

occurring flora, at a minimum of one hundred feet (100') wide measured from the community property line to undisturbed open space land.

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 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:

1. Selectively remove highly flammable plant species.
2. Selectively thin out large, dense groupings of plant materials.
3. Remove plant material in a manner that will promote a natural appearance to fuel modification areas.
4. Provide masonry wall or open tubular steel fence at residential property line adjacent to open space areas.
5. Maintain fuel modification area via homeowners' association or maintenance district

## **5. Landscaping Requirements**

### **a. Description**

The following provides a general outline of the guidelines to be used in creating a cohesive, complimentary landscape design. Topography, individual developer likes and dislikes, and market trends will define to a greater degree the specific applications of landscape design.

1. Landscaping should be designed to establish project identity and to accentuate common entrance areas. Landscaping and berms should be used to screen parking areas and non-residential storage areas.
2. Grouped masses of plant material should be designed to complement architectural elevations and rooflines through color, texture, density, and form, on both the vertical and horizontal planes.
3. The preservation of existing mature trees and their integration into introduced landscape should be undertaken whenever possible.
4. Wherever feasible, native and drought-tolerant plant material should be used and preserved.
5. Parking areas should incorporate both landscaping and screening to make them visually compatible with their surroundings.

6. Appropriate plant materials should be used to define space, create a visual image and separate differing land uses.
7. All publicly accessible landscaped areas, with the exception of school grounds where children are present, shall utilize reclaimed water.
8. The use of deciduous and broadleaf trees which create large shade areas are preferable in locations adjacent to sidewalks, paseos and street intersections, and in the commercial parking areas, to provide as much natural shade as possible, encouraging the use of these areas by pedestrians and bicyclists.

**b. Residential Neighborhood Landscape**

1. Residential development shall include front yard landscaping.
2. Per the County of Riverside Ordinance, each residential lot shall receive a minimum of one street tree, 15-gallon planter, planted in the right-of-way. Corner lots shall receive a minimum of two trees, 15-gallon container, planted in the right-of-way. Tree variety shall be chosen from the neighborhood landscaping palette.
3. Common Area Landscaping - utility services and enclosures shall be screened from view from streets and adjacent properties with landscape and/or hardscape materials consistent with the neighborhood palette.
4. All interior slopes occurring within the community theme wall envelope shall be landscaped and irrigated per the County of Riverside landscape standards. The builder/developer shall install all required slopes not designated as common area. Each builder should conform to the erosion control standards established by the County of Riverside and the NPDES.
5. Plantings of shade trees should be designed to shade the western exposure of residential structures, and to throw shade upon the sidewalk during the afternoon hours.

**c. Commercial Land Use Landscape (see Figure IV-43)**

**1. Street Buffer**

Commercial land uses shall be buffered from the street or roadway view. The landscape buffer shall consist of a turf mound with groundcover and accent trees, within a minimum ten-foot wide section. The purpose of the landscape zone is to provide a visual screen to the parking area, while allowing visibility of the commercial signage and structures.

**2. Commercial Site Requirements**

- a. Regular spacing of street trees spaced at an average of 30 feet on center are required along commercial frontages.
- b. Broadleaf and/or flowering accent trees should be integrated around the commercial site.
- c. Visual windows into the commercial project should be created by breaks in the trees.

- d. Sideyard and rear service yard use areas shall be screened with a combination 6-foot wall and landscape buffer with a minimum width of 3 feet.

**3. Minimum Landscape Requirements**

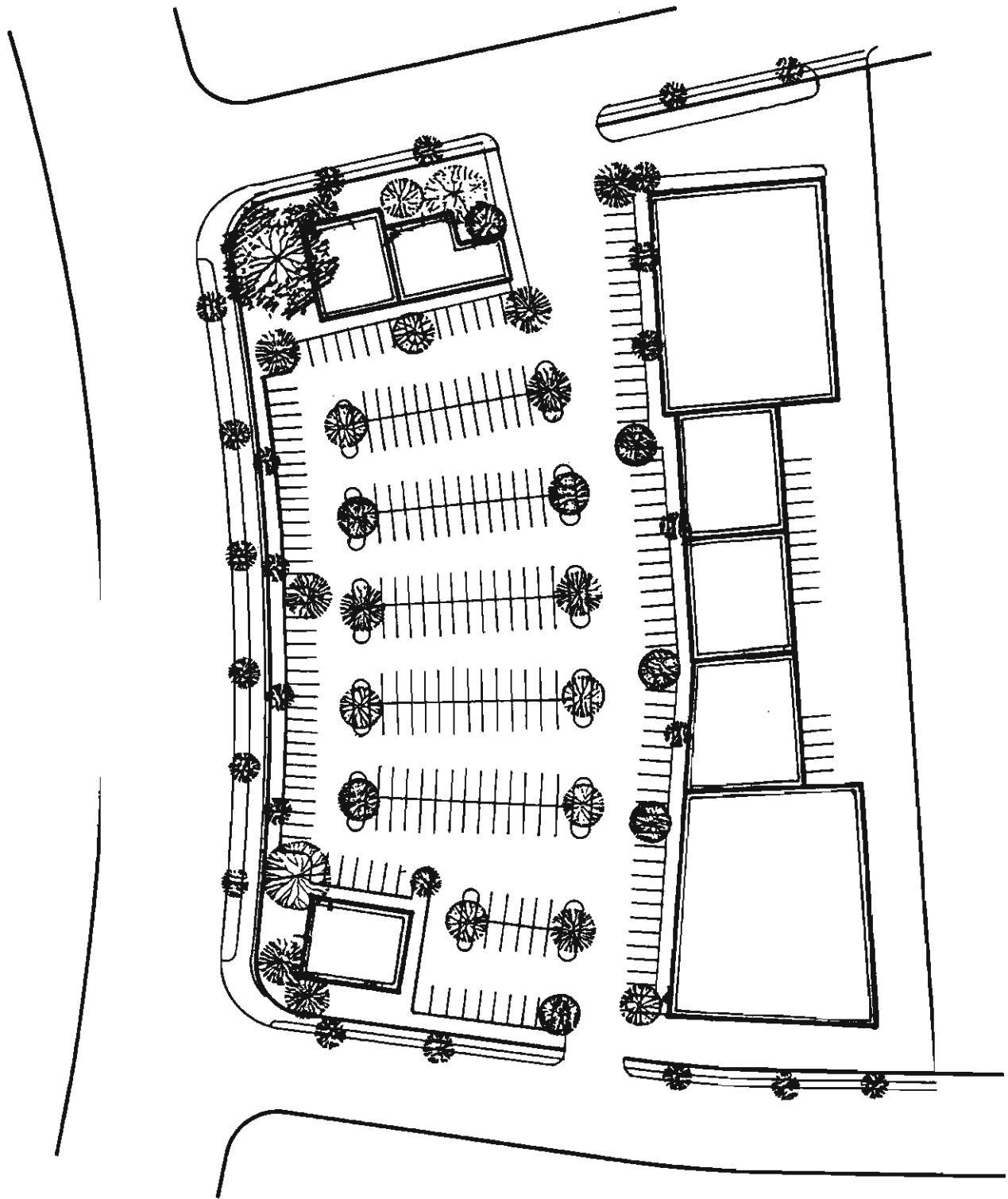
- a. The builder/developer shall refer to Riverside County standards for the percentage required of the gross commercial site acreage that shall be landscaped.
- b. All areas of the site not occupied by buildings or otherwise shall be landscaped with groundcover or plant materials from the community palettes.
- c. Parking Area landscaping is required for the screening of large parking areas, through the use of berming and turf. Concrete tree well and planting edge curbs shall be used in lieu of wheel stops at landscape edges.
- d. Landscaped islands shall be provided at the ends of interior stall rows. These shall provide a minimum of five-foot wide landscaped area with shade tree (see Figure IV-45).

**d. Plant Material Guidelines**

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, climactic conditions, soil, and concern for maintenance.

The proposed plantings within the Specific Plan streets are functional as well as decorative, fulfilling the needs of streetscape which proposes to be 'pedestrian-friendly' in a dry, arid climate. Plant materials chosen in the following lists have been selected for their suitability to the area (i.e., they tolerate a wide temperature range, have low water consumption requirements, withstand local wind conditions.)

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. Wherever possible, overall plant material selection for given project areas shall have compatible drought resistant characteristics. Irrigation programming can then be designed to minimize water application for the entire landscape setting.



THE CROSSROADS IN WINCHESTER  
SPECIFIC PLAN

 Lohr + Associates Inc

TYPICAL RETAIL  
COMMERCIAL  
DEVELOPMENT

FIGURE

IV-45

The limited plant material selection for common landscape areas associated with The Crossroads in Winchester, as described in the text, is contained in the following palette. Specific background, grove and accent trees are listed for the differing roadway landscape and entry zones, with supporting lists of shrubs, vines and groundcover for use in those areas. In addition, a wider variety of plant materials compatible with the project theme and setting are listed for use by homeowner associations, maintenance entities and residential developer/builders within The Crossroads in Winchester.

**1. Major Community Roadway Landscape Zones (Urban Arterial & Arterial)**

Major urban and arterial highway tree landscaping schedules are provided in the following charts. Highways with landscaping within this schedule include:

- a. Newport Road
- b. Highway 79

**LANDSCAPING SCHEDULE - TREES**

Median Trees	Grove Trees	
	Evergreen Background	Deciduous Accent
<i>Schinus Molle</i>	<i>Eucalyptus Rudis</i>	<i>Platanus acerifolia</i>
<i>Platanus racemosa</i>	<i>Eucalyptus sideroxylon</i> "Rosea"	<i>Liquidamber styraciflua</i>
	<i>Pinus canariensis</i>	<i>Robinea "idahoensis"</i>
	<i>Pinus eldarica</i>	<i>Populus candican</i>

**LANDSCAPING SCHEDULE - SHRUBS & GROUNDCOVER**  
(see Community Palette below)

**2. Minor Community Roadway Landscape Zones (Major, Secondary & Collector)**

Major and secondary highway street tree landscaping schedules are provided in the following charts. Highways with landscaping within this schedule include:

- a. Rice Road
- b. Old Newport Road

## LANDSCAPING SCHEDULE - TREES

Grove Trees	
Evergreen Background	Deciduous Accent
<i>Eucalyptus Rudis</i>	<i>Platanus acerifolia</i>
<i>Brachychidon populnem</i>	<i>Liquidamber styraciflua</i>
<i>Pinus canariensis</i>	<i>Robinea "idahoensis"</i>
<i>Pinus eldarica</i>	<i>Populus candican</i>

## LANDSCAPING SCHEDULE - SHRUBS & GROUNDCOVER (see Community Palette below)

### 3. Minor Community Streetscenes

Within the collector street streetscenes and neighborhood interior streetscenes, the following trees are categorized as street trees:

<i>Albizia julibrissin</i>	Mimosa Tree
<i>Alnus cordata</i>	Italian Alder
<i>Catalpa x. chilopsis</i>	Chitalpa
<i>Fraxinus uhdei</i>	Tomlinson Ash 'Tomlinson'
<i>Lagerstroemia indica</i>	Crepe Myrtle
<i>Pinus torreyana</i>	Torrey Pine
<i>Pistacia chinensis</i>	Chinese Pistache
<i>Podocarpus gracilior</i>	Fern Pine
<i>Pyrus calleryana</i>	Bradford Pear
<i>Pyrus kawakami</i>	Evergreen Pear

### 4. Entry and Node Areas

The following trees are used at major theme intersections to reinforce points of project emphasis throughout The Crossroads development.

#### a. Evergreen Canopy Theme Trees

<i>Cedrus deodora</i>	Deodar Cedar
<i>Magnolia grandiflora</i>	Southern 'Samuel Sommer' Magnolia
<i>Pinus pinea</i>	Italian Stone Pine

<i>Pinus torreyana</i>	Torrey Pine
<i>Quercus agrifolia</i>	California Live Oak
<i>Schinus molle</i>	California Pepper Tree

**b. Foreground Flowering Accent Entry Trees**

<i>Cercis occidentalis</i>	Western Redbud
<i>Lagerstroemia inidica</i>	Crepe Myrtle
<i>Malus floribunda</i>	Japanese Flowering Crabapple
<i>Pistacia chinensis</i>	Chinese Pistache
<i>Prunus cerasifera</i>	Purple Leaf 'Krauter Vesuvius' Plum

**c. Neighborhood Entry Trees**

Within neighborhood entry streetscene landscape development zones, the following trees are categorized as accent trees:

<i>Albizia julibrissin</i>	Mimosa Tree
<i>Alnus cordata</i>	Italian Alder
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree
<i>Lagerstroemia indica</i>	Crepe Myrtle
<i>Malus floribunda</i>	Japanese Flowering Crabapple
<i>Nyssa sylvatica</i>	Sour Gum
<i>Pistacia chinensis</i>	Chinese Pistache
<i>Prunus cerasifera</i>	Purple Leaf 'Krauter Vesuvius' Plum
<i>Pyrus kawakami</i>	Evergreen Pear
<i>Schinus molle</i>	California Pepper

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

- (1) Greenbelt/Paseo Entrances/Accents
- (2) Neighborhood Tree Entries
- (3) Points of Commercial/Retail Entry
- (4) Points of Business Park Entry

The use of these trees are encouraged in order to reinforce the continuity of the design theme of The Crossroads in general.

**d. Parks, Greenbelt/Paseo Trees**

- (1) Evergreen Background Grove Trees

<i>Eucalyptus sideroxylon</i>	Red Iron Bark 'Rosea'
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<i>Brachychiton populneum</i>	Bottle Tree
<i>Pinus eldarica</i>	Mondell Pine
<i>Eucalyptus rudis</i>	Desert Gum

(2) Accent Trees (See Neighborhood Entry Tree List)

e. Landscape Buffer Trees

Landscape buffer trees may be selected from the Parks, Greenbelt/Paseo trees.

f. Fuel Modification Plant Palette

Landscape buffer trees may be selected from the Parks, Greenbelt/Paseo trees.

**5. Community Plant Palette**

**a. Evergreen Trees**

<i>Arbutus unedo</i>	Strawberry Tree
<i>Brachychiton populneum</i>	Bottle Tree
<i>Cedrus deodara</i>	Deodar Cedar
<i>Cyprarocuppressus leylandii</i>	Leylandi Cypress
<i>Eucalyptus rudis nicholli</i>	Peppermint Gum
<i>Eucalyptus sideroxylon 'Rosea'</i>	Red Iron Bark
<i>Eucalyptus viminalis</i>	White Gum
<i>Eucalyptus rudis</i>	Desert Gum
<i>Laurus nobilis</i>	Sweet Bay
<i>Magnolia grandiflora</i>	Southern Magnolia
<i>Olea europaea 'Fruitless'</i>	Fruitless Olive
<i>Pinus canariensis</i>	Canary Island Pine
<i>Pinus eldarica</i>	Mondell Pine
<i>Pinus pinea</i>	Italian Stone Pine
<i>Pinus torreyana</i>	Torrey Pine
<i>Podocarpus gracilior</i>	Fern Pine
<i>Quercus agrifolia</i>	California Live Oak
<i>Quercus ilex</i>	Holly Oak
<i>Quercus rubra</i>	Red Oak
<i>Schinus molle</i>	California Pepper
<i>Ulmus parvifolia 'Drake'</i>	Evergreen Elm
<i>Umbellularia californica</i>	California Bay
<i>Sequoia sempervirens</i>	Coast Redwood

**b. Deciduous Trees**

<i>Albizia julibrissin</i>	Mimosa Tree
<i>Alnus cordata</i>	Italian Alder
<i>Alnus rhombifolia</i>	White Alder

<i>Betula alba</i>	White Birch
<i>Cercis occidentalis</i>	Chatalpa Species
<i>Fraxinus velutina</i>	Modesto Ash
<i>Fraxinus uhdei</i> 'Tomlinson'	Tomlinson Ash
<i>Gingko biloba</i> species	Maidenhair Tree
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree
<i>Koelreuteria panniculata</i>	Golden Rain Tree
<i>Lagerstroemia indica</i>	Crepe Myrtle
<i>Liquidambar styraciflua</i>	Sweet Gum
<i>Morus alba</i> 'Fruitless'	Fruitless Mulberry
<i>Nyssa sylvatica</i>	Sour Gum
<i>Piscacia chinensis</i>	Chinese Pistache
<i>Platanus acerifolia</i>	London Plane Tree
<i>Platanus racemosa</i>	California Sycamore
<i>Populus candicans</i>	Balm of Gilead
<i>Pyrus calleryana</i>	Ornamental Pear
<i>Pyrus kawakamii</i>	Evergreen Pear
<i>Robinia ambigua</i> 'Idahoensis'	Idaho Locust
<i>Salix baylonica</i>	Weeping Willow
<i>Sapium sebiferum</i>	Chinese Tallow Tree
<i>Sophora japonica</i>	Japanese Pagoda Tree
<i>Zelkova serrulata</i>	Sawleaf Zelkova

**c. Shrubs**

<i>Abelia grandiflora</i> (S,SH)	Edward Goucher
'Edward Goucher' (S)	Abelia
* <i>Acacia ongerup</i> (S)	N.C.N.
* <i>Acacia redolens</i> (S)	N.C.N.
<i>Berberis species</i> (SH)	Barberry
<i>Camellia species</i> (SH)	Camellia
<i>Ceanothus species</i>	
<i>Cocculus laurifolius</i> (S)	Snailseed
<i>Cotoneaster species</i> (S)	Cotoneaster
<i>Elaeagnus pungens</i> (S)	Silver Berry
<i>Escallonia fradesii</i>	
<i>Euonymus fortunei</i> (S)	N.C.N.
<i>Euonymus japonica</i> (S)	Evergreen Euonymus
<i>Hebe coed</i> (S,SH)	Veronica
<i>Ilex species</i> (SH)	Holly
<i>Leptospermum scoparium</i> (S)	New Zealand Tea Tree
<i>Ligustrum japonicum</i> (S,SH)	Japanese Privet
<i>Nandina domestica</i> and 'Compacta' (S,SH)	Heavenly Bamboo
<i>Nerium oleander</i> (S)	Oleander
<i>Osmanthus fragrans</i> (S,SH)	Sweet Olive
<i>Photinia fraseri</i> (S)	Photinia
<i>Pittosporum tobira</i> and	Mock Orange

<i>'Wheeler's Dwarf' (S,SH)</i>	
<i>Podocarpus macrophyllus (S,SH)</i>	Yew Pine
<i>Prunus caroliniana (S)</i>	Carolina Laurel Cherry
<i>Prunus ilicifolia (S)</i>	Hollyleaf Cherry
<i>Pyranantha species (S,SH)</i>	Firethorn
<i>Raphiolepis indica species (S,SH)</i>	Pink Indian Hawthorn
<i>Ternstroemia gymnanthera (SH)</i>	N.C.N.
<i>Viburnum tinus species</i>	Viburnum
<i>Xylosma congestum (S)</i>	Xylosma

### Sub-Shrubs

<i>Arctostaphylos species (S)</i>	Manzanita
<i>Ceanothus species</i>	
<i>Juniperus species (S)</i>	Juniper
<i>Lonicera japonica</i>	Hall's
<i>'Halliana' (S)</i>	Honeysuckle
<i>Moraea bicolor (S)</i>	Fortnight Lily
<i>Grewia caffra (S)</i>	Lavendar StarVine

### d. Vines

<i>Ampelopsis veitchi (SH)</i>	Boston Ivy
<i>Clytostoma callestegioides (S)</i>	Purple Trumpet Vine
<i>Doxantha unguis-cati (S)</i>	Cat's Claw Vine
<i>Ficus pumila (S,SH)</i>	Creeping Fig
<i>Gelsemium sempervirens (S)</i>	Carolina Jasmine
<i>Hardenbergia</i>	
<i>Jasminum mesnyi (S)</i>	Primrose Jasmine
<i>Jasminum polyanthum (S)</i>	N.C.N.
<i>Wisteria floribunda (S)</i>	Wisteria

### e. Groundcovers

<i>Baccharus pilularis</i>	Coyote Brush
<i>'Twin Peaks' (S)</i>	
<i>Duchesnea indica (S,SH)</i>	Indian Mock Strawberry
<i>Hedera helix (SH)</i>	English Ivy
<i>Hypericum calycinum (S)</i>	Aaron's Beard Lippia
<i>Lonicera japonica (S)</i>	Honeysuckle
<i>Myoporum parvifolium (S)</i>	Myoporum
<i>Potentilla verna (S,SH)</i>	Spring Cinquefoil

*Rosemarinus officinalis (S)*            Rosemary  
*Verbena peruviana (S)*            Verbena

\*Will freeze in unprotected exposure area but will generally rejuvenate from undamaged parts. Use with caution.

(S) - Tolerates sun in this planting zone

(SH) - Tolerates shade in this planting zone

**e.     Planting & Maintenance**

**1.     General Landscape Requirements**

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

*Bonding.* 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 coverage per County of Riverside 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 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.

*Erosion Control.* Cut slopes equal to or greater than three feet in vertical height and fill slopes equal to or greater than three feet in vertical height shall be planted with a groundcover to protect the slope from erosion. Slopes exceeding 15 feet in vertical height shall be planted with shrubs or trees spaced not to exceed 20 feet on center, in addition to the groundcover. The plants selected and planting methods shall be suitable for the soil and climatic conditions. Refer to the plant materials palette for community landscaping.

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

## **2. Planting Time**

Due to the climate extremes of the Winchester Valley 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 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.

## **3. Climate Constraints**

Plant material palettes for The Crossroads in Winchester Specific Plan 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 make them inappropriate in that application.

## **4. Horticultural Soils Test Requirements**

Soils characteristics within the Crossroads in Winchester Specific Plan 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 professional in the field and shall include pre-planting and post-planting recommendations.

## **5. Irrigation**

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

*Secondary Source.* All irrigation of public area landscaping, roadway landscaping, parks, schools landscaped areas, slopes and open areas shall be supplied with a secondary water system in lieu of potable water, when such a system is available. A reclaimed water line runs through the project in the Leon Road right-of-way, and must be considered a permanent secondary source. All piping, sprinkler, meters and hardware associated with a secondary source must meet the health and safety standards of Riverside County, and an exemption to the use of secondary water on public landscaped areas shall be made wherever such application is in conflict with any other health or public service-related ordinance.