

SECTION V

SPECIFIC PLAN

C. LANDSCAPE DESIGN GUIDELINES

As stated in the Land Use portion of this specific plan, a major component of the Spring Mountain Ranch is the provision of an abundant amount of passive and active open space. Approximately forty percent (40%) of the project site, or approximately 304 acres, has been set-aside for the development of open spaces enhancing the liveability of the project. This open space is deemed to be a critical element in the future success of Spring Mountain Ranch as a “liveable community”, and the following landscape guidelines are intended to fulfill the commitment made to this end.

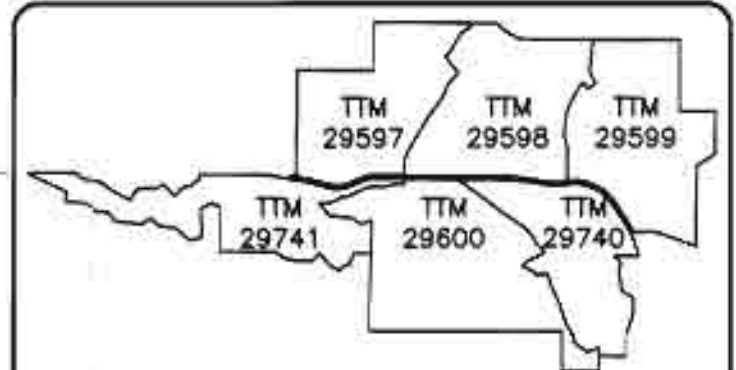
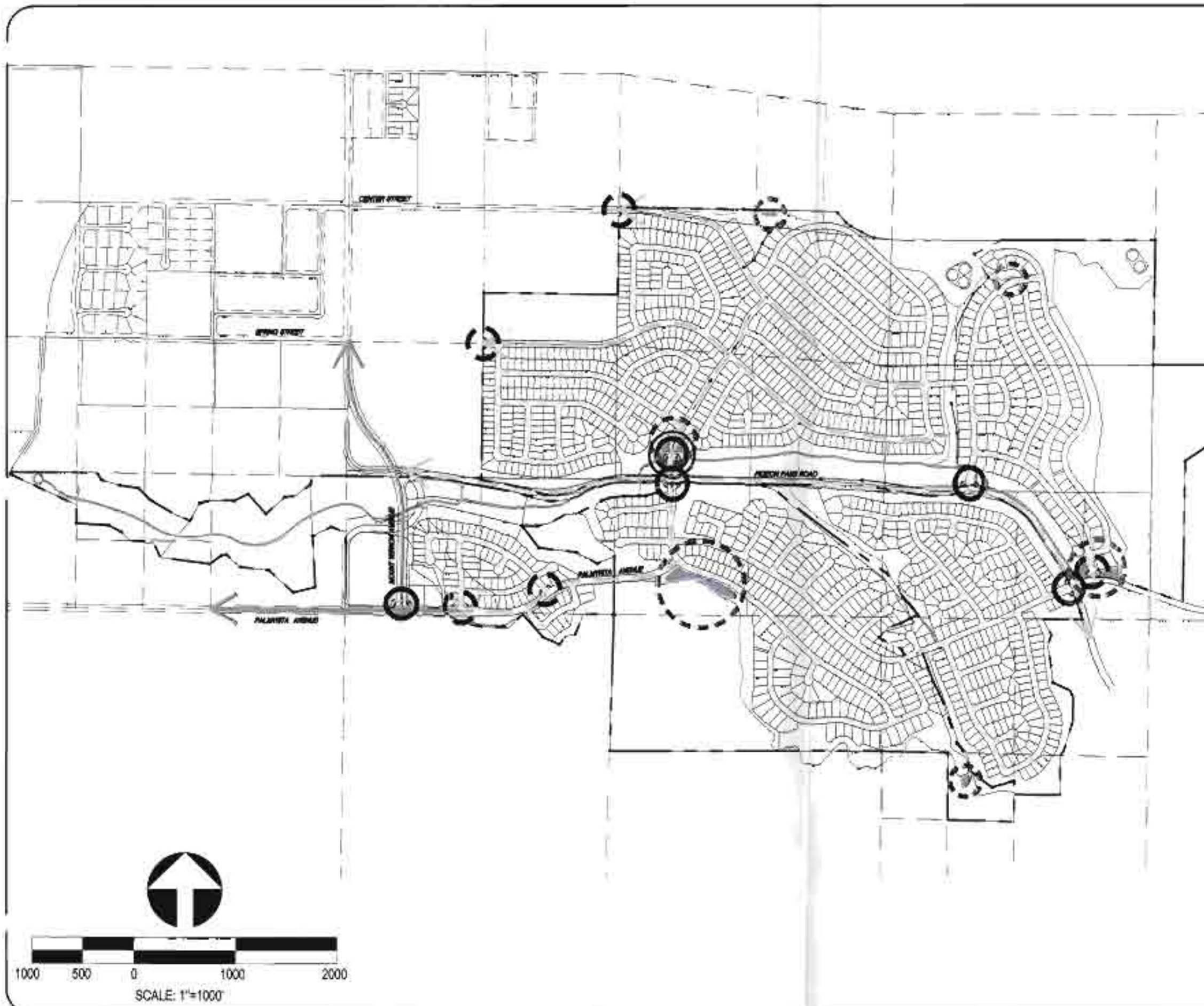
1. General Guidelines

The purpose of the landscape guidelines is to establish landscape standards that will contribute to the thematic development of the Spring Mountain Ranch community identity. Of vital importance to the development of a coordinated project image and identity are the project-wide enhancements of streets, entry features, landscape corridors, and other project amenities. These various landscape design elements are intended to provide a varied and enjoyable experience for vehicular traffic, pedestrians and homeowners within the project.

The development of the project’s landscape identity focuses on the following areas:

- The incorporation of landscape materials which are native to project area and accentuate the surrounding natural areas of the project site;
- The unification of landscape elements and materials in order to provide a coordinated project image;
- The provision of enhanced entry features, streetscapes and circulation corridors;
- The enhancement of significant wildlife corridors, including Springbrook Wash, integrated into the project’s design, and leading to significant natural open space opportunities;
- To provide significant contiguous open space preservation, accessible for walking and hiking to the general public.

The above elements are depicted on the *Conceptual Landscape Plan*, Figure V-19, and described in further detail in the following sections.



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 SPRING MOUNTAIN RANCH
 A NEIGHBORHOOD PLANNED COMMUNITY

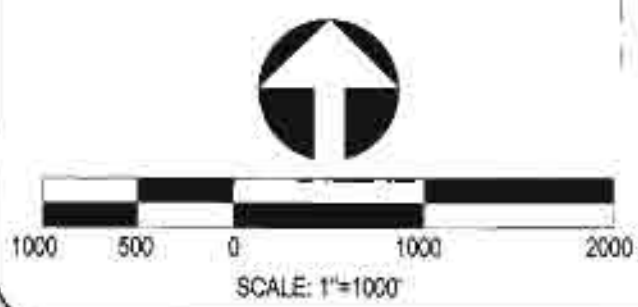
LEGEND

-  SECONDARY HWY STREETSCAPE
-  COLLECTOR STREETSCAPE
-  LOCAL STREETSCAPE
-  ENHANCED PRIMARY ENTRY
-  PRIMARY ENTRIES
-  SECONDARY ENTRIES
-  LANDSCAPED PARKS & RECREATIONAL FACILITIES
-  TRACT BOUNDARY

FIGURE V-19
CONCEPTUAL LANDSCAPE PLAN

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SECTION V

SPECIFIC PLAN

a. Project Theme

Spring Mountain Ranch is juxtaposed between two large natural open spaces, Blue Mountain to the north and Box Springs Mountain to the south. These mountainous areas provide a dramatic backdrop to the project, with many future home sites enjoying magnificent views of these beautiful mountains. These mountains are comprised of steep slopes, incorporating large granite out-croppings and grassy slopes. The landscape theme seeks to develop the association of the surrounding mountainous areas by utilizing a planting and hardscape concept designed to strengthen the basic fabric of the natural environment through the use of specific materials intended to complement these areas. These materials include the use of natural plant materials, including native oak and sycamore trees, natural shrubs and grasses, and granite materials for hardscape.

Spring Mountain Ranch has been designed to respect the natural character of the project surroundings by enhancing and restoring the natural environment, reducing impacts to sensitive habitats, and providing development that protects these resources. The focus of the following landscape details and discussion is to provide direction in establishing the guidelines that protect the natural environment and ensuring that development is sensitively integrated with the natural environment, while creating an attractive residential community.

2. Community Elements

The *Conceptual Landscape Plan*, Figure V-19, contains landscape elements that form the basic structure of the project. Individually, the elements identify specific features of the project site. Collectively, the landscape features and elements provide the predominant community statement for Spring Mountain Ranch.

a. Primary Project Entry

Along Pigeon Pass Road and Palmyrita Avenue, there are five primary project entries, as depicted on the Figure V-19, the *Conceptual Landscape Plan*. These entries are proposed to have a consistent design and plant palette in order to unify both sides of the project site. The typical *Primary Project Entry* is depicted in

SECTION V

SPECIFIC PLAN

Figures V-20B through V-20D, and will include the following features:

- A ten (10') foot wide median island separating travel lanes, incorporating flowering trees and colorful shrubs and groundcover;
- Native oaks and sycamores randomly placed to reflect the natural setting of the project;
- A monument sign wall integrated into the landscape design and incorporating boulder rock out-croppings;
- Shrubs and ground covers planted to enhance the hardscape elements;
- Natural looking water feature incorporating boulders;
- Flowering perennials and annual color utilized to provide an intense color display, changing with the seasons.

In addition, an *Enhanced Primary Entry*, as depicted on Figure V-20A, located on the north side of Pigeon Pass Road between PA-1 and PA-2, will provide the above features along with an attractively developed water element.

b. Secondary Project Entry

Secondary project entries are proposed to provide continuity throughout the project, and essentially provides a smaller reflection of the design utilized for the primary entries. These project entries are intended to serve as entry points to individual portions of the Specific Plan area, rather than to the project as a whole. A design concept for the *Secondary Project Entry* is depicted in Figure V-21, and the proposed locations are shown on the *Conceptual Landscape Plan*, Figure V-19.

c. Streetscapes

Three types of streetscape are proposed within the Spring Mountain Ranch Specific Plan, as illustrated on Figures V-22A through V-22F, *Secondary Highway, Collector Road and Local Road Streetscapes*. To provide variety and to help define the project theme, distinctive trees will be utilized in streetscape plantings. As shown in the streetscape illustrations, it is intended that landscaping will provide a regular, rhythmic appearance when viewed from a passing vehicle. Major elements, such as groupings of trees and shrubs, will be provided at landscape corridor areas adjacent to the roadways. The use of this planting pattern will

SECTION V SPECIFIC PLAN

provide an attractive streetscape that can also be enjoyed by pedestrians.

d. Open Space Corridors

A major design element for Spring Mountain Ranch is the provision of several open space corridors located strategically throughout the project site, as illustrated on Figure V-19, *Conceptual Landscape Plan*. The intent of this corridor is two-fold; to provide a landscape corridor separating the various planning areas into identifiable neighborhoods, and to provide a large, passive landscape area in which to develop a system of trails, dry streambeds and native landscape enhancements. This landscape corridor is depicted in Figure V-23, *Typical Open Space Corridor*.

It is envisioned that this landscaped corridor will become one of the dominant, unifying features of Spring Mountain Ranch. Landscape features of this corridor include the following:

- Development of an Oak and Sycamore Woodlands;
- Development of a dry stream bed element, including riparian habitat;
- The provision of a multi-purpose community trail linking all areas of Spring Mountain Ranch with other County regional trails;
- Provision of park furniture at strategic locations to include benches, picnic tables and drinking fountains.

e. Typical Pocket Park

Spring Mountain Ranch will contain several smaller pocket parks located throughout the open space corridor. These pocket parks are intended to provide an area for more active recreational pursuits, including the development of an equestrian facility, as well as to provide an area for larger play. These pocket parks are depicted on the various planning area exhibits, and have been located conveniently for the benefit of the adjoining residential neighborhood. Figures V-24A through V-24D, *Typical Pocket Park*, illustrates typical examples of the park development. The pocket park development will include an informal turf and picnic area, picnic shelter, and large evergreen and deciduous tree masses, and could range in size from one to five acres and more.

SECTION V SPECIFIC PLAN

f. Springbrook Wash

Spring Mountain Ranch proposes the development of a linear riparian corridor along Pigeon Pass Road to provide for the mitigation and enhancement of impacts to the degraded streambeds of the project site. The created drainage will be a low-flow streambed with a native plant community buffer. The native plant community will consist of native grasses, emergent wetland vegetation and southwestern arroyo willow and mulefat scrub habitat.

Figure V-25, *Springbrook Wash Riparian Corridor*, depicts the typical section of the proposed wash development. It is intended that this riparian corridor development would continue along Pigeon Pass Road, crossing over into Planning Area 8, and continuing westerly through Planning Area 9 as depicted in Figure V-26, *Springbrook Wash*, to the project's western boundary.

g. Slope Planting and Fuel Modification

The *Re-vegetation Plan* is depicted in Figure V-27.

In response to fire safety issues, the perimeter of the planning areas adjacent to wilderness areas will be provided with a fuel modification area. This fuel modification area is depicted in Figure V-28, *Fuel Modification Section*, and will be approximately one hundred feet (100') in width, and include the following development guidelines:

- Selectively remove highly flammable plant species.
- Selectively thin out large dense groupings of plant materials.
- Re-vegetate the area with fire retardant plant materials.
- Maintenance of the fuel modification area will be the responsibility of the Master Homeowner's Association.

In addition, all cut and fill slopes which exceed three (3) feet in height shall be planted with an effective mixture of groundcover, shrubs and trees.

SECTION V

SPECIFIC PLAN

h. Box Springs Park

A significant natural open space area will be preserved intact, and dedicated to the County as additional lands for Box Spring Park. This area is located within the southwest portion of Planning Area 4, and consists of approximately 50 acres. No human development will occur in this natural area; however, the multi-purpose community trail will connect to this portion of Box Springs Park, and some re-vegetation and habitat development may occur to enhance the areas adjacent to the development.

i. Community Walls and Fences

A coordinated variety of walls and fences have been designed to provide continuity throughout Spring Mountain Ranch. The *Community Wall and Fence Detail* is depicted on Figure V-29, and shows the general location of the common theme walls and fences throughout the development. These locations are primarily where public view and/or important interfaces are of concern, and the following common wall and fence guidelines will be required:

(1) Theme Walls

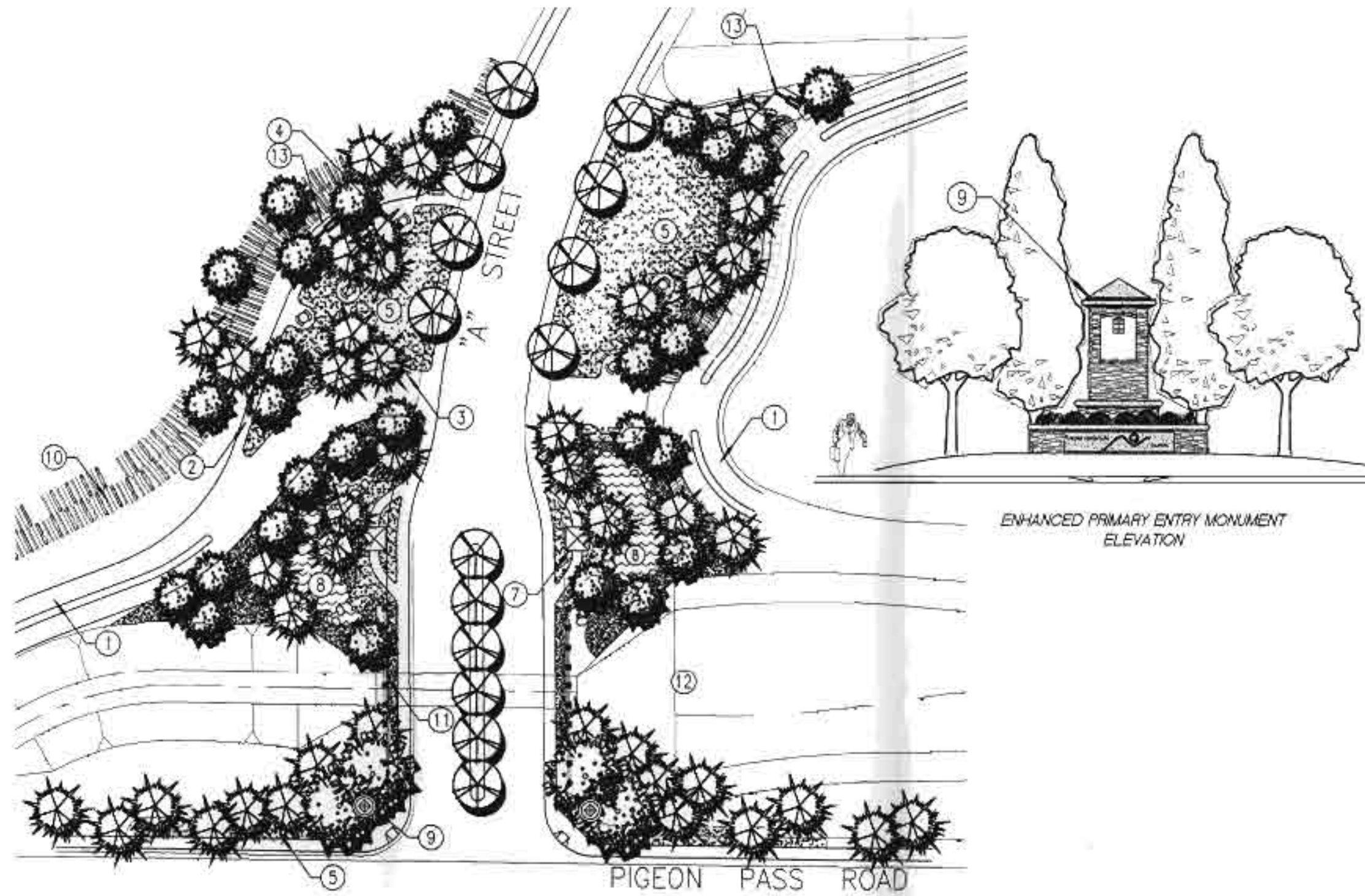
Theme walls are utilized along the perimeter street system where rear and/or sideyards are adjacent to the public street. Because of the concern for aesthetics and continuity, these theme walls will be required to be developed in conjunction with tract development. The walls will be constructed of decorative masonry and/or stucco-block.

(2) View Fencing

A wrought iron fence with pilasters is utilized along the primary edge treatments adjacent to open space corridors. These areas are generally on the top of bluffs, overlooking the open space corridors throughout the development, creating view opportunities and premium home sites.

(3) Interior Property Line Fencing

Fencing along the property lines between lots (sideyard) shall be consistent with County of Riverside Fifth District Guidelines. In addition, certain design guidelines may be



TTM 29597 TTM 29598 TTM 29599
TTM 29741 TTM 29600 TTM 29740

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SPECIFIC PLAN NO. 323

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A master planned community

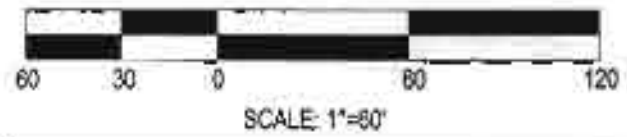
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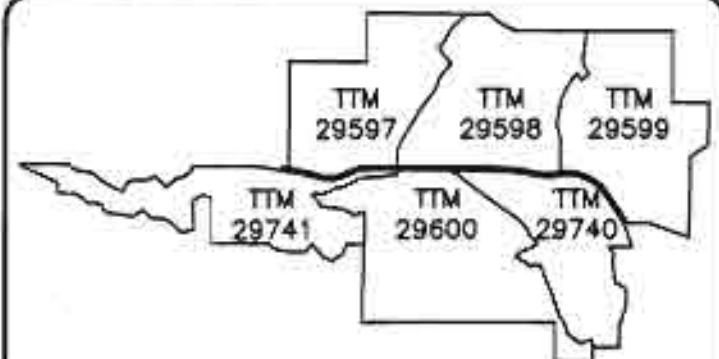
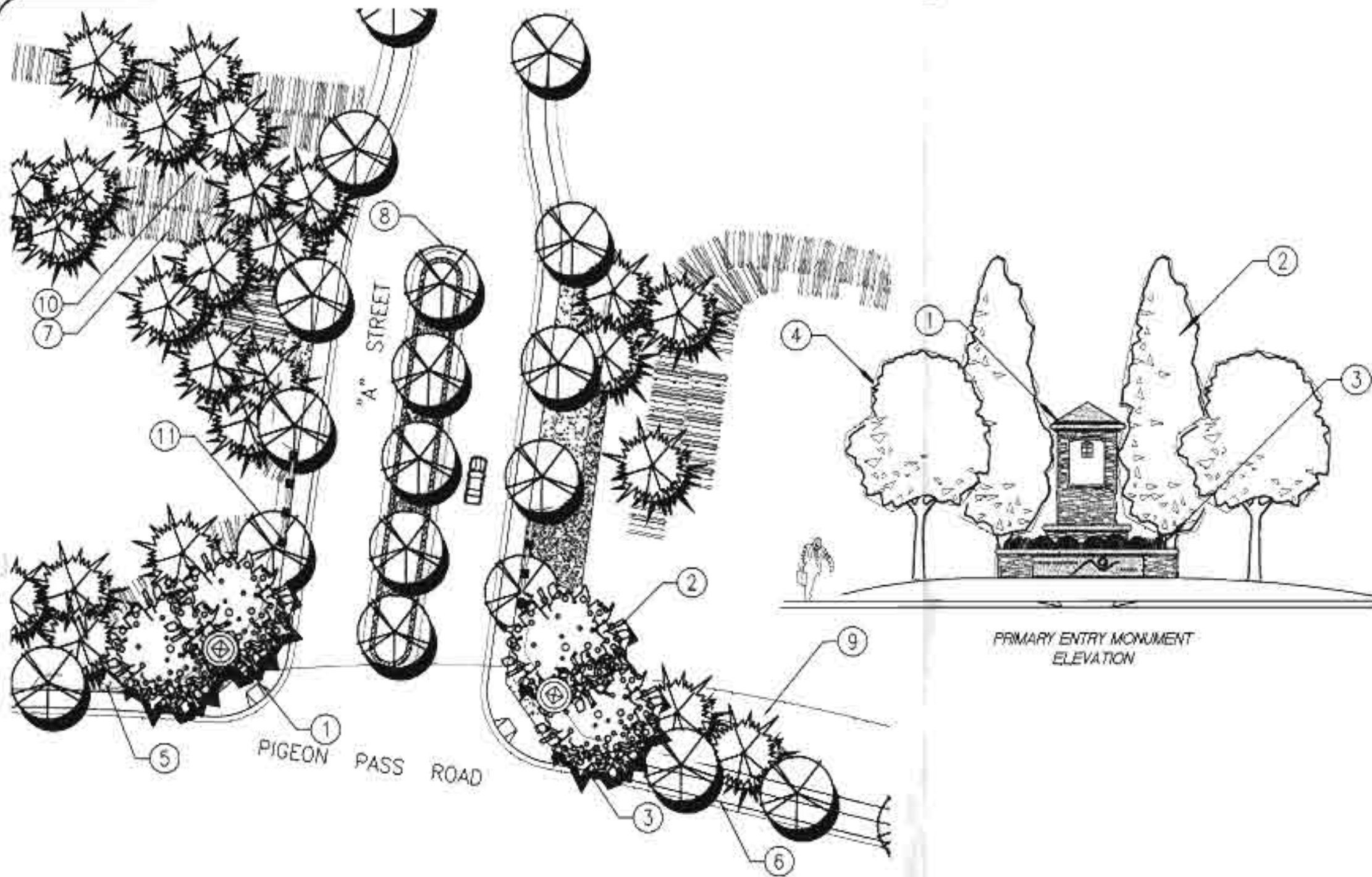
- ① 30' MULTI-PURPOSE TRAIL
- ② POCKET PARK PATH
- ③ 14' COMMUNITY TRAIL
- ④ PICNIC AREA
- ⑤ LAWN
- ⑥ LARGE EVERGREEN AND DECIDUOUS TREES
- ⑦ ENTRANCE TOWER
- ⑧ POND
- ⑨ ENTRY MONUMENT
- ⑩ SLOPE LANDSCAPE
- ⑪ SIMULATED BRIDGE
- ⑫ DRAINAGE CHANNEL
- ⑬ FITNESS STATION

FIGURE V-20A
ENHANCED PRIMARY PROJECT ENTRY

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SPRING MOUNTAIN RANCH
 SPECIFIC PLAN NO. 323



SPRING MOUNTAIN RANCH
 A COMMUNITY ORIENTED DEVELOPMENT

LEGEND

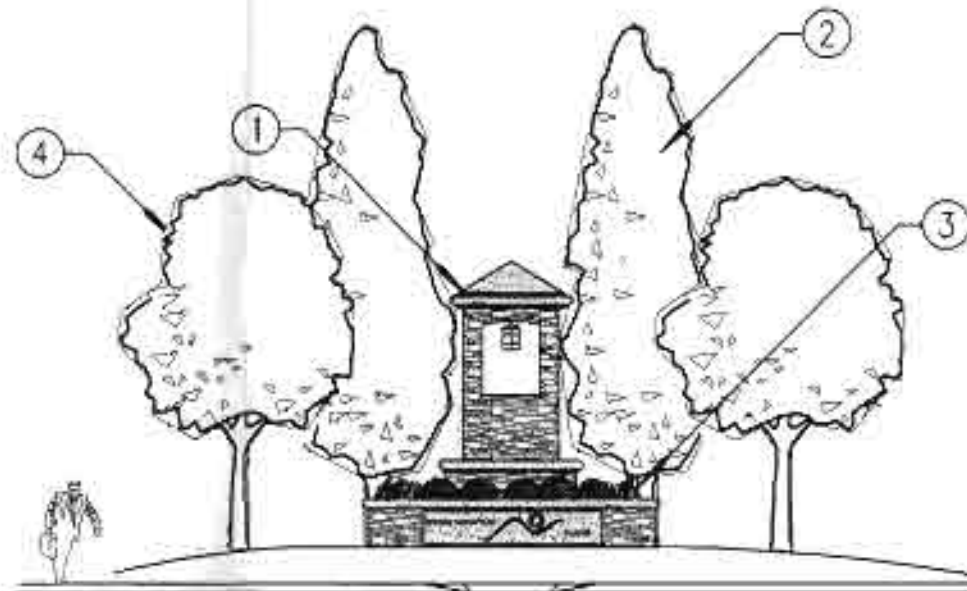
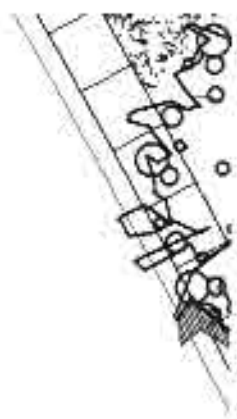
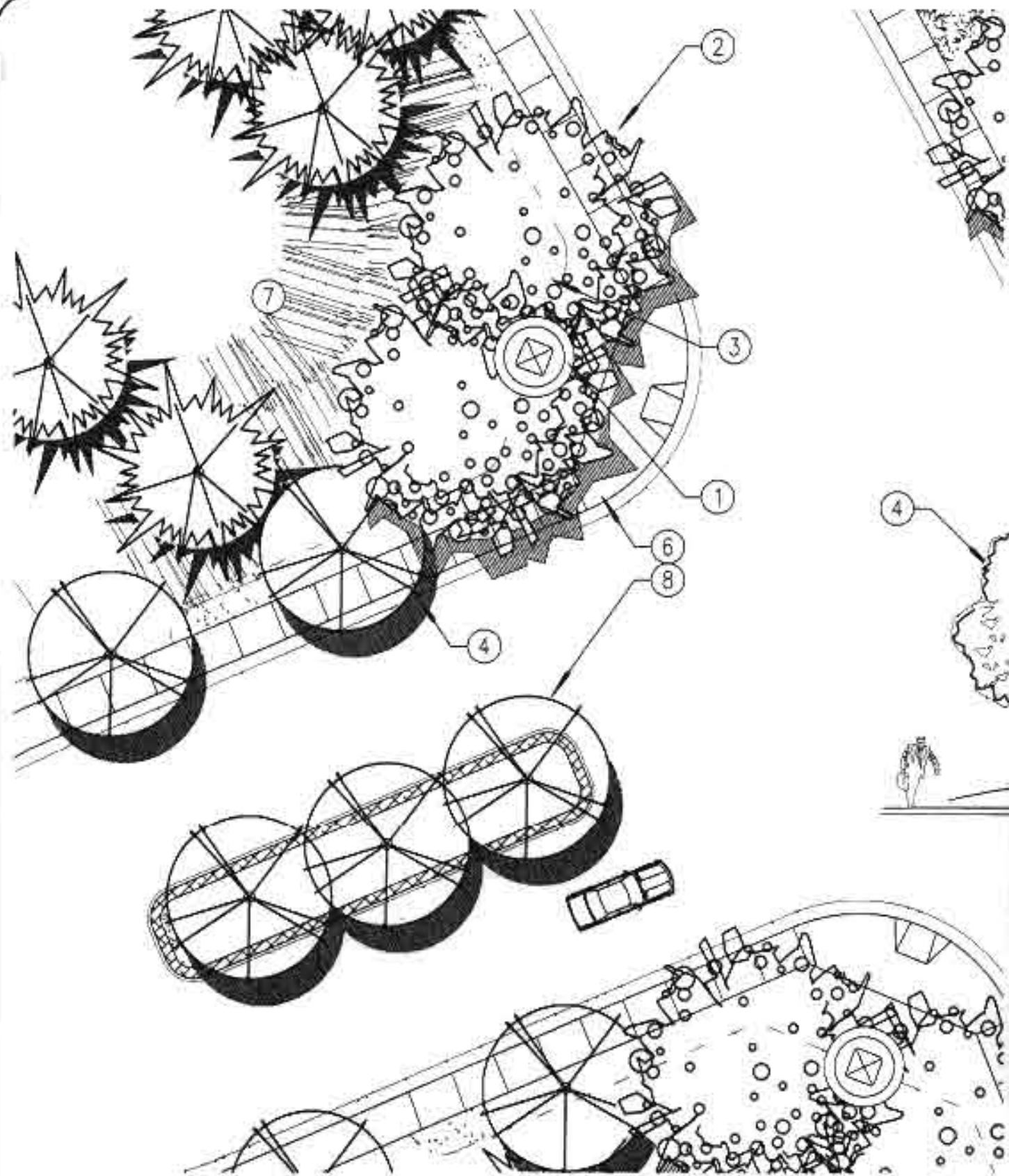
- ① ENTRY MONUMENT
- ② ENTRY ACCENT TREE
- ③ ENTRY PLANTING
- ④ STREET TREE
- ⑤ LAWN
- ⑥ SIDEWALK
- ⑦ SLOPE LANDSCAPE
- ⑧ MEDIAN LANDSCAPE
- ⑨ MULTI-PURPOSE TRAIL
- ⑩ COMMUNITY TRAIL
- ⑪ SIMULATED BRIDGE

**FIGURE V-20B
 PRIMARY PROJECT ENTRY**

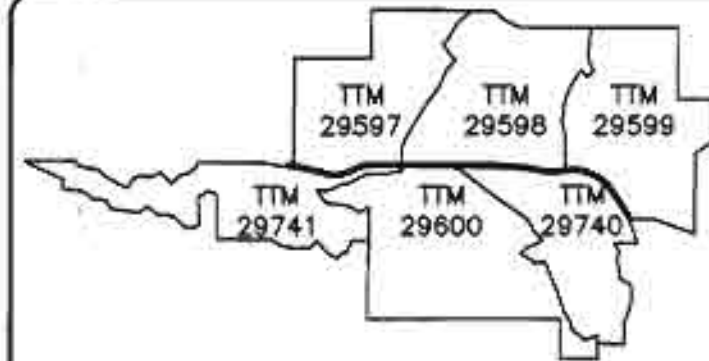
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PRIMARY ENTRY MONUMENT
ELEVATION



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SPECIFIC PLAN NO. 323



SPRING MOUNTAIN RANCH

A HARBET & ASSOCIATES COMPANY

LEGEND

- ① ENTRY MONUMENT
- ② ENTRY ACCENT TREE
- ③ ENTRY PLANTING
- ④ STREET TREE
- ⑤ LAWN
- ⑥ SIDEWALK
- ⑦ SLOPE LANDSCAPE
- ⑧ MEDIAN LANDSCAPE

FIGURE V-20C
PRIMARY PROJECT ENTRY

URBAN ENVIRONS

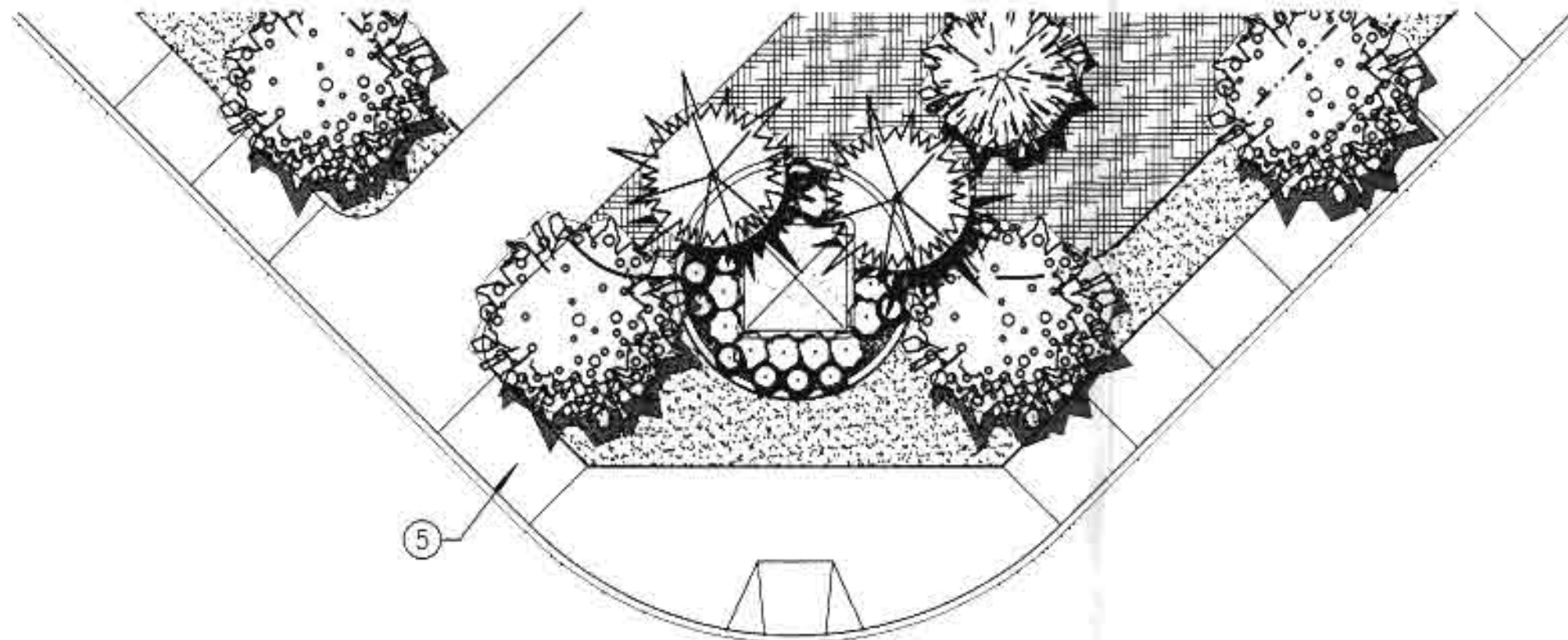
133 E. VINE STREET
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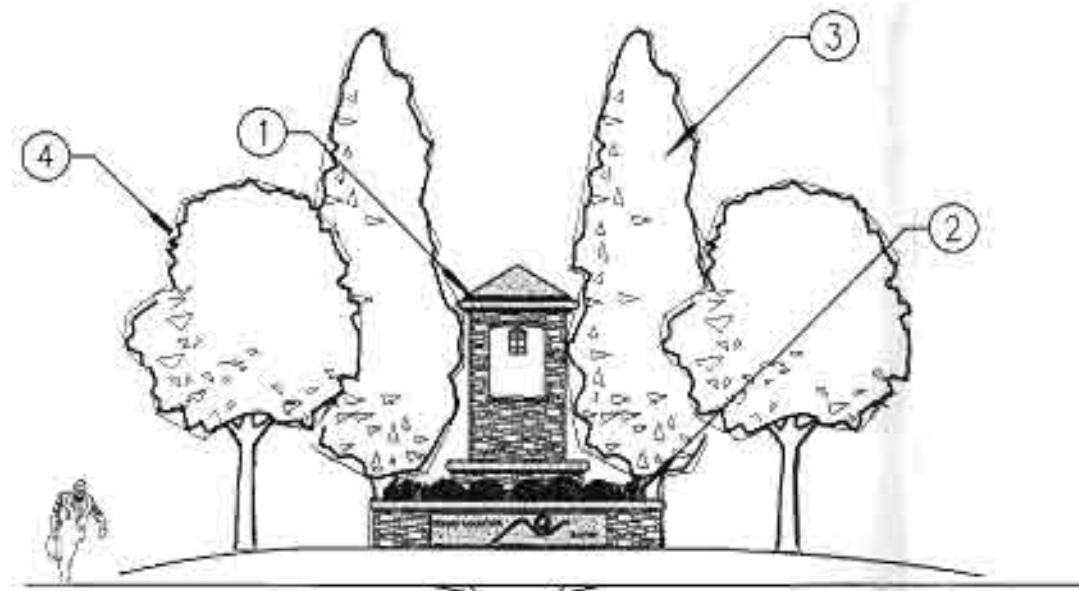
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SCALE: 1"=20'



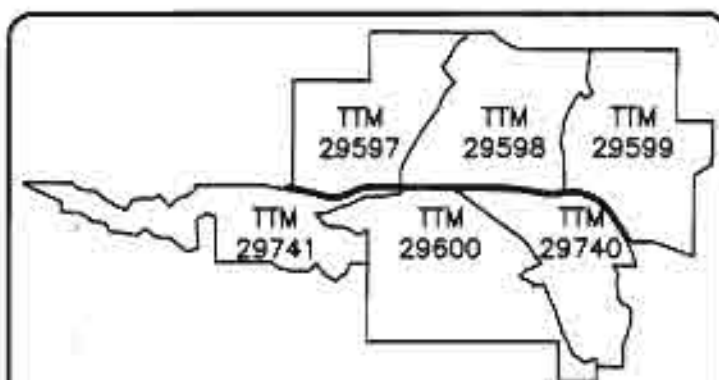
PLAN



ELEVATION



SCALE: 1"=20'



SPRING MOUNTAIN RANCH
 SPECIFIC PLAN NO. 323



SPRING MOUNTAIN RANCH
 A HARBET PLANNED COMMUNITY

LEGEND

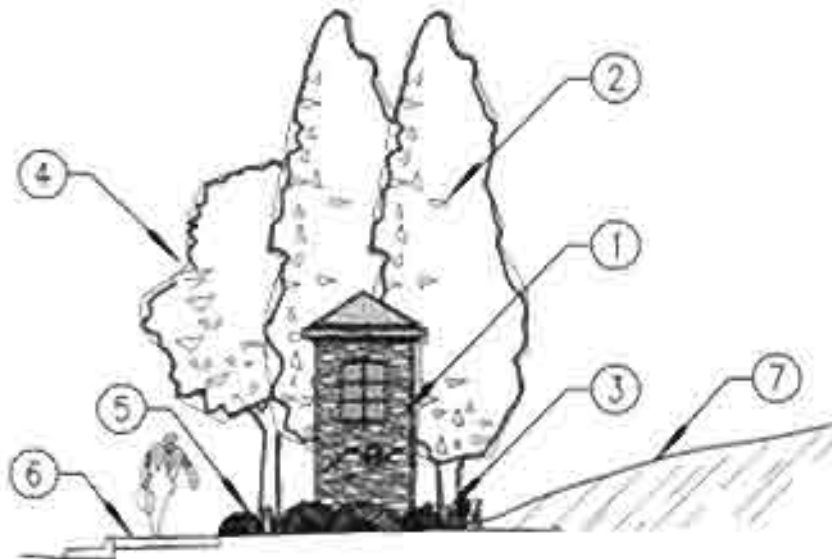
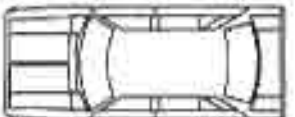
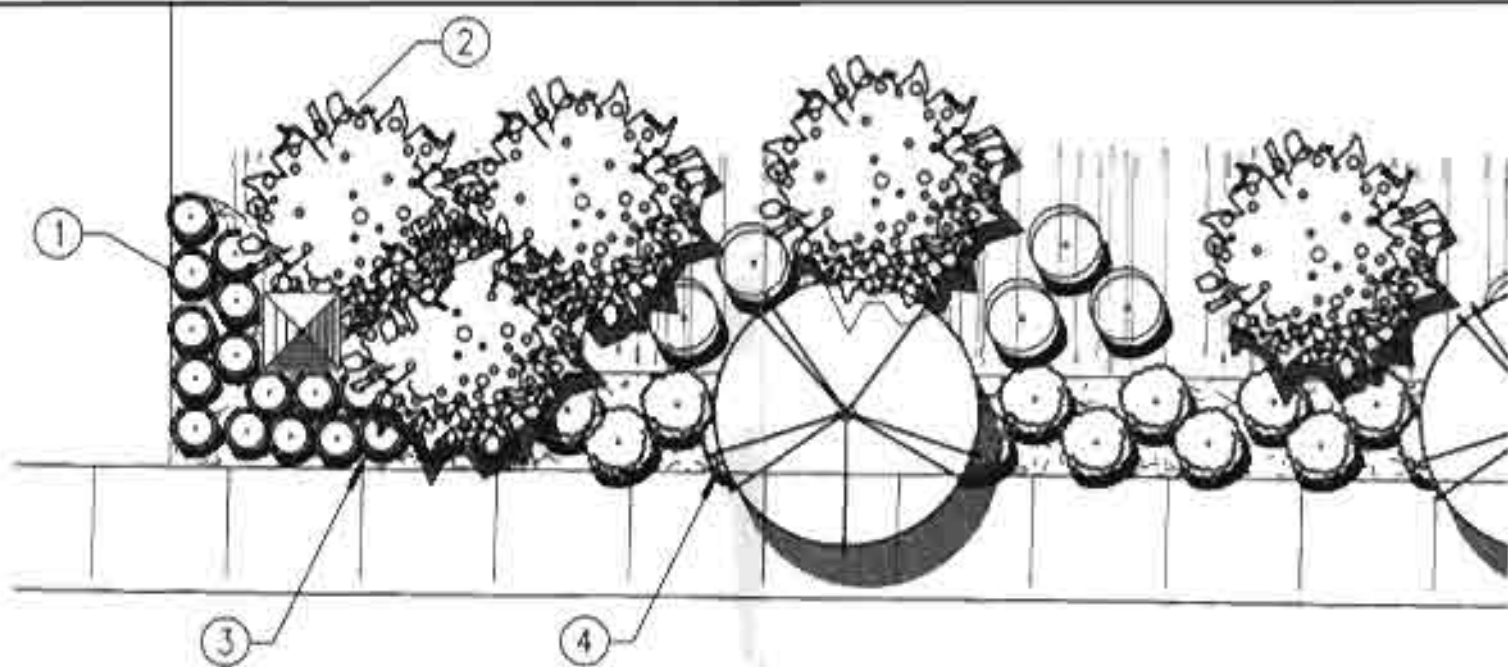
- ① PRIMARY ENTRY MONUMENT
- ② ANNUAL COLOR AND ORNAMENTAL
- ③ MONUMENT ACCENT TREE
- ④ STREET TREE
- ⑤ SIDEWALK

FIGURE V-200
PRIMARY PROJECT ENTRY

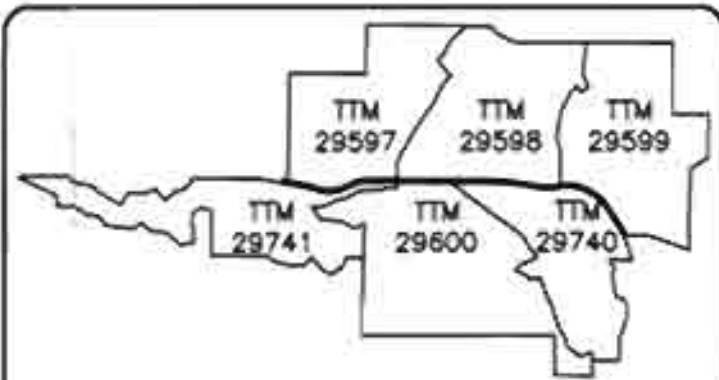
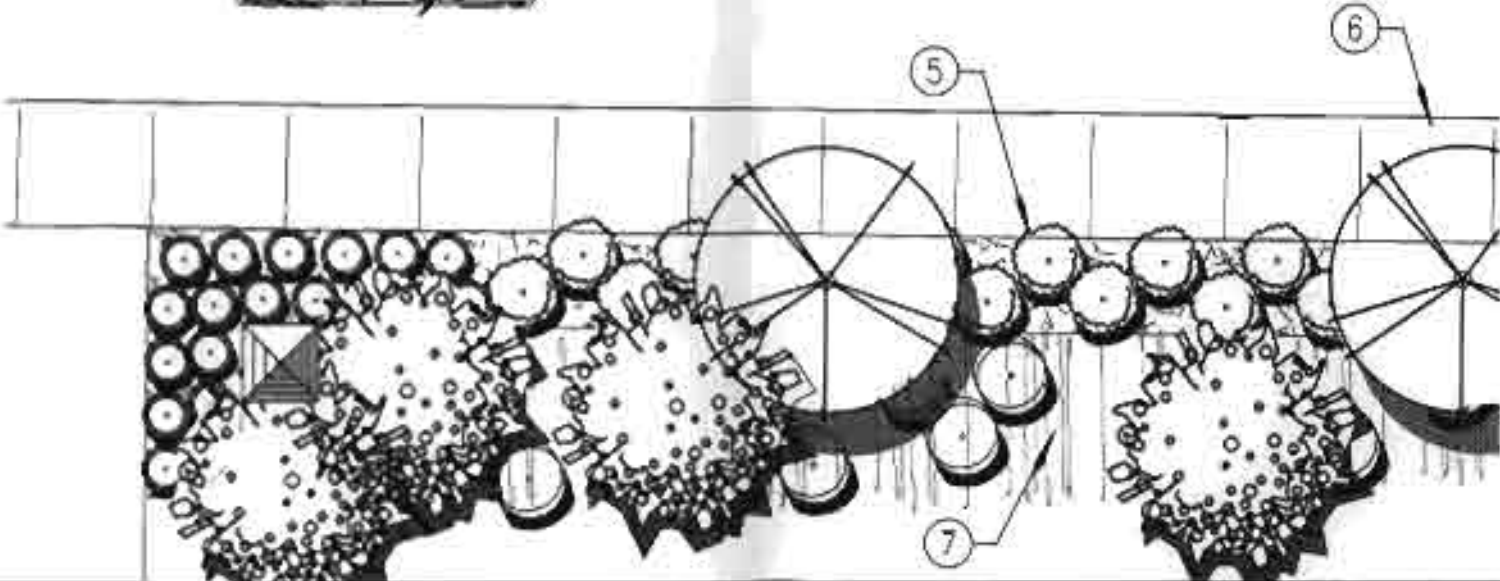
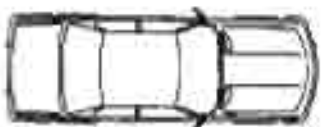
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SECONDARY ENTRY MONUMENT
ELEVATION



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SPECIFIC PLAN NO. 323



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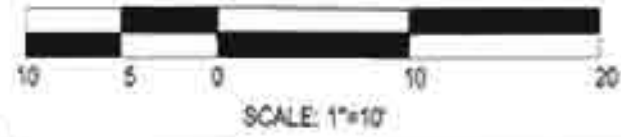
LEGEND

- ① ENTRY MONUMENT
- ② ENTRY ACCENT TREE
- ③ ENTRY PLANTING
- ④ STREET TREE
- ⑤ STREETScape PLANTING
- ⑥ SIDEWALK
- ⑦ SLOPE LANDSCAPE

FIGURE V-21
SECONDARY PROJECT ENTRY

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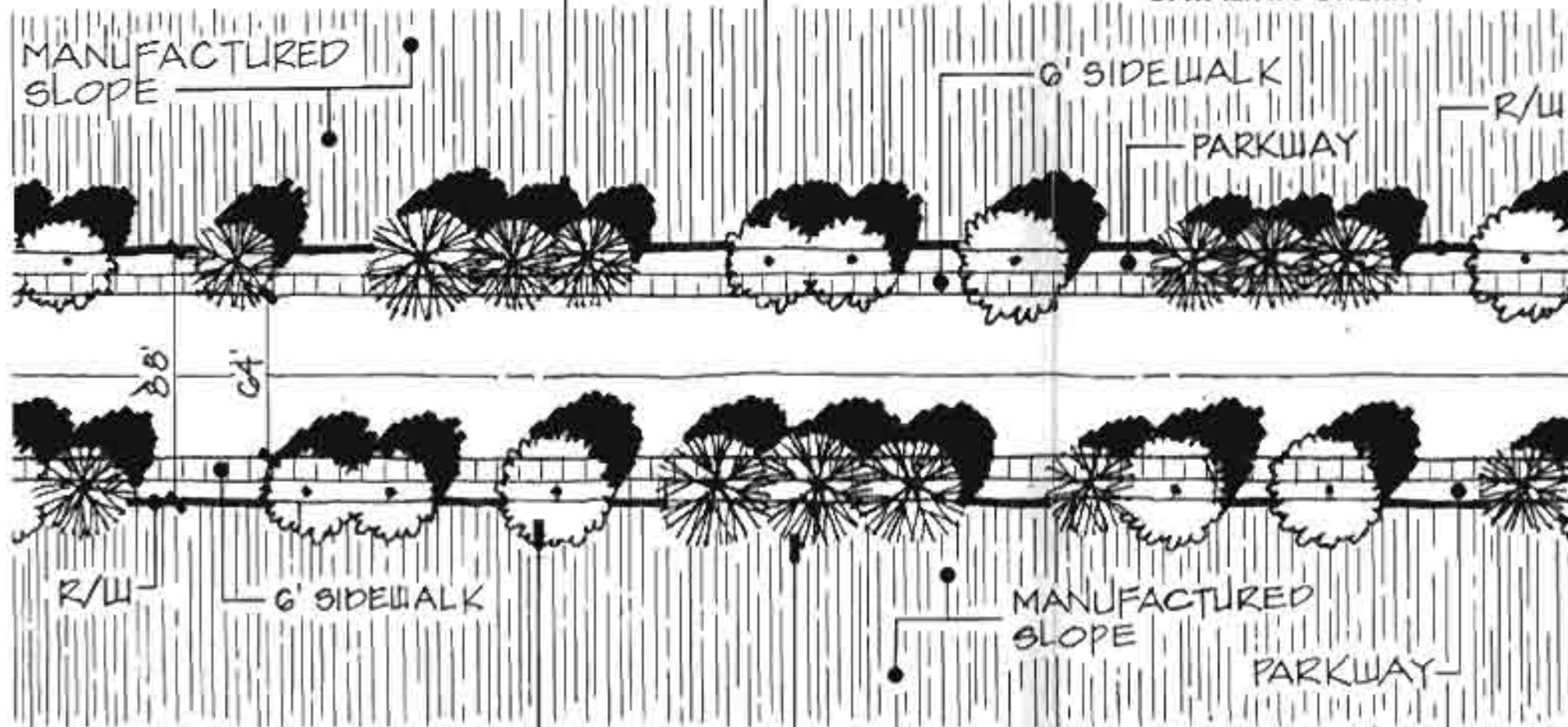


Indicates deciduous trees:

Platanus racemosa
CALIFORNIA SYCAMORE
Fraxinus oxycarpa
'Raywood'
RAYWOOD ASH

Indicates evergreen trees:

Quercus agrifolia
COAST LIVE OAK
Quercus chrysolepis
CANYON LIVE OAK
Prunus lyonii
CATALINA CHERRY



Indicates evergreen tree:

Umbellularia californica
CALIFORNIA LAUREL

Indicates deciduous tree:

Fraxinus velutina
ARIZONA ASH

SPRING MOUNTAIN RANCH
SPECIFIC PLAN NO. 323


SPRING MOUNTAIN RANCH
A MASTER PLANNED COMMUNITY

FIGURE V-22A
SECONDARY HIGHWAY
PLAN VIEW

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TKC

NO SCALE

SOURCE: KAMMEYER & ASSOCIATES

Indicates deciduous trees:

- Fraxinus velutina*
- ARIZONA ASH
- Platanus racemosa*
- CALIFORNIA SYCAMORE
- Fraxinus oxycarpa*
- 'Raywood'
- RAYWOOD ASH

Indicates evergreen trees:

- Quercus agrifolia*
- COAST LIVE OAK
- Quercus chrysolepis*
- CANYON LIVE OAK
- Prunus lyonii*
- CATALINA CHERRY
- Umbellularia californica*
- CALIFORNIA LAUREL

Note: See plan view for tree layout.

SPRING MOUNTAIN RANCH
SPECIFIC PLAN NO. 323



SPRING MOUNTAIN RANCH
A MASTER PLANNED COMMUNITY

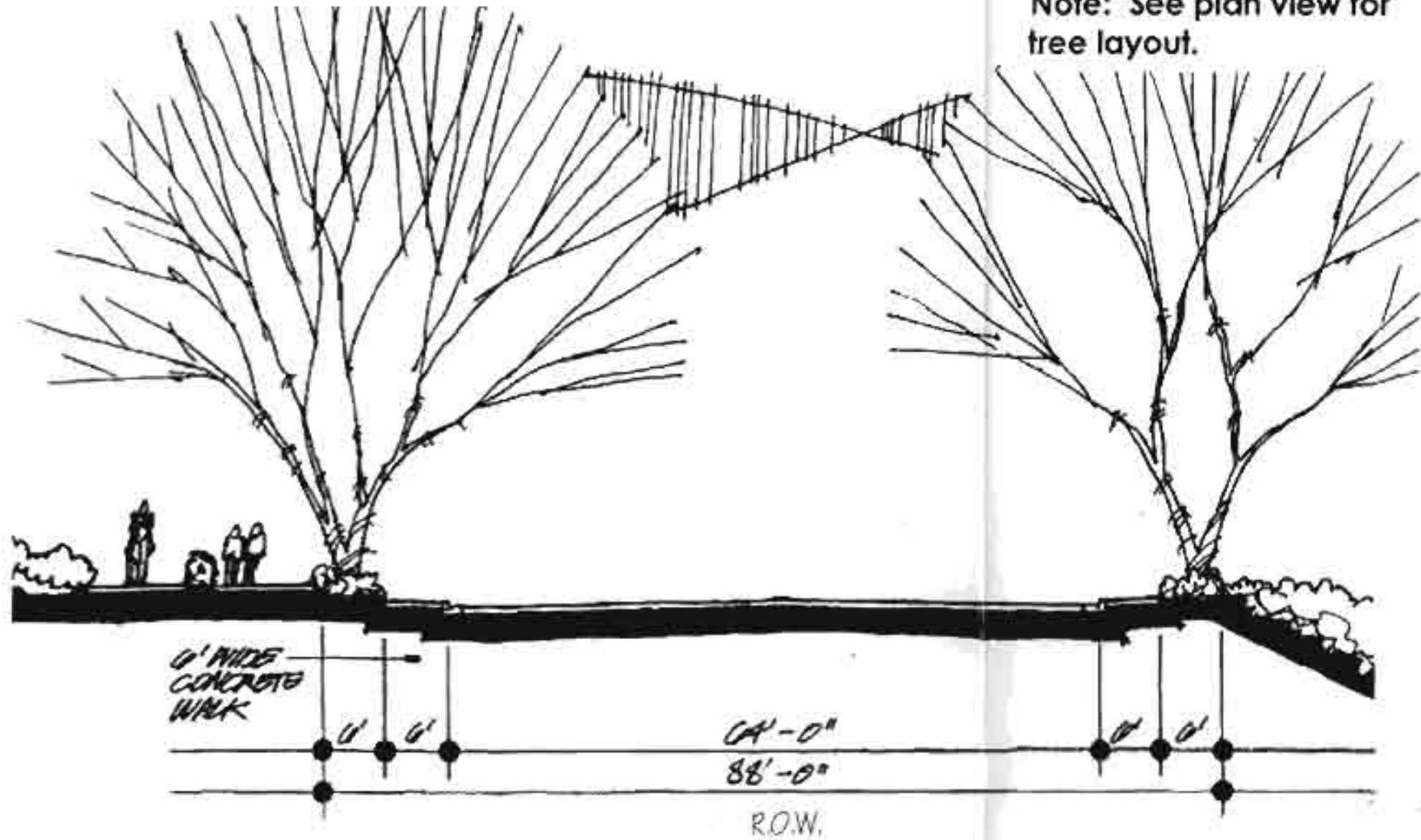


FIGURE V-22B
SECONDARY HIGHWAY
SECTION

URBAN ENVIRONS

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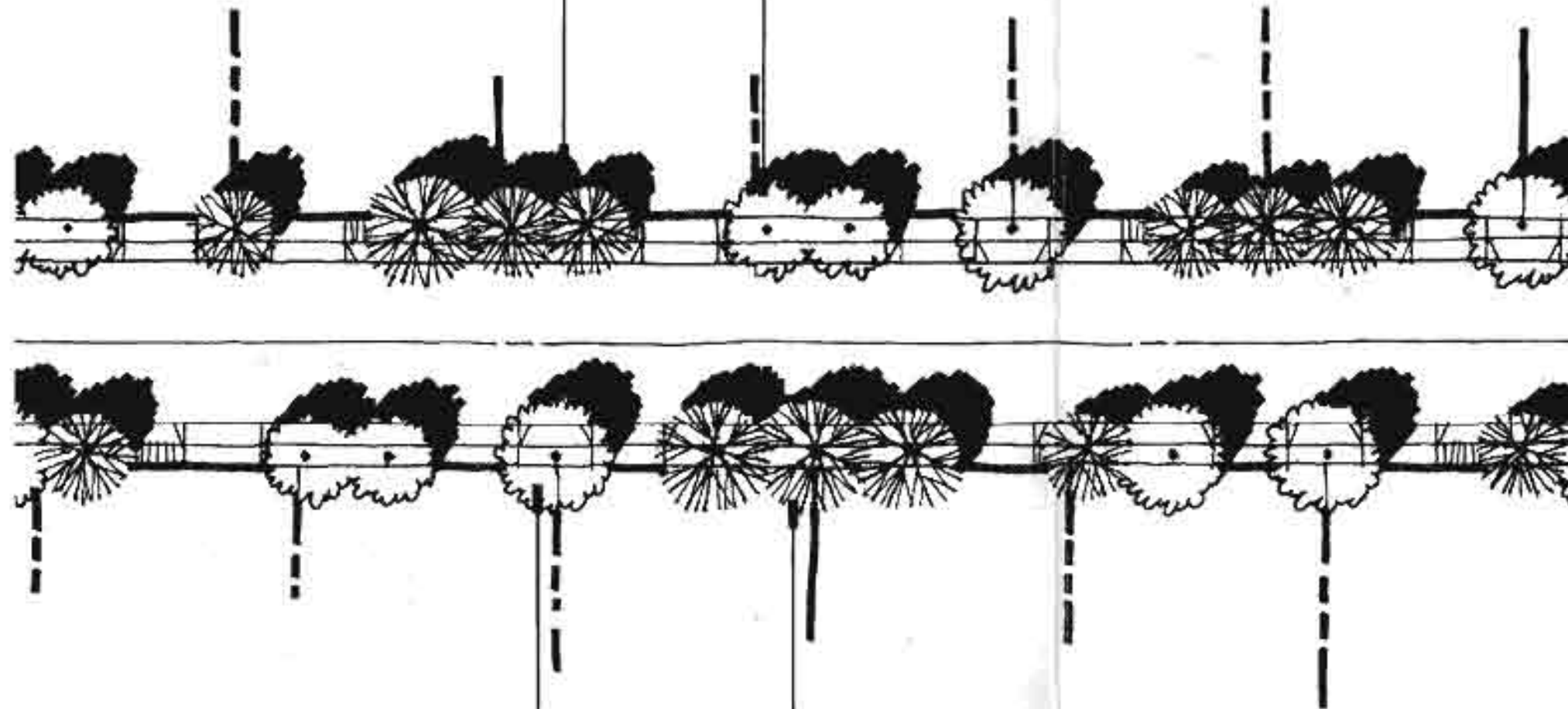


NO SCALE

SOURCE: KAMMEYER & ASSOCIATES

Indicates deciduous tree:
Cercis occidentalis
WESTERN REDBUD

Indicates evergreen tree:
Maytenus boaria
MAYTEN TREE



Indicates evergreen tree:
Geijera parviflora
AUSTRALIAN WILLOW

Indicates deciduous tree:
Alnus cordata
ITALIAN ALDER

SPRING MOUNTAIN RANCH
SPECIFIC PLAN NO. 323



SPRING MOUNTAIN RANCH
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FIGURE V-22C
COLLECTOR STREET
PLAN VIEW

URBAN ENVIRONS

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TKC

NO SCALE

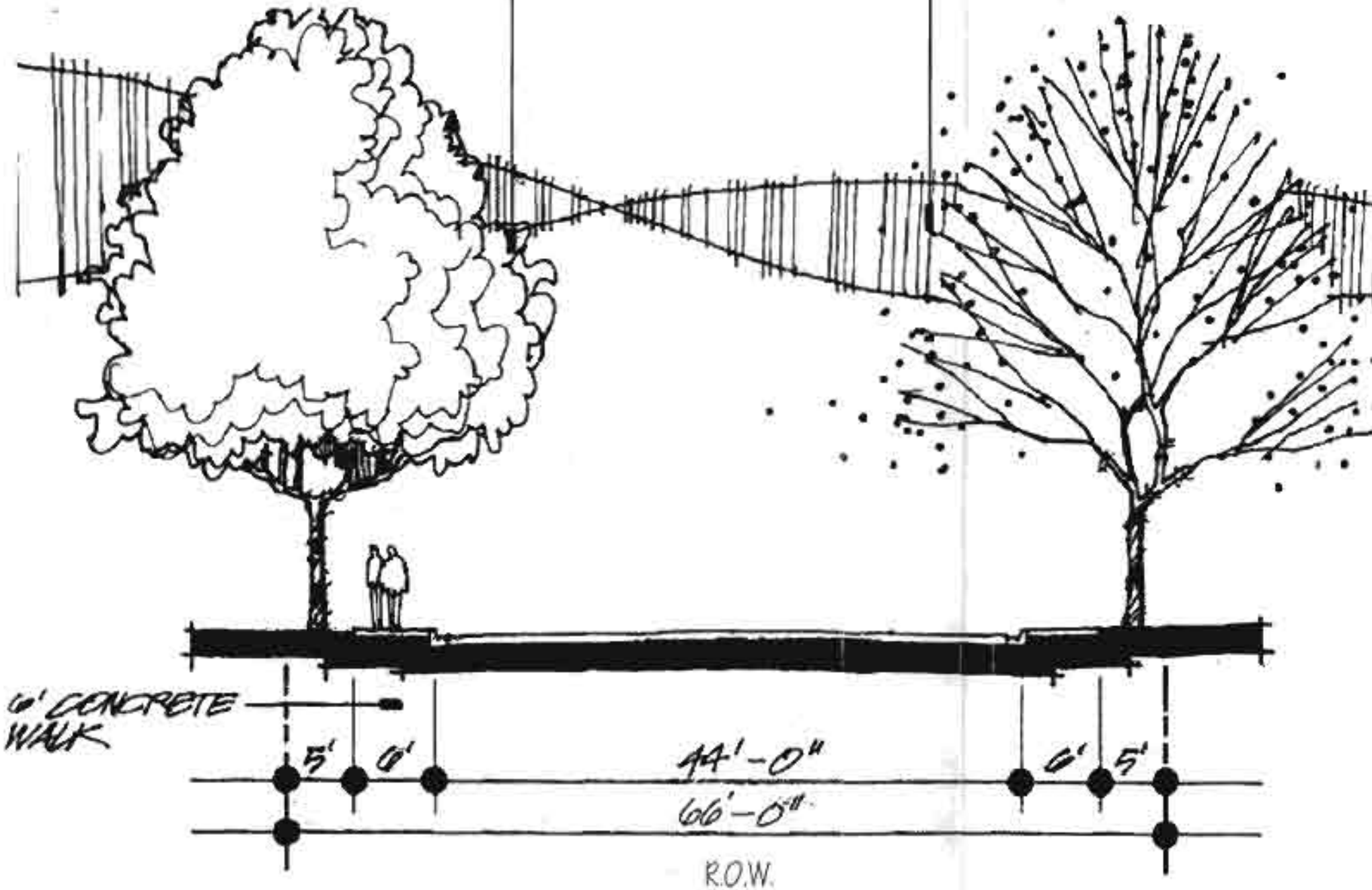
SOURCE: KAMMEYER & ASSOCIATES

Indicates evergreen trees:

- Geijera parvifolia*
- AUSTRALIAN WILLOW
- Maytenus Boaria*
- MAYTEN TREE

Indicates deciduous trees:

- Alnus cordata*
- ITALIAN ALDER
- Cercis occidentalis*
- WESTERN REDBUD



SPRING MOUNTAIN RANCH
SPECIFIC PLAN NO. 323



SPRING MOUNTAIN RANCH
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FIGURE V-22D
COLLECTOR STREET
SECTION

URBAN ENVIRONS

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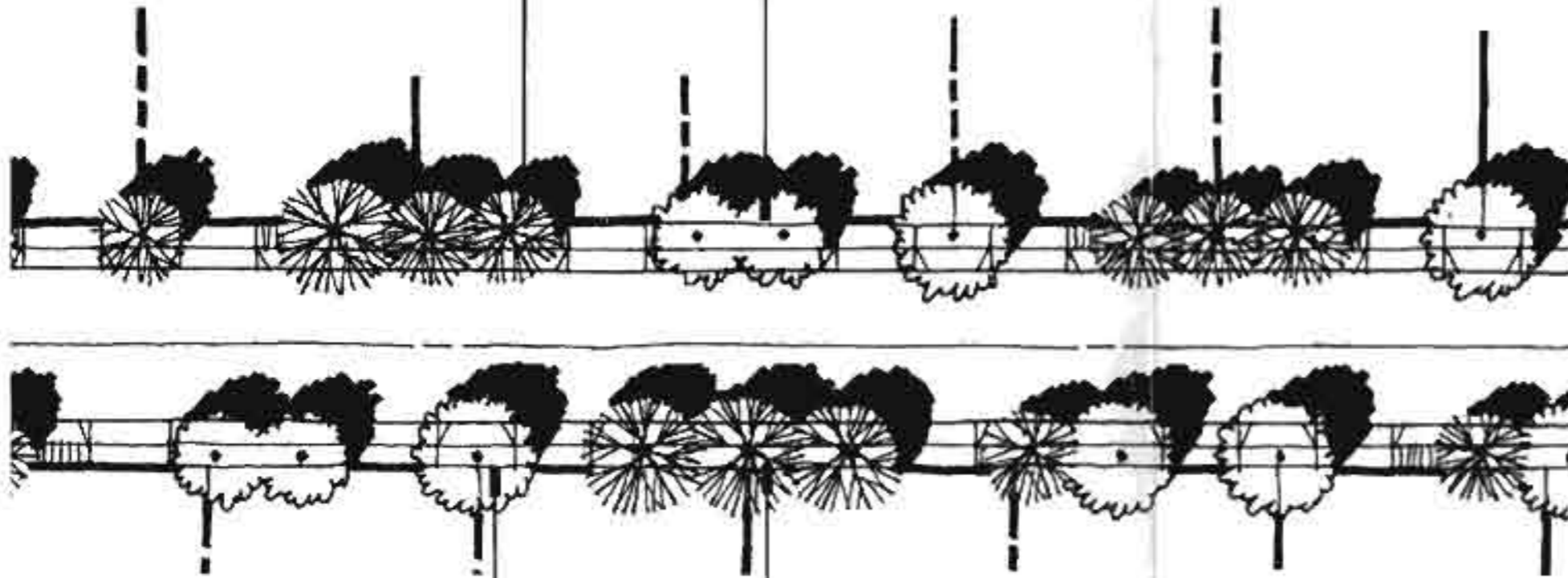


NO SCALE

SOURCE: KAMMEYER & ASSOCIATES

Indicates deciduous tree:
Cercis occidentalis
WESTERN REDBUD

Indicates evergreen tree:
Maytenus boaria
MAYTEN TREE



Indicates evergreen tree:
Geijera parviflora
AUSTRALIAN WILLOW

Indicates deciduous tree:
Alnus cordata
ITALIAN ALDER

SOURCE: KAMMEYER & ASSOCIATES

SPRING MOUNTAIN RANCH
SPECIFIC PLAN NO. 323



SPRING MOUNTAIN RANCH
A PLANNED COMMUNITY

FIGURE V-22E
LOCAL STREET
PLAN VIEW

URBAN ENVIRONS

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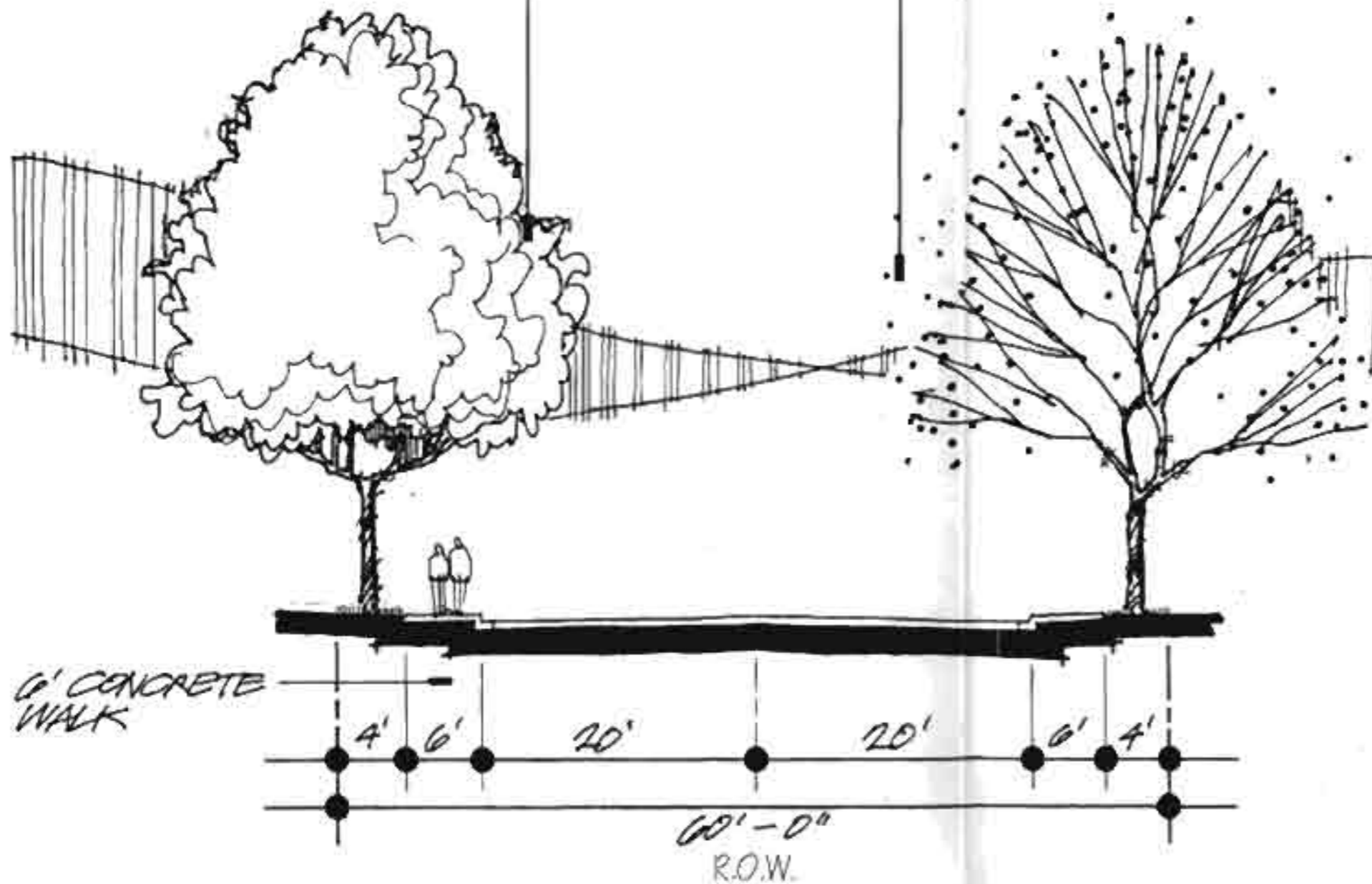
TKC

Indicates evergreen trees:

- Geijera parvifolia*
- AUSTRALIAN WILLOW
- Maytenus Boaria*
- MAYTEN TREE

Indicates deciduous trees:

- Alnus cordata*
- ITALIAN ALDER
- Cercis occidentalis*
- WESTERN REDBUD



SPRING MOUNTAIN RANCH
SPECIFIC PLAN NO. 323



SPRING MOUNTAIN RANCH
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FIGURE V-22F
LOCAL STREET SECTION

URBAN ENVIRONS

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NO SCALE

SOURCE: KAMMEYER & ASSOCIATES

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SPRING MOUNTAIN RANCH
A NEARLY BLENDED COMMUNITY

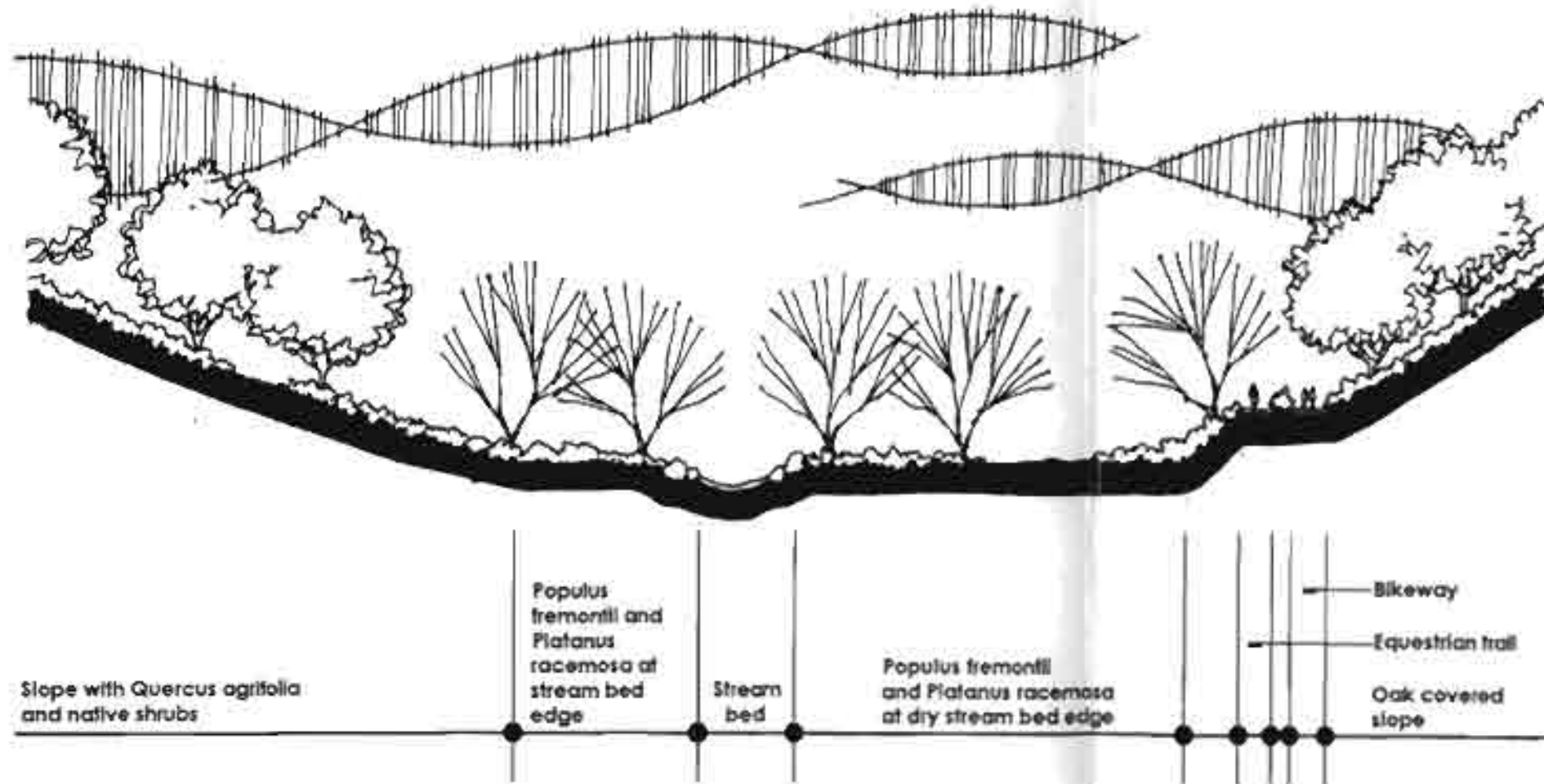


FIGURE V-23
TYPICAL LANDSCAPE CORRIDOR

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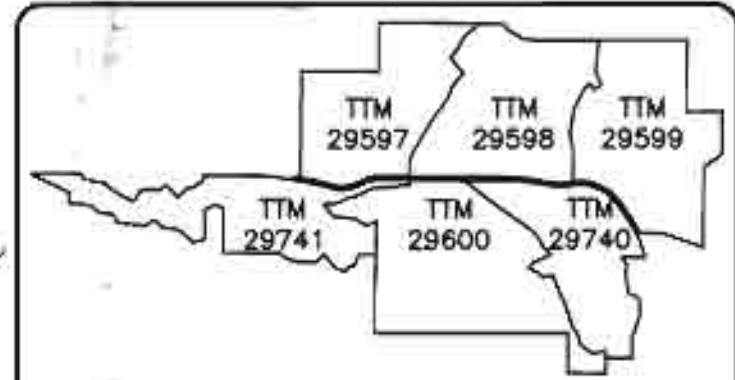
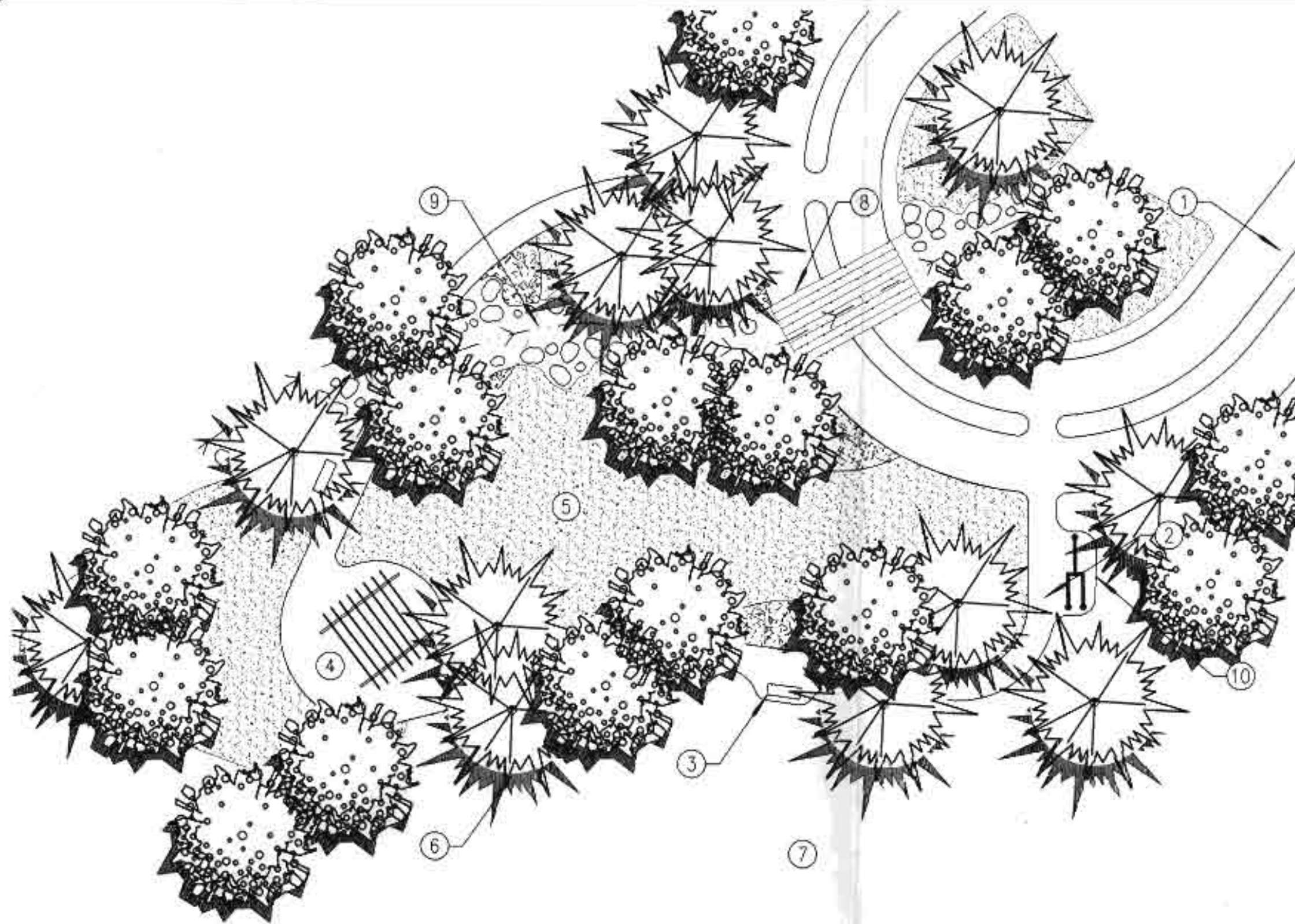
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Carlsbad, California 92008
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NO SCALE

SOURCE: KAMMEYER & ASSOCIATES



SPRING MOUNTAIN RANCH
 SPECIFIC PLAN NO. 323



SPRING MOUNTAIN RANCH

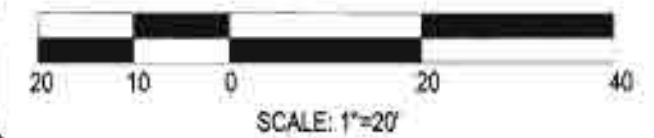
LEGEND

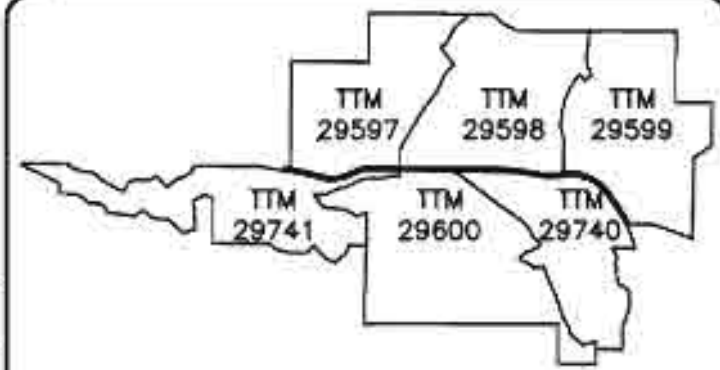
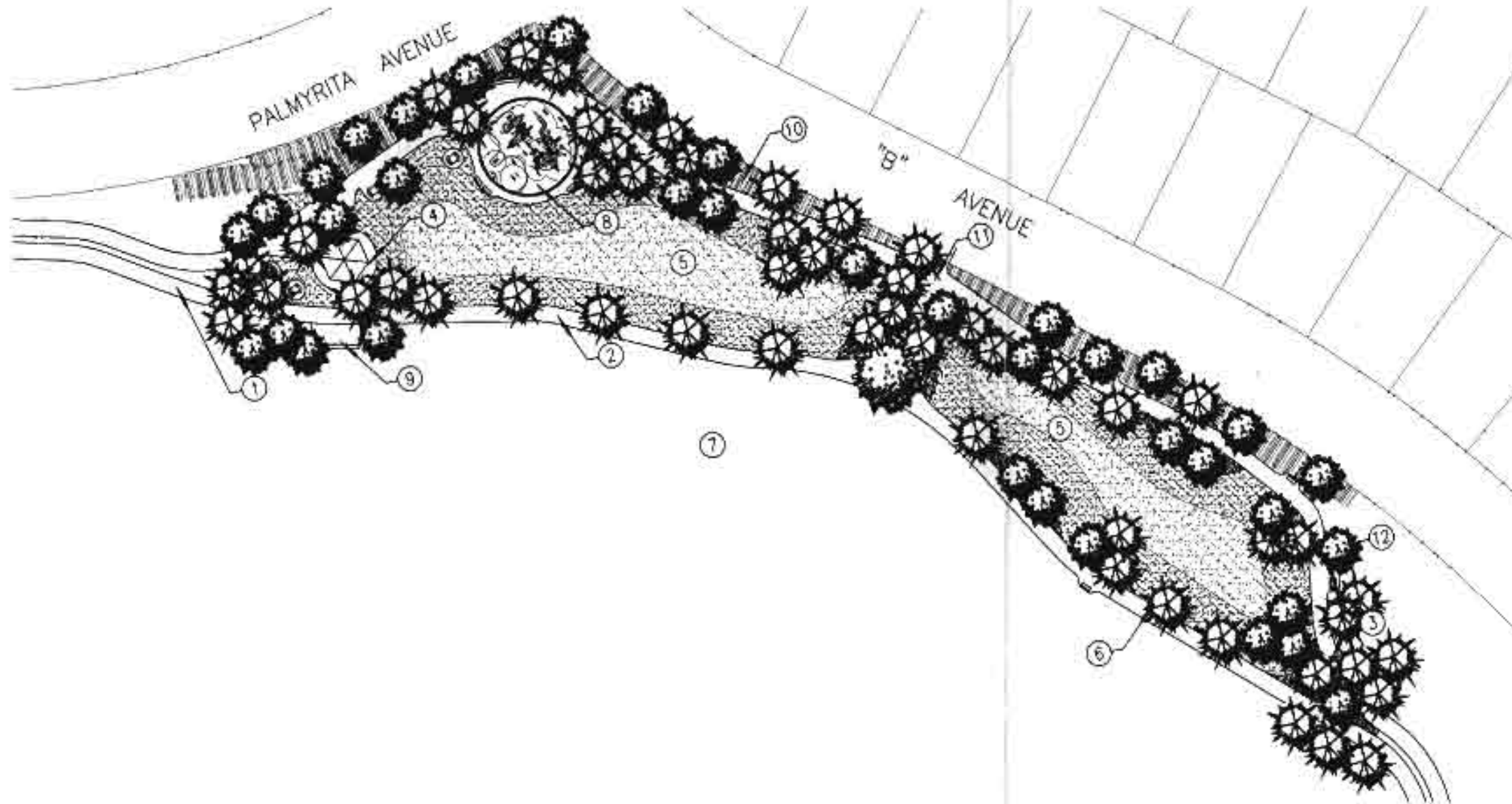
- ① 30' MULTI-PURPOSE TRAIL
- ② POCKET PARK PATH
- ③ BENCH
- ④ PICNIC TABLE / SHADE STRUCTURE
- ⑤ NATIVE GRASSES
- ⑥ LARGE EVERGREEN AND DECIDUOUS TREES
- ⑦ EXISTING NATIVE GRADE
- ⑧ ARIZONA CROSSING
- ⑨ COBBLE STREAM (DRAINAGE SWALE)
- ⑩ FITNESS STATION

**FIGURE V-24A
 TYPICAL POCKET PARK**

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SPRING MOUNTAIN RANCH
 SPECIFIC PLAN NO. 323

SPRING MOUNTAIN RANCH
 a master planned community

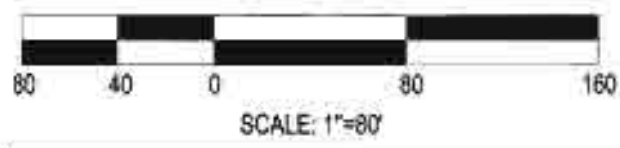
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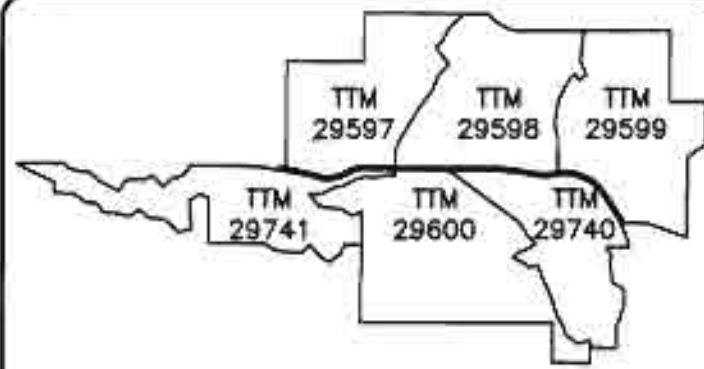
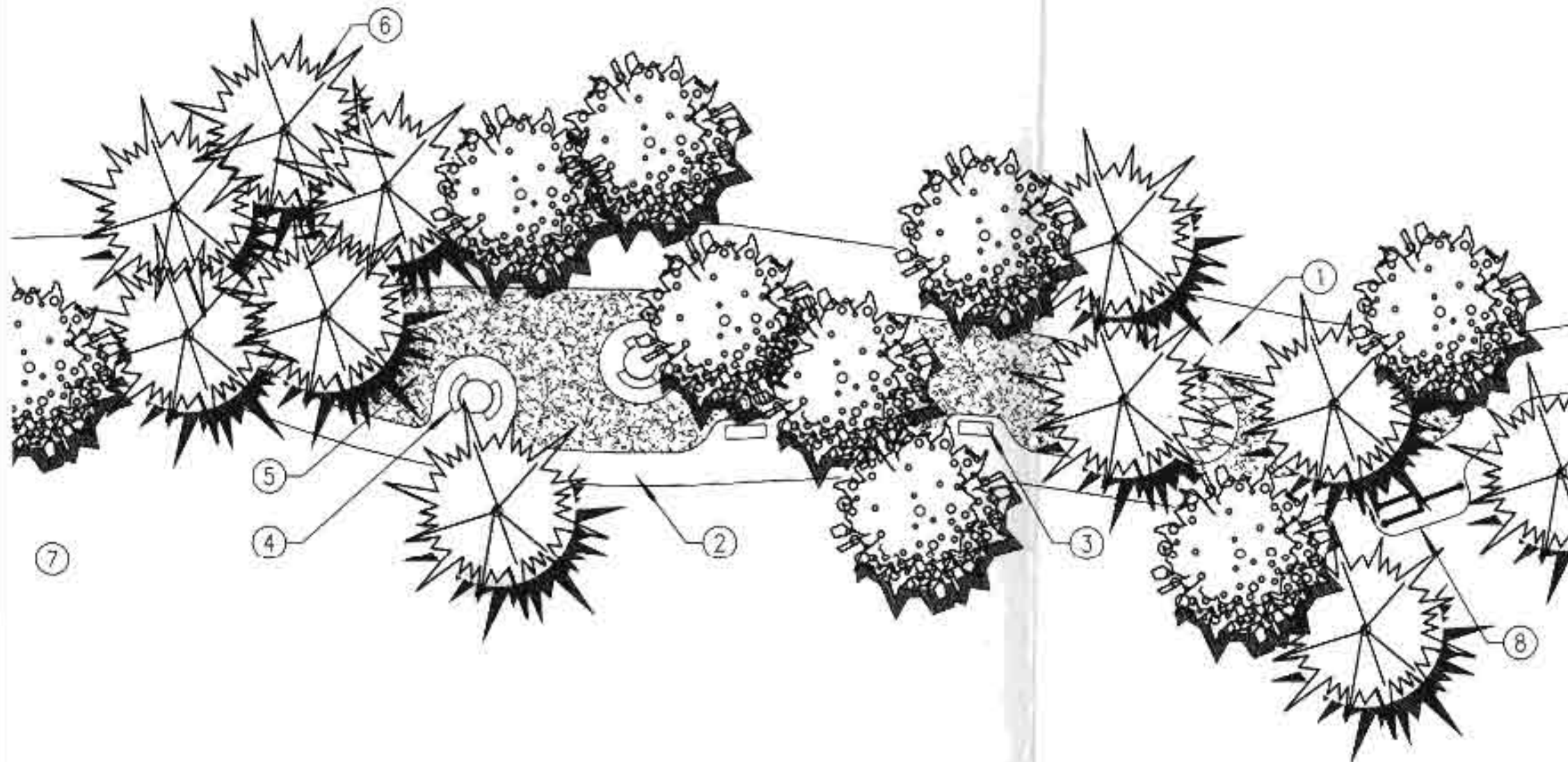
- ① 30' MULTI-PURPOSE TRAIL
- ② 10' EQUESTRIAN TRAIL
- ③ 10' PEDESTRIAN TRAIL
- ④ PICNIC AREA / SHADE STRUCTURE
- ⑤ LAWN
- ⑥ LARGE EVERGREEN AND DECIDUOUS TREES
- ⑦ EXISTING NATIVE GRADE
- ⑧ TOT LOT / CHILDREN'S PLAY AREA
- ⑨ EQUESTRIAN REST AREA
- ⑩ SLOPE LANDSCAPE
- ⑪ TRAIL HEAD
- ⑫ FITNESS STATION

**FIGURE V-24B
 TYPICAL POCKET PARK**

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SPRING MOUNTAIN RANCH
 SPECIFIC PLAN NO. 323

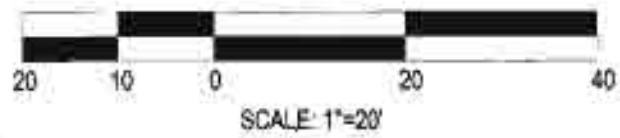
SPRING MOUNTAIN RANCH
 • master planned community •
LEGEND

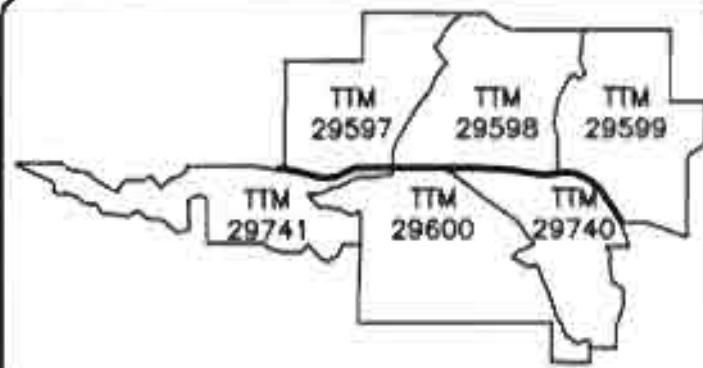
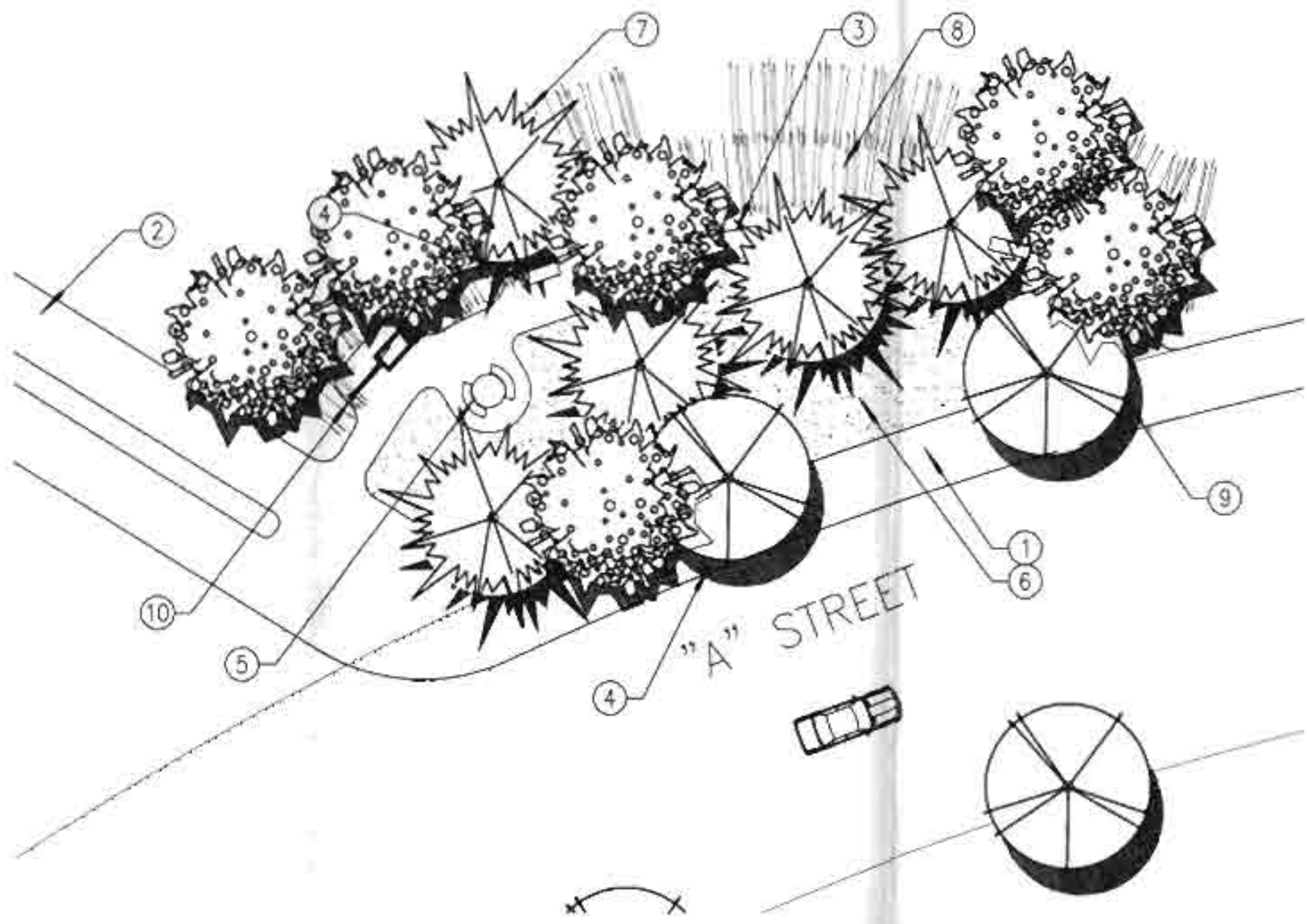
- ① COMMUNITY TRAIL
- ② POCKET PARK PATH
- ③ BENCH
- ④ PICNIC TABLE
- ⑤ BARK MULCH GROUNDCOVER
- ⑥ LARGE EVERGREEN AND DECIDUOUS TREES
- ⑦ EXISTING NATIVE GRADE
- ⑧ FITNESS STATION

FIGURE V-24C
TYPICAL POCKET PARK

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SPRING MOUNTAIN RANCH
 SPECIFIC PLAN NO. 323

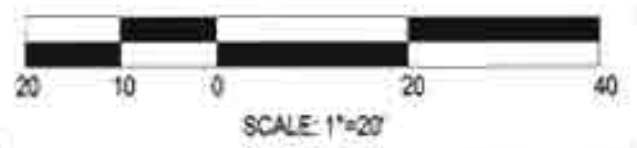
SPRING MOUNTAIN RANCH
 • MASTER PLANNED COMMUNITY •
LEGEND

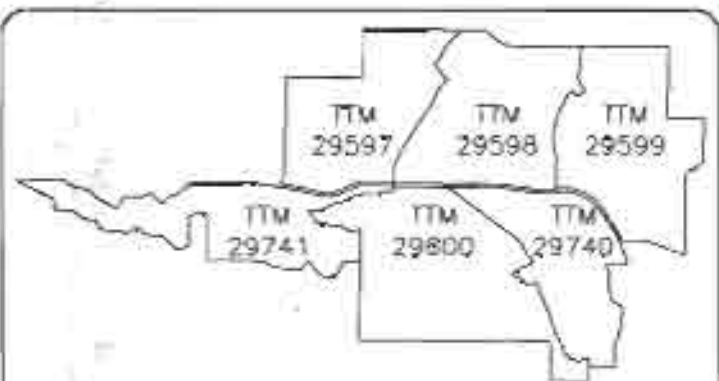
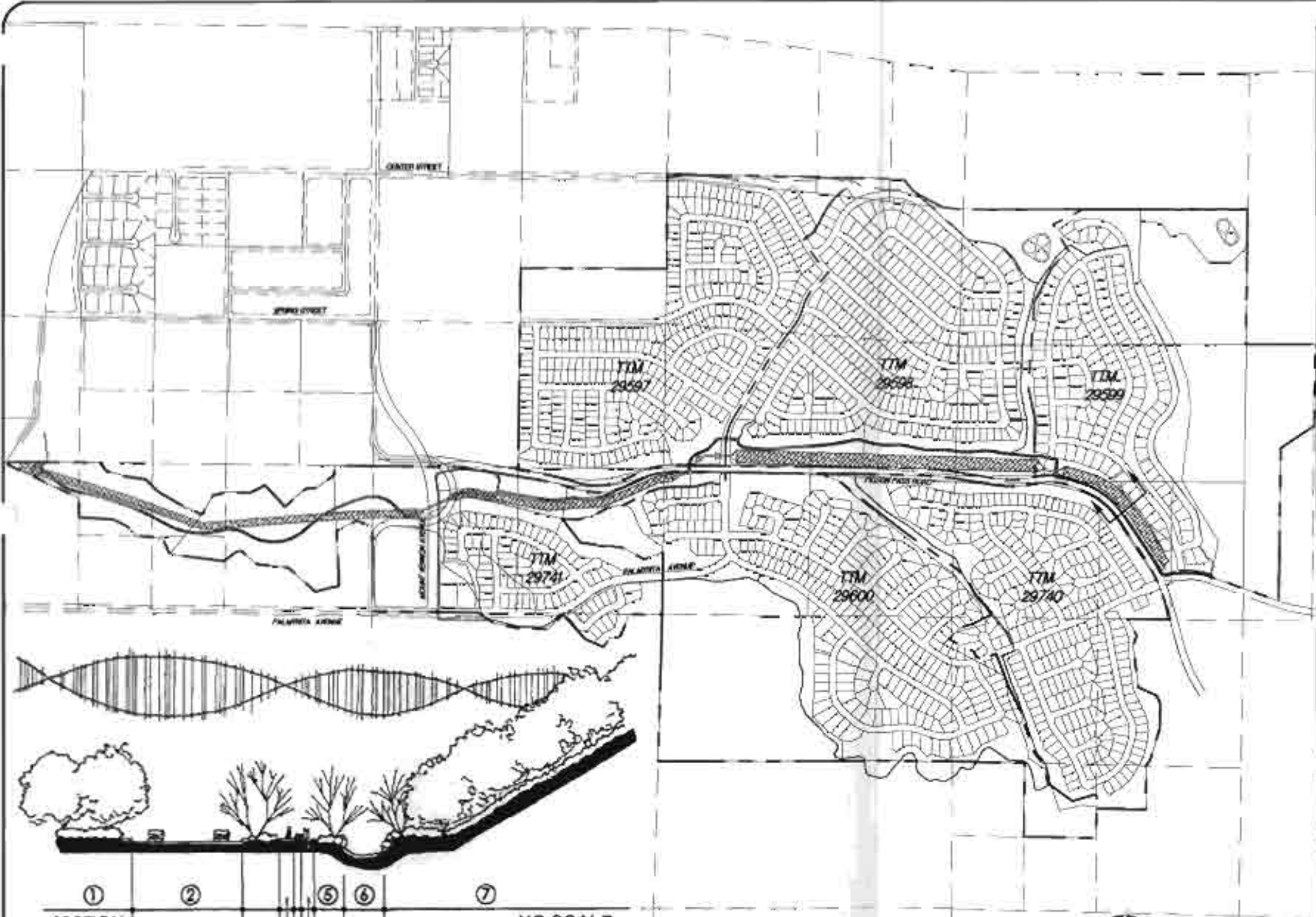
- ① COMMUNITY TRAIL
- ② MULTI-PURPOSE TRAIL
- ③ POCKET PARK PATH
- ④ BENCH
- ⑤ PICNIC TABLE
- ⑥ LAWN
- ⑦ LARGE EVERGREEN AND DECIDUOUS TREES
- ⑧ SLOPE LANDSCAPE
- ⑨ STREET
- ⑩ FITNESS STATION

FIGURE V-24D
TYPICAL POCKET PARK

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SPRING MOUNTAIN RANCH
 SPECIFIC PLAN NO. 323

SPRING MOUNTAIN RANCH

LEGEND

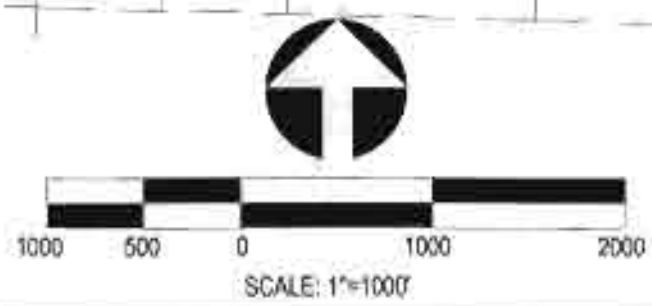
-  RIPARIAN CORRIDOR
-  TRACT BOUNDARY

FIGURE V-25
 SPRINGBROOK WASH RIPARIAN CORRIDOR


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- ① Quercus agrifolia and native shrubs
- ② Collector Highway
- ③ Horse trail with 10' wide decomposed granite path
- ④ Bikeway with 10' wide asphalt path
- ⑤ Populus fremontii and Platanus racemosa at stream bed edge
- ⑥ Stream Bed
- ⑦ Oak covered slope

SOURCE: KAMMEYER & ASSOCIATES

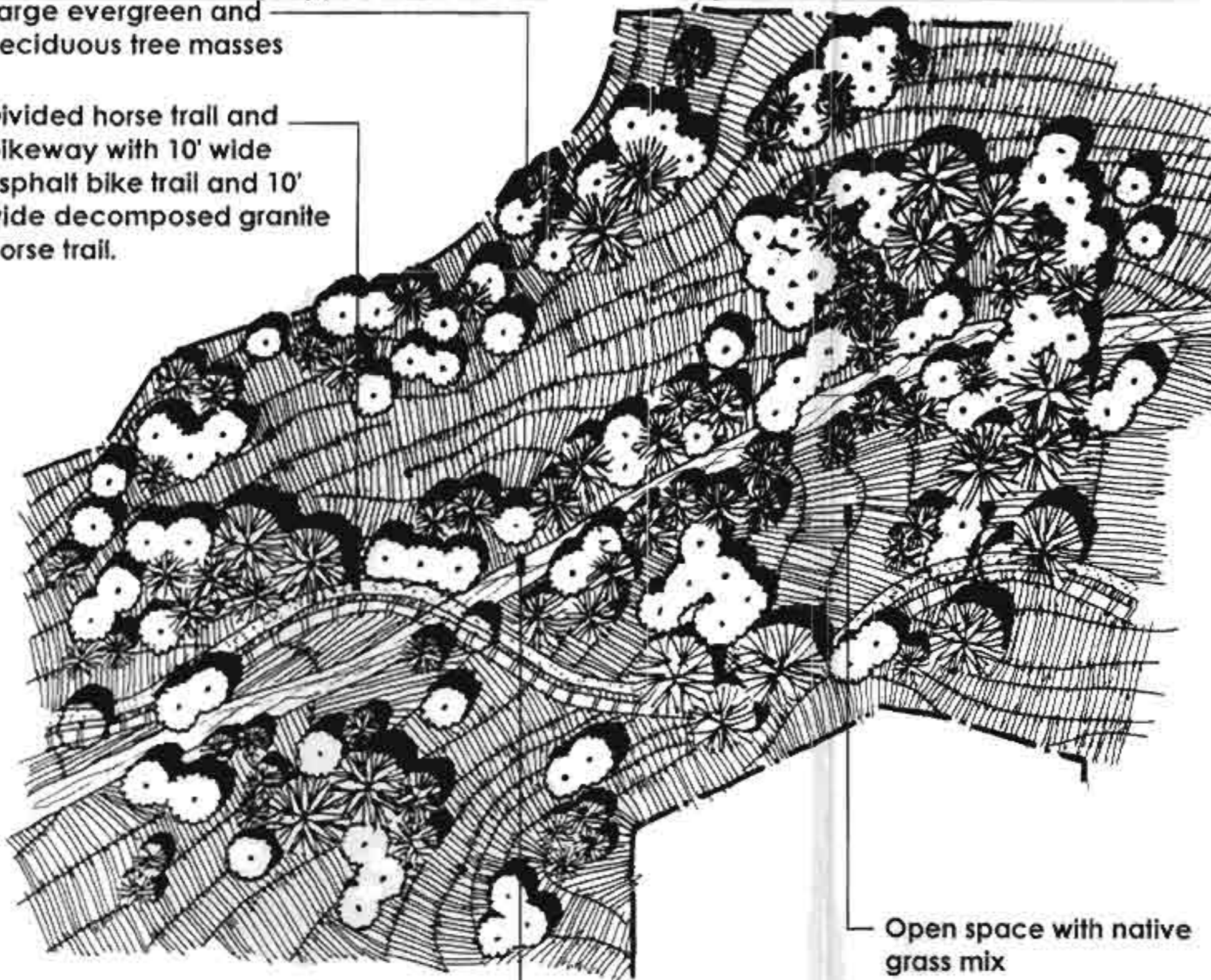


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Large evergreen and deciduous tree masses

Divided horse trail and bikeway with 10' wide asphalt bike trail and 10' wide decomposed granite horse trail.



Open space with native grass mix

Open channel with riparian plant community

SPRING MOUNTAIN RANCH
SPECIFIC PLAN NO. 323



SPRING MOUNTAIN RANCH
A WATER PLANNED COMMUNITY

FIGURE V-26
SPRINGBROOK WASH

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FAX: (909) 335-9747

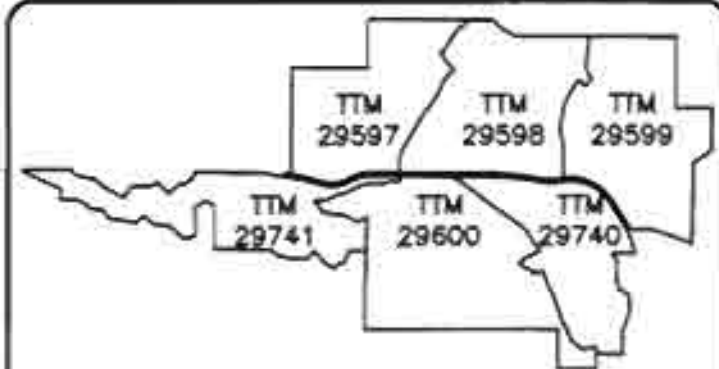
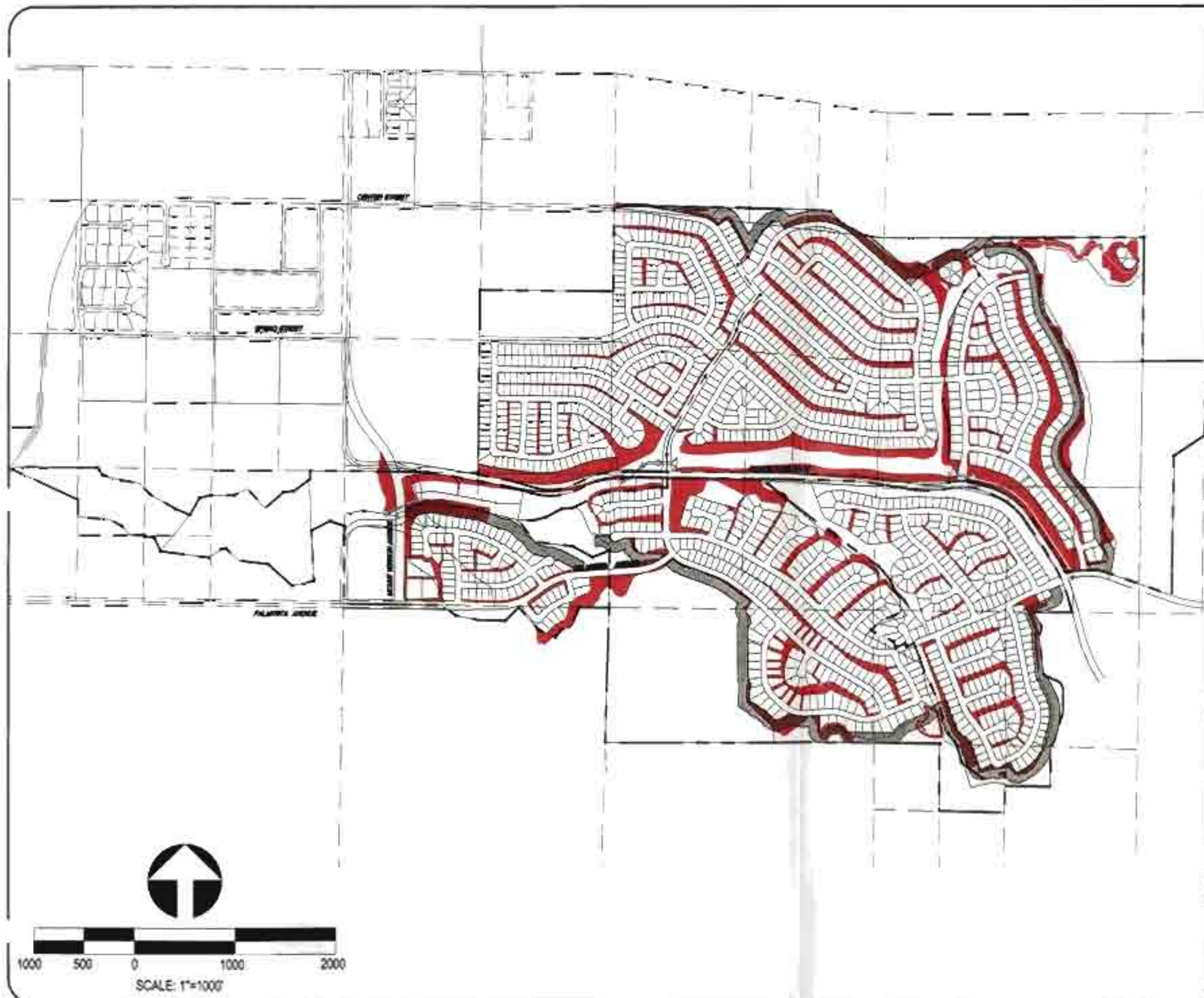
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Carlsbad, California 92008
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Fax 760/438-2765

TKC

NO SCALE

SOURCE: KAMMEYER & ASSOCIATES





SPRING MOUNTAIN RANCH
 SPECIFIC PLAN NO. 323



SPRING MOUNTAIN RANCH
 A HEALTHY BLENDED COMMUNITY

LEGEND

-  GRADED SLOPE AREA
TYPICAL EROSION CONTROL
REVEGETATION
-  FUEL MODIFICATION ZONE

--- TRACT BOUNDARY

**FIGURE V-27
 RE-VEGETATION PLAN**

URBAN ENVIRONS
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 FAX: (909) 335-9747

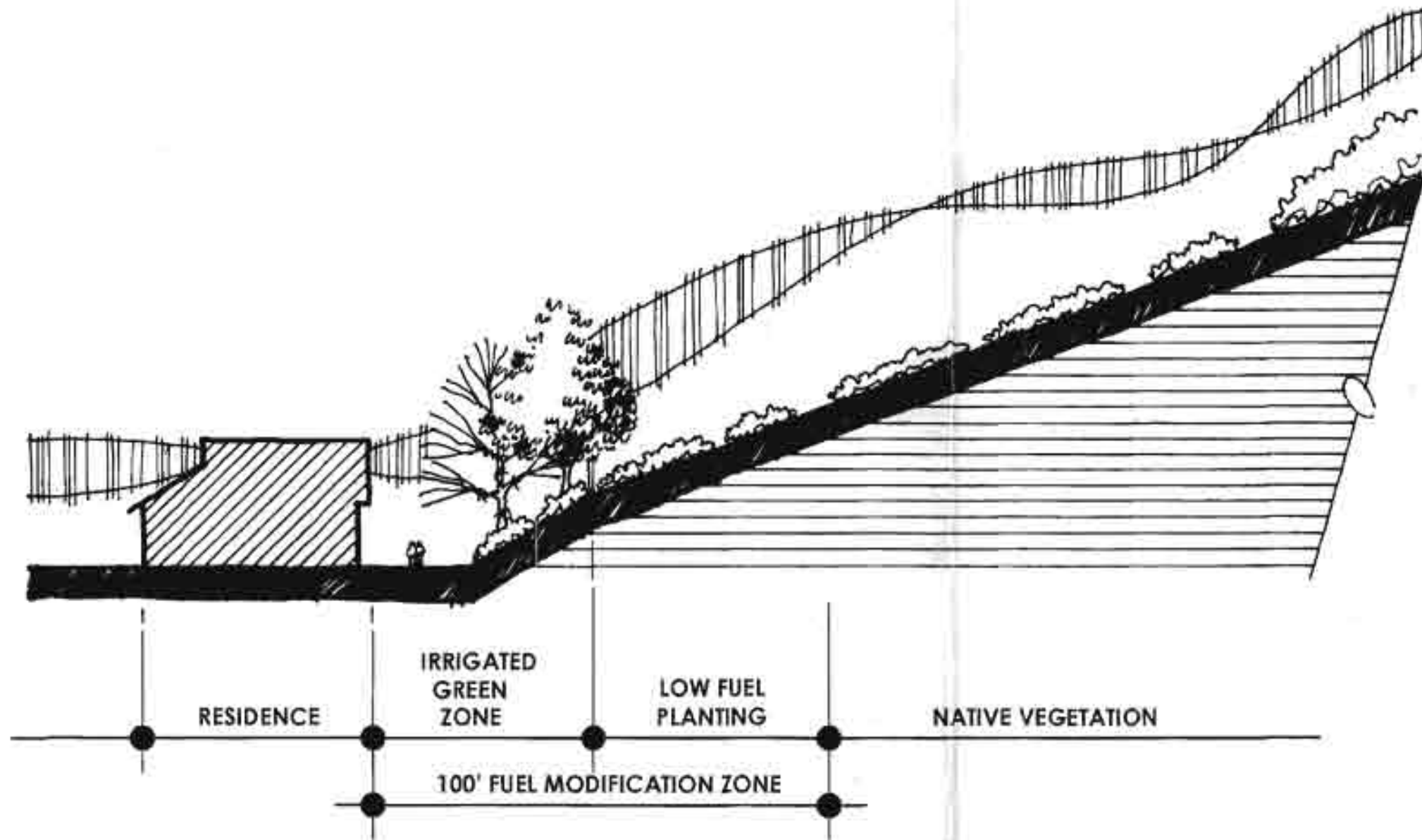
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SPRING MOUNTAIN RANCH
SPECIFIC PLAN NO. 323



SPRING MOUNTAIN RANCH
A MASTER PLANNED COMMUNITY



Area of reduced flammable vegetation per Riverside County standards. Dead material shall be removed. Trees within the 100' zone must be Limbed up one third of their height to a maximum of 10'.

NO SCALE

SOURCE: KAMMEYER & ASSOCIATES

FIGURE V-28
FUEL MODIFICATION SECTION

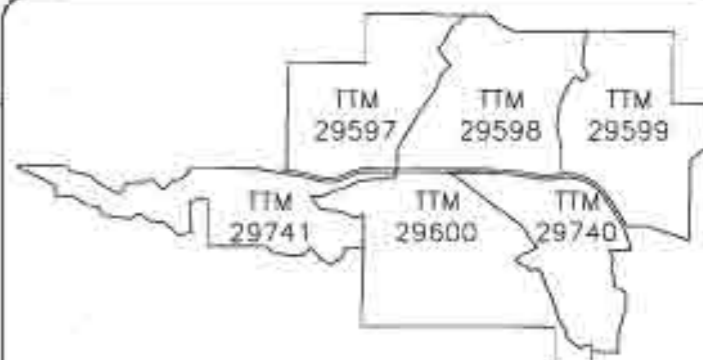
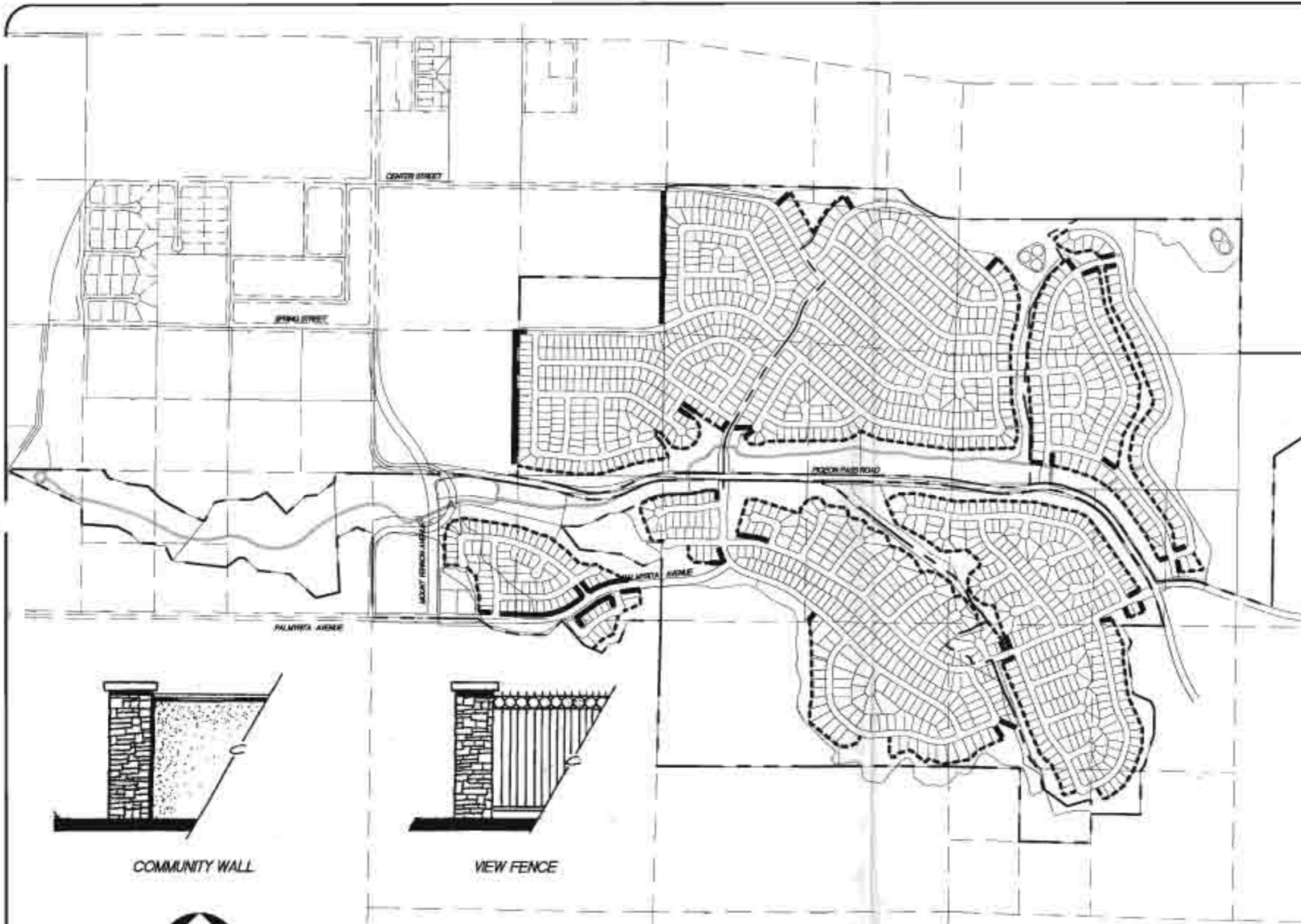
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TKC



SPRING MOUNTAIN RANCH
 SPECIFIC PLAN NO. 323

SPRING MOUNTAIN RANCH

LEGEND

— COMMUNITY WALL
 - - - VIEW FENCE

- - - - TRACT BOUNDARY



COMMUNITY WALL



VIEW FENCE

FIGURE V-29
 COMMUNITY WALL AND FENCE DETAIL

URBAN ENVIRONS
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 FAX: (909) 335-9747



SCALE: 1"=1000'

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SECTION V

SPECIFIC PLAN

contained within the CC&Rs for Spring Mountain Ranch restricting the type of fencing which is permitted.

j. Lighting

The level of on-site lighting as well as lighting fixtures, shall comply with any applicable requirements and policies of the County of Riverside. Exterior lighting such as street lights and landscape lighting will be consistent throughout the development area. Energy conservation, safety and security should be emphasized when designing the lighting systems, and should include the following considerations:

- It is recommended that all primary streets be adequately illuminated to provide for the safety and comfort of vehicular and pedestrian movement.
- Landscape lighting may be utilized for accentuating the landscape and hardscape areas.
- All lighting shall be designed and located in a manner that is compatible with scenic values and other public interests throughout the community.

3. Landscape Architecture Guidelines and Standards

a. Introduction

The following guidelines are intended to assist in providing the continuity and desired image that will enhance Spring Mountain Ranch. The continuity desired will make the project site a unique and special community, while respecting individual taste and creative design. Of particular concern is the interface between the developed areas and the unique natural habitats existing and to be created within the project site.

b. Plant Materials

It is the intent of the following plant materials palette to allow flexibility in landscape design within individual homes, while defining an acceptable palette in order to reinforce the thematic identity of Spring Mountain Ranch. A limited selection of plant materials has been created for the various landscape areas. The materials on the plant lists have been selected for their contribution to the project theme, adaptability to local climatic and soils

SECTION V
SPECIFIC PLAN

conditions, and for their compatibility with the unique natural environment.

The following table lists the various plants that are permitted within Spring Mountain Ranch.

SECTION V

SPECIFIC PLAN

Landscaping Palette
Table V-3

TREES

<i>Botanical Name – Common Name</i>	<i>Type¹</i> <i>E/D</i>	<i>Size²</i> <i>H/S</i>	<i>Shape³</i> <i>S/R/T</i>	<i>WUCOLS⁴</i>	<i>USE</i>
Acacia stenophylla - Shoestring Acacia	E	30/<20	T	L	parkway – open space
Acer negundo ‘Variegatum’– Variegated Box Elder	D	<60/<60	R	M	riparian
Alnus cordata - Italian Alder	D	20-40/+20	T	M	parkway
Alnus rhombifolia – White Alder	D	30/20	T	H	riparian
Arbutus ‘Marina’ – Marina Arbutus	E	<40/30	S	M	parkway – open space
Brachychiton populneus – Bottle tree	E	50/30	T	L	parkway
Cercis occidentalis – Western Redbud	D	20/20	R	L	parkway - open space
Chitalpa tashkentensis – Chitalpa	D	25/25	R	L	parkway – open space
Fraxinus oxycarpa ‘Raywood’ - Raywood Ash	D	35/20	T	M	parkway – open space
Fraxinus velutina ‘Rio Grande’ - Fan-Tex Ash	D	50/30	R	M	parkway – open space
Geijera parviflora – Australian Willow	E	40/20	R	M	parkway – open space
Juglans californica – California Walnut	D	25/20	R	L	open space
Laurus nobilis ‘Saratoga’ – Sweet Bay	E	30/20	R	L	parkway
Maytenus boaria – Mayten Tree	E	30/20	T	M	parkway – open space
Pinus brutia – Calabrian Pine	E	30-60/30	T	L	parkway - open space
Pinus elderica – afghan Pine	E	30-60/30	T	L	parkway - open space
Pinus halepensis – Aleppo Pine	E	60/40	T	L	parkway - open space
Pistacia chinensis – Chinese Pistache	D	40/40	S	M	parkway – open space
Platanus racemosa – California Sycamore	D	<50/30	T	M	parkway – open space
Populus fremontii – Western Cottonwood	D	50/35	T	M	riparian
Prunus lyonii – Catalina Cherry	E	40/15	T	L	open space
Quercus agrifolia – Coast Live Oak	E	40/35	R	L	parkway – open space
Quercus chrysolepis – Canyon Live Oak	E	40/30	R	L	parkway – open space
Quercus coccinea – Scarlet Oak	D	60/60	R	M	parkway – open space

¹ Type: E=Evergreen D=Deciduous

² Size @ 30 years +/-: H=height: S=Spread:

³ Shape: S= Spreading R=Rounded T=Tall-Slender

⁴ WUCOLS: Water Use by Crop Coefficient: high medium, low or very low for south inland valley region

SECTION V

SPECIFIC PLAN

Quercus kelloggii – California Black Oak	D	40/30	R	M	open space
Quercus lobata – Valley Oak	D	70/>60	R	M	open space
Quercus virginiana – Southern Live Oak	E	60/>60	R	M	open space – parkway
Rhus lancea – African Sumac	E	30/30	R	L	parkway
Robinia pseudocacia – Black locust	E	60/40	T	L	parkway
Salix matsudana ‘Tortusa’ – Corkscrew Willow	D	30/20	T	H	riparian
Schinus molle – California pepper	E	40/30	R	L	open space – parkway
Umbellularia californica – California Bay	E	60/60	R	M	open space
Washingtonia filifera – California Fan Palm	E	60/15	T	L	riparian
Rhaphiolepis ‘Majestic Beauty’ – Majestic Beauty’	E	<20/20	R	M	general

SHRUBS

<i>Botanical Name – Common Name</i>	<i>Type⁵</i>	<i>Size⁶</i>	<i>Shape⁷</i>	<i>WUCOLS⁸</i>	<i>USE</i>
	<i>E/D</i>	<i>H/S</i>	<i>S/R/T</i>		
Abelia X grandiflora – Glossy Abelia	E	5/5	S	M	general
Heteromeles arbutifolia – Toyon	E	>20/20	R	L	oak-sycamore understory
Mahonia ‘Golden Abundance’ – G A Mahonia	E	5/5	S	M	general
Mahonia aquifolium – Organ Grape	E	5/4	T	M	general
Mahonia nevinii – Nevin Mahonia	E	10/10	S	L	open space – fuel modification
Pittosporum tobira – Tobira	E	>10/10	S	M	general
Pittosporum tobira ‘Wheelers Dwarf’ – Dwf. Pit.	E	2/2	S	M	general
Prunus ilicifolia – Hollyleaf Cherry	E	20/20	R	VL	general – fuel modification
Rhamnus californica – Coffeeberry	E	>3/6	S	L	oak-sycamore understory
Rhaphiolepis indica – Indian Hawthorne	E	5/5+or-	S	M	general
Rhus integrifolia – Lemonadeberry	E	>10/10	R	L	oak-sycamore understory
Ribes speciosum – Fuchsia -flowered gooseberry	E	6/4	T	M	oak-sycamore understory
Sambucus mexicana – Mexican Elderberry	E	>10/10	S	L	oak-sycamore understory ⁹
Westringia fruticosa – NCN	E	5/3	T	L	general – fuel modification

⁵ Type: E=Evergreen D=Deciduous

⁶ Size @ 30 years +/-: H=height: S=Spread:

⁷ Shape: S= Spreading R=Rounded T=/Tall-Slender

⁸ WUCOLS: Water Use by Crop Coefficient: high medium, low or very low for south inland valley region

⁹ Planting arrangements to conform to fuel modification requirements

SECTION V

SPECIFIC PLAN

Xylosma congestum - Shiny Xylosma	E	>20/20	S	M	general
Xylosma congestum 'Compacta' – C. Xylosma	E	10/10	S	M	general

GROUND COVERS

<i>Botanical Name – Common Name</i>	<i>Type</i>	<i>Size</i>	<i>Shape¹⁰</i>	<i>WUCOLS</i>	<i>USE</i>
	<i>E / D</i>	<i>H / S</i>	<i>M / S</i>		
Abelia grandiflora "Prostrata" - Prostrate Abelia	E	2/4	S	M	general
Acacia redolens – NCN	E	3-12/15-30	S	L	general – fuel modification
Baccharis pilularis 'Twin Peaks'	E	3/6	M	L	general – fuel modification
Lonicera japonica – Japanese Honeysuckle	E	15+	M		
Mahonia aquifolium 'Compacta' – C. Organ Grape	E	2/3	S	M	general – fuel modification
Mahonia repens – Creeping Mahonia	E	1/3	S	M	general - riparian
Myoporum 'Pacificum' – NCN	E	3/20	M	L	general – fuel modification
Myoporum parvifolium "Burgundy Carpet"	E	3"/8	M	L	general – fuel modification
Rosmarinus officinalis 'Collinwood Ingram'	E	2/5	M	L	general – fuel modification
Trachelospermum asiaticum	E	2/5	S	M	general
Trachelospermum jasminoides	E	2/5	S	M	general

¹⁰ M = mound or mat form; S = spreading as low shrub:

SECTION V

SPECIFIC PLAN

GRASS

<i>Botanical Name – Common Name</i>	<i>Type¹¹</i> <i>E / D</i>	<i>Size¹²</i> <i>H / S</i>	<i>Shape¹³</i> <i>S / R / T</i>	<i>WUCOLS¹⁴</i>	<i>USE</i>
<i>Bothriochloa barbinooides</i> –Cane Bluestem	E	4/4	S	?	restoration areas
<i>Elymus condensatus</i> ‘Canyon prince’ – NCN	E	3/3	S	L	general – open space
<i>Festuca amethystine</i> ‘April Gruen’ –A. G. Fescue	E	1/1	M	M	general
<i>Festuca cinerea</i> – Blue Fescue	E	1/1	M	M	general
<i>Muhlenbergia regens</i> – Deer Grass	E	3/3	M	M	restoration areas
<i>Nassella pulchra</i> – Purple Needlegrass	E	1.5/.15	M	L	restoration areas
<i>Stipa cernuda</i> – Nodding Feather Grass	E	2/2	S	L	general – open space
<i>Stipa gigantea</i> – Giant Feather Grass	E	>3/3	S	L	general – open space

VINES

<i>Botanical Name – Common Name</i>	<i>Type¹⁵</i> <i>E / D</i>	<i>Size¹⁶</i> <i>H / S</i>	<i>Climbs¹⁷</i>	<i>WUCOLS¹⁸</i>	<i>USE</i>
<i>Rosa banksiae</i> – Lady Banks’ Rose	E	25	Va4:	M	general
<i>Rosa spp.</i> – Rose	D	varies	Va4:	M	general
<i>Parthenocissus tricuspidata</i> – Boston Ivy	D	30+s	Va1:	M	general
<i>Ficus pumila</i> – Creeping Fig	E	30+	Va1:	M	general
<i>Macfadyena</i> – ungis-cati – Cats’ Claw	E	40	Va2:	L	general

¹¹ Type: E=Evergreen D=Deciduous

¹² Size @ 30 years +/-: H=height: S=Spread:

¹³ Shape: S= Spreading R=Rounded T=Tall-Slender

¹⁴ WUCOLS: Water Use by Crop Coefficient: high medium, low or very low for south inland valley region

¹⁵ Type: E=Evergreen D=Deciduous

¹⁶ Size @ 30 years +/-: H=height: S=Spread:

¹⁷ Described as to Vine Attachments see K&A Kams’ Cards descriptions Copyright ©, 1996, Kenneth K. Kammeyer

¹⁸ WUCOLS: Water Use by Crop Coefficient: high medium, low or very low for south inland valley region

SECTION V SPECIFIC PLAN

c. Planting Time

The project area experiences temperature extremes that can make it difficult for the installation of plant materials during the hot summer months (July-September) and the cold winter months (December-March). Container plants that have not been acclimated to the region may experience heat or frost damage resulting in partial or total loss of foliage even if these materials will be perfectly suited to the temperature extremes once they are established. If construction schedules permit, the ideal planting season is in the spring and/or fall months.

d. Landscape Installation Requirements

All areas required to be landscaped shall be planted with trees, shrubs, ground cover, vines or turf selected from the plant palette contained in the previous tables. Developers should assess the existing landscape palette on any adjoining development and whenever possible, reinforce and complement the established character and design theme. Detailed landscape plans shall be prepared by a licensed landscape architect for all areas to be landscaped.

The following landscape installation requirements shall be followed:

- (1) The plant materials for Spring Mountain Ranch have been chosen for their ability to thrive within the project site's climate and location. The plants should grow to their full potential with a minimum amount of maintenance and replacement costs. Precipitation, temperature, and wind are the limiting climatic factors affecting plant choice.
- (2) Average annual rainfall in the area varies from nine to thirteen inches. Extreme temperatures range from 18 degrees in the winter to 110 degrees in the summer. The average daily temperature range is 40 degrees to 65 degrees in the winter, and 58 degrees to 90 degrees in the summer.
- (3) A horticultural soils report shall be prepared to determine appropriate planting and maintenance requirements for specific plant materials. This soils report shall be prepared by a qualified agricultural laboratory supervised by a member of the American Soils Testing Laboratory.

SECTION V

SPECIFIC PLAN

- (4) All areas to be landscaped shall require the installation of a permanent automatic irrigation system to ensure proper plant growth. The irrigation system shall be designed to separate the various landscape areas into proper irrigation zones depending upon water needs. Detailed irrigation plans shall be prepared by a Licensed Landscape Architect. The following guidelines are provided:
- The irrigation system shall be designed and operated to prevent or minimize run-off and discharge of irrigation water onto roadways, driveways, trails or adjacent properties.
 - The irrigation system shall be monitored so that the precipitation rate does not exceed the moisture demands of the plant materials within the landscaped area.
 - Areas of separate maintenance responsibility shall be controlled by separate controllers.
 - To minimize negative visual impacts and nuisance damage, automatic valves shall be installed in protective valve boxes, and the pop-up variety of sprinkler head should be used where practical.