

When Street "A" is adjacent to Planning Area 13 active park, the park development continues to the streetscene curb. Incorporated as part of the park landscaping, the designated street tree for Street "A" shall be the dominate park tree along the Street "A" park frontage.

The park, including the streetscene Landscape Development Zone shall be maintained by the park and recreation district or the CSA.

The Street "A" streetscene Landscape Development Zone consists of the following:

- Informally spaced street trees at an average spacing of forty foot (40') on center.
- Optional evergreen and deciduous grove trees at the school site.
- Eight foot (8') wide turf parkway on each side of the streetscene sidewalk at the school site.
- Six foot (6') wide meandering sidewalk at the park site.
- A hierarchy of entry monumentation.

E. COMMUNITY EDGES AND BOUNDARIES

1. Typical Open Space/Drainage Corridor

The open space/drainage corridor is an intermittent flow creek with existing native and riparian vegetation. These existing plant communities occurring with the drainage corridor shall be protected and remain in their natural condition as much as possible. When grading becomes necessary within the drainage corridor to achieve the grade separation between the corridor and developable pads, all disturbed areas including manufactured slopes shall be revegetated with native grasses and shrubs to match the existing native vegetation with groves of native and riparian trees. All residential rear yards, the school boundary and the park boundary shall be fenced with an appropriate fence between the developable pad and the drainage corridor. The open space/drainage corridor shall be maintained by the CSA or the Homeowner Association. (See Figure IV-12, *Typical Open Space/Drainage Corridor*.)

2. Fire Fuel Modification

The Riverside County Fire Code requires a Fire Fuel Modification Zone be maintained along residential edges at natural open space areas. A fire fuel modification zone shall be established that is a minimum of one hundred feet (100') wide as measured from the rear property line to undisturbed open space land. (See Figure IV-13, *Fire Fuel Modification*.)

The Fire Fuel Modification Zone shall be composed of four landscape zones. Zone 1, closest to the homeowner property line, shall be planted with drought tolerant, low fire fuel generating sub-shrubs and groundcover. In addition, Zone 1 will be irrigated with a permanent irrigation system providing 100 percent coverage. Zones 2, 3 and 4 will consist of the native vegetation which has been selectively removed and

thinned. Zone 2 will have 70 percent, Zone 3 will have 60 percent, and Zone 4 will have 50 percent of the native plant material selectively removed per the following guidelines.

- Selectively remove highly flammable plant species.
- Selectively thin out large, dense groupings of plant materials.
- Remove plant material in a manner that will promote a natural appearance to fuel modification areas.

3. Residential at Biological Preserve Land Use Edge

Where the residential site is adjacent to the biological preserve, a continuous variable height 2:1 manufactured slope serves as both a landscape buffer and wet zone between these two (2) land uses. The 2:1 manufactured slope shall be planted with spreading shrubs and evergreen and deciduous grove trees. The landscape buffer shall be landscaped and maintained by the single-family lot owner and the biological preserve maintained by the CSA or Homeowners Association. (See Figure IV-18, *Residential at Biological Preserve Land Use Edge*.)

F. PARKS AND RECREATIONAL AMENITIES

1. Introduction

A variety of recreation opportunities and experiences will be provided at RANCHO BELLA VISTA. The project includes three (3) park sites totaling over forty-five (45) acres of both active and passive recreation. The public active park is located along Street "A" across from the middle school and is adjacent to the biological preserve; the passive park is located within the existing "rocky knoll" north of Borel Road and the public/school active park is located along Pourroy Road south of the elementary school. These three parks are dispersed throughout the project and are therefore easily accessible to the entire community.