

First, this area is to remain in its natural Oak woodland/grassland or orchard character. It will serve as an attractive visual relief from the development edge and screen/buffer the community from off-site conditions. A fenced secondary trail system will circulate adjacent to these natural open space areas and through the landscape development zones forming the community edge.

5) Residential at School/Park/ Land Use Interface - (See Figure 26)

The park landscape buffer along the residential land use edge consists of a ten foot (10') wide minimum shrub and groundcover zone. The park boundary features either a community theme solid wall or a combination wall and open view fence depending on whether the residential site is at-grade or up-slope from the park.

Park at-grade landscape development zones will be planted with evergreen background and deciduous grove trees with shrub and groundcover planting to become a dense screen or buffer between land uses.

Residential up-slope condition landscape development zones will have evergreen background grove and deciduous accent trees clustered near property lines and shrubs located sufficiently down slope so as not to obstruct, but to enhance off-site views.

6) Water Tank Site Land Use Condition:

The water tank site slopes will be densely planted with trees to form an effective screen. The slopes will be planted with shrubs and groundcover per Riverside County standards.

2. **Plant Material Guidelines**

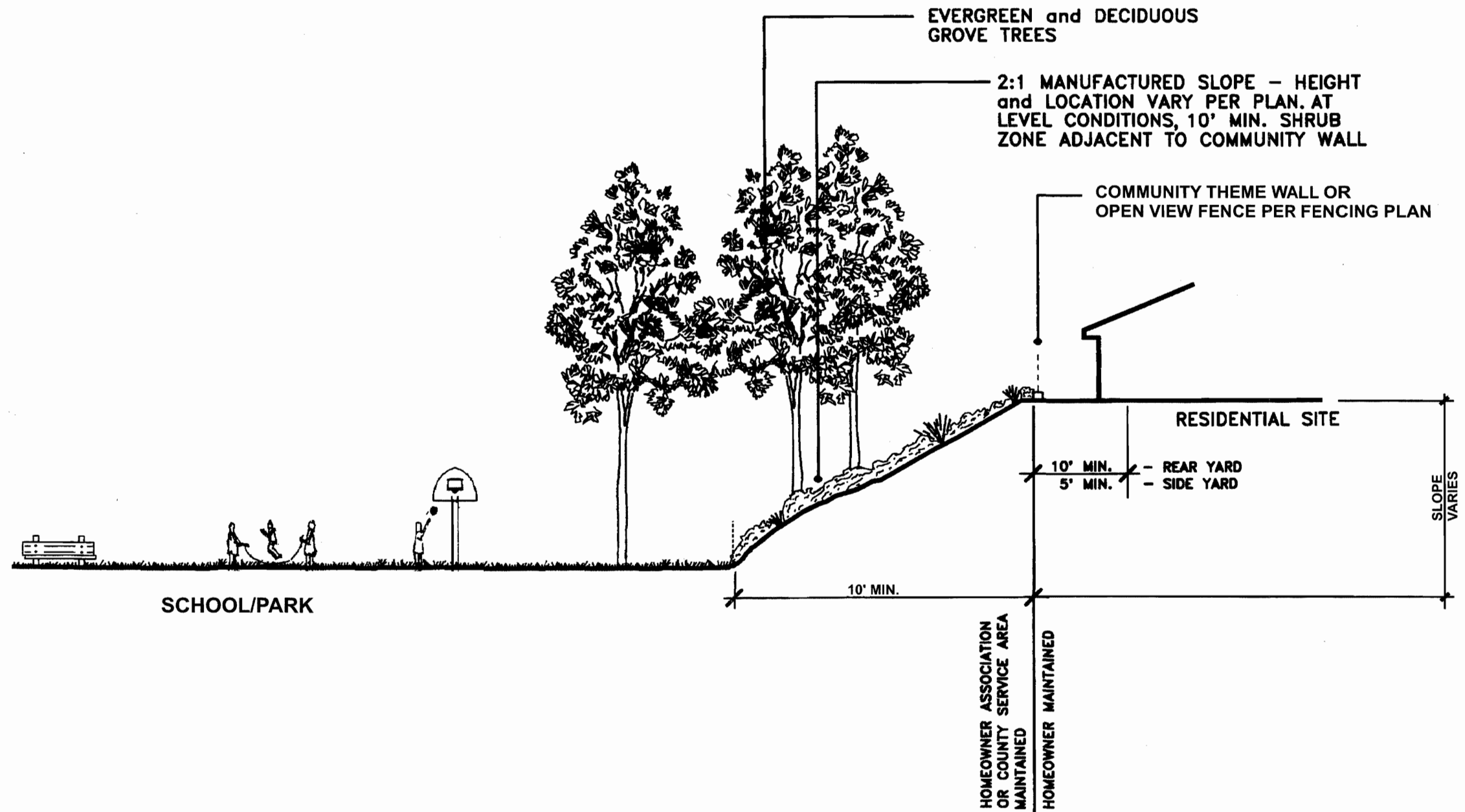
a. **Introduction**

It is the intent of these guidelines to provide flexibility and diversity in plant material selection, while maintaining a limited palette in order to give greater unity and thematic identity to the community. The plant material lists have been selected for their appropriateness to the project theme, climatic conditions, soil conditions and concern for maintenance.

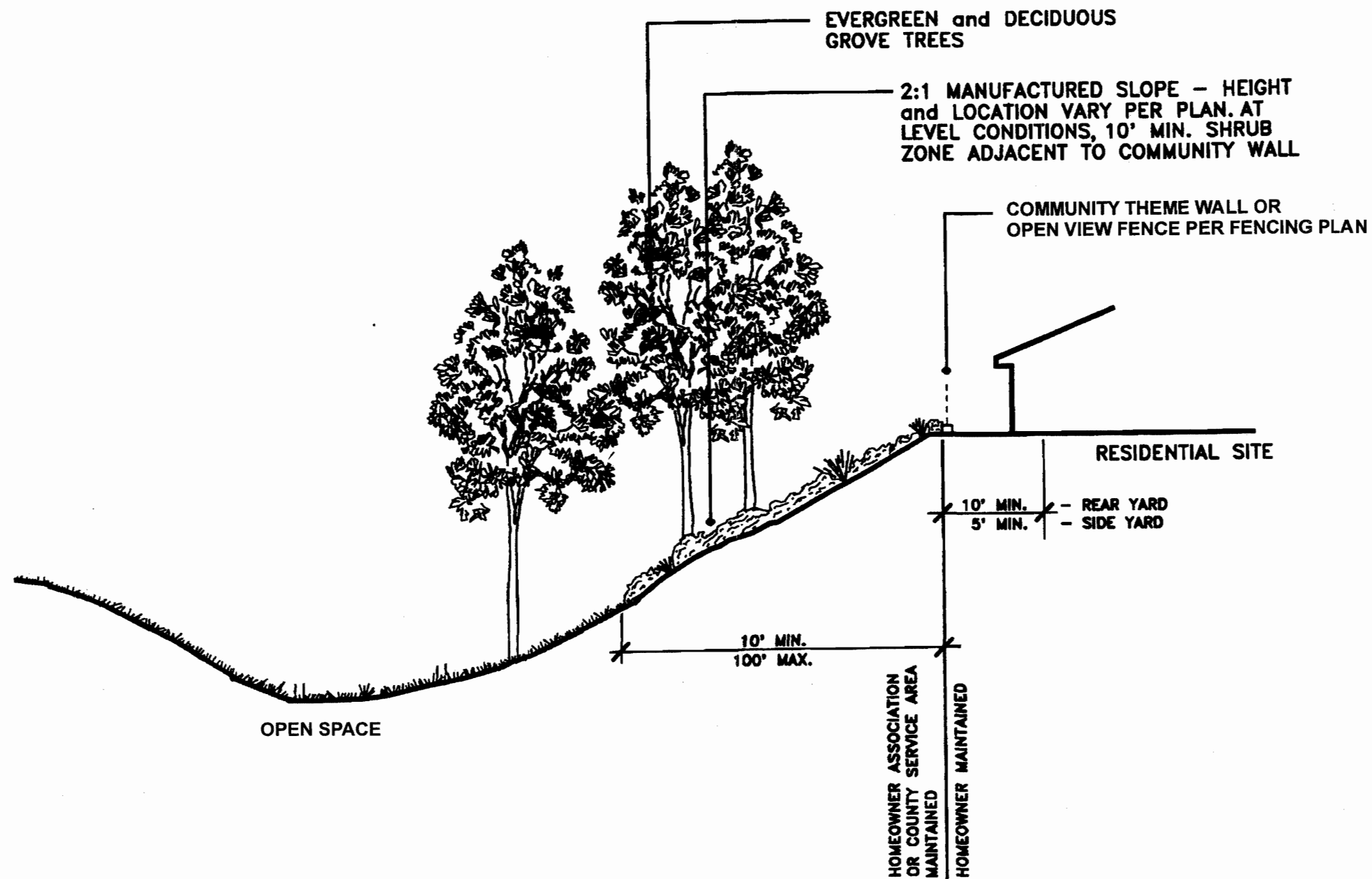
A limited selection of materials utilized in simple, significant composition complimentary to adjacent common landscape areas while reinforcing the individual architectural and site setting is encouraged. Overall plant material selection for given project areas, wherever possible, shall have compatible drought resistant characteristics. Irrigation programming can then be designed to minimize water application for the entire landscape setting.

The limited plant material selection for common landscape areas associated with SYCAMORE CREEK, as described in the text, is contained in the following palette. In addition, a wider variety of plant materials compatible with project theme and setting are listed for use by adjoining developments within SYCAMORE CREEK.

**Sycamore Creek  
RESIDENTIAL/  
SCHOOL/PARK LAND USE  
INTERFACE**



**RESIDENTIAL AT EXISTING  
OPEN SPACE AREA LAND  
USE INTERFACE**



**b. Landscape Development Zone Tree Palette**

1) DECIDUOUS ACCENT GROVE TREES

<u>Botanical Name</u>	<u>Common Name</u>
Alnus rhombifolia	White Alder
*Koelreuteria bipinnata	Chinese Flame Tree
Liquidambar styraciflua	Liquidambar
Platanus Species	Sycamore Species
*Robinia ambigua 'Idahoensis'	Idaho Loqust

2) EVERGREEN BACKGROUND GROVE TREES

<u>Botanical Name</u>	<u>Common Name</u>
*Brachychiton populneus	Bottle Tree
*Eucalyptus cladocalyx	Sugar Gum
*Eucalyptus nicholii	Nichol's Willow Leafed Peppermint
*Eucalyptus polyanthemos	Silver Dollar Gum
*Eucalyptus rudis	Desert Gum
*Pinus canariensis	Canary Island Pine
*Pinus eldarica	Mondell Pine
*Pinus halepensis	Aleppo Pine

3) STREET TREES

Street trees shall be selected from the community plant palette.

**c. Community Entry Accent Trees**

1) EVERGREEN CANOPY THEME TREES

<u>Botanical Name</u>	<u>Common Name</u>
*Ceratonia siliqua	Carob Tree
*Quercus agrifolia	California Live Oak
*Quercus ilex	Holly Oak
*Quercus suber	Cork Oak
*Schinus molle	California Pepper Tree

2) DECIDUOUS ACCENT TREES

<u>Botanical Name</u>	<u>Common Name</u>
Platanus acerifolia	London Plane Tree
Platanus racemosa	California Sycamore

**d. Neighborhood Entry Accent Trees**

Within the Neighborhood Entry Streetscene Landscape Development Zones, the following trees are categorized as accent trees:

<u>Botanical Name</u>	<u>Common Name</u>
*Albizia julibrissin	Mimosa Tree
Alnus cordata	Italian Alder
*Brachychiton populneus	Bottle Tree
Gleditsia triacanthos Species	Honey Locust
*Koelreuteria paniculata	Golden Rain Tree
*Lagerstroemia indica	Crape Myrtle
Malus floribunda	Japanese Flowering Crabapple
Nyssa sylvatica	Sour Gum
Prunus cerasifera 'Atropurpurea'	Purple Leaf Plum
Pyrus kawakami	Evergreen Pear
*Robinia ambigua 'Idahoensis'	Idaho Loqust
Sapium sebiferum	Chinese Tallow Tree
*Schinus molle	California Pepper

As accent trees, the above trees are utilized at points of project emphasis throughout SYCAMORE CREEK. Specific locations include:

- Greenbelt/Paseo Entrances/Accents
- Neighborhood Tree Entries
- Points of Commercial/Retail Entry
- Median Islands

The use of these trees is encouraged in order to reinforce the continuity of the design theme of SYCAMORE CREEK in general.

**e. Greenbelt/Paseo Trees**

Greenbelt/paseo trees shall be selected from the Deciduous Accent Grove Trees, Evergreen Accent Grove Trees, and Neighborhood Entry Accent Tree palettes.

**f. Landscape Buffer Trees**

Landscape Buffer Trees may be selected from the Evergreen Background Grove Trees with Deciduous Accent Tree plant palettes.

**g. Coniferous or Pine Tree Windbreak Trees**

<u>Botanical Name</u>	<u>Common Name</u>
*Calocedrus decurrens	Incense Cedar
*Cedrus atlantica 'Glauca'	Blue Atlas Cedar

*Cedrus deodara	Deodar Cedar
*Cupressus glabra	Smooth Arizona Cypress
*Cupressus leylandii	Leyland Cypress
*Pinus eldarica	Mondell Pine
*Pinus halepensis	Aleppo Pine
*Pinus patula	Jelescote Pine

**h. Drought Tolerant Erosion Control Plants**

<u>Botanical Name</u>	<u>Common Name</u>
*Acacia Species	Acacia
*Atriplex Species	Saltbush
*Baccharis pilularis	Prostrate Coyote Bush
*Dodonaea viscosa	Hopseed Bush
*Eucalyptus Species	Eucalyptus Species
*Juniperus Species	Juniper Species
*Nerium oleander	Oleander Species
*Photinia fraserii	Fraser's Photinia
*Pyracantha Species	Firethorn Species
*Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary
*Xylosma Species	Xylosma Species

**i. Community Plant Palette**

TREES-EVERGREEN

<u>Botanical Name</u>	<u>Common Name</u>
*Arbutus unedo	Strawberry Tree
*Brachychiton populneus	Bottle Tree
*Callistemon citrinus	Lemon Bottle Brush
*Callistemon rigidus	Stiff Bottle Brush
*Cedrus atlantica	Blue Atlas Cedar
*Cedrus deodara	Deodar Cedar
*Ceratonia siliqua	Carob
*Citrus Species	Citrus
*Cupressus leylandii	Leyland Cypress
*Eucalyptus cladocalyx	Sugar Gum
*Eucalyptus maculata	Spotted Gum
*Eucalyptus nicholii	Nichol's Willow Leafed Peppermint
*Eucalyptus polyanthemus	Red Box Gum
*Eucalyptus rudis	Desert Gum
*Eucalyptus sideroxylon 'Rosea'	Red Iron Bark
*Eucalyptus viminalis	White Gum
*Geijera parviflora	Australian Willow
*Laurus nobilis	Sweet Bay
Magnolia grandiflora	Southern Magnolia

*Olea europaea 'Fruitless'	Fruitless Olive
*Pinus canariensis	Canary Island Pine
*Pinus halepensis & eldarica	Aleppo Pine
*Pinus pinea	Italian Stone Pine
Podocarpus gracilior	Fern Pine
*Quercus ilex	Holly Oak
*Quercus suber	Cork Oak
*Ulmus parvifolia 'Drake'	Evergreen Elm

TREES - DECIDUOUS

<u>Botanical Name</u>	<u>Common Name</u>
*Albizia julibrissin	Mimosa Tree
Alnus cordata	Italian Alder
Alnus rhombifolia	White Alder
Betula alba	White Birch
*Cotinus coggyria	Smoke Tree
*Fraxinus oxycarpa	Raywood Ash
*Fraxinus uhdei 'Tomlinson'	Tomlinson Ash
Gingko biloba species	Maidenhair Tree
Gleditsia tricanthos	Honey Locust
*Koelreuteria bipinnata	Chinese Flame Tree
*Koelreuteria panniculata	Golden Rain Tree
*Lagerstroemia indica	Crape Myrtle
Liquidambar styraciflua	Sweet Gum
Malus floribunda	Japanese Flowering Crabapple
Nyssa sylvatica	Sour Gum
*Pistacia chinensis	Chinese Pistache
Platanus acerifolia	London Plane Tree
Platanus racemosa	California Sycamore
Prunus cerasifera	Purple Leaf Plum
Pyrus calleryana	Ornamental Pear
Pyrus kawakamii	Evergreen Pear
*Robinia ambigua 'Idahoensis'	Idaho Locust
Salix baylonica	Weeping Willow
Sapium sebiferum	Chinese Tallow Tree
Sophora japonica	Japanese Pagoda Tree
*Zelkova serrulata	Sawleaf Zelkova

SHRUBS

<u>Botanical Name</u>	<u>Common Name</u>
Abelia grandiflora 'Edward Goucher' (S)	Edward Goucher Abelia
*Acacia ongerup (S)	N.C.N.
*Acacia redolens (S)	N.C.N.
Berberis species (SH)	Barberry

Camellia species (SH)  
 \*Chamelaucium uncinatum (S)  
 Cocculus laurifolius (S)  
 \*\*Cotoneaster species (S)  
 \*Dodonaea viscosa (S)  
 \*\*Elaeagnus pungens (S)  
 Euonymus fortunei (S)  
 Euonymus japonica (S)  
 Feijoa sellowiana (S)  
 Hebe coed (S, SH)  
 Ilex species (SH)  
 \*Leptospermum scoparium (S)  
 Ligustrum japonicum (S, SH)  
 \*Nandina domestica and 'Compacta' (S, SH)  
 \*Nerium oleander (S)  
 Osmanthus fragrans (S, SH)  
 \*Photinia frazeri (S)  
 \*\*Pittosporum tobira and  
 'Wheeler's Dwarf' (S, SH)  
 Podocarpus macrophyllus (S, SH)  
 \*Prunus caroliniana (S)  
 \*Psidium littorale (S)  
 \*\*Pyracantha species (S, SH)  
 Raphiolepis indica species (S, SH)  
 Ternstroemia gymnanthera (SH)  
 Viburnum tinus species  
 \*Xyloxma congestum (S)

Camellia  
 GERALTON Waxflower  
 Snailseed  
 Cotoneaster  
 Purple Hop Seed Bush  
 Silver Berry  
 N.C.N.  
 Evergreen Euonymus  
 Pineapple Guava  
 Veronica  
 Holly  
 New Zealand Tea Tree  
 Japanese Privet  
 Heavenly Bamboo  
 Oleander  
 Sweet Olive  
 Photinia  
  
 Mock Orange  
 Yew Pine  
 Carolina Laurel Cherry  
 Guava  
 Firethorn  
 Pink Indian Hawthorn  
 N.C.N.  
 Viburnum  
 Xylosma

#### SUB-SHRUBS

##### Botanical Name

\*Agapanthus africanus (S, SH)  
 Erica darleyensis 'Darley Dale' (SH)  
 \*Hemerocallis species (S)  
 \*Juniperus species (S)  
 Lonicera japonica  
 \*Moraea bicolor (S)  
 Trachelospernum jasminoides (S, SH)

##### Common Name

Lily of the Nile  
 Heath  
 Day Lily  
 Juniper  
 'Halliana' (S) Hall's Honeysuckle  
 Fortnight Lily  
 Star Jasmine

#### VINES

##### Botanical Name

Ampelopsis veitchi (SH)  
 Bignonia chere (S)  
 Doxantha unguis-cati (S)  
 Ficus pumila (S, SH)

##### Common Name

Boston Ivy  
 Blood Red Trumpet Vine  
 Cat's Claw Vine  
 Creeping Fig

Gelsemium sempervirens (S)	Carolina Jasmine
Grewia caffra (S)	Lavendar Star Flower Vine
Jasminum mesnyi (S)	Primrose Jasmine
Jasminum polyanthum (S)	N.C.N.
*Tecomaria capensis (S)	Cape Honeysuckle
*Wisteria floribunda (S)	Wisteria

GROUNDCOVERS

<u>Botanical Name</u>	<u>Common Name</u>
Baccharis pilularis 'Twin Peaks' (S)	Coyote Brush
Duchesnea indica (S, SH)	Indian Mock Strawberry
Hedera helix (SH)	English Ivy
Hypericum calycinum (S)	Aaron's Beard
Lonicera japonica (S)	Honeysuckle
Myoporum parvifolium (S)	Myoporum
Potentilla verna (S, SH)	Spring Cinquefoil
*Rosemarinus officinalis (S)	Rosemary

TURF GRASS – SEED (10 lbs. per 1,000 s.f).

100% Festuca arundinaceae - Alta Fescue	Year-round Turf Grass Mix
Common Bermuda - Cynodon dactylon	Suitable Seasonal Mix
Hybrid Bermuda	Suitable Seasonal Mix

The planting time will vary for these types as Bermuda grass should not be planted during its dormant season. Alta fescue is a drought tolerant deep rooted turf grass.

Legend:

- \* Drought Tolerant
- \*\* Drought Tolerance Varies by Species
- (S) Tolerates Sun in this Planting Zone
- (SH) Tolerates Shade in this Planting Zone

**j. California Native Plant Palettes - Planning Areas 17A, 18B, 21, 22, 24A, 24B, 24C and 24D**

TREES – EVERGREEN

<u>Botanical Name</u>	<u>Common Name</u>
*Calocedrus decurrens (S)	California Bay
*Cercocarpus minutiflorus (S)	San Diego Mountain Mahogany
*Quercus agrifolia (S)	California Live Oak
*Quercus engelmannii (S)	Mesa Oak
*Schinus molle (S)	California Pepper
Umbrellularia californica (S)	California Bay Laurel

TREES – DECIDUOUS

<u>Botanical Name</u>	<u>Common Name</u>
*Aesculus californica (S)	California Buckeye
Cercis occidentalis (S)	Western Redbud
*Juglans californica (S)	Southern California Black Walnut
Platanus racemosa (S)	California Sycamore
Quercus kelloggi (S)	California Black Oak

SHRUBS

<u>Botanical Name</u>	<u>Common Name</u>
*Arbutus menziesii (S)	Madrone
*Arctostaphylos species (S, SH)	Manzanita Species
*Ceanothus species (S)	Wild Lilac
*Cistus hybridus (S)	White Rockrose
*Cistus salviifolius (S)	Sageleaf Rockrose
*Heteromeles arbutifolia (S)	Toyon
*Lavatera assurgentiflora (S)	California Tree Mallow
*Prunus ilicifolia (S)	Hollyleaf Cherry
*Rhamnus californica (S, SH)	Coffeeberry
*Rhus integrifolia (S)	Lemonade Berry
*Rhus ovata (S)	Sugar Bush
Ribes speciosum (S, SH)	Fuchsia Flowering Gooseberry
*Romneya 'White Cloud' (S, SH)	Hybrid Matilija
Sambucus mexicana (S, SH)	Mexican Elderberry

SUB-SHRUBS, GROUND COVER AND GRASSES

<u>Botanical Name</u>	<u>Common Name</u>
*Arctostaphylos hookeri (S)	Monterey Manzanita
*Baccharis pilularis 'Twin Peaks' (S)	Coyote Brush
*Ceanothus species (S)	Wild Lilac
Mimulus aurantiacus (S, SH)	Sticky Monkey Flower
Penstemon species (S)	Penstemon
Stipa lepida	Foothill Stipa
Stipa pulchra	Purple Stipa

**k. Riparian Plant Palette – Planning Areas 18B, 21, 22 and 24A**

TREES – EVERGREEN

<u>Botanical Name</u>	<u>Common Name</u>
Arbutus menziesii (S, N)	Madrone
Comarostaphylis diversifolia (S, N)	Summer Holly
Umbellularia californica (S, N)	California Bay Laurel

TREES – DECIDUOUS

<u>Botanical Name</u>	<u>Common Name</u>
Alnus cordata (S)	Italian Alder
Alnus rhombifolia (S, N)	White Alder
Betula foninalis (S, N)	Water Birch
Platanus racemos (S, N)	California Sycamore
Salix goodingii (S, N)	Black Willow
Salix lasiolepis (S, N)	Arroyo Willow

SHRUBS

<u>Botanical Name</u>	<u>Common Name</u>
Arctosphylos species (S, SH, N)	Manzanita
Ribes species (S, SH, N)	Flowering Gooseberry
Rosa californica (S, N)	California Wild Rose
Sambucus mexicana	Mexican Elderberry

SUB-SHRUBS AND GROUNDCOVER

<u>Botanical Name</u>	<u>Common Name</u>
Galvezia juncea (S, SH, N)	Baja Bush – Snapdragon
Heuchera maxima (SH, N)	Hybrid Coral Bells
Iris douglasiana (S, SH, N)	Douglas Iris
Mimulus cardinalis (S, SH, N)	Scarlet Monkey Flower

Legend

- \* Drought Tolerant Plant
- (S) Tolerates Sun in this Planting Zone
- (SH) Tolerates Shade in this Planting Zone
- (N) California Native Plant

**I. Drought Tolerance**

Although a plant has been labeled as drought tolerant, that plant requires proper care, installation watering and maintenance to maximize its drought tolerance capabilities.

- 1) Degrees of Drought Tolerance: There are degrees of drought tolerance, with some plants able to withstand or go without water for a greater period of time than others.
- 2) Plant Installation Water Demand: Drought tolerance plants like other plants require more water during the initial installation period and for at least a three month maintenance period following to become established. Therefore, if drought tolerant plants are installed in the warmer months more supplemental water will be required until the plant is established.

- 3) **Deep Watering Practices:** Drought tolerant plants like most plants need the proper deep watering practices to encourage deep root system development. Drought tolerant plants with a shallow root system resulting from frequent light applications of water will not be drought tolerant.
- 4) **Warmer Months Water Application:** Although a plant is labeled drought tolerant, that does not necessarily mean it can survive without summer water. Just that the plant may require minimal or has low water requirements. Depending upon the plant, drought tolerant plants will look better, thrive and survive the warmer months with infrequent, monthly, deep watering.
- 5) **Full Season Plant Water Requirements:** After drought tolerant plants have grown a full season, the water application rate should be diminished and the drought tolerant plant allowed to survive on less water.
- 6) **Maintenance:** Drought tolerant and California native plants still need regular maintenance such as pruning, fertilizing, deep watering, and checking for pests and diseases.

**m. Planting Time**

Due to the climate extremes of the SYCAMORE CREEK area, the installation of plant materials during the coldest winter months (December through March) and the hottest summer/fall months (July through September) can be difficult. Container plant materials not acclimated to the area can easily suffer from damage or sun/heat exposure resulting in partial or entire foliage loss even though such materials are perfectly suited to the temperature ranges once established. If planting must be done during these difficult periods, plant establishment may be difficult and require a prolonged period of time.

**n. General Landscape Requirements**

All areas required to be landscaped shall be planted with turf, ground cover, shrub or tree materials selected from the plant palette contained in these guidelines.

Planting shall commence as soon as slopes are completed on any portion of the site and shall provide for rapid short term coverage of the slope as well as long-term establishment cover per County standards. The developer shall provide a landscape bond to the County at the time that the landscape plan is approved. The bond is to guarantee the installation of interim erosion control planting in the event that the grading operation is performed and building construction does not commence within ninety (90) days.

The owners of parcels which require landscape development shall assess any existing common landscape areas adjoining their property. Where feasible, landscape development shall reinforce or be compatible with such existing common area setting.

Cut slopes equal to or greater than three feet (3') in vertical height and fill slopes equal to or greater than three feet (3') in vertical height shall be planted with a ground cover to protect the slope from erosion and instability. Slopes exceeding fifteen feet (15') in vertical height shall be planted with

shrubs, spaced not more than ten feet (10') on center or trees spaced not to exceed twenty feet (20') on center or a combination of shrubs and trees at equivalent spacings, in addition to the ground cover. The plants selected and planting methods shall be suitable for the soil and climatic conditions.

Reference should be made to the County of Riverside Standards for erosion control methods for slopes and other landscaped areas.

**o. Climate Constraints**

Plant material palettes for SYCAMORE CREEK contained herein are compatible with the climatic setting of the area. The utilization of some materials, depending upon their site location, exposure and relationship to other influential factors may not be appropriate.

**p. Topography**

The topography of SYCAMORE CREEK consists of rolling hills, slopes, plateaus valley floors, and low lying creek beds. This variation in terrain height means that there are a couple of micro climates within the community. The hillsides and mountain tops will be milder in winter than the valley floor or creek beds. The mountain tops will actually be a thermal belt. Cold air will drain off the higher elevations and may cause the low lying areas to be as much as ten (10) degrees colder. Care should be exercised in selecting the plant materials which can withstand the cold air drainage basin temperatures.

**q. Horticultural Soils Test Requirements**

Soil characteristics within the SYCAMORE CREEK project may be variable. The owners of parcels which require landscape development shall procure a horticultural soils report in order to determine proper planting and maintenance requirements for proposed plant materials. Such a soils test shall be performed by a qualified agricultural laboratory and shall include a soil fertility and agricultural suitability analysis with pre-planting and post-planting recommendations.

**r. Irrigation**

All landscaped areas shall be watered with a permanent underground irrigation system, except for slopes which may have a permanent above-ground irrigation system. Irrigation systems which adjoin a separate maintenance responsibility area shall be designed in a manner to insure complete water coverage between the areas.

Proper consideration of irrigation system design and installation in the climate extremes of the SYCAMORE CREEK area is critical to the success of the landscape investment. In particular, the combined summer elements of heat and wind must be carefully considered in proper irrigation design and equipment selection.

Irrigation systems shall be designed with head to head 100 percent double coverage at a minimum. In addition, irrigation controllers should have a minimum time setting of one (1) minute and be

capable of providing multiple repeat start times. All irrigation heads adjacent to walks, drives and curbs (car overhangs) shall be of the pop-up type. All slope irrigation systems shall have main lines located at toe of slope.

Irrigation backflow prevention devices and controllers shall be located with minimum public visibility or shall be screened with appropriate plant materials and common areas shall have a master valve.

- 1) **Reclaimed Water:** Irrigation systems designed for use with both domestic and reclaimed water. However, as reclaimed water is currently unavailable, when reclaimed water is readily available; all irrigation systems shall then be designed for ultimate use of reclaimed water.

**s. Landscape Maintenance Standards**

All landscape areas shall be maintained in accordance with the best industry standards for professional landscape maintenance. Such maintenance shall include watering, fertilization, mowing, edging, pruning, trimming, herbicide programming, pesticide programming, clean-up and other on-going seasonal programmed maintenance functions. Replacement of dead or diseased plant materials originally approved shall be accomplished on a routine basis. Irrigation systems shall be routinely inspected, repaired and maintained in an operating condition at all times. All walks shall be kept routinely free of litter and debris. Because of the use of conifers and/or pine trees along the mining edge buffer to mitigate dust impacts, the use of performance bonds with a time limit to be determined by Riverside County, will be utilized to ensure the maintenance and replacement of these trees.

**3. Community Elements**

**a. Entry Monumentation**

Community entries and neighborhood entries consist of a thematic blend of construction features, landscape features, signage and specialty lighting that provides strong landmarks and reinforces the distinctiveness of SYCAMORE CREEK.

A hierarchy of community theme entries has been conceived which consists of the following:

- Community Entry Monumentation Statements.
- Project Entry Monuments
- Neighborhood Entry Monumentation Statements

Please refer to the Conceptual Landscape Plan (Figure 15) for specific locations.

- 1) Community Entry Monumentation Statements - (See Figure 28)

Community entry monumentation statements occur at the two intersections of Campbell Ranch Road and Mayhew Canyon Road, and at the intersections of Campbell Ranch Road