

f. Lighting

1. The design of light fixtures and their structural support shall be architecturally compatible with the surrounding buildings.
2. All parking lot and driveway lighting should provide uniform illumination. Accent illumination is recommended at key points such as entrances, exits, loading zones, and drives.
3. Lighting should be shielded and situated so as to not cause glare or excessive light spillage on neighboring sites.

g. Equipment Screening (Commercial and Attached Residential Uses)

1. All roof and ground-mounted equipment shall be screened from public view on all sides.
2. All screening shall be architecturally integrated with the building design and a roof parapet wall shall be used to screen roof-mounted equipment.

3. Landscape Components

The landscape design guidelines detailed in this section establish a reference for the planting of public rights-of-way and common areas. The guidelines include a plant palette and illustrative plans which reflect the quality and image of the Eastvale Specific Plan. The guidelines recognize and encourage the use of landscaping in complementing and enhancing the project architecture and site design. The conceptual Landscape Plan is presented above in Exhibit III-11.

a. Design Concept

The landscape design concept is proposed to create a community theme that reinforces several functional goals such as traffic, circulation and land use definition through the incorporation of historical themes and local character. The proposed plantings are decorative while fulfilling specific functional roles in defining the community's image. Plant materials suggested in the following lists have been selected for their suitability to the area (i.e., they will tolerate a wide temperature range, have low water consumption requirements, and withstand local wind conditions and smog) and additionally, have an inherent shape that does not require ongoing intensive pruning or training. Other plant materials may be selected through administrative revisions as described in Section III.D, Plan Administration.

The landscape design established within this development is based upon the idea of simplicity. The diversity in the selection of plant material is great enough to provide variation and protection from landscape failure caused by disease within a monoculture, yet simple enough to create a design statement which is easy and cost-effective to maintain on a long-term basis.

b. Streetscapes

It is the intent of these landscape design guidelines to establish a recognizable identity for the Eastvale Specific Plan. The primary landscape element of the specific plan will be the streetscape treatments on the major project streets. Several streetscapes have been developed for the Eastvale Specific Plan. Each streetscape incorporates its own suggested

plant palette and design scheme. The plant palettes are rather broad to allow for flexibility in individual planting schemes while unifying the project through a coherent landscape theme.

The materials on the plant lists have been specifically chosen for adaptability to soil and climatic conditions of the area, suitability for various landscape goals and relatively low maintenance requirements.

Archibald Avenue and Schleisman Road

Although Archibald Avenue and Schleisman Road could be differentiated from each other in that Archibald is classified as an arterial and Schleisman is classified as a major roadway, they are, respectively, the major north/south and east/west roadways transecting the project. Archibald is a major project boundary and Schleisman is a project boundary for three-quarters of its length. Important project entries occur on both streets. Therefore, the general theme character which will bind the varying land uses within the development has been established along these streets, and for continuity's sake, the design characters of lesser rights-of-way include elements of these primary design treatments.

Commercial development is planned at the intersection of Archibald Avenue and Schleisman Road. The proposed planting is designed to provide an identity for the residential corridor while maintaining a low profile and/or a "view window" through the plant material at eye level to retain visibility to the commercial enterprises.

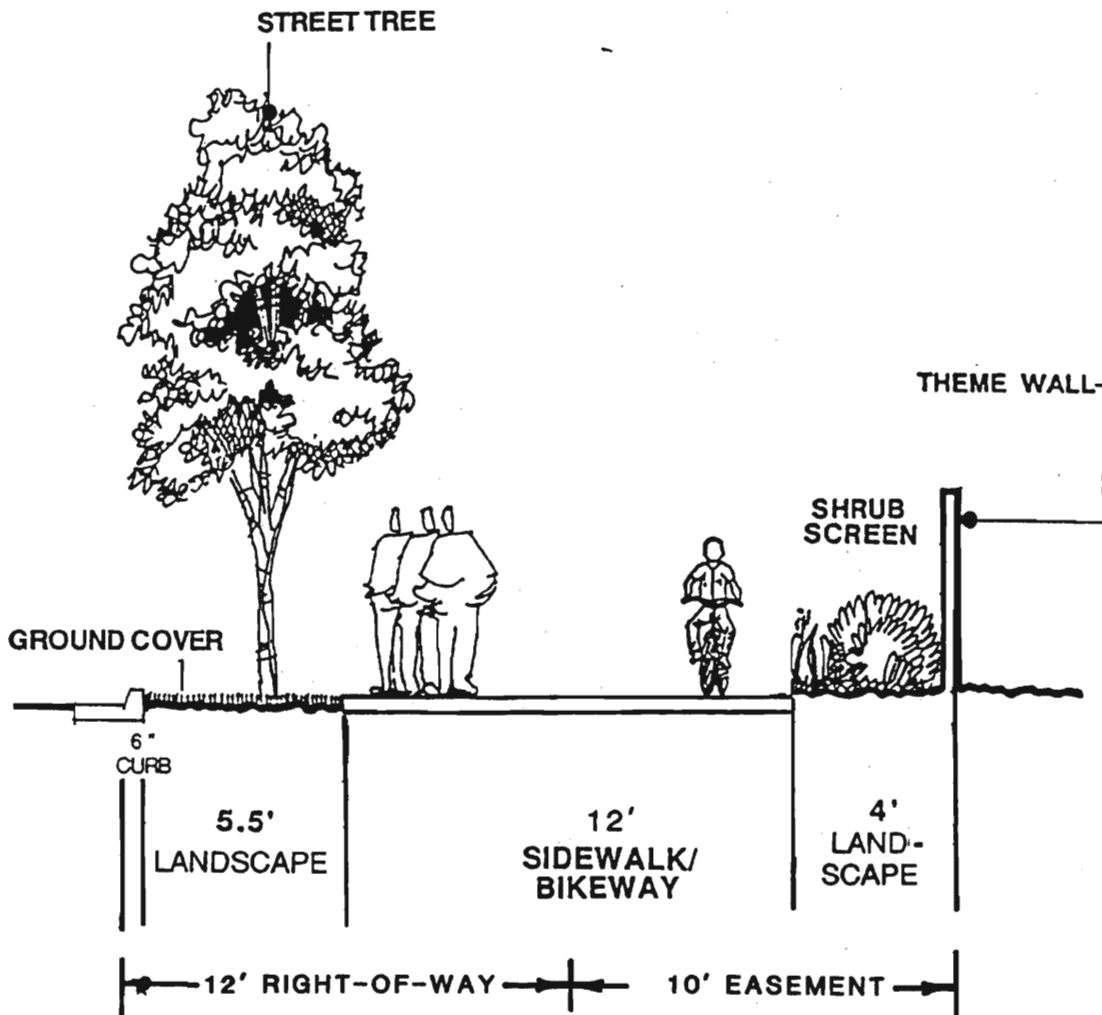
Although rural in character, the landscape design provided for these corridors is more formal in nature relative to the design character of other streetscapes within the project. A regular planting of tall trees will visually define these project edges.

To accomplish these goals, a high-branching eucalyptus windrow is established to frame the roadway and define the community boundary. Flowering plum trees may be used as accents. Shrubs and groundcover will be used to soften the edge at the perimeter wall which occurs at residential areas. At commercial areas, screening of parking areas will be provided on private property outside the right-of-way through use of plantings, low walls, berms, or a combination of these.

The treatment of Archibald Avenue and Schleisman Avenue is identified on the Landscape Plan, Exhibit III-11 above, as the primary community boundary treatment. Typical plan and section views for Archibald Avenue are shown in Exhibits III-27 through III-30, which depict arterial streetscapes at residential and commercial areas. Schleisman Road is classified as a major roadway; typical plan and section views for Schleisman Road are given in Exhibits III-31 through III-34. The following suggested plant materials have been selected to create the desired character for these two roadways:

- Trees-

<i>Eucalyptus camaldulensis</i>	Red Gum
<i>Prunus cerasifera</i> "Krauter Vesuvius"	Flowering Plum
<i>Prunus lyonii</i>	Catalina Cherry



See text for selection of tree, shrub, and groundcover species.

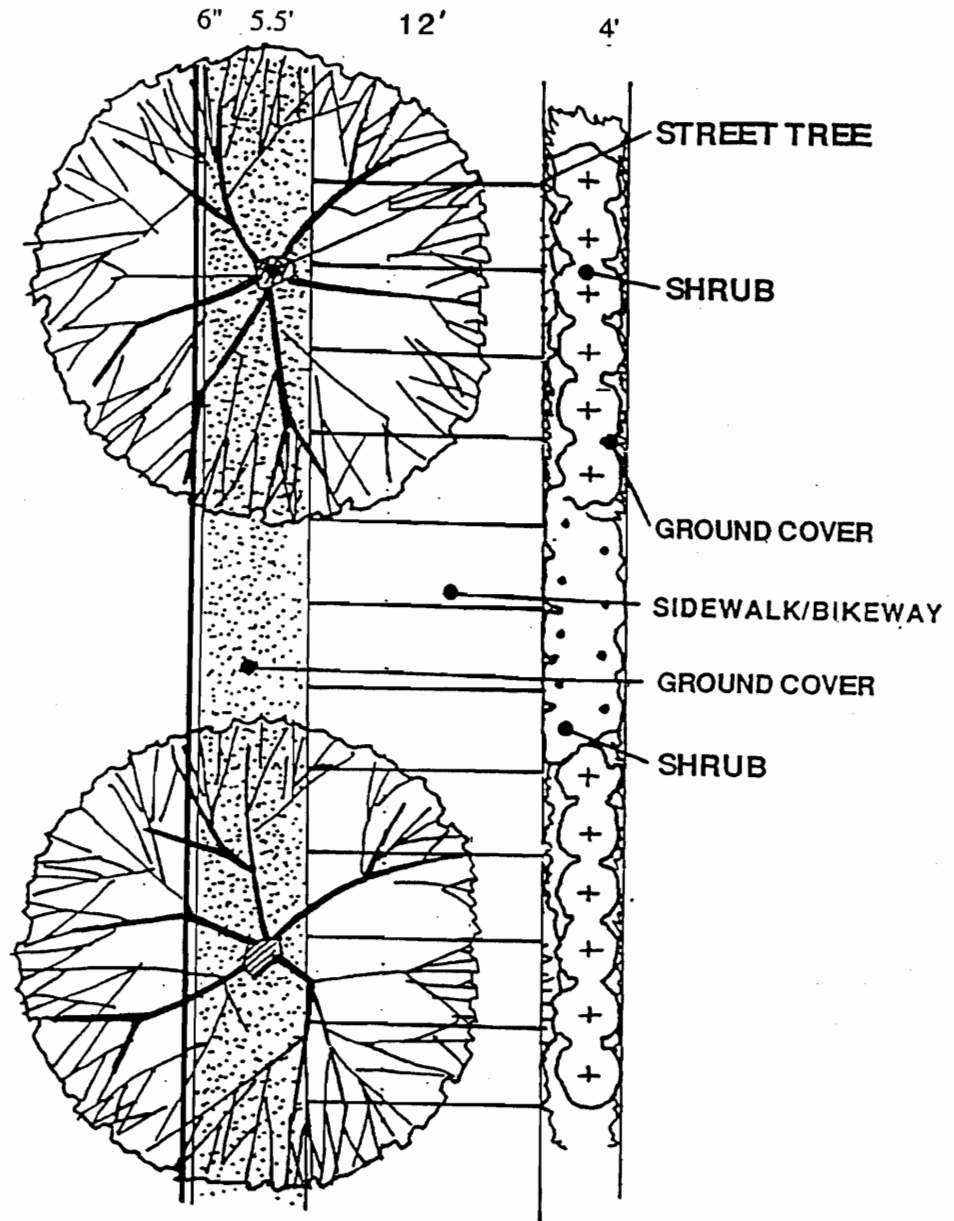


Exhibit III-27

Streetscape Section Arterial at Residential

UNITEX
MANAGEMENT CORPORATION

ALBERTA
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS



See text for selection of tree, shrub, and groundcover species.

EASTVALE



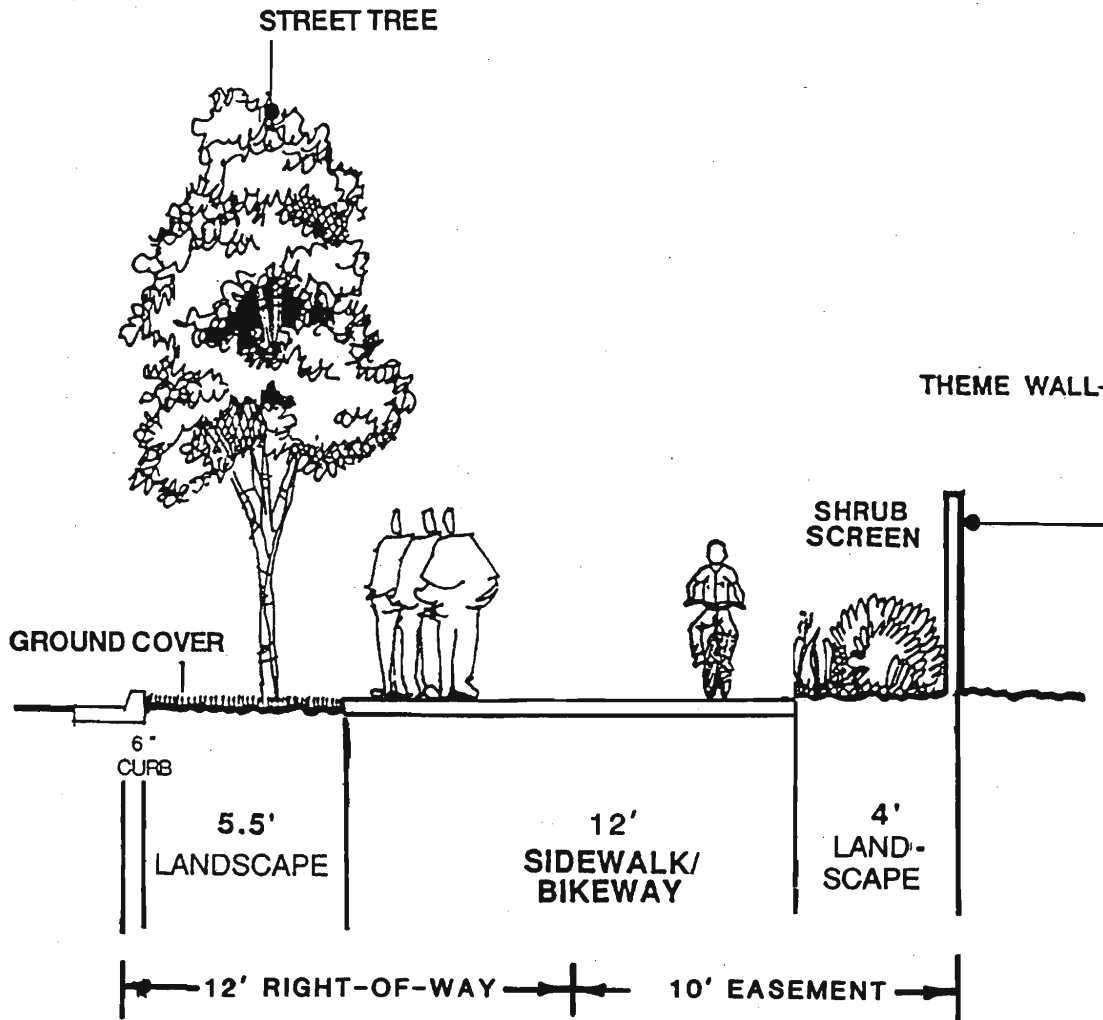
SPECIFIC PLAN

Exhibit III-28

Streetscape Plan
Arterial at Residential

UNITEX
MANAGEMENT CORPORATION

ALBERTA
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS



See text for selection of tree, shrub, and groundcover species.

EASTVALE



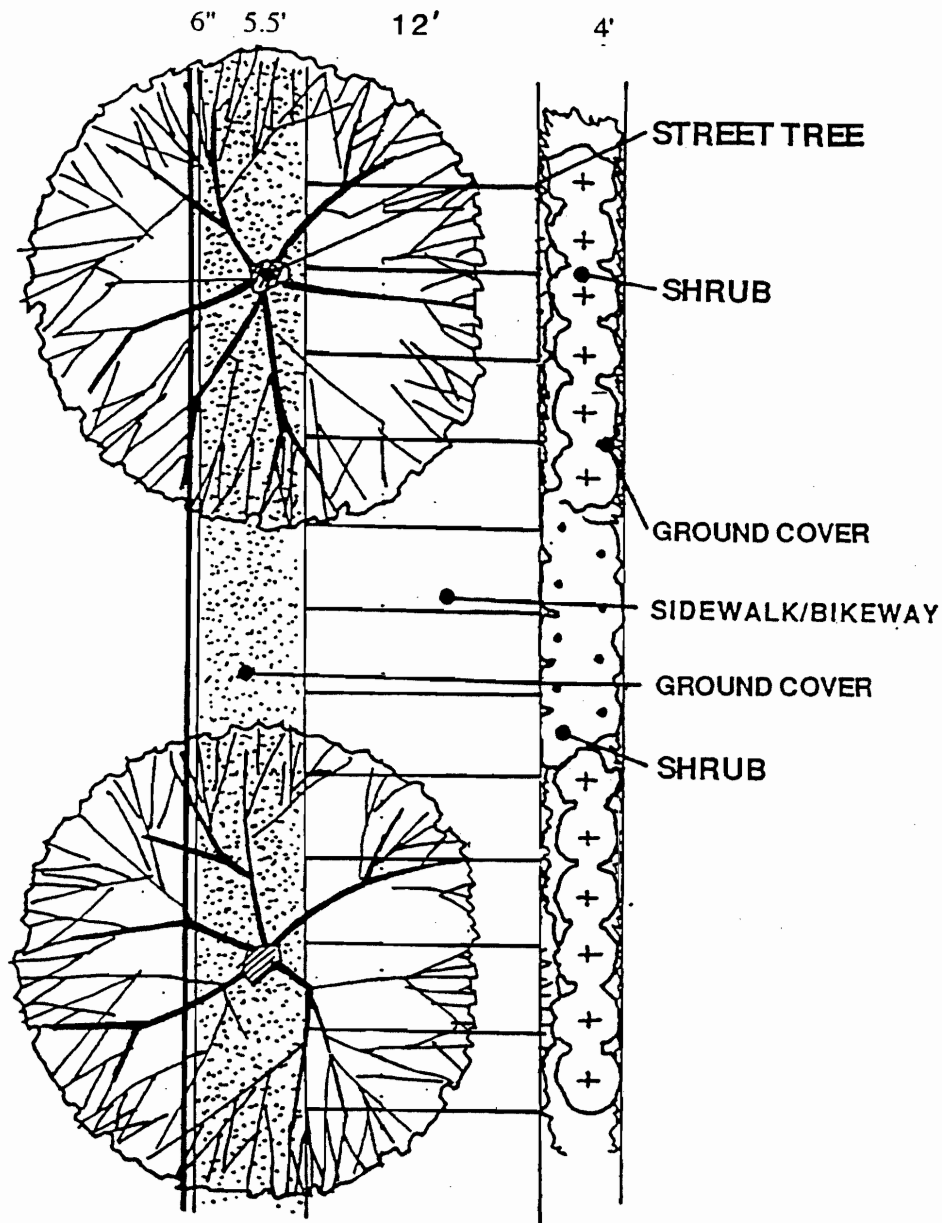
SPECIFIC PLAN

Exhibit III-29

Streetscape Section Arterial at Commercial

UNITEX
MANAGEMENT CORPORATION

ALBERTA
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS



See text for selection of tree, shrub, and groundcover species.

EASTVALE



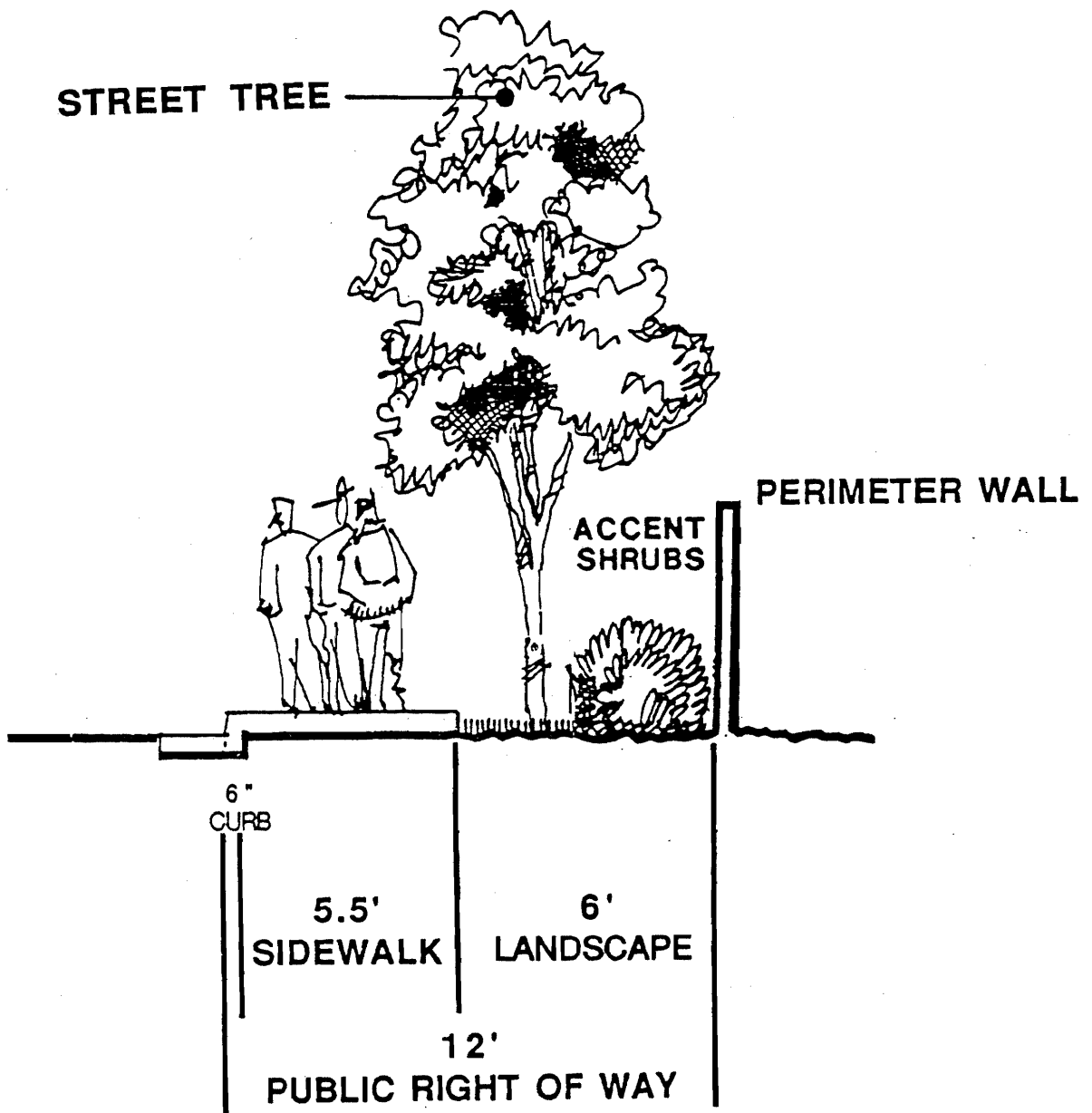
SPECIFIC PLAN

Exhibit III-30

Streetscape Plan
Arterial at Commercial

UNITEX
MANAGEMENT CORPORATION

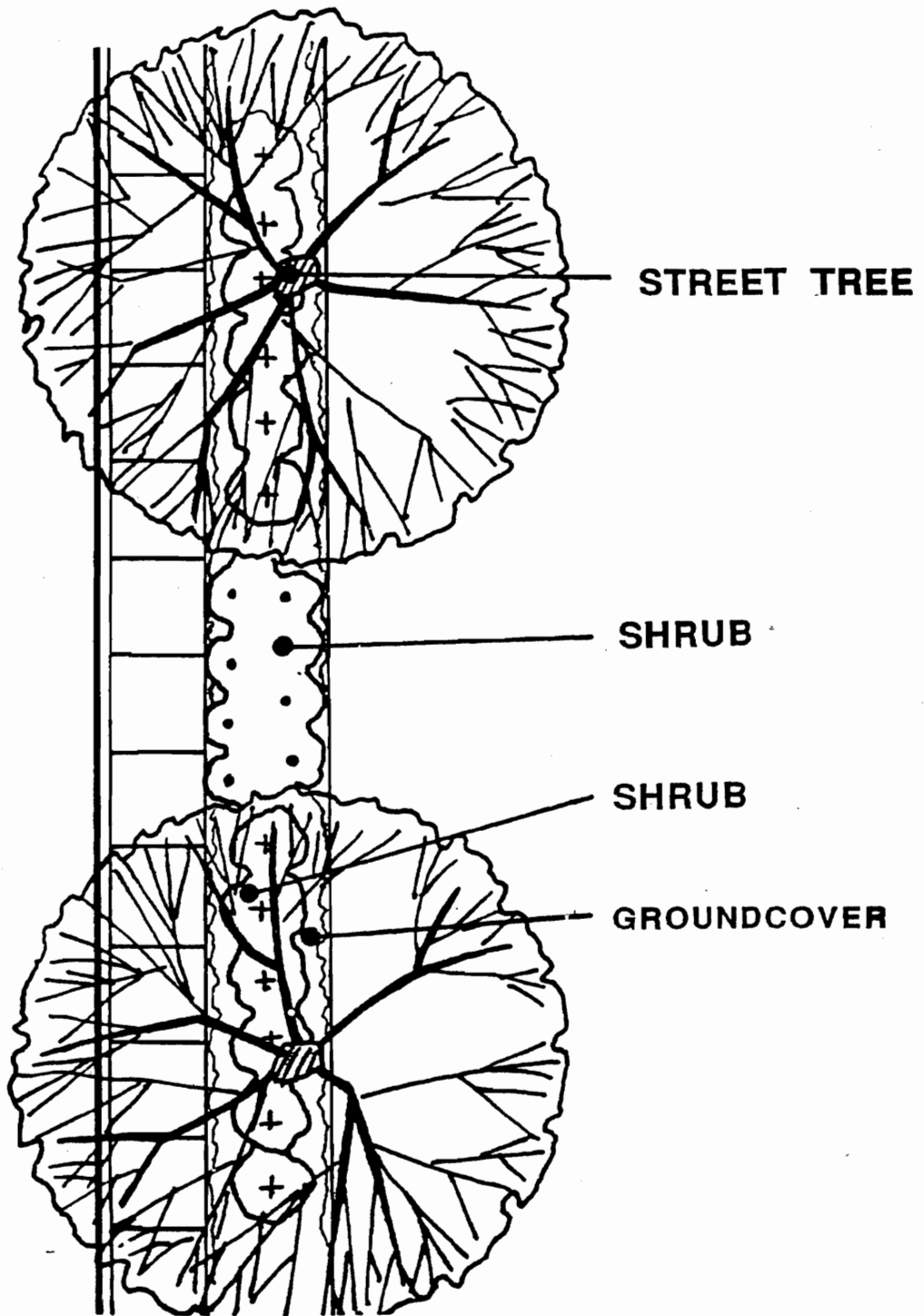
ALBERTA
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS




See text for selection of tree, shrub, and groundcover species.

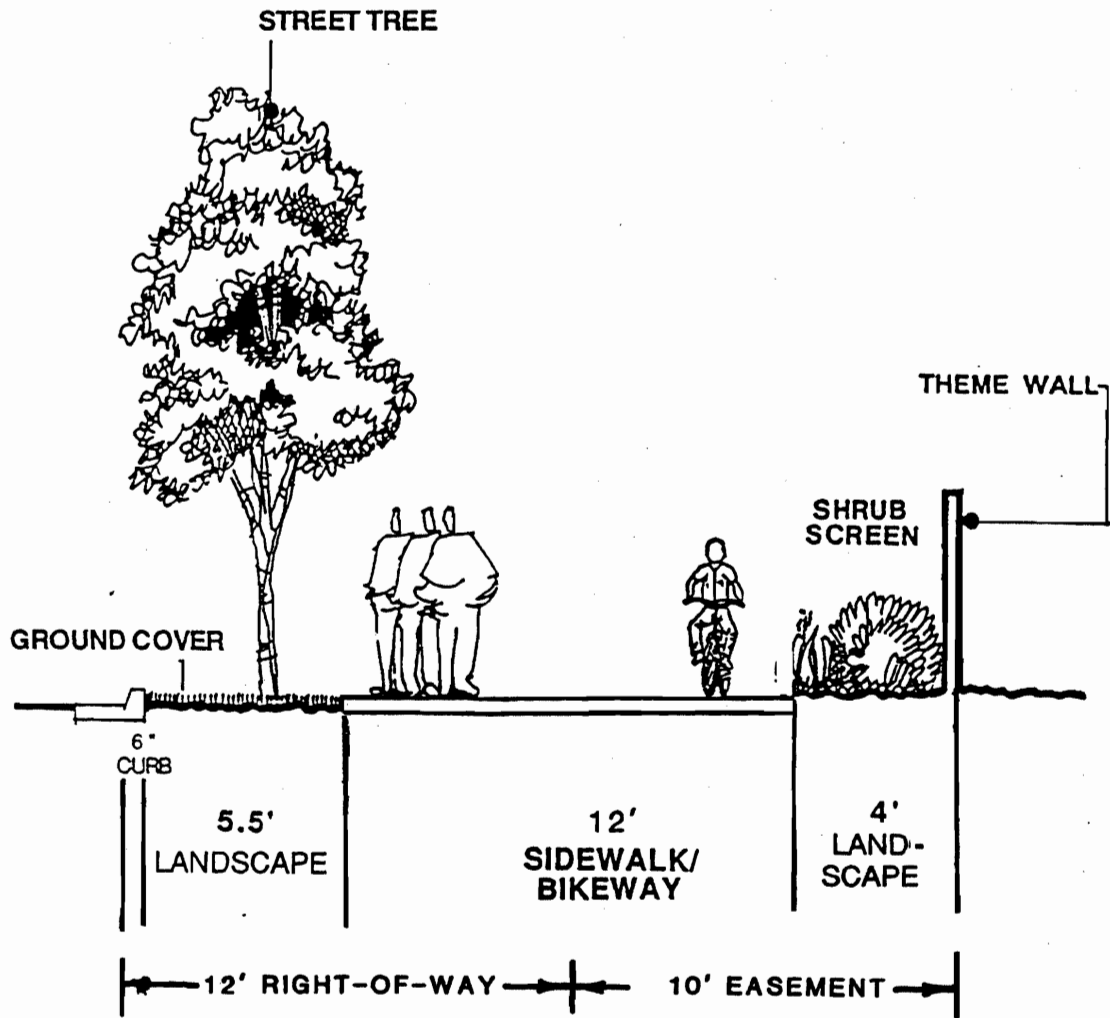
<p>EASTVALE SPECIFIC PLAN</p>	<p>Exhibit III-31</p> <p>Streetscape Section</p> <p>Major</p>	<p>UNITEX MANAGEMENT CORPORATION</p> <p>ALBERTA WEBB ASSOCIATES ENGINEERING CONSULTANTS</p>
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6" 5.5' 6'



See text for selection of tree, shrub, and groundcover species.

 <p>EASTVALE</p> <p>SPECIFIC PLAN</p>	<p>Exhibit III-32</p> <h1>Streetscape Plan</h1> <h2>Major</h2>	<p>UNITEX MANAGEMENT CORPORATION</p> <p>ALBERT A. WEBB ASSOCIATES ENGINEERING CONSULTANTS</p>
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(WALL OMITTED AT COMMERCIAL USES)

See text for selection of tree, shrub, and groundcover species.

EASTVALE



SPECIFIC PLAN

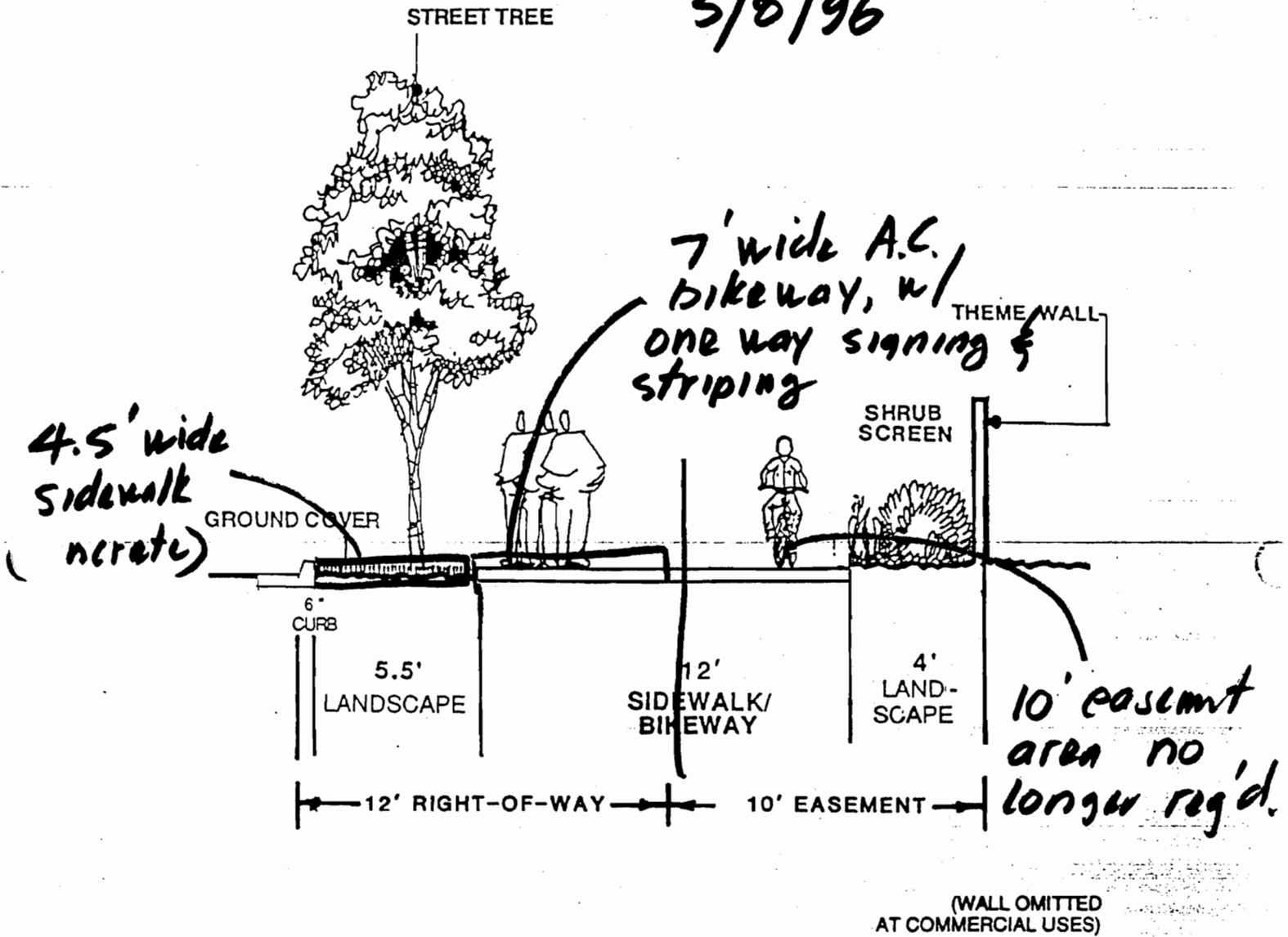
Exhibit III-33

Streetscape Section
Major with Trail

UNITEX
MANAGEMENT CORPORATION

ALBERT A
WEBB
ASSOCIATES
ENGINEERS & CONSULTANTS

Graphic depiction of
 bikeway req'ts per
 Russ G. & Sena W.
 5/8/96



See text for selection of tree, shrub, and groundcover species.

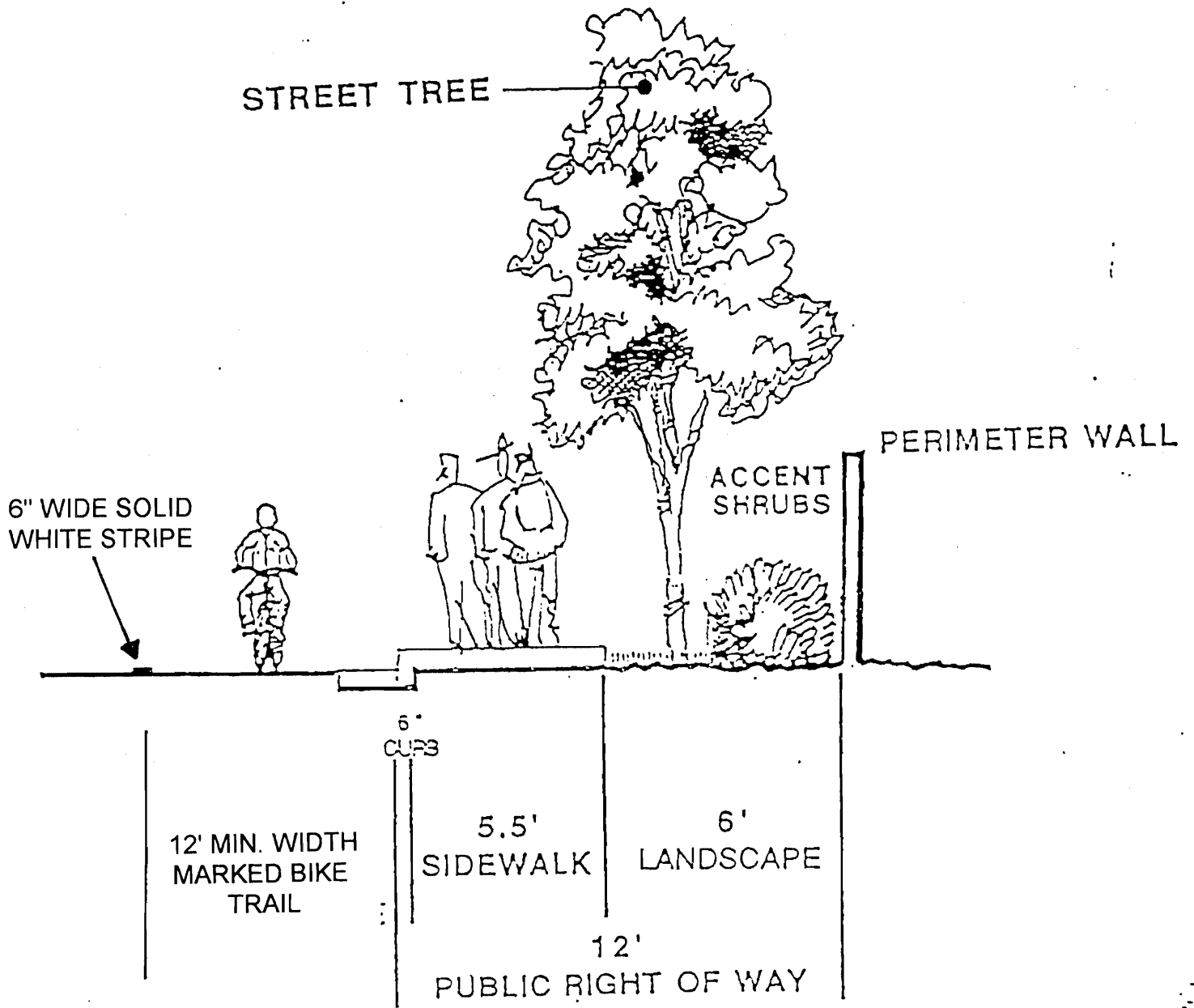


Exhibit III-33

Streetscape Section
 Major with Trail

UNITEX
 MANAGEMENT CORPORATION

WEBB
 ASSOCIATES
 ARCHITECTURAL CONSULTANTS



See text for selection of tree, shrub, and groundcover species.

Revised 3/98



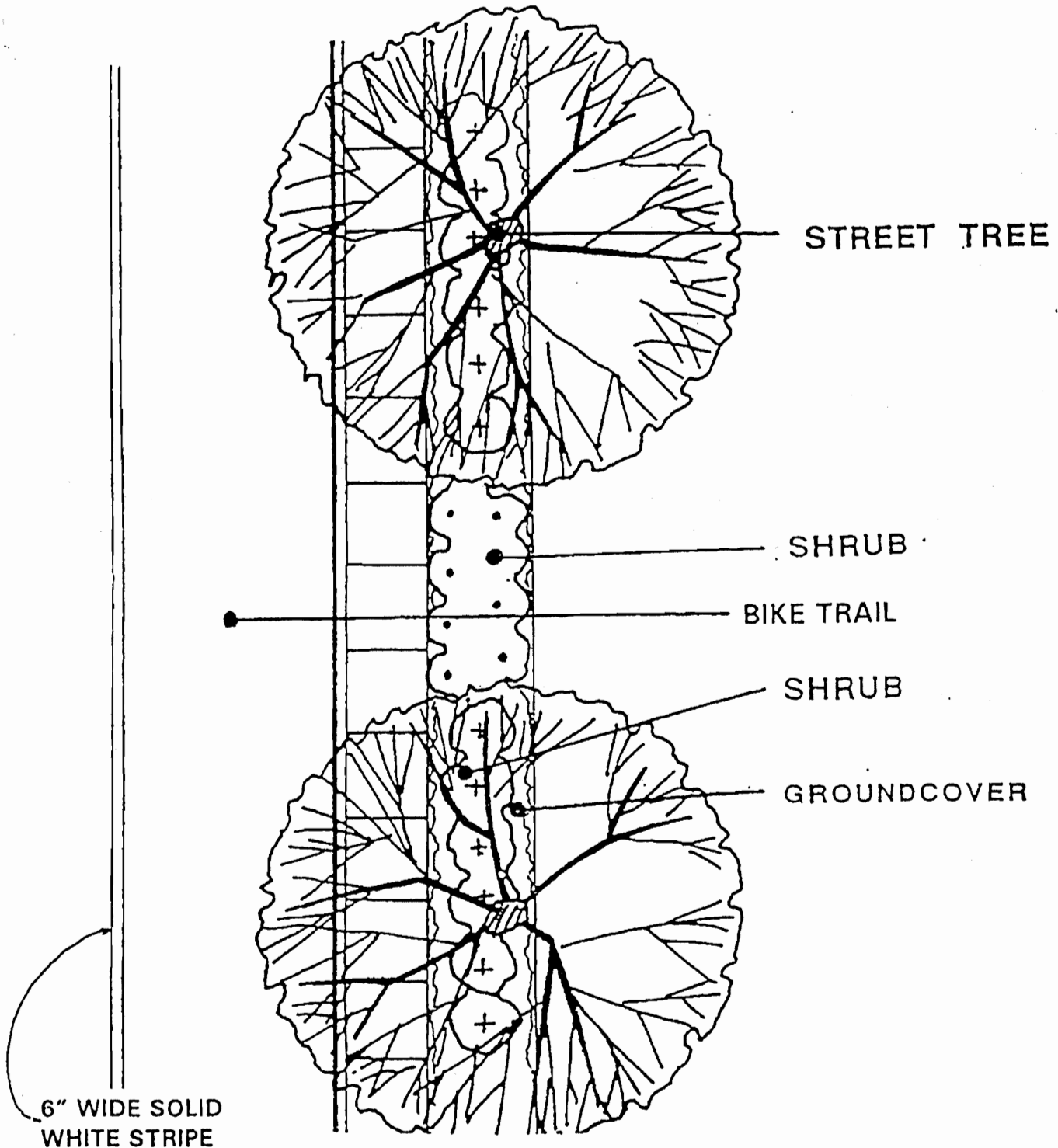
Exhibit III-33, Amended No. 2

Streetscape Section
Major with Trail in Street

UNITEX

WEBB
ASSOCIATES

6" 12' Min. 6" 5.5' 6"



See text for selection of tree, shrub, and groundcover species.

Revised 3/98

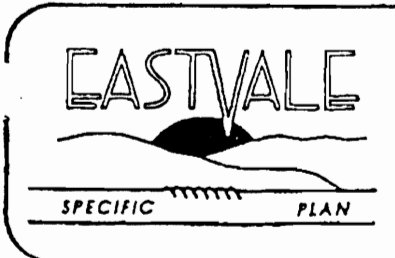
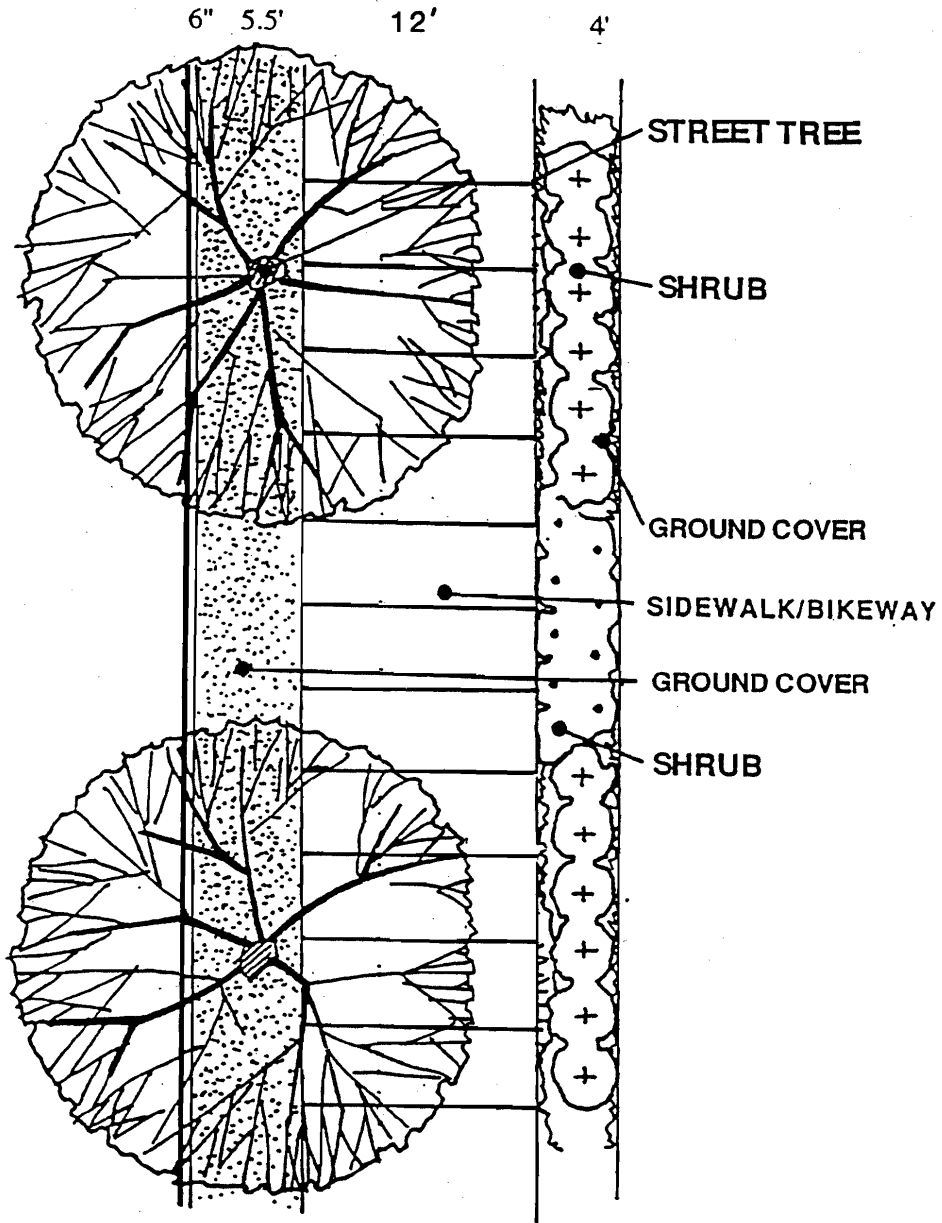


Exhibit III-34, Amended No. 1

Streetscape Plan Major

UNITEX
MANAGEMENT CORPORATION

WEBB
ASSOCIATES
LANDSCAPE ARCHITECTS



See text for selection of tree, shrub, and groundcover species.

EASTVALE



SPECIFIC PLAN

Exhibit III-34

Streetscape Plan
Major with Trail

UNITEX
MANAGEMENT CORPORATION

ALBERT A
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

- Shrubs

Cassia artemisioides
Juniperus squamata "Blue Star"
Lantana species
Pittosporum tobira "Wheeleri"

Feathery Cassia
 No common name
 Lantana, Dwarf Lantana
 Wheeler's Dwarf Pittosporum

- Groundcovers

Festuca elatior "Alta"
Lantana species
Lonicera japonica "Halliana"
Rosmarinus officinalis
Santolina species

Alta Tall Fescue
 Trailing Lantana
 Hall's Honeysuckle
 Rosemary
 Lavender Cotton

Sumner Avenue

The proposed design character for the Sumner Avenue streetscape is rural in nature. Sumner Avenue has traditionally featured a eucalyptus windrow. The modified design for this streetscape's profile is a refined windrow with additional eye-level visual buffer plant material.

Sumner Avenue constitutes a border of the Eastvale Specific Plan for a considerable distance. The use of smaller eucalyptus species on Sumner will relate this border visually to the more massive red gum eucalyptus plantings on Archibald Avenue and Schleisman Road. For visual variety, the plantings on Sumner Avenue will be interrupted occasionally by informal grove-like clusters of red ironbark eucalyptus, which will provide an additional color reference to the red gums.

Sumner Avenue is classified as a major roadway. Typical plan and section views for major roadways are given above in Exhibits III-31 through III-34. The following plant palette identifies suggested plant materials for Sumner Avenue:

- Trees

Eucalyptus polyanthemos
Eucalyptus sideroxylon "Rosea"

Silver Dollar Gum
 Red Ironbark

- Shrubs

Cotoneaster lacteus
Dodonaea viscosa

Red Clusterberry
 Australian Hopseed

- Groundcovers

Festuca elatior "Marathon"
Juniperus sabina "Tamarisifolia"
Lonicera subspicata
Rosmarinus officinalis "Prostratus"
Santolina chamaecyparissus

Marathon Tall Fescue
 Tamarix Juniper
 Chaparral Honeysuckle
 Dwarf Rosemary
 Lavender Cotton

Harrison Avenue

The proposed land uses along Harrison Avenue are entirely residential. Masonry walls will occur on both sides of Harrison Avenue, to reduce noise and protect privacy. While these walls will be interrupted by street intersections and possibly by open fence treatments at some locations, the main design issue is to avoid creation of an uninterrupted visual tunnel extending for a full mile north and south. Therefore, the design concept for Harrison Avenue calls for informal clusters of plantings rather than linear or formal arrangements, and as much variation as possible in planting placement and massing.

In relative terms, Harrison Avenue has a more informal character than Archibald Avenue, in that Harrison terminates at the southern boundary of the Eastvale Specific Plan. This provides the opportunity to emphasize variety and change rather than continuity. This effect will be achieved by use of a broader mix of trees and shrubs. The intent is that groupings of plantings will be succeeded by contrasting groupings so that the driver is visually aware of change. The use of color in flower and foliage is a key element of this design treatment.

Masonry walls along Harrison Avenue will be planted with vines. This will further minimize the potential for a visual tunnel effect, by concealing the masonry in some locations and drawing the eye to unexpected greenery. The hard edge will also be blurred by shrub plantings.

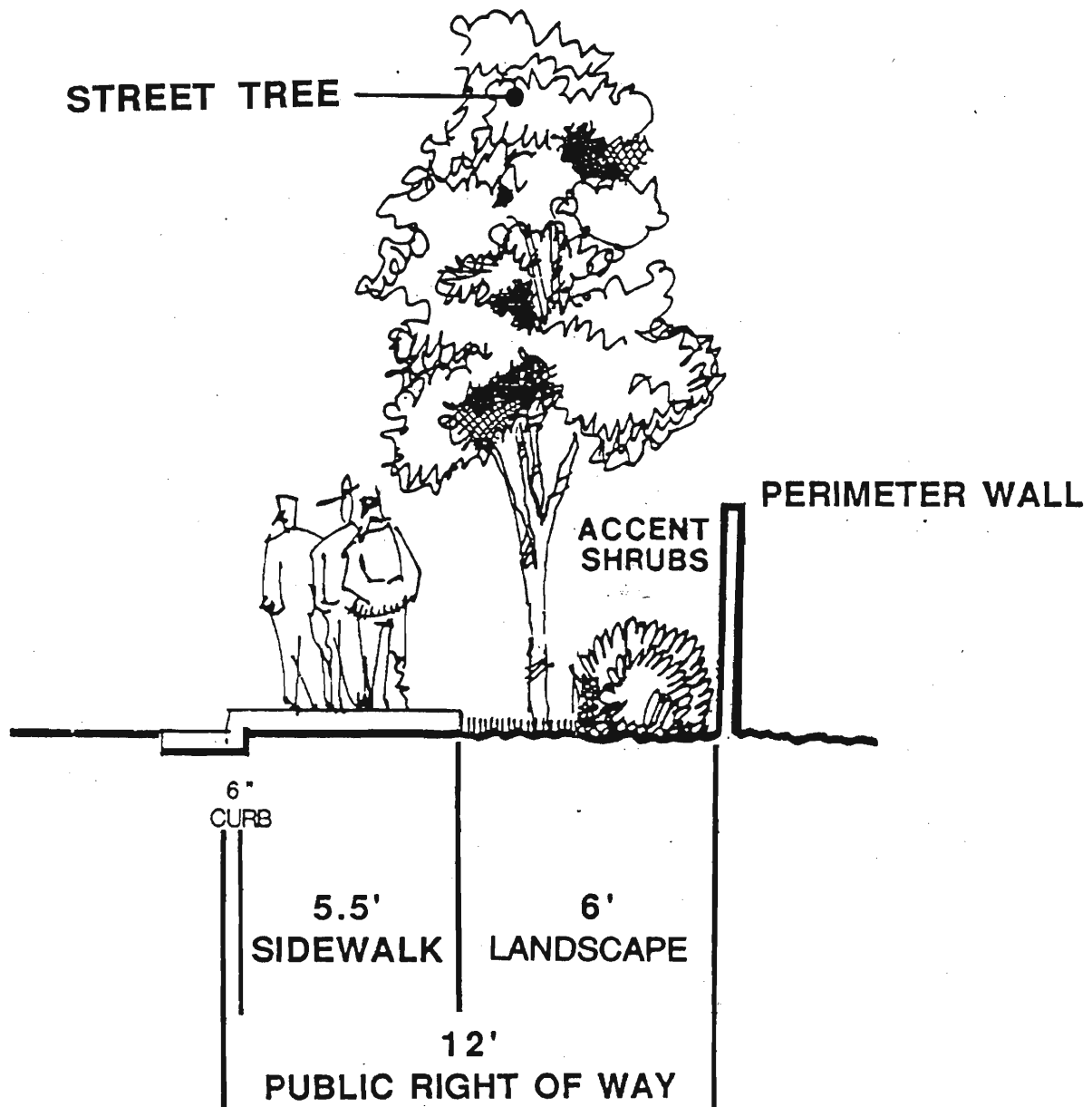
Harrison Avenue is classified as a secondary roadway. Typical plan and section views for secondary roadways are given in Exhibits III-35 through III-38. The following plant palette identifies suggested plant materials for Harrison Avenue:

- Trees

<i>Albizia julibrissin</i>	Silk Tree, Mimosa
<i>Ginkgo biloba</i>	Ginkgo, Maidenhair
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Liquidambar styraciflua</i>	Sweet Gum
<i>Prunus cerasifera</i> "Krauter Vesuvius"	Flowering Plum
<i>Prunus lyonii</i>	Catalina Cherry

- Shrubs

<i>Agapanthus africanus</i>	Lily of the Nile
<i>Cassia artemisioides</i>	Feathery Cassia
<i>Hemerocallis hybrids</i>	Day Lily
<i>Juniperus sabina</i> "Tamarisifolia"	Tamarix Juniper
<i>Lantana species</i>	Lantana, Dwarf Lantana
<i>Nerium oleander</i> "Petit Salmon/Pink"	Dwarf Oleander
<i>Pittosporum tobira</i> "Variegata"	Variegated Mock Orange
<i>Pittosporum tobira</i> "Wheeleri"	Wheeler's Dwarf Pittosporum
<i>Teucrium fruticans</i>	Bush Germander
<i>Xylosma congestum</i> "Compacta"	Dwarf Shiny Xylosma



See text for selection of tree, shrub, and groundcover species.

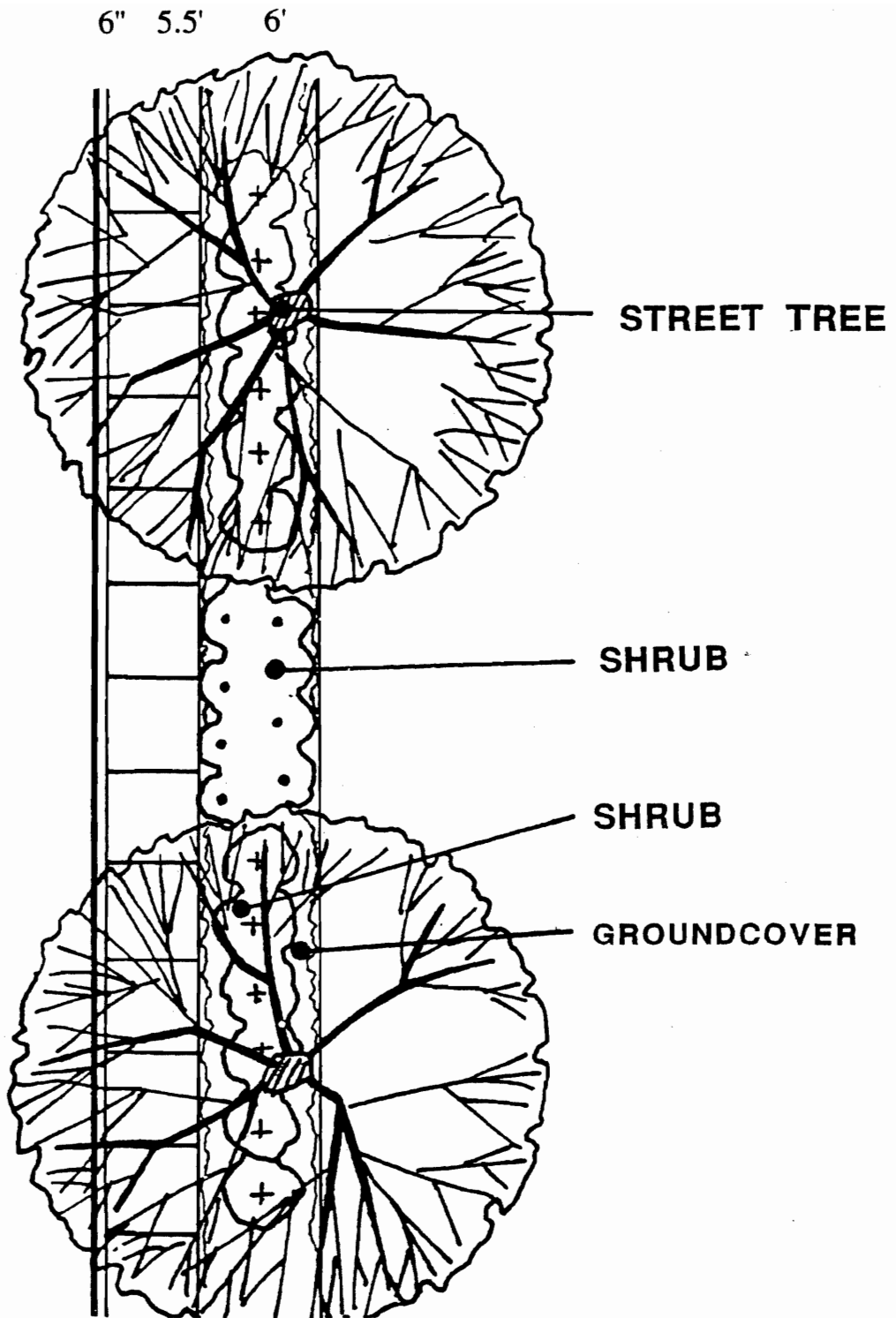


Exhibit III-35

Streetscape Section Secondary

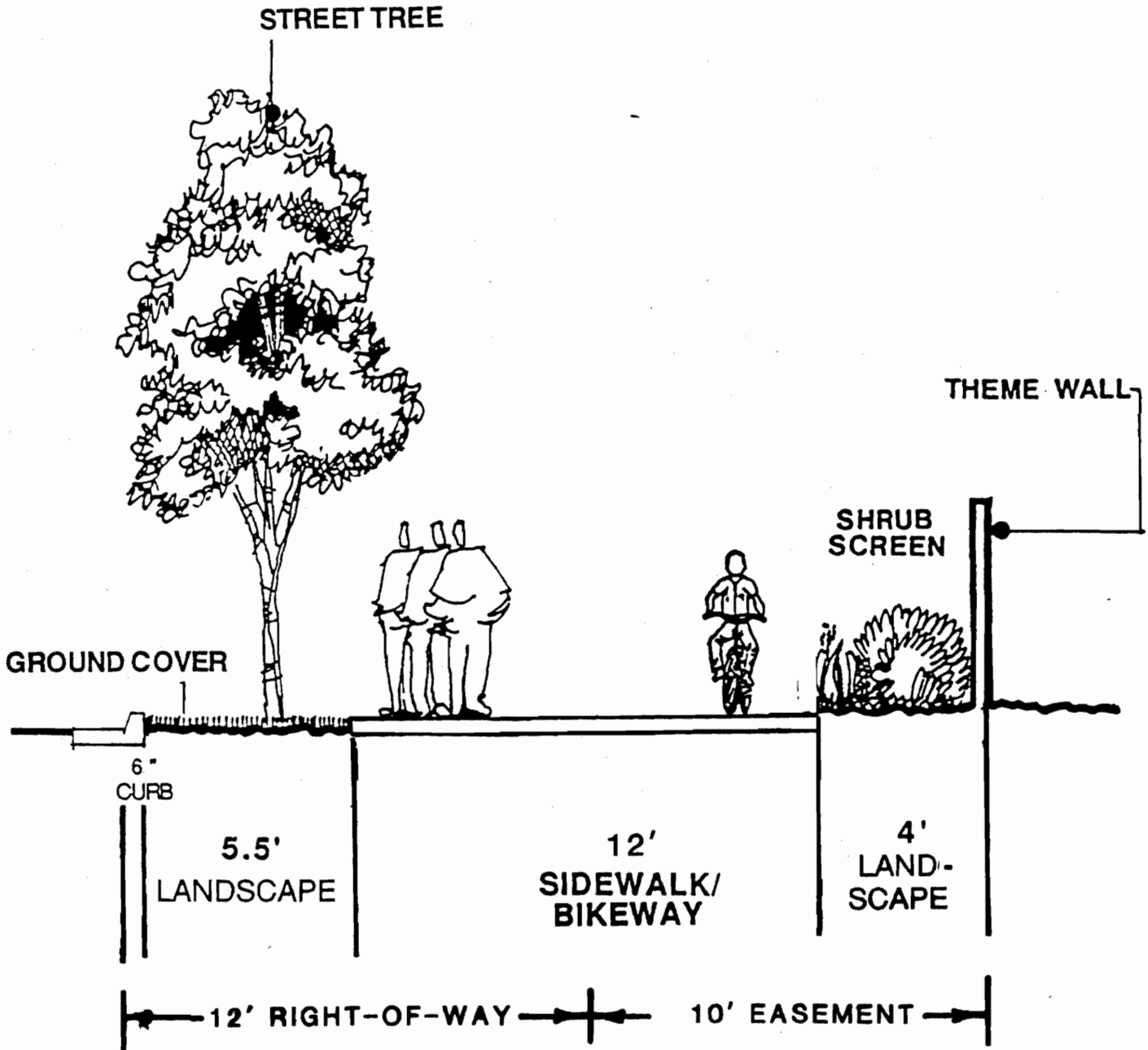
UNITEX
MANAGEMENT CORPORATION

ALBERT A.
WEBB
ASSOCIATES
ENGINEERS & CONSULTANTS



See text for selection of tree, shrub, and groundcover species.

<p>EASTVALE SPECIFIC PLAN</p>	<p>Exhibit III-36</p> <h1>Streetscape Plan Secondary</h1>	<p>UNITEX MANAGEMENT CORPORATION</p> <p>ALBERT A. WEBB ASSOCIATES ENGINEERING CONSULTANTS</p>
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See text for selection of tree, shrub, and groundcover species.

EASTVALE



SPECIFIC

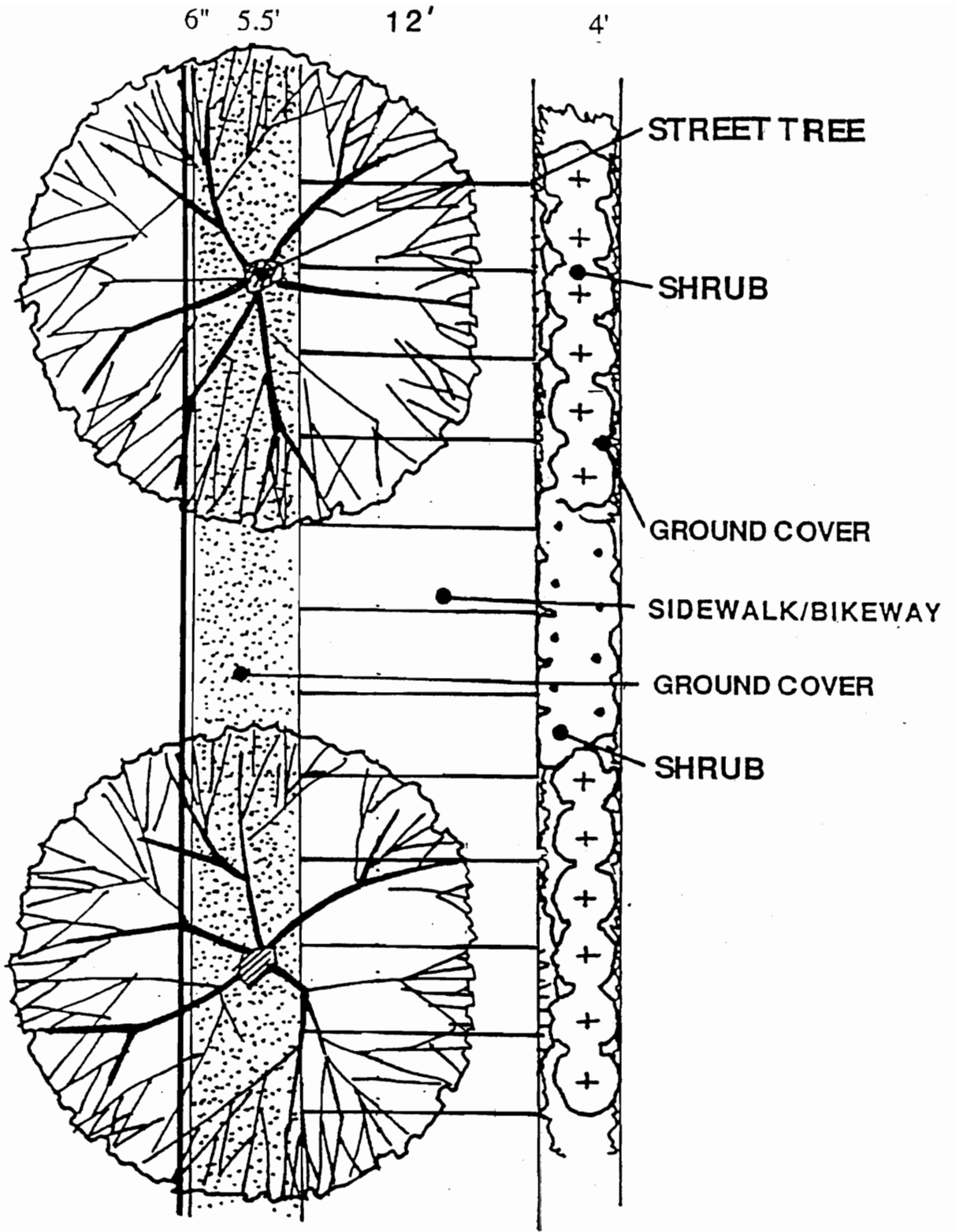
PLAN

Exhibit III-37

Streetscape Section Secondary with Trail

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MANAGEMENT CORPORATION

ALBERTA
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS



See text for selection of tree, shrub, and groundcover species.

<p>EASTVALE SPECIFIC PLAN</p>	<p>Exhibit III-38</p> <p>Streetscape Plan</p> <p>Secondary with Trail</p>	<p>UNITEX MANAGEMENT CORPORATION</p> <p>ALBERTA WEBB ASSOCIATES ENGINEERING CONSULTANTS</p>
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- Groundcovers

<i>Festuca elatior</i> "Alta"	Alta Tall Fescue
<i>Hypericum calycinum</i>	Aaron's Beard
<i>Juniperus sabina</i> "Tamarisifolia"	Tamarix Juniper
<i>Lantana species</i>	Trailing Lantana
<i>Lonicera subspicata</i>	Chaparral Honeysuckle
<i>Rosmarinus officinalis</i>	Rosemary
<i>Santolina chamaecyparissus</i>	Lavender Cotton

- Vines

<i>Parthenocissus tricuspidata</i>	Boston Ivy
<i>Rosa banksiae</i>	Lady Banks' Rose

Chandler Street and Citrus Street

Like Harrison Avenue, Chandler and Citrus Streets both terminate within the Eastvale Specific Plan. As both streets end (or begin) at Harrison Avenue, their design elements have been selected from the variety of plant materials proposed for Harrison. These streets are both east-west routes and can use vertical elements in a regular planting as identity features. The key design motif suggested for these routes is brilliant fall color, for which the suggested tree species are well known.

Chandler Street and Citrus Street are both classified as secondary roadways. Typical plan and section views for secondary roadways are shown above in Exhibits III-35 through III-38. The following plant palette identifies suggested plant materials for Chandler Street and Citrus Street:

- Trees

<i>Ginkgo biloba</i>	Ginkgo, Maidenhair
<i>Liquidambar styraciflua</i> "Burgundy"	Sweet Gum
<i>Liquidambar styraciflua</i> "Festival"	Sweet Gum
<i>Liquidambar styraciflua</i> "Palo Alto"	Sweet Gum

- Shrubs

<i>Hemerocallis hybrids</i>	Daylily
<i>Lantana species</i>	Lantana, Dwarf Lantana
<i>Pittosporum tobira</i> "Variegata"	Variegated Mock Orange
<i>Pittosporum tobira</i> "Wheeleri"	Wheeler's Dwarf Pittosporum
<i>Xylosma congestum</i> "Compacta"	Dwarf Shiny Xylosma

- Groundcovers

<i>Hypericum calycinum</i>	Aaron's Beard
<i>Festuca elatior</i> "Alta"	Alta Tall Fescue
<i>Lonicera subspicata</i>	Chaparral Honeysuckle
<i>Santolina chamaecyparissus</i>	Lavender Cotton
<i>Teucrium fruticans</i>	Bush Germander
<i>Verbena peruviana</i>	No common name

Interior Streets

Design elements for important interior streets within the Eastvale Specific Plan should incorporate elements from the major streetscapes as described above. Landscape treatments for interior streets will be proposed when internal circulation patterns are definitely established through subdivision map submittals.

c. Entries and Intersections

The locations of major and secondary entry treatments for the Eastvale Specific Plan are shown in Exhibit III-39, Entry Treatments. Additional secondary entry locations may be identified during subsequent phases of project planning. The basic design elements for entry statements are illustrated in Exhibits III-40 through III-43. The design scheme for the two categories, major and secondary, comprises the same elements, the difference being in scale and elaboration.

A key project identity element is the use of a specified accent tree in all project entry treatments. The accent tree should be a small to medium size tree that is distinctive in form and color and will integrate well with other recommended plant materials. A species which offers changing visual accents as the seasons progress is most desirable. The suggested accent tree for the Eastvale Specific Plan entry statements is the silk tree or mimosa, which has a graceful, uplifted form, lush fern-like foliage, and features a spectacular profusion of fluffy pink flowers during the summer months. In autumn the tree develops distinctive golden pods, several inches long, which remain hanging on the bare branches well into winter. A single accent tree at project entries will provide a visual focal point throughout the year. Upright species of moderate height may be planted in the rear to frame the entry. A suggested backdrop tree is the sweetshade, which has a vertical habit, medium green foliage, and features fragrant yellow flowers in summer. Sweetshades should be planted quite close together to compensate for irregularities in individual form. The silver dollar eucalyptus is another possible background tree whose gray foliage would provide a color contrast. Backdrop tree species may be selected to complement their specific locations. Turf, groundcover and shrubs will also be used.

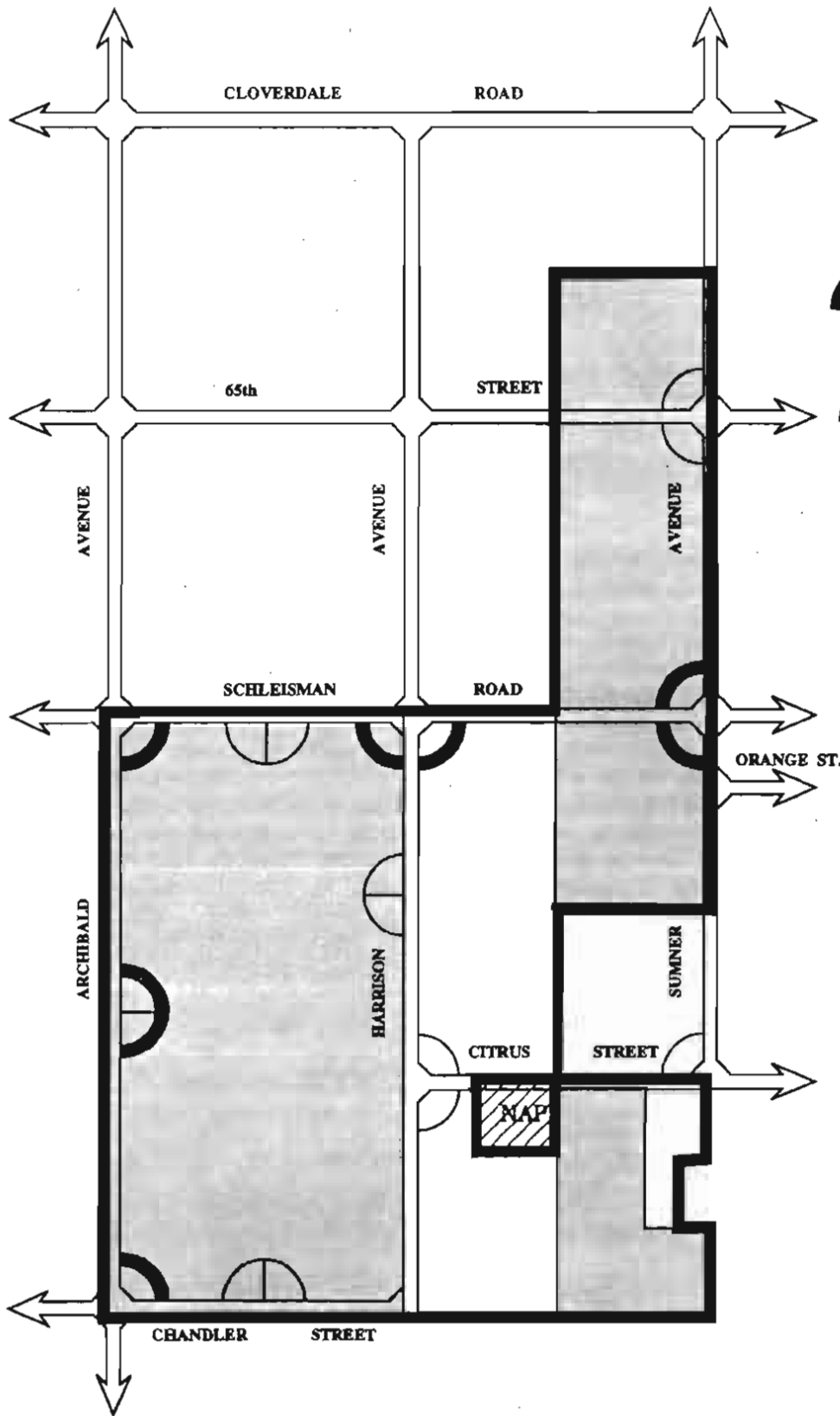
The following plant palette identifies suggested plant materials for project entries:

- Trees



<i>Albizia julibrissin</i>	Silk Tree, Mimosa
<i>Hymenosporum flavum</i>	Sweetshade, Wedding Tree
<i>Eucalyptus polyanthemos</i>	Silver Dollar Gum

- Shrubs

<i>Grevillea "Noellii"</i>	No common name
<i>Leucophyllum frutescens</i>	Texas Ranger
<i>Nerium oleander</i>	Oleander
<i>Pittosporum tobira "Variegata"</i>	Variegated Mock Orange
<i>Raphiolepis indica "Clara"</i>	India Hawthorne



LEGEND

-  Major Entry Treatment
-  Secondary Entry Treatment




-  Overall Project Limits
-  Applicant Controlled Parcels
-  Not a Part



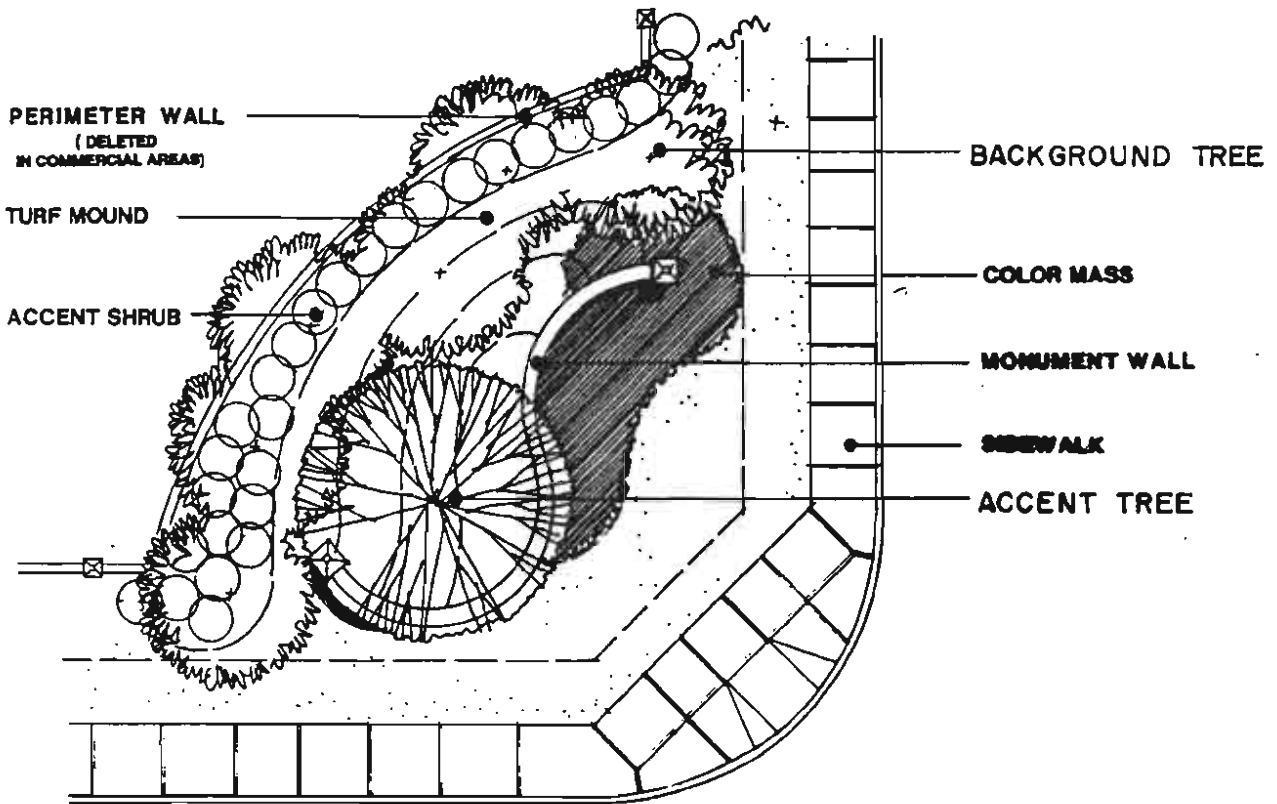
Exhibit III-39

Entry Treatments

UNITEX
MANAGEMENT CORPORATION

ALBERT A. WEBB
ASSOCIATES
ENGINEERS & CONSULTANTS

103



EASTVALE



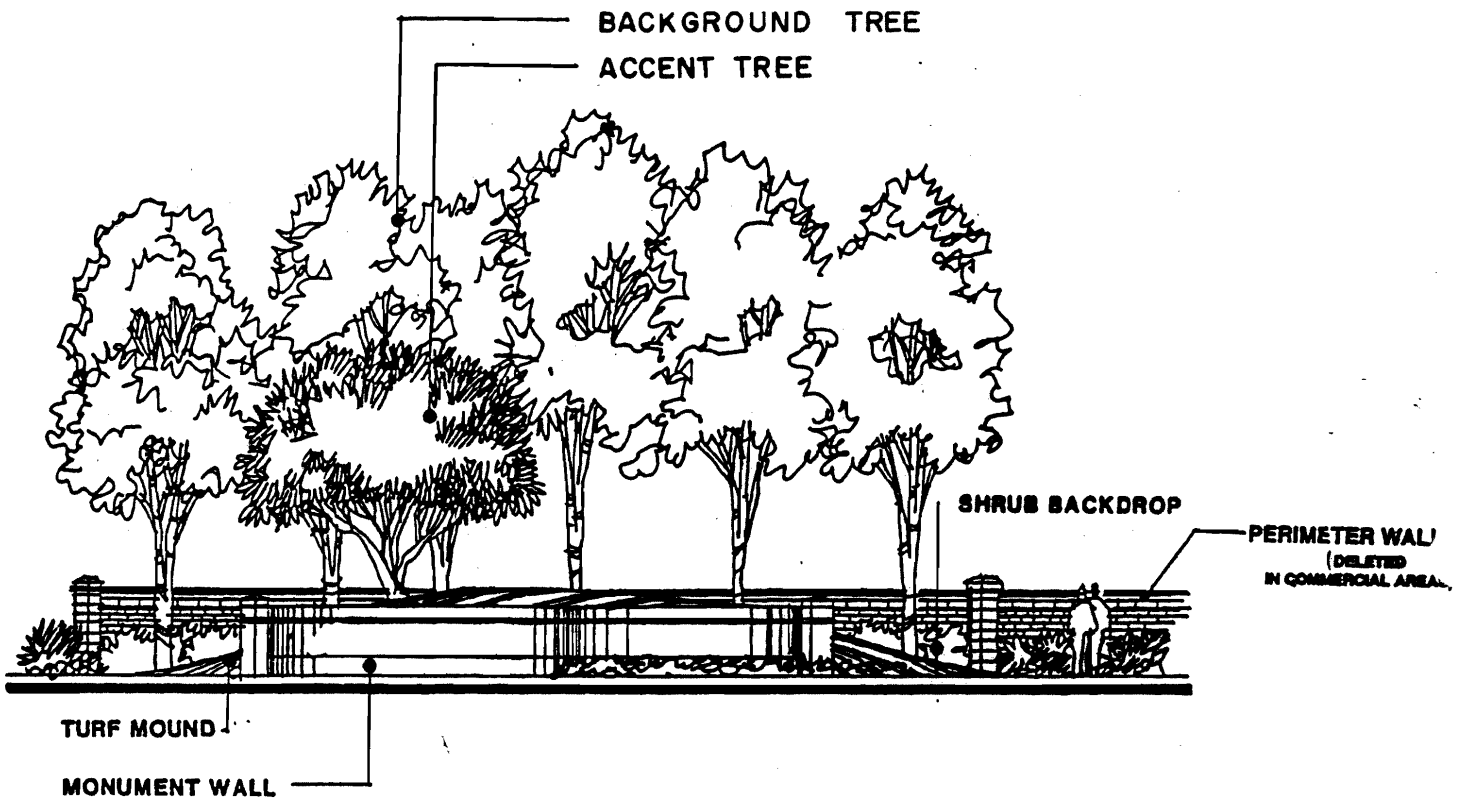
SPECIFIC PLAN

Exhibit III-40

Major Entry Plan

UNITEX
LANDSCAPE ARCHITECTURE

ALBERT A.
WEBB
ASSOCIATES
LANDSCAPE ARCHITECTS



EASTVALE



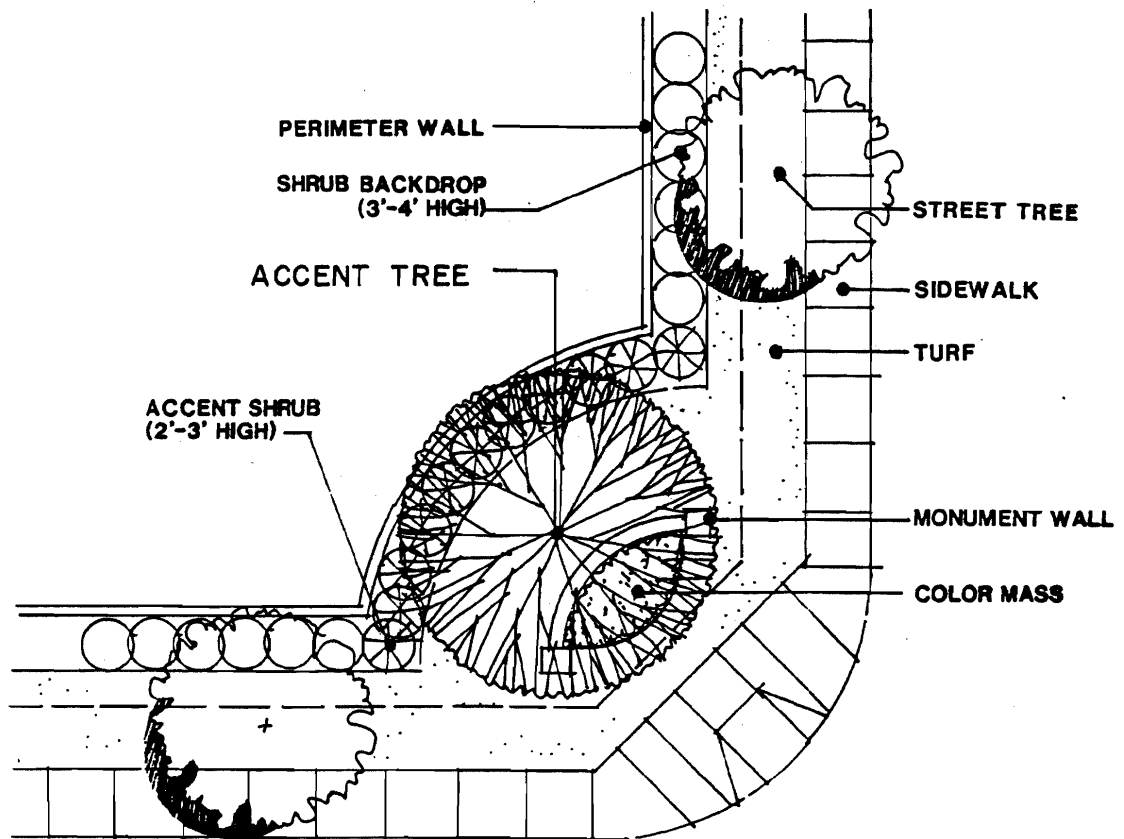
SPECIFIC PLAN

Exhibit III-41

Major Entry Elevation

UNITEX
MANAGEMENT CORPORATION

ALBERTA
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS



EASTVALE



SPECIFIC PLAN

Exhibit III-42

Secondary Entry Plan

UNITEX
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ENGINEERING CONSULTANTS

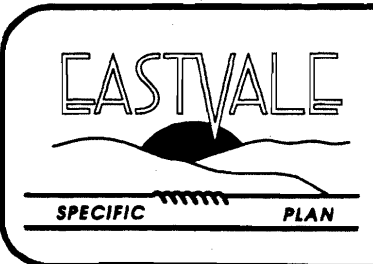
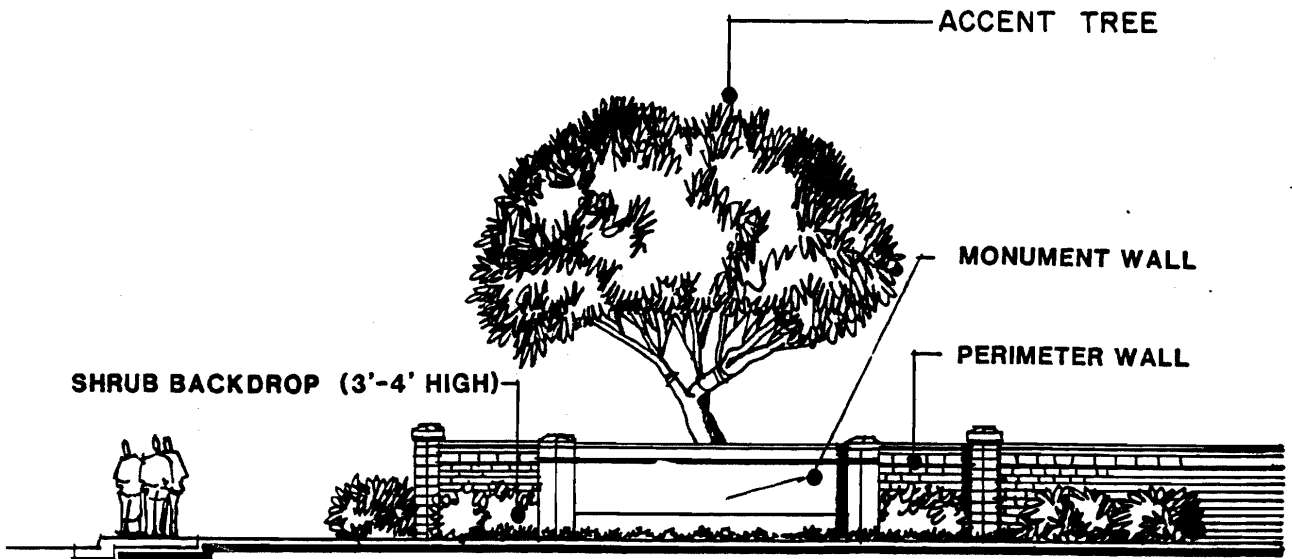


Exhibit III-43

Secondary Entry Elevation



- Groundcovers

Festuca elatior "Marathon"

Marathon Tall Fescue

f. Landscape Guidelines and Requirements

1. Landscape Guidelines

- a. Parking areas shall incorporate both landscaping and screening to make them visually compatible with their surroundings.
- b. Grouped masses of plant material shall be designed to complement architectural elevations and roof lines through color, texture, density, and form on both the vertical and horizontal planes.
- c. The preservation of existing mature trees and their integration into introduced landscape materials shall be considered where feasible. Changes in grade and cultural conditions, as well as necessary excavations for utilities and other construction, may not allow retention of existing trees.
- d. Landscaping shall be designed to establish project identity and to accentuate common entrance areas. Landscaping and berms shall be used to screen parking areas and non-residential storage areas.
- e. Drought-tolerant plant material shall be used within the specific plan in compliance with Riverside County water-efficient landscape requirements as provided in Ordinance No. 348. Appropriate locations for use of drought-tolerant and/or native plant materials shall be recommended by project landscape architects.
- f. Appropriate plant materials shall be used to define space, create a visual image and separate differing land uses.
- g. Landscaping shall consider solar rights of adjacent structures.

2. Landscaping Requirements

- a. Residential development shall include front yard landscaping.
- b. In commercial areas, all front and side setback areas, and rear setbacks where abutting non-commercial uses, shall be effectively landscaped with compositions of landscape elements to provide visual screening and achieve a transition into the primary use area of the site. These landscape elements may include earth berming, groundcover, shrubs and trees.
- c. Utility services and enclosures shall be screened from views from streets and adjacent properties with landscape materials and barrier treatments.
- d. In order to achieve a uniform landscape theme within the project area, areas within street parkways and streetscape setback areas shall have a landscape materials palette consistent with the specific plan.
- e. In commercial and attached residential areas, permanent automatic underground sprinkler systems shall be installed where appropriate which

shall be capable of providing the proper amount of irrigation for the particular types of plant materials used.

- f. Graded but undeveloped areas proposed for future development will be maintained in a weed-free condition. This does not preclude seeding of such areas with selected crops, native grasses or natural species as an erosion control measure.
- g. Landscaping in accordance with approved landscape plans shall be installed prior to occupancy of structures. If seasonal conditions do not permit planting, interim erosion control measures shall be approved by the County.

4. Walls and Fences

The network of walls and fences for the Eastvale Specific Plan serves to promote the identity of the project while separating individual or incompatible uses. Walls and fences, like plant materials, provide design character and function to visually unify the divergent land uses into one definable project.

Perimeter walls on the major roadways will have a consistent design in order to unify the community. The design concept for perimeter walls is illustrated in Exhibit III-44, Perimeter Wall Design. Not illustrated, but also permitted, is open fencing in areas where solid walls are not required.

Three material types have been chosen as design elements for project walls: (1) taupe-colored, split-face concrete block; (2) precast concrete; and (3) tubular steel fencing (wrought iron appearance). Of these materials, split-face block is the primary material from which solid wall panels and wall/fence pilasters are constructed. Concrete is the basis for precast wall caps and pilaster caps. Tubular steel fencing may be used at locations where a solid wall is not required and a more open view is desired. Use of open fencing is contingent upon sound attenuation requirements.

Wall and Fence Standards

- a. Fence and wall heights shall generally be as tall as those objects or areas they are intended to visually screen, however, no fence or wall shall exceed three feet in height within any required front setback area, or exceed six feet in height within any required side or rear setback area. Sound attenuation barriers may be exempted from these standards upon County approval.
- b. Where a commercial use abuts property in any residential zone, a masonry wall six feet in height and screen landscaping five feet in width shall be erected and maintained between such uses and the residential zone. Greater wall heights may be required for sound attenuation.
- c. Fences and walls shall be utilized to visually screen and/or physically enclose outdoor storage areas, loading docks and ramps, transformers, storage tanks, and other appurtenant items of poor visual quality.
- d. Fences and walls shall be used on the perimeter of properties to define property limits, separate use areas, and provide onsite security. Fencing, walls, and other structural barriers shall be designed of similar materials, colors and general style as the primary buildings on a site.