

- Accessory Structures

Patio trellises, pergolas and other exterior structures shall be constructed as permitted by governing codes, with finishes complying with the approved material and color palette. Trellises and patio covers of bold, clean forms are encouraged.

- Flashing, Sheet Metal and Vents

All exposed metals (flashing, sheet metal, vent stacks and pipes) shall be painted to match adjacent building surface. Painted metals shall be properly prepared and primed to ensure a durable finish.

- Skylights

Skylights are to be designed as an integral part of the roof. Their form, location and color should relate to the building. Skylight glazing should be clear or white. Solar bronze glazing is discretionary.

- Solar Panels

Solar panels are to be integrated into the roof design, flush with the roof slope. Frames must be colored to complement the roof. Mill finish aluminum frames are prohibited. Support solar equipment shall be enclosed and screened from view.

b. Landscape Guidelines

The Vail Ranch Specific Plan consists of numerous areas that each require special landscape treatments. These guidelines shall provide a plant palette and minimum size requirements for each of the various landscape areas. All development within Vail Ranch shall conform to these landscape guidelines. The guidelines shall cover the following landscape treatment areas.

- o Community Entries and Identity Nodes
- o Neighborhood Entry Areas
- o Secondary Equestrian Trail
- o Open Space Areas
- o Landscape Buffers and Slopes
- o Street Trees
- o Neighborhood Parks

Plant List "A":

Botanical Name

Common Name

Trees

Arbutus unedo	Strawberry Tree
Ceratonia siliqua	Carob Tree
Cercis occidentalis	Western Redbud
Platanus racemosa	California Sycamore
Populus fremontii	Western Cottonwood
Prunus lyonii	Catalina Cherry
Robinia pseudoacacia	Black Locust
Salix babylonica	Weeping Willow
Pinus Nigra	Austrian Pine
Pinus Halepensis	Aleppo Pine

Shrubs

Ceanothus gloriosus	Point Reyes Ceanothus
Cotoneaster lacteus	Red Clusterberry
Heteromeles arbutifolia	Toyon
Rhus ovata	Sugar Bush

Groundcover

Atriplex semibaccata	Creeping Saltbush
Baccharis pilularis	Dwarf Chaparral Broom
Ceanothus griseus horizontalis	Carmel Creeper
Eriogonum fasciculatum	Common Buckwheat
Rosmarinus officinalis "Prostratus"	Prostrate Rosemary

o Community Entries and Identity Nodes

The community entry and identity node areas are located to allow a statement at each sub-community within Vail Ranch. The planting for these areas shall be designed to create a consistency in the overall character of the project with subtle differences through the selection of the plant material. Large canopy trees shall be used to define these areas as major entry areas.

50% of the trees selected for these areas shall consist of 24" box size or larger. The minimum tree

size shall be fifteen gallon. The shrubs shall be 50% five gallon size with the small border plants at one gallon size. All areas shall have permanent automatic irrigation systems installed. The landscape architect shall design treatments by selecting from Plant List "B".

Plant List "B":

Botanical Name	Common Name
<u>Trees</u>	
Albizia julibrissin	Silk Tree
Brachychiton populneus	Bottle Tree
Cinnamomum camphora	Camphor Tree
Koelreuteria bipinnata	Chinese Flam Tree
Liquidambar styraciflua "Palo Alto"	American Sweet Gum
Magnolia grandiflora "Majestic Beauty"	Southern Magnolia
Podocarpus gracilior	Fern Pine
Pyrus Kawakamii	Evergreen Pear
Quercus Ilex	Holly Oak
Pinus Nigra	Austrian Pine
Pinus Halepensis	Aleppo Pine
<u>Shrubs</u>	
Abelia grandiflora "Edward Goucher"	Glossy Abelia
Agapanthus africanus	Lily of the Nile
Dietes vegeta	Fortnight Lily
Escallonia exoniensis "Fradesii"	Escallonia
Gamolepis chrysanthemoides	N.C.N.
Hemerocallis hybrid	Daylily
Ilex cornuta "Burfordi"	Burford Holly
Liriope muscari	Big Blue Lily Turf
Nandina domestica	Heavenly Bamboo
Photinia fraseri	Fraser's Photinia
Pittosporum tobira "Variegata"	Variegated Tobira
Pittosporum tobira "Wheeleri"	Wheelers Dwarf
Raphiolepis indica	Indian Hawthorn
Ternstroemia gymnanthera	N.C.N.
Xylosma congestum	Shiny xylosma

Plant List "B" (continued)

Vines

Clytostoma callistegioides	Violet Trumpet Vine
Macfadyena unguis-cati	Cat's Claw Vine
Wisteria sinensis	Chinese Wisteria

Groundcover

Armeria maritima	Sea Pink
Campanula poscharskyana	Serbian Bellflower
Hedera Helix "Hahni"	Hahn's English Ivy
Hypericum calycinum	Aaron's Beard
Lonicera japonica	Japanese Honeysuckle
Potentilla verna	Spring Cinquefoil
Trachelospermum jasminoides	Star Jasmine

Turf

Turf Type Tall Fescue

o Neighborhood Entry Areas

The neighborhood entry areas shall convey the same character as the community entry and identity node area except at a smaller scale. The Neighborhood Entries are utilized in areas of access from secondary and larger roadways to low and medium-low density areas, and from collector streets to medium-high density areas. The plant material shall be selected from Plant List "C" and be sized as follows: 50% of the trees shall be a minimum 24" box size and all other trees shall be a minimum fifteen gallon size. 50% of the shrubs shall be five gallon size and conform to Plant List "C".

Plant List "C":

Botanical Name

Common Name

Trees

Cercis occidentalis	Western Redbud
Lagerstroemia indica	Crape Myrtle
Nerium oleander	Standard Oleander

Plant List "C" (continued)

Botanical Name	Common Name
Pyrus calleryana	
"Aristocrat"	Ornamental Pear
Phus lancea	African Sumac

Shrubs

Agapanthus africanus	Lily of the Nile
Cotoneaster lacteus	Red Clusterberry
Dietes vegeta	Fortnight Lily
Escallonia exoniensis	
"Fradesii"	Escallonia
Gamolepis chrysanthemoides	N.C.N.
Grevillea "Noellii"	N.C.N.
Hemerocallis hybrid	Daylily
Heteromeles arbutifolia	Toyon
Liriope muscari	Big Blue Lily Turf
Raphiolepis indica	Indian Hawthorn

Groundcover

Aptenia cordifolia	Red Apples
Delosperma "Alba"	White Trailing Ice Plant
Gazania hybrid	Gazania
Isotoma fluviatilis	Blue Star Creeper
Trachelospermum	
jasminoides	Star Jasmine
Vinca minor	Dwarf Running Myrtle

o Secondary Equestrian Trail

The equestrian trail meanders through the major open space features of the Vail Ranch Specific Plan. The landscape design of the equestrian trail shall be consistent with the adjacent planted areas. The landscape architect shall allow transition between these two distinctively different areas. All trees shall be a minimum of fifteen gallon size except for eucalyptus varieties which may be planted from liners or one gallon containers. Refer to Plant Lists "A" and "E" for primary materials and to Plant List "D" for transition area.

Plant List "D":

Botanical Name

Common Name

Trees

Ceratonia siliqua	Carob Tree
Eucalyptus nicholli	Peppermint Gum
Eucalyptus rudis	Desert Gum
Geijera Parvilflora	Australian Willow
Pinus eldarica	Mondell Pine
Platanus racemosa	California Sycamore
Populus fremontii	Western Cottonwood
Schinus molle	California Pepper
Robinia pseudoacacia	Black Locust

Shrubs

Ceanothus gloriosus	Point Reyes Ceanothus
Cotoneaster lacteus	Red Clusterberry
Heteromeles arbutifolia	Toyon
Shus ovata	Sugar Bush

Groundcover

Baccharis pilularis	Dwarf Chaparral Broom
Ceanothus griseus horizontalis	Carmel Creeper
Eriogonum fasciculatum	Common Buckwheat
Rosmarinus officinalis	
"Prostratus"	Prostrate Rosemary

Hydroseed Mix Area

Allysum "Carpet of Snow"	N.C.N.
Eschscholzia California	California Poppy
Gazania hybrid "Red Shades"	Red Shades Gazania
Lotus corniculatus	Bird's Foot Trefoil
Lupinus texensis	Texas Blue Bonnet
Trifolium fragiferum	O'Connors Legume

o Landscape Buffers and Slopes

Three major landscape buffers are reflected in the Vail Ranch Planning Area maps. These landscaped buffers and slopes consist of the following treatments:

- Open space buffers
- Golf course buffers
- Land use buffers

These buffers are intended to cushion the impact between different levels and/or types of uses. For example, the open space buffer is designed to buffer open space areas from more intense uses such as schools, parks, and residences. The golf course buffer is designed to buffer the impact of the development areas from the golf course while providing visual access to the golf course from development areas. The land use buffer is designed to buffer different land use intensities; for instance, medium-high density to low density housing, or commercial to medium-high density. Plant materials for buffers shall be selected from Plant List "D". All tree materials shall be a minimum five gallon size except for eucalyptus varieties which may be planted from liners, one gallon containers or hydroseed.

o Street Trees

Through the use of landscaping, a hierarchy of the street patterns between major access roads and interior residential streets shall be established. The landscape layout shall create identifiable landscape corridors for these areas. The major access roads shall be designed with large canopy trees and the interior residential streets shall utilize smaller scale accent trees. All street trees shall be fifteen gallon size minimum. Spacing shall be one (1) tree per lot or one (1) tree per 60 linear feet minimum. Tree locations shall conform to the Riverside County Street Tree Manual. Street tree quantities shall remain equal to one tree per 60 linear feet. Refer to Plant List "E" for materials keyed to highways, collector streets and general local streets.

Plant List "E":

Collector Street and Larger Roadways	Tree
Botanical Name	Common Name
Cinnamomum camphora	Camphor Tree
Platanus acerifolia	London Plane Tree
Liriodendron tulipifera	Tulip Tree
Cedrus deodara	Deodar Cedar

General Local Streets

Botanical Name	Common Name
Albizia julibrissin	Silk Tree
Alnus rhombifolia	White Alder
Ceratonia siliqua	Carob Tree
Eucalyptus nicholli	Peppermint Gum
Eucalyptus rudis	Desert Gum
Eucalyptus sideroxylon	Red Iron Bark
Koelreuteria bipinnata	Chinese Flame Tree
Liquidambar styraciflua "Palo Alto"	American Sweet Gum
Magnolia grandiflora "Majesty Beauty"	Southern Magnolia
Pinus canariensis	Canary Island Pine
Pinus pinea	Italian Stone Pine
Pistacia chinensis	Chinese Pistache
Pyrus calleryana "Aristocrat"	Ornamental Pear
Quercus ilex	Holly Oak

o Neighborhood Parks

The Neighborhood Parks are designed to accommodate a variety of passive and active areas. Plant List "F" represents a broad spectrum of sizes, textures, colors and forms. The plant materials shall be hardy, drought tolerant types that will enhance the area. All trees shall be a minimum of fifteen gallon size with 50% of the trees a minimum of five gallon size. Refer to Plant List "F" for park materials.

Plant List "F":

Botanical Name

Common

Trees

Albizia julibrissin	Silk Tree
Alnus rhombifolia	White Alder
Ceratonia siliqua	Carob Tree
Eucalyptus nicholli	Peppermint Gum
Eucalyptus rudis	Desert Gum
Geijera parviflora	Australian Willow
Platanus acerifolia	London Plane Tree
Pinus canariensis	Canary Island Pine
Pyrus calleryana	
"Aristocrat"	Ornamental Pear
Salix babylonica	Weeping Willow

Shrubs

Ceanothus gloriosus	Point Reyes Ceanothus
Cotoneaster lacteus	Red Clusterberry
Escallonia e. "Fradesi"	Escallonia
Heteromeles arbutifolia	Toyon
Raphiolepis indica	Indian Hawthorn
Rhus ovata	Sugar Bush
Xylosma congestum	Shiny Xylosma

Non-Irrigated Hydroseed Mix

Botanical Name

Common Name

Artemesia californica	California Sagebrush
Schismus barbatus	Desert Fescue
Erigonum fasciculatum	Buckwheat
Eriophyllum confertiflorum	Golden Yarrow
Plantago insularis	Plantago

Irrigated Hydroseed Mix

Allysum "Carpet of Snow"	N.C.N.
Allysum "Rosie O'Day"	N.C.N.
Lotus corniculatus	Bird's Feet Trefoil
Lupinus texensis	Texas Blue Bonnet
Trifolium fragiferum	O'Connors Legume