



TEMESCAL VALLEY DESIGN GUIDELINES

TEMESCAL VALLEY MUNICIPAL ADVISORY COUNCIL (MAC)

PHYLLIS BEEDE, CHAIRPERSON - MARTY KREISLER, VICE CHAIR

JOYCE DELEO - WAYNE KILEY - LARRY WERNER

SUPERVISOR BOB BUSTER

FIRST DISTRICT, RIVERSIDE COUNTY

DAVE STAHOVICH - SANDY ISOM

RIVERSIDE COUNTY PLANNING DEPARTMENT

RON GOLDMAN, PLANNING DIRECTOR - JERRY JOLLIFFE, DEPUTY DIRECTOR

PREPARED BY

PDS WEST

BOB LACOSS, PRINCIPAL - RAMON SWAIM, SENIOR DESIGNER

DUSTY YONGE, DIGITAL ARTIST - STEVE OH, DESIGNER

ADOPTED BY THE BOARD OF SUPERVISORS

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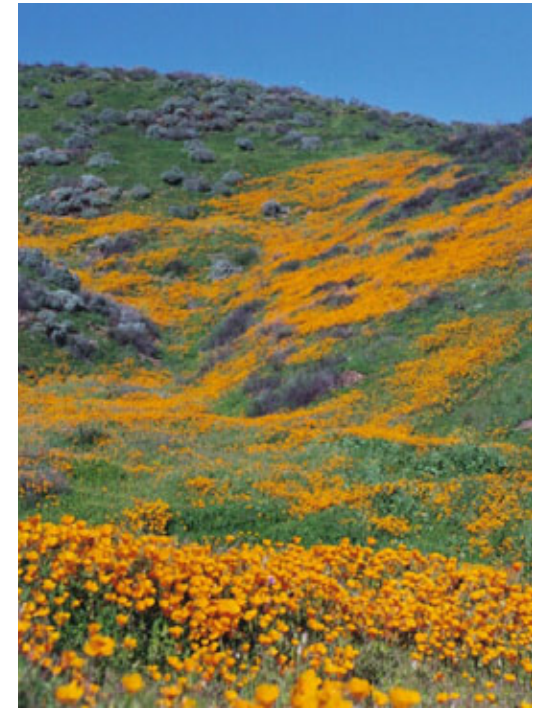


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Exhibit 1 | Wild California Poppies

*Season Color is a big part of Temescal Valley's Natural Beauty.
Photo by Marty Kreisler.*

I. INTRODUCTION AND PURPOSE

Capturing the Essence of a Special Place

Visitors to Temescal Valley are instantly aware of its scenic beauty. Surrounded by rugged mountains and steep topography, it represents a prime example of Southern California's natural landscape. A closer look, however, reveals a diverse local history, Temescal Valley has also been a special place of refuge and passage - representing vital examples of California's major historical periods.

Few places have captured so much diverse history in such a small area. Along

its historic routes and by its waterways, Native Americans, Spanish and American settlers, explorers, farmers, miners, hotel and resort owners, and suburban developers have enjoyed its beauty and developed its resources. From ancient trails to stagecoach routes to interstate highways, Temescal Valley is a microcosm of California's storied development.

Capturing and enhancing the essence of this unique place is the goal of these design guidelines. Rather than impose an artificial theme on the area, they crystallize existing conditions and synthesize the special historical, natural and cultural resources of the Temescal Valley.

II. BRIEF HISTORY OF THE TEMESCAL VALLEY

A. Temescal Valley - A place of passage Through California History

Temescal Valley is a special place, both geographically and historically, that tells a fascinating story about the many chapters of California history. This picturesque Valley is - first and foremost - an area of natural beauty. But its topography has also affected its history. From an ancient Indian trail, an important route of early explorers, settlers, and gold



seekers, a segment of the renowned Butterfield Stagecoach express, and finally to an interstate highway, Temescal Valley has been, and still is today, a place of passage.

But this special valley was more than a place to pass through. Along these historical routes, people have stopped to enjoy the natural beauty and experience the calm, peaceful ambience of the Valley. The first were Native Americans who left rock paintings and whose sweat houses give the area its name. Then came the Spanish - attracted by grazing and agricultural prospects. Soon came the American settlers, the first of whom developed a hotel and then a resort by its renowned hot springs.

Temescal Valley’s natural gifts yielded economic development as well. Its story includes the development of water rights, agriculture, and mining resources. As regional population pressures increased, the old Temescal Road eventually became a major transportation route between San Diego, Riverside and Los Angeles counties. State Highway 71 became Interstate 15 and with it came rapid suburban development.



Exhibit 2 | Luiseño Metates

Luiseño Metates (Grinding Stones), built into the fireplace of the Glenn Ivy Lodge (site of the historic Butterfield’s Stage Stop).



Exhibit 3 | Old Temescal Road Plaque





Exhibit 4 | Historic Alberhill Shoolhouse

B. Capturing Historical Themes

How then can Temescal Valley’s history and special sense of place guide future development? What historical themes are relevant, and how and where could they be incorporated in future designs of the area? A careful study of the major historical forces of design in the valley has revealed the following thematic influences:

- Native American – a special place of refuge
- Spanish colonization – early development and agriculture
- California Territory: Settler, Explorer and
- Gold Rush Route

- Stagecoach route – the Butterfield Overland Express
- Resort Living - From Rustic Resort to Regional Spa
- Harnessing Water - The Key to Growth
- Resources of the Land - Clay and Mining
- Agriculture and Orchards - The Scent of Citrus
- Suburban Development - Family Living in Planned Developments

C. Native Americans

The first known inhabitants of Temescal Valley were Native Americans whose activities lend the area its name. The two tribes – *Luisseño* and *Gabrieleños*, of the Shoshone linguistic group – frequented the area on a seasonal basis with their livelihood coming from hunting, fishing, gathering and trading. They built sweathouses or “haslets” near the hot springs of Coldwater Canyon. As the story goes, the Spanish couldn’t pronounce the Indian name for these structures, but instead substituted “temescale”, from the Aztec “tema” –to bathe- and “calla” – house.

It is clear that these early people regarded Temescal and its hot springs as a sacred



place. Special ceremonies and rights of passage conducted here speak of the spiritual and purifying powers of the water. Artifacts found in the area also include “metates”, large stones used for grinding acorns into thin cakes.

Remnants of the Native American period include extensive rock art panels, parts of which have been designated as two California Historical Landmarks: #187 “Carved Rock” and #190 “Painted Rock”. More than forty rock art panels have been located with a variety of diamond-shaped, spiral, animal figures and sunbursts designs. This concentration of Native American art is an important contribution to the ongoing research into the evolution and chronology of both painted and pecked designs.

D. Spanish Colonial Period

The Spanish colonial period of the Temescal Valley was initiated by the Franciscan missionaries who first explored the area around 1818. The land was granted to the closest mission – San Luis Rey – near present-day Oceanside. That mission’s leader, Father Petri, sent Don Leandro Serrano – a native of San Diego – to build a cattle ranch on the land. Thus entered the first European settler into the Temescal Valley.



Exhibit 5 | Remnant of Santa Fe Railroad Trestle



*Exhibit 6 | Tanning Vat
Remains of Tanning Vats Built for Don Leandro Serrano replicated by the Boy Scouts of America*





Exhibit 7 | Serrano Tanning Vats
Plaque



Exhibit 8 | Third Serrano
Adobe Plaque

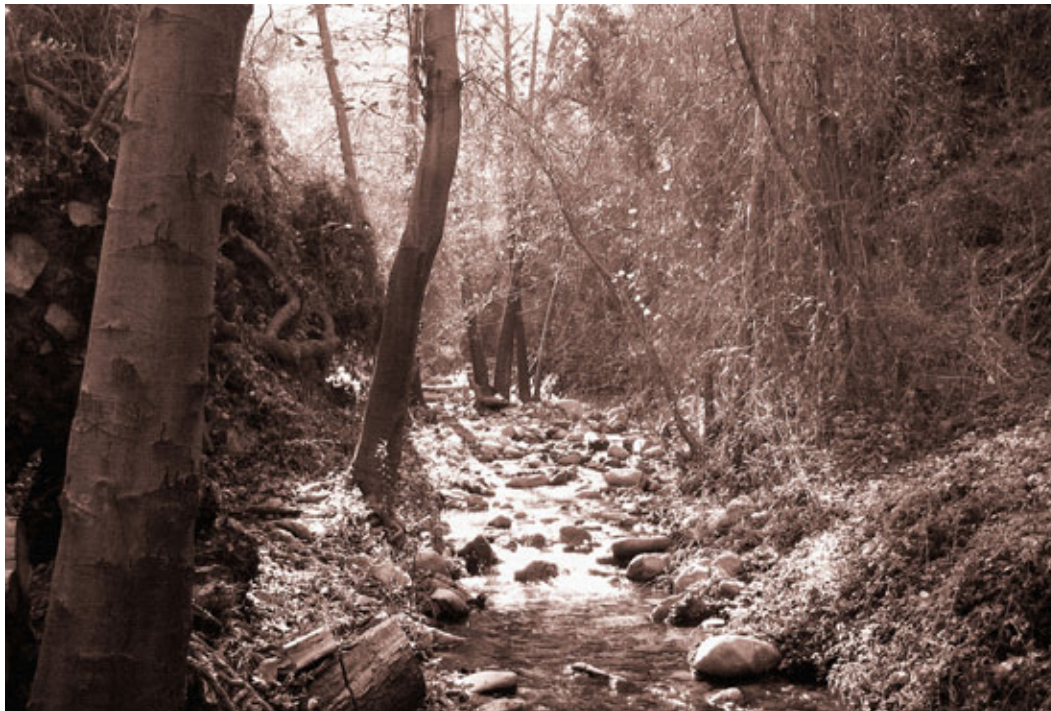


Exhibit 9 | Coldwater Creek, Temescal Valley

In 1824, Señor Serrano, with the aid of local Indians, built what is considered to be the first house in what is now Riverside County. Accounts of the time indicate how wild the area was. Before beginning his orchards and cattle grazing operations, chasing away bears, coyotes and mountain lions was a high priority. The small adobe structure would be followed by two more, and, although not still standing, the citizens of Temescal Valley placed a commemorative boulder (California Landmark #185) on its site.

Serrano’s ranch operations included cattle, sheep and orchards, and he had a good relationship with the Indians. They helped him tend the livestock and also construct tanning vats used for making leather from cow hides which he sold in Los Angeles. In 1981, the tanning vats were partially restored (California Landmark #186) and can be seen on the southeast side of the Temescal Canyon Rd. off-ramp from the I-15. Creating more attractive and visible settings for these landmarks is a key aspect of these Design Guidelines.

E. California Territory

As Americans moved into the California Territory, the Serrano family lost control



of the land. The valley experienced visits from a number of famous explorers as they passed through the area. This period of history prior to the Civil War was known as the “Great Reconnaissance” when the great open spaces of the West were regarded as a giant field laboratory. Their route was along the Old Temescal Road (now State Landmark # 638 – located on the west side of present-day Temescal Canyon Road), the ancient trail used by the various Indian groups.

California was of particular fascination for many Easterners who explored its geological and cultural history. Among the famous visitors to the Valley were William Brewer and Josiah Whitney, active in the first Geological Survey of California. They explored Coldwater Canyon all the way to Santiago Peak, marveling in the wildlife, fishing and expansive views. Also passing through the valley was General John Fremont who from 1848-1850 was commissioned to survey and locate passes for proposed rail lines. In addition, from 1848 to 1851, gold seekers and other fortune seekers on their way to Sacramento passed through the Temescal Valley.



Exhibit 10 | Butterfield Stageline





Exhibit 11 | Butterfield Stagecoach

F. The Butterfield Stagecoach

The next milestone in the Valley’s history, and a vivid symbol of the “Wild West”, was its inclusion on the route of the Butterfield Overland Stagecoach route. After John Butterfield won a contract with the government to bring mail to California, the 2,700 mile

route was established. Going from St. Louis to San Francisco, it was a 25-day, \$200 trip. Passengers were allowed to pack forty pounds of belongings and were encouraged to bring rifles and revolvers for their own protection. They had to bring their own food, but could prepare it at the many company stations along the route.



Between 1858 and 1861, Butterfield stage-coaches raced through the Valley. An Overland Station was established northeast of the hot springs which enticed travelers with the following September 8, 1860 advertisement in the Los Angeles Star:

*TEMESCAL HOT SPRINGS
Accommodations for those
wishing to visit the springs
can be found at the resi-
dence of Messrs. Green
Wade and Co. Proprietors
of the Overland Stage
Station.*

The Butterfield stagecoaches operated until the outbreak of the Civil War.

G. Resort Living – From the Rustic Hotel to Regional Hot Springs

The most famous place in Temescal Valley is the hot springs at the base of Coldwater Canyon. With a spectacular setting at the bottom of the Santa Ana Mountains, whose Santiago Peak is over one mile in altitude, the hot springs area was alluring to every group who passed through the area.



Exhibit 12 | Building at the Glen Ivy Community, 2006



Exhibit 13 | View overlooking the Glen Ivy Spa, 2006





Exhibit 14 | The Glen Ivy Hotel

Early 1890's Temescal Valley's famous resort, Glen Ivy, named by its English owners of the canyon and its foliage. A swim and a towel was only 25 cents.

Photo by Donald Laird



The present-day resort had its origins from a homesteader who built a two-story frame house on the site near the canyon in 1870. Calling the structure a hotel, Mrs. Thorndyke was able to draw visitors from as far away as Los Angeles to camp or bathe in the springs. She added a two-room bathhouse with zinc-lined tubs. Unfortunately, the hotel burned down in 1884, although the bathhouse remained for many years. The next entrepreneurs were the Sayward family from Maine. Shortly after William Sayward purchased forty acres near the mouth of the canyon, his brother Wheaton, a naval captain, purchased an additional forty acres. Like so many other Easterners, the allure of the great California climate as a cure for family illnesses was a major motivating factor. Captain Sayward constructed a large 10-room adobe house that withstood the next 100 years. After adopting seven children and improving the property over a period of twelve years, the Saywards sold the property.

The next family of historical interest was the Steers, who came up with a name for the resort that would last in perpetuity. Unhappy with the name Coldwater Hotel, Mrs. Steers, a native of England, came up the name “Glen Ivy”. Its derivation lies in the fact that in England the word “glen” means canyon. It is presumed that “ivy” refers to the copious amounts of wild



Exhibit 15 | The Glen Ivy Spa Lounging Pool, 2006



Exhibit 16 | The Glen Ivy Spa Swimming Pool, 2006



grape ivy growing in the canyon. Despite its new name and increasing popularity, a swim and a towel back then was still only 25 cents!

The next owners – the Mitchells – were the most flamboyant. They organized “Tallyho” parties – large hunting expeditions featuring horns, horses, coaches and dogs. These noisy outings scouted the area for local wildlife such as mountain lions, bobcats, coyotes and foxes. The Mitchells also built a large stone stable which was actually rented in the 1970’s by an auto dealer to store exotic animals, including a trunkless elephant. In 1880, the “plunge” – a large, covered swimming pool at the entrance to the spa – added to the resort’s appeal. The naturally hot water and sulphur gas which kept the water fresh and clean was a tremendous draw.

The 1920’s and 30’s saw the Glen Ivy Hot Springs at the height of its popularity. Its naturally secluded location, yet close enough to Los Angeles, drew Hollywood stars and even US Presidents. Owner Axel Springborg, a hotelier and restaurateur, added a Sunday Danish smorgasbord that even attracted visitors by private planes. The most memorable Sunday occurred when a private plane crashed into a palm tree in front of the spa. The pilot had missed the landing strip Axel had cleared along Glen Ivy Road; fortunately, no one was hurt.

Famous personalities such as Ronald Reagan and W. C. Fields visited the resort, but in the 1960’s Axel sold it to the Temescal Water Company of Corona. The devastating floods of 1969 damaged part of the resort, forcing its temporary closure. Eventually, Axel won back ownership of the resort. In 1977 the property was sold to the Emissaries of Divine Light.

The area around the old hotel is now used as a retreat center while the pool and spa area was incorporated as Glen Ivy Hot Springs.

Over the last several decades, the spa has been expanded and modernized. Although no longer a hotel, the use of the pools and spa is open to the public and continues to be a huge regional attraction, drawing locals and TV celebrities. It is clear from this brief history what a magical and special place the hot springs has always been in the history of the Temescal Valley.

H. Tom’s Farms

Although not a resort, Tom’s Farms plays an important role in the community. Tom Barnes and his wife started selling produce in 1971 from the back of trucks along Temescal Canyon Road. He constructed the initial produce stand in 1973. Through the 1970, ‘80s and ‘90s they added restaurants, a wine and cheese shop, an antiques store and other improvements. This tourist stop continues to expand, now attracting thousands of visitors from the region and travelers along the I-15.



Exhibit 17 | Tom’s Farms



I. Harnessing Water for Agriculture and Development

Another important theme of the Temescal Valley is a familiar one for Southern California – water and its role in agricultural and urban development. Although much of the natural history of Temescal Valley was formed by natural water and its attractions, the development of agricultural and large scale development would not have been possible without harnessing this resource. After draining of the valley floor’s marshes or “cienegas”, capital expenditures for water provision began in earnest.

The warm climate, seasonal rainfall and mountain runoff would prove to be a great combination for citrus production. As early as 1892, 2,500 acres of oranges and lemons were planted and land was selling for \$250 per acre. Later, the crops would expand to include grapefruit and avocado, but more water would be needed.

The major player regarding water rights in the area is the Temescal Water Company, and its development goes hand-in-hand with that of the City of Corona. The water company was incorporated in 1887 when it delivered 6,000 shares of stock to the South Riverside Land and Water Company.



Exhibit 18 | Large Banded Wood Water Pipe



Exhibit 19 | Small Banded Wood Water Pipe



The construction of pipeline in those early days was a major undertaking with supplies being hauled in by wagon teams from the City of Riverside, sixteen miles away. After constructing two major pipelines, the company hoped that the supply of water from streams and artesian wells would be enough to meet future needs. Unfortunately, dry years and increased demands from citrus groves forced the company to look elsewhere for water. This even included the purchase of Lake Elsinore to the south.

When conflicts developed between the two companies, South Riverside Land and Water Company sold its remaining water lands to the Temescal Water Company – the major provider of water to this day. Every landowner who wanted water was required to purchase two shares of stock per acre. This arrangement as a “mutual” stock company continued until 1960 when the company became a public utility. Currently, it is no longer necessary to own stock in the company to buy water; in fact, as of 1962, thirty-five percent of Temescal’s customers were not shareholders. The amount of water that the company could take from local streams depends on whether it has fractional or entire rights. The company grew to serve most of the valley from Corona to Alberhill and eventually constructed over 100 miles of pipelines and 16 wells, and bought rights to the nearby San Jacinto River. As the valley has continued to grow, so has the Company’s search for new water sources, including buying it from the Metropolitan Water District. As suburban development increases in the valley, water use and conservation will continue to be an important issue.

J. Resources of the Land – Clay and Mining

Much of the richness of California history lay in its abundant resources, and Temescal Valley is no exception. In addition to

its agriculture bounty, another resource was found – this time underground. And, as in so many other parts of California, these resources attracted so many workers that new towns were born, only to vanish with the changing times.

Although prospectors in the area hoped to find gold, the first mining discovery in Temescal was tin ore, but this proved to be a disappointment. Despite discovery of the ore in the 1880’s, hopes of the “biggest deposits on the West Coast”, and a visit to the mine by President Benjamin Harrison in 1891, there was never enough ore to justify continued operations. The mining company closed in 1894.



Royce Hall and other Brick Buildings at UCLA were constructed of Clay Bricks manufactured in Temescal Valley



The important discovery in the Temescal Valley was clay – both sedimentary and metamorphic - of such quality that it provided material for tiles, pottery, bricks, sewer pipes and modeling. The most important find dated to 1886, when C.H. Albers and J.H. Hill found a vein of coal and nearby clay deposits which would turn out to be one of the most productive sites in the West. The new company, Alberhill Coal and Clay Company, the first of several mining companies in the area, would draw so many workers to the area that labor camps were formed in the area in the 1920’s and 30’s. Another discovery was made just north of Lake Elsinore with the formation of a mining company and small settlement called “Terra Cotta” – meaning “fired earth.” Although the kilns were abandoned in 1912, shiny terra cotta tiles would adorn Art Deco and Spanish Colonial buildings throughout the Country in the 1920’s and 1930’s.

Eventually the area around the mines and clay operations became known as “Alberhill” – a combination of the founders’ last names. The camp names – Green, Eucalyptus, Olive Grove and La California – reflected the natural setting and housed almost 300 people. A school house, local stores, restaurant and church were built in this very close-knit community. Local companies such as the Los Angeles Brick Company provided building materials for UCLA’s Royce Hall and Powell Library as well as for homes

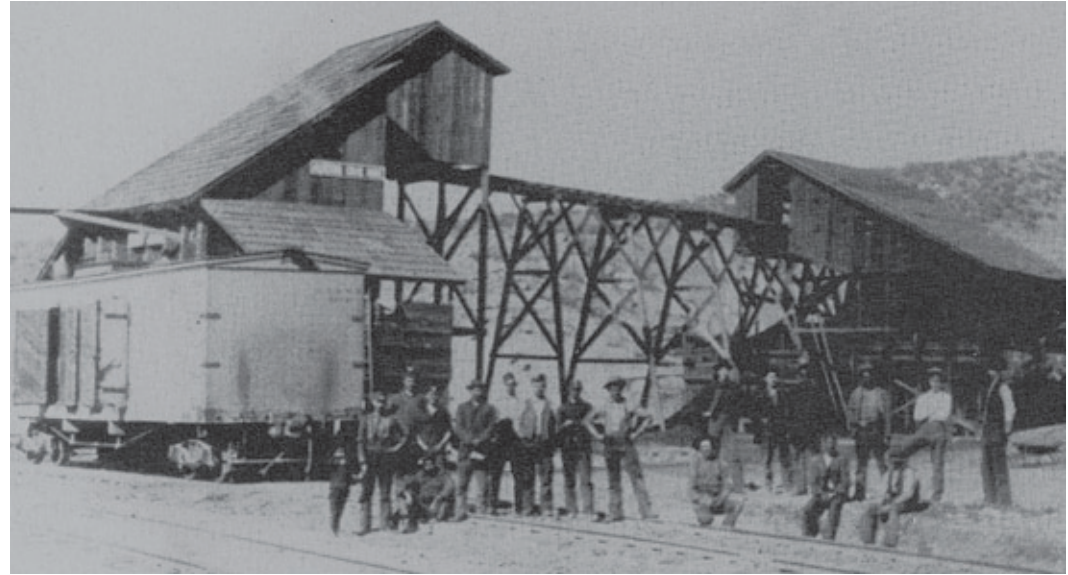


Exhibit 20 | Alberhill Coal Mine, 1938



Exhibit 21 | Acker Stone Brick Manufacturing, 2006





Exhibit 22 | Sand and Aggregate Mining, Temescal Valley



Exhibit 23 | Alberhill School

throughout the region. In 1963, Pacific Clay Products purchased the company and, as it expanded, informed the workers of Alberhill that it was time to move on.

Today, Alberhill is a vestige of its former self although the activities at Pacific Clay are moving at full tilt. While tin extraction peaked in the late 1880’s, the Temescal Valley is still an important source of silica glass sand, roofing granules and gravel for cement mixing. Roof and floor tile, terra cotta pots and clay pipe are currently produced within the Valley. This heritage of mining and clay deposits is another example of how Temescal Valley has been shaped by its natural bounty.

Commensurate with rampant development of Corona, Lake Elsinore and other adjoining areas of Riverside County in the 1970’s, the mining of construction-grade sand and aggregate became an important industry in Temescal Valley. The Temescal Valley produces over 20 million tons of minerals annually, representing 66% of the reserves in the region.

K. Suburban Development

With modern infrastructure and an Interstate Highway, the Temescal Valley saw the development of large-scale residential projects.





Exhibit 24 | Temescal Valley

Nestled at the foot of the Santa Ana Mountains and fed by large arterials, the single-family housing tracts feature mediterranean-inspired architecture with red-tile roofs and light stucco walls. The major focus of the guidelines is to join together these developments with streetscape improvements, unifying landscaping and community design icons.

L. Historical Influences on Modern Design

Temescal Valley has seen the footprint of every major period of California’s cultural history, including the pressures of modern suburban development. How, then, should the area’s sense of place and history guide current and future development? The answer lies in the valley’s unique physical setting and its eclectic past. The guidelines must reflect the dramatic natural environment and have the flexibility to draw from its many influences. This relatively small area has seen many chapters of California cultural and economic history, and therein lays its uniqueness and the inspiration for design guidelines.

III. DESIGN PRINCIPLES

The varied natural beauty of Temescal Valley is matched by a colorful and diverse past. Therefore, it is the goal of these guidelines to capture this eclectic legacy through the following guiding principles:

- **Capture** the natural beauty and colors of the landscape
- **Create** design icons , instantly recognizable as part of Temescal Valley
- **Establish** a distinctive design context that sets the stage for smaller, more flexible elements
- **Enhance** the sense of arrival into Temescal Valley and its major planned developments
- **Introduce** thematic, hierarchical streetscape plans for greater visual consistency along major roadways
- **Set** the context for a vibrant community center featuring specialty retail, a town square, and civic and cultural uses



- **Provide** enhanced access, views and settings for the Valley’s historic sites
- **Incorporate** symbols of Temescal Valley’s history through sign placards and displays
- **Strengthen** existing landscape patterns along major roadways.

IV. DESIGN CONTEXT AND INFLUENCES

Temescal Valley has a rich and varied legacy upon which to draw. Few areas have been touched by as many important and diverse groups, each one associated with its unique built forms and economic activities. They include:

- Native American – the area’s first inhabitants; rock art; sweatshouses
- Spanish Colonial – first permanent adobe structures; orchards; leather tanning
- California Territory – settlers and explorers
- Butterfield Stage Route – key “wild west” symbol of Valley as an important place of passage
- Agriculture – citrus groves & orchards
- Resources of the Land – harnessing water; extracting clay; mining
- Resort Living – first Homestead Hotel; Glen Ivy Resort; movie star haven
- Suburban Living – large planned communities; Mediterranean architecture
- Natural Landscape – mountain views; canyons; creeks and washes; rocks; Seasonal color; views and vistas.

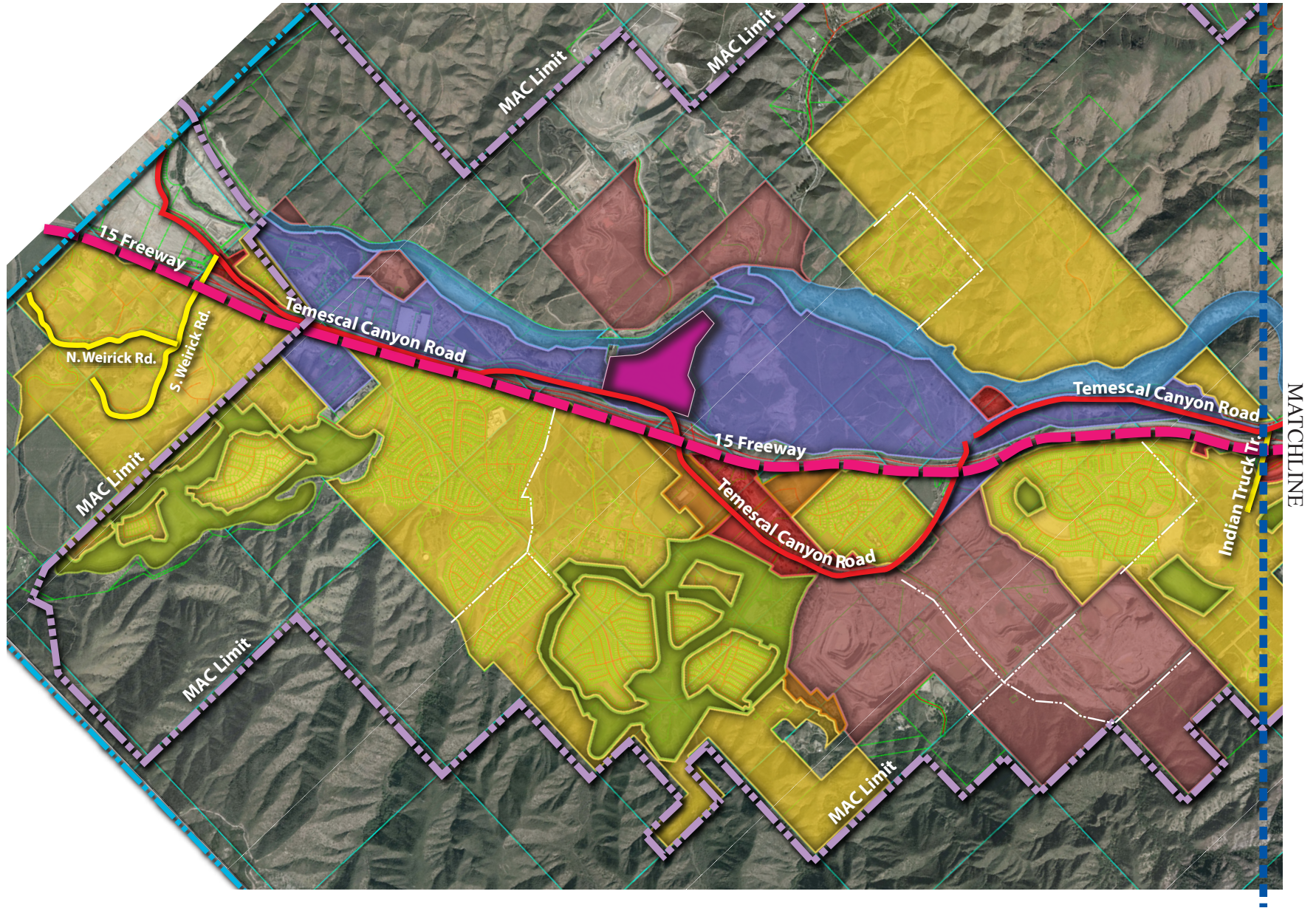
V. DESIGN GUIDELINES

A. DESIGN STRUCTURE

The organizing feature of these guidelines is as follows:

- strengthen the sense of arrival to the Temescal Valley
- create and reinforce community icons both contemporary and historic
- create attractive, rustic and visually consistent roadway landscape plans
- provide nodes of interest from large Community Center to small displays.
- expand recreational opportunities by providing multi-purpose trails, walk ways and bike paths.





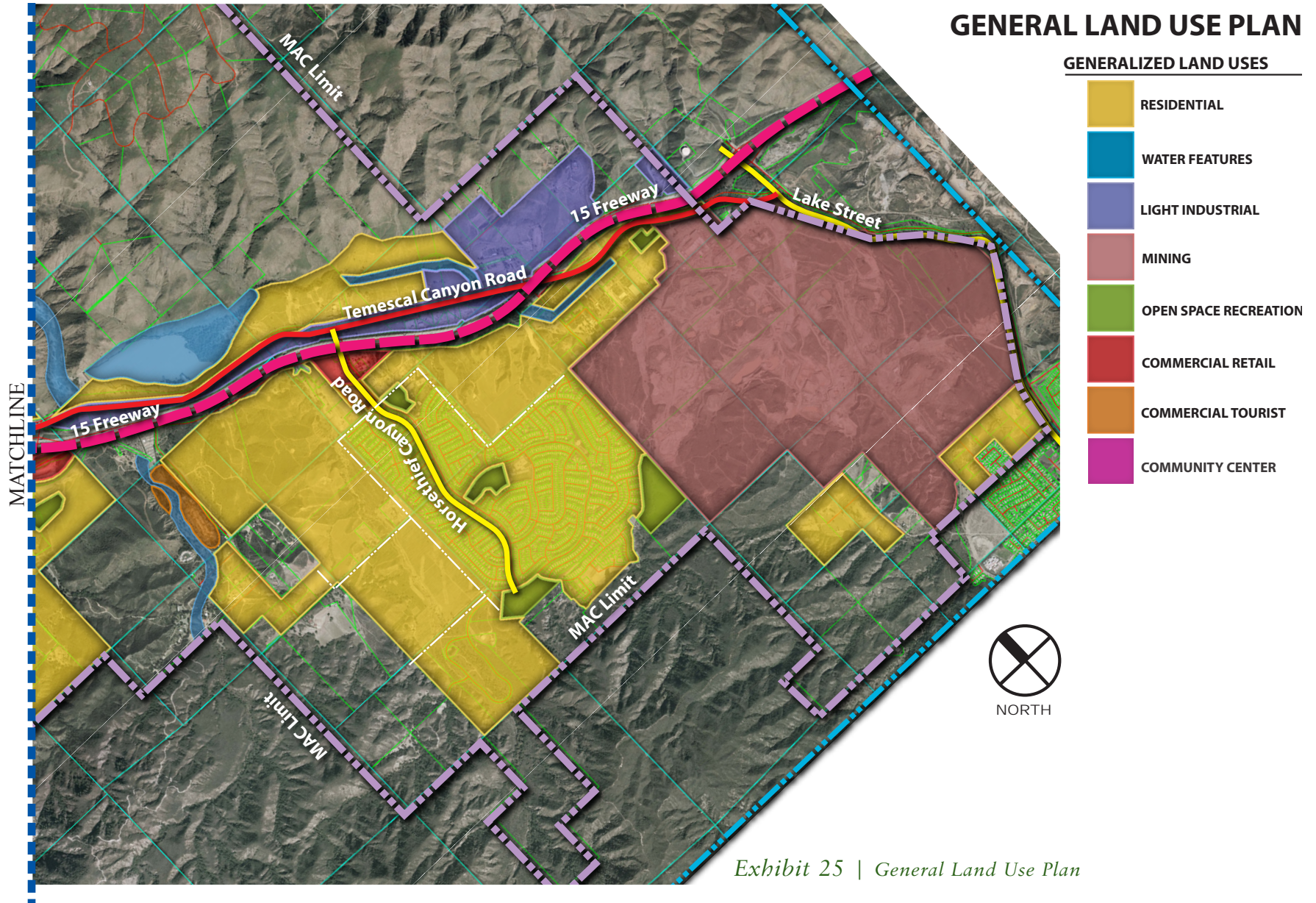


Exhibit 25 | General Land Use Plan



B. GENERAL LAND USE PLAN

The Land Use Plan for Temescal Valley (See pervious page) consists of eight generalized land uses oriented on both sides of the I-15 Freeway. To the west lie most of the single-family residential planned communities which abut either Temescal Canyon Rd. or the I-15. These include Trilogy, The Retreat, Sycamore Creek, California Meadows Horsethief Canyon Ranch, Montecito Ranch, Wild Rose and Painted Hills. Most of these developments contains their own parks or recreational open space. East of the freeway lie light industrial uses, the Community Center, Temescal Wash, Lee Lake, and Toscana, which when completed will be a large planned community.

Linking the various land uses are not only the I-15, but several large arterial roads. Theme road plans including parkways and median landscaping, along with community icons detailed below provide unifying visual elements and a strong sense of place.

C. COMMUNITY ICONS

I. COMMUNITY LOGO

The community logo synthesizes much of the diverse beauty of the Temescal Valley. Framed by the distant Santa Ana Mountains and the gentler Gavilan Hills, the fertile valley contains a citrus grove, palm tree retreat and Spanish Colonial homes. The home’s red clay tile roof reflects the Valley’s architectural character and its red clay industry. The colors are natural and varied, with shade and sun patterns so typical of the Valley.



Exhibit 26 | Temescal Valley Community Logo

The Temescal Valley 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.





The community logo serves a key design marker, featured on primary and secondary entry monuments, street signs, and on civic buildings. Its prominent and consistent use provides visual continuity and strengthens the identity of the Valley and its many features.

2. STREET SIGNS

The distinctive street signs of Temescal Valley will feature the community logo centered above the street name and number. Using the warm and natural colors of the Valley, the sign is of a beige base color with brown trim set off from a dark, rust-brown stylized street post.



Exhibit 27 | Street Sign Detail

Temescal Valley Street signs and stylized posts capture natural colors and create a distinctive community design icon



The Temescal Valley street signs will become one of the area’s most important and ubiquitous design icons.

3. STREET LIGHTS & POSTS

Accent Street lights – Vintage, lantern-style street lights placed on a stylized, dark-brown metallic post will add a distinctive element to the streetscape. The pedestrian-scale light posts will be complemented by the lighter, beige and brown street signs containing the community logo.

The overall effect is one of quaint rural charm. White rail fences, regionally-appropriate theme trees, low-lying, drought-tolerant shrubs will provide visual continuity to the street scene.



*Exhibit 28 | Street Light Section
Distinctive street lamps and signs, combined with white rail fencing and parkway trees, create a comfortable atmosphere of rural charm.*





Exhibit 29 | Butterfield's Stage Route Plaque Enlargement
Large, regularly placed stage route plaques along Temescal Canyon Road are attractive reminders of the Valley's "Wild West" history.

(Exhibit 29 Updated: 1/21/2020)



Exhibit 30 | Butterfield's Stage Route Plaque

4. BUTTERFIELD STAGE ROUTE PLAQUES

Colorful, distinctive Butterfield's Stage Route marker signs will be placed at regular intervals on the light posts along Temescal Valley Road. The darker reds and browns complement the rusted color of the street lights. Vintage lettering and vibrant colors sets off the stage coach as a powerful visual reminder of the Valley's storied past.



5. POTTED CITRUS TREES

As a tangible reminder of its agricultural heritage, these guidelines call for placing citrus trees in clay pots in commercial areas. Not only will they provide visual accents and decorative elements, their delightful scent and appearance will enliven public and retail spaces throughout the Valley.



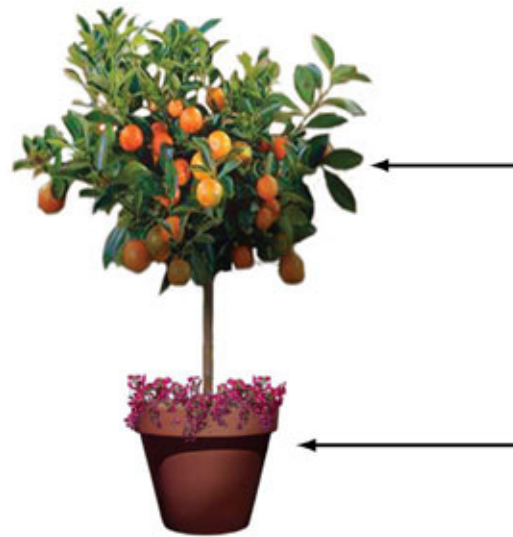
Exhibit 31 | Storefront Before



Exhibit 32 | Storefront After

CITRUS TREES IN CLAY POTS

(This concept - combining Temescal Valley's history of citrus orchards and clay mining/manufacturing - was contributed by Joyce Deleo)



TREES

You will have the best luck with the following Citrus Trees:

- 'Improved Meyer' Lemon
- 'Bearss' Lime
- 'Satsuma' Mandarin
- Kumquat (Because the trees will be small, kumquats and limes are better proportioned to the tree that oranges and lemons)

POTS

Pot should be about a 15 gallon size (30-36-inch-diameter)terra-cotta clay (or concrete formed and colored to look like clay) do not use plastic faux clay pots - they transmit too much heat to the roots) Make sure the pot has good drainage - drill extra holes if in doubt. Cover holes with window screen (not stones)

WATERING AND FERTILIZING

Plants in containers generally require more frequent watering than if they were in open soil. In hot or windy weather, daily watering may be necessary. Soak the rootball thoroughly until water drains out the bottom after the top 2 to 3 inches of soil are dry.

Often, water will drain out the bottom of the pot without soaking the rootball. This happens when the rootball dries and shrinks slightly, pulling away from the edges of the container. The water moves down the gap without rewetting the roots. To help rewet the dried rootball, place 3-4 drops of a mild dish soap in it. The soap will help the water soak in so the rootball can expand to fill the container again.

Frequent watering causes needed nutrients to wash through the soil more quickly than is typical in most soils. Controlled-release fertilizers are less apt to immediately wash through soil, making a single application useful for a longer time. Soluble liquid fertilizers generally provide more exacting control, but also require more frequent applications, every other week or so. In either case follow the directions on the label of the fertilizer you choose.

More than most plants, citrus are prone to deficiencies of the micronutrients iron, manganese and zinc. Inadequate amounts of any one of them will cause leaves to yellow while veins remain green. Therefore it is a good idea to apply these to citrus in containers at least once a year. Get them in the “chelated” form which makes them more accessible to the roots.



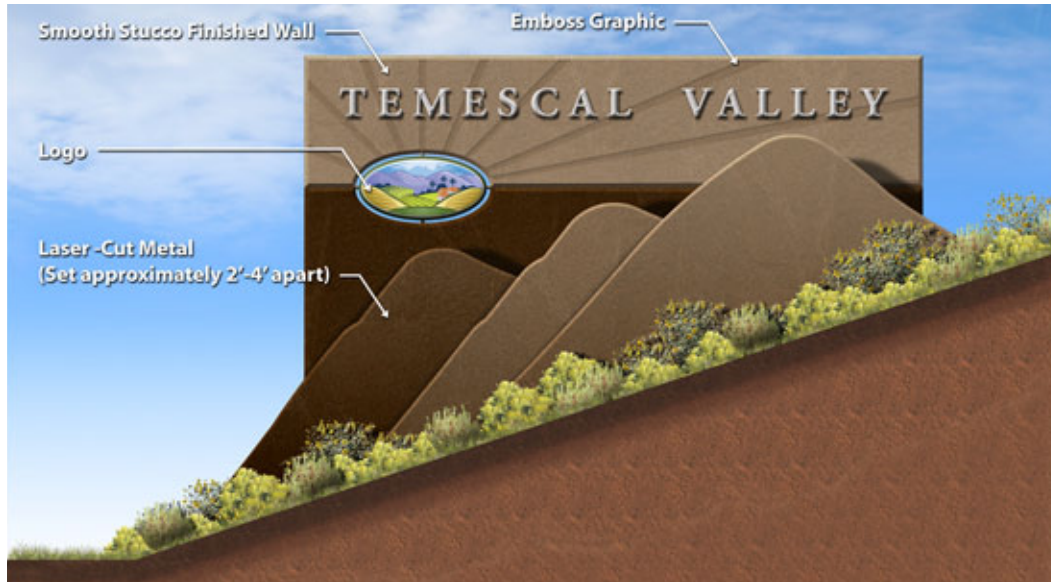


Exhibit 33 | Primary Community Monument Sign

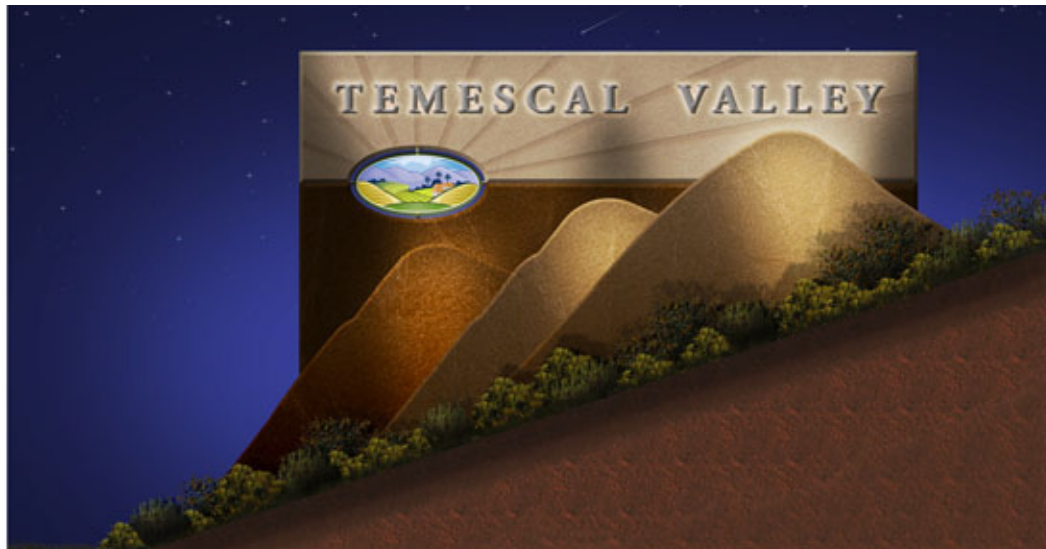


Exhibit 34 | Primary Community Monument Sign - Nightscene

6. COMMUNITY ENTRY MONUMENTS

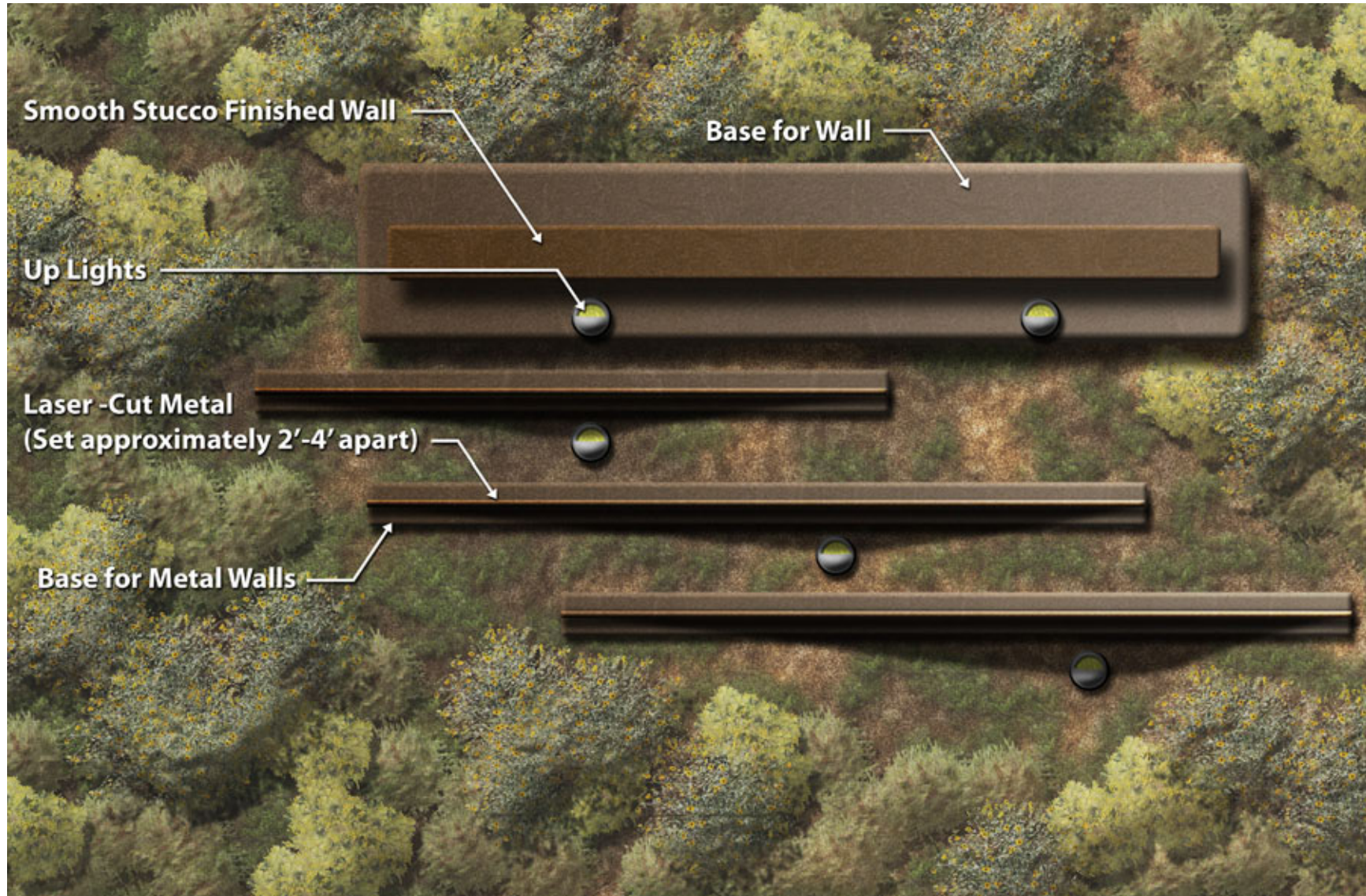
To mark major entry gateways and heighten the sense of arrival into the Community and its major neighborhoods, primary and secondary community monuments have been designed. Of natural colors and containing the community logo, they will set the stage for other design icons within the Valley.

a. Primary Community Monument

Temescal Valley's Primary Entry Monument will be prominently located along Interstate 15 at the northern and southern borders of the community. The primary monument is a rectangular, dual-toned design featuring TEMESCAL VALLEY in large, raised letters above the community logo. Fronting the monument are three laser or plasma metal profiles of mountains creating the effect of successive ranges. These stylized mountains will be set 2 to 4 feet apart to allow individual lighting, and so that the monument changes as you drive past it.

The overall effect is to simulate the natural beauty, colors, shade and contours of the area. The varying shades of brown set off the logo whose colors and sunburst pattern are reminiscent of spring. Bottom-lit at night for accent and depth, the monument signs make a strong, unified statement.





*Exhibit 35 | Primary Community Monument Sign Plan view
Spaced and staggered stylized shapes of mountain ranges will provide a dramatic and attractive foreground to the larger community monument sign.*





*Exhibit 36 | South Bound on Interstate 15
Primary Community Monument Sign*



*Exhibit 37 | South Bound on Interstate 15
Primary Community Monument Sign - Nightscene*

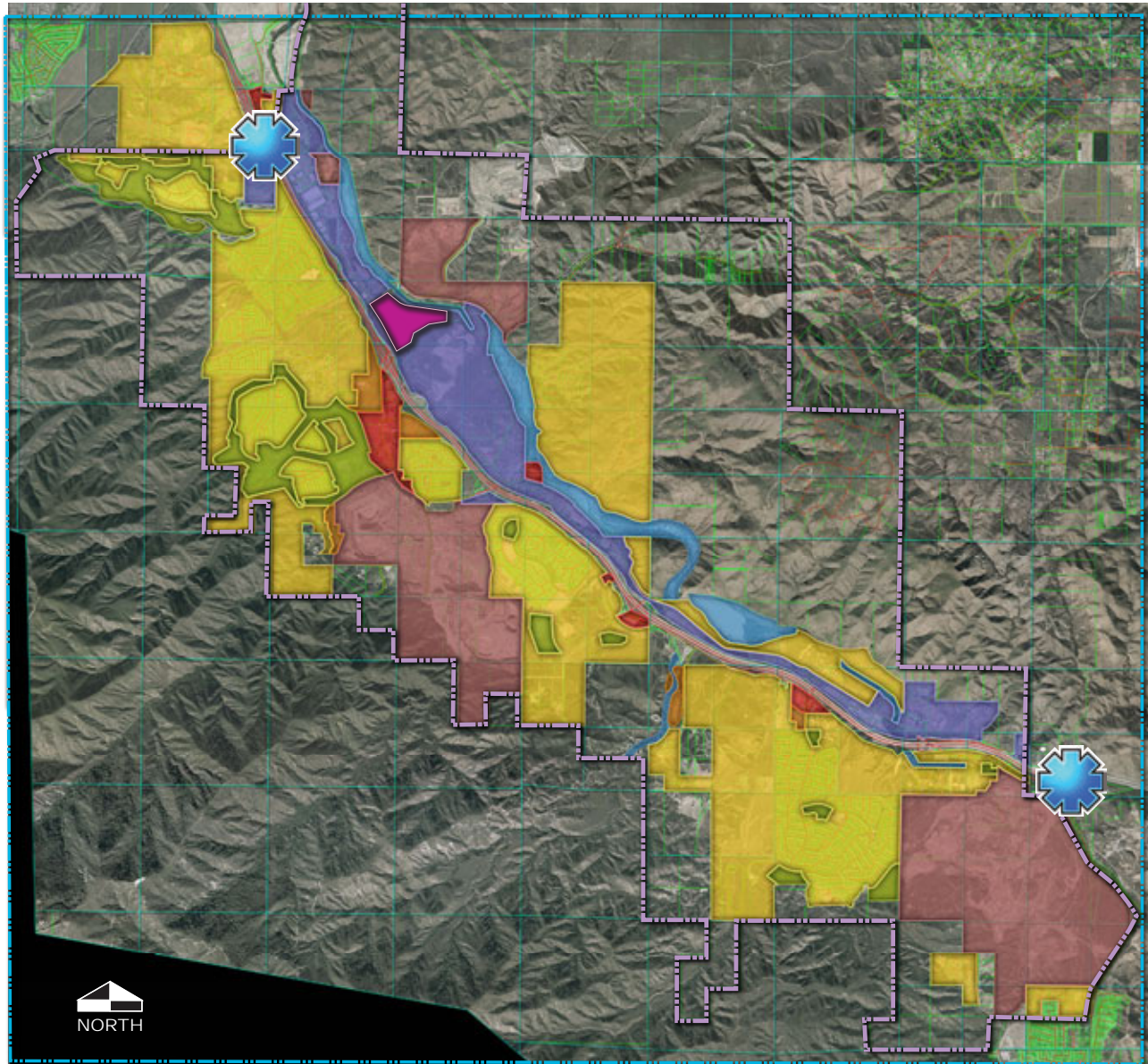


A PRIMARY ENTRY MONUMENT WILL ALSO BE PLACED FACING NORTHBOUND TRAFFIC ON INTERSTATE 15, JUST NORTH OF THE LAKE STREET INTERCHANGE. WHETHER DAY OR NIGHT, IT WILL ANNOUNCE THAT THE VISITOR HAS ENTERED THE TEMESCAL VALLEY.



*Exhibit 38 | North Bound on Interstate 15
Primary Community Monument Sign*





PRIMARY COMMUNITY MONUMENT LOCATION PLAN

GENERALIZED LAND USES










-  RESIDENTIAL
-  WATER FEATURES
-  LIGHT INDUSTRIAL
-  MINING
-  OPEN SPACE RECREATION
-  COMMERCIAL RETAIL
-  COMMERCIAL TOURIST
-  COMMUNITY CENTER
-  MONUMENT LOCATION PLAN

Exhibit 39 | Primary Community Monument Location Plan





b. Secondary Entry Monument

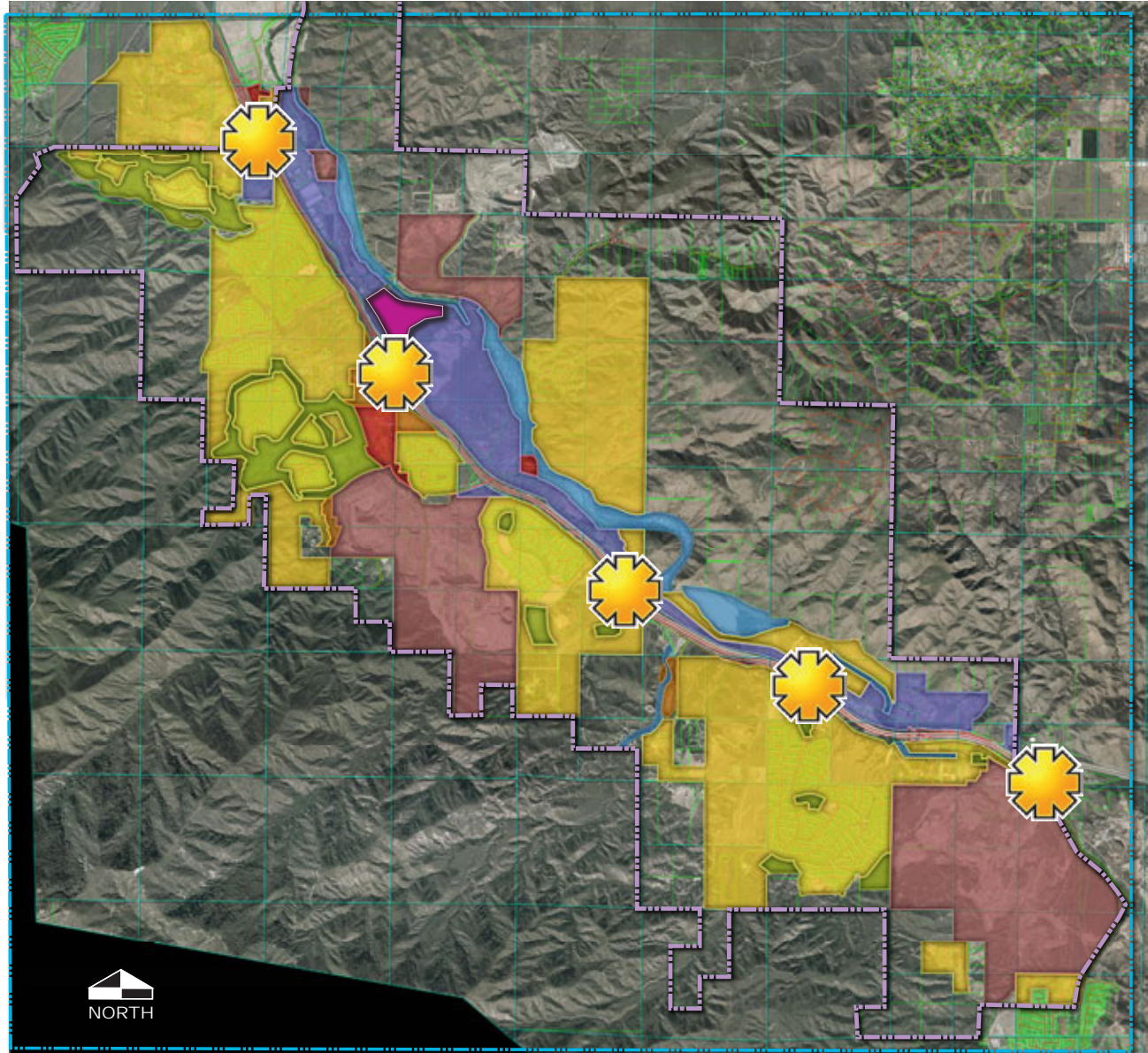
Echoing the larger primary monument will be more vertical, yet similarly-styled secondary entry monuments placed at key entrances to major residential developments. Approximately 12 ft. in height and 4 ft. in width, these rectangular entry monuments contain the outlines of hills and valleys in varying shades of brown and tan. The colorful community logo and identifying letters provide visual accents against the smooth stucco surface. Once again the effect is to evoke the topography and colors of the Temescal Valley. This repetition of streetscape elements serves to strengthen and enhance the overall community identity of Temescal Valley.

A more stylistic, modern primary entry monument will be composed of a dual color, rectangular stucco wall monument fronted by three laser-cut metal contours resembling successive mountain ranges and hills. Bottom lit at night and employing varying shades of brown, the effect is one of depth and natural shapes.

Exhibit 40 | Secondary Entry Monument

Vertically-Oriented Secondary Entry Monuments capture the Valley’s many colors and shades, creating a distinctive community design feature





SECONDARY ENTRY MONUMENT LOCATION PLAN

GENERALIZED LAND USES










-  RESIDENTIAL
-  WATER FEATURES
-  LIGHT INDUSTRIAL
-  MINING
-  OPEN SPACE RECREATION
-  COMMERCIAL RETAIL
-  COMMERCIAL TOURIST
-  COMMUNITY CENTER
-  MONUMENT LOCATION PLAN

Exhibit 41 | Secondary Monument Location Plan

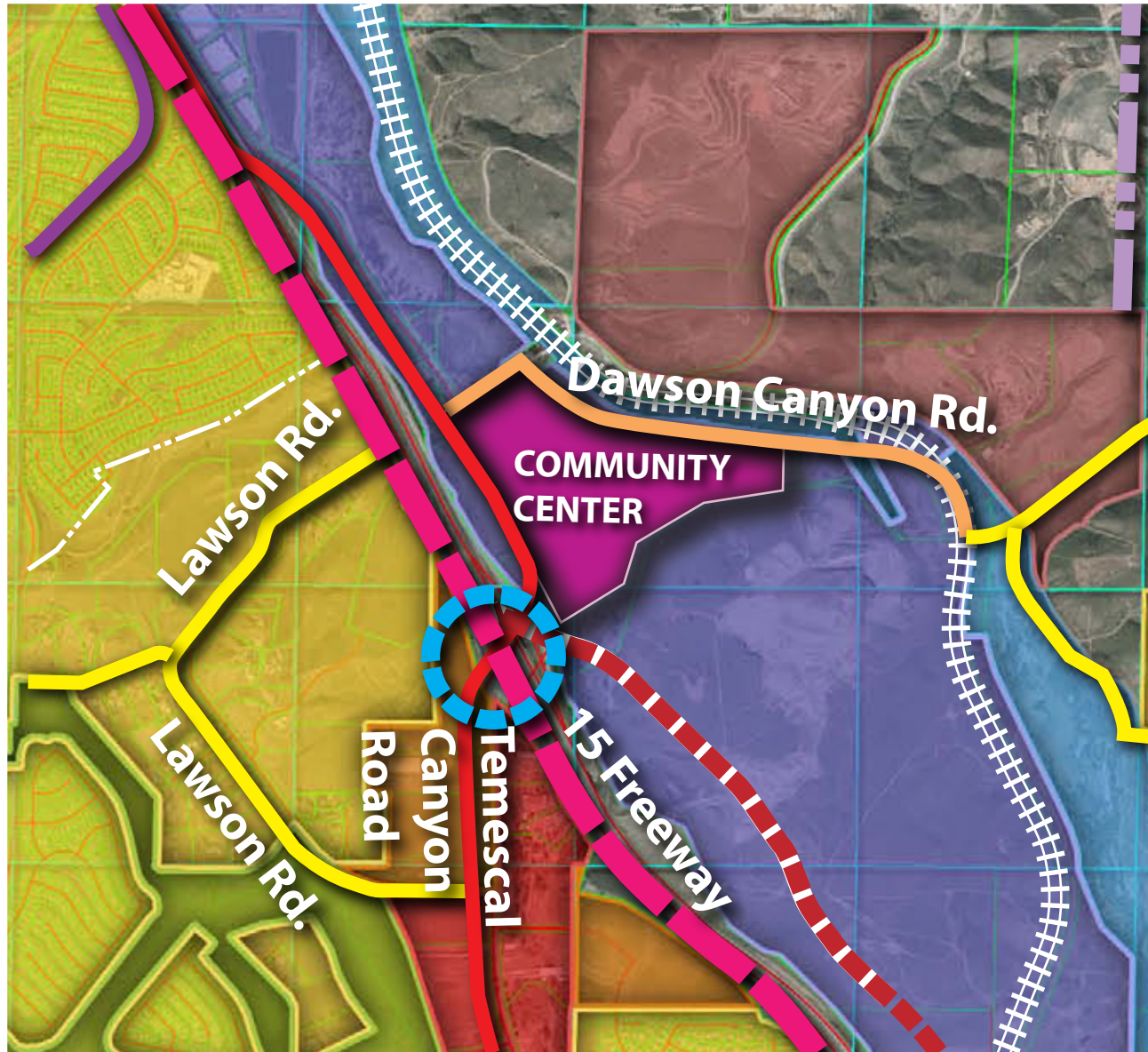


D. COMMUNITY CENTER

The Temescal Valley Community Center will be located between Temescal Valley Road and Dawson Canyon Road, just east of the I-15. It is envisioned that this center will be a true community gathering place with a variety of uses and activities. Containing specialty retail, a town square, a mini-park, and civic and cultural uses such as a museum and community center, the Temescal Valley Community Center has the potential to become the pride of the Valley. An adjoining potential rail line location offers the possibility of creating a regional transportation hub within the center and adding greater access.

With its central location and high visibility, the Community Center will create visual interest with the best examples of vernacular architecture and entertain with shopping, educational and civic uses. The town square may feature a restored stage coach, Native American displays, and agricultural exhibits. Comfortable seating, accent landscaping and a water feature will provide a respite for shoppers and visitors. In short, the Temescal Valley Community Center will become the symbolic, cultural and social heart of the community.





COMMUNITY CENTER LOCATION PLAN

GENERALIZED LAND USES

-  RESIDENTIAL
-  WATER FEATURES
-  LIGHT INDUSTRIAL
-  MINING
-  OPEN SPACE RECREATION
-  COMMERCIAL RETAIL
-  COMMERCIAL TOURIST
-  COMMUNITY CENTER

THEME ROADS











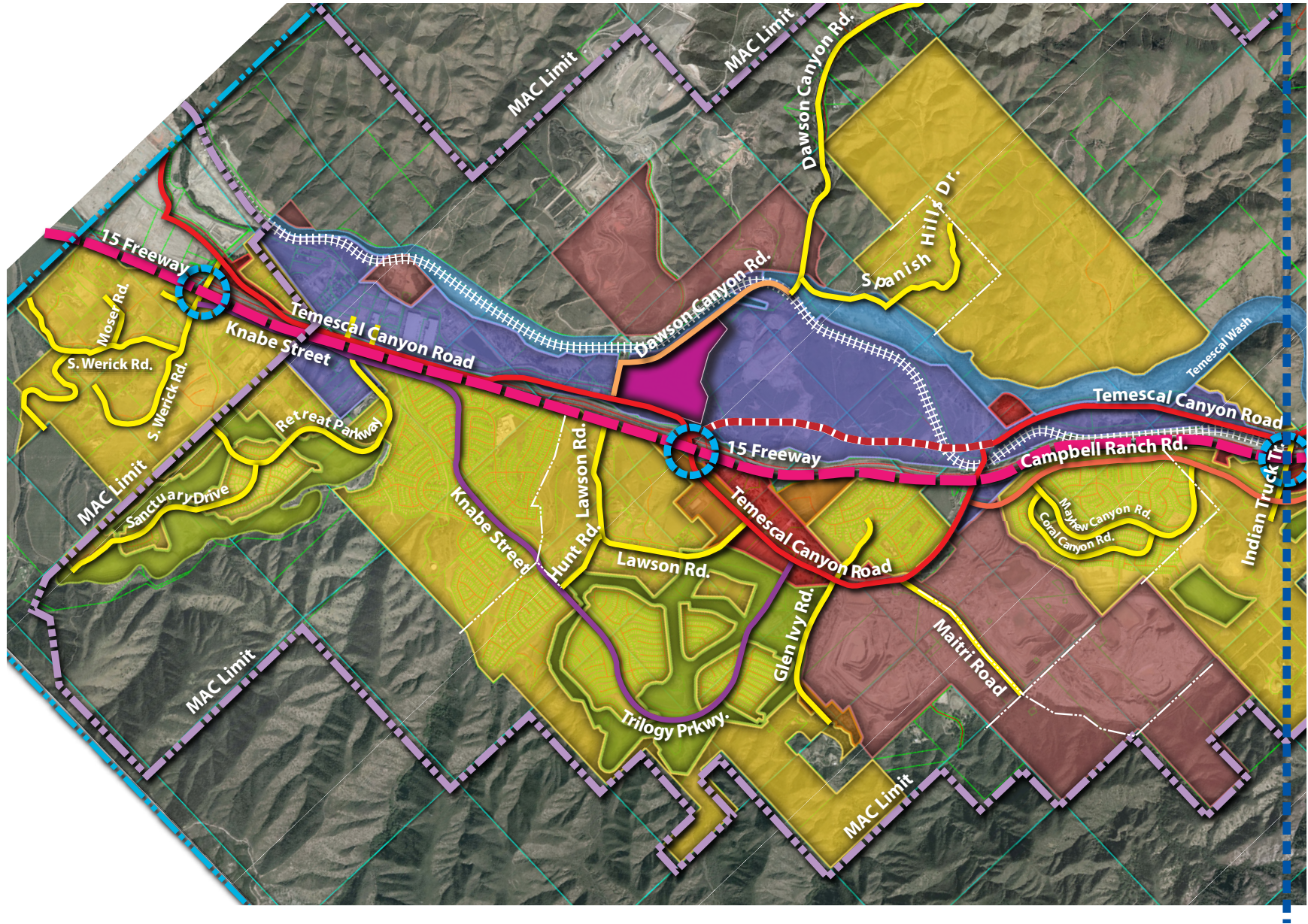
-  **ROAD A**
(Temescal Canyon Road)
-  **ROAD B**
(Knabe St./Trilogy Parkway)
-  **ROAD C**
(Campbell Ranch Rd./De Palma Rd.)
-  **ROAD D**
(Lower Dawson Canyon Rd./Park Rd.)
-  **ROAD E**
(Mountain Rd./Park Rd.)
-  **Eastern Bypass Road**
-  **Non-Theme Roads**
-  **I-15 FREEWAY**
-  **Abandoned Rail Road Line - Potential Commuter Rail Line Location**
-  **INTERCHANGES**



Exhibit 42 | Community Center Location Plan





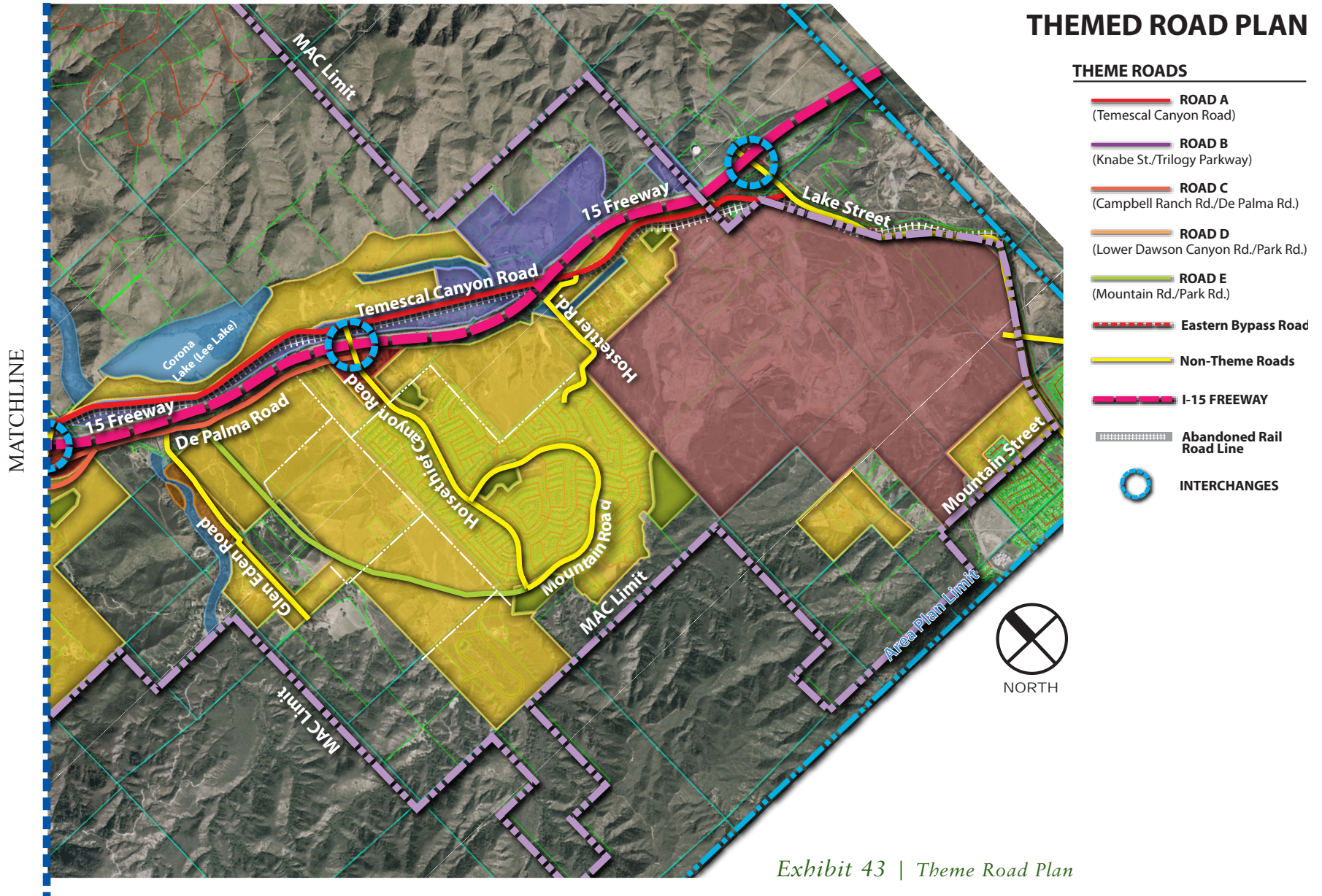


Exhibit 43 | Theme Road Plan



E. THEME ROAD PLAN

A vital component of the community design for Temescal Valley is its series of theme roads. Each of these roadways will have its own design characteristics, built upon community design icons, existing landscaping, and additional amenities such as bike trails, multi-use trails, medians, rail fencing and theme and historical signage, where appropriate.

One of the major goals is to add visual consistency to the roads, intensifying and filling-in existing landscaping and streetscape conditions. The particular streetscape plan will depend on the road’s role and location in the community, containing shared community design features such as streetlights, signs and entry monuments.

1. Road A - Temescal Canyon Road

As seen from the Theme Road Plan, Temescal Canyon Road is the central spine of the community, with other important roadways branching out from it. These intersections offer special opportunities to display community icons such as secondary entry monuments and the community logo along with accent landscaping and specialized paving.



Exhibit 44 | Road A - Temescal Canyon Road Before Landscape Treatment

Temescal Canyon Road, which runs the entire length of the community, has the important role of setting the community design context. Passing by most of the large residential communities in the Valley and the future Community Center and affording excellent views of the canyon, the mountains, hills and waterways, Temescal Canyon Road will contain entry monuments, historic markers, stylized streetlights, and multi-use paths.

Temescal Canyon Road is large enough to incorporate major streetscape elements and amenities, except along a small stretch in the north along the I-15. The roadway will contain a 18’ curbed and landscaped median, a 5’ pedestrian walkway on one side and a 10’ multi-purpose trail on the other, and an 8’ Class II bikeway. These roadside amenities are much in keeping with the outdoor, recreational lifestyle of the Valley and its residents, combining aesthetic and health goals. In addition, Temescal Canyon Rd. will contain several viewing/rest areas and turnouts for historic plaques, sites and kiosks. These viewing areas will be implemented with sitting areas, displays and accent landscaping and are described in greater detail on pages 51 to 53.





Exhibit 45 | Road A - Temescal Canyon Road Section Looking North - After Landscape Treatment

The streetscape plan for Temescal Canyon Road will capture the natural beauty, recreational opportunities and historic qualities of the area.



The street vistas along Temescal Canyon Road will be those of lush, natural, rural charm, strengthening community design themes and creating opportunities to enjoy the outdoors. Special features of the roadway are:

- Regularly-spaced Chinese pistache trees will bring visual consistency, color and shade.
- White-rail fencing, punctuated by capped, brick pilasters and bordered by a 7' landscaped parkway will buffer the multi-use trail, constructed of decomposed granite.
- The large 18'-wide landscaped and curbed median will add more greenery and rustic ambience to the roadway.
- On the other side of the roadway, a 5' pedestrian path will be buffered by an 8' landscaped parkway.
- Historical stage coach route markers, entry monuments and vintage street lights will provide visual accents which strengthen community design themes.
- Low-lying, drought-tolerant shrubs will provide a colorful and consistent base along parkways and the median.
- Existing oak trees will be preserved and incorporated into the landscape plan for this important corridor.



Exhibit 46 | Road A - Typical Temescal Canyon Road Plan
 Temescal Canyon Road’s many amenities will include a multi-use trail, landscaped median, and parkway sidewalk. Chinese Pistache trees will provide dense green canopies in the summer and dramatic color in the fall. North is up on drawing.





Exhibit 47 | Road A - Temescal Canyon Road Intersection near I-15 Interchanges with Secondary Monuments.



TEMESCAL • VALLEY

2. ROAD B - KNABE STREET/TRILOGY PARKWAY

The design goal for Knabe/Trilogy Parkway is to create a dramatic pattern of tall palms and shorter pepper trees. Incorporating and strengthening existing landscaping will provide a more established and consistent streetscape pattern.

- Date Palms will be interspersed with California Pepper trees, juxtaposing tall accent specimens with broader-canopied shade trees.
- 5’ meandering sidewalks will be placed on both sides of the road, buffered by the street trees.
- A 12’ painted median will preserve the view corridor to the mountains and valley.
- An 8’ Class II bikeway will be provided on one side of the roadway.



Exhibit 48 | Road B - Knabe/Trilogy Road Before Landscape Treatment



Exhibit 49 | Road B - Knabe/Trilogy Road After Landscape Treatment Enlargement - Existing Landscaping themes will be continued and enhanced.



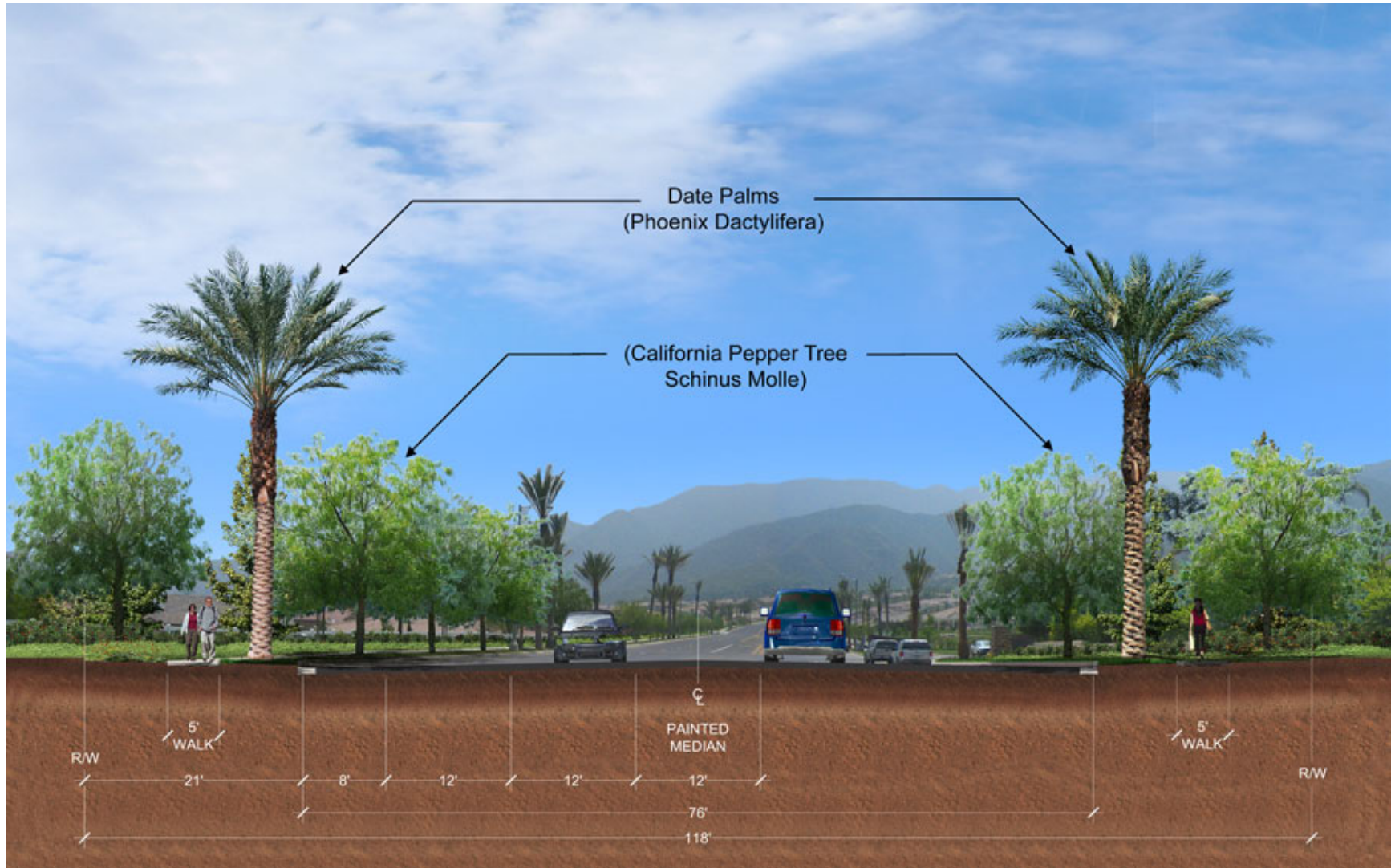


Exhibit 50 | Road B - Knabe/Trilogy Road

Section After Landscape Treatment Clusters of Date Palms provide a visual gateway along Knabe Road/Trilogy Parkway. California pepper trees provide shade and visual interest.



3. Road C - Campbell Ranch/De Palma Road

The design inspiration for Campbell/De Palma Road is the existing plant materials along Sycamore Creek. The streetscape plan includes:

- 5’ meandering walkways on both sides of the roadway.
- Parkway planted with California Sycamore Trees whose lush, vertical canopies will frame views and create a beautiful green corridor.
- Purple-leaf Plum trees planted along the interior of the pedestrian path will provide color contrasts and depth. Interspersed with California Pepper trees and existing sycamores, the effect will be that of a hillside forest lining the road.
- A 12’ painted median and prohibition of on-street parking will preserve the view corridor and the roads’ rural ambience.
- Eight-foot wide Class II bikeways will be provided along each side of the street, since parking along this major highway is not necessary.



Exhibit 51 | Road C - Campbell/De Palma Road Before Landscape Treatment - Looking South

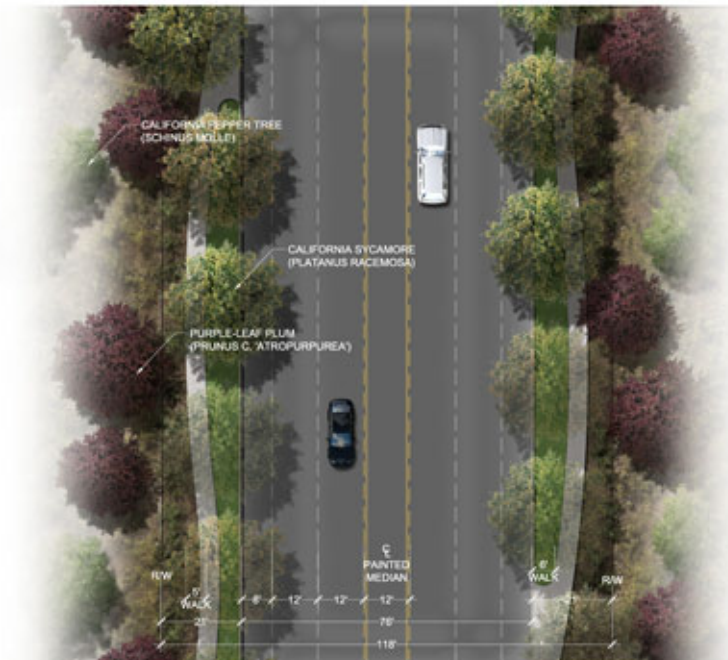


Exhibit 52 | Road C - Campbell/De Palma Road Plan

The introduction of three tree varieties and parkways with meandering sidewalks will create a lush, varied and comfortable street environment



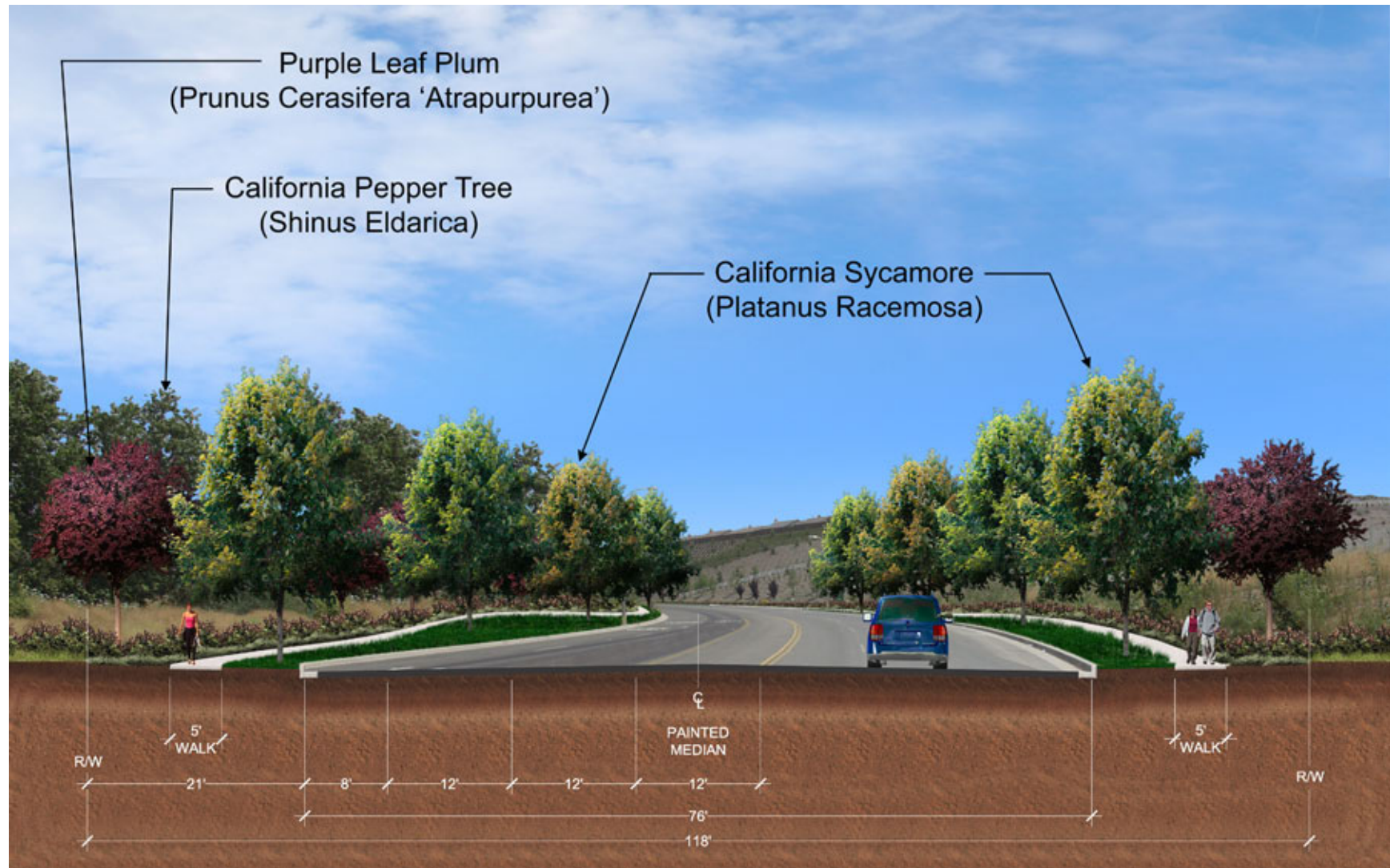


Exhibit 53 | Road C - Campbell/De Palma Road Section

California Sycamore trees provide a dense, vertical canopy along the parkway while California Pepper trees and Purple Leaf Plum trees provide color contrast and a more natural feel.



4. Road D - Mountain Road Landscaping

The landscape concept for Mountain Road is to create a rustic, lush corridor of parkway trees which buffer the two adjoining pedestrian paths.

- California Sycamore Trees will provide dense, vertical canopies to frame views and buffer adjoining development.
- An 8’ Class II bikeway and 5’ pedestrian walkways provide recreational opportunities for residents.
- The four-lane, 64’ roadway will be separated by double-yellow line divider.

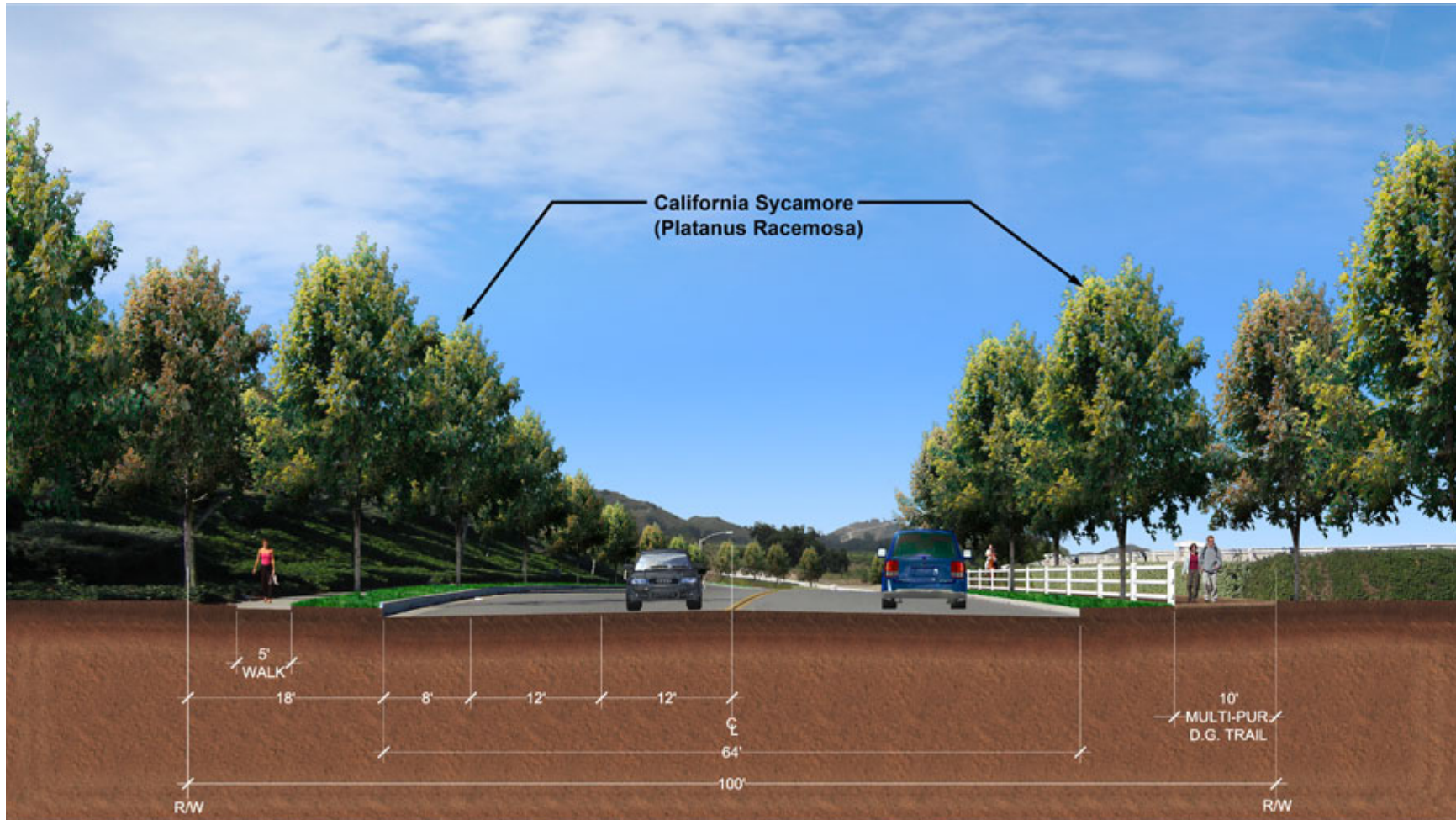


Exhibit 54 | Road D - Mountain/Park Road Before Landscape Treatment



*Exhibit 55 | Road D - Mountain/Park Road Section
Enlargement Parkway trees and sidewalks will provide a safe and healthy environment for exercise*





*Exhibit 56 | Road D - Mountain/Park Road Section - Looking Northeast
California Sycamore trees within and alongside parkways will create a rhythmic view corridor and provide seasonal color*



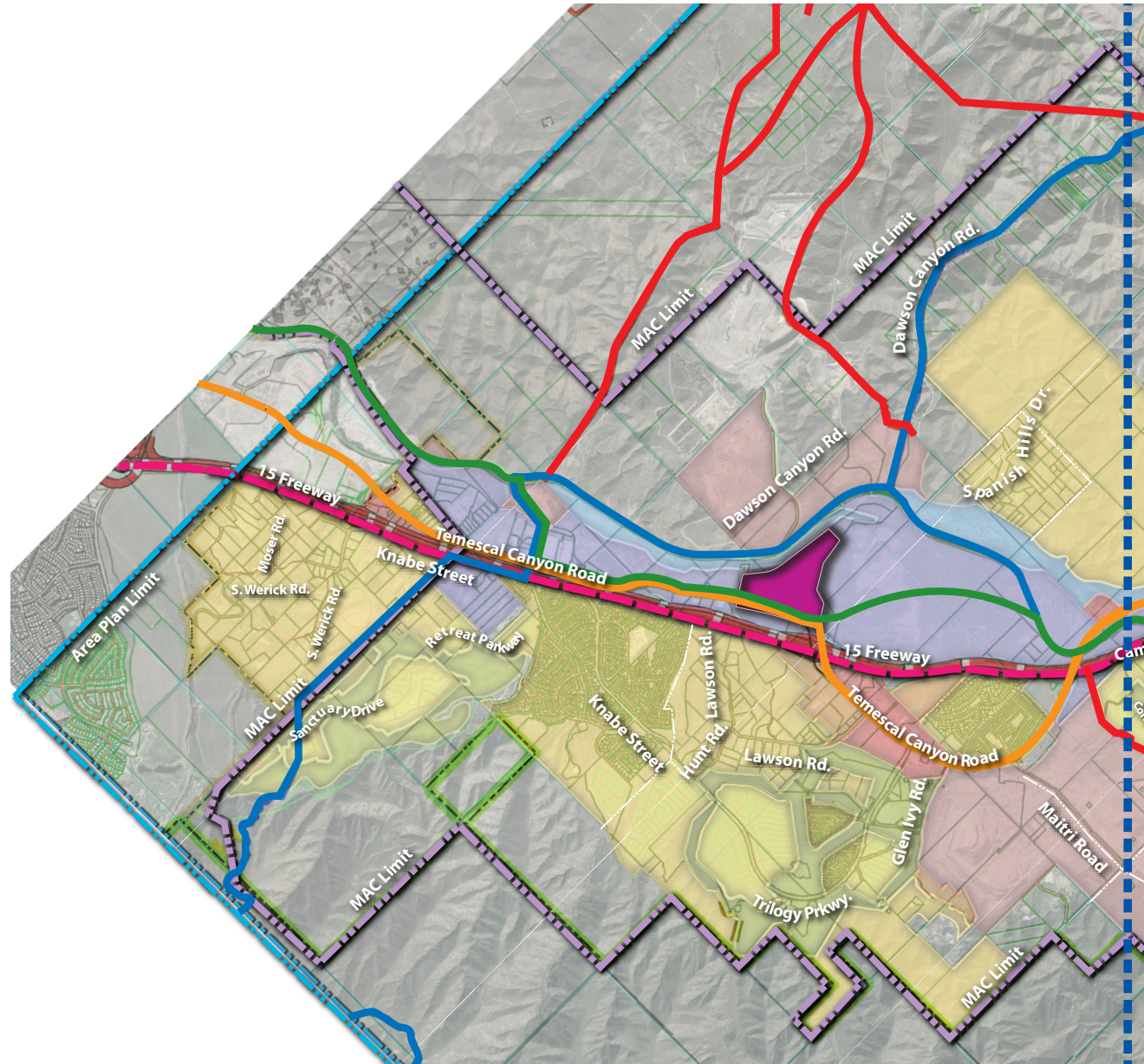
F. Trails

Class I Bikeway - Class I bikeways are paved facilities meant for bicycles that shall adhere to Caltrans Design Standards. They should be built along rights-of-way such as waterways, railroads or utility corridors, or built into new neighborhoods.

Regional Trail - Regional trails are improved earthen or Decomposed Granite trails that provide non-motorized connectivity throughout Riverside County. They should be built along rights-of-way such as waterways, railroads or utility corridors, or built into new Projects

Community Trail - Community trails are improved earthen or Decomposed Granite trails that provide non-motorized connectivity within communities. They should be built along rights-of-ways, railroads or utility corridors, or built into new Projects

Historic Trail - This trail route follows the old Temescal Canyon Road alignment that was originally the approximate location of the Native American trail through the valley and later the route of the Butterfield Stage. The present day trails following this route differ as shown on the plan.



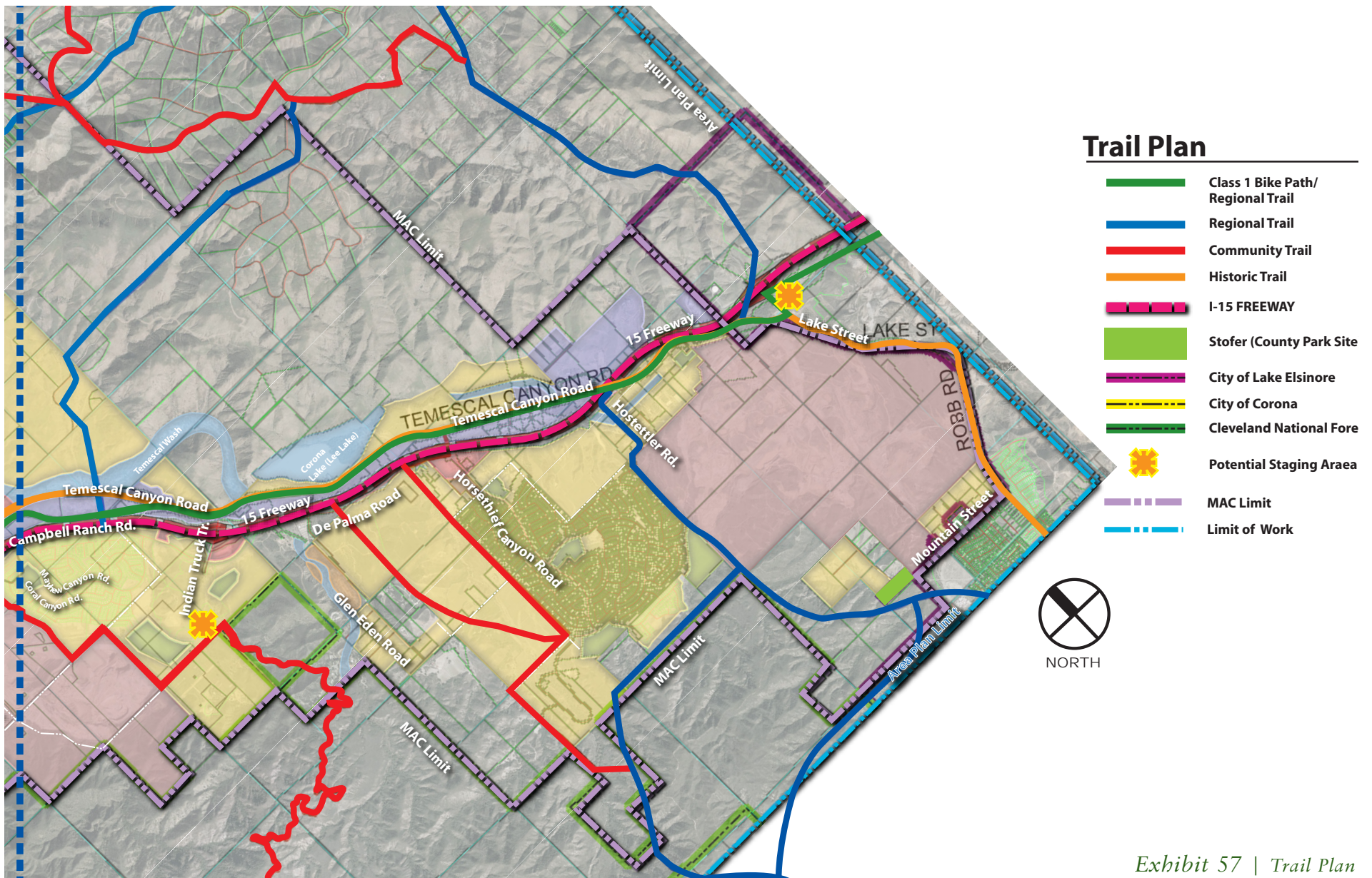


Exhibit 57 | Trail Plan



G. Historical Sites

A key aspect of the Temescal Valley Design Guidelines is to incorporate and respect the historical heritage of the area. To that end, more visible, attractive displays for historical sites will be created. By exhibiting these sites in an attractive and convenient setting, more people will stop, learn and enjoy the Valley’s unusual legacy.

Serrano Tanning Vats and Commemorative Plaques - These important remnants of the area’s Spanish colonial heritage will be displayed within a graveled circular area near the corner of Temescal Canyon Road and Dawson Canyon Road. This location will be disturbed by future road construction, and the remnants must be moved to a convenient nearby location. The new location will be made into a park-like setting. Accent, low-voltage lighting, accent trees and picnic tables will encourage people to congregate and enjoy the display and the outdoors. Visibility will be enhanced by a wide corner setback where the multi-purpose trail and sidewalk meet a stylized, vertical historical marker (Exhibit 59).

Old Temescal Road Plaque – Access to this important roadside site will be enhanced by turnout parking. Accent trees and benches will surround the plaque which itself will be highlighted within a circular, graveled display area. Vertical historic markers within the parkway turnout will provide another visual reminder to passersby.



Exhibit 58 | Existing Vat and Plaques

With the aid of Luseno Indians, Don Leandro Serrano, the Valley’s first European settler, tanned leather that he later sold in Los Angeles



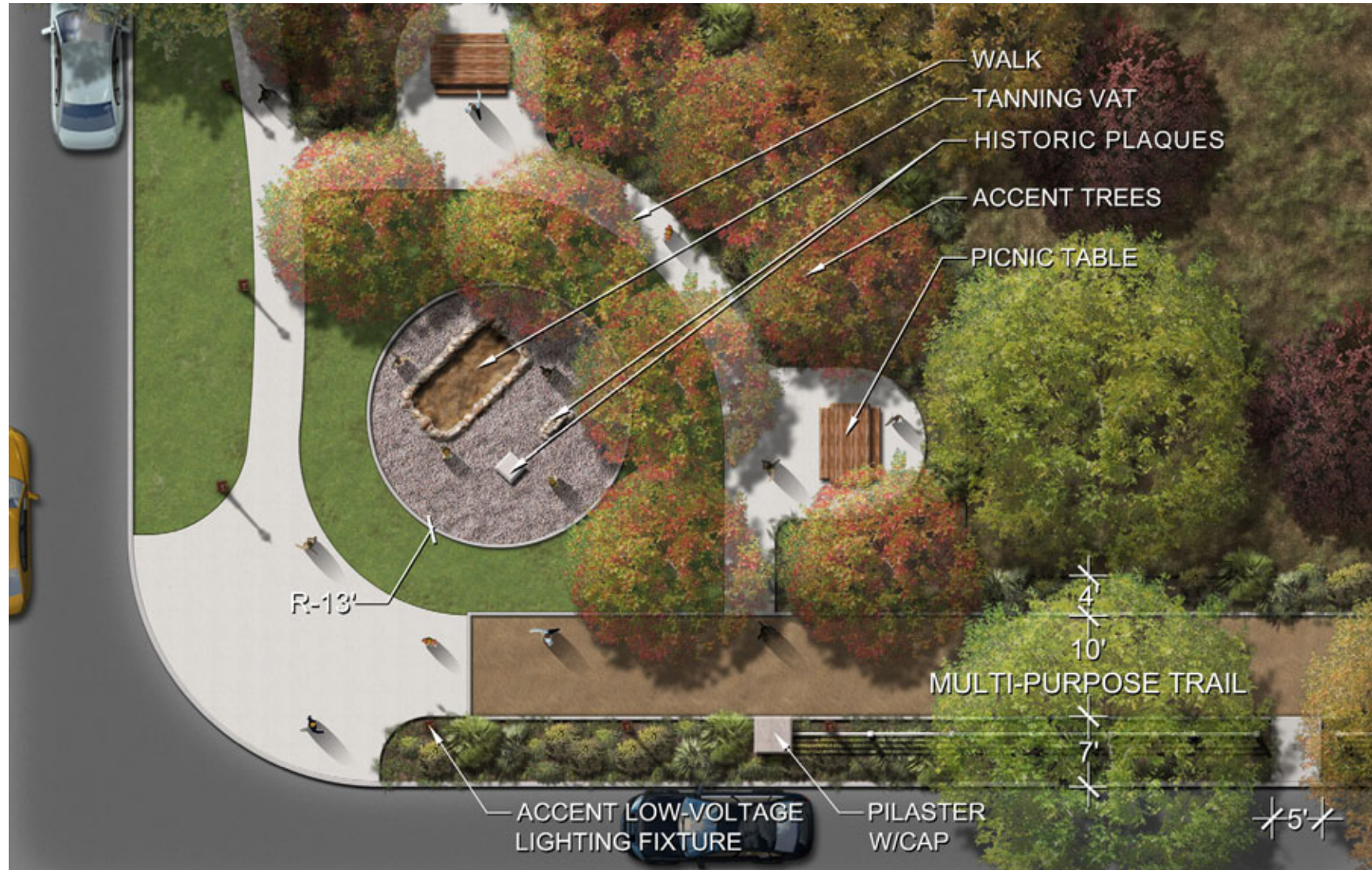


Exhibit 59 | Historic Resource Viewing and Rest Areas

With seating, shade areas, accent trees and enlarged setbacks, this historic site will become a comfortable stopping and gathering spot.





Exhibit 60 | Old Temescal Road Plaque

Potential additional historic displays, markers, plaques or kiosks include:

1. **Clay mining/brick manufacturing** providing building materials to such famous landmarks as UCLA’s Royce Hall and other campus brick buildings.
2. **Native American** activities and artifacts such as rock art and metates (grinding stones).

In some cases, recreations of historical artifacts within public places could serve educational, cultural and aesthetic purpose. Examples might include reconstruction of a Butterfield Stage-coach, Native American sweathouse, or early California adobe structure. Educational kiosks are also encouraged as they can display much information in text, graphics and photos.

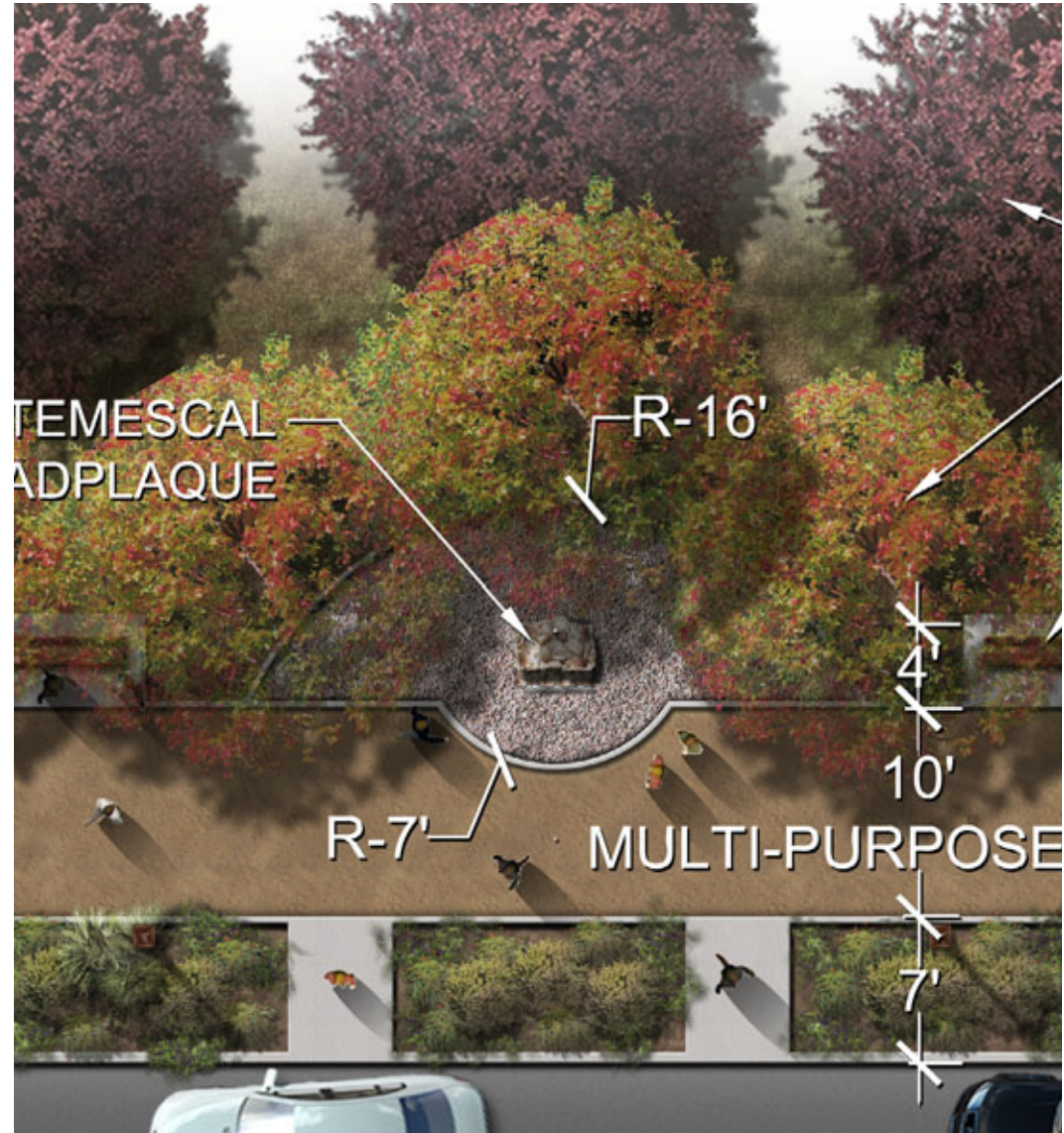


Exhibit 61 | Old Temescal Road Plaque Viewing Area Enlargement
 Providing shade, visibility and easy access will better display the Old Temescal Road Plaque.



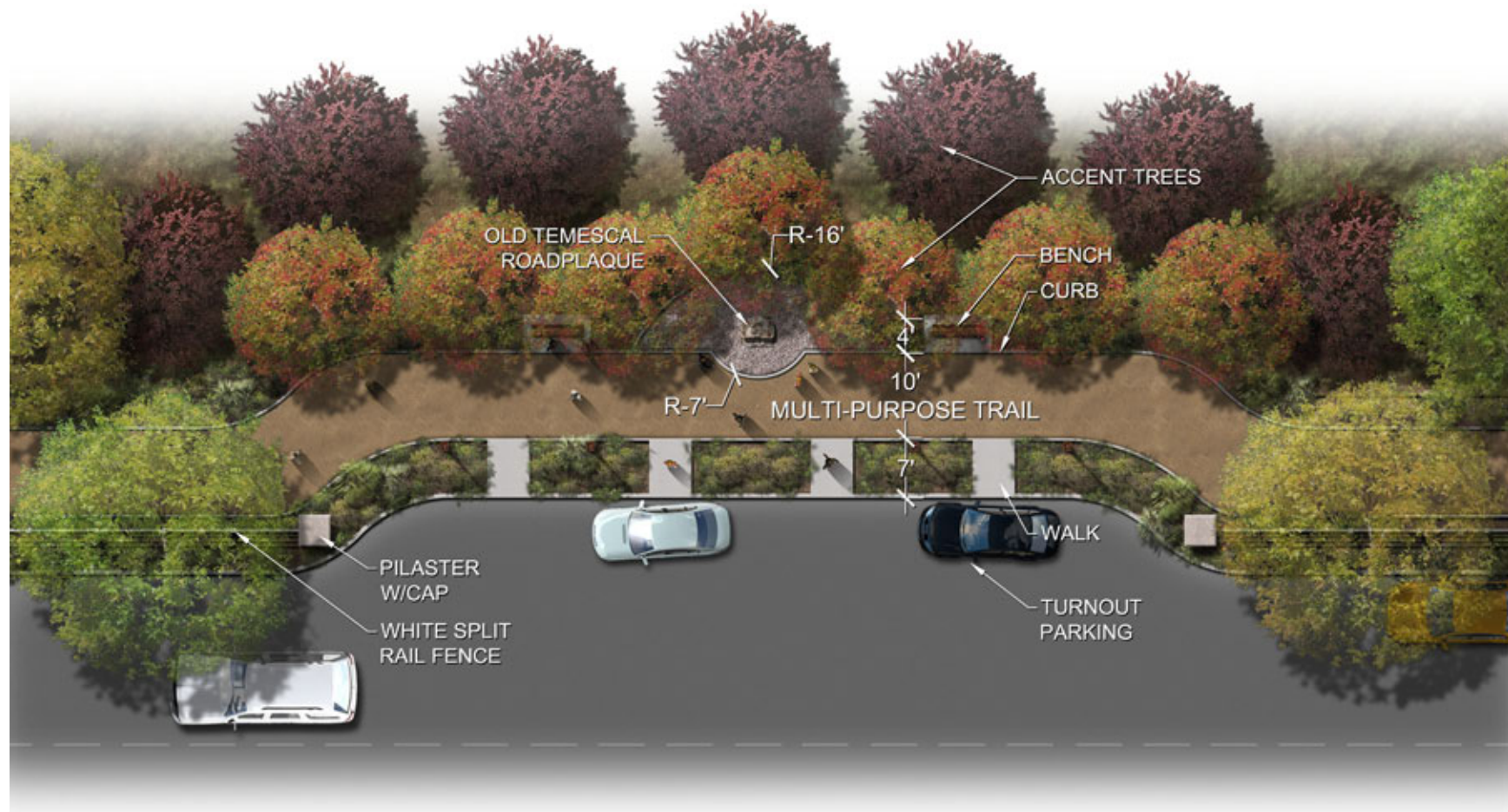


Exhibit 62 | Old Temescal Road Plaque Viewing Area Plan

Turnout parking, accent trees and benches make this historic site a comfortable and attractive stop. This is a prototype for the other potential viewing stops discussed on the previous page.



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**

ROAD ‘A’ (TEMESCAL CANYON ROAD)

TREES

Pistacia Chinensis	Chinese Pistache
Koelreuteria Bipinnata	Chinese Flame Tree

SHRUBS/GROUNDCOVER

Chamerops humilis	Med. Fan Palm
Dalea Greggii	Trailing Indio Bush
Leucophyllum frutescens ‘Green Cloud’	Texas Ranger ‘Green Cloud’
Muhlenbergia Capillaris ‘Regal Mist’	‘Regal Mist’

ROAD ‘B’ (KNABE ST./TRILOGY PARKWAY)

TREES

Liquidambar Styraciflua	American Sweetgum
Phoenix Dactylifera	Date Palm
Pinus Eldarica	Mondel Pine
Schinus Molle	California Pepper Tree



BOTANICAL NAME _____ **COMMON NAME**

Shrubs/Groundcover

Caesalpinia pulcherrima
Callistemon 'Little John'
Lonicera Japonica 'Halliana'

Red Bird of Paradise
Dwarf Weeping Bottlebrush
Japanese Honeysuckle

ROAD 'C' (CAMPBELL RANCH RD./DE PALMA RD.)

TREES

Pinus Eldarica
Platanus Racemosa
Prunus Cerasifera 'Atropurpurea'
Schinus Molle

Mondel Pine
California Sycamore Tree
Purple-Leaf Plum
California Pepper Tree

SHRUBS/GROUND COVER

Festuca Californica
Plumbago Auriculata
Photinia Fraseri
Rosa Floribunda 'Iceberg'
Rosmarinus Officinalis 'Prostratus'
Tulbaghia Violacea

California Fescue
Cape Plumbago
Photinia
Iceberg Rose
Dwarf Rosemary
Society Garlic

ROAD 'D' (MOUNTAIN RD./PARK RD.)

TREES

Platanus Racemosa

California Sycamore Tree

SHRUBS/GROUND COVER

Ligustrum Texanum

Texas Privet



Trachelospermum Jasminoides
Xylosma Congestum

Star Jasmine
Xylosma

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

BOTANICAL NAME _____ **COMMON NAME**

SHRUBS

Alyogyne Huegelii
Baccharis Pulularis
Berberis ‘Atropurpurea’
Calliandra Californica
Carpenteria Californica
Cassia Artemisioides
Cotoneaster glaucophyllus
Euonymous Japonica
Feijoa Sellowiana
Heteromeles Arbutifolia
Lantana ‘Sunburst’
Muhlenbergia Capillaris
Nandina Domestica ‘Nana’
Pittosporum Tobira Variegated
Oenothera Speciosa
Punica Granatum ‘Nana’
Rhapiolepis indica
Rhus Intergrifolia
Rosa Bonica
Salvia Leucophylla
Salvia Greggii
Tulbaghia Violacea

Blue Hibiscus
Dwarf Coyote Brush
Japanese Barberry
Red Baja Fairy Duster
Bush Anemone
Feathery Cassia
Bright Bead Cotoneaster
Evergreen Euyonymous
Pineapple Guava
Toyon
Sunburst Lantana
Regal Mist
Dwarf Heavenly Bamboo
Variegated Mock Orange
Mexican Evening Primrose
Dwarf Pomegranite
Indian Hawthorne
Lemonade Berry
Bonica Rose
Purple Sage
Autumn Sage
Society Garlic



GROUND COVER

Achillea Millefolium
Artemisia Californica ‘Powis Castle’
Baccharis Hybrid ‘Starn’
Ceanothus Centennial
Ganzania Rigens
Lantana Camara ‘New Gold’
Mimulus Aurantiacus
Penstemon Baccharifolius
Rosmarinus Officinalis ‘Prostratus’
Sisyrinchium Bellum
Trachelospermum Jasminoides
Verbena Gooddingii

Common Yarrow
Powis Castle
Thompson Baccharis
Wild Lilac
Gazania
New Gold Lantana
Sticky Monkey Flower
Rock Penstemon
Dwarf Rosemary
Blue-Eyed Grass
Star Jasmine
Gooding Verbena

