

5. Landscape Architectural Design Guidelines

a. Conceptual Landscape Master Plan

The Conceptual Landscape Master Plan contains goals and objectives contributing to public welfare and project quality. Landscape elements designed for these goals are as follows:

- Barriers to separate property and land use.
- Buffers to shield from noise, dust and wind.
- Screens to prevent objectionable views and glare.
- Visual Cues to identify entries and significant areas.
- Micro-climates to reduce energy consumption and provide comfort.
- Aesthetic Treatments to promote project identity and enhance the environment.

The Conceptual Landscape Master Plan shows the community elements and how they relate to each other.

See Figure 7

b. Project Entries

- Primary Entry

The intersection of Newport and Haun Roads serves as the primary access point to Newport Hub. The entry will be incorporated within an approximate 50 foot radius behind the corner setback. Inside this radius will be a double row of flowering accent trees that provide visual emphasis and framework to define the entry. A turf panel will cover the ground plane and contain the monument sign.

The monument sign will consist of a square pilaster that sits on a stepped base element. The sign should be simple and incorporate the project logo. Architectural detail features, color and surface texture could be incorporated using the

surrounding architectural style to maintain consistency with the project entry.

Crosswalks may be highlighted with colored or textured concrete paving or banding or with another special paving treatment (subject to County standards) to provide delineation of pedestrian crossing areas as well as the other project entry elements.

- Secondary Entry

Driveways along Newport Road other than Haun Road, will receive treatment as secondary entries. They will contain landscape and site feature elements complementary to the primary entry theme. These entries will be de-emphasized in scale and be characterized by flowering accent trees. The base of the planting areas may contain flowering shrubs or groundcover masses to further complete these areas. These secondary entries may contain graphic/directional signage that borrows from the entry theme and identifies points of access or building occupants.

- c. Streetscapes

The streetscape planting was selected in order to bring a distinction between the streets and emphasize the street hierarchy through the project.

Landscape corridors will be established in part by the repetition of plant material and consideration is given to the relationship of plant material to the street and adjacent land uses.

The Conceptual Landscape Master Plan demonstrates these relationships and recommends plant material selections based on surrounding projects and site specific requirements.

- Newport Road (134' Urban Arterial Highway)

Newport Road is the major arterial serving the site and linking Newport Hub to Interstate 215. The landscape treatment should relate to other projects such as Countryside, (Pueblo del Sol) along Newport Road. An additional eighteen foot (18') landscape treatment from the street tight-of-way provides a total landscape setback of 30 feet from the curb to buildings.

- Haun Road (100' Modified Street)

Haun Road is the main collector road that enters the project. It is joined by a looped interior street serving other parcels within the project. There shall be a minimum building setback of twenty-five feet (25') containing a minimum landscape setback of five feet (5'). The five foot (5') setback shall be provided along the street right-of-way to provide space for one distinct line of single row tree planting with turf or low groundcover within the parkway strip. The twenty-five foot (25') building setback shall promote view corridors into the commercial uses within the project.

The street trees should be formally spaced at forty-five feet (45') on center. An evergreen street tree, similar to that used along Newport Road, is recommended as a singular street tree along Haun Road.

- Interior Loop (78' Industrial Collector Street)

An interior loop street will intersect with Haun Road at approximately seven hundred feet (700') in from the primary entry at Newport Road. The loop street will service the majority of building use areas within the project development. A minimum building setback of twenty-five feet (25') shall be provided containing a minimum five foot (5') landscape setback along both sides of the loop street. The street tree is recommended to be deciduous such as *Plantanus acerifolia* to lend an individually distinct appearance for the loop street.

d. Land Use Transitions

The use of buffers between dissimilar land uses will help to provide compatibility and a more aesthetically pleasing environment.

- Freeway Fringe

Enhanced landscape treatments are provided for the I-215/commercial edge to give proper project identity along the heavily traveled corridor. This will be achieved by a more diverse and denser landscape planting of drought-tolerant shrubs and groundcovers. View corridors should be maintained to identify tenants and retain vistas across Menifee Valley. Dense planting buffers should be selectively placed to screen large building masses within the project. The desired landscape effect over time will be to create a meandering greenbelt along the freeway edge. The building setback along this boundary is the largest of the project at fifty feet (50'). Depth of the landscape buffer will vary from ten to thirty-five feet (10-35') along this fringe.

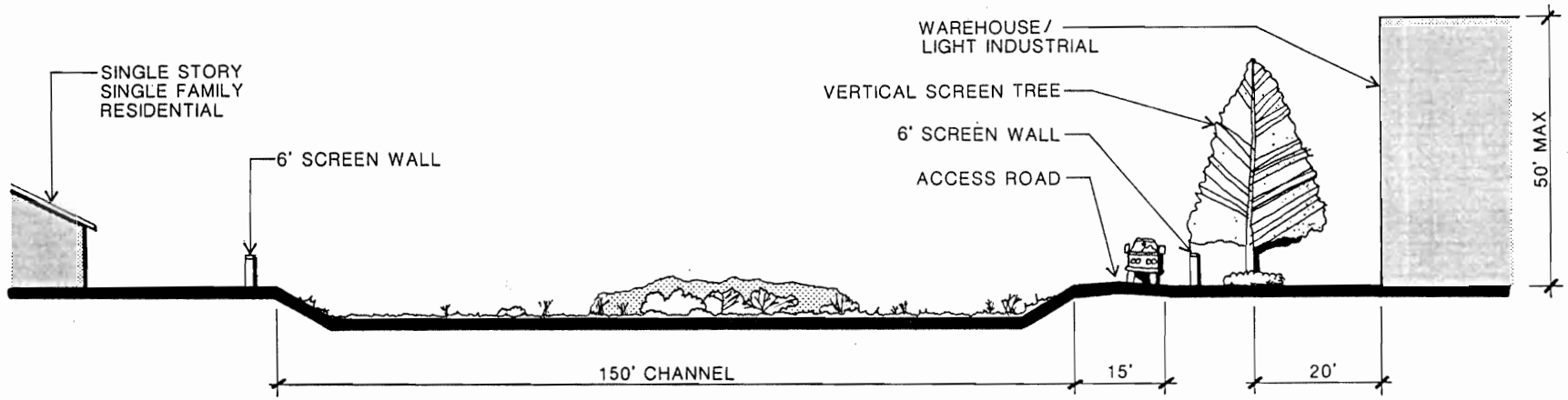
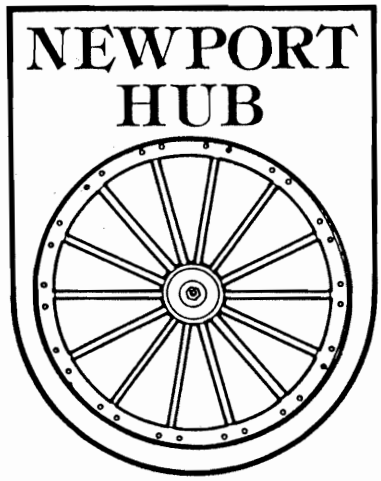
- Salt Creek Channel/I-215

This area will maintain a similar landscape composition and appearance to that of the I-215 freeway zone but be confined to a more narrow, twenty-five foot (25') landscape setback. The expansive five-hundred foot (500') width of Salt Creek Channel combined with this landscape buffer planting will serve to minimize undesirable on-site project views from adjacent residential development to the north.

- Paloma Wash

The project edge adjacent to Paloma Wash on the west will be planted in a less dense grouping of compatible and drought-tolerant plant material within a minimum setback of ten feet (10'). Plant selections will be similar to those adjacent to Salt Creek and I-215 to yield a more consistent look throughout the entire perimeter of the project. Tree selections shall include tall evergreens from the approved Plant Palette. The adjacent residential development across Paloma Wash and approximately two-hundred feet (200') west from the project limits is bordered by a six foot (6') masonry screen/privacy wall. See Figure 22.

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e. Lighting

Newport Hub is within thirty miles of the Mount Palomar Observatory and is therefore within the zone requiring the use of low-pressure sodium vapor lamps for street lighting whenever possible.

All community-wide lighting requirements and conditions should apply at the neighborhood level. The fixtures should be Riverside County standards and shall be installed in accordance with Riverside County and Southern California Edison standards and specifications.

Lighting for individual buildings is recommended to be directed or screened to prevent the light source from being visible from adjacent streets or lots.

Where feasible, public lighting shall be on timers to reduce energy consumption.

f. Planting/Irrigation Guidelines

• Planting

Because of the extreme climatic conditions of Riverside County, the installation of plant material during coldest winter months (December through March) or the hottest (July through September) can be difficult. If materials must be planted during these times, plant establishment may require greater care over a longer period of time.

Landscaping within various areas of the site should have a horticultural soils report done to determine soil amendments for proper planting and maintenance requirements for that area.

The plant materials list is intended to be a guideline for selection of material that is appropriate for climatic conditions, soil conditions, and maintenance. The limited palette will provide some unity to the selections.

All trees shall be a minimum fifteen gallon (15 gal) size except for *Eucalyptus* species which may be five gallon (5 gal) size.

Street trees shall be spaced at a maximum of forty-five feet (45') on center along all street frontages.

Cut and fill slopes shall be irrigated and planted per County of Riverside Building and Safety Department requirements for erosion control.

See Table 7

- Irrigation

Irrigation systems shall be designed and installed in conformance with all governing codes and local ordinances. Design of the system shall utilize water conservation methods where possible, i.e. drip irrigation, low precipitation heads. Irrigation controllers shall contain water efficient monitoring and control features. The use of moisture sensors to achieve optimal application of water to landscape areas will be encouraged. Care shall be taken to separate systems based on plant materials, water requirements, slopes, exposure to sun, wind conditions, and top and toe of slopes.

Irrigation systems shall be designed to prevent overspray onto sidewalks, streets and across property lines.

Plant Palette

Botanical Name	Common Name
<u>TREES - EVERGREEN</u>	
<i>Acacia baileyana</i>	Bailey's Acacia
<i>Ceratonia siliqua</i>	Carob
<i>Cinnamomum camphora</i>	Camphor Tree
<i>Citrus</i>	Lemon, Lime, Orange
<i>Cupaniopsis anacardioides</i>	Carrot Wood
<i>Eucalyptus camaldulensis</i>	Red Gum
<i>Eucalyptus maculata</i>	Spotted Gum
<i>Eucalyptus polyanthemos</i>	Silver Dollar Gum
<i>Eucalyptus sideroxylon 'Rosea'</i>	Red Iron Bark
<i>Eucalyptus rudis</i>	Desert Gum
<i>Eucalyptus viminalis</i>	White Gum
<i>Fraxinus species</i>	Ash
<i>Magnolia grandiflora</i>	Southern Magnolia
<i>Morus alba</i>	White Mulberry
<i>Pinus canariensis</i>	Canary Island Pine
<i>Pinus coulteri</i>	Coulter Pine
<i>Pinus eldarica</i>	Mondell Pine
<i>Pinus halepensis</i>	Aleppo Pine
<i>Pinus pinea</i>	Stone Pine
<i>Pinus sabiniana</i>	Digger Pine
<i>Pittosporum undulatum</i>	Victorian Box
<i>Pittosporum rhombifolia</i>	Queensland Pittosporum
<i>Podocarpus gracilor</i>	Fern Pine
<i>Prunus species</i>	Laurel
<i>Pyrus kawakamii</i>	Evergreen Pear
<i>Quercus agrifolia</i>	California Live Oak
<i>Quercus ilex</i>	Holly Oak
<i>Schinus molle</i>	California Pepper
<i>Schinus terebinthifolius</i>	Brazilian Pepper
<i>Ulmus parvifolia 'Drake'</i>	Evergreen Elm
<u>TREES - DECIDUOUS</u>	
<i>Albizia julibrissin</i>	Mimosa Tree
<i>Alnus rhombifolia</i>	White Alder
<i>Gleditsia triacanthos</i>	Honey Locust
<i>Jacaranda acutifolia</i>	Jacaranda
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree
<i>Koelreuteria panniculata</i>	Golden Rain Tree

Botanical Name

Comon Name

TREES - DECIDUOUS

Lagerstroemia indica
Liquidambar styraciflua
Liriodendron tulipifera
Pistachia chinensis
Platanus acerifolia
Platanus racemosa
Populus alba
Salix babylonica
Tipuana tipu
Zelkova serrata

Crape Myrtle
Sweet Gum
Tulip Tree
Chinese Pistache
London Plane Tree
California Sycamore
White Poplar
Weeping Willow
Tipu Tree
Sawleaf Zelkova

SHRUBS

Abelia 'Edward Goucher'
Acacia species
Agapanthus africanus
Arctostaphylos species
Buxus Japonica
Ceanothus species
Cistus species
Coprosma species
Cotoneaster species
Eleagnus pungens
Euonymus japonica
Hebe coed
Hemerocallis species
Hibiscus rosa-sinensis
Ilex species
Iris douglasiana
Lantana species
Lauris nobilis
Leptospermum species
Ligustrum japonicum
Magnolia soulangeana
Mahonia aquifolium and 'Compacta'
Myrtus communis
Nandina domestica and 'Compacta'
Nerium oleander
Osmanthus fragrans
Photinia 'Fraseri'
Pittosporum tobira and 'Wheeleri'

Abelia
Acacia
Lily of the Nile
Manzanita
Japanese Boxwood
California Lilac
Rockrose
Coprosma
Cotoneaster
Silver Berry
Evergreen Euonymus
Veronica
Day Lily
Chinese Hibiscus
Holly
Beardless Iris
Lantana
Sweet Bay
Australian Tea Tree
Japanese Privet
Saucer Magnolia
Oregon Grape
Myrtle
Heavenly Bamboo
Oleander
Sweet Olive
Photinia
Mock Orange

Botanical Name

Common Name

SHRUBS

Plumbago capensis
Podocarpus macrophyllus
Prunus caroliniana
Prunus ilicifolia
Prunus lyonii
Pyracantha species
Raphiolepis indica species
Rhus ovata
Trachelospermum jasminoides
Xylosma congestum

Cape Plumbago
Yew Pine
Carolina Laurel Cherry
Hollyleaf Cherry
Catalina Cherry
Firethorn
Indian Hawthorn
Sugar Bush
Star Jasmine
Xylosma

VINES

Bougainvillea spectabilis
Cissus antarctica
Clytostoma callistegioides
Doxantha unguis-cati
Drosanthemum floribundum
Ficus pumila
Gelsemium sempervirens
Parthenocissus tricuspidata
Pelargonium species
Wisteria floribunda

Bougainvillea
Kangaroo Treevine
Violet Trumpet Vine
Cat's Claw Vine
Rosea Ice Plant
Creeping Fig
Carolina Jasmine
Boston Ivy
Geranium
Wisteria

GROUNDCOVERS

Aptenia cordifolia
Baccharis pilularis 'Twin Peaks'
Delasperma alba
Gazania species
Hedera Helix
Hypericum calycinum
Lonicera japonica
Potentilla verna
Rosmarinus officinalis
Verbena species

Aptenia
Coyote Brush
White Iceplant
Gazania
English Ivy
Aaron's Beard
Honeysuckle
Spring cinquefoil
Rosemary
Verbena