



*Specific Plan  
No. 334  
&  
EIR No. 463*

buildings. This requirement is waived when the structure abuts a landscaped island.

The length of freestanding covered parking structures should be a maximum of eight (8) parking spaces.

### 5. Trash Enclosures

Trash enclosures should be constructed of concrete masonry units with a finish similar to other buildings in the development and have opaque metal gates

### 6. Mail Boxes

Grouped or ganged mailboxes should be located in enclosures that provide shade and weather protection. The mailbox enclosure should integrate lighting and a trash receptacle into its design and continue the architectural character of the Project. Enclosures should be located convenient to short term parking and meet federal accessibility standards.

## 4.3.8 Non-Architectural Elements

### A. Mechanical Equipment

No mechanical equipment (air-conditioning, heating units, etc.) should be mounted on, or attached to any roof. Mechanical equipment, when mounted on flat roofs, must be completely screened by parapet walls at least as tall as the equipment being screened.

Mechanical devices such as exhaust fans, vents and pipes should be painted to match adjacent roof surfaces.

Ground mounted air conditioning units must be screened by walls at least six inch (6") higher than the unit(s) and located

away from pedestrian paths and Project amenities. Landscaping does not qualify as required screening.

### B. Meters

Natural gas meters should be grouped and screened behind walls. Builders should contact the utility provider for minimum clearances. Landscaping does not qualify as required screening.

Electrical meters should be ganged and located behind doors. Builders should contact the utility provider for minimum clearances.

Screen walls and electrical enclosures should be designed integral to the Project's architecture.

## 4.3.9 Non-Residential Landscaping

The master Tuscan theme of Cantalena will be predominantly created through the landscape plan and related design elements. The thematic development will begin at the entry monuments and transcend into the streetscapes, the community park, and the pedestrian circulation system. The landscape design will be supported through the use of decorative street lighting, community level signage and street furnishings.

The pedestrian circulation system ranks among the highest priorities of the Project design. The contemplated paseos and trails create the lifeblood of the pedestrian experience, supporting interconnectivity between planning areas. The pedestrian circulation system should ultimately reduce the community's reliance on the automobile and consequently promote outdoor recreation and human interaction.

January 2006

The underlying landscape design concept will make use of a Tuscan theming through the use of rich landscape materials. These include multi-colored stucco, stone, trellis structures, clusters and groves of trees, wood materials, earth tone colors, and a diversity of plant material that is reminiscent of Italy's Tuscany region. This area of the world has a unique "old world" charm that is communicated through the use of form, color, and texture.

## A. Conceptual Landscape Plan Description

The Conceptual Landscape Plan illustrates the overall street tree design concept for the streetscapes within the development. This plan shows the proposed locations of the entry monuments, provides the street tree palette for Garbani Road and Scott Road and illustrates the location of the proposed park site in PA9 (Figure IV-36). The master landscape plan is comprised of the following key elements:

1. Monumentation
2. Perimeter Streetscapes
3. Interior Streetscapes
4. Paseos, Trails, and Sidewalks
5. Parks
6. Land Use Edge Conditions
7. Themed Site Materials and Finishes
8. Installation and Maintenance
9. Suggested Plant Palette

Please refer to Exhibit 'Cantalena Suggested Plant Palette' Table V-1 which references an overall landscape plant palette of proposed trees, shrubs, vines, and ground covers that could be used within the Project.

## 1. Monumentation

Monuments create focal points along roadways and paseos to attract a traveler's attention to entrance and exit portals, changes in land use, and nodes of interest within Cantalena. The monuments may be created through the use of specialized landscaping or merely enhanced by the landscape treatment in concert with signage, lighting and hardscape elements.

### A. Primary Project Entries

The Cantalena community will be served by two primary project entries, as depicted on the Illustrative Landscape Plan (Figure IV-8). The landscaping at the Project entries, in concert with the signage, lighting and hardscape elements will form the scenic gateways into the Project area and establish the community identity. The entry monumentation and landscape treatment should draw views into the site and toward important features.

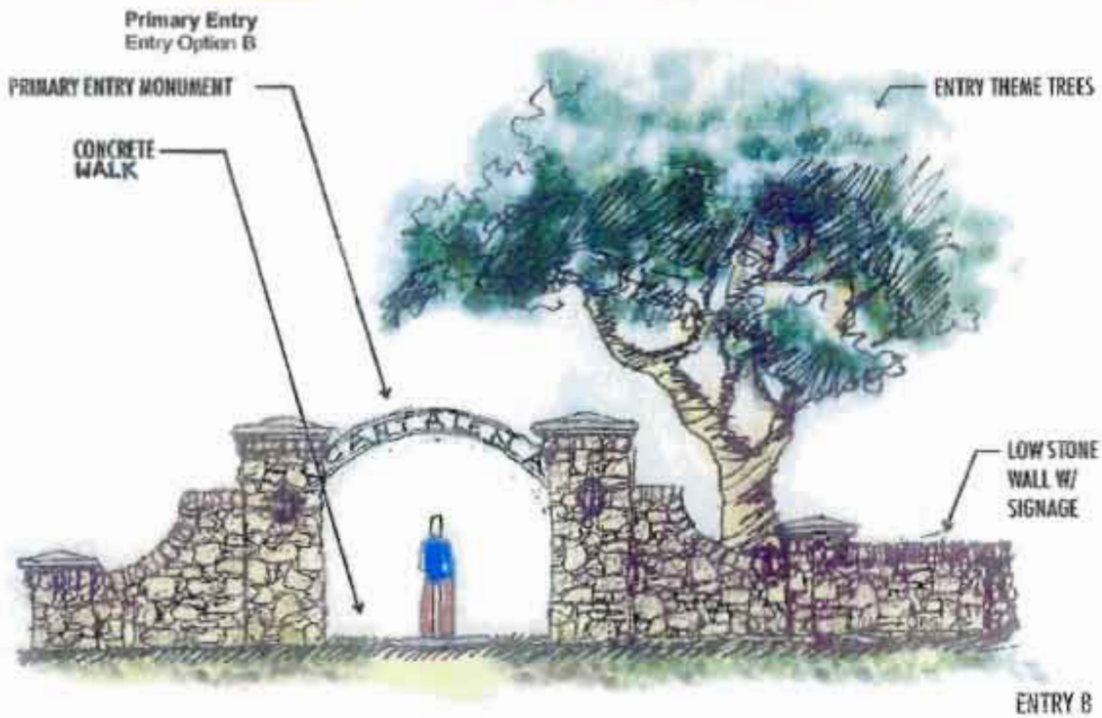
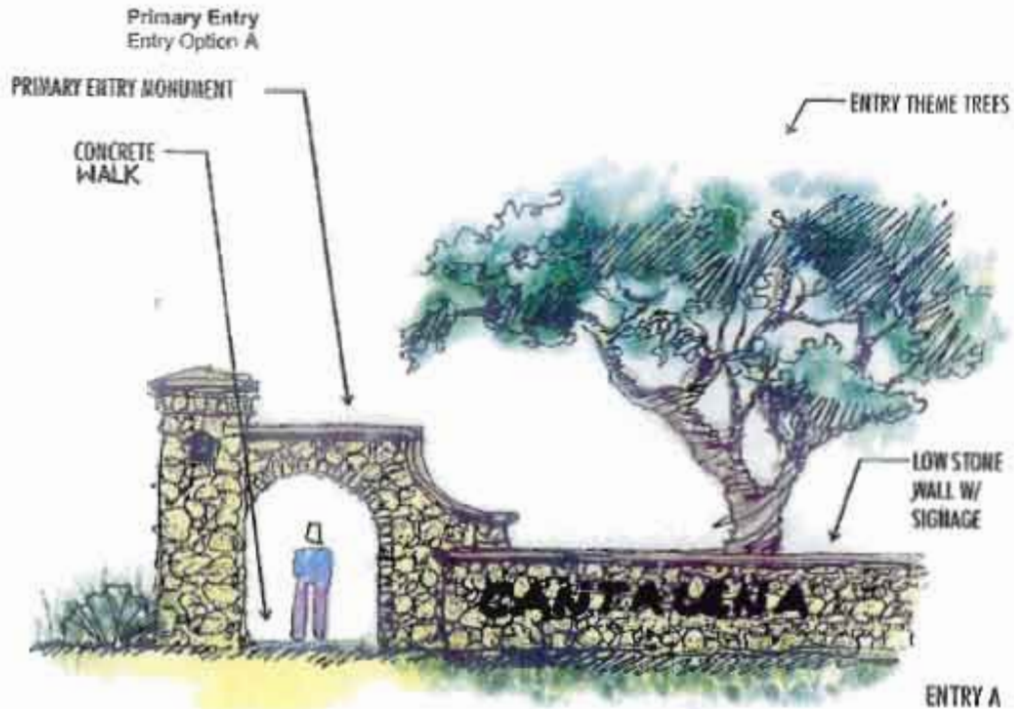
The primary Project entry monuments will be located at the intersection of Scott Road and Via Toscana (Figure IV-8) and Garbani Road and Via Toscana. The structures will function as the anchors to the pedestrian portals that connect to a Project-wide system of meandering walkways. The Tuscan themed portals will feature trellises and masonry construction.

As entries are intensely visible areas, these zones should be treated with highly developed elements of color, texture and design, giving special identity to the Project. To create visual interest, treatment at the pedestrian level includes: clustered theme trees with emphasis on color and seasonal characteristics flanking the monuments, berming, enhanced paving (e.g., interlocking pavers and colored

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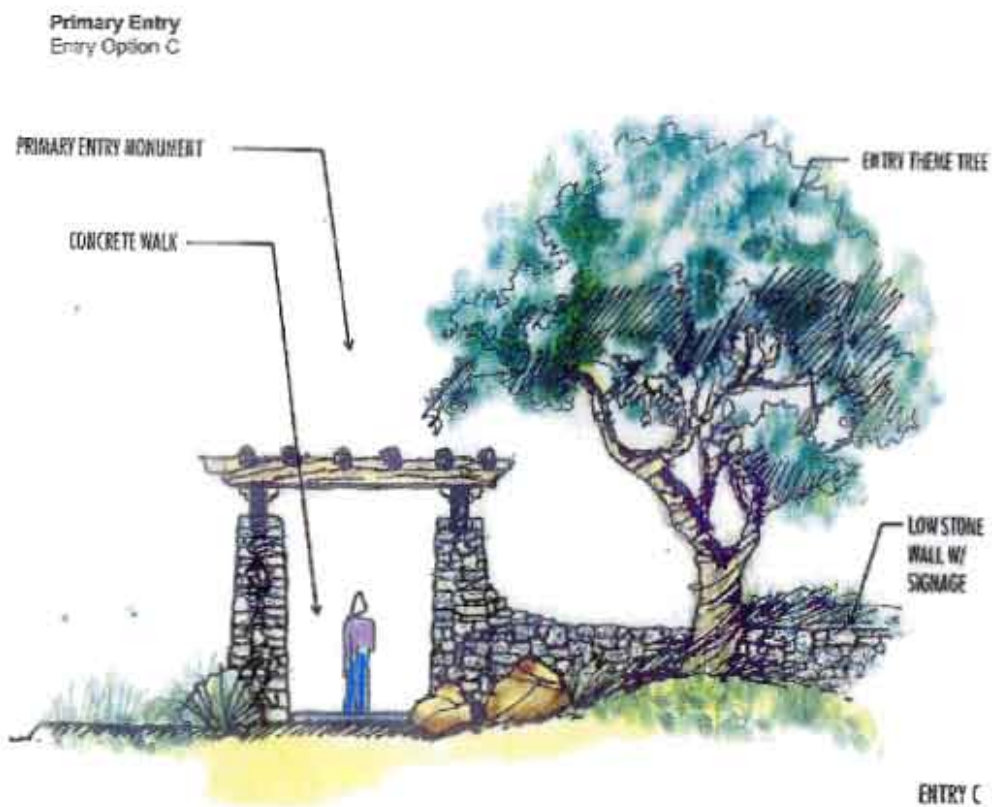
## Primary Entry Monumentation Concepts A and B Figure IV-29



# Cantalena

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## Primary Entry Monuments Concept C IV-30

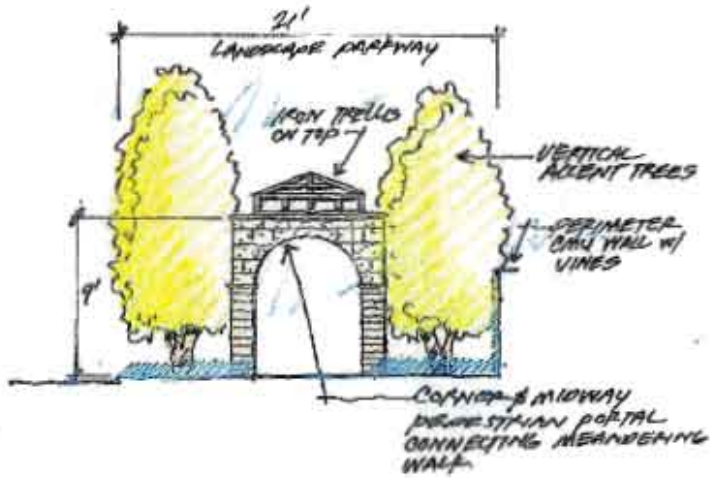


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## Neighborhood Entry Monument Concept Figure IV-31

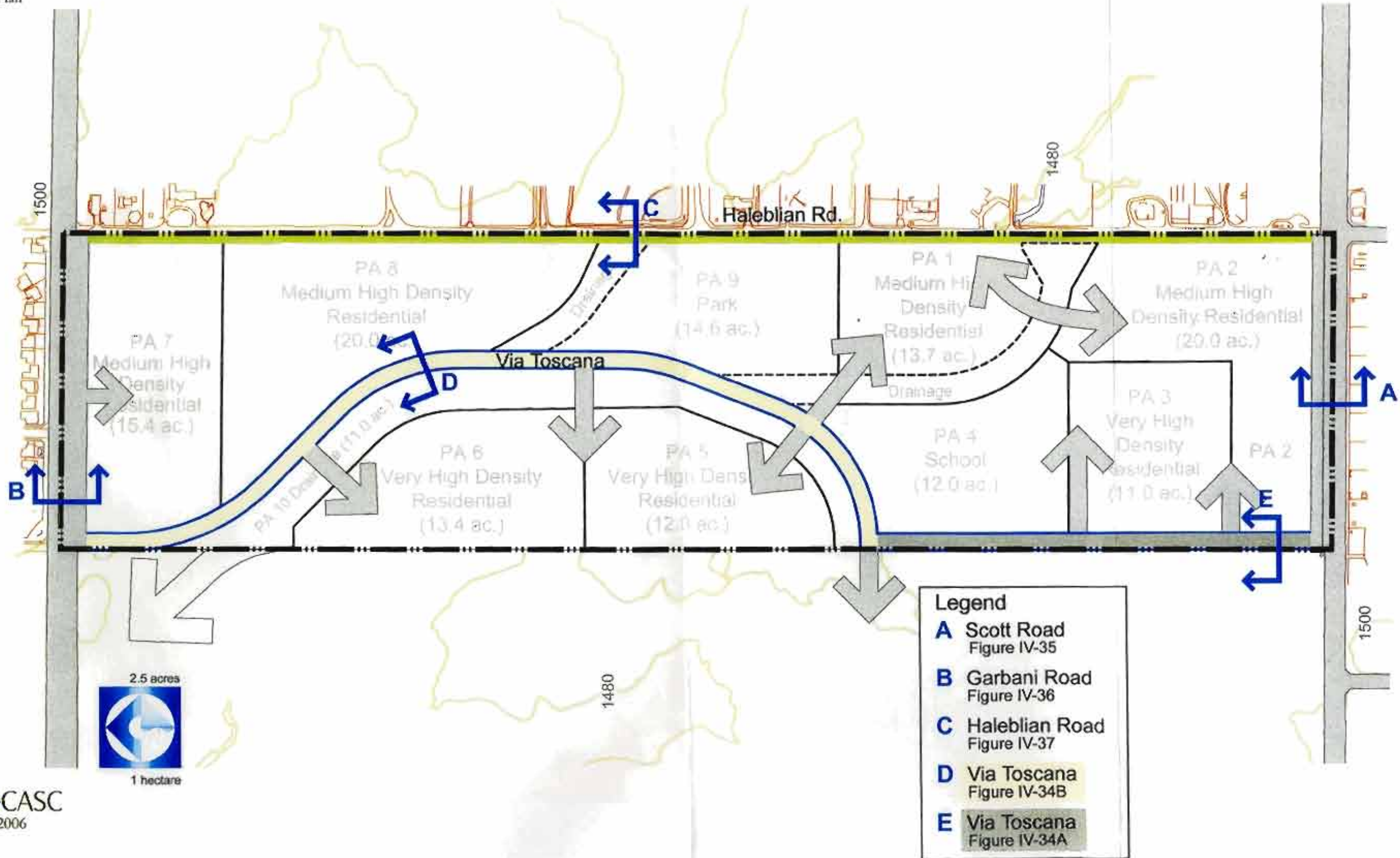
Secondary Monumentation Entries



# Cantalena

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Key Map to Street Sections  
Figure IV-33



concrete within a widened sidewalk area), flowering accents, shrubs and turf.

## B. Other Monuments

In addition to the entry monuments, the Project will feature a series of smaller monuments, located primarily at pedestrian nodes and at the entrances to planning areas. These monuments will announce a transition between residential communities or simply provide visual interest along an entry street or paseo. Whereas some monuments may be more functional in design (e.g., an arbor and trellis to provide shade), others may be more artistically conceived to stimulate visual interest and conversation (e.g., sculptures).

## 2. Perimeter Streetscapes

In order to achieve a visible identity for Cantalena and promote community cohesiveness, a consistent streetscape treatment will be implemented along the Project's bordering arterials (i.e. Garbani Road, and Scott Road). Primary objectives of the streetscape concept are to:

- Unify the landscaping element found throughout the community;
- Provide a landscape backdrop to special landscape treatments;
- Establish a hierarchy of roadway functions through landscape treatment;
- Provide screening and scale to the architectural facades of the residential neighborhoods.

Each of these perimeter streets will have a streetscape that will consist of street trees to offer shade during the hot summer months, vines to help soften the appearance of the perimeter view fences and walls, as well as a combination of layered shrubs, turf and ground cover to

provide visual relief and texture. Refer to the Key Map to Street Sections (Figure IV-29) for additional information.

Scott Road (Figure IV-35) and Garbani Road (Figure IV-36) are both modified urban arterials with a prescribed twenty one foot (21') wide landscaped area. Within the landscaped area is a five-foot (5') wide meandering sidewalk. Each will have a streetscape that will consist of a formal row of twenty-four inch (24") box street trees spaced at approximately thirty feet on center within the parkway. In addition to the required street trees, each road will feature groves of vertical accent trees to soften and screen the adjacent land uses where appropriate, as well as rows of both background and foreground shrubs with turf planting in front. Vines will be planted at approximately ten feet on center in those locations where the perimeter wall needs to be softened or as an accent feature (Figures IV-35 and IV-36).

Both roads have a fourteen foot (14') wide median island and will be planted with low growing evergreen shrubs that require low maintenance, as well as 24" box vertical street trees planted at approximately thirty feet (30') on center. Trees and groundcovers within the sight distance triangle at all intersections shall comply with minimum height and spacing standards as set forth by the County so that the safety of the motorists and pedestrians are not compromised.

For acoustical shielding, a six-foot (6') high perimeter wall will be constructed at the edge of the right-of-way on Scott Road and Garbani Road.

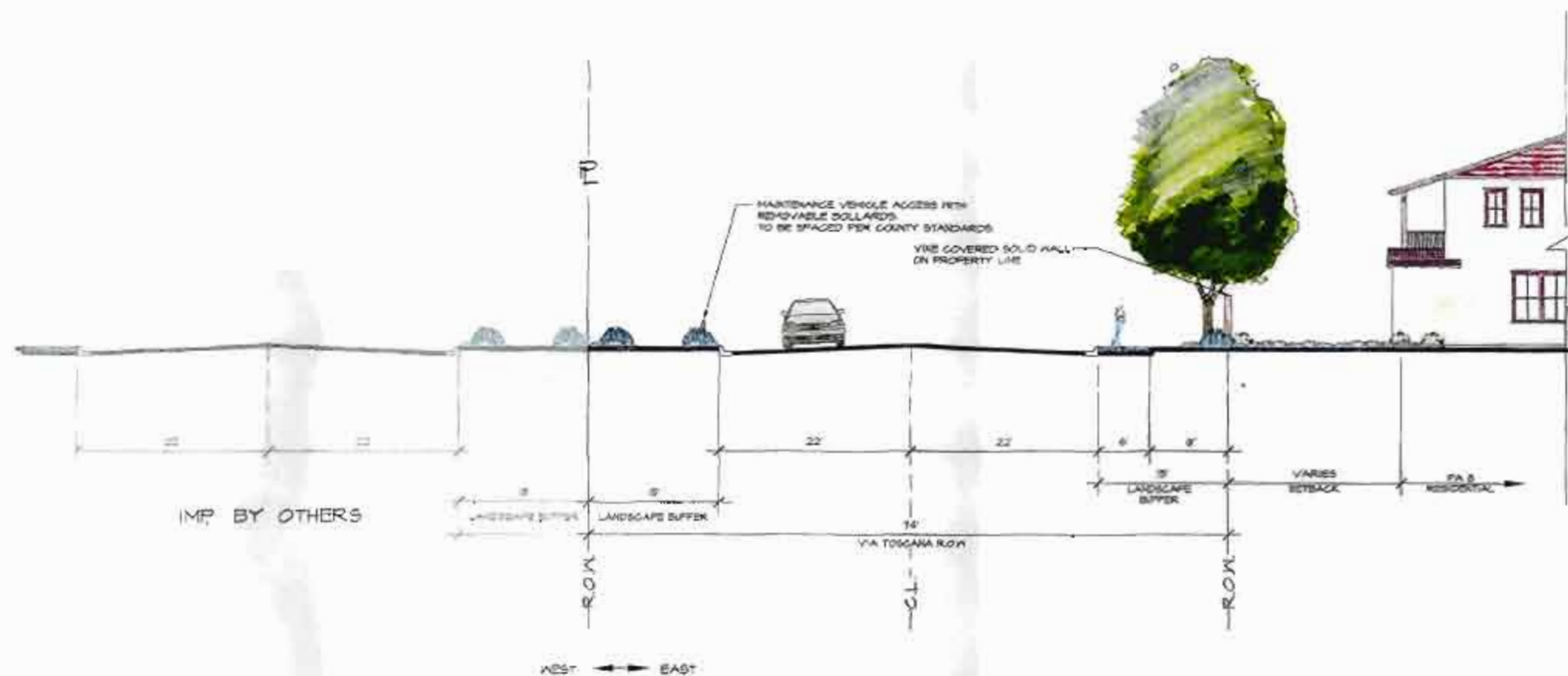
### Haleblian Road

To mimic a more random and natural

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## Via Toscana Road Streetscape Figure IV-34 A

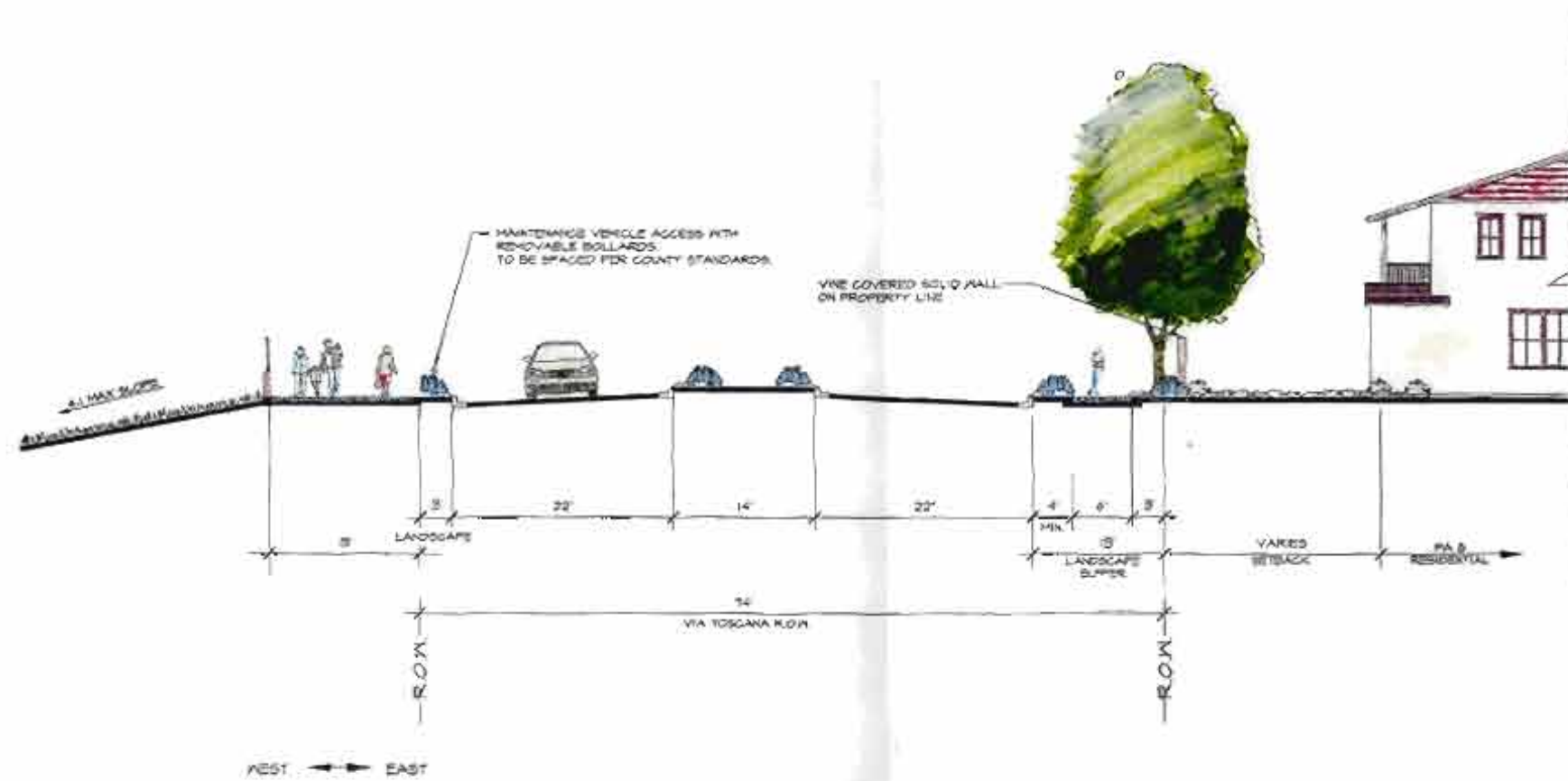


PLATANUS ACER-FOLIA	10'-18'	20'-28'	25'-35'
PINUS SPP.	8'-12'	20'-30'	20'-35'
EUCALYPTUS SPP.	10'-18'	35'-60'	35'-60'
EXAMPLE SHRUBS:			
CARISSA GRANDIFLORA	2'-4'	8'-10'	12'-14'
PYRACANTHA SPP.	2'-4'	4'-6'	8'-10'
COTONEASTER LOW-PAST	1'-2'	3'-4'	5'-8'
COEULUS SPP.	3'-6'	12'-18'	14'-16'
CEANOTHUS SPP.	2'-4'	4'-10'	5'-12'
HYDRANGIA SPP.	3'-6'	15'-20'	16'-24'
BOUSAINVILLEA SPP.	2'-4'	3'-10'	6'-12'
PITTOSPORUM SPP.	2'-4'	8'-15'	10'-18'



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Via Toscana Road  
Streetscape  
Figure IV-34 B



COCCLELLI UNITS	14' TERRACE	12' TERRACE	14' TERRACE
SCHINUS MOLLE	6'-8'	20'-28'	25'-50'
PLATANUS ACERIFOLIA	10'-15'	20'-28'	25'-50'
FRAX SPP.	8'-12'	20'-80'	25'-50'
EUCALYPTUS SPP.	10'-8'	35'-60'	55'-60'
<b>EXAMPLE SHRUBS</b>			
CARISSA GRANDIFLORA	2'-4'	8'-10'	12'-14'
PYRACANTHA SPP.	2'-4'	4'-6'	8'-10'
COTONEASTER LOWPAST	1'-2'	5'-4'	5'-8'
COCCLELLUS SPP.	3'-6'	12'-15'	14'-16'
CEANOTHUS SPP.	2'-4'	4'-10'	5'-12'
MYOPORUM CARSONII	3'-6'	5'-20'	16'-24'
BOUSAINVILLEA SPP.	2'-4'	5'-10'	8'-12'
PITTOSPORUM SPP.	2'-4'	6'-8'	10'-12'



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## Scott Road Streetscape Figure IV-35

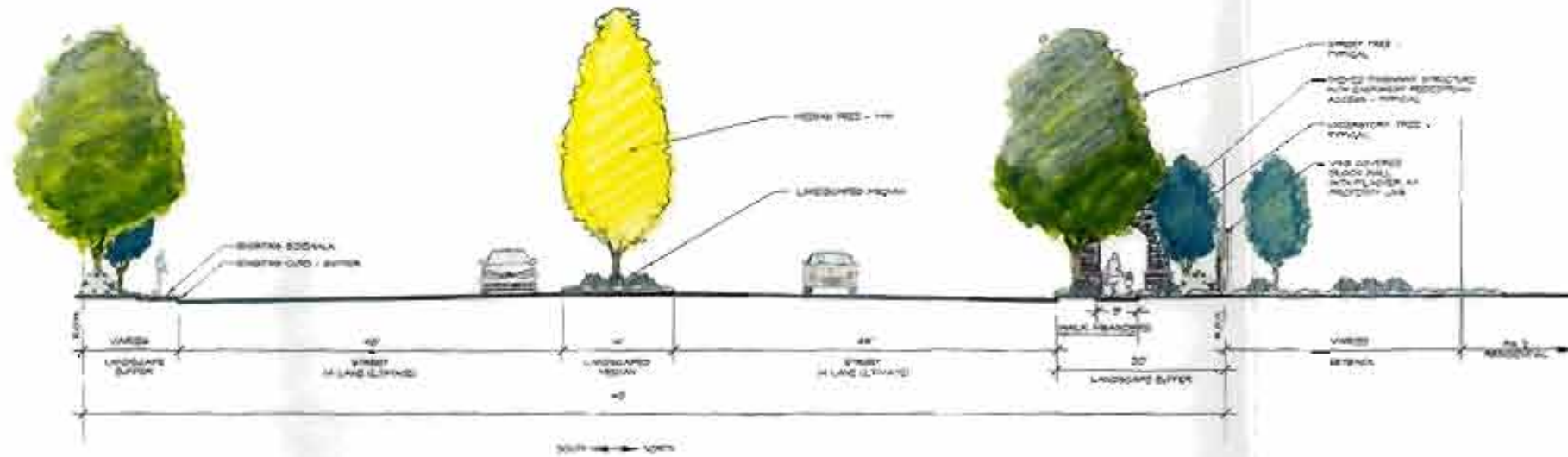


WEST ← EAST

### ELEVATION VIEW E.1

SCALE: 1/8" = 1'-0"

PLANT MATERIAL SHOWN IN ELEVATION ARE RENDERED AT APPROXIMATELY 5 YEARS GROWTH



### SECTION VIEW E.2

SCALE: 1/8" = 1'-0"

PLANT MATERIAL SHOWN IN SECTION ARE RENDERED AT APPROXIMATELY 5 YEARS GROWTH

### APPROXIMATE GROWTH TABLE

BASED ON 24" BOX SIZE

	10-15'	HEIGHT	10-15'
	10-15'	3 YEARS	10 YEARS
PLANT SPECIES	10-15'	30-35'	25-30'
PLATANUS AGROPOLIA	10-15'	30-35'	25-30'
FRAX SPP	8-12'	20-30'	25-30'
QUERCUS AGROPOLIA	6-8'	10-15'	20-30'
FRAXUS OVYCARPA RAYNOOD	8-12'	30-35'	30-40'
SHRUB SPECIES	2-4'	2-4'	2-4'
SAROSA BRANCHIOLA	2-4'	2-4'	2-4'
HYDRANGEA SPP	2-4'	2-4'	2-4'
COTONEASTER LONICAR	1-2'	2-4'	2-4'
COCCULIS SPP	2-4'	10-15'	14-16'
CEANOTHUS SPP	2-4'	4-10'	8-12'
HYPOPHYLLA GARDON	2-4'	18-20'	8-12'
BOUSSAY/LSA SPP	2-4'	8-10'	8-10'
HYDRANGEA SPP	2-4'	8-10'	10-12'

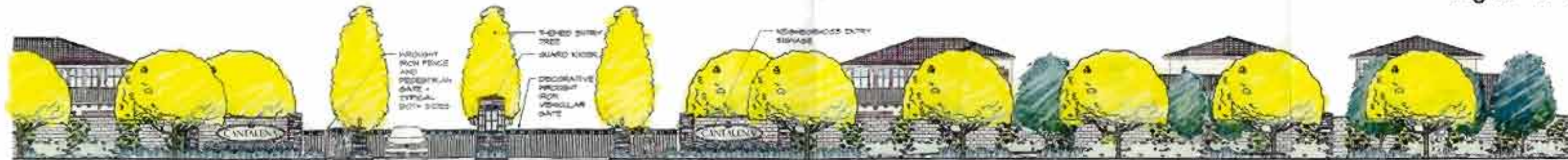


KEY MAP  
N.T.S.  
July 18, 2005

# Cantalena

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## Garbani Road Streetscape Figure IV-36



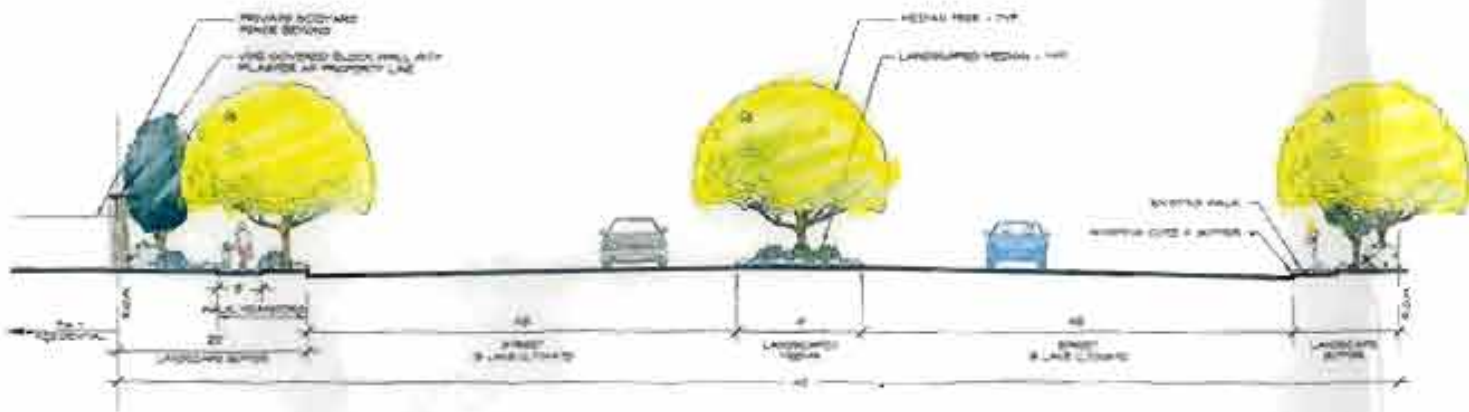
EAST ← WEST

ELEVATION VIEW D.1  
SCALE: 1/8" = 1'-0"

PLANT MATERIAL SHOWN IN ELEVATION ARE RENDERED AT APPROXIMATELY 5 YEARS GROWTH.



June 9, 2005



SECTION VIEW D.2  
SCALE: 1/8" = 1'-0"

PLANT MATERIAL SHOWN IN SECTION ARE RENDERED AT APPROXIMATELY 5 YEARS GROWTH.

### APPROXIMATE GROWTH TABLE

BASED ON 24" BOX SIZE

EXAMPLE TREES	HEIGHT (0 YEARS)	HEIGHT (5 YEARS)	HEIGHT (10 YEARS)
PLATANUS ACERIFOLIA	10'-5"	20'-00"	28'-00"
FRAX SP.	8'-2"	20'-00"	28'-00"
QUERCUS ALBIFLORA	8'-6"	10'-0"	20'-00"
FRAXILIS GUYCARPA BAYWOOD	8'-2"	20'-00"	30'-00"

EXAMPLE TREES	HEIGHT (0 YEARS)	HEIGHT (5 YEARS)	HEIGHT (10 YEARS)
CAROLINA SPANGLER	2'-4"	4'-0"	12'-00"
PYRACANTHA SP.	2'-2"	4'-4"	8'-00"
COTONEASTER LOWPAC	1'-2"	3'-4"	6'-00"
COUSLE SP.	3'-6"	12'-00"	14'-00"
GEOPHILA SP.	3'-4"	4'-00"	8'-00"
HYDRANGEA LANCEOLATA	3'-6"	8'-00"	12'-00"
BOLDENHILLIA SP.	3'-2"	5'-00"	8'-00"
PITTOSPORA SP.	3'-2"	5'-00"	10'-00"

setting, the landscape design will vary along the Haleblian Road edge. Haleblian Road borders the Project's eastern boundary and is directly adjacent to residential Planning Areas 1, 2, 7, 8 & 9. In support of the rural residences to the immediate east, Haleblian Road is intended to remain unpaved in its current rural standard design. Please refer to the Pedestrian Circulation Plan (Figure IV-37).

As depicted in the Haleblian Edge Residential Interface exhibits (Figures IV-37), the residential uses along the eastern edge will be buffered by approximately 75 feet of setback from the eastern edge of existing Haleblian Road. Beginning from east to west, this setback will be composed of:

- Existing thirty feet (30') of unimproved right-of-way;
- Twelve foot (12') wide dedicated equestrian trail, including four foot (4') high three-rail fence;
- Six foot (6') pedestrian paseo meandering within a twenty-five foot (25') landscaped buffer zone;
- Additional eight foot (8') landscape buffer, which will feature the most mature trees for screening;
- Well-landscaped combination masonry wall/view fence separating the buffer zones from the rear yards of the residential planning areas (a view fence only will be incorporated along the park frontage);
- Minimum twenty foot (20') setback between the combination wall/view fence and the residences along the Haleblian edge.

The aforementioned combination wall/fence separating private rear yards from the Project exterior will be designed as a

combination masonry wall (3' high minimum height) and tubular steel view fence (5' maximum height). This landscaped area will be planted with a grove of randomly spaced broadleaf and vertical trees, a mix of taller and smaller shrubs, groundcovers, and vines to screen the development from the rural residences to the east. The palette calls for plant material to create a rural landscape in keeping with the rural nature of the adjacent land uses.

### 3. Interior Streetscapes

At the southern entry of the Project, Via Toscana is proposed identically to a 74' ROW Collector Road with the exception of one of the parkway sections. The 15' parkway section nearest the property boundary would be landscaped and prepared for use as a future median between the two developments (Cantalena and the Future Development), while the eastern parkway would be built to the County standard with landscaping and a meandering sidewalk.

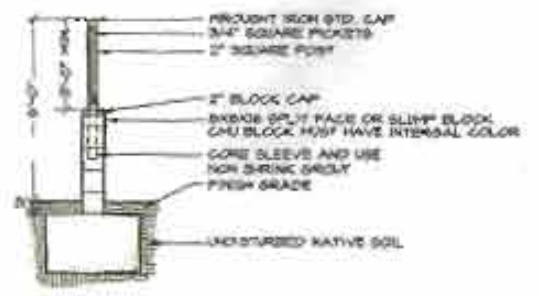
Near the center portion of the Project Via Toscana (the semi-circle portion), a Collector Road, modified to allow for a median is proposed. This modified section allows a 14' landscaped median in the center. The parkway widths would be altered slightly, the landscaped portion of the eastern side would become 13' and the sidewalk would meander in the center. On the west, a 3' landscaped parkway area with no sidewalk would border the paseo/trail system along the drainage channel.

The fifteen foot (15') wide landscaped area will include a single row of twenty-four inch (24") box street trees spaced at approximately thirty feet (30') on center and will feature a combination of

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## Haleblian Road Figure IV-37



COMBINATION BLOCK AND TUBULAR STEEL FENCE  
NOT TO SCALE

**APPROXIMATE GROWTH TABLE**  
BASED ON 24" DIA. PEE

SAMPLE TREES	HEIGHT 12 YEARS	HEIGHT 18 YEARS	HEIGHT 24 YEARS
SOHNS HOLLE	8'-6"	10'-0"	12'-0"
PLATANUS ACERIFOLIA	10'-0"	12'-0"	15'-0"
PINUS SPP.	10'-0"	12'-0"	15'-0"
EUCALYPTUS SPP.	10'-0"	12'-0"	15'-0"

SAMPLE SHRUBS	HEIGHT 12 YEARS	HEIGHT 18 YEARS	HEIGHT 24 YEARS
CARESSA GRANDIFLORA	2'-0"	3'-0"	4'-0"
PIRACANTHA SPP.	2'-0"	3'-0"	4'-0"
COTONEASTER LOWPACT	2'-0"	3'-0"	4'-0"
COCCINUS SPP.	2'-0"	3'-0"	4'-0"
GRANDIFOLIA SPP.	2'-0"	3'-0"	4'-0"
HYDRANGEA CORDON	2'-0"	3'-0"	4'-0"
BOUNVILLEA SPP.	2'-0"	3'-0"	4'-0"
PHYTOSPERM SPP.	2'-0"	3'-0"	4'-0"



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background and foreground shrubs, and turf planting area in front, where appropriate. Vines will be planted at approximately ten feet (10') on center in those locations where the perimeter walls or view fencing require softening or as an accent feature.

The interior local streets will be private, gated and feature a right-of-way of fifty feet (50'). These private streets will contain thirty-six feet (36') of paved road surface with a five foot (5') sidewalk and two feet (2') of landscaped parkway on each side. In addition a three foot landscape easement will be provided on either side of the Right of Way. Entries to access controlled or private streets will be designed to the current Riverside County standard. These entries will provide a seventy six foot (76') wide opening with a three foot (3') wide median between the entry and exit drive aisles. The entries will have thirty five feet (35') of paved access on each side of the median. The interior streets will be planted with fifteen-gallon street trees planted within the right-of-way on the average of fifty feet (50') on center or approximately one tree per residential lot.

#### 4. Paseos, Trails, and Sidewalks

The pedestrian pathways will play a vital role in creating the social fabric of Cantalena. The pedestrian experience will be enhanced through a thoughtful system of paseos, trails, and sidewalks, as depicted in the Pedestrian Circulation Exhibit (Figure IV-38) and Themed Site Materials and Finishes (Sub-section 7 of these guidelines).

The paseos and trails will consist of a five-foot (5') wide minimum surface constructed of either concrete or decomposed granite (D.G.) and provide

linkages between planning areas, Via Toscana, Haleblan, Scott and Garbani Roads. These pedestrian friendly paseos are intended to provide an automobile free path of travel to and from each area, as well as serve as a design element that unifies the unique architectural styles of each planning area. They will be lit with pedestrian level bollards and/or path lights for use at night.

The paseo and trail system will utilize the naturally meandering drainage channels and provide connectivity to all planning areas. Guest builders should promote pedestrian connectivity by linking tract-level paseos and trails to the Specific Plan-level system shown in the Pedestrian Circulation Exhibit (Figure IV-38). The concrete pathways along the drainage channels will dually serve as pedestrian trails and access roads for maintenance/emergency vehicles. The pathways will consist of a minimum fifteen-foot (15') wide right-of-way with a minimum ten-foot (10') wide concrete or asphalt roadway/pathway structurally engineered to support emergency and service vehicles, where required.

Sidewalks will be located internally along the collector streets and Via Toscana, and externally along Haleblan, Scott and Garbani Roads. The sidewalks will have a minimum width of five feet (5'), unless otherwise provided for in the Specific Plan. The sidewalks should meander through parkways, where feasible, and logically connect to the Pedestrian Circulation Plan.

In areas where pedestrian traffic must cross Via Toscana or other roads with high traffic volumes, enhanced pedestrian crossings shall be installed. These crossings will ensure the visibility of crosswalks and alert motorist to the