

MASTER LANDSCAPE PLAN

7.1

COMMUNITY VISION

7.1.1

The landscape design concept for Rich-Haven is to create open spaces and lifestyle opportunities for a community that evokes traditional and timeless qualities. The emphasis in the landscape design is on community and neighborhood, focusing on the individuals and their interaction with their livable surroundings. Using innovative design to focus the street scene on entries and living areas, as opposed to garages and property walls, emphasizes neighborhood scale within the community. Importance is placed on connectivity and linkages between homes, parks, schools, and retail centers. A variety of park types and sizes provide for a wide array of activities to various community groups and users. Incorporating design elements such as clear sightlines, pedestrian lighting, and a separation of pedestrian from vehicular circulation impresses a premium on safety and individual security. Landscape elements selected will establish a community with a landscape that incorporates the diverse and traditional styles of the neighborhood architecture, yet share a common palette and streetscape pattern that unify neighborhoods and the community at large.

7.2 COMMUNITY STREET SCENE

7.2.1 COMMUNITY ARTERIALS

See Master Planned Circulation Plan (Figure 4-1A) for arterial locations as they apply to the Rich-Haven community.

Landscape guidelines concerning major community arterials in the New Model Colony are addressed by the City of Ontario in the New Model Colony Streetscape Master Plan. Street tree, under-story tree, and shrub palettes have been determined by the City of Ontario and shall be complied with where applicable within the Rich-Haven community.

NEIGHBORHOOD STREETScape

7.2.2

7.2.2.1 Residential Theme Streets

Residential Theme Streets will be designed to connect and unify various neighborhoods and planning areas through the use of community theme elements such as designated street trees, lighting fixtures, directional signage, and construction materials.

Residential Theme Streets will act as primary pedestrian corridors in addition to vehicle corridors. These streets will be designed with a widened landscape edge to provide convenient and safe pedestrian circulation throughout the Rich-Haven community.

- Theme streets shall be identified per Figure 7.1
- Street Tree species shall conform to Figure 7.1
- Street Trees shall be spaced at 30' O.C. Where driveways, utilities, or other obstructions do not allow this spacing, trees shall be placed as close to 30' O.C. as will be allowed by site conditions.
- Street Trees shall be installed at 24" box size minimum.
- Street Trees located closer than 5' of walks, walls, or other hardscape shall have a linear root barrier installed per manufacturer's recommendation.
- Street Trees shall align on both sides of the street in a soldier course wherever possible subject to site conditions.
- The number of trees per street shall be based on 1 Street Tree per 30' of linear street measured between beginnings of curves at intersections. The number of street trees shall only be reduced from this amount with permission from the City of Ontario.
- Parkways between sidewalk and roadside curb shall be planted with Marathon II turf or approved equal.
- For all trees existing in turf areas, a continuous 18"-24" area clear of turf, measured from the outside diameter of the tree trunk, shall be maintained to prevent damage from lawn mowers and weed whackers.
- Street light fixtures shall be consistent, decorative in nature, and selected from the City of Ontario's approved street light fixtures.
- Sidewalks shall be scored with a 24" x 24" score pattern.
- Planting for landscape buffers shall conform to the Planning Area guidelines for the Planning Area in which they exist.

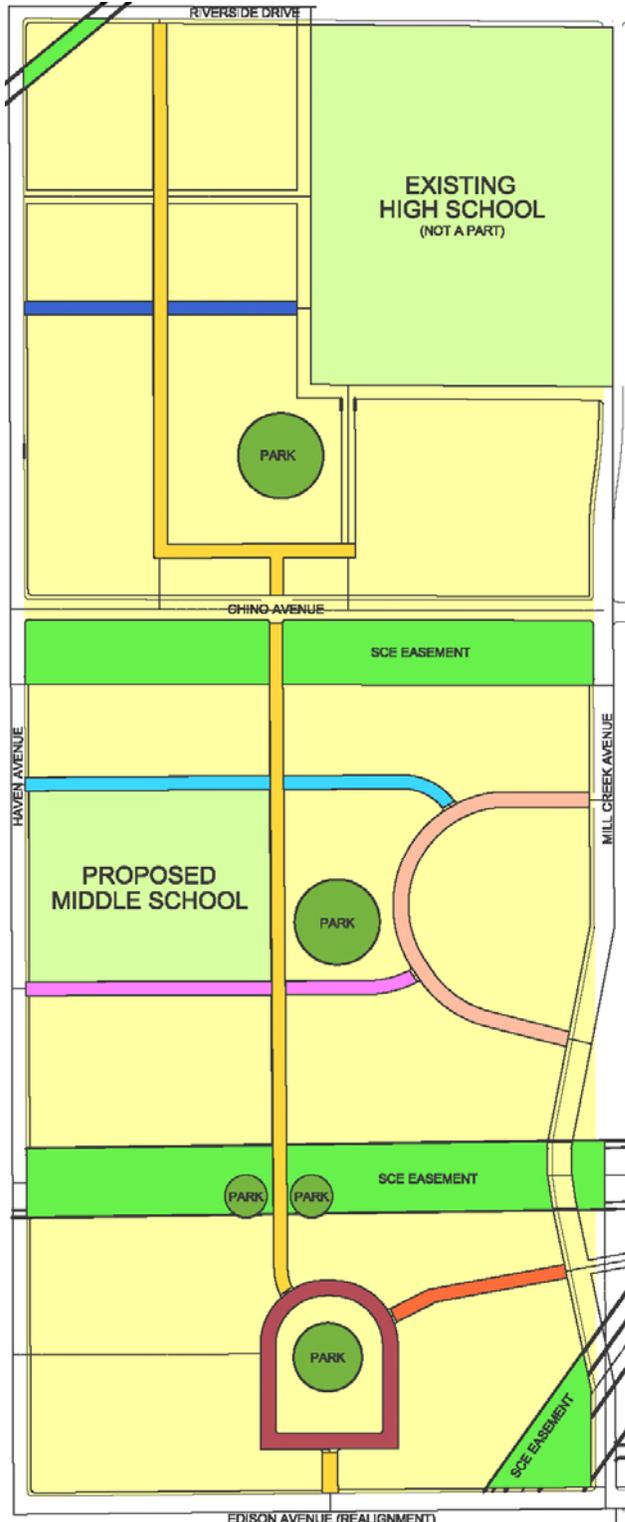
The hierarchy of neighborhood streetscapes within the Rich-Haven community shall consist of Residential Theme streets, Local Neighborhood Streets, and Common Drives.

7.2

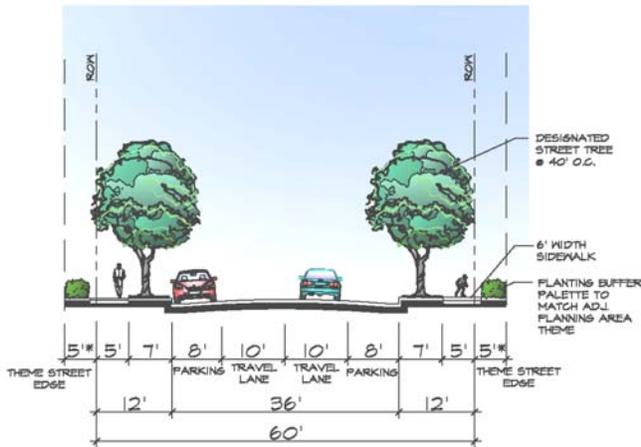
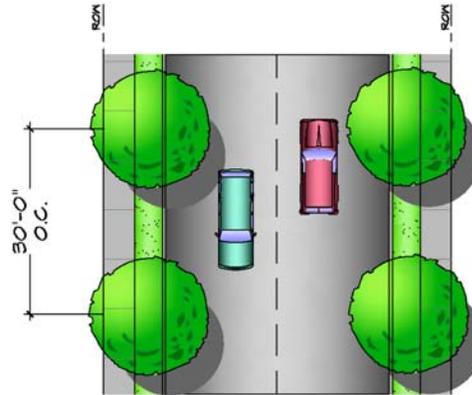
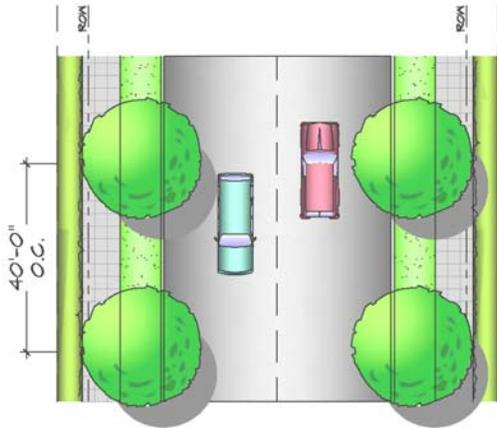
LANDSCAPE DESIGN GUIDELINES

THEME STREET IDENTIFICATION FIGURE 7.1

Refer to Section 7.8 for PA's 20 & 21 Mixed-Use Landscape Design Guidelines

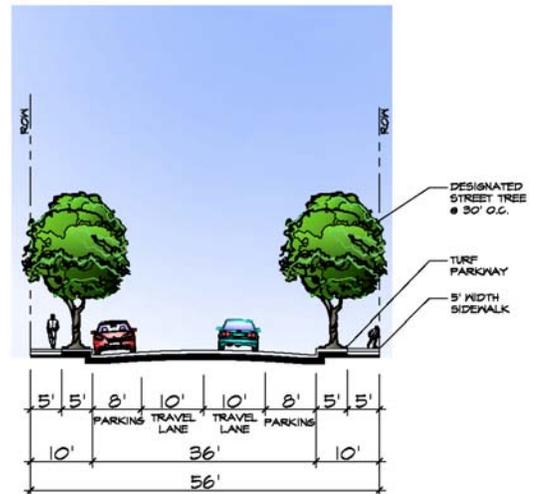


Color	Theme Street Designation	Designated Street Tree
Yellow	THEME STREET A	<i>Koelreuteria bipinnata</i> - Chinese Flame Tree
Blue	THEME STREET B	<i>Pistachia chinensis</i> - Chinese Pistache
Cyan	THEME STREET C	<i>Brachychiton populneus</i> - Bottle Tree
Orange	THEME STREET D	<i>Ulmus parvifolia</i> 'True Green' - Chinese Elm
Pink	THEME STREET E	<i>Quercus ilax</i> - Holly Oak
Red	THEME STREET F	<i>Celtis sinensis</i> - Chinese Hackberry
Dark Red	THEME STREET G	<i>Magnolia grandiflora</i> 'Samuel Sommer' - Magnolia



**Local Theme Street
Parking Permitted**

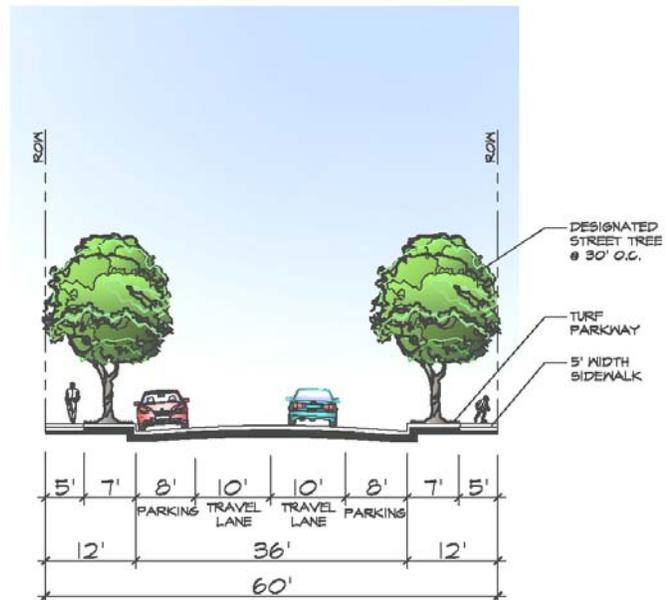
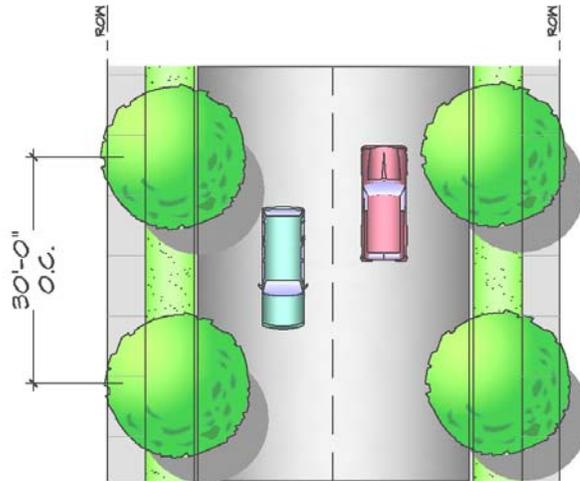
* THEME STREET EDGE ON BOTH SIDES OF STREET



**Private Street
Parking Permitted**

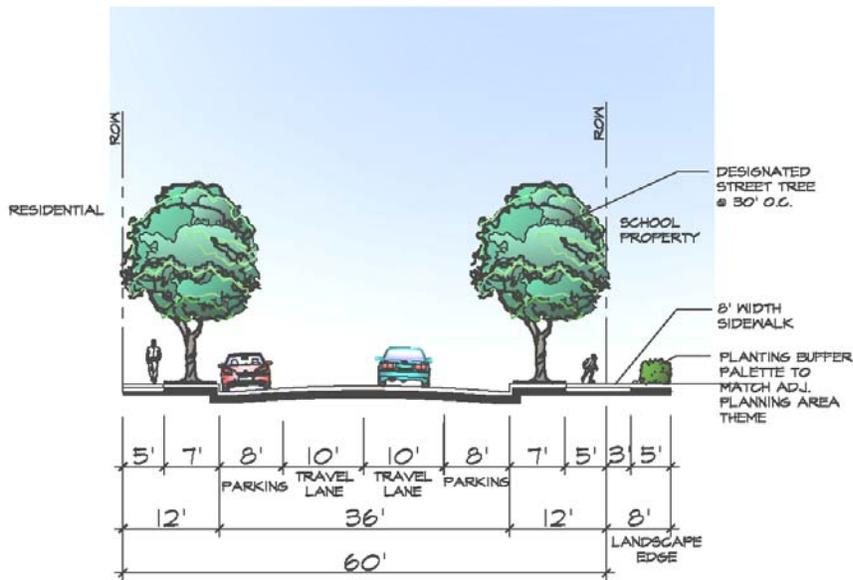
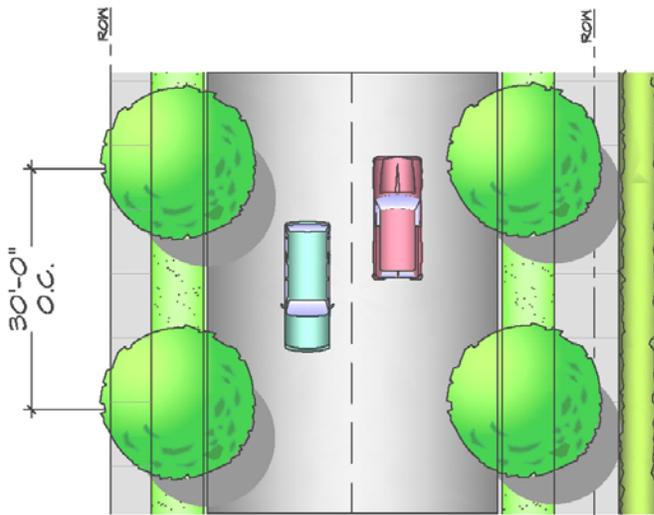
7.2.2.2 Local Neighborhood Streets

- Local Neighborhood Streets unify and identify smaller neighborhoods and/or housing types within the Community. Primary identifiers include a common street tree type and similar hardscape materials.
- See Planning Area Landscape criteria (Section 6.4) for street tree designation on local neighborhood streets.
- Street trees shall be installed at 24" box size minimum at 30' O.C.
- Street trees located within 5' of walks, walls, or other hardscape shall have linear root barriers.



**Local Neighborhood Street
Parking Permitted**

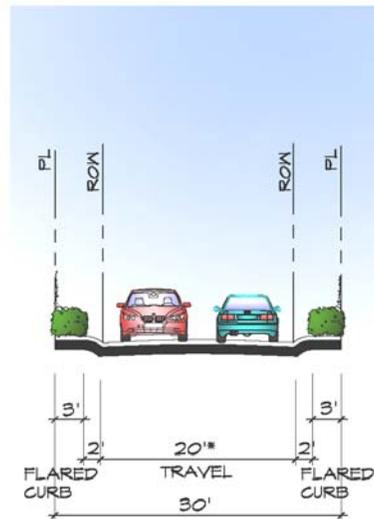
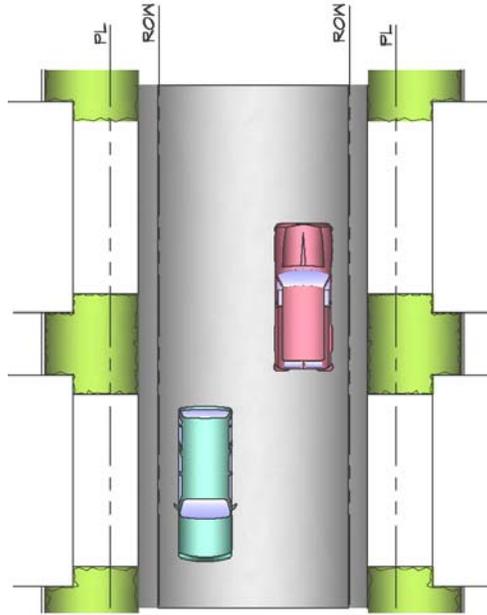
- Where a Local Neighborhood Street exists adjacent to School Property, there shall be an additional 8' landscape edge provided on the School side to allow for a widened sidewalk and landscape buffer.



**Local Street Next to School
Parking Permitted**

7.2.2.3 Common Drive/Alley

- Landscape materials and details shall soften and enhance essential service and vehicular access, creating a utility oriented residential street type. Shrubs and vines shall be used in conjunction with screen wall and fence types to provide a cohesive circulation element for alley-loaded product types.



Common Drive/Alley (Private)

20' Pavement Minimum

***24' Pavement for Emergency Access Road**

COMMUNITY INTERSECTIONS

The City of Ontario New Model Colony Streetscape Master Plan defines improvement requirements at intersections of City maintained primary and secondary arterials. In addition, the Streetscape Master Plan categorizes Major and Secondary Gateways and Intersections within the New Model Colony. These Design Standards and Guidelines for the intersection of streets shall be complied with.

7.2.3

7.3 ENTRIES AND MONUMENTATION

7.3.1 COMMUNITY MONUMENTATION

The New Model Colony Streetscape Master Plan defines guidelines for size, materials, and placement of monumentation at Major and Secondary Gateways and Intersections within the public right-of-way. All monumentation designs are subject to approval by the City of Ontario.

NEIGHBORHOOD MONUMENTATION

7.3.2

7.3.2.1 Community Entries

Community Entries are defined as those junctions where Residential Theme Streets intersect with major City of Ontario arterials, yet are not defined as Major Intersections per the New Model Colony Streetscape Plan. Community Entries shall consist of ornamental walls subject to the following criteria:

- Walls shall be maximum 6'-0" in height and be located outside sight triangles calculated per City of Ontario guidelines.
- Design shall be simple and timeless in nature and be symbiotic with the surrounding architectural styles. Walls will be finished in an antique brick veneer or stone veneer. Suggested finishing techniques include sandblasted concrete and mortar wash over stone.
- Color shall match or be in harmony with the surrounding neighborhood architecture.
- Landscape associated with walls shall be selected to provide an accent in color and/or form.
- Landscape shall not exceed 24" height within sight triangles calculated per City of Ontario guidelines.
- Signage lettering will be wrought iron, brass, brushed aluminum, or similar high quality material.
- Ornamentation will be wrought iron, brass, stained wood, or similar high quality material.
- Other than decorative lanterns, monument lighting will be screened from pedestrian and vehicular traffic view.
- Community Entry monumentation is subject to City of Ontario approval.

Neighborhood monumentation will exist primarily at intersections associated with Residential Theme Streets, Community entries, Neighborhood entries, and at residential area parks.

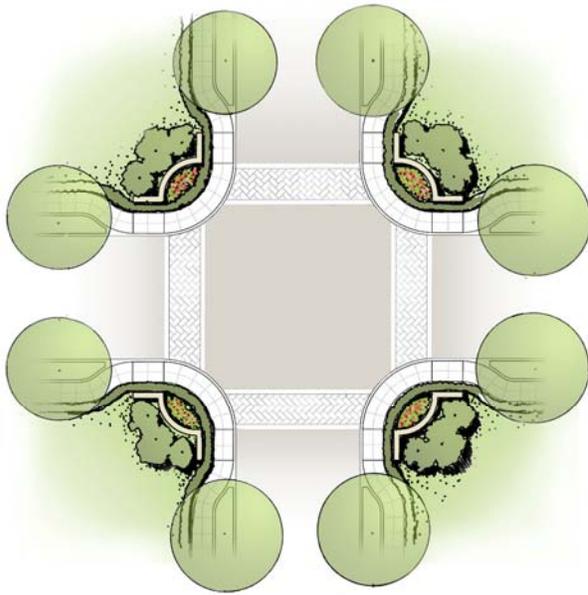


Example Community Entry Elevation

7.3.2.2 Theme Street Intersections

Monumentation at the Local Theme Streets shall consist of ornamental walls with the following criteria:

- Walls shall be 2'-6" in height and be located outside sight triangles calculated per City of Ontario guidelines.
- Design shall be simple and timeless in nature and be symbiotic with the surrounding architectural styles. Walls will be finished in an antique brick veneer or stone veneer. Suggested finishing techniques include sandblasted concrete and mortar wash over stone.
- Color shall match or be in harmony with the surrounding neighborhood architecture.
- Landscape associated with walls shall be selected to provide an accent in color and/or form.
- Landscape shall not exceed 24" high within sight triangles calculated per City of Ontario guidelines.



Plan View – Local Theme Street Wall Locations



Example Theme Street Wall Elevation

Where Private Development Entries coincide with Theme Street intersections, Guidelines for Private Development Entries shall prevail.

7.3.2.3 Neighborhood Entries

Monumentation at Neighborhood Entries shall consist of ornamental walls and signage subject to the following criteria:

- Walls shall be a minimum 2'-6" in height and a maximum of 4'-0" in height, and be located outside sight distance triangles as calculated by City of Ontario criteria.
- Design shall be simple and timeless in nature and be harmonious with adjacent architectural styles.
- Walls will be finished in an antique brick mix veneer or stone veneer. Concrete wall and pilaster caps will be permitted. Suggested finishing techniques include sandblasted concrete and mortar wash over stone.
- Signage will be wrought iron, brass, aluminum, tile mosaic, or recessed lettering in light sandblasted concrete.
- Ornamentation to be wrought iron, brass, wood, or similar high quality material.
- Other than decorative lanterns, monument lighting shall be screened from pedestrian view
- Landscape associated with walls shall be selected to provide an accent in color and/or form.
- Landscape shall not exceed 24" high within sight triangles calculated per City of Ontario guidelines.
- Neighborhood monumentation is subject to approval by the City of Ontario.



Example Neighborhood Signage

7.3.2.4 Park Monumentation

At a minimum, monument signs will be placed at the primary entrances of community parks. These signs will be subject to the following criteria:

- Monumentation is strongly encouraged to include pilasters, arbors, and other design elements to create an entry statement or gateway into the park.
- Signage walls shall be 3'-5' in height and located outside sight distance triangles as calculated by City of Ontario criteria.
- Designs shall be simple yet strong in form and be harmonious with surrounding neighborhood architectural styles.
- Park names shall be embedded in light sandblasted concrete or on tile mosaic. Embedded letters filled with black or bronze enamel is permitted.
- Walls will be finished in an antique brick mix veneer or a stone veneer. Pre-cast or poured-in-place concrete wall caps and pilaster caps are permitted. Suggested finishing techniques include sandblasted concrete and mortar wash over stone.
- Additional walls without signage may be used throughout the park as a design element, but shall be consistent in material and theme throughout the individual park.
- Other than decorative lanterns, monument lighting shall be screened from pedestrian view.
- Park Monumentation is subject to approval by the City of Ontario.



Example Park Entry

7.4 PARKS AND OPEN SPACE

The parks contained within the residential development area of the Rich Haven community will be designed to provide a variety of uses and activities within the overall community. Each park will consider the unique opportunities of its location and provide complimentary facilities to suit the neighborhood setting. The parks will be developed as a system, providing facilities, activities and open space to the neighborhoods.

Safety and visibility will be incorporated within the park system design. Design principles include maintaining clear site lines, adequate lighting, and elimination of "hiding spaces". All parks shall be equipped with necessary maintenance and convenience facilities such as benches, trash receptacles, restrooms, ash urns, and bicycle racks.

All parks shall meet ADA guidelines in terms of accessibility.

All Parks shall be irrigated with Recycled Water.

RESIDENTIAL PARKS

7.4.1.1 PA 5 Park

7.4.1

The PA 5 park is located in the northern area of Rich-Haven in close proximity to the existing High School. It is anticipated that there will be heavy use by teens on their way to and from school. The park will also serve as a gathering place after school. While providing elements for all user types within the community, this park area should be oriented more towards the teen age group. This will result in a more active park containing elements perhaps not available at the nearby High School, as well as some passive elements where users can gather to eat, meet, or just "hang out".

Suggested program elements include:

ACTIVE

- Basketball court
- Sand Volleyball
- Turf field with clearance for pick-up games (football, soccer, softball, etc.)
- Perimeter walking/jogging trail
- Small play area (5-12 years)

PASSIVE

- Shade Trees and open lawn area.
- Picnic Tables
- Solid cover shade overheads

General requirements:

- At least 80% of the site should be generally level. Open field areas shall be at a minimum 2% minimum grade.
- Play areas shall meet all federal and local ADA guidelines and requirements in terms of accessibility.
- Installed play equipment shall meet all current American Society for Testing and Materials (ASTM) standards regarding play equipment, play surfacing, and fall absorbency.
- Installed play equipment shall meet all current Consumer Product Safety Commission (CPSC) guidelines for public playground safety, including but not limited to, fall zone clearances, critical heights, and assembly guidelines.
- ADA compliant restrooms shall be provided.
- Bike racks shall be provided.
- Trash receptacles and ash urns shall be provided.
- Security lighting shall be provided around the park at 100' minimum spacing with 70 watt bulbs on minimum 14' high poles.
- Clear and effective sightlines shall be maintained from surrounding roadways and throughout the park.
- Clearly delineated crosswalks shall be provided to connect surrounding amenities to adjacent use areas.
- On-site parking and a formal pick-up/drop-off area near the major entry point shall be provided.
- Parks shall have clearly delineated crosswalks to set them off from surrounding amenities to adjacent areas.

PA 5 PARK
CONCEPT

Park design is conceptual in nature. Final designs shall be reviewed and approved by the City of Ontario.



7.4.1.2 PA 12 Park

The PA 12 park is centrally located adjacent to a proposed Middle School. As Middle School students are still considered at an age to be monitored by parents, we see this area as being active but more focused on family groups. This will result in an active park, with some passive elements and uses available to a wide variety of age groups.

Suggested program elements include:

ACTIVE

- Tot Lot (ages 2-5) w/ play structure
- Tot Lot (ages 5-12) w/ play structure
- Basketball court
- Open turf play field
- Softball backstop
- Perimeter walking/ jogging trail

PASSIVE

- Picnic Areas
- Large Pavilion structure with barbecues and tables suitable for parties
- Individual solid cover shade structures with tables beneath
- Shade Trees and open lawn area
- Benches

General requirements:

- At least 80% of the site should be generally level. Open field areas shall be at a minimum 2% minimum grade.
- Play areas shall meet all federal and local ADA guidelines and requirements in terms of accessibility.
- Installed play equipment shall meet all current American Society for Testing and Materials (ASTM) standards regarding play equipment, play surfacing, and fall absorbency.
- Installed play equipment shall meet all current Consumer Product Safety Commission (CPSC) guidelines for public playground safety, including but not limited to, fall zone clearances, critical heights, and assembly guidelines.
- ADA compliant restrooms shall be provided.
- Bike racks shall be provided.
- Trash receptacles and ash urns shall be provided.
- Security lighting shall be provided around the park at 100' minimum spacing with 70 watt bulbs on minimum 14' high poles.
- Clear and effective sightlines shall be maintained from surrounding roadways and throughout the park.
- Clearly delineated crosswalks shall be provided to connect surrounding amenities to adjacent use areas.
- On-site parking and a formal pick-up/drop-off area near the major entry point shall be provided.
- Parks shall have clearly delineated crosswalks to set them off from surrounding amenities to adjacent areas.

PA 12 PARK
CONCEPT

Park design is conceptual in nature. Final designs shall be reviewed and approved by the City of Ontario.



7.4.1.3 PA 18 Park

The Neighborhood 18 park is located at the south end of the project in close proximity to the Mixed-Use development area. Where the aforementioned Parks in areas 5 and 12 lend themselves to a more informal and pastoral arrangement, the Area 18 park is an opportunity for a more formal village green style park. With a strong axial design, this park would be divided into different areas. This park would provide facilities and varied activities to all user groups, and contain more specialized elements such as themed gardens, a bandstand and / or community gathering facilities.

Suggested program elements include:

ACTIVE

- Tot lot (ages 2-5)
- Tot lot (ages 5-12)
- Play lawn
- Lighted dancing/party square with bandstand

PASSIVE

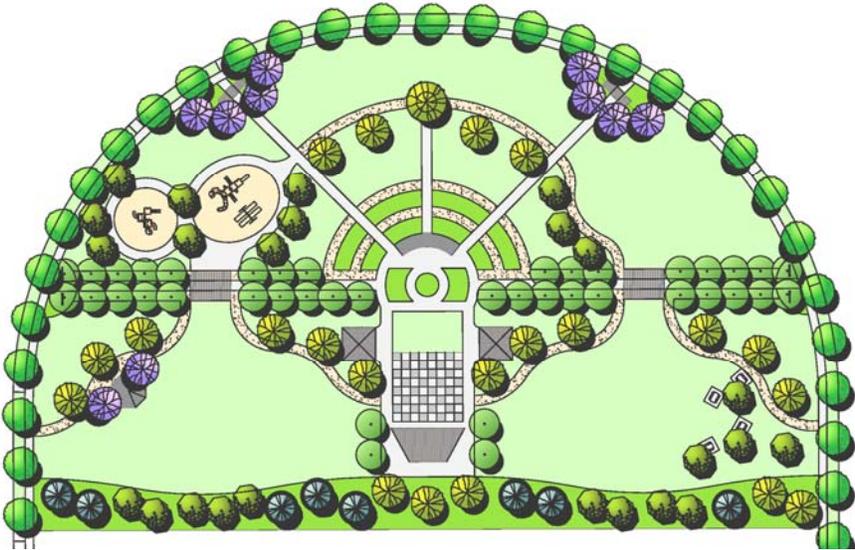
- Rose Garden
- Native Plant Garden
- Annual/Perennial Flower Garden
- Giant Chess Board
- Gazebo structure
- Benches

General requirements:

- At least 80% of the site should be generally level. Open field areas shall be at a minimum 2% minimum grade.
- Play areas shall meet all federal and local ADA guidelines and requirements in terms of accessibility.
- Installed play equipment shall meet all current American Society for Testing and Materials (ASTM) standards regarding play equipment, play surfacing, and fall absorbency.
- Installed play equipment shall meet all current Consumer Product Safety Commission (CPSC) guidelines for public playground safety, including but not limited to, fall zone clearances, critical heights, and assembly guidelines.
- ADA compliant restrooms shall be provided.
- Bike racks shall be provided.
- Trash receptacles and ash urns shall be provided.
- Security lighting shall be provided around the park at 100' minimum spacing with 70 watt bulbs on minimum 14' high poles.
- Clear and effective sightlines shall be maintained from surrounding roadways and throughout the park.

PA 18 PARK
CONCEPT

Park design is conceptual in nature. Final designs shall be reviewed and approved by the City of Ontario.

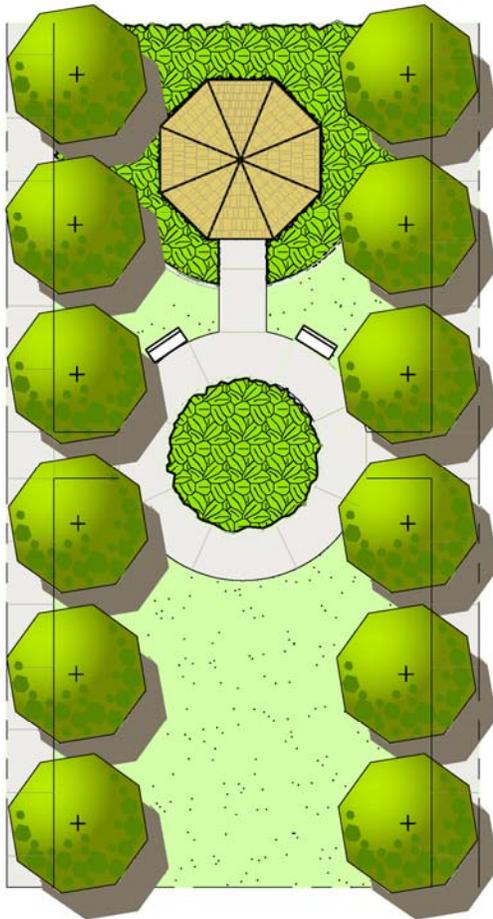


POCKET PARKS

7.4.2

Small Pocket Parks will be incorporated into the design of neighborhoods in order to both soften the built environment and provide open natural spaces for residents to experience and enjoy.

- The pocket park program may contain formal or informal layouts.
- Pocket parks are exempt from the requirement to contain restroom facilities.
- Pocket parks shall contain maintenance and convenience furnishings such as benches, trash receptacles, and ash urns.
- Built pergolas, arbors, gazebos, and walls are encouraged design features. Open lattice or solid roofs are allowed on overhead structures.
- Security lighting in the form of bollard lighting or decorative post lighting is encouraged.



Example Pocket Park

7.4.3 SCE EASEMENTS

Landscape within the Southern California Edison easements is subject to SCE requirements and review. All landscape plans shall be submitted and approved by SCE before implementation.

See the City of Ontario New Model Colony Streetscape Master Plan for more guidelines concerning SCE Easements in the Rich-Haven project area.

7.4.3.1 SCE Requirements

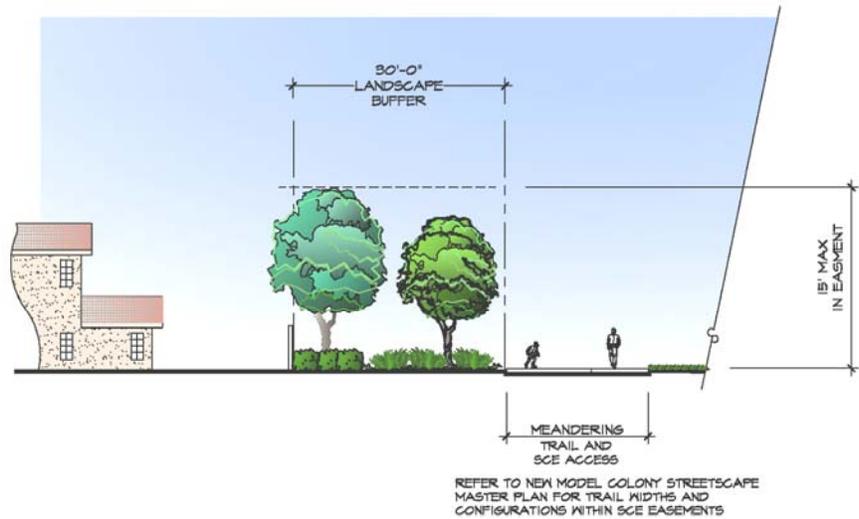
- Landscape design will follow current local and regional SCE guidelines concerning use of hardscape materials, planting materials, irrigation equipment, and clearances.

7.4.3.2 Design

- SCE easements will be designed as linear green spaces.
- It is expected and encouraged that SCE maintenance access will also be designed to be used by the community for pedestrian and bicycle use.
- Community Gardens shall be considered as a design element in SCE easements.

7.4.3.3 Screening

- Where use of an SCE Easement is deemed unsightly, a 30' minimum area shall be used to buffer and screen the use from adjacent areas.



SCE EASEMENT EDGE/PATH

COMMUNITY WALLS AND FENCES

7.5

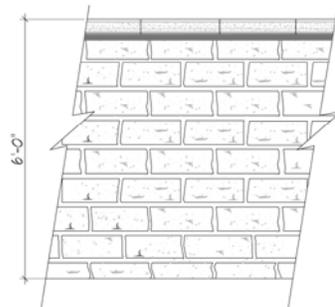
WALL AND FENCE TYPES

7.5.1

7.5.1.1 Solid Wall

- Solid walls shall not exceed 6' in height unless expressly required in a sound study conducted by a qualified acoustic engineer.
- Walls facing and/or viewed by public spaces shall be decorative in nature consisting of split face block, stone or brick veneer, or plaster.
- Wall caps shall be either precast concrete, concrete block, or plaster stucco finish. Mortar caps are not allowed.
- Wall materials and color shall match or be in harmony with adjacent architectural features.

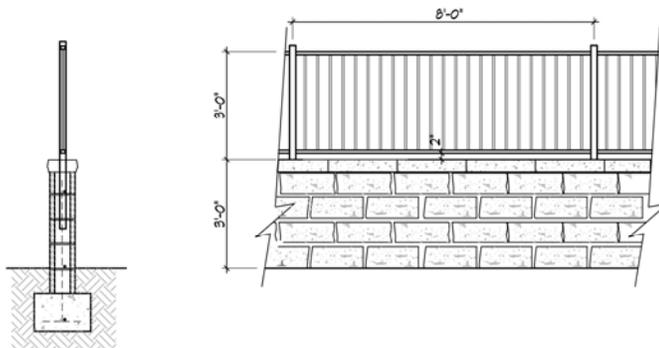
Community Walls will be set back and de-emphasized wherever possible. Where walls are determined necessary, the requirements listed herein will apply. The spacing of pilasters and wall offsets shall be subject to City of Ontario Planning Department review and approval. (See Figure 7.2)



Typical Wall Elevation

7.5.1.2 View Fencing

- View fencing may be implemented where property walls abut park, open space, or where views are deemed appropriate.
- View fencing shall consist of 3' high maximum wrought iron, tubular steel, or glass over 3' high decorative block wall.
- Steel fencing shall be black in color and appropriately treated to prevent rust.



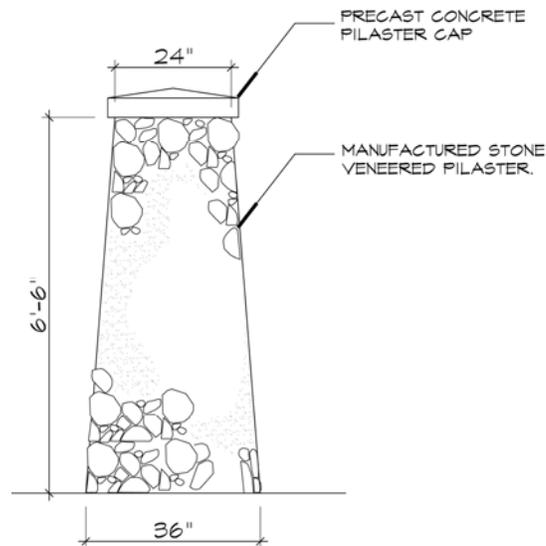
Typical View Fence Elevation

7.5.1.3 Private Homeowner Lot Fencing

- Private fencing between homeowner lots shall be 6' high.
- Private fencing shall be of solid wall or view fence construction subject to section 7.5.1.1 and 7.5.1.2.
- Interior side residential walls, not exposed to public view, may consist of precision face block with a cap consistent in color with any adjacent walls.

7.5.1.4 Pilasters

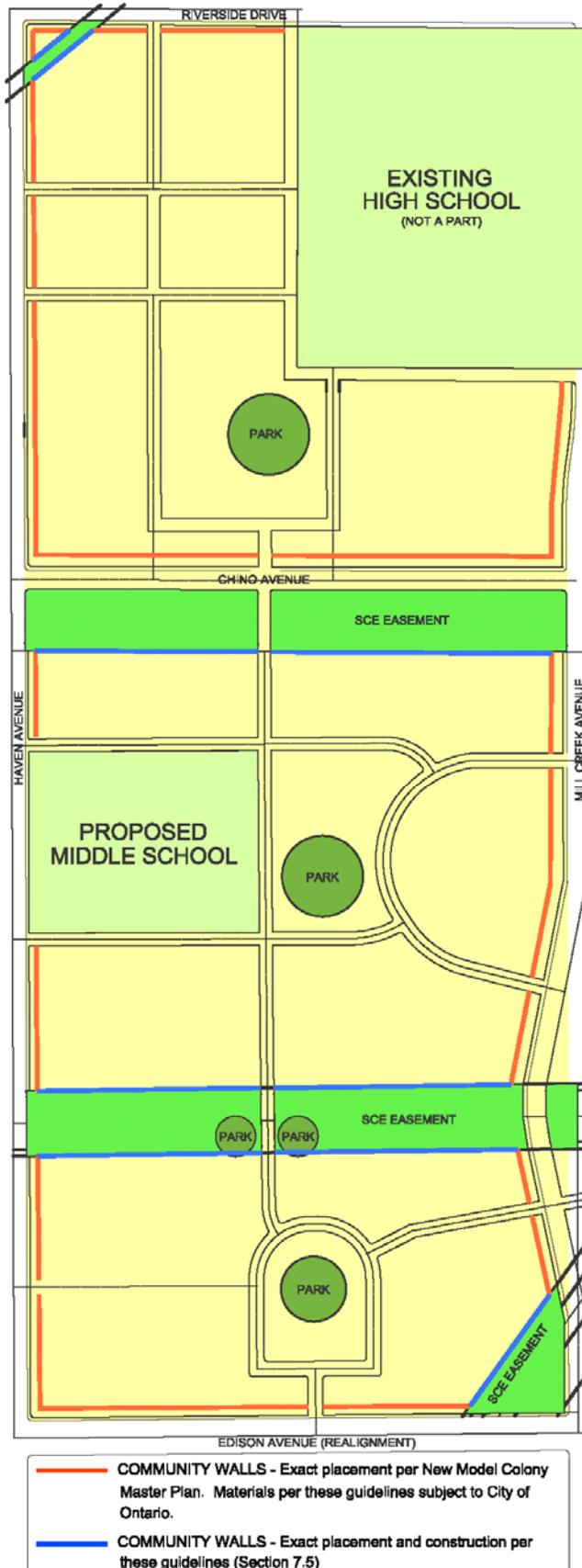
- Decorative pilasters shall be used on walls adjacent to or viewable from public areas.
- Pilasters shall be decorative in nature consisting of split face block, stone or brick veneer, or plaster.
- Pilaster materials and color shall match or be in harmony with adjacent architectural features.
- The spacing of pilasters and wall offsets shall be subject to City of Ontario Planning Department and review.



Example Pilaster Elevation

7.5.1.5 Retaining Walls

- Retaining walls shall not exceed 5 feet above rough grade and must be set 5' clear from rear and side property lines.
- Retaining walls that terrace must include a 3' clear planting area between walls and/or hardscape.
- Retaining walls must be screened with substantial planting.
- Retaining walls must be properly waterproofed and drained.
- Retaining walls facing or viewable from public areas shall be decorative in nature consisting of split face block, brick or stone veneer, or plaster.



COMMUNITY WALL FIGURE 7.2

Breaks may occur in walls shown to accommodate local neighborhood entries, walks, and trails subject to City of Ontario approval.

Refer to Section 7.8 for PA's 20 & 21 Mixed-Use Landscape Design Guidelines

7.6 GENERAL LANDSCAPE

7.6.1 IRRIGATION GUIDELINES

- All planting areas shall be irrigated with an automatic irrigation system.
- Parks, parkways, HOA landscaped areas, and other common areas shall be irrigated with recycled water. See Section 4.2.2 for recycled water system.
- LMD areas are to be controlled with a central control irrigation system.
- Trees shall have a flush-to-grade bubbler system on a dedicated bubbler valve.
- Drip systems are not permitted in public areas.
- Above grade Backflow Preventers shall be located in planting areas, protected with locking enclosures, and screened with plant material.
- Irrigation systems shall be zoned for exposure (south and west exposures together, north and east exposures together), topography, and varying water requirements (hydro-zones) of plant material.
- Turf shall be zoned separately from shrub and groundcover systems.

7.6.2 UTILITY PLACEMENT

- Various utility boxes shall be grouped together as much as possible.
- Utility boxes shall be placed in landscape easements and shrub/groundcover areas. Utility boxes shall not be placed in lawn areas unless absolutely necessary.
- Utility boxes shall not be placed closer than 50 feet to street corners or intersections measured from the beginning of curve.
- Above grade utility boxes shall be screened with planting to the extent possible to allow required access and clearance.

7.6.3 SLOPES

- Slopes shall be irrigated separately from flat areas on dedicated valves.
- 2:1 Slopes shall be covered with jute mesh per manufacturer's recommendations and specifications.
- Slopes shall be planted with trees, shrubs, and groundcover to cover 100% of the slope at maturity to help prevent slope erosion.
- Turf shall only be used on slopes with a grade equal to or flatter than 3:1.

7.6.4 STREET ENDS AND ALLEYS

- Where street ends or alleys do not terminate in housing, a trailhead, or a park, the terminus shall be treated with landscape screening or a focal point as appropriate.

Architectural Characters

7.7 Community Plant Matrix

7.7.1 Trees

Botanical Name	Common Name	Early California	Spanish Eclectic	European Cottage	Craftsman Bungalow	American Traditional	Ranch	English Country	Common Drives	Parks	Corner Entry/Accents	SCE Easements
Agonis flexuosa	Peppermint Tree											
Arbutus unedo	Strawberry Tree											
Bauhinia blakeana	Hong Kong Orchid Tree											
Cedrus atlantica 'Glauca'	Atlas Cedar											
Cedrus deodara	Deodar Cedar											
Cercidium floridum	Blue Palo Verde											
Cercis canadensis	Eastern Redbud											
Cercis occidentalis	Western Redbud											
Celtis sinensis	Chinese Hackberry											
Chamaerops humilis	Mediterranean Fan Palm											
Chitalpa tashkentensis	Chitalpa											
Cordylone australis	Giant Dracaena											
Cinnamomum camphora	Camphor Tree											
Citrus spp.	Citrus											
Cupressus glabra	Smooth Arizona Cypress											
Cupressus sempervirens	Italian Cypress											
Eriobotrya deflexa	Bronze Loquat											
Feijoa sellowiana	Pineapple Guava											
Ginkgo biloba	Maidenhair Tree											
Geijera parviflora	Australian Willow											
Jacaranda mimosifolia	Jacaranda											
Koelreuteria bipinnata	Chinese Flame Tree											
Koelreuteria paniculata	Golden Rain Tree											
Lagerstroemia indica	Grape Myrtle											
Laurus nobilis	Sweet Bay											
Liquidambar styraciflua	Sweet Gum											
Liriodendron tulipifera	Tulip Tree											
Magnolia grandiflora vars.	Magnolia											
Melaleuca nesophila	Pink Melaleuca											
Melaleuca quinquenervia	Cajeput Tree											
Olea europea - fruitless variety	Fruitless Olive											
Parkinsonia aculeata	Mexican Palo Verde											
Phoenix dactylifera	Date Palm											

NOTE: See NMC Master Plan for landscape requirements for all master plan roadways.

NOTE: Designated Street Trees for each planning area are listed in Section 6.4. Designated Theme Street Trees are listed in Section 7.2.2.

Architectural Characters

7.7 Community Plant Matrix
7.7.1 Trees Continued

Botanical Name	Common Name	Early California	Spanish Eclectic	European Cottage	Craftsman Bungalow	American Traditional	Ranch	English Country	Common Drives	Parks	Corner Entry/Accents	SCE Easements
Pinus brutia	Calabrian Pine											
Pinus canariensis	Canary Island Pine											
Pinus eldarica	Afghan Pine											
Pinus pinea	Italian Stone Pine											
Pistacia chinensis	Chinese Pistache											
Platanus x acerifolia	London Plane Tree											
Platanus racemosa	California Sycamore											
Podocarpus gracillor	Fern Pine											
Prunus cerasifera 'Krauter Vesuvius'	Purple Leaf Plum											
Punica granatum	Pomegranate											
Pyrus calleryana	Ornamental Pear											
Quercus agrifolia	Coast Live Oak											
Quercus engelmannii	Engleman Oak											
Quercus ilex	Holly Oak											
Rhaphiolepis indica 'Majestic Beauty'	India Hawthorn											
Rhus lancea	African Sumac											
Schinus molle	California Pepper											
Syagrus romanzoffianum	Queen Palm											
Tipuana tipu	Tipu Tree											
Trachycarpus fortunei	Windmill Palm											
Tristania conferta	Brisbane Box											
Ulmus parvifolia	Chinese Elm											
Zelkova serrata	Sawleaf Zelkova											

NOTE: Designated Street Trees for each planning area are listed in Section 6.4
Designated Theme Street Trees are listed in Section 7.2.2.

Architectural Characters

7.7 Community Plant Matrix

7.7.2 Shrubs

Botanical Name	Common Name	Early California	Spanish Eclectic	European Cottage	Craftsman Bungalow	American Traditional	Ranch	English Country	Common Drives	Parks	Corner Entry/Accents
Agave spp.	Century Plant	•									•
Aloe spp.	Aloe	•									•
Alyogene huegelii	Blue Hibiscus		•	•	•		•	•		•	•
Arctostaphylos spp.	Manzanita	•		•			•	•		•	•
Aspidistra elatior	Cast Iron Plant					•			•		
Bougainvillea cvs.	Bougainvillea	•					•	•			
Buxus microphylla japonica	Japanese Boxwood						•				
Callistemon viminalis 'Little John'	Dwarf Bottlebrush	•					•				
Carissa grandiflora 'Emerald Carpet'	Dwarf Natal Plum	•					•				
Carpenteria californica	Bush Anemone	•					•				•
Ceanothus spp.	California Lilac	•					•				•
Cistus purpureus	Orchid Rockrose						•				•
Convolvulus cneorum	Bush Morning Glory					•					•
Convolvulus mauritanicus	Ground Morning Glory					•					•
Cotoneaster spp.	Cotoneaster						•				•
Diplacis hybrids	Monkey Flower						•				•
Dietes bicolor	Fortnight Lily						•				•
Dietes vegeta	Fortnight Lily						•				•
Echium fastuosum	Pride of Madeira						•				•
Elaeagnus pungens	Silverberry						•				•
Ensete ventricosum 'Maurelii'	Abyssinian Banana						•				•
Euryops pectinatus	Grey-leaved Euryops						•				•
Fuschia t. 'Gartenmeister Bonstedt'	Fuschia					•					•
Gaura lindheimeri	Gaura					•					•
Hemerocallis cvs.	Daylily							•			•
Heteromoles arbutifolia	Toyon							•			•
Ilex spp.	Holly							•			•
Juniperus spp.	Juniper							•			•
Lantana spp.	Lantana							•			•
Lavandula augustifolia	English Lavender							•			•
Lavandula augustifolia 'Hidcote'	Pink English Lavender							•			•
Leptospermum scoparium cvs.	New Zealand Tea Tree							•			•
Ligustrum japonica 'Texanum'	Texas Privet							•			•

Architectural Characters

7.7 Community Plant Matrix
7.7.2 Shrubs Continued

Botanical Name	Common Name	Corner Entry/Accents	Parks	Common Drives	English Country	Ranch	American Traditional	Craftsman Bungalow	European Cottage	Spanish Eclectic	Early California
<i>Liriope muscari</i>	Big Blue Lily Turf	●	●		●						
<i>Liriope muscari</i> 'Silvery Sunproof'	Variiegated Big Blue Lily Turf	●	●		●						
<i>Lonicera japonica</i> 'Halliana'	Hall's Honeysuckle	●	●								
<i>Myrtus communis</i> 'Compacta'	Dwarf Myrtle	●	●								
<i>Osmanthus fragrans</i> 'Goshiki'	ncn	●	●								
<i>Pennisetum setaceum</i>	Fountain Grass	●	●								
<i>Phormium tenax</i> cvs.	New Zealand Flax	●	●								
<i>Photinia fraseri</i>	Fraser's Photinia	●	●								
<i>Pittosporum tobira</i> cvs.	Mock Orange	●	●								
<i>Plumbago auriculata</i>	Cape Plumbago	●	●								
<i>Rhaphiolepis indica</i> cvs.	India Hawthorn	●	●								
<i>Rosa</i> spp.	Rose	●	●								
<i>Rosa banksiae</i>	Lady Banks' Rose	●	●								
<i>Rosmarinus officinalis</i> 'Majorca Pink'	Rosemary	●	●								
<i>Salvia greggii</i> 'Flame'	Furman's Red Autumn Sage	●	●								
<i>Salvia leucantha</i>	Mexican Bush Sage	●	●								
<i>Santolina virens</i>	Green Santolina	●	●								
<i>Scaevola</i> 'Mini-Pink'	ncn	●	●								
<i>Strelitzia reginae</i>	Bird-Of-Paradise	●	●								
<i>Viburnum tinus</i> 'Spring Bouquet'	Dwarf Laurustinus	●	●								
<i>Xylosma congestum</i> cvs.	Shiny Xylosma	●	●								

Architectural Characters

Botanical Name	Common Name	Early California	Spanish Eclectic	European Cottage	Craftsman Bungalow	American Traditional	Ranch	English Country	Common Drives	Parks	Corner Entry/Accents
Groundcovers											
Arctostaphylos spp.	Manzanita										
Baccharis pilularis	Dwarf Coyote Brush										
Fragaria chiloensis	Wild Strawberry										
Juniperus spp.	Juniper										
Myoporum spp.	Myoporum										
Pelargonium peltatum	Ivy Geranium										
Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary										
Thymus praecox	Thyme										
Trachelospermum jasminoides	Star Jasmine										
Verbena peruviana	Verbena										
Vinca Minor	Dwarf Periwinkle										
Vines											
Bougainvillea spp.	Bougainvillea										
Clytostoma callistegioides	Violet Trumpet Vine										
Distictis buccinatoria	Blood Red Trumpet Vine										
Jasminum polyanthum	Pink Jasmine										
Macfadyena unguis-cati	Cat's Claw										
Pandorea jasminoides	Bower Vine										
Parthenocissus tricuspidata	Boston Ivy										
Rosa banksiae	Lady Banks' Rose										
Solanum jasminoides	Potato Vine										
Vigna caracalla	Snail Vine										
Wisteria sinensis	Wisteria										

7.7 Community Plant Matrix

7.7.3 Groundcovers & 7.7.4 Vines

REGIONAL COMMERCIAL / MIXED-USE LANDSCAPE DESIGN GUIDELINES

7.8

COMMUNITY VISION;

7.8.1

To create a distinct and unified landscape character for the mixed-use and commercial sites that will provide visual cohesiveness, pedestrian connections and functional spaces throughout the different districts and streetscapes.

Also provided within the Landscape Palate Matrix is a list of additional planting materials that will give a more urban feel to this mixed-use area.

Soft and hard landscape design is to give character and define the hierarchy of open spaces within this mixed-use area using the following principles:

- The provision of an open space network which includes passive space, social space, activity areas and facilities. Consideration should be given to the orientation of such areas with regard to sunlight and shade
- Using plant species and trees at an appropriate scale to define, identify, separate and enclose space
- The encouragement of visual links and view corridors throughout the neighborhood
- Creating a balance between lush community landscapes while considering the needs for commercial visibility
- Co-ordination and appropriate scale of street furnishings, signage and lighting
- The use of materials to stimulate the senses through texture, smell, color and contrast
- Safety through visibility and pathways located where they are overlooked by buildings
- The use of landmarks, public art and focal points at entrances/key buildings
- The use of materials to define pedestrian dominated areas and slow traffic
- To screen utility equipment, loading and trash collection areas.
- Adequate aftercare and maintenance of all areas



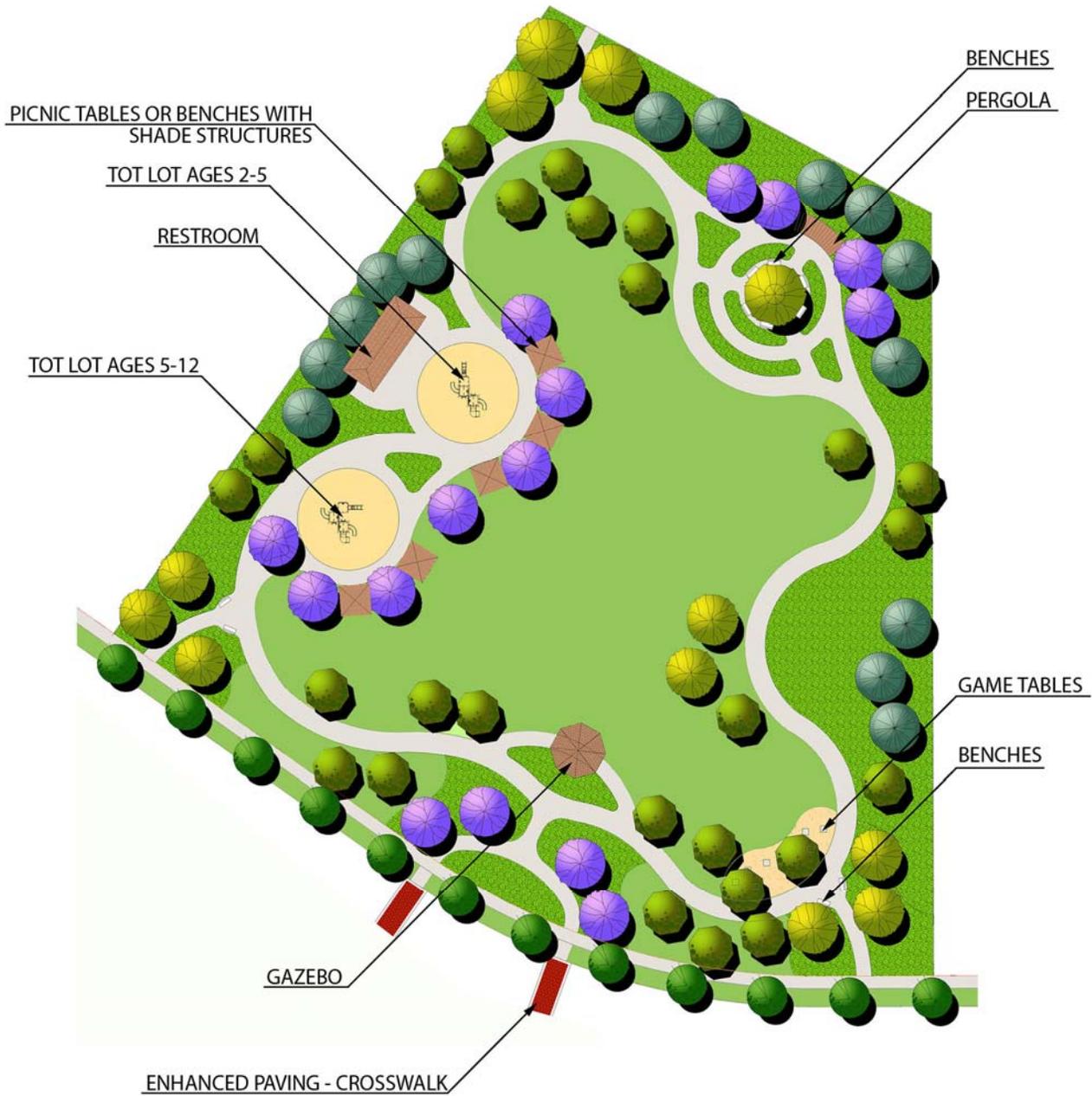
These Landscape Design and Development Guidelines provide design criteria for the Rich Haven Mixed-Use Development as a whole including both Planning Areas 20 and 21.

7.8.2 COMMUNITY PARKS



7.8.2.1 General Design Elements and Objectives

- Community parks provide focal points at the entries, and an attractive frontage for surrounding buildings.
- Community Parks include active recreation areas of 5 acres or more.
- These parks are the main recreation areas for the mixed use neighborhoods and provide a buffer between residential and mixed used development.
- Facilities will provide for a broad range of uses and activities, by all segments of the neighborhood population.
- Trees help define and enclose space and furnishing co-ordinate with that in other parks and with the overall architectural style.
- The active recreation area should include lighted playing fields and courts.
- Community Park should provide some on-site parking and formal pick-up/drop-off area.
- Design shall provide a play area near the main hub of park.
- Security lighting shall be provided throughout the park.
- Maintain clear and effective sightlines to make park visible from surrounding roadways.

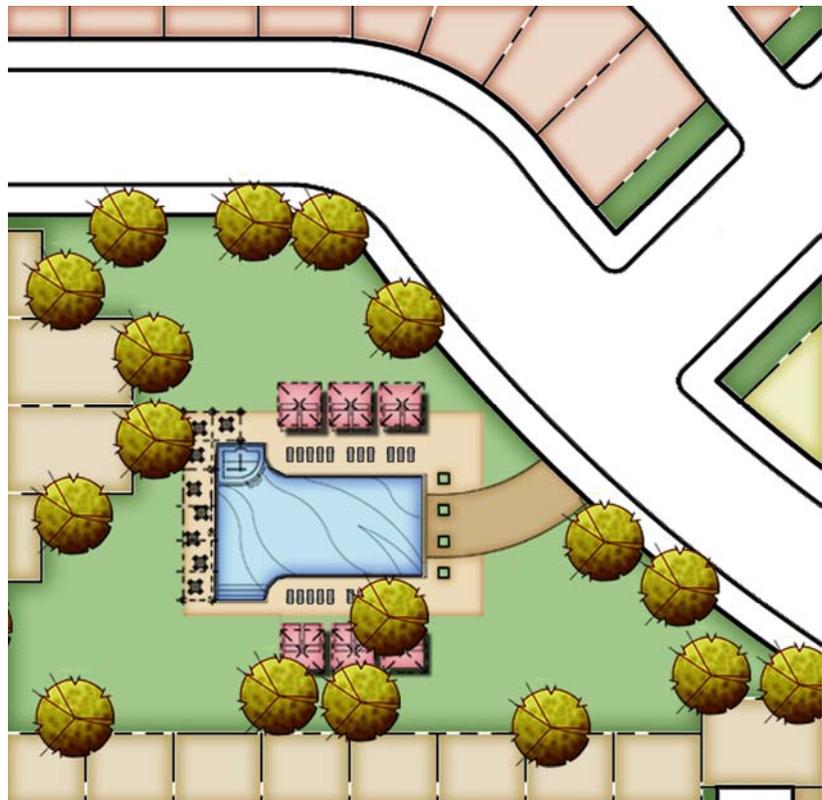


POOL AREAS

7.8.3.1 General Design Elements and Objectives

- Located within easy access of residential units, facilities include a pool, restroom building, cabanas, lounge chairs, shade structures, tables and chairs.
- Planting in this area provides a buffer to adjacent residences..

7.8.3



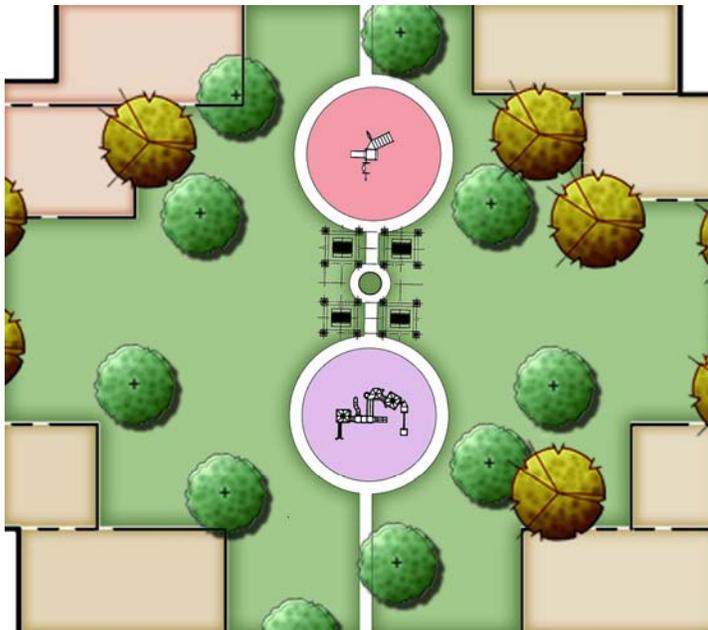
TYPICAL PARK AMENITIES

TOT LOTS

7.8.4

7.8.4.1 General Design Elements and Objectives

- The tot lot is located in easily accessible areas away from traffic.
- Trees are used to help provide structure and shade while shaded seating areas enable comfortable supervision.
- Play equipment is to cater for a range of ages and be installed with a colorful safety surface.

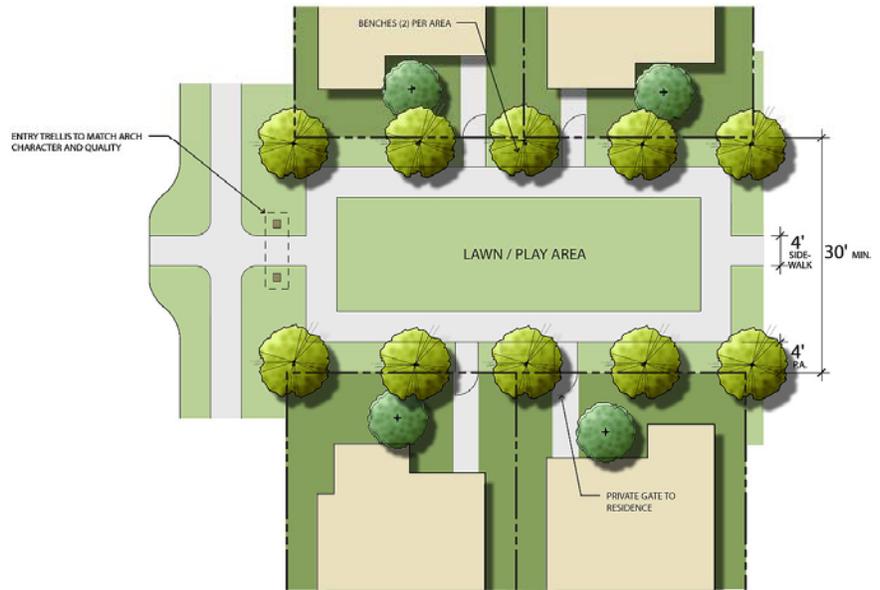
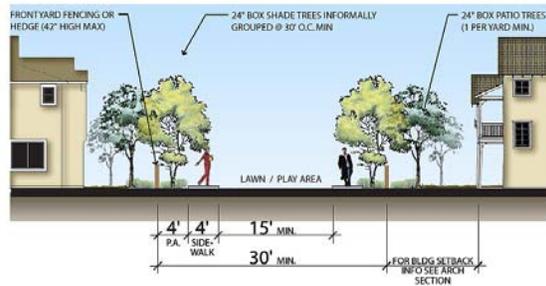


7.8.5 PASEO GARDENS



7.8.5.1 General Design Elements and Objectives

- This space acts as a buffer between commercial districts and residential areas
- It is intended to provide a semi private space for activity, play or relaxation for residents
- The entry and end points are defined by a trellis
- The sidewalk parts to provide circulation to adjacent housing and rejoins to enable direct circulation
- Benches are located along sidewalks
- Landmarks and public art help to provide a sense of place and character

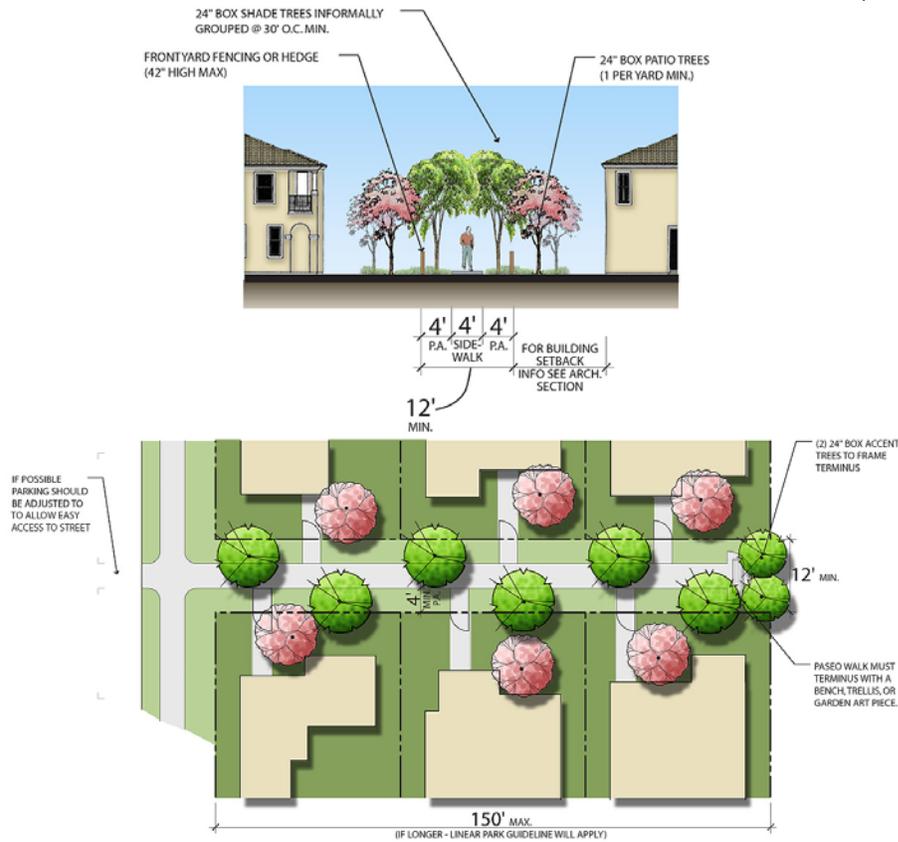


PASEOS

7.8.6

7.8.6.1 General Design Elements and Objectives

- Paseos provide a safe and informal greeting zone for residents and attractive access from the houses
- They end in a terminus with a focal point framed by trees
- Paseos provide safe and informal passive play areas
- Paseo lighting should balance scale, safety and glare. It should be integrated into the paseo design. It may be provided by free standing fixtures, integrated into the adjacent buildings, or both



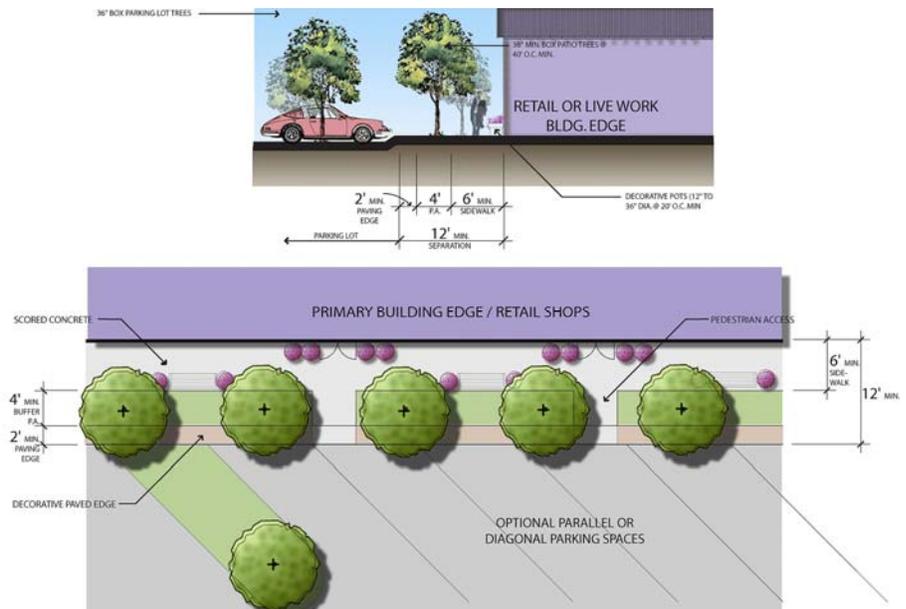
7.8.7

PARKING/SHOPPING INTERFACE



7.8.7.1 General Design Elements and Objectives

- The intent is to provide a safe and comfortable pedestrian experience and reduce the presence of the parking area from shoppers with buffer planting
- These areas are intended to be used predominantly for circulation, but rest areas are also provided for people watching
- Adequate seating and resting areas are to be provided within this zone
- Various functions are defined with use of enhanced paving (interlocking pavers, brick, stone, or stamped concrete)
- A 2' decorative paving edge is to be used in direct/primary store front openings
- The overall dimension from curb to building can be reduced from 12' to 8' when adjacent to a building, but not a direct/primary store front
- Pedestrian paved surfaces should typically be scored concrete with colored stamped concrete or paved accents
- Planters and furniture should be located as to not block building entries or prohibit ADA access
- Furnishings are coordinated throughout the project

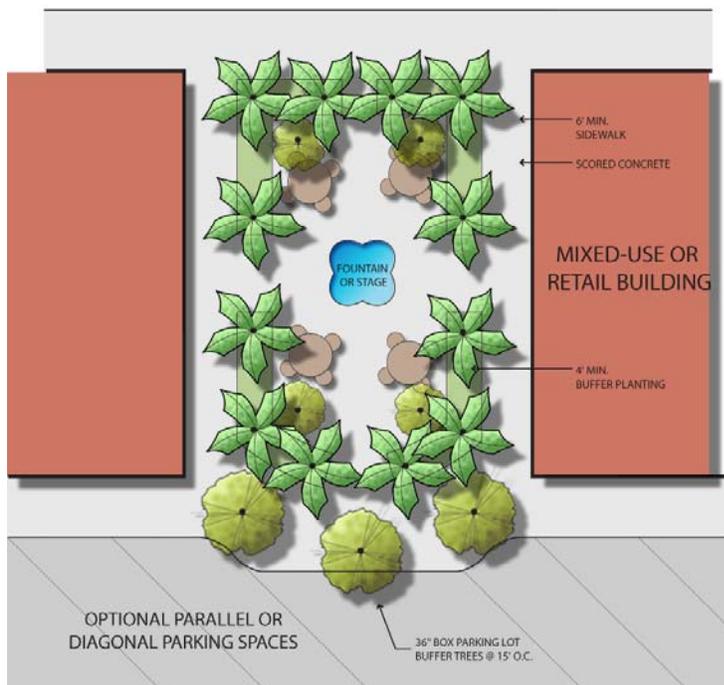
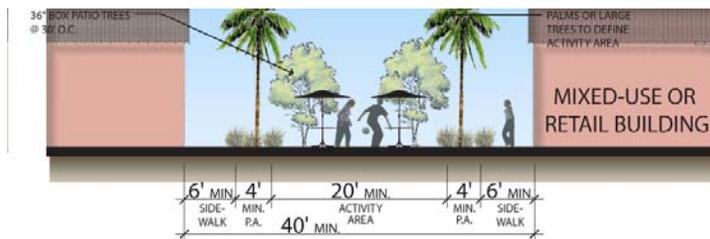


RETAIL PLAZAS

7.8.8

7.8.8.1 General Design Elements and Objectives

- Plazas are intended to provide active and passive pedestrian spaces that encourage user interaction.
- Fountains, stages, public art, and game tables are not a requirement, but are appropriate in these areas.
- Both shaded and open seating areas should be included.
- Refer to Section 6.3.4.3 for patio dining guidelines.
- Plaza design should consider their use during holiday and specialty sales festivals, and community events.

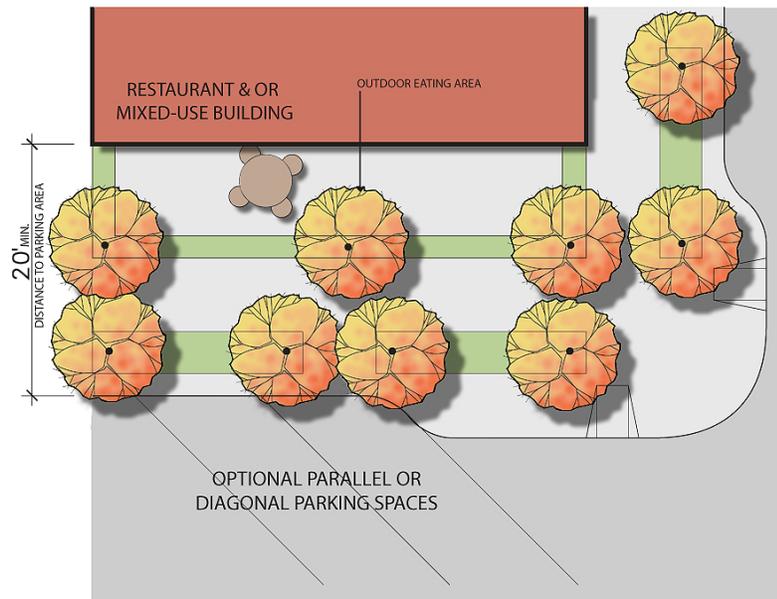
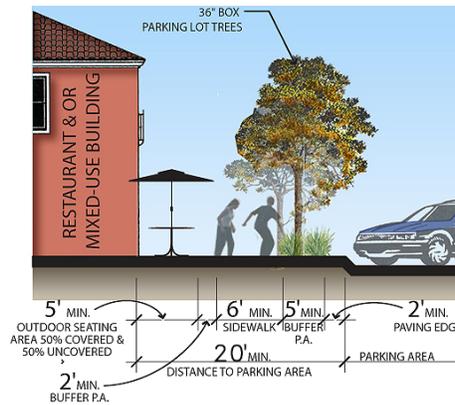


7.8.9

RESTAURANTS/OUTDOOR EATING AREAS

7.8.9.1 General Design Elements and Objectives

- These are intended to provide shaded and non shaded dining areas.
- Shade devices such as awnings or umbrellas should be provided especially in West or South facing exposures.
- Planting should provide a comfort barrier, but also allow for people watching.
- The 2' minimum plant barrier can be substituted with a rail; less the 2'.

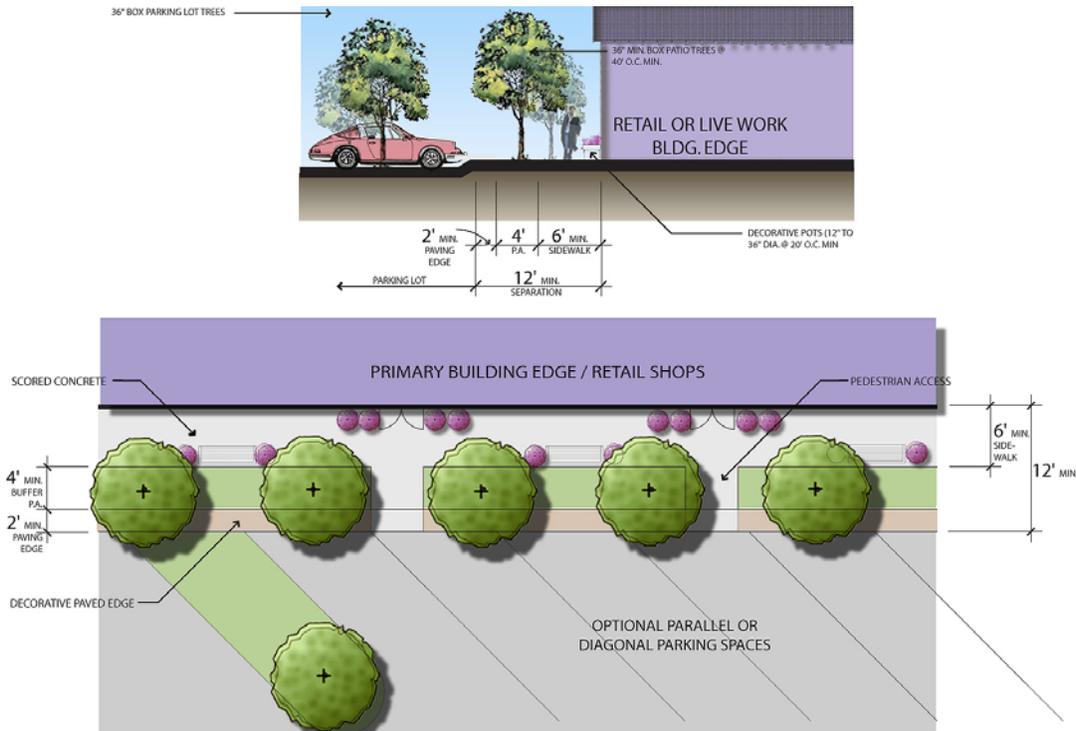


BUILDING EDGE/RETAIL SHOPS

7.8.10

7.8.10.1 General Design Elements and Objectives

- This area is intended to be used predominantly for circulation, but rest areas are also provided for people watching
- Planting creates a buffer zone between the parking lot and promenade
- Furnishings are coordinated throughout the project

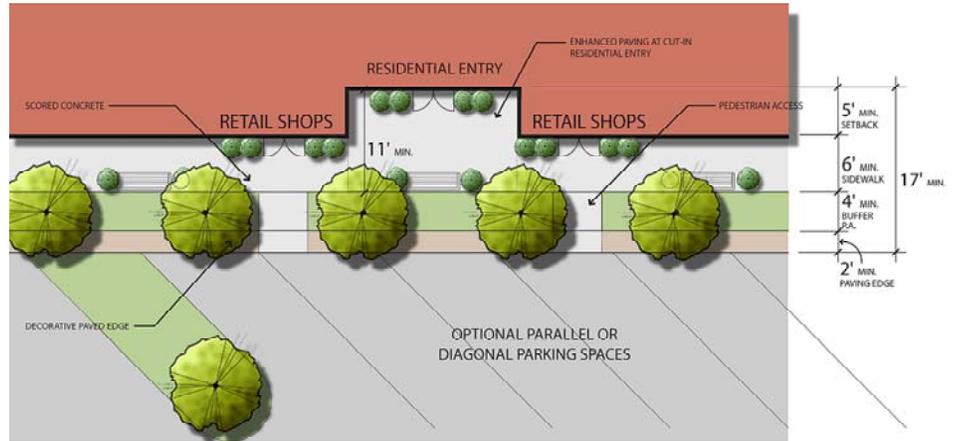
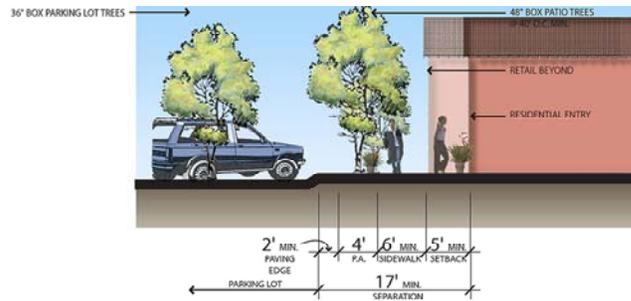


7.8.11 PARKING/RESIDENTIAL ENTRY



7.8.11.1 General Design Elements and Objectives

- The intention is to define residential entryways with enhanced paving and planting to create a mini courtyard while allowing the space to continue functioning as a promenade.

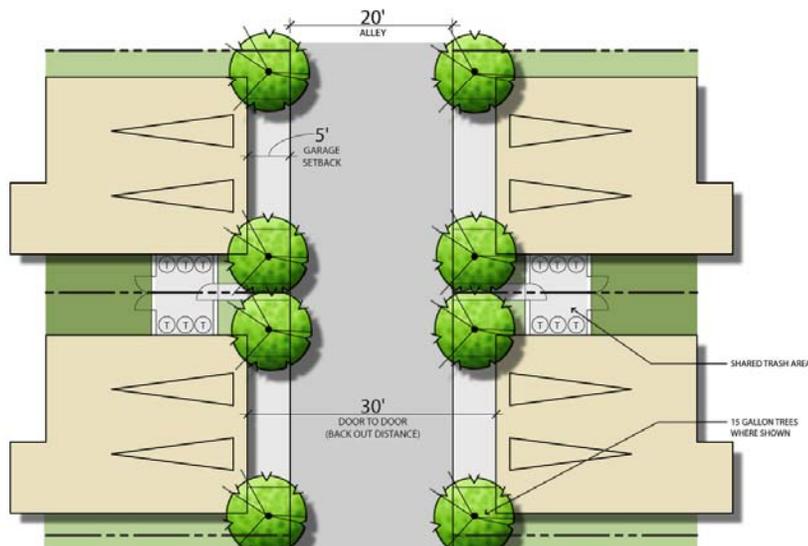
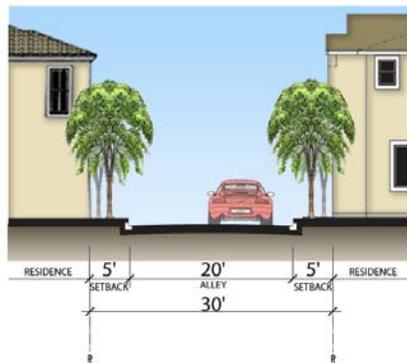


COMMON DRIVE

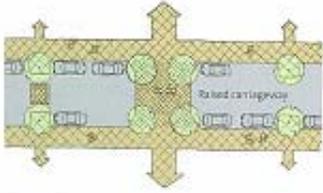
7.8.12

7.8.12.1 General Design Elements and Objectives

- The intent is to provide access for vehicles and trash storage and removal in an attractive space that encourages neighbor interaction.
- The drive shall be 24' wide where common drives provide emergency access.

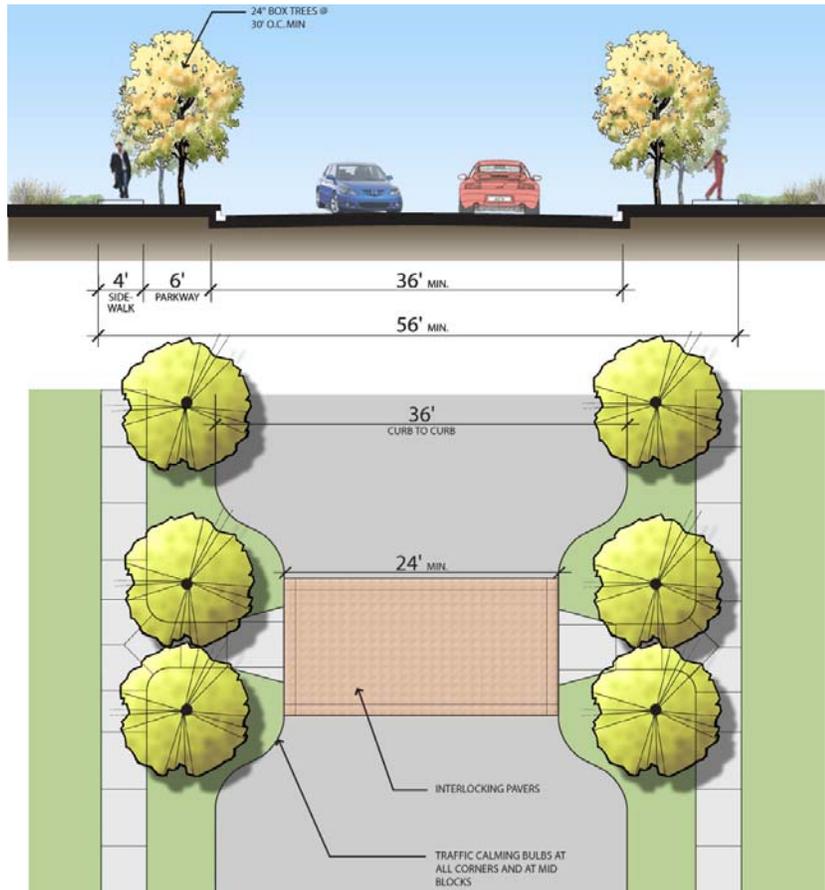


7.8.13 RESIDENTIAL LOCAL STREETS (PRIVATE)



7.8.13.1 General Design Elements and Objectives

- The intent is to calm traffic and make a safer neighborhood.
- Interlocking pavers define the pedestrian right of way and slow vehicles.
- Bulb outs bring the street to a comfortable crossing width.

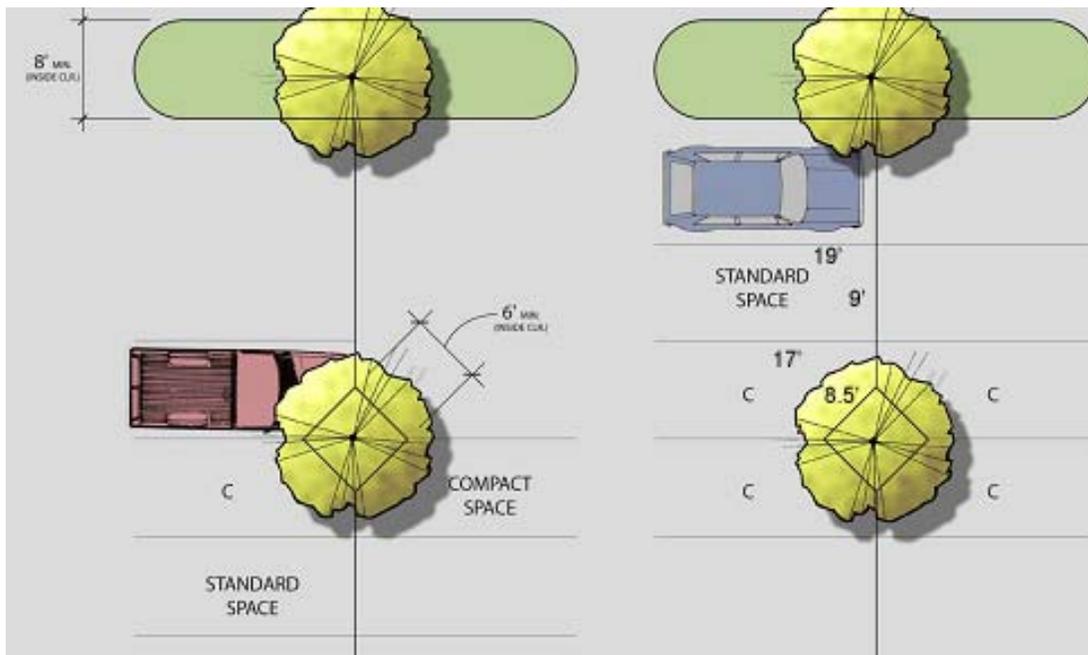
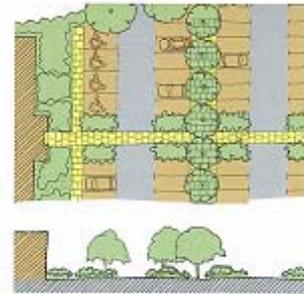


PARKING/LANDSCAPE ISLANDS

7.8.14

7.8.14.1 General Design Elements and Objective

- Canopy trees screen parking lots from the street while allowing views into the districts and buildings.
- Vertical trees, such as Italian Cypress and Palms, should be combined to promote safety and visibility from major boulevards.
- Planting materials should be of a robust/hardy nature.



7.8.15

ENTRY TRAFFIC PLAZA

7.8.15.1 General Design Elements and Objectives



- The intention is to provide efficient circulation through the one way road system.
- Traffic Plazas also provide good opportunity to create an entry statement.



PROJECT ENTRY

7.8.16

7.8.16.1 General Design Elements and Objectives

- Large bold plant materials are to be used at main intersections and entrances.
- Image below subject to Engineering Department approval.

