

## **4.6 LANDSCAPE ARCHITECTURE**

### **4.6.1 Introduction**

The purpose of the Landscape Architectural Guidelines is to foster a cohesive landscape concept which will provide an individualized identity to Alta Cresta Ranch while still providing flexibility for parcel owners to establish their own individual parcel identity through creative use of on-site landscaping, and landscaping at parcel entry points.

The development of the overall project character and the individual parcels is controlled and restricted by these guidelines as well as applicable governmental codes and regulations. The individual parcel owner, in coordination with his/her architect, will implement all provisions applicable to his/her specific site development by adhering to these guidelines. All development plans, landscape plans and graphic designs shall conform to the guidelines as set forth, and shall be subject to review and approval by the County of Riverside.

### **4.6.2 Entry Monumentation**

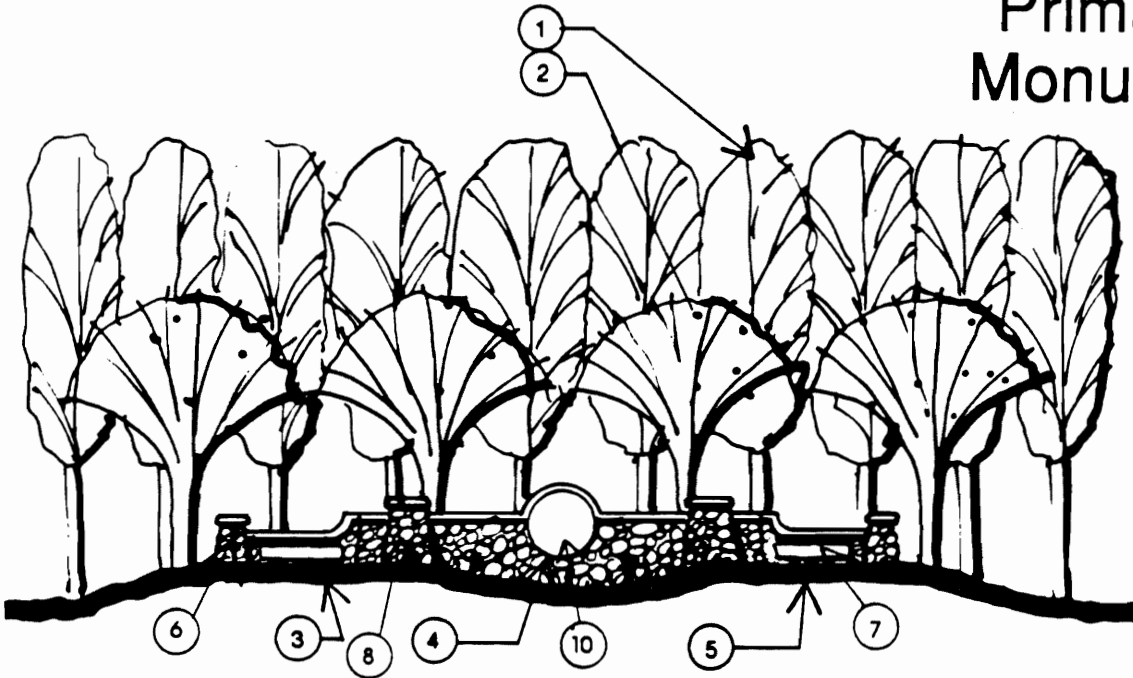
The different levels of entry monumentation should impart a sense of arrival, and a cohesiveness of design at each level consistent with the overall site design, the result of which will unify the entire site, presenting an individualized identity which will set it apart from surrounding communities.

Project theme signage has been developed to echo the architectural theme of the community and has been designed to present a hierarchy from primary project entry monumentation to individual project entry statements. As well as providing for community/project identification the theme signage will effect a sense of arrival to the Alta Cresta community and individual sites. Figure III-8 illustrates the location of proposed entry monument signage.

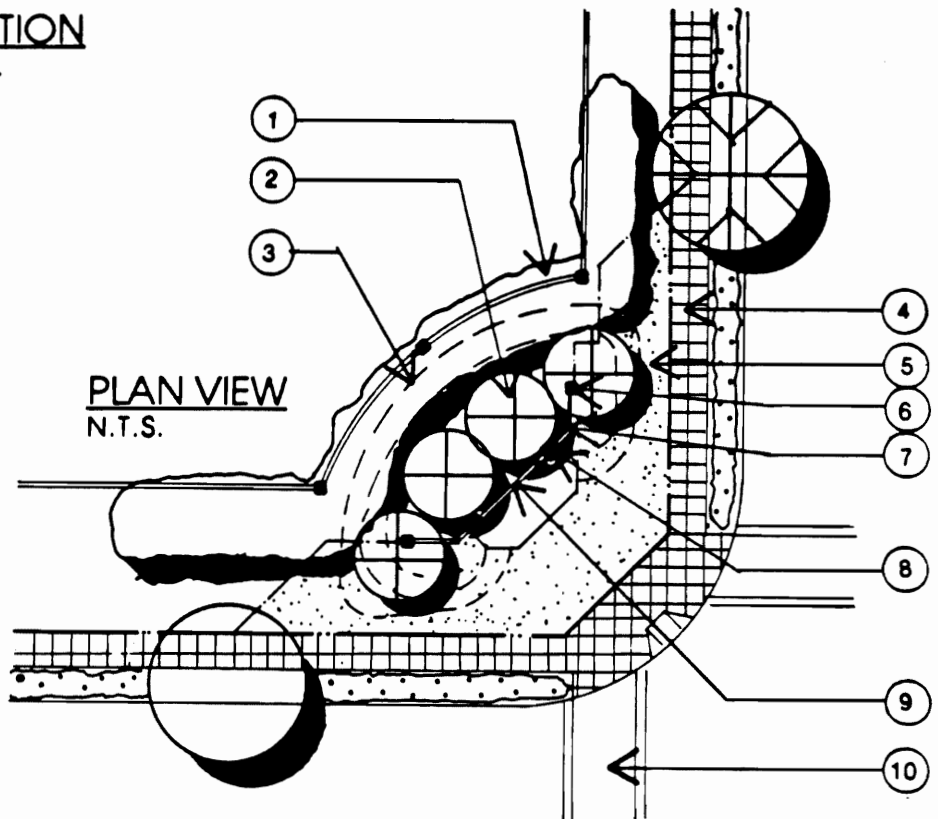
#### **A. Primary Monumentation**

Project entry monumentation and signage will provide community identification at the intersections of Van Buren Boulevard and Alta Cresta Blvd., Van Buren Boulevard and Barton Road, and Street 'A' and Wood Road. Primary entry monumentation will consist of a straight 48" high project signage wall with the community logo at its' center and 36" square pilasters at either end. Street signage will be located on wing walls which will be parallel to the intersecting streets, wing walls will terminate with 24" square pilasters. Community logo signage and street signage shall be precast concrete panels with recessed lettering and artwork (recesses may be painted to provide relief). All monument walls shall be constructed of cobble type stone veneer to match the community architecture, wall caps shall be 4"-6" thick precast or poured in place natural colored concrete with a retardant finish.

# Primary Entry Monumentation



**SECTION**  
N.T.S.



**PLAN VIEW**  
N.T.S.

## LEGEND

1. EVERGREEN GROVE TREES
2. FLOWERING ACCENT TREES
3. 24" BERMING
4. CONC. HEADER
5. TURF
6. 24" SQ. PILASTER
7. STREET SIGNAGE WALL
8. 36" SQ. PILASTER
9. PROJECT SIGNAGE
10. SPECIAL PAVING AT CROSSWALKS



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**Figure IV-18**

SOURCE: J.F. DAVIDSON ASSOC., INC.

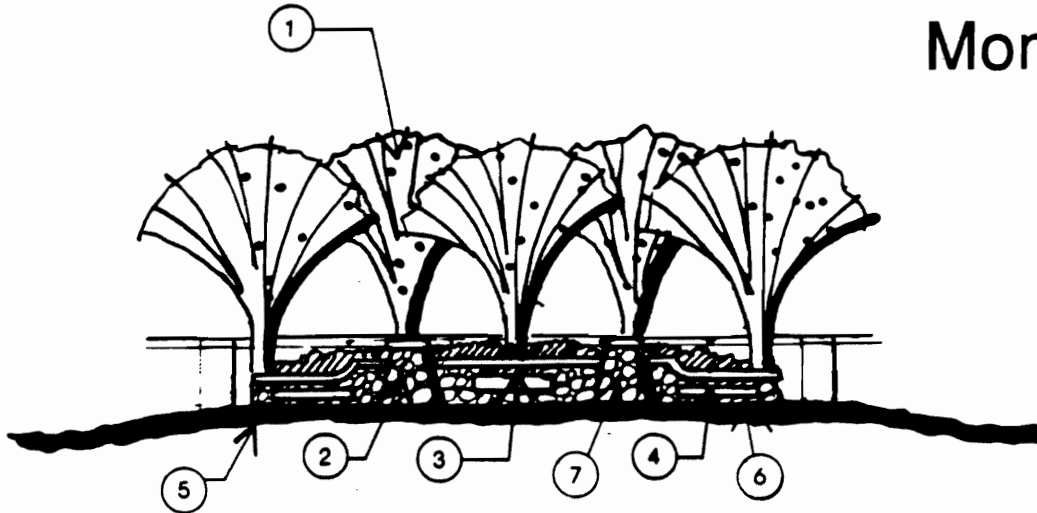
Directly behind the stone monument wall will be a formal planting of flowering deciduous trees as an accent planting. Evergreen grove trees will be located behind the deciduous trees to provide for year round interest. The monument wall will be located on at 24"-30" high turf berm which will dip at the walls center for added interest. Drought tolerant shrubs and shredded mulch ground cover will be used behind the monumentation as a background planting.

#### B. Secondary Entry Monumentation

Secondary Monumentation and signage will primarily be used as neighborhood signage throughout the project. Secondary signage will consist of a straight 36" high development signage wall with the developments name or logo located at its center and 24" square pilasters at either end. Street signage will be located on wing walls which will be parallel to the intersecting streets. Development signage and street signage shall be precast concrete panels with recessed lettering and artwork (recesses may be pointed to provide relief). All monument walls shall be constructed of cobble type stone veneer to match the community architecture, wall caps shall be 4" - 6" thick precast or poured in place natural colored concrete with a retardant finish.

Directly behind the stone monument wall will be a formal planting of flowering deciduous trees as an accent planting. The ground plane in front of the monumentation will be bermed turf with drought tolerant shrubs and shredded mulch ground cover behind the monumentation.

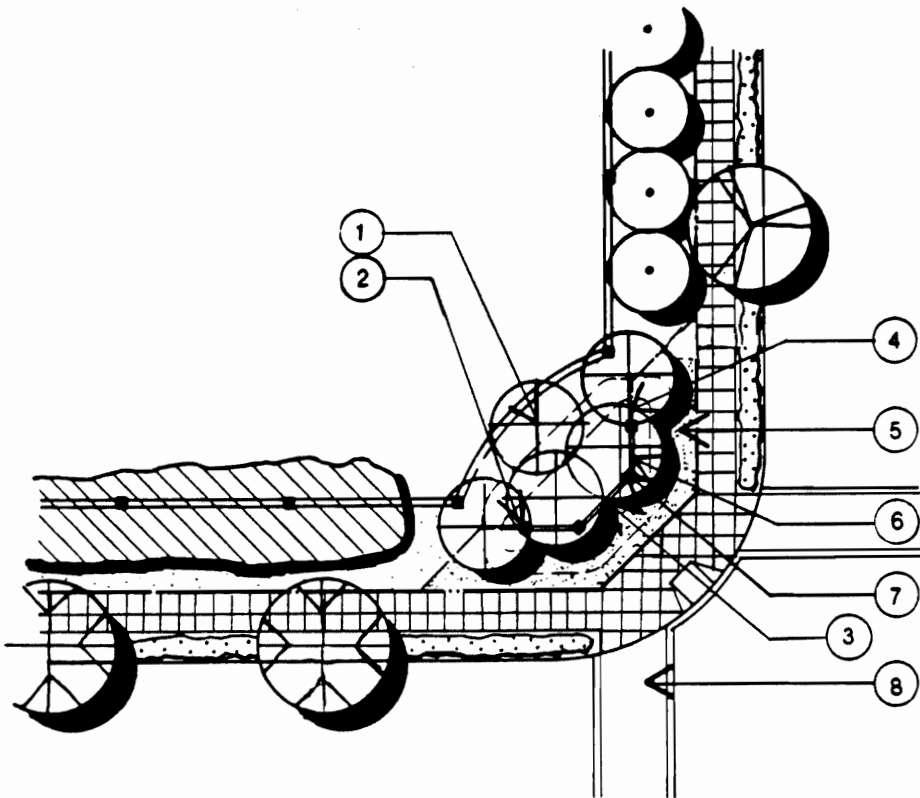
# Secondary Entry Monumentation



SECTION  
N.T.S.

## LEGEND

- 1. FLOWERING ACCENT TREE
- 2. 24" SQ. PILASTER
- 3. DEVELOPMENT SIGNAGE
- 4. STREET SIGNAGE
- 5. LOW MAINTENANCE GROUND COVER  
12"-24" HIGH
- 6. STREET SIGNAGE WALL
- 7. 24" SQ. PILASTER
- 8. SPECIAL PAVING AT CROSSWALKS



PLAN VIEW  
N.T.S.



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Perris, California 92570

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**Figure IV-19**

SOURCE: J.F. DAVIDSON ASSOC., INC.

### **4.6.3 Greenbelt**

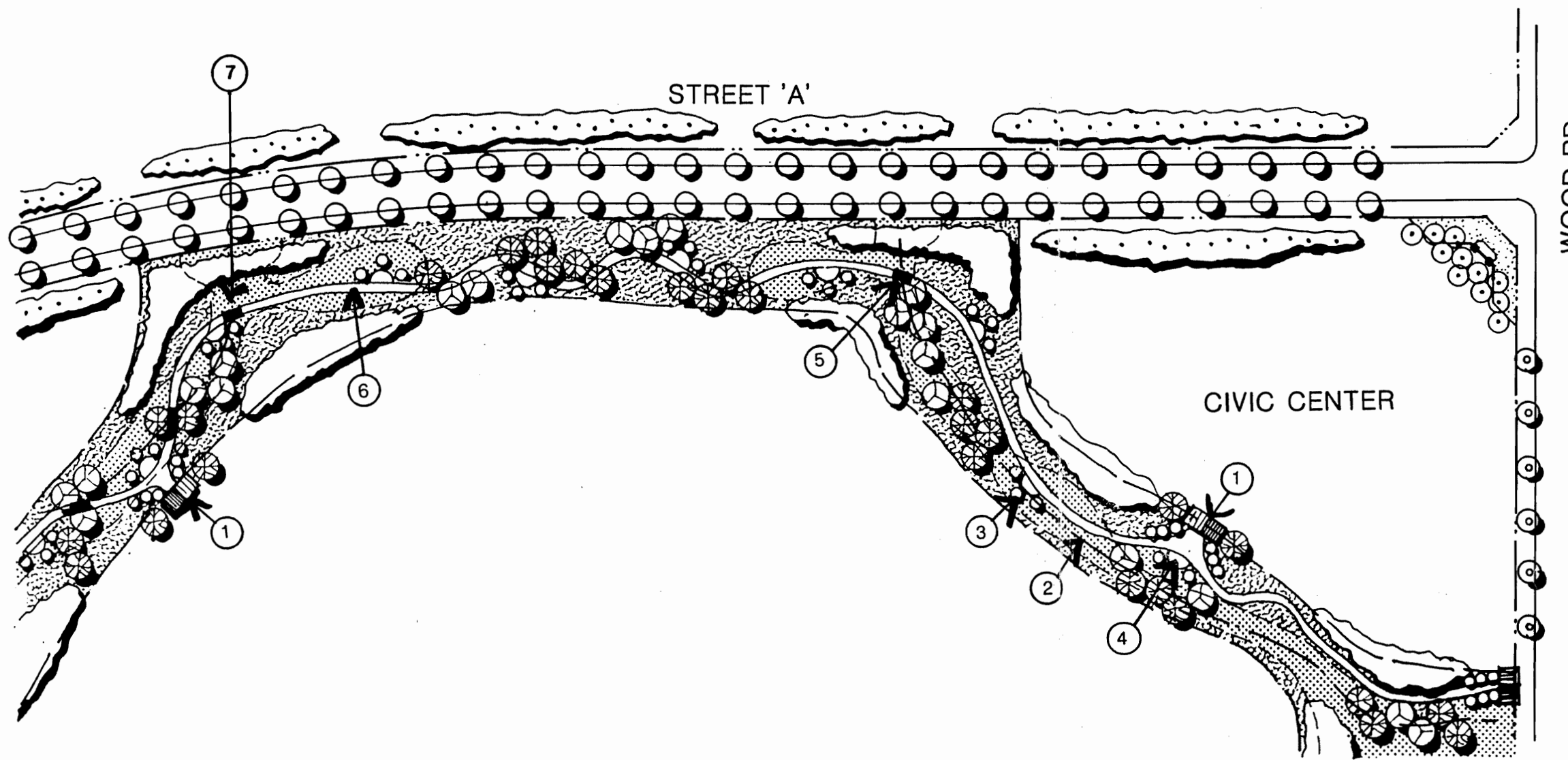
The Greenbelt is designed for use by pedestrian users, joggers, and bicyclists and equestrians. The greenbelt will include a ten foot wide decomposed granite path, or as defined in Section 4.7 (Master Trails Plan) with par course stations (20 stations, approx. fifteen foot radius) and seating areas located approximately 300' apart. The par course will originate at the Community Center entrance to the greenbelt. Par course stations and seating areas will also be paved with decomposed granite. Seating bench design shall be consistent with the architectural theme of Alta Cresta Ranch and shall be manufactured of non-flammable materials and shall be anchored securely to concrete footings. Par course equipment shall be manufactured from non-flammable materials, and shall be anchored securely to concrete footings. The trail through the greenbelt will meander, at times crossing the flowline of the natural drainage course which occurs in the greenbelt providing interest to pedestrians, cyclists, and equestrians. Where the trail courses flowlines small footbridges shall be used to retain access in the event of nuisance water flow. Footbridges shall be constructed of cast in place concrete with stone facing, piers and concrete caps. All trail grades shall adhere to all state and local handicap access requirements.

The Greenbelt trail shall be provided with security lighting for evening use. Light fixtures shall be period replications to be consistent with the architectural style of Alta Cresta Ranch. Lighting standards and fixtures shall be manufactured of durable materials, and shall be vandal resistant to the highest degree possible. Lighting levels along the greenbelt should not allow for "dark pockets" and all activity areas (seating areas, par course stations), and footbridges shall receive the highest lighting levels along the greenbelt. Great care should be given to the lighting design and fixture height, due to the proximity of surrounding residential development.

Trail entries into the greenbelt from the Community Center site and local streets will be defined with stone faced pilasters covered by a heavy wood timber overhead structure. Trail entry structures shall include bollards to restrict vehicular access, trash receptacles and drinking fountains.

The planting of the Greenbelt consists mainly of riparian and native plant materials consistent with existing topography and drainage courses. The proximity of the Greenbelt to the high school site and the Community Center present an opportunity for the Greenbelt to be used as an educational tool, both formally (school outings) and informally (homeowners). The native riparian zone varies in width from twenty to fifty feet wide following the flow lines of the drainage courses. The native/riparian zone will consist of only native trees and shrub materials as well as grasses, communicating a true representation of the California riparian plant community. The native/ornamental zone represents a "transitional zone" created by the use of both ornamental and native plant materials. The transitional zone is intended to exhibit the use of native plant materials in conjunction with standard ornamental plant materials. In the development of the Greenbelt, care should be taken in the location of various specimens of natives and low water use ornamentals along the trail and in the par course areas. The specimens should be identified with a small monument or plaque indicating origin and both botanic and common name. Monument size should be fairly small and inconspicuous (approx. six inches square).

# Trail and Open Space Plant Palette

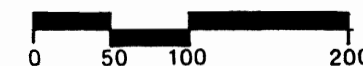


- EVERGREEN GROVE TREE
  - EUCALYPTUS SIDEROXYLON
  - STREET BACKGROUND TREE
  - SCHINUS MOLLE
  - STREET TREE
  - MAGNOLIA GRANDIFLORA
  - STREET TREE
  - LIQUIDAMBAR STYRACIFLUA
  - RIPARIAN CANOPY TREE
  - PLATANUS RACEMOSA
  - EVERGREEN CANOPY TREE
  - QUERCUS AGRIFOLIA
  - NATIVE ACCENT TREES
  - CERCIS OCCIDENTALIS
  - MONUMENTATION ACCENT TREES
  - PRUNUS SERRULATA 'KWANZAN'
- 
- TURF @ MONUMENTATION
  - NATIVE/ORNAMENTAL TRANSITION ZONE (REFER TO PLANT PALETTE I&II)
  - NATIVE RIPARIAN ZONE (REFER TO PLANT PALETTE I)

### FEATURE LEGEND

1. MULTI-USE TRAIL ENTRY STRUCTURE
2. DRAINAGE FLOWLINE
3. 15' RADIUS PAR COURSE STATION/SEATING AREA
4. 20 STATION PAR COURSE START WITH DIRECTIONAL SIGNAGE
5. PEDESTRIAN FOOTBRIDGE WITH STONE PIERS
6. 10' WIDE DECOMPOSED GRANITE MULTI-USE TRAIL W/REDWOOD HEADER
7. TRAIL HEAD

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 Perris, California 92570  
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#### **4.6.4 Park Character**

With two park sites, Alta Cresta Ranch will provide a total of twenty-five acres of usable park space (not including the greenbelt area). A twenty acre community sports park site is located at the intersection of Wood Road and Street 'A', directly across from the community center of Alta Cresta Ranch providing ample open space for the surrounding commercial and residential areas. Located at Krameria Ave and Street 'C', a five acre neighborhood park provides open space for the local neighborhoods.

The community sports park has been developed to satisfy the needs of the adjacent developments as well as the residential neighborhoods in the area. The focal points of the park are illuminated multi-purpose athletic fields for organized sports activities, the 8,000 square foot (s.f.) tot-lot/playground area and half court basketball area. The tot-lot area will be developed as a handicapped accessible facility surrounded by an eight foot wide concrete walk with tree shaded seating areas for parents. Drinking fountains and trash receptacles will be located throughout the park and along the walkway providing plenty of seating for lunchtime users and week-end barbecues. The center of the park is devoted primarily to open play area. An area approximately 30,000 square feet (s.f.) in size located in the north-east corner of the park is reserved for future development of day care facilities.

The five acre neighborhood park on Krameria Avenue at Street 'C' will primarily be used by the surrounding residential areas and is smaller in scale than the preceding park. As with the sports park, handicap accessible tot-lot and half-court basketball facilities will be provided. The park edges are defined by an eight foot wide undulating concrete walk and bermed turf areas. Picnic areas with tables, barbecues, and trash receptacles are scattered throughout the park and along the walkway providing for week-end barbecues. The center of the park is devoted primarily to open plan area. An area approximately 20,000 s.f. in size located in the northwest corner of the park is reserved for future development of day care facilities.

The plan palette for the park sites will make use of a mix of deciduous and evergreen canopy trees for year round interest as well as flowering accent trees to accentuate the highlights of the park.

#### **4.6.5 Irrigation**

Landscape irrigation will utilize reclaimed water and equipment to assure water efficiency through controlled distribution and monitoring. Electronic controllers with moisture sensing devices will be used coupled with an efficiently designed network of remote control valves and matched precipitation irrigation heads to ensure proper watering. Irrigation design will employ the use of overhead low gallonage spray heads, bubbler type heads, and drip irrigation to achieve low water use and maintenance economy.

The following factors shall be considered in the design of all irrigation systems within the Alta Cresta Community:

##### **1. Availability of Reclaimed Water**

All irrigation plan submittals to the County shall be accompanied by a written statement by the local water district indicating whether reclaimed water is available for irrigation. The absence of available reclaimed water shall not impede further actions to approve the irrigation plan(s). If reclaimed water is available, or can be made available within one year from the approval of the irrigation plan(s), appropriate facilities for reclaimed water shall be incorporated into the plan.

##### **2. Valve Separation by Hydrasone**

The following elements shall be considered in the design of future irrigation plans and shall be serviced by separate valve controls to conserve water.

- A. Sun/Shade Exposure
- B. Plant Types
- C. Topographic Changes
- D. Soil Conditions

##### **3. Delivery System**

Low volume irrigation shall be used. In the event that such systems are infeasible, appropriate equipment shall be designed and accompanied by a note on the plan indicating why the preferred systems include low volume spray heads, bubblers, drip emitters, and micro spray devices.

##### **4. System Maintenance & Management**

All irrigation plans shall be accompanied by a statement indicating long-term and short-term responsibility for the maintenance and management of the system.

All reclaimed and domestic water irrigation systems shall conform to County of Riverside standards.

#### **4.6.6 Streetscape Concept**

The conceptual streetscape master plan establishes structure, hierarchy, coherence, continuity and visual identity for the project. The theme which will identify the project area is tied to the site's historic and current use as citrus groves. Citrus species define the project area and are used throughout the project to accentuate primary circulation routes and define edges. The entry monumentation, plant palette, street furnishings, and hardscape materials used throughout the community serve to reinforce the overall concept. All streets within Alta Cresta Ranch will provide for pedestrian circulation with six foot wide sidewalks within the right of way, buffered from vehicular traffic with a low maintenance parkway planting. Pedestrian crosswalks will be identified by the use of complimentary schemes of concrete banding and precast concrete pavers.

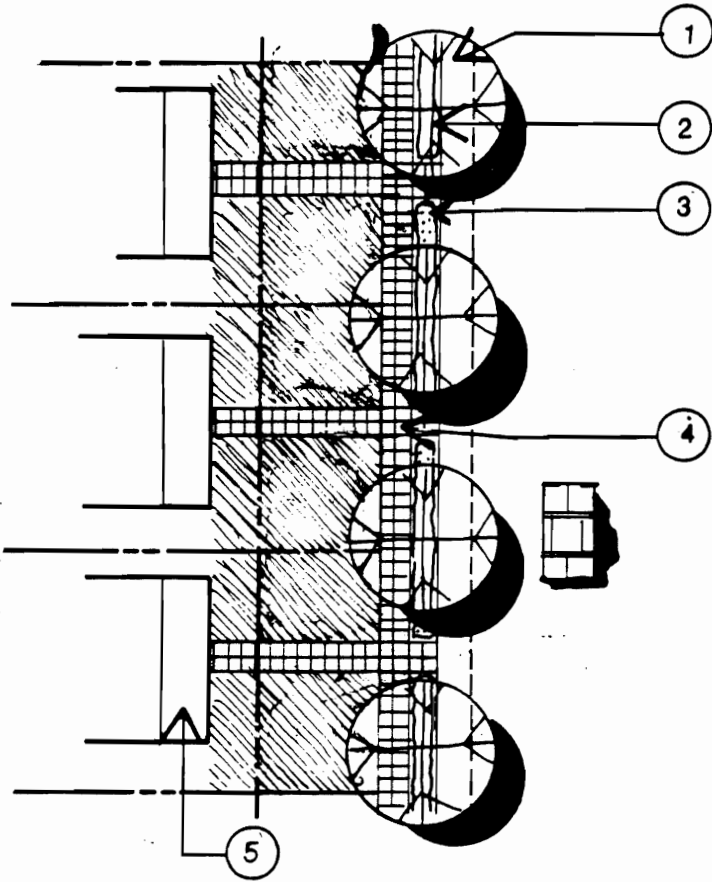
##### **A. 134' R.O.W. (Van Buren Boulevard)**

The ground plan consists of a six foot wide curb adjacent pedestrian walk (to match existing streetscape treatment) and a 20' landscape setback. Street trees consist of *Koelreuteria bipinnata* (Chinese Flame Tree), alternating with *Washingtonia filifera* (California Fan Palm) at a spacing to match the existing treatment along Van Buren (approximately 50' on center).

##### **B. 88' R.O.W. (Barton Street, Cole Avenue, Wood Road, and Mariposa Avenue, east of Cole Avenue).**

These streets serve as the dominant circulation routes of Alta Cresta Ranch. Suburban areas are identified by evergreen grove trees as a background planting in a thirty-five foot landscape setback with low maintenance shrubs and groundcover being used on the ground plane. Flowering vines and recessed pockets shall be used on reverse frontage walls to break the monotony of long stretches of stucco or block. Large scale deciduous street trees will be located in the right of way emphasizing the street as a path. Pedestrian circulation will be accommodated on all streets (with the exception of the towne center area) with a six foot wide, natural color concrete sidewalk with score lines at 36" on center. The sidewalk will be within and adjacent to the right of way. A six foot wide, curb-adjacent planting of low maintenance shrubs will provide a buffer from vehicular traffic making pedestrian circulation more inviting. Shrubs and ground covers used for parkway planting shall be maintained a height which will not impede site distances at driveways and street intersections. The towne center of the community is identified by the use of smaller scale street trees in tree wells located in the right of way with appropriate street furniture, such as tree grates, trunk protectors, trash receptacles, benches, and bicycle racks. Planting pockets around street lighting standards and traffic signalization should be used in conjunction with raised planter pots to provide some green relief on the ground plane of the towne center. The paving materials and patterns utilized in the towne center of Alta Cresta should be distinctive, however, it should work well with the paving pattern used in the sidewalks and crosswalks throughout the community. a single pattern should be used through the urban area, avoiding a "hodgepodge" of incongruent designs.

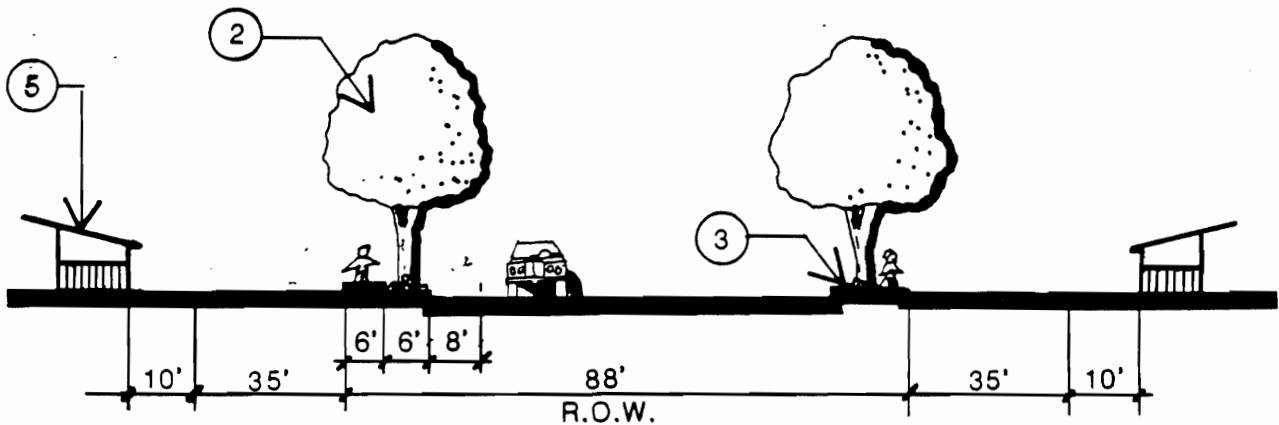
# Streetscape Section (Typical - Cole Avenue)



## LEGEND

- 1. BIKELANE. (CLASS I)
- 2. DECIDUOUS CANOPY TREE
- 3. LOW MAINT. GROUNDCOVER 12" -24" MAX. HEIGHT.
- 4. 6' WIDE CONC. SIDEWALK.
- 5. SINGLE FAMILY RESIDENTIAL.

**PLAN VIEW**  
N.T.S.



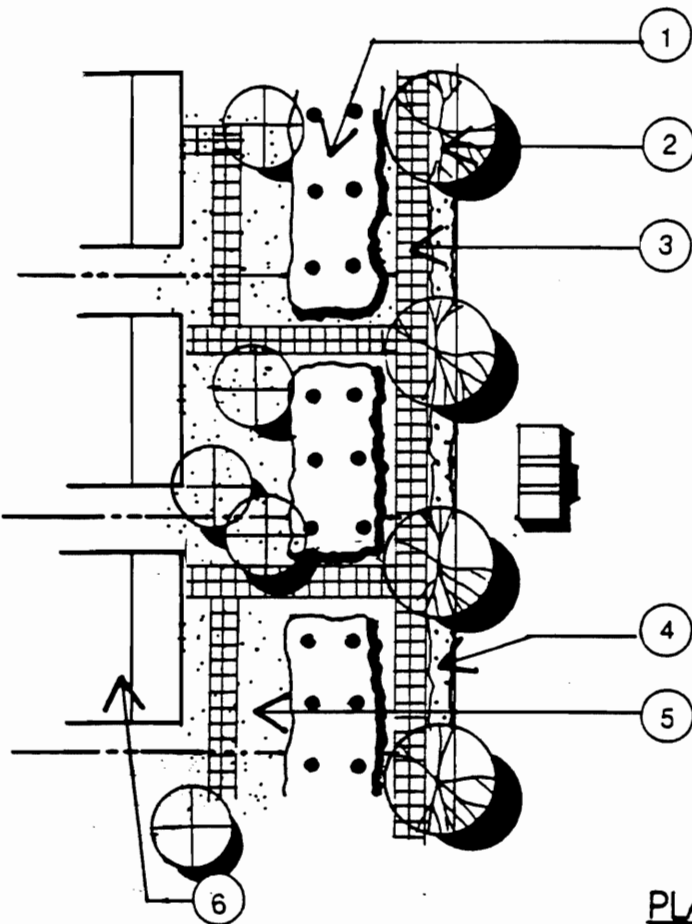
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Perris, California 92570  
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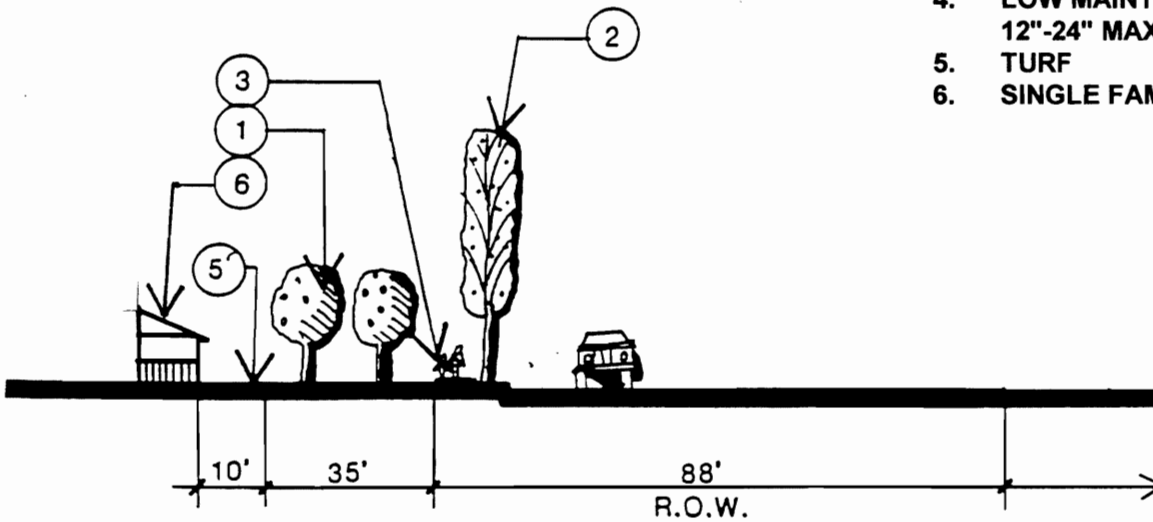
# Streetscape Section (Typical - Barton St.)



PLAN VIEW  
N.T.S.

### LEGEND

1. DOUBLE ROW OF CITRUS SP.  
W/3" THICK SHREDDED MULCH  
GROUND COVE.
2. DECIDUOUS STREET TREE.
3. 6' WIDE CONC. SIDEWALK.
4. LOW MAINT. GROUND COVER  
12"-24" MAX. HEIGHT.
5. TURF
6. SINGLE FAMILY RESIDENTIAL.



SECTION  
N.T.S.

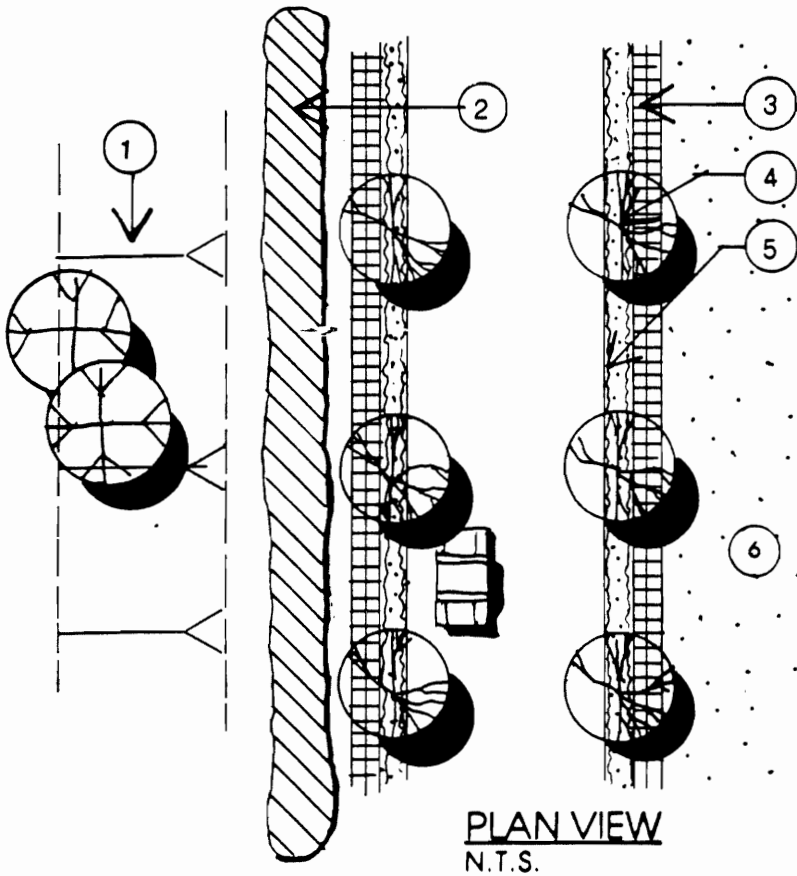


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Perris, California 92570

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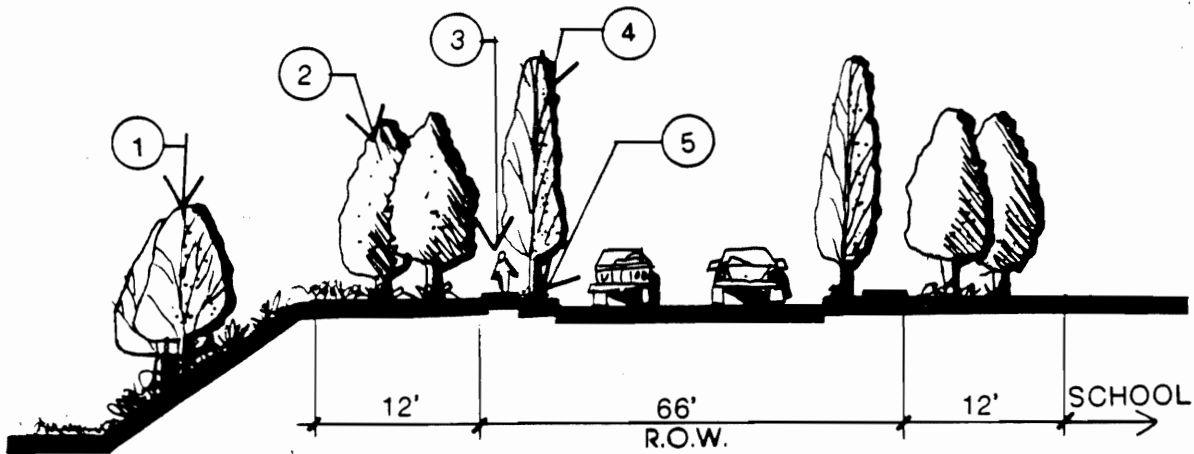
# Streetscape Section (Typical - Street "A")



**PLAN VIEW**  
N.T.S.

## LEGEND

1. SLOPES W/SHRUBS & TREE PLANTING AT GREENBELT
2. SINGLE ROW EVERGREEN GROVE TREES
3. 6' WIDE CONC. SIDEWALK
4. DECIDUOUS STREET TREES
5. LOW MAINTENANCE GROUND COVER 12"-24" HIGH
6. SCHOOL SITE



**SECTION**  
N.T.S.



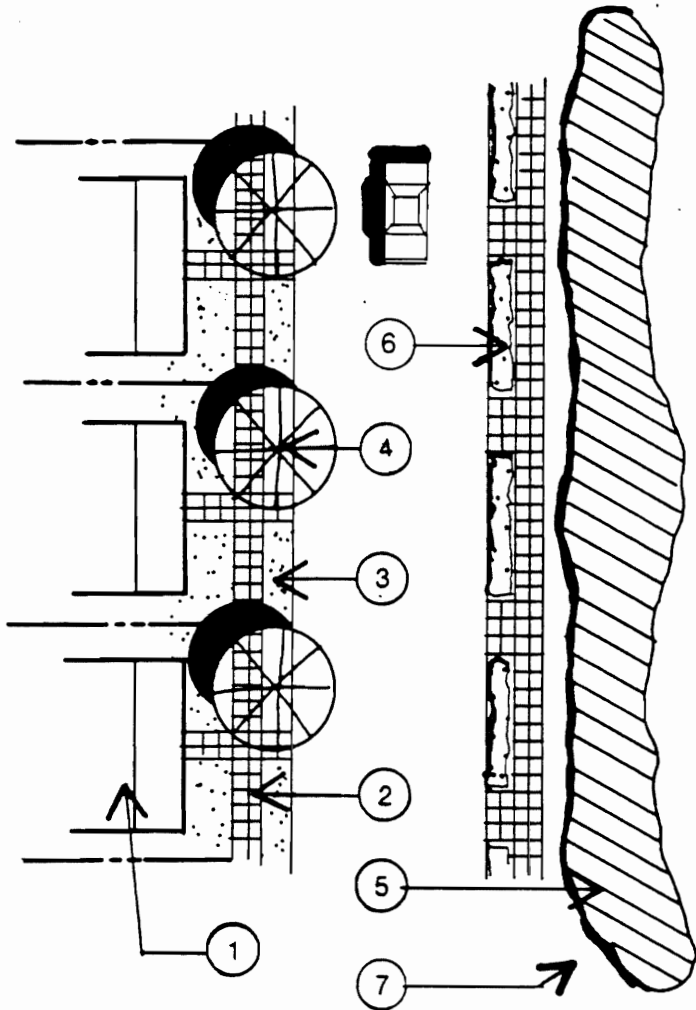
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Perris, California 92570

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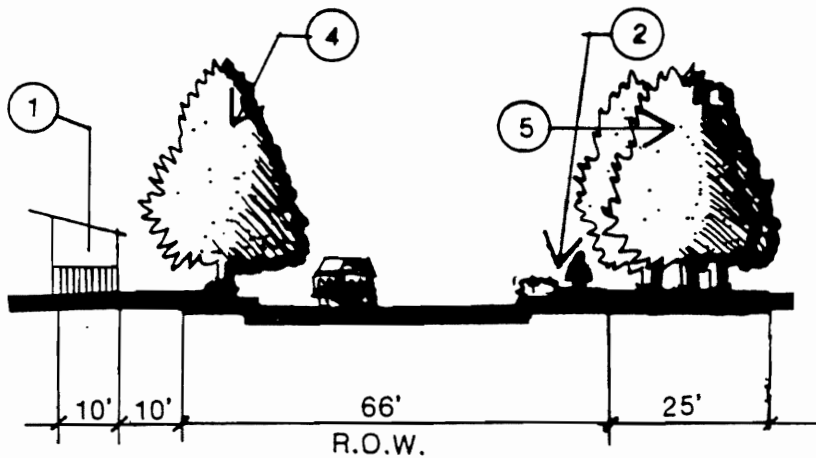
# Streetscape Section (Typical - Street "C")



## LEGEND

1. SINGLE FAMILY RESIDENTIAL.
2. 6' WIDE CONC. SIDEWALK.
3. TURF.
4. EVERGREEN STREET TREES.
5. EVERGREEN GROVE TREES AT PARK.
6. LOW MAINTENANCE GROUND COVER 12"-24" MAX. HEIGHT.
7. PARK SITE.

**PLAN VIEW**  
N.T.S.



**SECTION**  
N.T.S.



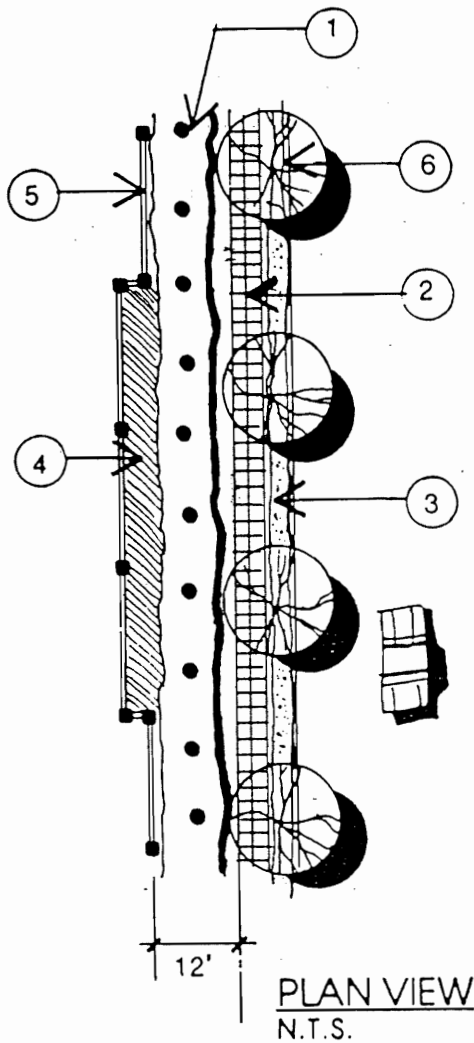
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Perris, California 92570

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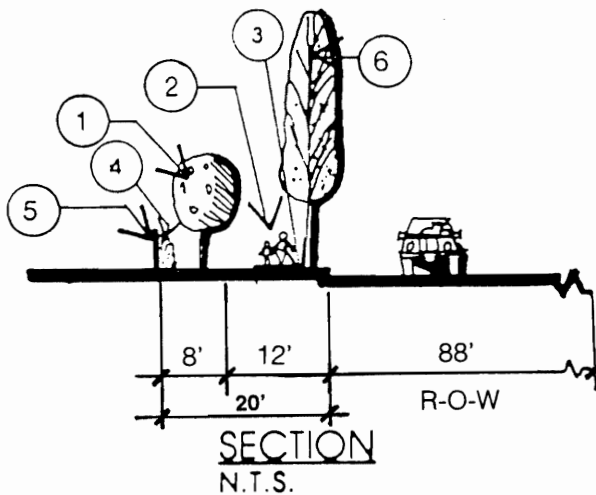
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# Streetscape Section (Typical - Mariposa Ave.)



## LEGEND

1. ROW CITRUS W/3" SHREDDED MULCH
2. 6" CONC. SIDEWALK
3. LOW MAINTENANCE GROUND COVER  
12"-24" HIGH
4. MEDIUM AND SMALL SHRUBS
5. REVERSE FRONTAGE WALL W/PILASTERS  
AT 30" O.C.
6. DECIDUOUS STREET TREE

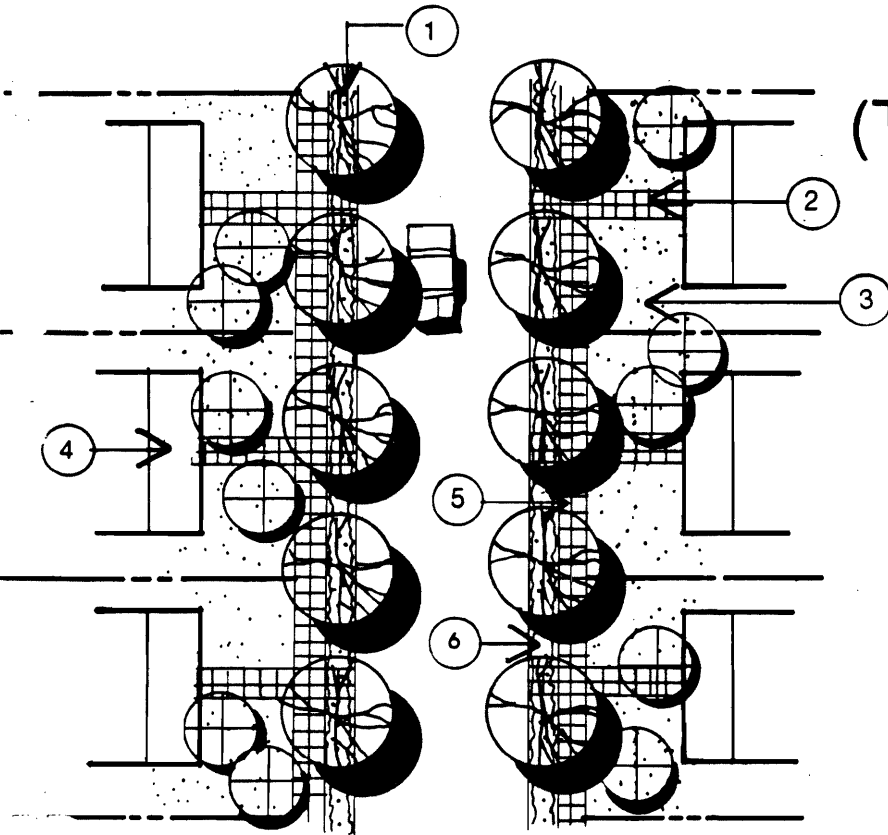


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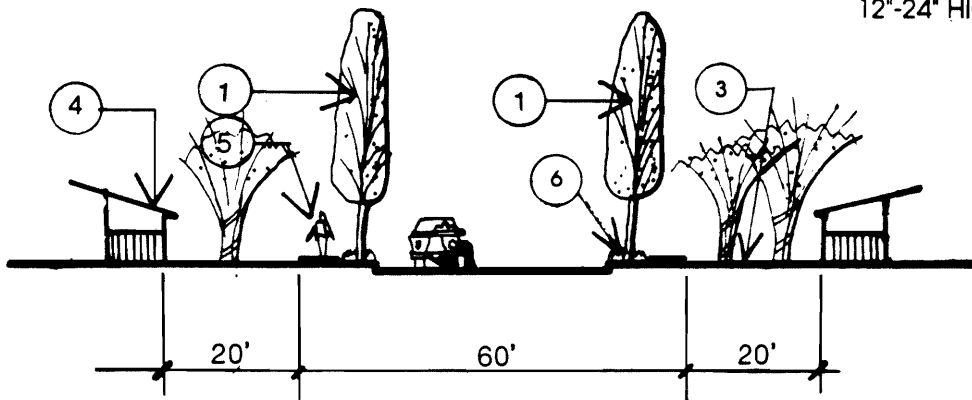
# Streetscape Section (Typical - Local Street - SFR)



**PLAN VIEW**  
N.T.S.

## LEGEND

- 1. STREET TREES
- 2. 6' ENTRY CONC. WALK RESID.
- 3. TURF
- 4. SINGLE FAMILY RESIDENTIAL
- 5. 6' CONC. SIDEWALK
- 6. LOW MAINTENANCE GROUND COVER  
12"-24" HIGH



**SECTION**  
N.T.S.



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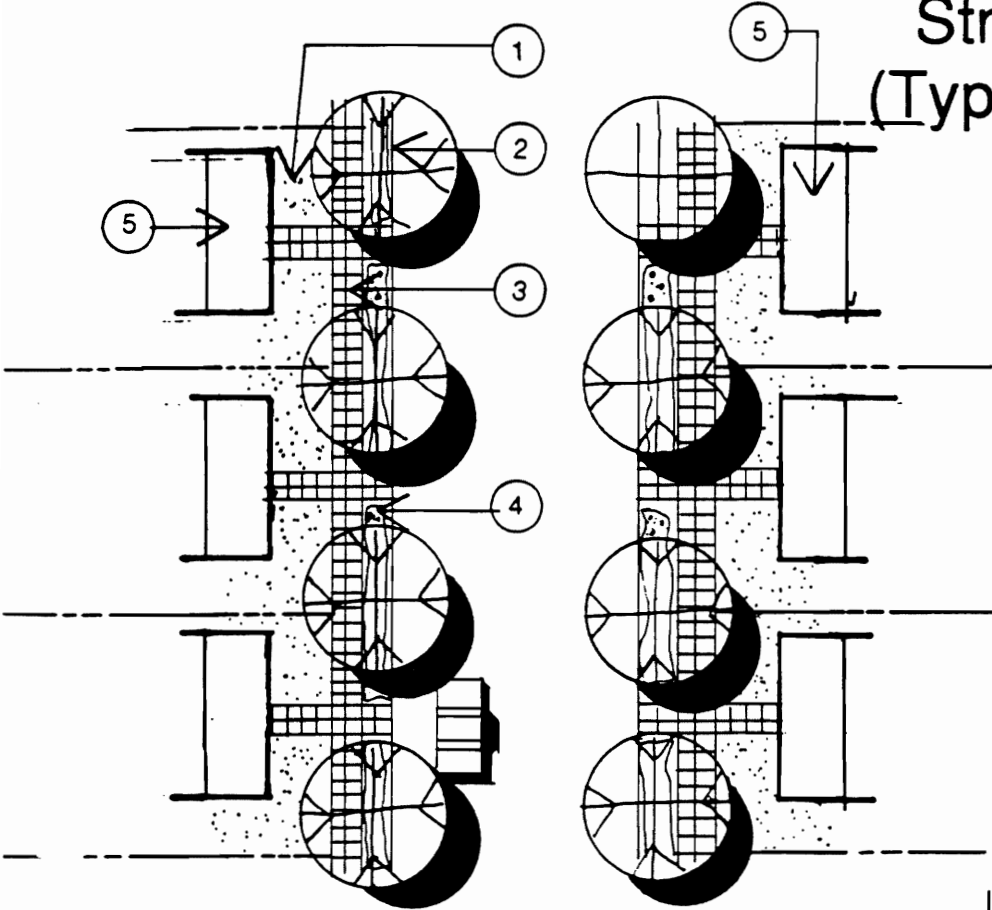
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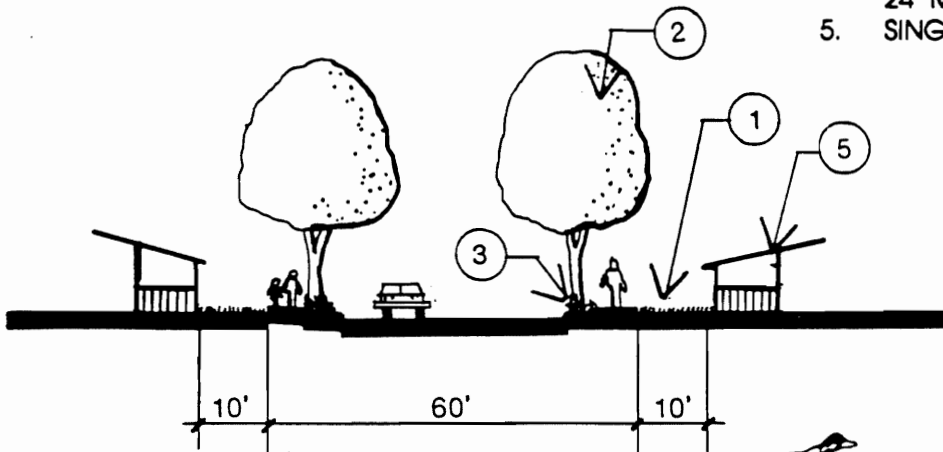
# Streetscape Section (Typical - Local Street - PRD)



**PLAN VIEW**  
N.T.S.

**LEGEND**

- 1. TURF.
- 2. DECIDUOUS STREET TREES.
- 3. 6' WIDE CONC. SIDEWALK.
- 4. LOW MAINT. GROUNDCOVER 12'-24" MAX.
- 5. SINGLE FAMILY RESIDENTIAL.



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- C. 66' R.O.W. (Lurin Ave [Alta Cresta Blvd] Roosevelt St., Dauchy Road, Krameria Ave, Street 'A', Street 'C' and Street 'D').

Streets with an 66' right of way are primarily secondary routes through Alta Cresta, except Alta Cresta Ranch Blvd, which are defined by deciduous canopy trees located in the right of way and a single row of evergreen background trees located in a fifteen to eighteen foot landscape setback. As with the eighty-eight foot right of way, all streets shall provide for pedestrian circulation with a six foot wide right of way adjacent natural color concrete sidewalk with score lines at 36" on center. The parkway shall be a minimum of ten feet to accommodate sidewalks, trails, and landscaping. A five foot wide curb adjacent planting of low maintenance shrubs will provide a buffer from vehicular traffic. Shrubs and ground covers used for parkway planting shall be maintained at a height which will not impede site distances at driveways and street intersections.

- D. 60' R.O.W. (Gamble Ave, Krameria Ave, McDowell Road, Obsidian Drive, Street 'B', Taft Street)

Primarily local streets, sixty foot right of ways will receive single rows of canopy trees which will shade the street and give a more intimate feeling to the neighborhood. Local streets will have sidewalk treatments similar to the larger streets, six foot wide concrete sidewalk with scorelines at 36" on center. Parkway plantings shall allow for pedestrian access from street parking in residential areas.

E. 36' Access Easement

Access easements will be constructed as private streets for rear-oriented individual lot access serving residences within the PRD designation. The design of these easements shall be in accordance with the Standard for Private Streets in County Ordinance No. 460. In addition to the provisions cited in Ordinance 460, the following shall apply:

1. The surface of the access easement shall consist entirely, or in part, of decorative pre-cast concrete pavers featuring a river rock, cobblestone, or other design that reflects the project theme, as approved by the County Planning Director.
2. Shade trees shall be planted at intervals no greater than fifty feet on center (one per lot frontage) pursuant to Section 4.6.7C of the Specific Plan.
3. Decorative street lamps shall be provided at intervals no greater than 50 feet on center (one per lot frontage) along alternating sides of the access easement. The lamps shall reflect the project theme as approved by the Planning Director.
4. Stub drives with access limited to one side shall be 28'.
5. Drives shall access from internal local streets only.

6. Maintenance of the access easements shall be provided by the master owners association with oversight by a neighborhood owners association. The developer shall be responsible for these services until such time an association(s) is/are formed and officers are legally impaneled.
7. Subdivision plans implementing the PRD Designation shall be accompanied by access easement plans for lighting, landscaping, and surface treatment at a scale sufficient to enable a review by staff.

#### 4.6.7 Plant Palettes

##### A. Plant Palette I - Greenbelt Planting

Acacia species Acacia  
Alnus rhombifolia\* White Alder  
Arbutus unedo & varieties Strawberry Tree  
Arctostaphylos species & varieties Manzanita  
Atriplex semibaccata Australian Saltbush  
Baccharis pilularis & varieties Dwarf Coyote Brush  
Berberis thunbergii 'Crimson Pygmy' Barberry  
Ceanothus species Lilac  
Cercis species Redbud  
Chilopsis linearis Desert Willow  
Cistus purpureus Rock Tobira Rose  
Cistus salviifolius & others Sage Leaved Rockrose  
Citrus varieties Orange, Lemon, Kumquat, etc..  
Convolvulus cneorum Bush Morning Glory  
Coprosma kirkii Coprosma  
Crassula argentea Jade Plant  
Dietes vegeta Fortnight Lily  
Diplacus puniceus Monkeyflower  
Dodonaea species Hopseed  
Eriophyllum confertiflorum Yarrow  
Eschscholzia californica California Poppy  
Eucalyptus species Eucalyptus  
Feijoa sellowiana Pineapple Guava  
Garrya species Silktassel  
Geijera parvifolia Australian Willow  
Heteromeles arbutifolia Toyon  
Hypericum calycinum St. Johnswort  
Lotus scoparius Deerweed  
Lupinus species Lupine  
Mahonia aquifolium Oregon Grape  
Metrosideros excelsus New Zealand Christmas Tree  
Nerium oleander & varieties Oleander  
Olea europaea & varieties Olive  
Pelargonium peltatum Ivy Geranium  
Pennisetum species Fountain Grass  
Penstemon species & varieties Penstemon  
Phormium tenax New Zealand Flax  
Pittosporum species Pittosporum  
Pinus species Pine  
Platanus racemosa\* Western Sycamore

Prunus species Wild Cherry  
Punica granatum Pomegranate  
Pyracantha species & varieties Firethorn  
Quercus agrifolia Coast Live Oak  
Rhamnus alaternus Italian Buckthorn  
Rhamnus californica California Coffeeberry  
Rhus integrifolia Lemonade Berry  
Rhus laurina Laurel Sumac  
Salvia sonomensis Sonoma Sage  
Santolina species Santolina  
Schinus molle California Pepper Tree  
Sedum species Stonecrop  
Simmondsia chinensis Jojoba  
Trichostema lanatum Woolly Blue Curly  
Zauschneria californica California Fuchsia

\* Use in riparian areas only, not on slopes

B. PLANT PALETTE II - STREETScape

BARTON ROAD

GINKGO BILOBA 50' O.C. (R.O.W.)

MAIDENHAIR TREE

DOUBLE ROW CITRUS SPECIES (LANDSCAPE SETBACK)

LEMON

CHICAGO AVENUE

KOELREUTERIA BIPINNATA @ 50' O.C. (R.O.W.)

CHINESE FLAME TREE

SINGLE ROW CITRUS SPECIES (LANDSCAPE SETBACK)

LEMON

COLE AVENUE

PLATANUS ACERIFOLIA @ 50' O.C. (R.O.W.)

LONDON PLANE TREE

PINUS CANARIENSIS GROVES (LANDSCAPE SETBACK)

CANARY ISLAND PINE

DAUCHY AVENUE

LIRIODENDRON TULIPIFERA 'ARNOLD' @ 50' O.C. (R.O.W.)

TULIP TREE

GEIJERA PARVIFLORA GROVES (LANDSCAPE SETBACK)

AUSTRALIAN WILLOW

GAMBLE AVENUE

TRISTANIA CONFERTA @ 25' O.C.

BRISBANE BOX

KRAMERIA AVENUE

PRUNUS SP @ 25' O.C.

FLOWERING PLUM/CHERRY (NON FRUIT BEARING)

LURIN AVENUE

PISTACIA CHINENSIS @ 50' O.C. (R.O.W.)

CHINESE PISTACHE

PRUNUS SERRULATA 'KWANZAN' (R.O.W. BETWEEN KRAMERIA & TAFT ONLY)

FLOWERING CHERRY

DOUBLE ROW CITRUS SPECIES (LANDSCAPE SETBACK)

ORANGE (OMIT CITRUS BETWEEN KRAMERIA & TAFT)

MARIPOSA AVNEUE

GINKGO BILOBA @ 50' O.C. (R.O.W.)

MAIDENHAIR TREE  
SINGLE ROW OF CITRUS SPECIES (LANDSCAPE SETBACK)  
LEMON

Mc DOWELL ROAD  
PODOCARPUS GRACILIOR @ 25' O.C.  
FERN PINE

OBSIDIAN DRIVE  
CINNAMOMUM CAMPHORA @ 25' O.C.  
CAMPHOR

STREET 'A' LIQUIDAMBAR STYRACIFLUA 'FESTIVAL' @ 50' O.C. (R.O.W.)  
AMERICAN SWEET GUM  
SCHINUS MOLLE GROVES (LANDSCAPE SETBACK)  
CALIFORNIA PEPPER

STREET 'B' CPYRUS CALLERYANA 'ARISTOCRAT' @ 25'  
ORNAMENTAL PEAR

STREET 'D'  
PINUS ELДАРICA @ 24' O.C. RESIDENTIAL SIDE  
ELДАРICA PINE  
PINUS ELДАРICA GROVES PARK SIDE

TAFT STREET  
MELALEUCA LEUCADENDRA @ 25' O.C.  
CAJEPUT TREE

VAN BUREN BOULEVARD  
KOELREUTERIA BIPINNATA @ 90' O.C. ALT. W/PALMS  
CHINESE FLAME TREE  
WASHINGTONIA FILIFERA @ 90' O.C. ALT. W/KOEL  
MEXICAN FAN PALM

WOOD ROAD  
MAGNOLIA GRANDIFLORA @ 50' O.C. (R.O.W.)  
SOUTHERN MAGNOLIA

## Plant Palette III - General Applications

### **ZONE 18, "Sunset Western Garden"**

#### **Trees**

<i>Aesculus californica</i>	California Buckeye
<i>Alnus rhombifolia</i>	White Alder
<i>Albizia julibrissin</i>	Silk Tree
<i>Arbutus unedo</i>	Strawberry Tree
<i>Brachychiton acerifolius</i>	Flame Tree
<i>Brachychiton populneus</i>	Bottle Tree
<i>Cercis occidentalis</i>	Western Redbud
<i>Chilopsis linearis</i>	Desert Willow
<i>Cinnamomum camphora</i>	Camphor Tree
<i>Cupaniopsis anacardioides</i>	Carrotwood Tree
<i>Fraxinum ornus 'Raywood'</i>	Raywood Ash
<i>Fraxinus velutina</i>	Arizon Ash
<i>Geijera parvifolia</i>	Australian Willow
<i>Heteromeles arbutifolia</i>	Toyon
<i>Juglans californica</i>	California Back Walnut
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree
<i>Koelreuteria paniculata</i>	Goldenrain Tree
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Liquidambar styraciflua</i>	American Sweet Gum
<i>Magnolia grandiflora</i>	Southern Magnolia
<i>Nerium oleander standards</i>	Oleander Tree
<i>Olea europaea</i>	Olive
<i>Pistacia chinensis</i>	Chinese Pistache
<i>Pittosporum phillyraeoides</i>	Willow Pittosporum
<i>Platanus acerfolia</i>	London Plane Tree
<i>Platanus racemosa</i>	California Sycamore
<i>Podocarpus gracilior</i>	Fern Pine
<i>Prunus caroliniana</i>	Carolina Laurel Cherry
<i>Prunus blireiana</i>	Purple Leaf Plum
<i>Quercus agrifolia</i>	Coast Live Oak
<i>Quercus ilex</i>	Holly Oak
<i>Rhus lancea</i>	African Sumac
<i>Schinus molle</i>	California Pepper Tree

**Shrubs (Tall)**

Escallonia rubra	Escallonia
Feijoa sellowiana	Pineapple Guava
Grevillea noillii	Grevillea
Magnolia soulangiana	Saucer Magnolia
Mahonia aquifolium	Oregon Grape
Nerium oleander	Oleander
Photinia fraseri	Frasers Photinia

Pittosporum tobira	Mock Orange
Podocarpus macrophyllus	Yew Pine
Pyracantha species	Pyracantha
Viburnum suspensum	Sandankwa Viburnum
Viburnum tinus	Laurustinus
Xylosma congestum	Shiny Xylosma

**Shrubs (Medium)**

Abelia grandiflora	Glossy Abelia
Arbutus unedo compacta	Dwarf Strawberry Tree
Berberis thunbergii	'Crimson Pygmy' Barberry
Buxus japonica	Japanese Boxwood
Ceanothus species	Wild Lilac
Elaeagnus pungens 'Silverberry'	Silverberry
Escallonia 'Compakta'	Compact Escallonia
Euonymus japonica	Evergreen Euonymus
Nandina domestica	Heavenly Bamboo
Pittosporum tobira 'Variegata'	Varigated Tobira
Punica granatum 'Nana'	Dwarf Pomegranate
Raphiolepis indica	India Hawthorne
Xylosma congestum 'Compakta'	Compact Xylosma

**Shrubs (Low)**

Arctostaphylos species	Arctostaphylos
Buxus microphylla japonica	Japanese Boxwood
Carissa macrophylla 'Tuttle'	Dwarf Natal Plum
Cistus purpureus	Rock Tobira Rose
Lantana camara	Lantana
Mahonia repens	Creeping Mahonia
Morea iridioides	Fortnight Lily
Nandina domestica 'Harbour Dwarf'	Dwarf Heavenly Bamboo
Pittosporum tobira 'Wheeleri'	Wheeler's Dwarf Tobira
Pyracantha 'Santa Cruz'	Dwarf Firethorn
Raphiolepis indica 'Ballerina'	India Hawthorn
Trachelospermum jasminoides	Star Jasmine

**Vines**

Clytostoma callistegioides	Violet Trumpet Vine
Ficus pumila	Creeping Fig
Macfadyena unguis-cati	Cat's Claw Vine
Parthenocissus tricuspidata	Boston Ivy
Rosa banksiae	Climbing Rose
Tecomaria capensis	Cape Honeysuckle

**Groundcovers**

Gazania regens	Gazania
Hedera helix	Ivy
Hypericum calycinum	Aaron's Beard
Lantana montevidensis	Spreading Lantana
Oenothera stubbei	Evening Primrose
Rosmarinus officinalis 'Prostratus'	Dwarf Rosemary
Teucrium chamaedrys	Trailing Germander
Trachelospermum asiaticum	Asian Jasmine
Trachelospermum jasminoides	Star Jasmine
Verbena peruviana	Peruvian Verbena
Vinca major	Periwinkle
Vinca minor	Dwarf Periwinkle

#### **4.6.8 Commercial Frontages/Parking**

Commercial frontages and parking areas must be handled with great care due to their visual impact on the surrounding environment. Entries should be clearly identified with monument type signage and special landscape treatments. The design of the parking area and commercial site layout should allow for easy pedestrian access identified by specialty accent paving.

Parking areas adjacent to street frontage shall be screened with low hedges, low screen walls or planted berms. Tree planting shall adhere to County of Riverside standards and the following.

Parking areas shall be designed to discourage pedestrian circulation through landscaped areas.

Planting fingers shall be a minimum of five feet wide (excluding curb).

Planting fingers adjacent to parking shall have a 12" wide concrete walk (18" including curb width) for pedestrian use.

A minimum of one tree shall be planted for every four parking stalls. Trees shall be planted adjacent to parking.

All planting areas adjacent to parking shall have a curbed edge, no at grade planters are permissible.

Planting areas shall be covered with a planted ground cover or a 3" layer of an approved wood mulch product.

All landscaped areas shall be provided with automatic irrigation systems (refer to Irrigation Section).