

**RETAIL / COMMERCIAL  
BUFFER ON ROADWAY**

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5) Residential to Open Space Land Uses

Residential planning area adjoining open space is planned with a perimeter wall to afford mutual protection. The walls and fences design will match the architectural character of the neighborhood/planning area. Where residential areas adjoin open space areas (particularly in Planning Areas 14 and 16) homes should be situated so as to not back onto natural open space areas.

6) Hillside Area/Fire Hazard Area

The Riverside County Fire Code requires a fire fuel modification zone be maintained along the residential edge at the natural open space area. A fire fuel modification zone shall be submitted to the fire department for approval prior to any development plans for lands adjacent to Open Space Conservation..

As seen in **Figure C-4-5 – Residential to Open Space (Fire Suppression)**, fuel modification zones shall be composed of drought tolerant, low fire fuel-generating groundcover. Additionally, native vegetation which has been selectively removed and thinned. may be approved subject to the following :

- a) Selectively remove highly flammable plant species.
- b) Selectively thin out large, dense groupings of plant materials.
- c) Remove plant material in a manner that will promote a natural appearance to fuel modification areas.
- d) Provide masonry wall or open tubular steel fence at residential property line adjacent to open space areas.
- e) Maintain fuel modification area via homeowners association or maintenance district.

7) Pedestrian Paseo to Other Land Uses.

Pedestrian walkways and access are planned to other adjacent planning areas as far as the lotting plan allows it. These pedestrian paseos will provide the important connectivity within the community. The pedestrian paseos are designed to have a meandering walkway buffered by landscaping on either side.

When pedestrian paseos are required to provide connection between residential planning areas and adjacent open space areas, as illustrated in **Figure C-4-6 – Pedestrian Paseo**, the minimum width of the paseo walkway will be eight feet, and may be 12 feet wide where a combination

## C. LANDSCAPE DESIGN

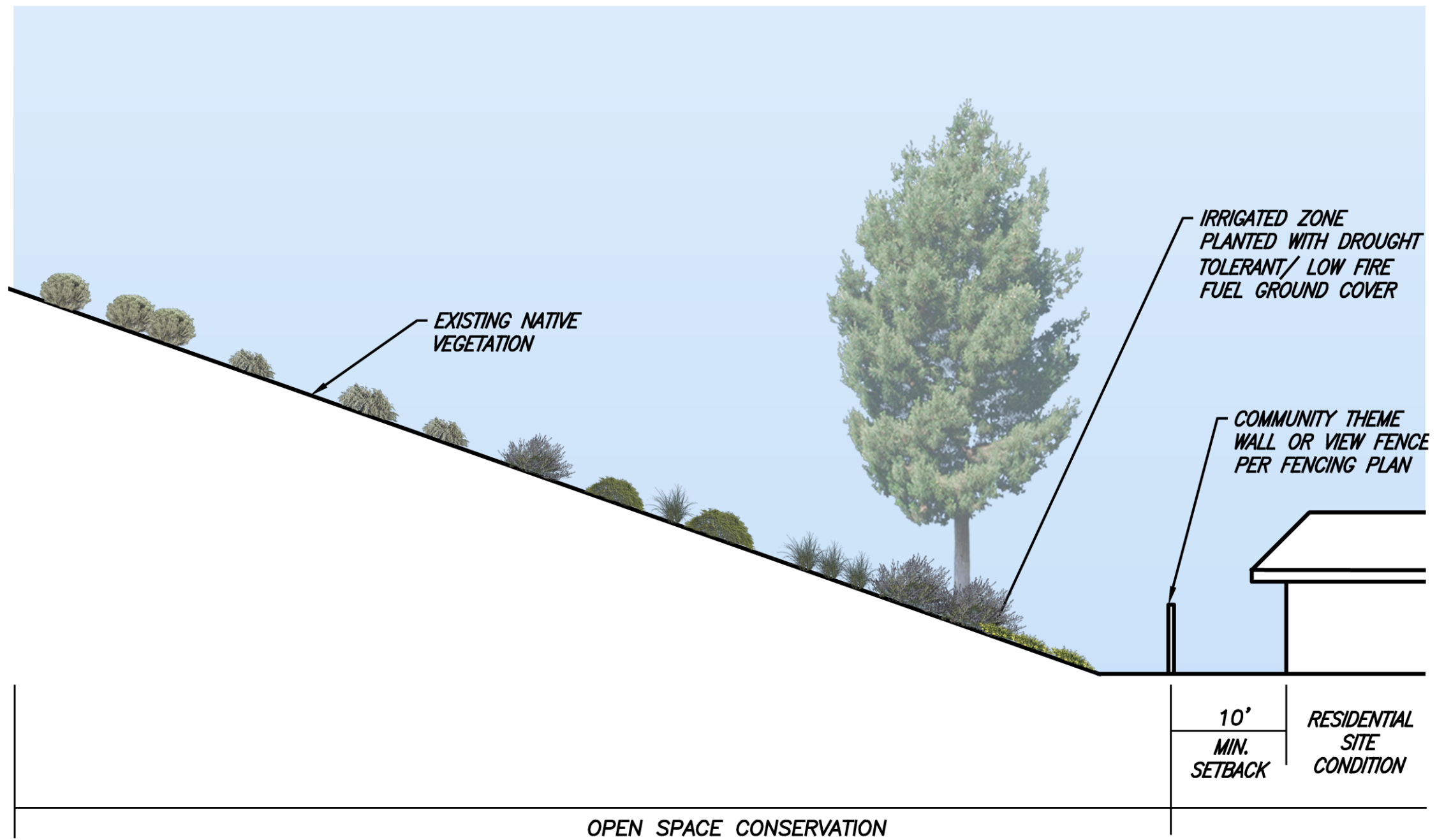
### THE CROSSROADS IN WINCHESTER

### GUIDELINES

pedestrian/bicycle path is desired. The landscape buffer on both sides could vary from 4 to 10 feet depending on on-site conditions. If desired, water quality features such as bio-swales, can be planned as part of the pedestrian paseos.

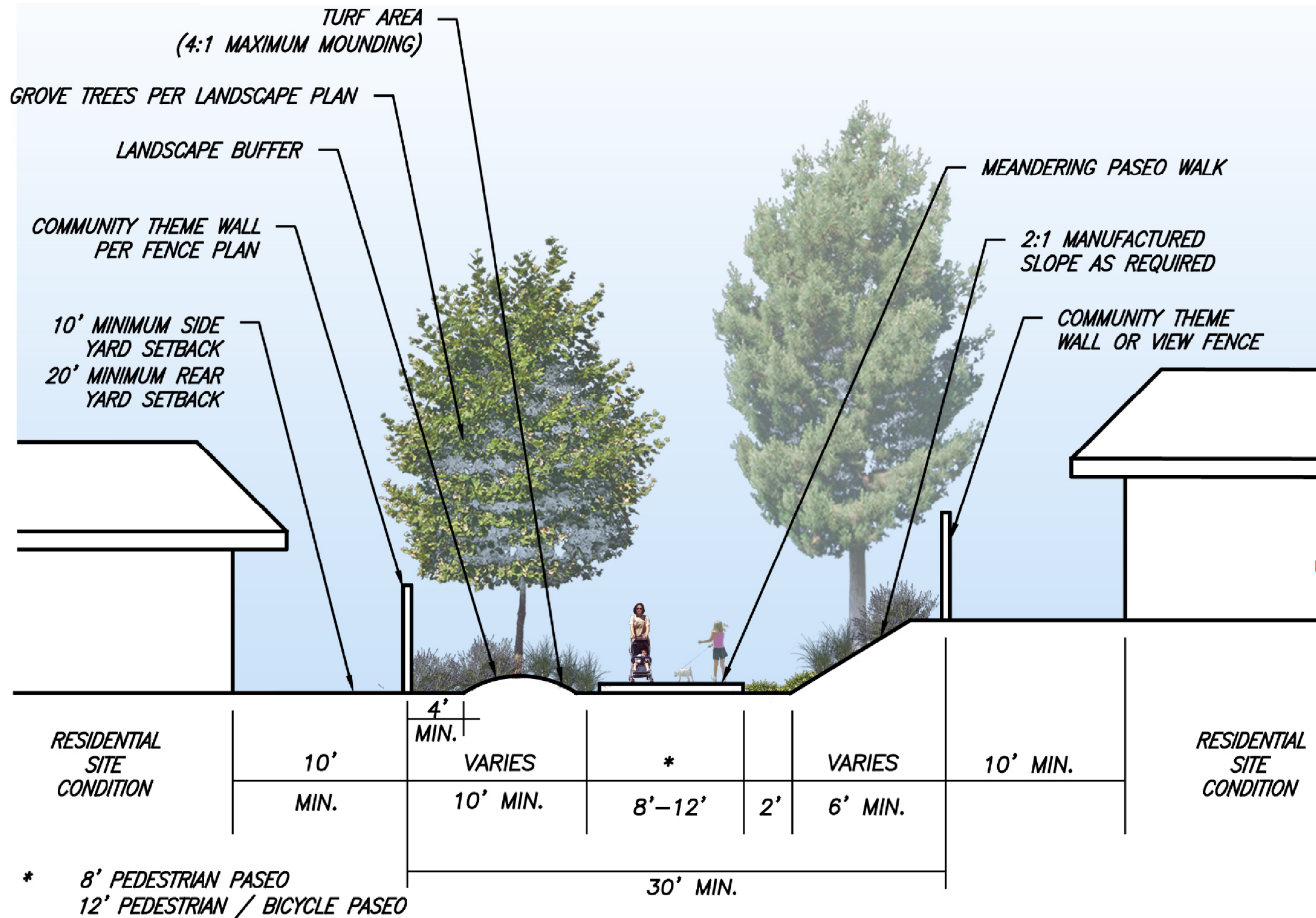
- a) Residential buffer along roadways (grade separated).
- b) When residential planning areas are at a higher grade than adjoining roads, there would be down banks built to hold the earthwork. These down banks would provide an additional buffer between residential planning areas and roads in addition to the required setbacks for homes.

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PRIOR TO APPROVAL OF ANY DEVELOPMENT PLAN FOR LANDS ADJACENT TO OPEN SPACE AREAS, A FIRE PROTECTION PLAN/VEGETATION MANAGEMENT PLAN SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR APPROVAL.





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## 5. Landscaping Requirements

### a. Description

The following provides a general outline of the guidelines to be used in creating a cohesive, complimentary landscape design. Topography, individual developer likes and dislikes, and market trends will define to a greater degree, the specific applications of landscape design.

- 1) Landscaping shall be designed to establish Project identity and to accentuate common entrance areas. Landscaping and berms shall be used to screen parking areas and non-residential storage areas.
- 2) Grouped masses of plant material should be designed to complement architectural elevations and rooflines through color, texture, density, and form, on both the vertical and horizontal planes.
- 3) The preservation of existing mature trees and their integration into introduced landscape, shall be undertaken whenever possible.
- 4) Wherever feasible, native and drought-tolerant plant material should be used and preserved.
- 5) Parking areas shall incorporate both landscaping and screening to make them visually compatible with their surroundings.
- 6) Appropriate plant materials should be used to define space, create a visual image and separate differing land uses.
- 7) All publicly accessible landscaped areas, with the exception of school grounds where children are present, shall be designed for the future utilization of utilize reclaimed water when it becomes available and must meet all local water agency standards.
- 8) The use of deciduous and broadleaf trees which create large shade areas are preferable in locations adjacent to sidewalks, paseos and street intersections, and in the commercial parking areas, to provide as much natural shade as possible, encouraging the use of these areas by pedestrians and bicyclists.

### b. Residential Neighborhood Landscape

- 1) Residential development shall include front yard landscaping.
- 2) Per the County of Riverside Ordinance No. 859, each residential lot shall receive a minimum of one street tree, 15-gallon planter, planted in the right-of-way. Corner lots shall receive a minimum of two trees, 15-gallon container,

planted in the right-of-way. Tree variety shall be chosen from the neighborhood landscaping palette.

- 3) Common Area Landscaping – Utility services and enclosures shall be screened from view from streets and adjacent properties with landscape and/or hardscape materials consistent with the neighborhood palette.
- 4) All interior slopes occurring within the community theme wall envelope shall be landscaped and irrigated per the County of Riverside landscape standards. The builder/developer shall install all required slopes not designated as common area. Each builder should conform to the erosion control standards established by the County of Riverside and the NPDES.
- 5) Plantings of shade trees should be designed to shade the western exposure of residential structures, and to throw shade upon the sidewalk during the afternoon hours.

#### c. Commercial Land Use Landscape

##### 1) Street Buffer

Commercial land uses (see **Figure C-4-4 – Retail/Commercial Buffer Land Use Edge**) shall be buffered from the street or roadway view. The landscape buffer shall consist of a mound with groundcover and accent trees, within a minimum ten-foot-wide section. The purpose of the landscape zone is to provide a visual screen to the parking area, while allowing visibility of the commercial signage and structures.

##### 2) Commercial Site Requirements:

- a) Regular spacing of street trees spaced at an average of 30 feet on center is required along commercial frontages.
- b) Broadleaf and/or flowering accent trees should be integrated around the commercial site.
- c) Visual windows into the commercial project should be created by breaks in the trees.
- d) Side yard and rear service yard use areas shall be screened with a combination six-foot wall and landscape buffer with a minimum width of three feet.

##### 3) Minimum Landscape Requirements:

- a) The builder/developer shall refer to Riverside County standards for the percentage required of the gross commercial site acreage that shall be landscaped.
- b) All areas of the site not occupied by buildings or otherwise shall be landscaped with groundcover or plant materials from the community palettes.
- c) Parking Area landscaping is required for the screening of large parking areas, through the use of berming and groundcovers. Concrete tree well and planting edge curbs shall be used in lieu of wheel stops at landscape edges. Trees shall be used to meet shading requirements in parking spaces.
- d) Landscaped islands shall be provided at the ends of interior stall rows. These shall provide a minimum of five-foot-wide landscaped area with shade tree (see **Figure C-4-4 - Retail/Commercial Buffer Land Use Edge**).

**d. Plant Material Guidelines and Maintenance**

These guidelines have been developed pursuant to Riverside County Ordinance No. 859. It is the intent of these guidelines to provide flexibility and diversity in plant material selection, while maintaining a limited palette in order to give greater unity and thematic identity to the community. The plant material lists have been selected for their appropriateness to the Project theme, climactic conditions, soil, and concern for maintenance. The plant material is on the County of Riverside California Friendly plant List.

The proposed plantings within the Specific Plan streets are functional as well as decorative, fulfilling the needs of streetscape which proposes to be 'pedestrian friendly' in a dry, arid climate. Plant materials chosen in the following lists have been selected for their suitability to the area (i.e., they tolerate a wide temperature range, have low water consumption requirements, withstand local wind conditions).

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



The limited plant material selection for common landscape areas associated with The Crossroads in Winchester, as described in the text, is contained in the following palette. Specific background, grove and accent trees are listed for the differing roadway landscape and entry zones, with supporting lists of shrubs, vines, and groundcover for use in those areas. In addition, a wider variety of plant materials compatible with the Project theme and setting are listed for use by homeowner associations, maintenance entities, and residential developer/builders within The Crossroads in Winchester.

1) Major Community Roadway Landscape Zones (Urban Arterial & Arterial)

Major urban and arterial highway tree landscaping schedules are provided in the following charts. Highways with landscaping within this schedule include:

- a) Domenigoni Parkway
- b) Highway 79

**Landscaping Schedule – Trees**

Median Trees	Grove Trees	
	Evergreen Background	Deciduous Accent
<i>Plantis racemosa</i>	<i>Eucalyptus sideroxylon "Rosea"</i>	<i>Liquidamber styraciflua</i>
	<i>Pinus canariensis</i>	<i>Robinea "idahoensis"</i>
	<i>Pinis eldarica</i>	<i>Populus candican</i>

Landscaping Schedule – Shrubs and Groundcover (see Community Palette, below)

2) Minor Community Roadway Landscape Zones (Major, Secondary, and Collector)

Major and secondary highway street tree landscaping schedules are provided in the following charts. Highways with landscaping within this schedule include:

- a) Rice Road
- b) Old Newport Road

Landscaping Schedule – Trees

Grove Trees	
Evergreen Background	Deciduous Accent
<i>Pinus eldarica</i>	<i>Platanus acerifolia</i>
<i>Pinus canariensis</i>	<i>Liquidamber styraciflua</i>
	<i>Robinea "idahoensis"</i>

Landscaping Schedule – Shrubs and Groundcover (see Community Palette, below)

3) Minor Community Streetscenes

Within the collector street streetscenes and neighborhood interior streetscenes, the following trees are categorized as street trees:

- |                             |                           |
|-----------------------------|---------------------------|
| <i>Albizia julibrissin</i>  | Mimosa Tree               |
| <i>Catalpa x. chilopsis</i> | Chitalpa                  |
| <i>Fraxinus uhdei</i>       | Tomlinson Ash 'Tomlinson' |
| <i>Lagerstroemia indica</i> | Crepe Myrtle              |
| <i>Pistacia chinensis</i>   | Chinese Pistache          |
| <i>Podocarpus gracilior</i> | Fern Pine                 |
| <i>Pyrus calleryana</i>     | Bradford Pear             |

4) Entry and Node Areas

The following trees are used at major theme intersections to reinforce points of Project emphasis throughout The Crossroads development:

a) Evergreen Canopy Theme Trees

- |                             |                                      |
|-----------------------------|--------------------------------------|
| <i>Cedrus deodora</i>       | Deodar Cedar                         |
| <i>Magnolia grandijlora</i> | Southern 'Samuel Sommer'<br>Magnolia |
| <i>Quercus agrifolia</i>    | California Live Oak                  |

b) Foreground Flowering Accent Entry Trees

- |                            |                |
|----------------------------|----------------|
| <i>Cercis occidentalis</i> | Western Redbud |
|----------------------------|----------------|

<i>Lagerstroemia inidica</i>	<i>Crepe Myrtle</i>
<i>Pistacia chinensis</i>	<i>Chinese Pistache</i>
<i>Prunus cerasifera</i>	<i>Purple Leaf 'Krauter Vesuvius' Plum</i>

c) Neighborhood Entry Trees  
 Within neighborhood entry streetscene landscape development zones, the following trees are categorized as accent trees:

<i>Albizia julibrissin</i>	<i>Mimosa Tree</i>
<i>Koelreuteria bipinnata</i>	<i>Chinese Flame Tree</i>
<i>Lagerstroemia indica</i>	<i>Crepe Myrtle</i>
<i>Pistacia chinensis</i>	<i>Chinese Pistache</i>
<i>Prunus cerasifera</i>	<i>Purple Leaf 'Krauter Vesuvius' Plum</i>

As accent trees, the above trees are utilized at points of Project emphasis throughout The Crossroads. Specific locations include:

1. Greenbelt/Paseo Entrances/Accents
  - Neighborhood Tree Entries
  - Points of Commercial/Retail Entry
  - Points of Business Park Entry

The uses of these trees are encouraged in order to reinforce the continuity of the design theme of The Crossroads in general.

d) Parks, Greenbelt/Paseo Trees  
**Evergreen Background Grove Trees**

<i>Brachychiton populneum</i>	<i>Bottle Tree</i>
<i>Pinus eldarica</i>	<i>Mandell Pine</i>

Accent Trees (See Neighborhood Entry Tree List)



- e) Landscape Buffer Trees  
Landscape buffer trees may be selected from the Parks, Greenbelt/Paseo trees.
- f) Fuel Modification Plant Palette  
Landscape buffer trees may be selected from the Parks, Greenbelt/Paseo trees.

5) Community Plant Palette

**Evergreen Trees**

<i><b>Biological Name</b></i>	<i><b>Common Name</b></i>
<i>Arbutus unedo</i>	<i>Strawberry Tree</i>
<i>Brachychiton populneum</i>	<i>Bottle Tree</i>
<i>Cedrus deodara</i>	<i>Deodar Cedar</i>
<i>Laurus nobilis</i>	<i>Sweet Bay</i>
<i>Magnolia grandiflora</i>	<i>Southern Magnolia</i>
<i>Olea europaea 'Fruitless'</i>	<i>Fruitless Olive</i>
<i>Pinus canariensis</i>	<i>Canary Island Pine</i>
<i>Pinus eldarica</i>	<i>Mondell Pine</i>
<i>Podocarpus gracilior</i>	<i>Fern Pine</i>
<i>Quercus agrifolia</i>	<i>California Live Oak</i>
<i>Quercus ilex</i>	<i>Holly Oak</i>
<i>Phoenix Dactylifera</i>	<i>Date Palm</i>
<i>Washington Robusa</i>	<i>Mexican Fan Palm</i>
<i>Washington Filifera</i>	<i>Desert Fan</i>
<i>Chamaerops Humilis</i>	<i>Medeterranean Fan Palm</i>
<i>Brahea Armata</i>	<i>Mexican Blue Palm</i>
<i>Butia Capitata</i>	<i>Jelly Palm</i>

**Deciduous Trees**

<b>Biological Name</b>	<b>Common Name</b>
<i>Albizia julibrissin</i>	Mimosa Tree
<i>Cercis oxidentalis</i>	Chatalpa Species
<i>Fraxinus velutina</i>	Modesto Ash
<i>Fraxinus uhdei 'Tomlinson'</i>	Tomlinson Ash
<i>Gingko biloba species</i>	Maidenhair Tree
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree
<i>Koelreuteria panniculata</i>	Golden Rain Tree
<i>Lagerstroemia indica</i>	Crepe Myrtle
<i>Liquidambar styraciflua</i>	Sweet Gum
<i>Piscacia chinensis</i>	Chinese Pistache
<i>Platanus acerifolia</i>	London Plane Tree
<i>Platanus racemosa</i>	California Sycamore
<i>Pryus calleryana</i>	Ornamental Pear
<i>Robinia ambigua</i> 'Idahoensis'	Idaho Locust

**Shrubs**

<b>Biological Name</b>	<b>Common Name</b>
<i>Abelia grandijlora (S,SH)</i> 'Edward Goucher' (S)	Edward Goucher Abelia
* <i>Acacia redolens (S)</i>	N.C.N
<i>Berberis specis (SH)</i>	Barberry
<i>Ceanothus species</i>	
<i>Cocculus laurifolius (S)</i>	Snailseed
<i>Elaeagnus pungens (S)</i>	Silver Berry
<i>Escallonia fradesii</i>	



**Shrubs**

<b>Biological Name</b>	<b>Common Name</b>
<i>Euonymus fortunei (S)</i>	N.C.N
<i>Euonymus japonica (S)</i>	Evergreen Euonymus
<i>Hebe Veronica Lake (S,SH)</i>	Veronica
<i>Ilex species (SH)</i>	Holly
<i>Leptospermum scoparium (S)</i>	New Zealand Tea Tree
<i>Ligustrum japonicum (S,SH)</i>	Japanese Privet
<i>Nandina domestica and 'Compacta' (S,SH)</i>	Heavenly Bamboo
<i>Nerium oleander (S)</i>	Oleander
<i>Photinia fraseri (S)</i>	Photinia
<i>Pittosporum tobira and 'Wheeler's Dwarf' (S,SH)</i>	Mock Orange
<i>Podocarpus macrophyllus (S,SH)</i>	Yew Pine
<i>Pyrus caroliniana (S)</i>	Carolina Laurel Cherry
<i>Pyrus ilicifolia (S)</i>	Hollyleaf Cherry
<i>Pyracantha species (S,SH)</i>	Firethorn
<i>Raphiolepis indica species (S,SH)</i>	Pink Indian Hawthorn
<i>Viburnum tinus species</i>	Viburnum
<i>Xylosma congestum (S)</i>	Xylosma

**Sub-Shrubs**

<b>Biological Name</b>	<b>Common Name</b>
<i>Arctostaphylos species (S)</i>	Manzanita
<i>Ceanothus species</i>	

<i>Juniperus species (S)</i>	<i>Juniper</i>
<i>Lonicera japonica</i>	<i>Hall's</i>
<i>'Halliana' (S)</i>	<i>Honeysuckle</i>
<i>Dieties bicolor (S)</i>	<i>Fortnight Lily</i>

**Vines**

<b>Biological Name</b>	<b>Common Name</b>
<i>Ampelopsis veitchi (SH)</i>	<i>Boston Ivy</i>
<i>Clytostoma callestegioides (S)</i>	<i>Purple Trumpet Vine</i>
<i>Doxantha unguis-cati (S)</i>	<i>Cat's Claw Vine</i>
<i>Ficus pumila (S,SH)</i>	<i>Creeping Fig</i>
<i>Gelsemium sempervirens (S)</i>	<i>Carolina Jasmine</i>
<i>Hardenbergia</i>	
<i>Wisteria jloribunda (S)</i>	<i>Wisteria</i>

**Ground Cover**

<b>Biological Name</b>	<b>Common Name</b>
<i>Baccharus pilularis</i>	<i>Coyote Brush</i>
<i>'Twin Peaks' (S)</i>	
<i>Duchesnea indica (S,SH)</i>	<i>Indian Mock Strawberry</i>
<i>Rosemarinus officinalis (S)</i>	<i>Rosemary</i>
<i>Verbena peruviana (S)</i>	<i>Verbena</i>

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

(S) Tolerates sun in this planting zone

(SH) Tolerates shade in this planting zone

**e. Planting & Maintenance**

## 1) General Landscape Requirements

C. LANDSCAPE DESIGN

THE CROSSROADS IN WINCHESTER

GUIDELINES

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

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

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

**Erosion Control.** Cut slopes equal to or greater than three feet in vertical height and fill slopes equal to or greater than three feet in vertical height shall be planted with a groundcover to protect the slope from erosion. Slopes exceeding 15 feet in vertical height shall be planted with shrubs or trees spaced not to exceed 20 feet on center, in addition to the groundcover. The plants selected and plating methods shall be suitable for the soil and climatic conditions. Refer to the plant materials palette for community landscaping.

Reference should be made to the County of Riverside Standards for erosion control methods for slopes and other landscaped areas.

2) Planting Time

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

3) Climate Constraints

Plant material palettes for The Crossroads in Winchester Specific Plan contained herein are compatible with the climatic setting of the area. The



utilization of some materials, depending upon their site location, exposure and relationship to other influential factors, may make them inappropriate in that application.

4) Horticultural Soils Test Requirements

Soils characteristics within The Crossroads in Winchester Specific Plan may be variable. The owners of parcels which require landscape development shall procure a horticultural soils report in order to determine proper planting and maintenance requirements for proposed plant materials. Such a soils test shall be performed by a professional in the field and shall include pre-planting and post-planting recommendations.

5) Irrigation

All landscaped areas shall be watered with a permanent underground irrigation system or slopes may be watered with a permanent above-ground system. Irrigation systems which adjoin a separate maintenance responsibility area shall be designed in a manner to ensure complete water coverage between the areas. All irrigation shall conform to Ordinance No. 859.2

6) Secondary Source

All irrigation of public area landscaping, roadway landscaping, parks, schools landscaped areas, slopes and open areas shall be supplied with a secondary water system in lieu of potable water, when such a system is available. A reclaimed water line runs through the Project in the Leon Road right-of-way, and must be considered a permanent secondary source. All piping, sprinkler, meters, and hardware associated with a secondary source must meet the health and safety standards of Riverside County and the local water district, and an exemption to the use of secondary water on public landscaped areas shall be made wherever such application is in conflict with any other health or public service-related ordinance.