

## **IV. DESIGN GUIDELINES**

### **A. PURPOSE AND INTENT**

These Design Guidelines are intended to establish standards for the quality of development and to provide an aesthetically cohesive environment for the RANCHO BELLA VISTA community.

More specifically, the objectives of the Design Guidelines are:

- To provide guidance to developers, builders, engineers, architects, landscape architects, and other professionals.
- To provide a framework for the preparation of Covenants, Conditions and Restrictions.
- To provide guidance in formulating precise development plans.
- Most importantly, to provide the County of Riverside with the necessary assurances that the RANCHO BELLA VISTA development will be developed in accordance with the quality and character proposed in this document.

The Community Elements portion consists of written summaries and graphic exhibits which address the design of specific and typical project areas which comprise the RANCHO BELLA VISTA community. Specifically addressed in the Community Elements section of the guidelines are landscape requirements for single family and parks land uses. Recreational elements and amenities are also described. In addition, primary and secondary community entries, as well as neighborhood entries are delineated to further explain the character of the community.

The Planting Guidelines present the following: plant palette; general information relative to seasonal planting and climate constraints and horticultural soils test requirements; and general requirements relative to planting and irrigation installation and landscape maintenance.

The Landscape Guidelines, Community Elements, and Planting Guidelines complement the architectural and site planning guidelines. Together they combine to form a distinctive community offering a high quality environment and sense of identity.

In addition, these guidelines are intended to establish standards for the quality of development for the community landscape character. Some sections are generic. When a more in-depth marketing study has been completed, the final landscape design for the generic sections will respond to the market conditions existing at the time of construction. Landscape development refinement may include such features as: street and entry tree selection, entry monument design, community theme wall design, and the programming of alternative park activities.

### B. INTRODUCTION

RANCHO BELLA VISTA is a 798-acre planned residential community which captures and enhances the unique character of the naturalistic rural setting in which RANCHO BELLA VISTA is located. RANCHO BELLA VISTA offers its residents a living environment in which a large portion of the site is devoted to natural open space, including a natural wetland preserve, biological preserves, hillsides dominated by large rock outcroppings and public active and passive parks. RANCHO BELLA VISTA has been planned to focus internally, providing generous landscape streetscene setbacks (landscape development zones) linking the major and minor community streetscenes as serve a community and neighborhood edges. In addition, the expanded Landscape Development Zones (LDZ) help create a variety of visual experience and provide the primary pedestrian circulation. (See Figure IV-1, *Conceptual Landscape Plan*)

Goals of the landscape concept are to maximize the benefits of the distinguishing qualities of the site and preserve natural open space areas such as the Tocalota Creek and its adjacent floodplain area, the large knoll open space towards the westerly side of the community, the wetland preserve, the biological preserve and developed open space (parks).

### C. COMMUNITY ENTRY MONUMENTATION

Careful consideration has been given to the design of the RANCHO BELLA VISTA community entries. The design intent is two-fold: the creation of visual gateways into the project denoting that you have arrived; and to provide an aesthetically pleasing entry statement which highlights the rural character and distinctiveness of RANCHO BELLA VISTA. The hierarchy of entry monumentation has been planned composing of primary entry monuments, secondary entry monuments and neighborhood entries.

Each entry monument setting is site specific and is comprised of a blending of construction features, signage and landscaping which enhances the rural theme of RANCHO BELLA VISTA. Please refer to the *Conceptual Landscape Plan*, Figure IV-1, for specific entry monument locations.

#### 1. Primary Entry Monumentation

As you approach RANCHO BELLA VISTA via Murrieta Hot Springs Road, the rural landscape theme is established. The primary entry monumentation at the intersection of Murrieta Hot Springs Road and Pourroy Road establishes the character for all the community monumentation treatment, and emulates RANCHO BELLA VISTAS unique rural landscape theme and provides a strong landmark which reinforces the distinctiveness of the community. (See Figure 2A, *Primary Entry Monumentation Plan*, and Figure 2B, *Primary Entry Monumentation Elevation*.) The Primary Entry Monumentation consists of the following:

- Stucco finish community entry monumentation wall with project identification graphics.
- Formal planting of large dome evergreen accent trees.

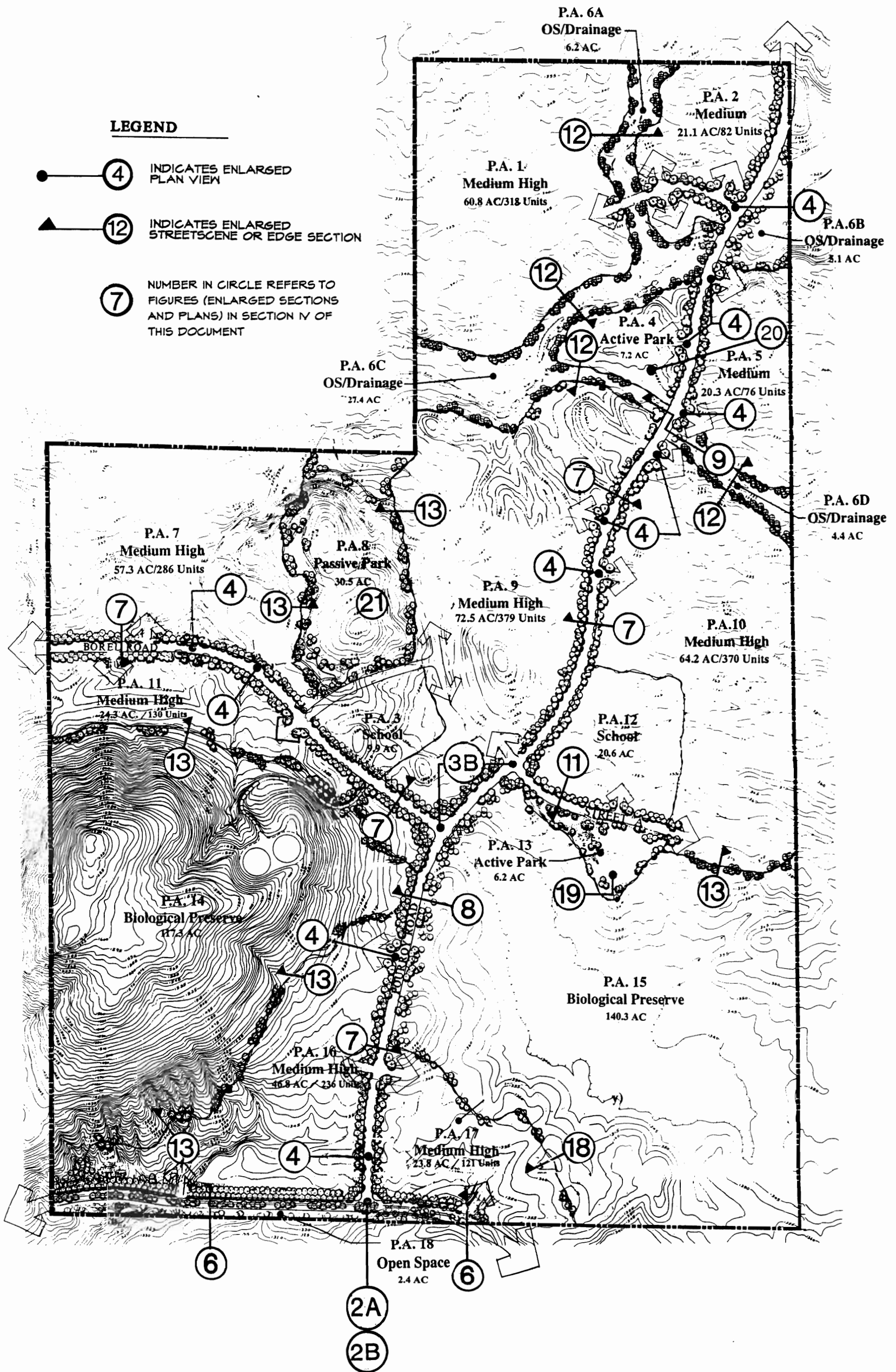


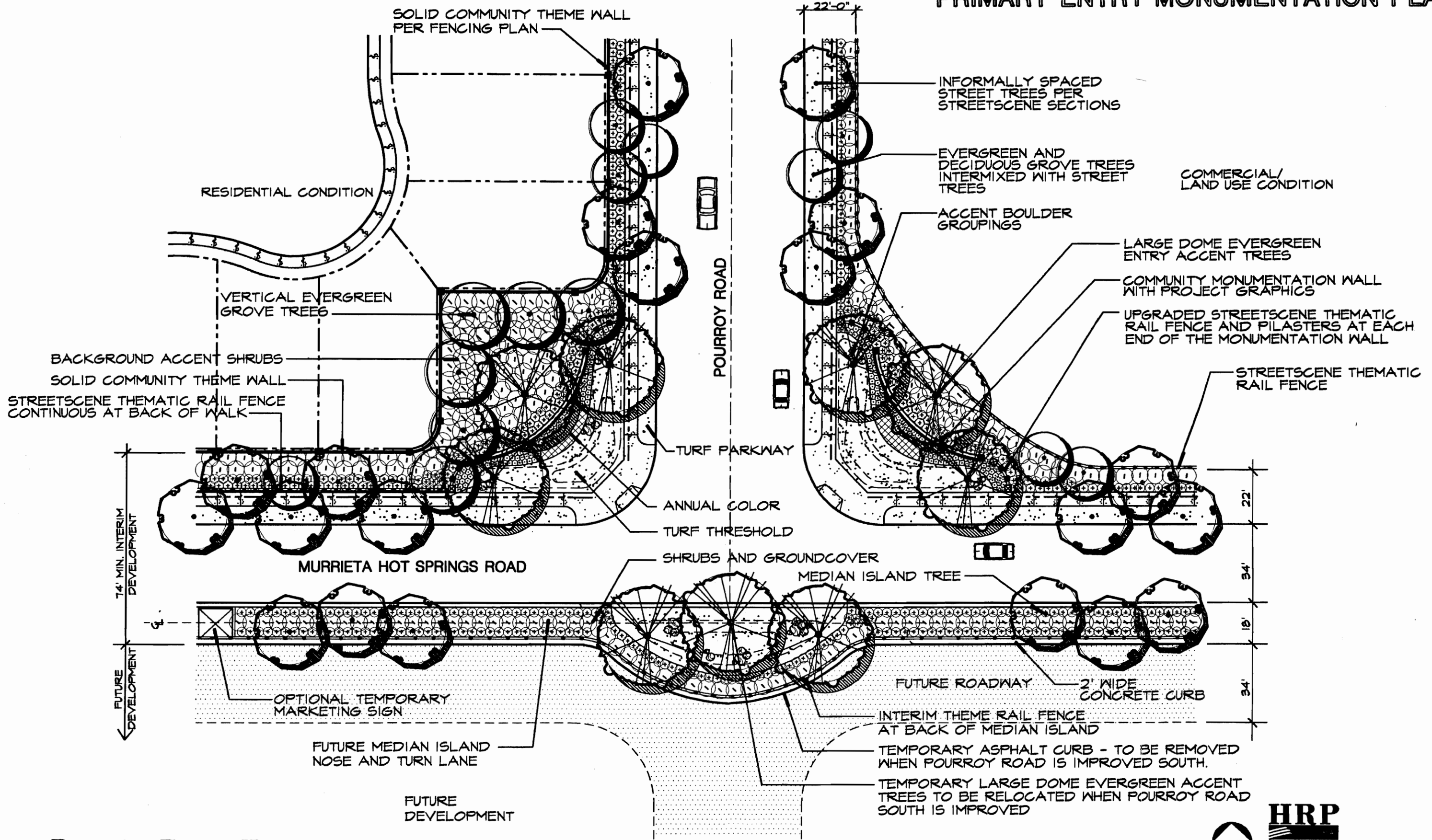
Figure IV-1  
**CONCEPTUAL LANDSCAPE PLAN**

# Rancho Bella Vista

Pacific Bay Homes  
 2300 Boswell Road, Suite 209, Chula Vista, Ca 91914



# PRIMARY ENTRY MONUMENTATION PLAN

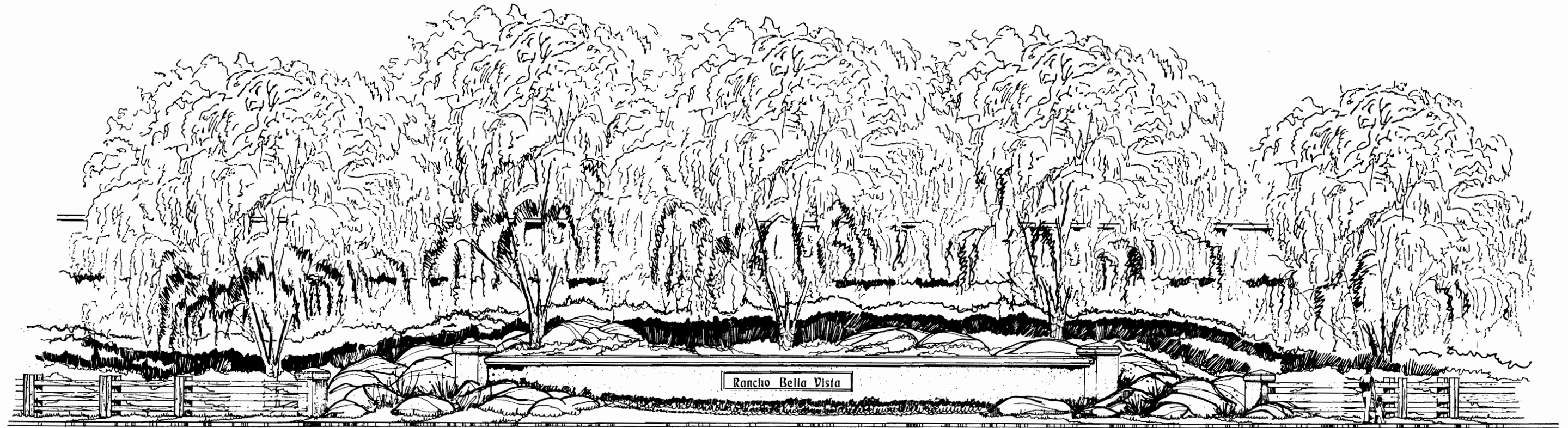


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# PRIMARY ENTRY MONUMENTATION ELEVATION



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- Backdrop of vertical evergreen grove trees.
- Turf entry threshold introducing the community streetscene.
- Accent shrubs intermixed with the foreground threshold to create varying shrub masses of interesting textures and colors.
- Annual color as a foreground to the shrub massing.
- Landscape boulder groupings.
- Stucco pilasters with up-graded community theme rail fence introducing the monumentation wall.
- Interim median island development with large dome evergreen accent trees emulating those used at the primary entry monument.
- Median island development with interim theme rail fencing at back edge of median.
- Optional temporary marketing sign.
- Optional temporary median island landscaping (to be removed when Pourroy Road extends south).

## 2. Secondary Entry Monumentation

Secondary Entry Monumentation opportunities occur at two (2) locations. One (1) location at the intersection of Borel Road and Pourroy Road and one (1) location at the intersection of Street "A" and Pourroy Road. Both intersections share the entry monumentation rural theme and provide a strong landmark which reinforces the distinctiveness of the community. (See Figure 3A, *Secondary Entry Monumentation Plan*, and Figure 3B, *Secondary Entry Monumentation Elevation*.) These secondary entry monumentations repeat the plant palette and thematic materials of those used at the Primary Entry Monumentation and feature the following:

- Stucco pilasters with up-graded community theme rail fence matching the up-graded rail fence used at the Primary Entry Monumentation.
- Large dome evergreen accent trees matching those used at the Primary Entry Monumentation.
- Accent shrubs matching those used at the Primary Entry Monumentation.
- Turf entry threshold.
- Annual color as a foreground to the shrub massing.
- Landscape boulder groupings.

### 3. Neighborhood Entry Monumentation

Neighborhood Entries occur where neighborhood streets bisect Pourroy Road and Borel Road (See Figure 4, *Neighborhood Entry Monumentation Plan*). The neighborhood entries convey the overall project identity by repetition of primary and secondary monumentation plant material. Neighborhood entries occur at two (2) conditions: sideyard and rearyards, and are described as follows:

#### a. NEIGHBORHOOD ENTRY - SIDEYARD CONDITION

- Special neighborhood accent trees.
- Accent planting of flowering shrubs and groundcover matching those used at the primary and secondary entry monumentations.
- Ten foot (10') minimum Landscape Development Zone (LDZ) from streetscene curb to neighborhood theme wall.
- Optional individual neighborhood identification graphics consistent with the overall community thematic identity.
- Low curvilinear community theme sign wall with flowering groundcover and accent shrubs.

#### b. NEIGHBORHOOD ENTRY - REARYARD CONDITION

- Uniform curvilinear community theme wall.
- Optional individual neighborhood identification graphics consistent with the overall thematic identity.
- Special neighborhood accent trees.
- Ten foot (10') minimum Landscape Development Zone (LDZ) from streetscene curb to neighborhood theme wall.
- Accent planting of flowering shrubs and groundcover, matching those used at the primary and secondary entry monumentations.

## D. COMMUNITY STREETSCENE DEVELOPMENTS

The community streetscene guidelines establish a hierarchy of community streetscene landscape development as well as establishing a framework for consistency of design. The major community streetscenes consist of an Arterial Highway (Murrieta Hot Springs Road), a Secondary Highway (Pourroy Road and Borel Road), Collector Streets (Street "A"), and local streets.