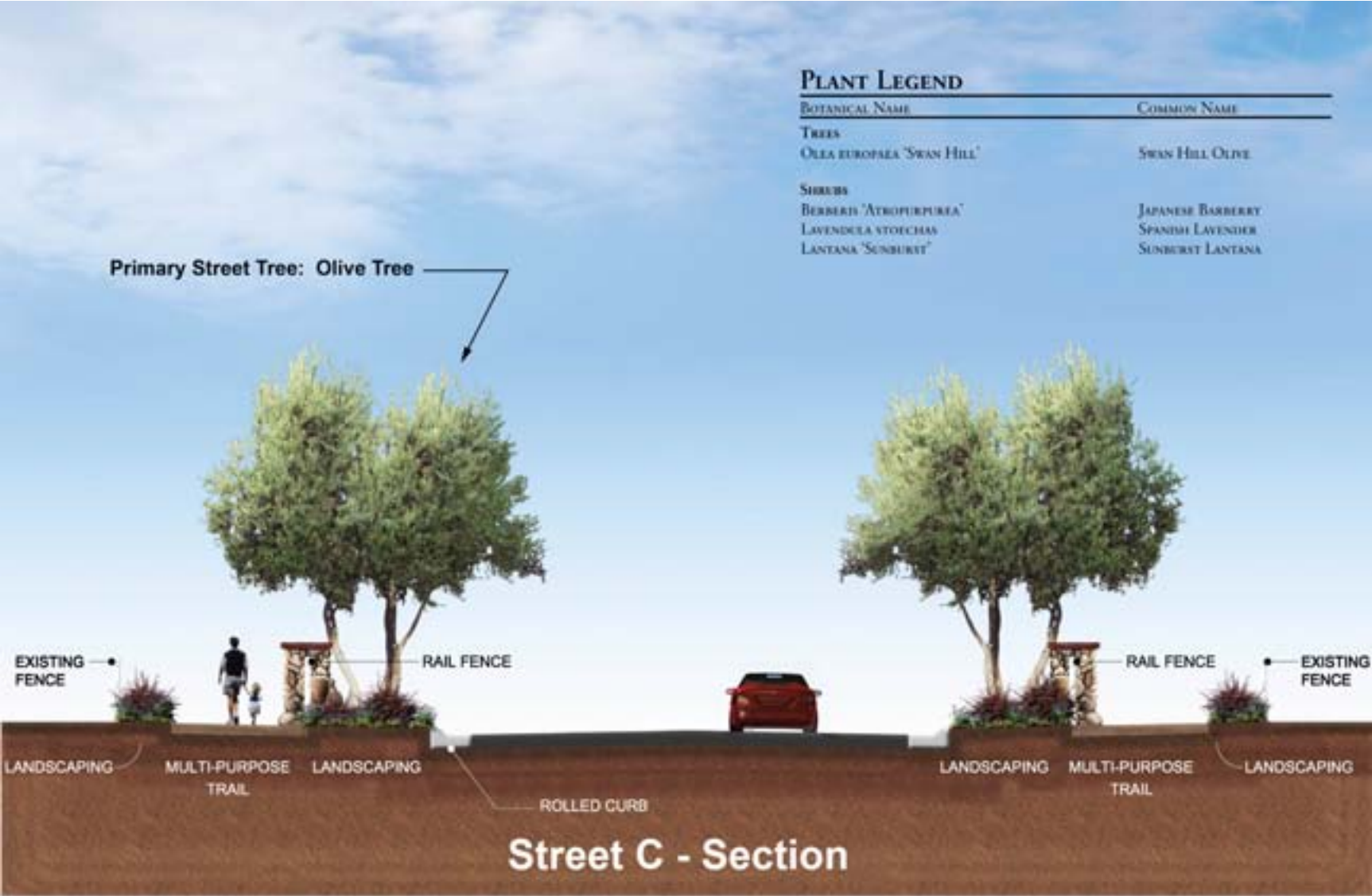


Exhibit 32 | Street C - Section



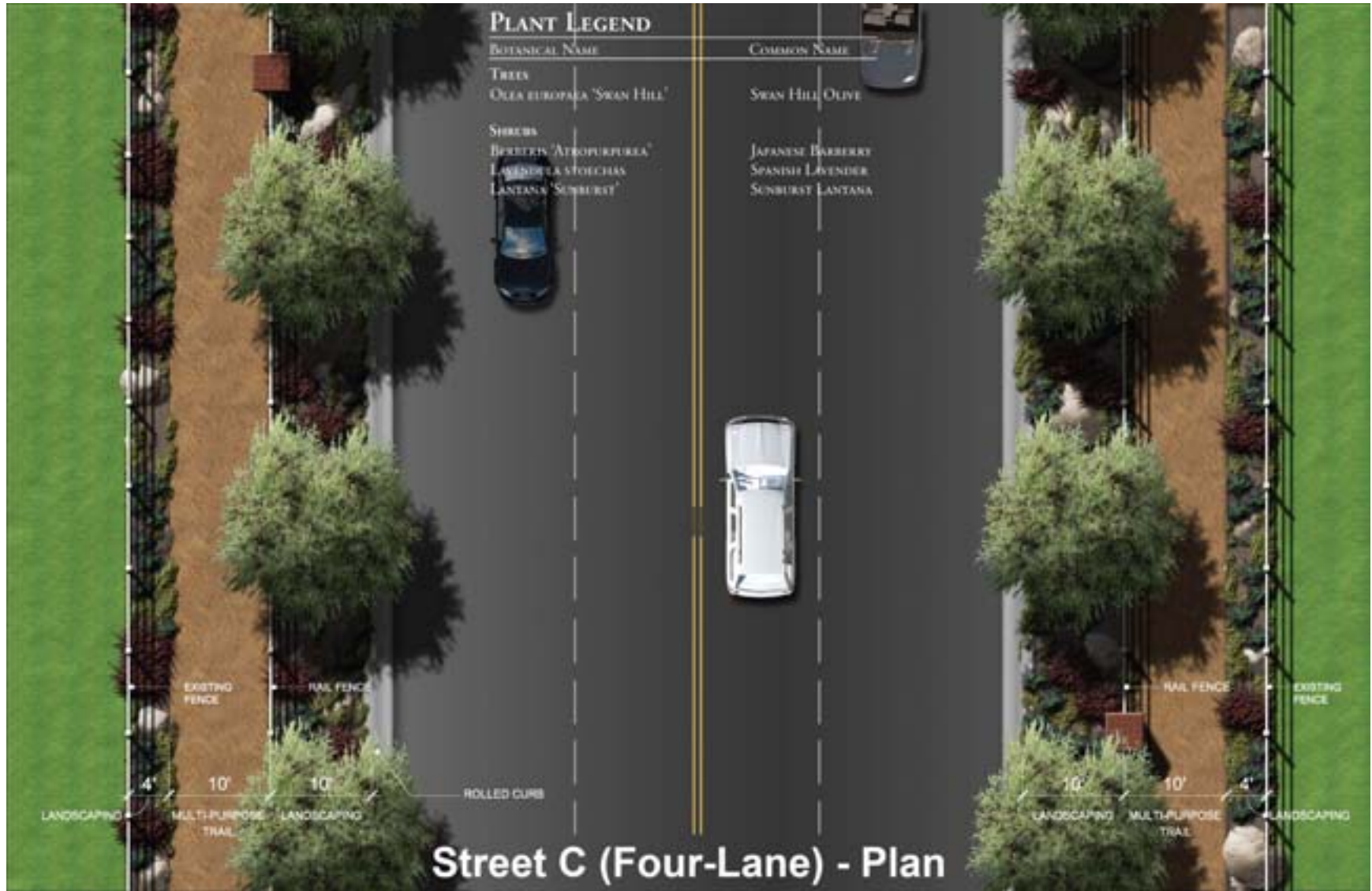


Exhibit 33 | Street C - Four-Lane - Plan View

Street C (Four-Lane) applies to Menifee Road only. The only difference from the previous plan and section is that 10th Street is a four-lane road.

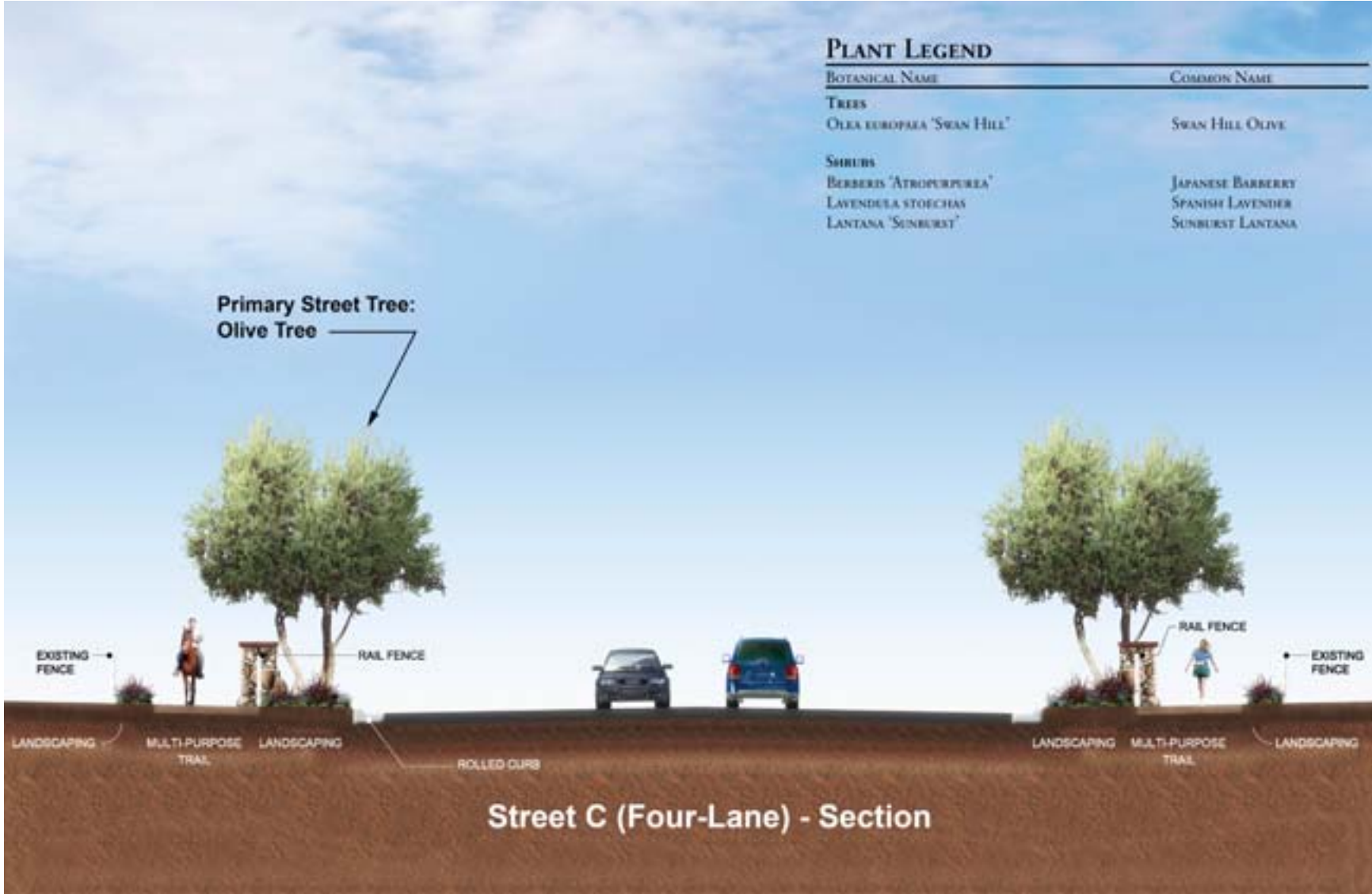


Exhibit 34 | Street C - Four-Lane - Section





Exhibit 35 | Street D - Plan View

Street D applies to Juniper Flats Road, Contour Avenue and Warren Street. These roads are in a very rural area with very large lots. Therefore a multiuse Trail occurs on only one side of the road. The plant palette has very drought-resistant material that, once established will require little or no irrigation. Rolled curbs maintain a rural character.





Exhibit 36 | Street D - Section



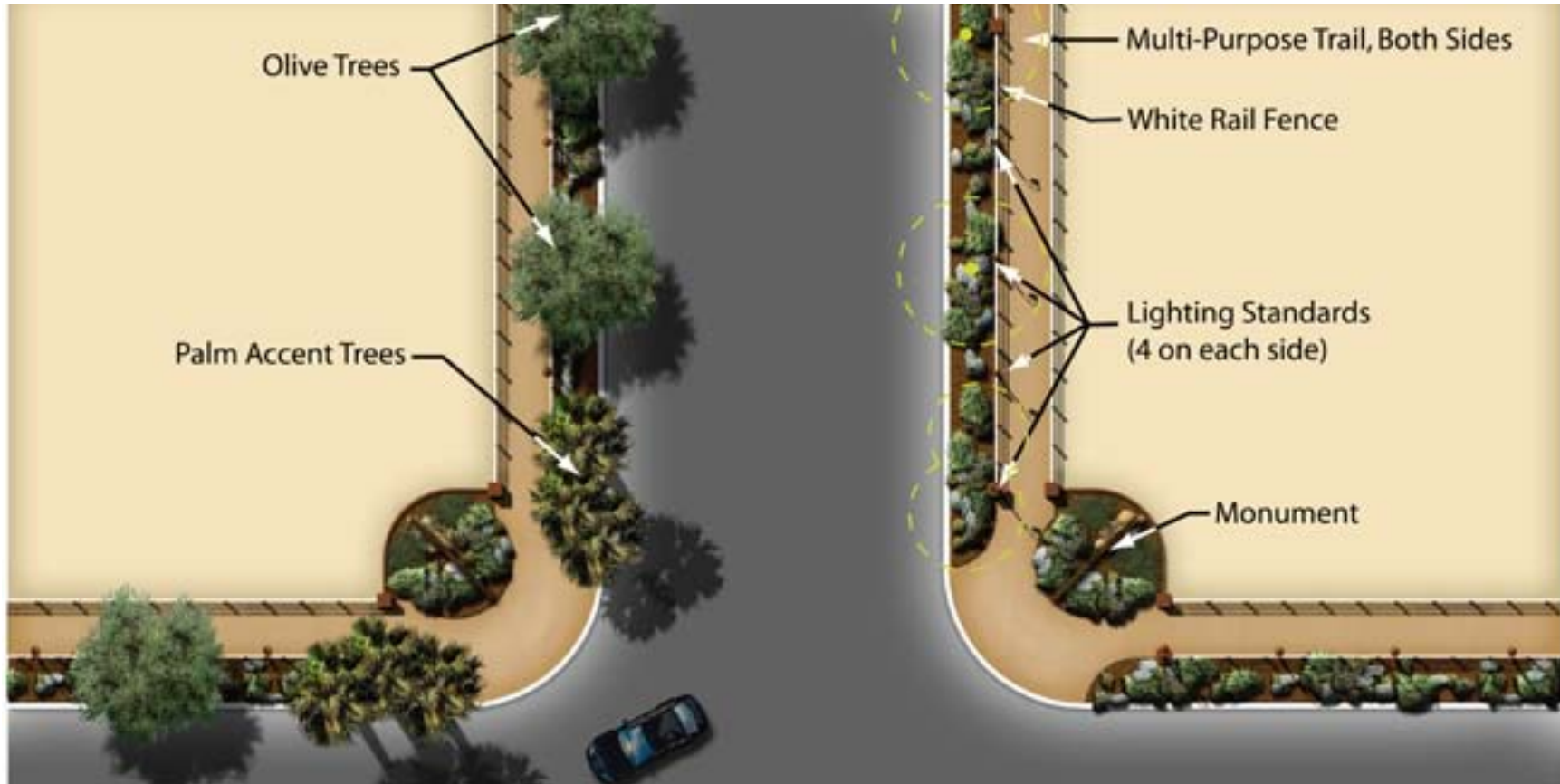


Exhibit 37 | Intersection Treatment - Plan View

Streetscape improvements will be especially pronounced at key intersections. The white rail fencing, enclosing multi-use trails, will terminate in rock pilasters capped in brick. Four, low scale, rustic street lights, set 20' apart, provide low intensity illumination and are complemented by a community entry monument sign set amid informal planting and rock clusters. Odd-numbered clusters of Italian Cypress trees are interspersed with olive trees for visual accents.

2. Intersection Treatment

- At prominent intersections, rail fencing will end at corners marked by stone pilasters and tree clusters.
- Four, low-scale light standards will be placed 20' apart starting from the corner.
- In some cases, street corner will feature an enhanced setback with low-scale community monument sign bordered by larger boulders and accent landscaping.



Exhibit 38 | Intersection Treatment - View-1 at Corner

Corner Monument is a down-sized version of Regional Entry Monument. Ranch-style light fixtures are low-level down lights that are clustered only at street intersections.





Exhibit 39 | Intersection Treatment - View-2

This view shows two corners of an intersection with Intersection Treatment guidelines applied. Landscaped strip with street trees, shrubs and large stones, together with the white rail fence, adds continuity to the streetscape by screening out the diverse array of fence-types and varying quality of yard maintenance.



Exhibit 40 | Intersection Treatment - View 3

Using multi-purpose trails in lieu of sidewalks adds to the rural character of Lakeview-Nuevo while adding connections to both bike and equestrian trails in the community.





Street Tree: Olive Tree.



Street Tree: Italian Cypress Street Tree: California Fan Palm



Street Tree: Chinese Pistache

3. Street-Specific Design Treatment

Within the common design features of rolled curbs, white rail fencing and naturalistic parkways, the major streets of Lakeview/Nuevo will have its own unique landscape design with selected, primary street trees and parkway scrubs.

- **Street ‘A’** will feature “Swan Hill” olive trees interspersed with odd-numbered clusters of California fan palms. Its shrub palette, which can be supplemented with other low-maintenance plants, includes Powis Castle artemisia, red bird of paradise, medium. Fan palm, and Texas Ranger “frutescens.”
- **Street ‘B’** will feature olive trees interspersed with odd-numbered clusters of Italian cypress trees. Its parkway shrubs include artemisia, “Crimson Jewel” bougainvillea and bird of paradise.
- **Street ‘C’** will take advantage of its existing stands of olive trees supplemented with Japanese barberry, Spanish lavender and Sunburst lantana.
- **Street ‘D’** will feature Chinese Pistache supplemented with Blue Hibiscus, Mexican Evening Primrose, and Blue Eyed Grass.

4. Landscaping

- The landscape palette (see Appendix A) includes specimens from the existing community as well as appropriate low-maintenance, drought-tolerant selections informally planted and interspersed with buried rocks in odd-numbered clusters.
- Olive trees will be used as background accent for community monument signs as well as along major streets and within future town centers.
- Palm trees, planted in odd-numbered groups, will be introduced along roadways to provide visual accents and a variation of scale.





Exhibit 41 | Landscape Treatment

Streetscape before application of Guidelines



Streetscape After application of Guidelines

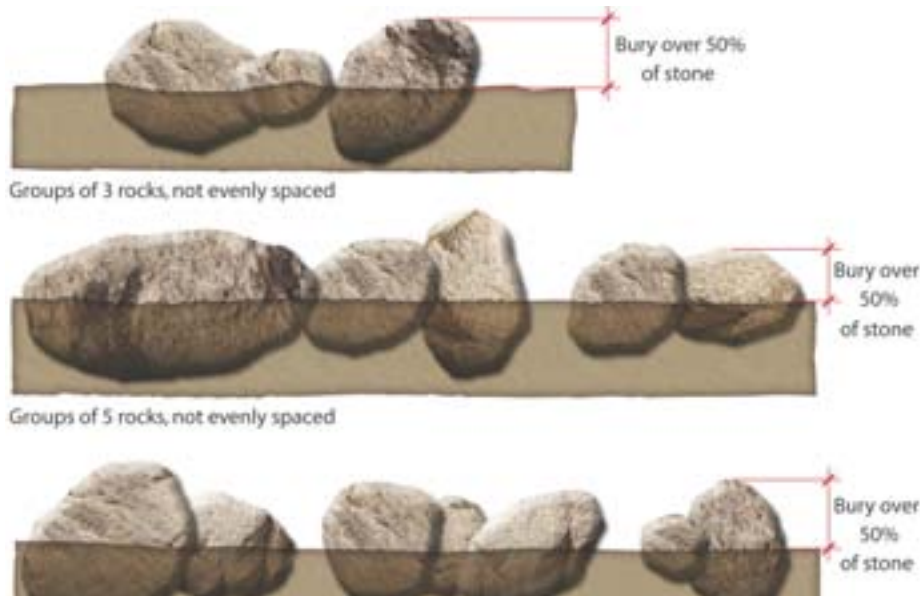


Exhibit 42 | Stone Placement



Exhibit 43 | Rail Fence with Stone Pilaster & Opening

Stone Pilaster with Maximum Spacing of 100 ft. A 3ft. opening will occur at each pilaster to allow pedestrians mid-block access to the trail as well as an opportunity to get out of the way of a skitterish horse. On roads that do not have drives creating additional openings, an additional 3 ft. opening will be provided so that openings occur no further than 50 ft apart. In that way a pedestrian will be no further than 25 ft. from an opening at any time.





Exhibit 44 | Street Lamp



- Decorative rocks and boulders which are used in streetscape parkways and as decorative elements around monument signs should be buried to approximately half their volume and be grouped in random, odd-numbered clusters from three to nine elements.

5. Lighting

Goal Statement: Light fixtures in Lakeview-Nuevo should be naturalistic in design and color, blending into the landscaped parkways and providing a unifying community element. To preserve the night sky and rural ambience, all lighting should be discreet and oriented downward (consistent with County Ordinance 655 and the Mount Palomar Nighttime Lighting Policy Area).

- Street lamps shall be of low-scale, low intensity and unified design featuring:
 - ❑ Deep brown, metal finish
 - ❑ Articulated base and curved neck for an informal, country feel compatible with a “ranch” character
 - ❑ Rounded lamp hood to funnel light downward
 - ❑ Decorative post cap for stylistic finished appearance
- In commercial areas, light fixtures and lighting should follow the same basic community theme lamp with variations allowed as desired
- Backlighting and spot lighting are preferred methods of lighting signs and monuments.
- Blinking, flashing or exposed bulbs are not allowed.

6. Multi-Use Trails

Goal Statement: Lakeview-Nuevo’s attractive multi-use trails are an important part of its streetscapes and function as a key aesthetic, recreational and linking element.



- Multi-use trails will be constructed of compacted, decomposed granite or other natural composite in keeping with the community's rural character.
- Trails will be located along several major arterial roads between the landscaped parkway and residential property lines.
- Multi-use trails will generally be 10' in width to accommodate equestrian, biking and hiking.

7. Street Signs

Goal Statement: Street signs in Lakeview-Nuevo are an important unifying design element containing naturalistic colors and the community's logo on a rustically-styled post.

- The street sign font should be consistent, distinctive and highly visible.
- Street signs colors will be natural browns, greens with off-white backgrounds.
- The sign base will have a distinctive shape to incorporate the community's oval-shaped logo – a white rail fence, ranch house and background hills.
- The street signpost will be of deep brown metal finish containing a decorative hooded cap at the top of the post.



Exhibit 45 | Street Sign



Multi-Purpose Trail



Street Sign



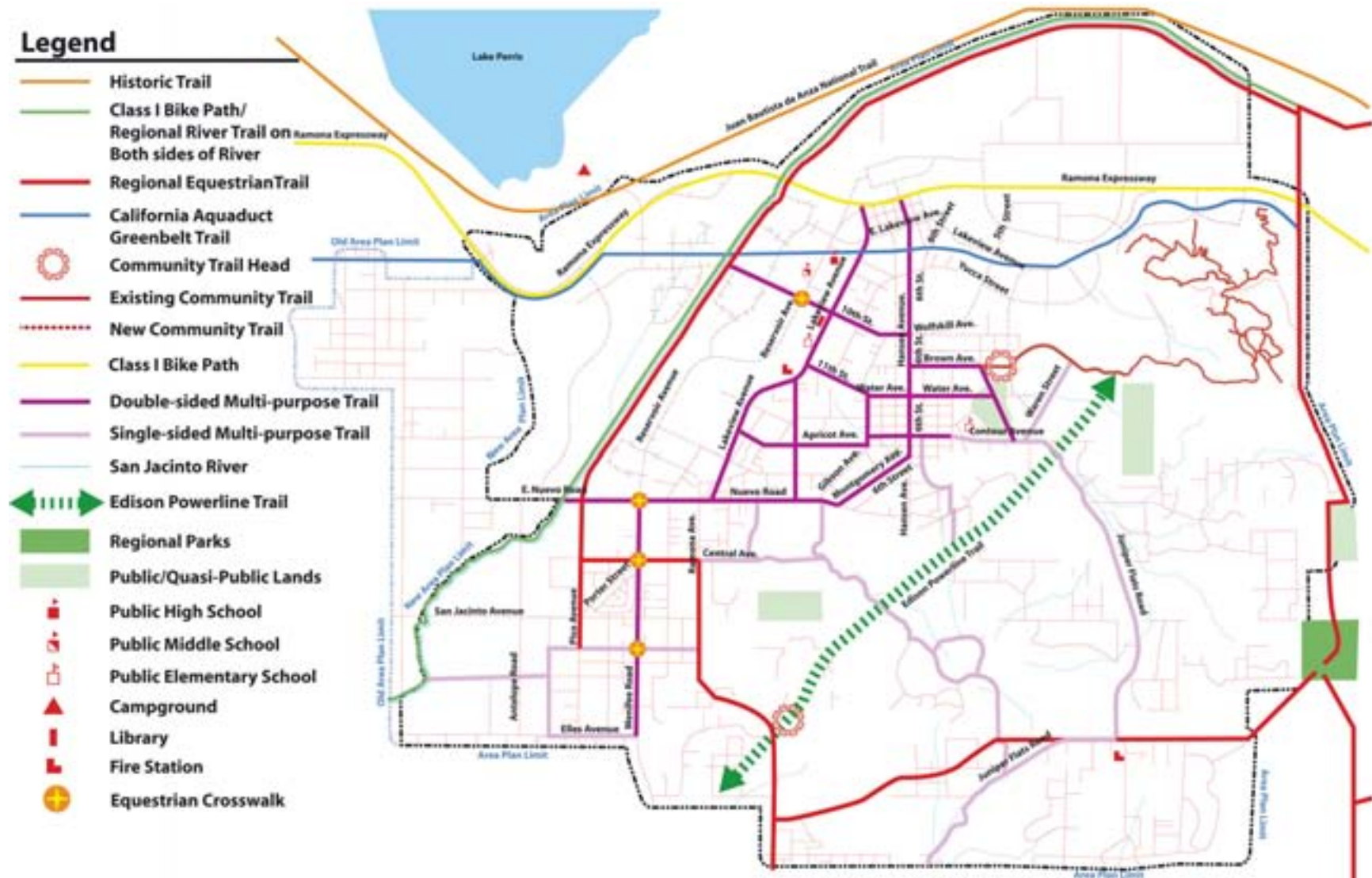


Exhibit 46 | Trail Location Map

F. RECREATION FACILITIES

Recreation facilities are an important part of the community structure. The large planned communities being considered in the Lakeview/Nuevo area, are proposing parks, trails and other facilities, most of which will be open to the general population of Lakeview/ Nuevo. However, many of these facilities are needed in the existing rural area as well. These are discussed below.

1. Trails and Bike Paths

Trails and Bike Paths will be an important component of the Lakeview-Nuevo Community. These guidelines show trails desired by the community, trails shown on the General Plan/Area-Wide plan and those being considered by the County Trails Committee. These trails may be modified by the Regional Park and Open-Space District as part of their ongoing work in designating and implemented their trails program.

Trail Crossings - There are many cases where multi-purpose and equestrian trails cross roads. Of particular concern are any trails with equestrian use. All of these crossings should include a cross-walk with a roughened surface to provide stability for horses. When approved by County Transportation Department, the crossing streets should have a stop sign. Crossings of busy streets (secondary highways) must have equestrian crossing lights, which are similar to pedestrian crossing lights, but include a activation button mounted at an elevation that can be easily reached by a mounted rider. Locations for some of these are shown on Exhibit 43 - Trail Location Plan.

Exhibit 43 - Trail Location Plan - This exhibit shows existing and proposed trails and bike paths in the area. Together they form a network of connected links that will unite the community and its facilities. They include the following.

- Historic Trail - This is the general corridor within which the Juan





Exhibit 47 | Existing Conditions

Existing Street Conditions before Application of Design Guideline Streetscape Requirements.

- Bautista de Anza National Trail occurred.
- River Trails – Class I Bike Path/Regional River Trail – A Class I Bike Path and Regional Multi-Use Trail will occur on each side of the San Jacinto River.
- Regional Equestrian Trail – This regional horse trail will form a loop around Lakeview/Nuevo following the east and south side of the San Jacinto River and various road and property line alignments.
- California Aqueduct Greenbelt Trail – The California Aqueduct, which flows through underground pipe through Lakeview Nuevo, is planned as a regional greenbelt that will include pedestrian, bike and possibly equestrian trails, along with recreation facilities such as picnic areas, rest





stops, tot lot and the like.

- Existing Community Trails - These trails are actually existing, narrow dirt roads winding through the steep terrain in the northeast corner of the Lakeview/Nuevo area, south of Ramona Expressway.
- New Community Trails - This is a proposed link completing a loop in the existing Community Trail
- Ramona Expressway Class I Bike Path - This bike path follows the alignment of the Ramona Expressway. If the Ramona Expressway is improved with interchanges with grade differentials or other improvements that prevent safe location of a Bike Trail, the Ex-pressway location may have to be abandoned.

Exhibit 48 | Community Trail

*After Application of Design Guidelines
Streetscape Requirements*





Example of City Park or Town Plaza

- Double-Sided Multi-Purpose Trails - These multi-use trails will be a part of the streetscape of important roads in the community, as shown and discussed previously. They will be placed on both sides of designated streets and serve in lieu of sidewalks for pedestrians, provide bike paths for mountain bikes, and provide a safe equestrian trail allowing horse-owners in the rural area to ride their horses from their homes to other community trails.
- Single-Sided Multi-Purpose Trails - This multi-use trail will occur along one side of a portion of Contour Avenue and along Juniper Flats Road as well as along Warren Street.
- Edison Powerline Trail - The existing Edison Poaerline cuts diagonally through Juniper Flats form wouthwest to northwest corners. The powerline maintenance road is currently used by equestrians. The County should arrange a cooperative agreement with Edison for its use and maintenance.

2. Parks

Sports parks and neighborhood parks have been proposed as part of future planned community projects in the Lakeview/Nuevo area. However, there is a need for neighborhood parks within the existing rural community. The only existing park in Lakeview/Nuevo is a temporary ball field along Nuevo Rd. In a survey administered by the County Riverside EDA Redevelopment Agency, parks were the most desired public facility. Based on population figures within the rural area there should be at least four, 5-acre neighborhood parks within the Rural Area boundary. To facilitate the concept of having parks within walking distance



from the majority of residents, two parks should be located between or adjacent to Lakeview Avenue and Hansen Avenue between Ramona Expressway and Nuevo Road. One of these two might be located contiguous to a school creating the shared benefits of a school-park. Two should be located evenly spaced near Juniper Flats Road in the more rural Juniper Flats area. In addition, as part of development of the Rural Village and Urban Village, each should include a “City Park” or Village Plaza (as shown in Section H, Commercial Centers).

3. Trailheads

Trailheads - Until these design guidelines are implemented and the trail system shown in this document gives residents safe trails to ride their horses from their homes to existing community and regional horse trails, there is a real need for trailheads at the start of these trails. The trails are not only for equestrians, but hikers as well. The trail head must have facilities for both. They must have parking for automobiles and horse trailers, water for both horses, riders and hikers, fenced corrals and tethering posts, restrooms and information kiosk.

One of the future planned community projects is proposing a trailhead near Brown Avenue and 5th St. This is near the existing community trails to which a trail link will be provided. Another good location is near the point that the Edison Easement crosses Briggs Road.



Multi-Use Trail at Corner



Typical Streetscape





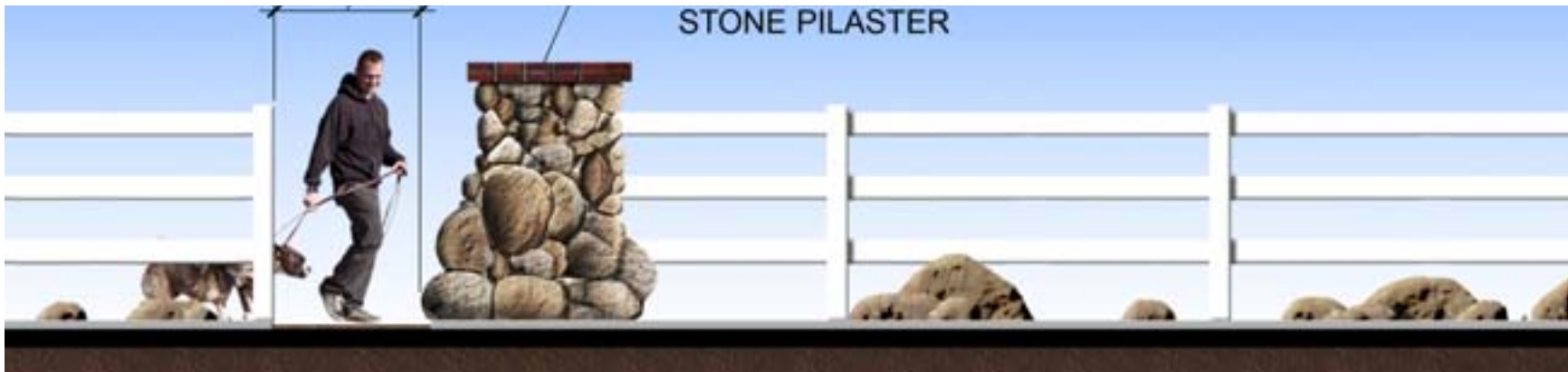
White Rail Fence with Stone Pilasters separates Multi-Use Trail from Street

G. FENCES AND WALLS

Among the most common design elements in the Lakeview/Nuevo community are its many fences and walls. Because of the tremendous variation in design, quality and maintenance of existing fences and view-walls, these guidelines call for the unifying effect of a community-wide fence theme within the road Rights of Way. *Solid masonry walls are not appropriate in this rural area and are not allowed along streets in Lakeview-Nuevo.* It is recommended that when existing fences are replaced, that the replacement fence be white rail fence, and if they are to contain animals, the rail fence should be backed with welded wire mesh of appropriate dimensions.

Goal statement: The incorporation of the white rail fence and associated landscaping as a unifying community design theme. This landscaped, fenced parkway will screen out the often inconsistent quality and maintenance of existing fences and view-walls along the street. The guidelines require the following:

- Incorporate white rail fencing, with rustic stone pilasters, maximum 100' apart, as an important feature of the enhanced arterial parkways.
- Locate arterial fencing behind the landscaped parkways to provide visual consistency and to screen views of the individual lot fencing.



White Rail Fencing with Stone Pilasters





Commercial Architecture



H. ARCHITECTURE

Goal Statement: The architecture of Lakeview-Nuevo reflects the rustic nature of the community, drawing its colors and materials from a wide variety of country architectural themes.

The following architectural guidelines apply to the Lakeview-Nuevo Plan Area:

- The following menu of architectural styles and variants from them are encouraged for residential areas in Lakeview Nuevo: California Ranch, Country Victorian, Craftsman bungalow, barn, and Spanish colonial and mission styles.
- Outbuildings should be of similar material to the main residence or of





- natural materials such as wood or stone.
- Rooflines should be low in profile with gable, hipped, Dutch or gambrel and shed roofs encouraged. Flat roofs are discouraged.
- Where second stories are added or designed, step them back from the first story façade and incorporate gable or hipped roofs to reduce their visual impact.
- For large structures such as barns or storage sheds, large doors and facades should be articulated with accented beams, windows or decorative supports, eaves or beams.
- Natural colors and materials, which blend into the surroundings, are encouraged.
- Bright, reflective steel or glass structures are highly discouraged.
- For commercial areas, wood, stone or naturally treated stucco are the preferred building material.

I. COMMERCIAL CENTERS

Creating focused and attractive commercial centers planned around a Town Plaza/Park is consistent with the Lakeview-Nuevo Area Plan. It also carries out a key component of the Riverside County Integrated Plan (RICP) which designates two Community and Village Centers to serve the surrounding area and act as focal points for the community.

The Area Plan calls for “surrounding land uses, such as Medium Density Residential and Commercial Retail, to complement the intended pedestrian-friendly atmosphere by creating a human-scaled environment.” (Page 2 of Area Plan).

Goal Statement: Commercial centers feature attractive and compatible combinations of richly detailed architecture, a formally designed Town Plaza/Park with a range of people-gathering places, and building masses which allow second-story restaurants and shops.





Exhibit 47 | Commercial Center - Nuevo Plaza - Bird's-eye View

Bird's-Eye view of a Town Plaza/Park, surrounded by two-story retail and restaurants with offices and restaurants above.



Existing Conditions: The commercial areas of Lakeview-Nuevo are small and disjointed, although they are sited within much larger commercial zones. The centers have no architectural coherence and have no formal public gathering places.

- Commercial areas shall feature an appropriate menu of architectural styles reflective of the community’s rustic character.
- Appropriate vernacular architectural styles include a variety of “Western Main Street” motifs, including “False Front”, folk Victorian, neo-Italianate as well as Monterrey, Mission, and adobe or Pueblo styles.
- Flat-roofs are discouraged unless fronted with parapets, cornices and decorative roof detailing give the buildings a finished appearance.
- Second-story facades should be richly detailed with windows, parapets, vertical piers, awnings and other decorative surface detailing.
- Commercial building frontages should be sited on the sidewalk (zero-lot line) and share sidewalls with neighboring buildings. This continuous block face of stores and offices provides a strong sense of enclosure and a more comfortable and intimate atmosphere for pedestrians.
- Arcades are an important unifying



Exhibit 50 | Nuevo Plaza - Plan *Bird's-Eye view of a Town Plaza/Park, surrounded by two-story retail and restaurants with offices and restaurants above*

- element along commercial blocks.
- Second-story offices, restaurants and stores are encouraged.
- Signage within the commercial centers is appropriately scaled to the architecture and pedestrian. Permissible signs include horizontal sign bands between the first and second story, hanging double-faced custom signs within the arcades, and custom signage on parapets. Informational kiosks and attractively lettered window signs are also permitted.
- Building frontages should front the centrally located plaza with parking located in convenient lots in back.



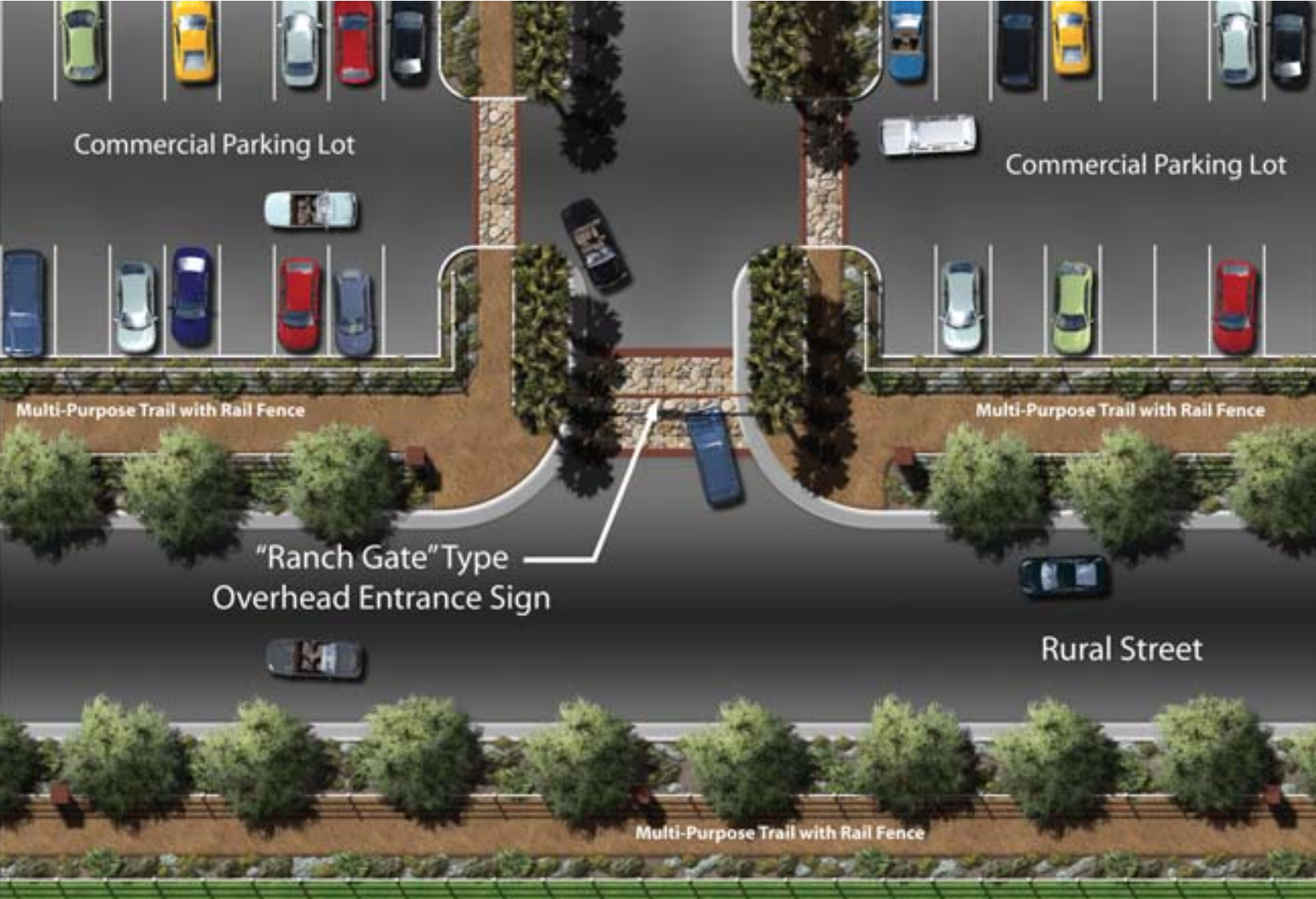


Exhibit 51 | Commercial Entry - Plan View





Exhibit 52 | Commercial Entry Structure - Alternative 1

With wood-like posts and beam and wood-backed Logo Plaque



*Exhibit 53 | Commercial Entry Structure - Alternative 2
With decorative metal beam and cut-metal Logo.*





Exhibit 54 | Commercial Entry Structure - Alternative 3

With decorative beam and wood-backed Logo.



Exhibit 55 | Commercial Monument Sign



Exhibit 56 | Commercial Center - Central Plaza - Plan

- A formal, yet comfortable Town Square will be located inside the commercial center. It will feature elements similar to the following:
 - Two focal points - a fountain and gazebo on either side of the plaza. The former will serve as an informal gathering place; the latter will accommodate larger gatherings and performances.
 - Symmetrically placed olive trees for shade and aesthetics.
 - Ample sitting space under shade trees and around the fountain and gazebo.
 - Symmetrically placed decorative lamps, of similar style and scale to the community's street lamps.

- In smaller commercial areas along arterial streets, the following guidelines should be followed
 - Buildings should be sited near or on the sidewalk with parking located behind or to the side of the structures.
 - Where two or more buildings are grouped, they should be of similar height, color and materials, where possible.





Exhibit 57 | Commercial Center - Fountain

A fountain creates a tranquil space that should have nearby benches on which to sit and relax.





This Gazebo/Bandstand facility should be large enough to serve as a venue for concerts in the park, weddings and community events.

Exhibit 58 | Commercial Center - Gazebo/Bandstand





Exhibit 59 | Commercial Center - Building Detail



J. MAINTENANCE

Due to the rural, low-density character of the area and potential limitations on funding sources, it is important that the design improvements be cost effective and relatively easy to maintain. For these reasons, landscape treatments, fencing and monument signs will be built of low-maintenance and durable materials.

Landscaping - The landscaped parkway planting and street tree palettes were selected for their regional appropriateness, hardiness and color. In all cases, the parkway shrubs are drought-tolerant and low maintenance, yet provide perennial color. The selected street trees are also low maintenance - thriving in the arid climate, yet providing visual relief and accents along the roadways. (See Plant Palette in Appendix A).

Hardscape, Signage and Fencing - Monument entry signs and fencing will also be constructed of durable, natural-looking materials. The brown finish of metal monument and gateway spans is selected to weather naturally and to blend into the environment. Vinyl, white-rail fencing will be durable and easy to repair. Rock pilasters and clusters of buried rocks are extremely durable and are designed to mirror those found in the surrounding hills and outcroppings.



Exhibit 60 | Commercial Center - Example Buildings

Maintenance Entity - This area will have streetscapes that are unique to Lakeview Nuevo, and will differ from existing County street standards. The improvements within the public Rights of Way and easements, including rail fences, multi-use trails, lighting, street signs, monuments and community entrance treatment, will require different maintenance than what is required for a standard County of Riverside streetscape. Therefore, Lakeview Nuevo streetscapes must be maintained by a maintenance entity which is funded by new and existing development and residents in the area. The choice of maintenance entity and estimation of related costs will be a part of future County implementation efforts.



APPENDIX A - PLANT PALETTE

The plants listed for each Street Type shall be the dominant plants used on each street. These may be supplemented with existing plants and by plants listed under “Additional Shrubs and Groundcover,” on the next page.

BOTANICAL NAME	COMMON NAME
STREET ‘A’	
TREES	
OLEA EUROPAEA ‘SWAN HILL’	SWAN HILL OLIVE
WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM
SHRUBS	
ARTEMISIA ‘POWIS CASTLE’	POWIS CASTLE ARTEMISIA
CAESALPHINIA PULCHERRIMA	RED BIRD OF PARADISE
CHAMEROPS HUMILIS	MEDIUM FAN PALM
LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER
STREET ‘B’	
TREES	
CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS
OLEA EUROPAEA ‘SWAN HILL’	SWAN HILL OLIVE
SHRUBS	
ARTEMISIA ‘POWIS CASTLE’	POWIS CASTLE ARTEMISIA

BOTANICAL NAME**COMMON NAME**

BOUGAINVILLEA 'CRIMSON JEWEL'
STRELITZIA REGINAE

BOUGAINVILLEA 'CRIMSON JEWEL'
BIRD OF PARADISE

STREET 'C'**TREES**

OLEA EUROPAEA 'SWAN HILL'

SWAN HILL OLIVE

SHRUBS

BERBERIS 'ATROPURPUREA'

JAPANESE BARBERRY

LANTANA 'SUNBURST'

SUNBURST LANTANA

LAVENDULA STOECHAS

SPANISH LAVENDER

STREET 'D'**TREES**

PISTACHIA CHINENSIS

CHINESE PISTACHE

SHRUBS

ALYOGYNE HUEGELII

BLUE HIBISCUS

OENOTHERA SPECIOSA

MEXICAN EVENING PRIMROSE

SISYRINCHIUM

BLUE-EYED GRASS



ADDITIONAL SHRUBS/GROUNDCOVER TO USE IN CONJUNCTION WITH THE PREVIOUS LIST:

BOTANICAL NAME (SHRUBS & ACCENTS)

COMMON NAME

BACCHARIS SAROTHOIDES (MALE) -	DESERT BROOM
CALLIANDRA CALIFORNICA.....	RED BAJA FAIRY DUSTER
CALIFORNIA ERIOPHYLLA	PINK FAIRY DUSTER
CASSIA ARTEMISIOIDES	FEATHERY CASSIA
CASSIA NEMOPHILA	CASSIA
COTONEASTER GLAUCOPHYLLUS	BRIGHT BEAD COTONEASTER
DASYLIRION ACROTRICHE	GREEN DESERT SPOON
DASYLIRION WHEELERI	DESERT SPOON
DODONEA VISCOSA	HOPSEED BUSH
EUONYMOUS JAPONICA	EVERGREEN EUYONYMOUS
FEIJOA SELLOWIANA	PINEAPPLE GUAVA
FOUQUIERIA SPLENDENS	OCOTILLO
LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	DWARF TEXAS RANGER
LEUCOPHYLLUM F. 'GREEN CLOUD'	GREEN CLOUD TEXAS RANGER
LEUCOPHYLLUM ZYGOPHYLLUM CIMARRON	CIMARRON TEXAS RANGER
MUHLENBERGIA CAPILLARIS	REGAL MIST
MUHLENBERGIA RIGENS	DEER GRASS
NANDINA DOMESTICA 'NANA'	DWARF HEAVENLY BAMBOO
PENSTEMON BACCHARIFOLIUS.....	DEL RIO



BOTANICAL NAME

COMMON NAME

PENNISETUM SETACEUM ‘CUPREUM’	PURPLE FOUNTAIN GRASS
PITTOSPORUM TOBIRA VARIEGATED	VARIEGATED MOCK ORANGE
PUNICA GRANATUM ‘NANA’	DWARF POMEGRANITE
RHAPIOLEPIS INDICA	INDIAN HAWTHORNE
ROSA BONICA.....	BONICA ROSE
SALVIA CLEVELANDII	CHAPARRAL SAGE
SALIVA GREGGII.....	AUTUMN SAGE
TULBAGHIA VIOLACEA	SOCIETY GARLIC



BOTANICAL NAME (GROUND COVER)

COMMON NAME

ACACIA REDOLENS ‘DESERT CARPET’	CREEPING ACACIA
BACCHARIS HYBRID ‘STARN’.....	THOMPSON BACCHARIS
DALEA CAPITATA ‘SIERRA GOLD’	SIERRA GOLD DALEA
DALEA GREGGII.....	TRAILING INDIO BUSH
GANZANIA RIGENS	GAZANIA
LANTANA CAMARA ‘NEW GOLD’	NEW GOLD LANTANA
OENOTHERA BERLANDIERI	MEXICAN EVENING PRIMROSE
PYRACANTHA ‘SANTA CRUZ’	SANTA CRUZ PYRACANTHA
ROSMARINUS OFFICINALIS ‘PROSTRATUS’.....	DWARF ROSEMARY
TEUCRIUM CHAMAEDRYS.....	PROSTRATE GERMANDER
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE
VERBENA GOODINGII.....	GOODING VERBENA
VERBENA RIGIDA	COURSE VERBENA

