SECTION 3 DESIGN GUIDELINES

3.1 INTRODUCTION

This section contains community design, neighborhood crafting, landscaping, and architectural design guidelines for the Rancho San Gorgonio community. These guidelines, when implemented, will ensure that RSG develops as a high-quality master planned community with consistent design elements. The design guidelines provide a general direction to planners, builders, architects, landscape architects and engineers who will be involved in the development of RSG.

The essence of good design is creativity and flexibility. The design guidelines foster those ideals and promote innovation, and are intended to encourage well designed architecture, landscaping and site planning.

3.2 GENERAL COMMUNITY DESIGN GUIDELINES

The RSG Design Principles establish a broad framework and direction for the Design Guidelines. In turn, the Design Guidelines reinforce the goals and objectives of the Design Principles, and provide clear direction to implement the vision for future development.

3.2.1 COMMUNITY DESIGN PRINCIPLES

The original vision and master plan of RSG were crafted by the following design principles.

ESTABLISH THE PLACE

- Establish a sense of Community
- Create an iconic first impression
- Provide for activity and sense of destination to celebrate the Public Realm

- Create special places such as open space, parks, community facilities, and activity nodes
- Consider civic infrastructure and important social areas
- Provide for activity and sense of destination to occur

CONNECTIVITY

- Focus on the pedestrian experience and walkability within the entire community
- Identify corridors for vehicular and pedestrian movement
- Integrate uses so that meaningful destinations occur
- Provide physical and visual connections

NEIGHBORHOOD CRAFTING

- Provide diversity in housing types and styles
- Use "architecture forward" concepts that remove the garage as the predominant impression on the street
- Organize neighborhoods around natural features, parks, and recreation
- Create a hierarchy of parks by type, use and character
- Plan parks within convenient walking distance of residential units

FLEXIBILITY

- Provide land uses and phasing that allow for future market shifts
- Allow for flexibility / market shifts by establishing strong urban design framework

SUSTAINABILITY

- Preserve natural drainage courses whenever possible, prominent landforms and view corridors
- Develop market driven green programming as discussed in this section

To ensure that future development in RSG fulfills the Design Principles, the following key design elements have been established.

3.2.2 PLACEMAKING

Placemaking elements will lead to a unique and distinctive neighborhood design. Community entries and monumentation, paseo and parks are three key elements of placemaking in RSG.

COMMUNITY ENTRIES

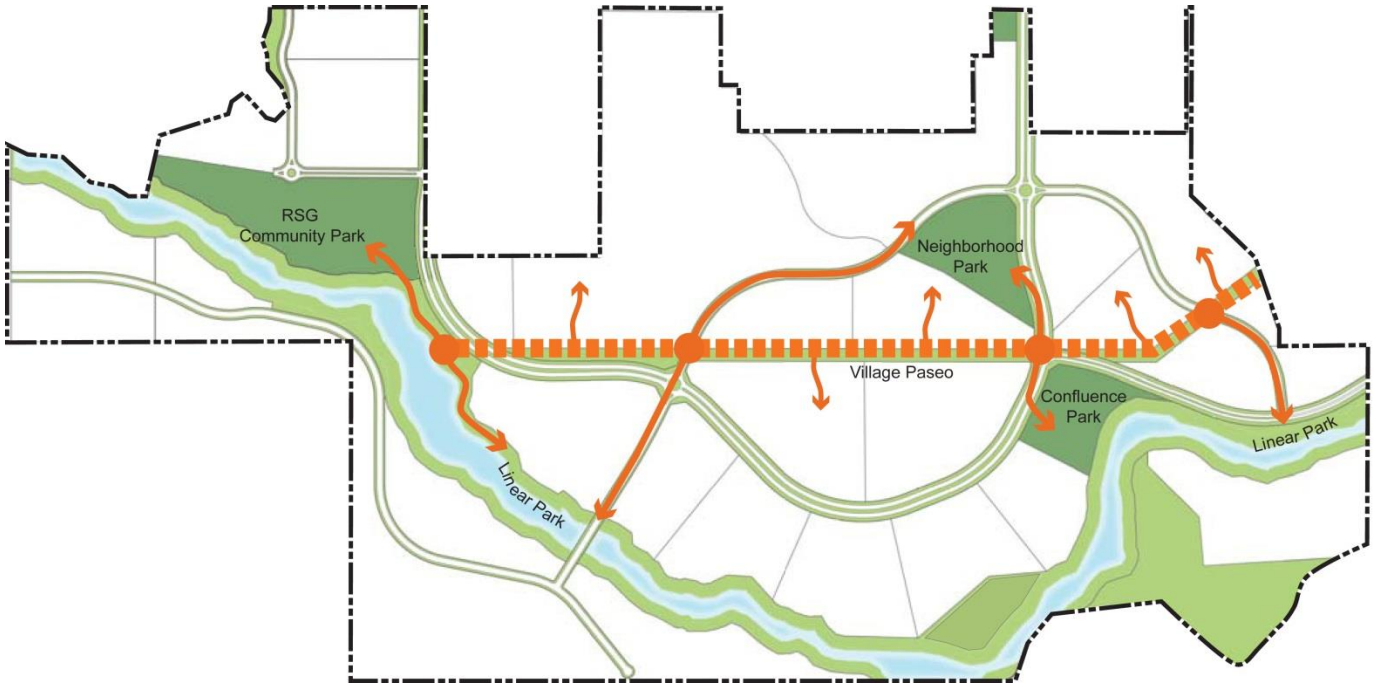
Community entries establish the initial impression to guests and residents and provide wayfinding opportunities. They shall be more than just merely attractive. The sense of place is emphatic.

Two community entries will be located at the intersections of Westward Avenue and S. 8th Street, and Victory Avenue and S. 22nd Street to convey a sense of arrival to those who approach the community and constitute the gateway to RGS. (*See the graphic below*)

PASEO

The paseo gives shape to the organic based design and focuses on community connections and the pedestrian experience. To adopt native environmental setting, a centrally located village paseo will be designed to offer the residents a place for strolling, playing, and resting within the natural open space area. It will function as a linkage that connects a variety of parks such as the community park, confluence park, neighborhood parks, and linear parks along the creek. (*See the graphic below*)

Functioning as an existing utility easement, the paseo will range in size from approximately 100-feet to 200-feet in width and will contain pedestrian walkway, seating, landscape and drainage water quality retention areas. Adjacent neighborhoods will provide pedestrian access to the paseo via street frontage, cul-de-sacs that end on the paseo, direct access between lots, etc. The paseo is intended to provide a safe experience for the pedestrian and bicyclist. (*See the graphic below*)



PARKS

Parks are important "placemaking" elements that help establish the overall community, village and individual neighborhood identities. A hierarchy of parks including the RSG community park, confluence park, neighborhood parks and linear parks will be strategically located within walking distance of nearby homes for ease of pedestrian connectivity. These parks will contain both active and passive use areas. Two 100-foot wide linear parks on both sides of preserved Pershing and Smith Creeks within the project will incorporate many of the site's natural features including rock outcroppings, drainages, and native vegetation. These open spaces will greatly enhance opportunities for different levels of social and recreational functions. (*See the graphic below*)

3.2.3 LIVABLE STREETS

Attractive, safe and walkable streets will be provided throughout the community. Street pattern and character will vary to reflect the surrounding land uses and development intensity.

To promote interplay between streets and homes, the "architecture forward concept" will be used in relation to the street. To enhance the sense of safety and security, homes shall have direct views of the street and public space by orienting rooms, doors, and windows toward streets and public areas. Furthermore houses should "open up" to the street by incorporating architectural elements such as front stoops and porches.

To create intimate, socially interactive neighborhoods, streets will be designed to promote walking and allow convenient access to outdoor open spaces. Streets in the residential neighborhoods shall have sidewalks separated from the curbs, with street trees in the landscape parkway.

In addition to sidewalks, paseos and greenways will be provided throughout the community. To create more "livable streets," it is also necessary to control traffic and reduce speeds. On-street parking and narrower street cross sections will help to calm traffic in residential neighborhoods.

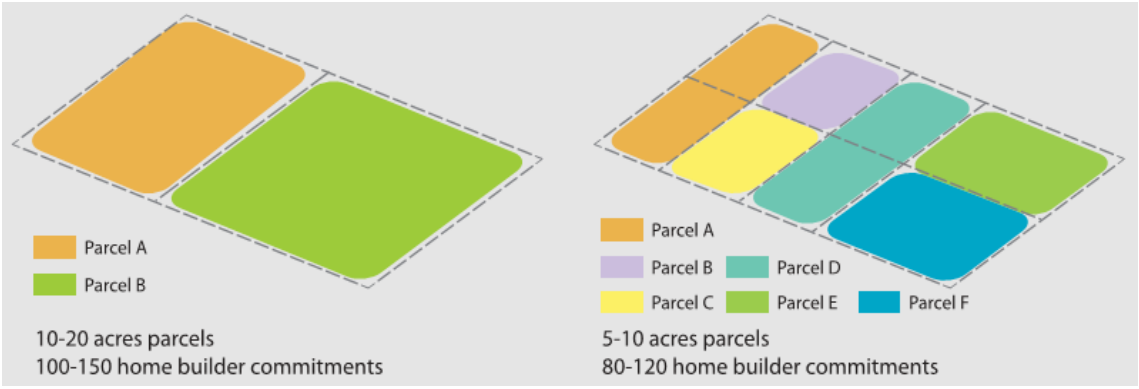
3.2.4 Multi-Modal Circulation Network

A well connected community encourages residents to use multiple modes of transportation in the course of their daily activities.

A network of village paseo, trails, and sidewalks will be provided to bring higher levels of connectivity within the community. Off-street trails are provided along the edges of the linear parks which will accommodate pedestrians and bicycles.

3.2.5 Neighborhood Crafting

Neighborhood crafting describes the level of design and planning details required to enhance the "small town" feel for the residential neighborhoods in RSG. The neighborhoods that result are crafted to meet the aspirations of the residents related to their living environment. This is accomplished though the design of neighborhoods, street scenes, parks, and trails and how they coexist to create a pedestrian friendly community.

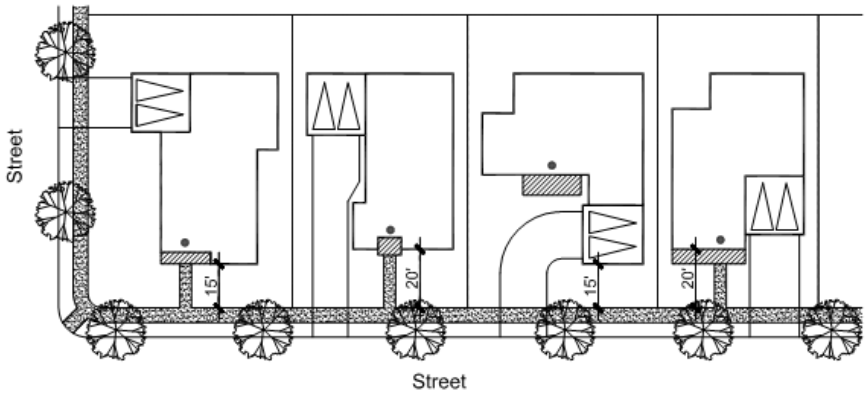


HOME BUILDER PARCELS

To create neighborhoods reminiscent of traditional planning and design, the community may integrate a variety of home builder parcel sizes.

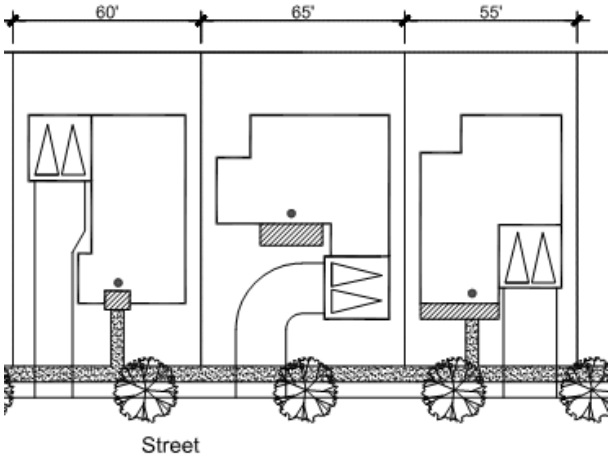
VARIABLE FRONT YARD SETBACKS

Building setbacks shall vary depending on product type and location. In general, a variable front yard setback is encouraged along the street within a block.



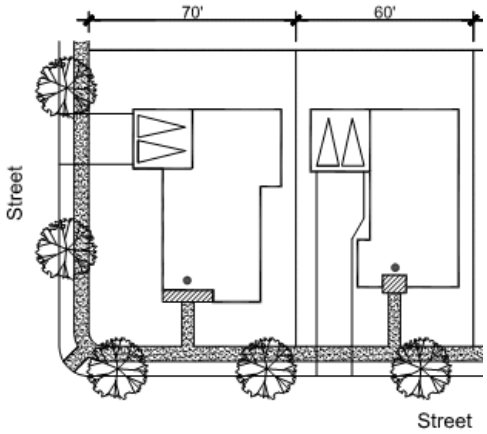
VARIABLE LOT WIDTHS

Variable lot width provides a more interesting street scene and efficient use of the land. Therefore, variable lot widths within an individual product line are encouraged, but not required. This allows large units to be plotted on wider lots and smaller units on narrower lots.



CORNER LOTS

Corner lots are typically wider than interior lots. This allows for the extra width of side yard setback adjacent to the side street as well as additional width to the building footprint. To respond to adjacent streets and intersections appropriately, houses on corner lots shall be designed for a two-sided corner exposure, addressing the increased public visibility by allowing for the architectural enhancements on the side elevation facing the street.



3.3 LANDSCAPE DESIGN GUIDELINES

3.3.1 MASTER LANDSCAPE PLAN DESCRIPTION

The landscape character of the Rancho San Gorgonio (RSG) Specific Plan community encompasses the elements of the rustic and natural beauty of the site's surrounding rural foothill environment. The site itself offers a dynamic setting that includes rolling grassland hills bisected by Pershing and Smith Creeks, with picturesque off site views of the San Jacinto Mountains. The community plan neatly encompasses the natural drainage path of Pershing and Smith Creeks which provide linear greenbelt connections along their edges to recreational open spaces throughout the community. Community landscape elements include entry monuments, generously landscaped streetscapes, community, neighborhood and linear parks and open space Paseos.

The community landscape concept combines the existing natural character of the site with the historic California desert ranch vernacular. The theme will be defined and implemented through architectural elements and materials such as rustic entry monuments, stone walls, trail fencing and other similar features and finishes throughout the community. The plant palette will further reinforce this concept utilizing drought tolerant species suitable for the site and in keeping with the surrounding natural landscape character. RSG's high profile elements and areas such as entry monuments, parks, streetscapes, open space and other community facilities will highlight and reinforce the California desert ranch theme.

An active, high quality outdoor lifestyle is an important design concept in the RSG community; supported by trails and parks for recreation and multimodal streetscapes for cars, walkers, joggers, equestrians, and bicyclists. These active use landscape amenities will link the residential villages, and help to provide a high quality of life to the RSG residents. A *Master Landscape Concept Plan* illustration is provided as Exhibit 3-1.

3.3.2 General Landscape Guidelines

Careful consideration has been given to the design of the community landscape architectural character for the RSG Specific Plan. The following design guidelines are organized to help define the basic landscape design principles for the RSG Specific Plan. Observing these guidelines will help to assure the "design vision" and integrity of this planned community.

Landscape Water Conservation

- Irrigation Water use for all landscaping within the RSG Specific Plan, whether for public landscape areas or private developer installed front yard and slope landscaping shall not exceed the maximum applied water allowance (MAWA) per the City of Banning's Municipal Code "Chapter 17.32 Landscape Standards"
- The estimated annual applied water use (EWU) for landscape improvements shall not exceed the maximum applied water allowance (MAWA).
- Recycled non-potable water shall be utilized for irrigation of common area landscaping where available.

Public Landscapes (H.O.A. and City L.M.D. Maintained Areas)

- All landscape architectural plans for public landscape areas, such as parks, streetscapes, trails/paseo's, and open space areas, as well as entry monumentation, fences and walls, and graphic designs with regard to community identity, neighborhood identity, or entry monumentation shall conform to the specific plan design guidelines as set forth herein, and shall be subject to review and approval by the City of Banning.
- Landscape/irrigation plans for public area's such as entry treatments, streetscape, interior slopes, parks, recreation areas, and detention basins shall conform to the City of Banning's Municipal Code "Chapter 17.32 Landscape Standards" and shall be approved by the City of Banning prior to implementation.
- A Landscape Architect licensed in California shall be retained to prepare landscape architectural improvement plans (construction, grading, irrigation and planting) for all public areas.
- Arrangement of plants should incorporate the concepts of a desert vernacular planting style; plants should be placed with appropriate spacing to allow them to grow to their natural sizes and forms. Sheared hedges shall be kept to a minimum and only used to reinforce architectural themes and characters.

- The use of turf should be limited to active use areas zones such as sports fields within parks.
- Throughout the remainder of the RSG planter areas, turf should minimized or eliminated to the greatest extent possible and replaced with xeriscaping to reduce water demand and build on the California desert ranch theme.
- A 3" thick min. layer of inorganic mulch such as decomposed granite, shall be used in combination with live plants in support of the RSG desert ranch theme in streetscape planting areas and non-active use planting areas within parks and open spaces, as an accent feature and water conservation measure.
- All plantings within the RSG Community shall be selected from the *RSG Plant Palette* provided in this document as Exhibit 3-24. While the RSG Plant Palette is by no means all-inclusive, plantings in public areas shall draw primarily from this palette for visual community continuity. Plant palettes for habitat restoration/mitigation areas within the 100' landscape setback areas along Smith and Pershing Creeks may be determined by a federal or state resource agency.
- Street tree size should be a minimum 24-inch box and at least 25% percent of all street trees should be a minimum 36-inch box size, with larger boxed specimen trees at key visual accent points such as entry monuments and roundabouts. Species and variety to conform to an approved street tree plan.
- All landscaping within public right-of-way shall be installed with root barriers. Linear type barriers are acceptable.
- Development edges are to be landscaped so as to minimize aesthetic impacts by providing appropriate landscaping where possible to screen the views of structures when viewed from lower elevations and adjacent properties; landscape materials may be used in conjunction with berming to accomplish this objective; and in transition areas where native undisturbed vegetation meets a development area, only those species similar to existing native vegetation must be used.
- Landscaping must consider applicable fuel modification zone requirements, including provision for interim and/or permanent irrigation where warranted.
- The density of landscape screening shall be varied, depending upon the visual character of a proposed development; low-density residential projects that convey a rural character shall be featured and views to these areas from streets shall be maintained; landscape planting shall be subject to review and approval of the City Fire Chief and the Community Development Director.
- As proposed pursuant to Section 5.5, *Project Financing and Maintenance Responsibility,* of this Specific Plan, maintenance services for public landscapes, streetscapes, parks and open spaces shall be provided through a project Landscape Maintenance District (LMD) to be established and administered through the City that will contract with a qualified maintenance services provider, or by a project Homeowners Association (HOA) where appropriate.

FRONT YARD LANDSCAPES

- Plantings in front yards may vary from the RSG plant palette, but should retain some of the desert ranch character and style of the public plantings.
- The use of front yard turf shall be limited by The City of Banning's landscape water use requirements and restrictions. The balance of front yard landscaping shall be composed of shrubs and groundcovers, with an emphasis on drought tolerant plant species. In an effort to further reduce the use landscape irrigation, "California Friendly" concepts are encouraged to be incorporated and designed into Developer installed front yard landscapes.
- Landscape and irrigation design for front yard improvements shall conform to the City of Banning's Water Efficient Landscape Ordinance, Municipal Code "Chapter 17.32 Landscape Standards" and shall be approved by the City of Banning prior to implementation.
- The front yards, and side yards visible from the public right-of-way, of all homes shall be landscaped with trees, shrubs and groundcover. At a minimum, each front yard shall include two 24 inch box trees (one accent tree and one street tree), and sufficient shrubs and groundcover to provide full coverage within two years of installation. Three 24" box street trees will be required at a minimum for corner lots.
- A 3" thick layer of organic mulch or inorganic mulch such as decomposed granite (DG) shall be used in shrub planting areas as a water conservation measure.
- Installation of landscaping within the front yards of single family detached housing products will be provided by the home builder.
- Front yard landscaping and irrigation shall be installed prior to Certificate of Occupancy.
- See Exhibit 3-2,*Typical Front Yard Landscapes*, for an illustrative example of a typical front yard landscaping.

SOIL TESTING

- Soil samples shall be taken from several locations after the completion of rough grading operations, and a reputable soil-testing laboratory shall perform an agronomic soils test. The test shall assess soil fertility needs for water-wise California native and Mediterranean plant types. No planting shall take place until the soil has been properly prepared based on the recommendations of the soils testing laboratory.

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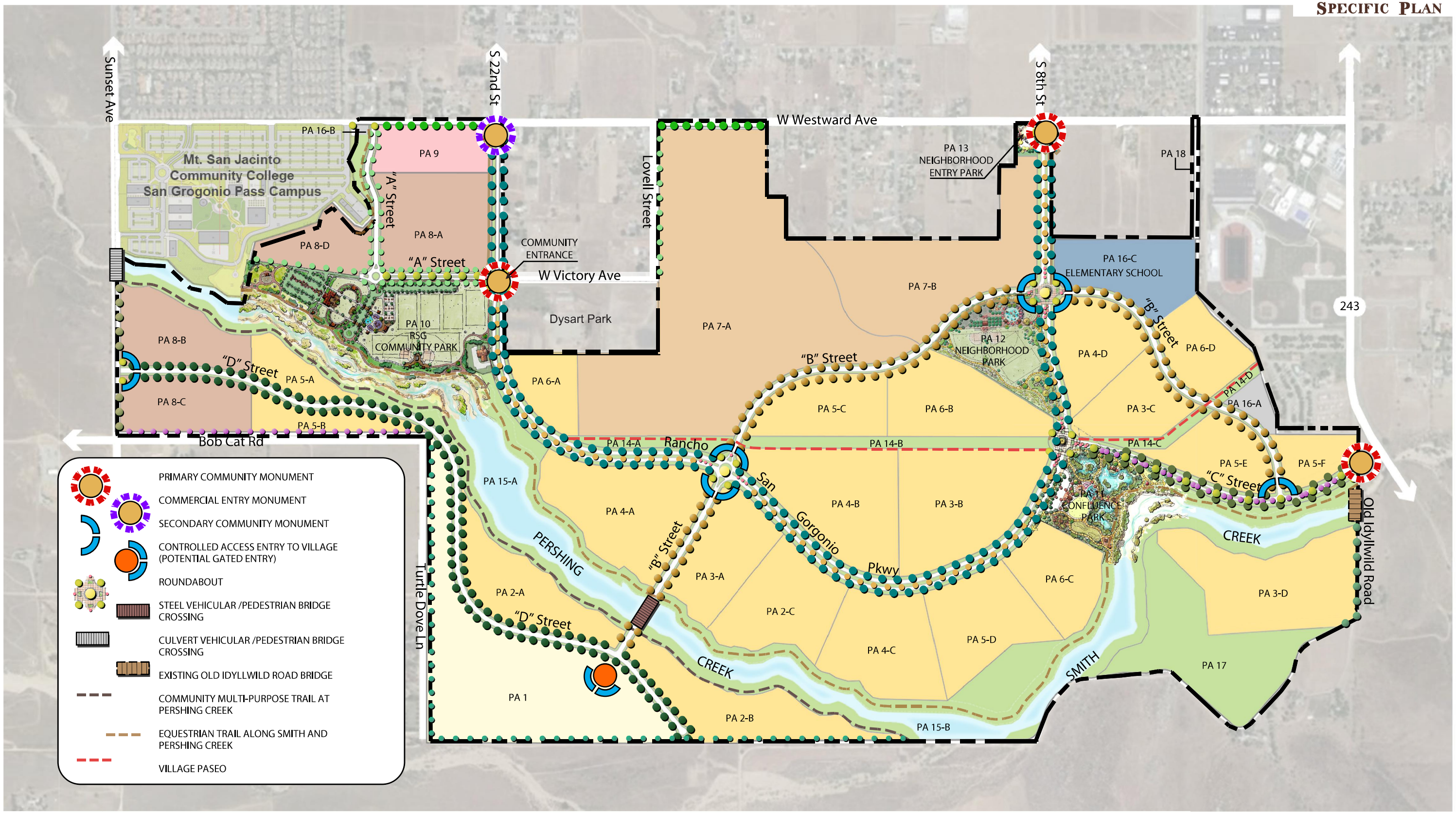
RANCHO SAN GORGONIO
SPECIFIC PLAN



Source: ARCHITERRA Design Group, Inc.

Michael Baker INTERNATIONAL

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Date: 1/20/2015 JN: 133222

Master Landscape Concept Plan

EXHIBIT 3-1

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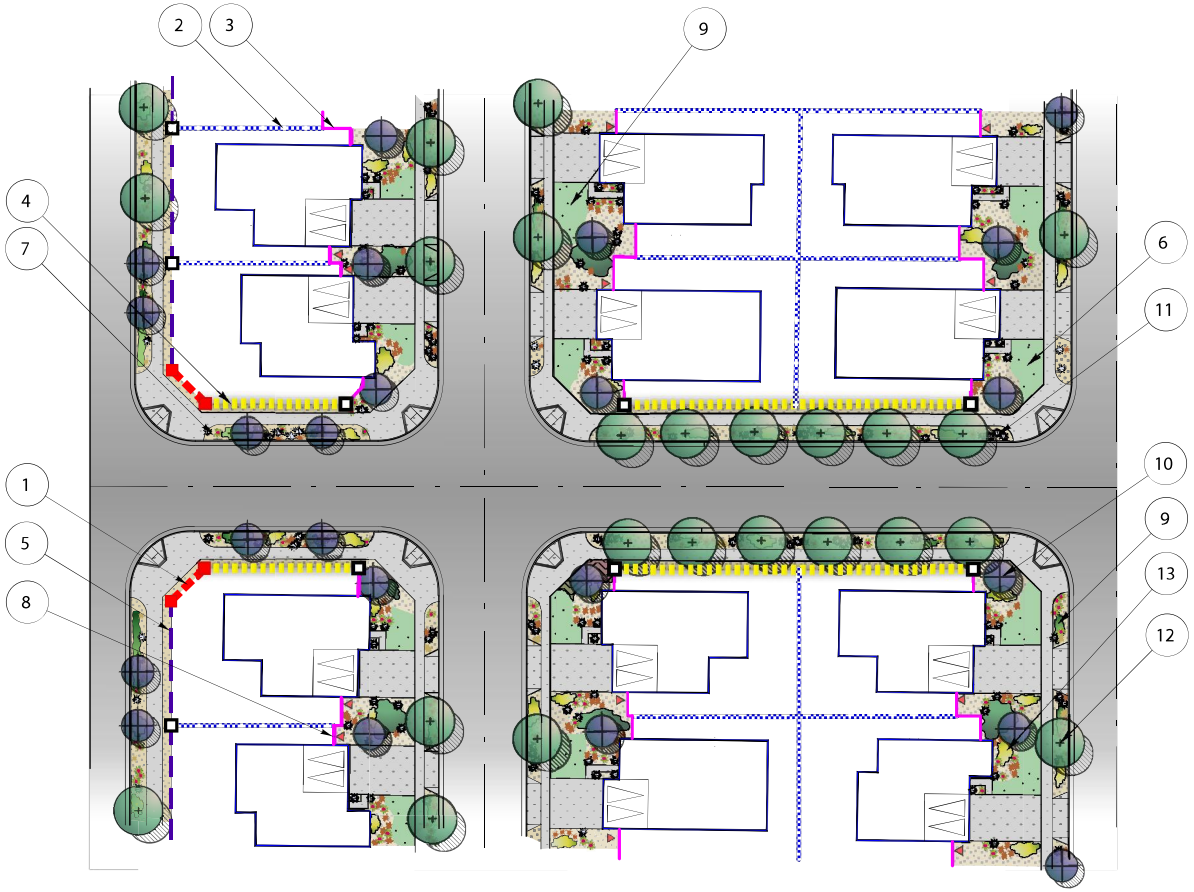

FEATURE LEGEND

1. VILLAGE ENTRY MONUMENTATION (EXHIBIT 3-4D).
2. VINYL FENCING AT PROPERTY LINES (EXHIBIT 3-23D).
3. SLUMP BLOCK WALL AT WALL RETURNS (EXHIBIT 3-23B).
4. VILLAGE INTERIOR THEME WALL (EXHIBIT 3-23B).
5. COMMUNITY THEME OR PERIMETER HOA WALL (EXHIBIT 3-23A).
6. CONCRETE SIDEWALK.
7. PARKWAY LANDSCAPING W/ ENTRY ACCENT TREES.
8. (RED TRIANGLE) ACCESS GATE TO REAR YARD.
9. FRONT YARD ACCENT TREE (1 min. PER LOT).
10. REDUCED FRONTYARD TURF AREA.
11. REVERSE FRONTAGE PARKWAY LANDSCAPE.
12. STREET TREES.
13. FRONTYARD LANDSCAPING PER SECTION 3.3.2.

Source: ARCHITERRA Design Group, Inc.

Typical Frontyard Landscapes

Date: 4/28/2014 JN: 133222

EXHIBIT 3-2

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SLOPE LANDSCAPING

- All manufactured and cut/fill slopes which exceed 3' in height shall be planted with an effective mixture of groundcover, shrubs, and trees from the RSG plant palette. Such slopes shall also be irrigated as necessary to ensure germination and establishment.
- Landscape and irrigation design for all slopes over 3' high shall conform to the City of Banning's Water Efficient Landscape Ordinance, Municipal Code "Chapter 17.32 Landscape Standards" and shall be approved by the City of Banning prior to implementation.

PRIVATE INTERIOR SLOPES: RESIDENTIAL INTERIOR

- Interior slopes may be more ornamental in character than exterior slopes. They may have a somewhat broader range of plant materials than exterior slopes, but shall still be chosen primarily from the RSG plant palette and are subject to the same fuel modification restrictions.

STREETSCAPE LANDSCAPING

- All Streetscape plantings within the RSG planned community shall draw substantially from the Community Streetscape design guidelines, Exhibit 3-6, *Street Tree Master Plan*, and the RSG Plant List included in this document.
- All streetscape landscaping within the RSG planned community will be implemented by the Developer in accordance with this Specific Plan.
- The Developer shall install all primary and secondary improvements concurrently with the construction of the roadway on which they front. Neighborhood intersections shall be constructed as each neighborhood street is built.
- The Developer shall provide site inspection of all construction and installation of entries and intersections in accordance the City of Banning requirements.
- All landscaping within public right-of-way shall be installed with root barriers. Linear type barriers are acceptable.
- As proposed pursuant to Section 5.5, *Project Financing and Maintenance Responsibility,* of this Specific Plan, maintenance services for streetscapes, including landscaping in the public right-of-way, shall be provided through a project Landscape Maintenance District (LMD) to be established and administered through the City that will contract with a qualified maintenance services provider, or by a project Homeowners Association (HOA) where appropriate.

IRRIGATION DESIGN

- Irrigation for both public and private landscapes shall be designed to be as water-efficient as possible per the City of Banning's Municipal Code 17.32.090 – "Landscape documentation package".
- Low volume irrigation is encouraged for all landscape areas. Point to point low volume drip or bubbler irrigation systems are encouraged for the RSG desert ranch themed planting areas. Spray irrigation systems used where appropriate shall have low gallons-per-minute, matched-precipitation heads. Irrigation equipment for publically maintained landscape areas are subject to review and approval by City of Banning's Public Facilities and Maintenance Department.

AGENCY LANDSCAPE PLAN REVIEWS

- Per Section 17.32.020 of the City of Banning's Municipal Code, A concept landscaping plan shall be submitted by the developer as part of their planning permit application. The concept plan shall exhibit a generalized design layout which adequately demonstrates the desired landscaping program in terms of location, size/scale, function, theme and other attributes.
- The concept plan shall provide the City of Banning with a clear understanding of the landscaping program prior to the preparation of a detailed, comprehensive landscaping plan. All landscaping plans must take into account the preservation of natural features including hills, topography, trees, shrubs, wildlife habitat, etc. The landscaping plan should refer to such natural elements, and enhance rather than detract from such elements.
- Per Section 17.32.030 of the City of Banning's Municipal Code, A comprehensive landscaping plan shall be prepared following approval of the permit application by the review authority, and shall be submitted at the same time as the grading plan and related documents and reports.

3.3.3 COMMUNITY GATEWAYS AND ENTRY MONUMENTATION

Monumentation occurs throughout the RSG Specific Plan community and is designed to help convey a "Sense of Place" by reinforcing the desert ranch theme and establish a basic hierarchy for entering each area of the community. Along the perimeter edges there are several entry points into the community. At key entries, the landscape and monumentation program will be utilized to help identify the community as well as convey a "welcoming" feeling for both vehicular and pedestrian traffic. These monuments and gateways are to be designed with durable, lasting materials as outlined in Section 3.3.9, Landscape Materials Guidelines and as approved by the City of Banning. The gateways leading into the community of Rancho San Gorgonio will be rustic in appearance, using classic California ranch architectural forms and materials appropriate for the desert environment and project theme. See Exhibit 3-3, *Community Entry Monumentation Locations*.

Anticipated materials for monument structures include the use of weathered board and batten barn wood siding, corrugated metal roofing, Corten steel gateway arbors, stone foundations, stone filled gabion accent walls and rustic lighting fixtures. Landscape materials would include large accent boulders, decomposed granite groundcover mulching, Palo Verde trees, ornamental accent grasses, flowering desert shrubs and accents to include cacti and agaves.

Three basic monument treatments are used to set this hierarchy: the Primary Community Entry and Monumentation, the Secondary Community Entry and Monumentation, and Neighborhood Village Entry and Monumentation.

PRIMARY COMMUNITY ENTRIES

The Primary Community Entry and Monuments will be located on three key entry intersections; Westward and 8th Street at Rancho San Gorgonio Parkway, at the intersections of S. 22nd St., W. Victory Ave, and 'A' St. at Rancho San Gorgonio Parkway, and at the intersection of 'C' St. And the east edge of the Specific Plan area or State Route (Hwy.) 243. The Primary Community Entry's shall include the following:

- An entry tower and pedestrian portal at each corner, where space allows, adjacent to the walkway leading into the community. The entry tower and pedestrian portal would include rustic stone bases, board and batten siding, a heavy beam trellis structure, a gooseneck barn style lighting fixture, galvanized roofing and an accent weather vane on the tower structure.
- Rancho San Gorgonio project signage placed on the entry side of the entry tower.
- Low stone filled gabion retaining walls (24" high x approx. 40' long) allowing for slightly raised planter beds behind them.
- Use of large specimen Palo Verde trees to anchor each entry.
- Landscape materials including large accent boulders, decomposed granite groundcover mulching, flowering Desert Willows, ornamental accent grasses, flowering desert shrubs and accents to include cacti and agaves.
- Enhanced pedestrian paving street crossings adjacent to monument location.
- Accent lighting of landscape/monumentation.
- Refer to Exhibit 3-1, *Master Landscape Concept Plan,* Exhibit 3-3, *Community Entry Monumentation,* and Exhibit 3-4A-D, *Entry Monumentation Concepts*, for locations of monuments and detailed conceptual illustrations.
- The Primary Community Entry proposed at W. Victory Ave, and 'A' St. at Rancho San Gorgonio Parkway may only include significant improvements on the west side and limited on the east side due to limited right-of-way availability on the east side because of existing Dysart Park at this location.

SECONDARY COMMUNITY ENTRIES

The Secondary Community Entries and Monuments will be located within the project at three key entry intersections; Rancho San Gorgonio Parkway and 'B' St. (2 separate intersections) and at the intersection of 'C' St. and 'B' St.

The Secondary Community Entry's shall include the following:

- A small entry tower with project signage at each corner adjacent to the walkway leading into the community. The entry tower would include a rustic stone base with inset boulders, a plastered mid-section with an RSG logo "brand", and corrugated steel roofing on the top of the tower structure.
- "Village" signage consisting of the adjacent Village name cut-out in a rust finish Corten steel plate, placed on the entry side of an adjacent stone filled gabion retaining wall.
- Low stone filled gabion retaining walls (24" high x approx. 40' long) allowing for slightly raised planter beds behind them.
- Use of large specimen Palo Verde trees to anchor each entry.
- Landscape materials including large accent boulders, decomposed granite groundcover mulching, flowering Desert Willows, ornamental accent grasses, flowering desert shrubs and accents to include cacti and agaves.
- Enhanced pedestrian paving street crossings adjacent to monument location.
- Accent lighting of landscape/monumentation.
- Refer to Exhibit 3-1, *Master Landscape Concept Plan,* Exhibit 3-3, *Community Entry* Monumentation*,* and Exhibit 3-4A-D, *Entry Monumentation Concepts*, for locations of monuments and detailed conceptual illustrations.

NEIGHBORHOOD ENTRY AND MONUMENTATION

Neighborhood entries and monumentation should occur on interior corner entries within the RSG Specific Plan community. These entries should be used to help continue the landscape character theme to the "core" of the community. Each neighborhood built within the project will have the opportunity to identify their individual project character while providing the basic design features of the other monuments.

The neighborhood entry and monumentation shall include the following:

- Freestanding large entry pilaster set within the landscaped parkway. This pilaster should embody the same stone facing materials as that of the Primary Community Entry Monument and incorporate a project identification plaque or icon
- Identification field for potential sign lettering placement on enhanced perimeter corner cut wall.

- Architectural concrete caps, trim, and base to help delineate architectural detailing and veneer material used.
- Enhancement of corner cut wall and use of accent pilasters to anchor each side.
- Use of "real" veneer materials instead faux concrete veneers.
- Landscape materials including accent boulders, decomposed granite groundcover mulching, flowering Desert Willows, or Palo Verdes, ornamental accent grasses, and flowering drought tolerant desert shrubs and perennials.
- Refer to Exhibit 3-1, *Master Landscape Concept Plan,* Exhibit 3-3, *Community Entry Monumentation,* and Exhibit 3-4A-D, *Entry Monumentation Concepts*, for locations of monuments and detailed conceptual illustrations.

GATE CONTROLLED NEIGHBORHOODS

This Specific Plan allows for private gated communities as a use within the RSG Specific Plan area. If it is decided that a private gated community will be provided within the RSG Specific Plan area, the entry to the gated community will be themed and landscaped to be consistent with the other entries throughout the RSG community. The gated entry may include water features, stonewall monumentation, enhanced landscaping and a raised landscaped median. See Exhibits 3-5, *Typical Gated Entry,* for an example of a typical gated community entry.

COMMERCIAL ENTRIES

Entries to the proposed Neighborhood Commercial (PA 10) use within the RSG community will be consistent with the landscape theme that is proposed throughout the RSG Specific Plan area.

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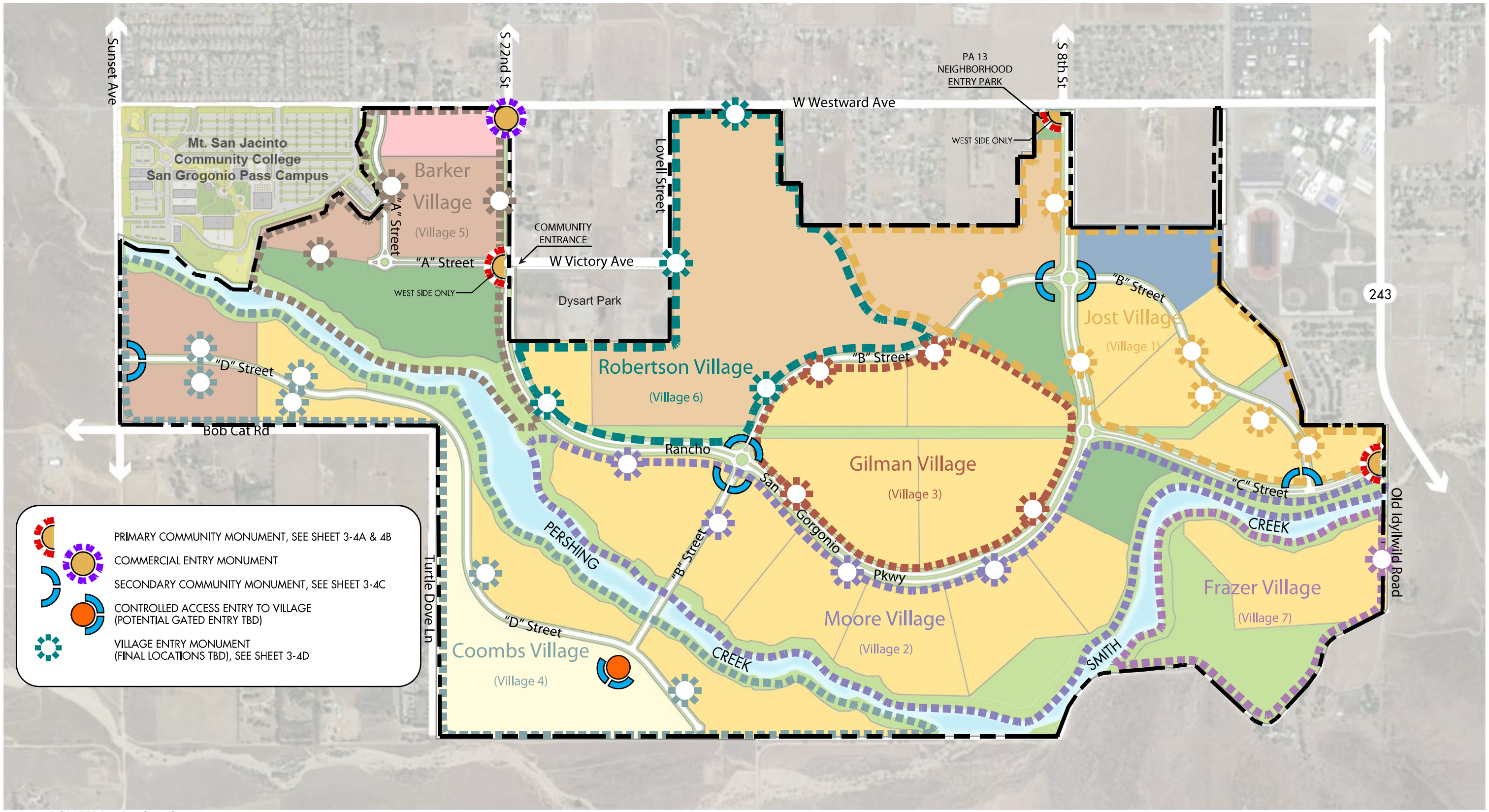
RANCHO SAN GORGONIO
SPECIFIC PLAN



Source: ARCHITERRA Design Group, Inc.

Michael Baker INTERNATIONAL

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Date: 1/20/2015 JN: 133222

Community Entry Monumentation Locations

EXHIBIT 3-3

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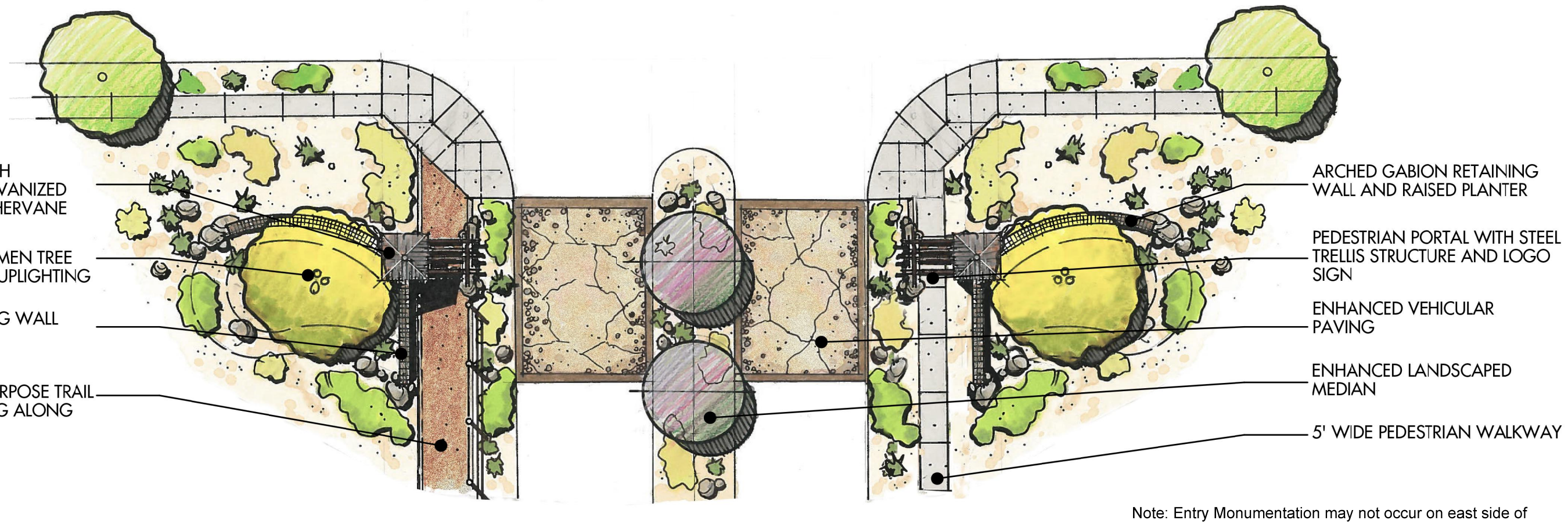

Note: Entry Monumentation may not occur on east side of Rancho San Gorgonio Pkwy. at Victory Ave. due to existence of Dysart Park.

PRIMARY ENTRY MONUMENT PLAN VIEW

Source: ARCHITERRA Design Group, Inc.

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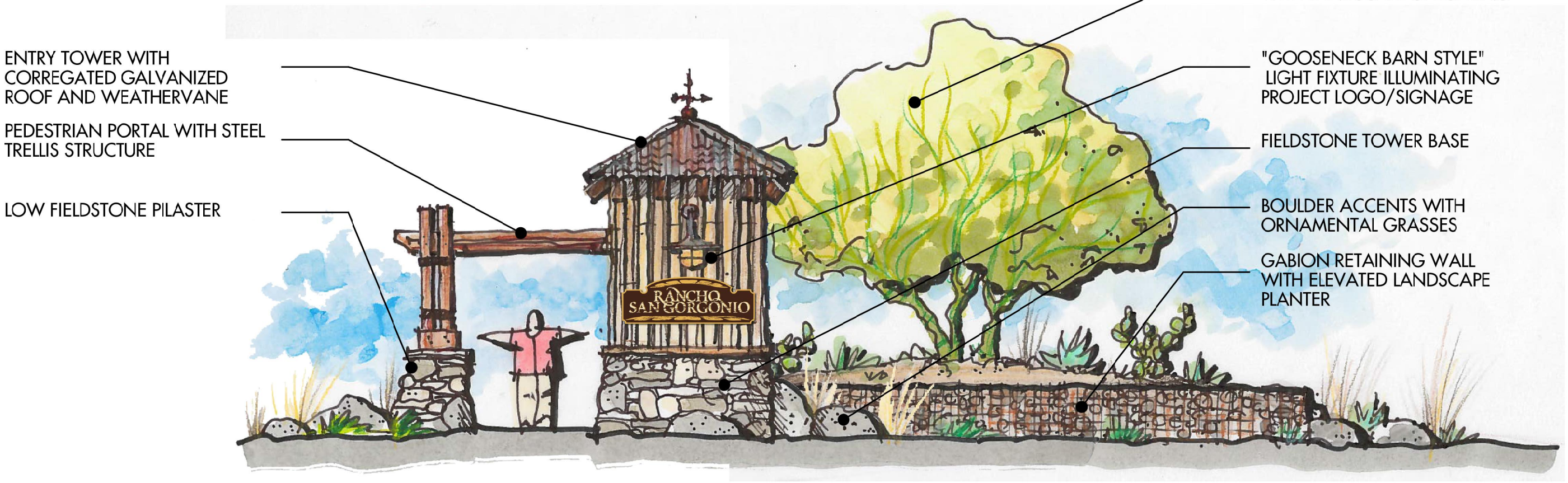
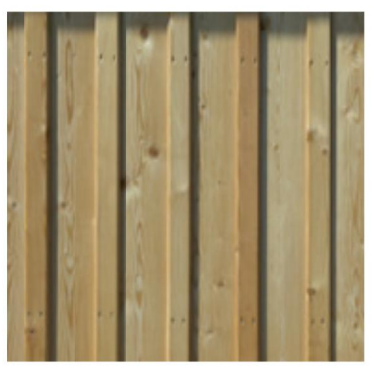


PRIMARY ENTRY MONUMENT ELEVATION

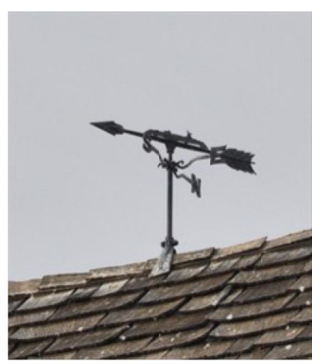
SPECIMEN PALO VERDE TREE

GABION WALL AND ACCENT BOULDERS



BARN BOARD AND BATTEN SIDING WITH FIELDSTONE FOUNDATION/BASE FOR TOWER

CORRUGATED GALVANIZED ROOF



DECORATIVE WEATHERVANE

Source: ARCHITERRA Design Group, Inc.

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SECONDARY ENTRY MONUMENT

SPECIMEN PALO VERDE TREE

GABION WALL AND ACCENT BOULDERS

CORRUGATED GALVANIZED ROOF

Source: ARCHITERRA Design Group, Inc.

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RANCHO SAN GORGONIO
SPECIFIC PLAN

VILLAGE ENTRY MONUMENT

ACCENT BOULDERS

CUT OUT CORTEN STEEL PI

Source: ARCHITERRA Design Group, Inc.

Michael Baker INTERNATIONAL

Date: 5/15/2013 JN: 133222

Entry Monumentation Concepts

EXHIBIT 3-4D

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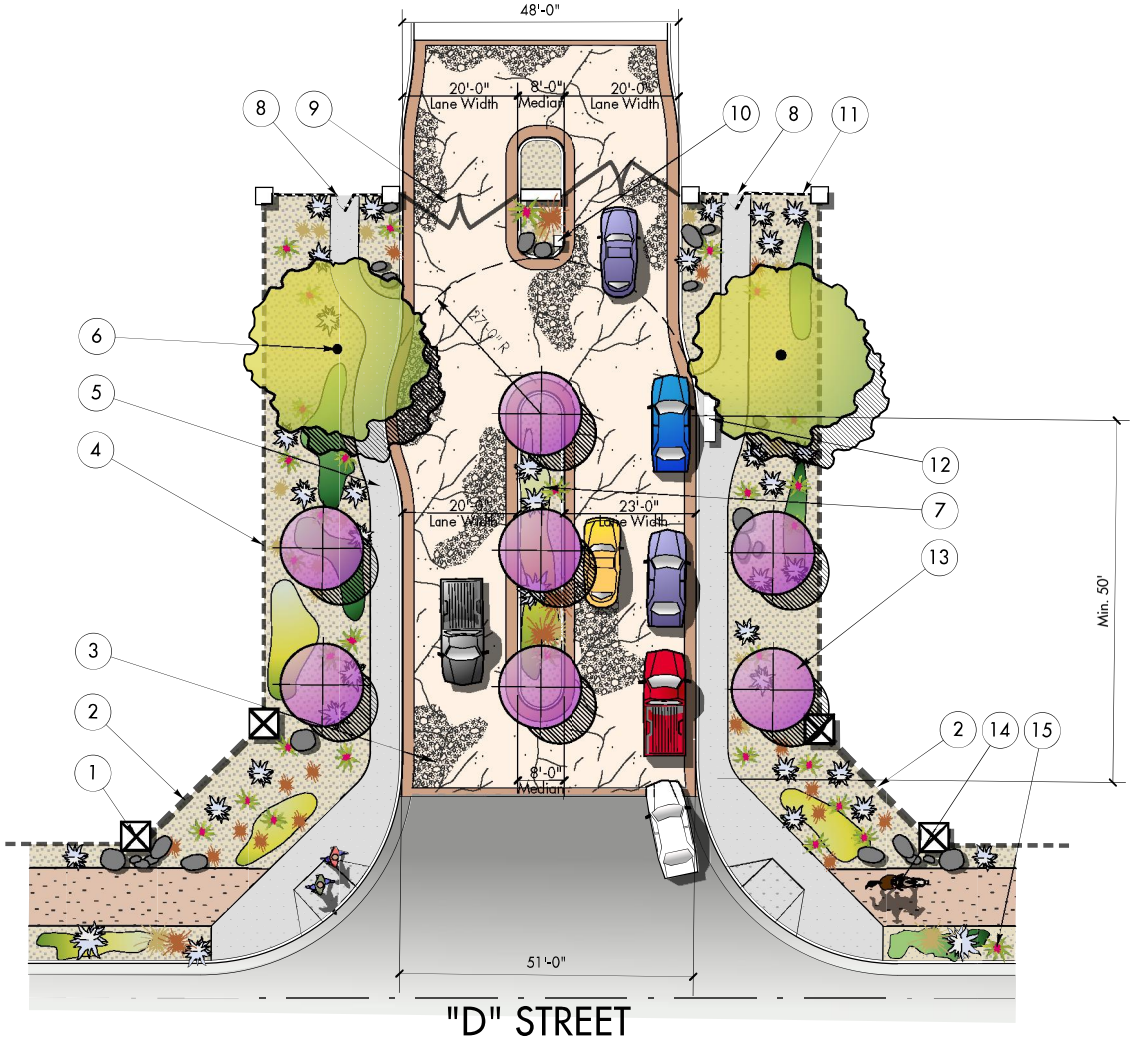

LEGEND

1. STONE VENEERED PILASTER AT VILLAGE ENTRY MONUMENT.
2. SIGNAGE WALL AT VILLAGE ENTRY MONUMENT.
3. ENHANCED VEHICULAR PAVING.
4. ENHANCED PERIMETER WALL PER WALL & FENCING EXHIBIT.
5. CONCRETE SIDEWALK.
6. SPECIMEN PALO VERDE TREE.
7. CENTRAL MEDIAN W/ ENHANCED LANDSCAPING
8. PEDESTRIAN CONTROLLED ENTRY GATE.
9. VEHICULAR CONTROLLED ACCESS GATES (20' WIDE TOTAL)
10. CARD READER/GATE KEY PAD SET 10' MIN FROM GATE.
11. TUBULAR STEEL ENCLOSURE FENCING.
12. VISITOR DIRECTORY DIAL-UP KIOSK SET MIN. 50' FROM STREET.
13. FLOWERING ACCENT TREES.
14. MULTI-PURPOSE TRAIL.
15. PARKWAY PLANTING PER STREET SECTION EXHIBIT.

Source: ARCHITERRA Design Group, Inc.

Typical Gated Entry

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3.3.4 COMMUNITY STREETSCAPES

INTERIOR STREETSCAPE DESIGN

Streetscape design within the interior of the RSG Specific Plan community shall help to promote pedestrian and equestrian circulation throughout the community.

Arrangement of plants should incorporate the concepts of a desert vernacular planting style; plants should be placed with appropriate spacing to allow them to grow to their natural sizes and forms. Sheared hedges shall be kept to a minimum and only used to reinforce architectural themes and characters. A 3" thick min. layer of inorganic mulch such as decomposed granite shall be used in combination with live plants in support of the RSG desert ranch theme in streetscape planting areas as an accent feature and water conservation measure. Refer to Exhibit 3-6, *Street Tree Master Plan*, for the proposed concept plan of street trees along the major backbone roadways of the RSG Specific Plan. Refer to Exhibit 3-7, *Community Streetscape Plan*, for a reference of major backbone roadways proposed within the Specific Plan and streetscape cross section references.

Where interior streetscapes interface with neighborhood parks and open space, special consideration should be taken to integrate pedestrian circulation into these areas via a street side pedestrian paseo system that links city sidewalk to active walking trails and open space uses.

The majority of the interior streetscape areas will be reverse frontage landscape areas maintained by either an established City Landscape Maintenance District (LMD) or a RSG Master Home Owner Association.

RANCHO SAN GORGONIO PARKWAY

Rancho San Gorgonio Parkway's streetscape is asymmetrical in design and includes three separate design sections. Refer to the Exhibits 3-8A-C, *Community Street Concepts,* for cross section and plan view illustrations of each condition. The three conditions generally include the following:

- On one side of the street from the curb face; a 12' wide landscaped parkway with Thornless Chilean Mesquite street trees, a three rail PVC equestrian fence separates the parkway from a 10' wide multi-purpose decomposed granite trail, followed by a 10 wide landscape planter with informal groupings of Afghan Pines and Thornless Chilean Mesquite background trees. On the opposite side of the street from the curb face; a 7' wide landscaped parkway with Thornless Chilean Mesquite street trees, a 5' wide concrete sidewalk, followed by a 16' wide landscape planter with informal groupings of Afghan Pines and Thornless Chilean Mesquite background trees.
- The street's vehicular traffic from the intersection of Westward and 8th Street, to the intersection of 'A' St./W. Victory Ave., is divided by a 20' to 30' variable width landscaped median island with "Autumn Purple" Ash trees.

- ❖ The street's vehicular traffic from the intersection of 'A' St./W. Victory Ave., north to Westward Ave, is divided by a painted 12' wide median island.
- ❖ Where residential Villages back onto Rancho San Gorgonio Parkway, a decorative masonry perimeter wall will be constructed at the back of the right of way line.
- ❖ Primary, Secondary and Neighborhood (Village) Monumentation also occurs as shown on the Exhibit 3-3, *Community Entry Monumentation*.
- ❖ See Exhibit 2-6, *Non-Motorized Circulation Plan*, (pedestrian/bicycle/equestrian) for layout of 10' wide multi-purpose trail and pedestrian sidewalk.

A STREET

'A' Street's streetscape is asymmetrical in design and includes two separate design sections. Refer to Exhibit 3-8D and E, *Community Street Concepts,* for illustrations of each condition. The two conditions include the following:

- ❖ On the south side of the street section fronting the Community Park, from the curb face; a 12' wide landscaped parkway with Desert Willow street trees, followed by the Community Park improvements.
- ❖ On the west side of the street section fronting the Community College from the curb face; a 10' wide landscaped parkway with Desert Willow street trees, a three rail PVC equestrian fence separates the parkway from a 10' wide multi-purpose decomposed granite trail, followed by the Community College landscape frontage planted with California Sycamore trees.
- ❖ On the opposite side of the street (north and east) from the curb face; a 7' wide landscaped parkway with Desert Willow street trees, a 5' wide concrete sidewalk, followed by a 4' wide landscape planter with shrubs.
- ❖ The street's vehicular traffic from the intersection of Rancho San Gorgonio Parkway, along the Community Park frontage to the proposed roundabout is divided by a 14' wide landscaped median island planted with informal groups of California Sycamores, Western Redbuds street trees and shrubs.
- ❖ The street's vehicular traffic from the proposed roundabout north to Westward Ave, is divided by a painted double yellow line
- ❖ Where residential Villages back onto "A" Street, a decorative masonry perimeter wall will be constructed at the back of the right of way line.
- ❖ See Exhibit 2-6, *Non-Motorized Circulation Plan*, (pedestrian/bicycle/equestrian) for layout of 10' wide multi-purpose trail and pedestrian sidewalk system.

B STREET

'B' Street's streetscape is asymmetrical in design and shall include the following:

- On one side of the street from the curb face; a 6' wide landscaped parkway with Shoestring Acacia street trees, a three rail PVC equestrian fence separates the parkway from a 10' wide multi-purpose decomposed granite trail, followed by a 4' wide landscape planter with shrubs.
- On the opposite side of the street from the curb face; a 7' wide landscaped parkway with Shoestring Acacia street trees, a 5' wide concrete sidewalk, followed by a 4' wide landscape planter with shrubs.
- Where residential Villages back onto "B" Street, a decorative masonry perimeter wall will be constructed at the back of the right of way line.
- Secondary and Neighborhood (Village) Monumentation also occurs as shown on the Exhibit 3-3, *Community Entry Monumentation*.
- See Exhibit 2-6, *Non-Motorized Circulation Plan*, (pedestrian/bicycle/equestrian) for layout of 10' wide multi-purpose trail and pedestrian sidewalk system.
- Refer to Exhibit 3-8F, *Community Streetscape Concepts*, for an illustration.

C STREET

'C' Street's streetscape is asymmetrical in design and shall include the following:

- On the north side of the street from the curb face; a 7' wide landscaped parkway with "Drake" Elm street trees, a 5' wide concrete sidewalk, followed by a 16' wide landscape planter with informal groupings of Afghan Pines, Western Redbud trees and shrubs.
- On the south side of the street from the curb face; a 12' wide landscaped parkway with "Drake" Elm street trees, a three rail PVC equestrian fence separates the parkway from a 10' wide multi-purpose decomposed granite trail, followed by a 10' wide landscape planter with informal groupings of Western Redbud accent trees and shrubs. At the back of the south R.O.W. line, the streetscape will be supplemented by the adjacent neighborhood park and or linear park improvements.
- The street's vehicular traffic is divided by a 14' wide landscaped median island planted with informal groups of California Sycamores, Western Redbud street trees and shrubs.
- Where residential Villages back onto 'C' Street (north side), a decorative masonry perimeter wall will be constructed at the back of the right of way line.
- Primary, Secondary and Neighborhood (Village) Monumentation also occurs as shown on the Exhibit 3-3, *Community Entry Monumentation*.
- See Exhibit 2-6, *Non-Motorized Circulation Plan,* (pedestrian/bicycle/equestrian) for layout of 10' wide multi-purpose trail and pedestrian sidewalk system.
- Refer to Exhibit 3-8G, *Community Streetscape Concepts*, for an illustration.

D STREET

'D' Street's streetscape is asymmetrical in design and shall include the following:

- On the north side of the street from the curb face; a 7' wide landscaped parkway with Afghan Pine street trees, a 5' wide concrete sidewalk, followed by a 4' wide landscape planter with shrubs.
- On the south side of the street from the curb face; a 6' wide landscaped parkway with Afghan Pine street trees, a three rail PVC equestrian fence separates the parkway from a 10' wide multi-purpose decomposed granite trail, followed by a 4' wide landscape planter with shrubs.
- Where residential Villages back onto 'D' Street (north side), a decorative masonry perimeter wall will be constructed at the back of the right of way line.
- Neighborhood (Village) Monumentation also occurs as shown on the Exhibit 3-3, *Community Entry Monumentation*.
- See Exhibit 2-6, *Non-Motorized Circulation Plan*, (pedestrian/bicycle/equestrian) for layout of 10' wide multi-purpose trail and pedestrian sidewalk system.
- Refer to Exhibit 3-8H, *Community Streetscape Concepts*, for an illustration.

INTERIOR LOCAL STREETS/CUL-DE-SAC

Interior Local Streets/Cul-de-sac streetscape shall include the following:

- A landscaped parkway (6' wide min.) with a row of street trees (varieties to be determined) along both sides of the street selected from the RSG street tree *Planting Palette*, Exhibit 3-24.
- A 4' wide pedestrian sidewalk set behind landscaped parkway.
- Refer to Exhibit 3-8I, *Community Streetscape Concepts, Typical Local Streets Section/Plan*, for an illustration.

RANCHO SAN GORGONIO
SPECIFIC PLAN

Sunset Ave
S 22nd St
S 8th St
W Westward Ave
Lovell Street
W Victory Ave
COMMUNITY ENTRANCE
Mt. San Jacinto Community College San Grogonio Pass Campus
PA 16-B
PA 9
PA 8-A
PA 8-D
PA 13 NEIGHBORHOOD ENTRY PARK
PA 18
PA 16-C ELEMENTARY SCHOOL
PA 7-B
PA 7-A
"A" Street
PA 10 RSG COMMUNITY PARK
PA 8-B
"D" Street
PA 5-A
PA 8-C
PA 5-B
PA 6-A
"B" Street
PA 12 NEIGHBORHOOD PARK
PA 4-D
PA 6-D
PA 14-D
PA 16-A
PA 5-C
PA 6-B
PA 3-C
243
Bob Cat Rd
PA 14-A
Rancho San Gorgonio Pkwy
PA 14-B
PA 14-C
PA 5-E
PA 5-F
"C" Street
PA 15-A
PA 4-A
PA 4-B
PA 3-B
PA 11 CONFLUENCE PARK
Old Idyllwild Road
PERSHING
"B" Street
CREEK
PA 3-A
PA 6-C
PA 3-D
PA 2-A
PA 2-C
"D" Street
PA 5-D
PA 4-C
CREEK
SMITH
PA 17
Turtle Dove Ln
PA 1
PA 2-B
PA 15-B
Coyote Trail

ROUNDABOUT
CENTER SPECIMEN - Populus fremontii
CORNER SPECIMEN - Cercidium 'Desert Museum'
MEDIAN ACCENT - Acacia greggii

RANCHO SAN GORGONIO PKWY
PARKWAY TREES - Prosopis chilensis
BACKGROUND TREE - Pinus eldarica and Prosopis chilensis
MEDIAN TREE - Fraxinus A. 'Autumn Purple'

A STREET
PARKWAY TREES - Chilopsis linearis
BACKGROUND TREE - Platanus racemosa
MEDIAN TREE - Platanus racemosa and Cercis occidentalis

B STREET
PARKWAY TREES - Acacia stenophylla
BACKGROUND TREE - Acacia stenophylla

C STREET
PARKWAY TREES - Ulmus parvifolia 'Drake'
BACKGROUND TREE (NORTH) - Pinus eldarica and Cercis occidentalis
BACKGROUND TREE (SOUTH) - Cercis occidentalis
MEDIAN TREE - Platanus racemosa and Cercis occidentalis

D STREET
PARKWAY TREES - Pinus eldarica
BACKGROUND TREES - Pinus eldarica

WESTWARD AVENUE
PARKWAY TREES - Platanus acerifolia
BACKGROUND TREES - Chiltalpa tashkentensis

SUNSET AVENUE
PARKWAY TREES - Platanus acerifolia
BACKGROUND TREES - Quercus ilex

BOB CAT ROAD
PARKWAY TREES - Cercis occidentalis

TURTLE DOVE LANE
PARKWAY TREES - Acacia willardiana
PARKWAY TREES - Chilopsis linearis

COYOTE TRAIL
PARKWAY TREES - Acacia willardiana
PARKWAY TREES - Chilopsis linearis

LOVELL STREET
PARKWAY TREES - Lagerstroemia indica
BACKGROUND TREES - Prosopis chilensis

OLD IDYLLWILD ROAD
PARKWAY TREES - Quercus agrifolia
BACKGROUND TREES - Platanus racemosa

Source: ARCHITERRA Design Group, Inc.

Michael Baker INTERNATIONAL

0' 400' 800' 1600'

Street Tree Master Plan

Date: 1/20/2015 JN: 133222

EXHIBIT 3-6

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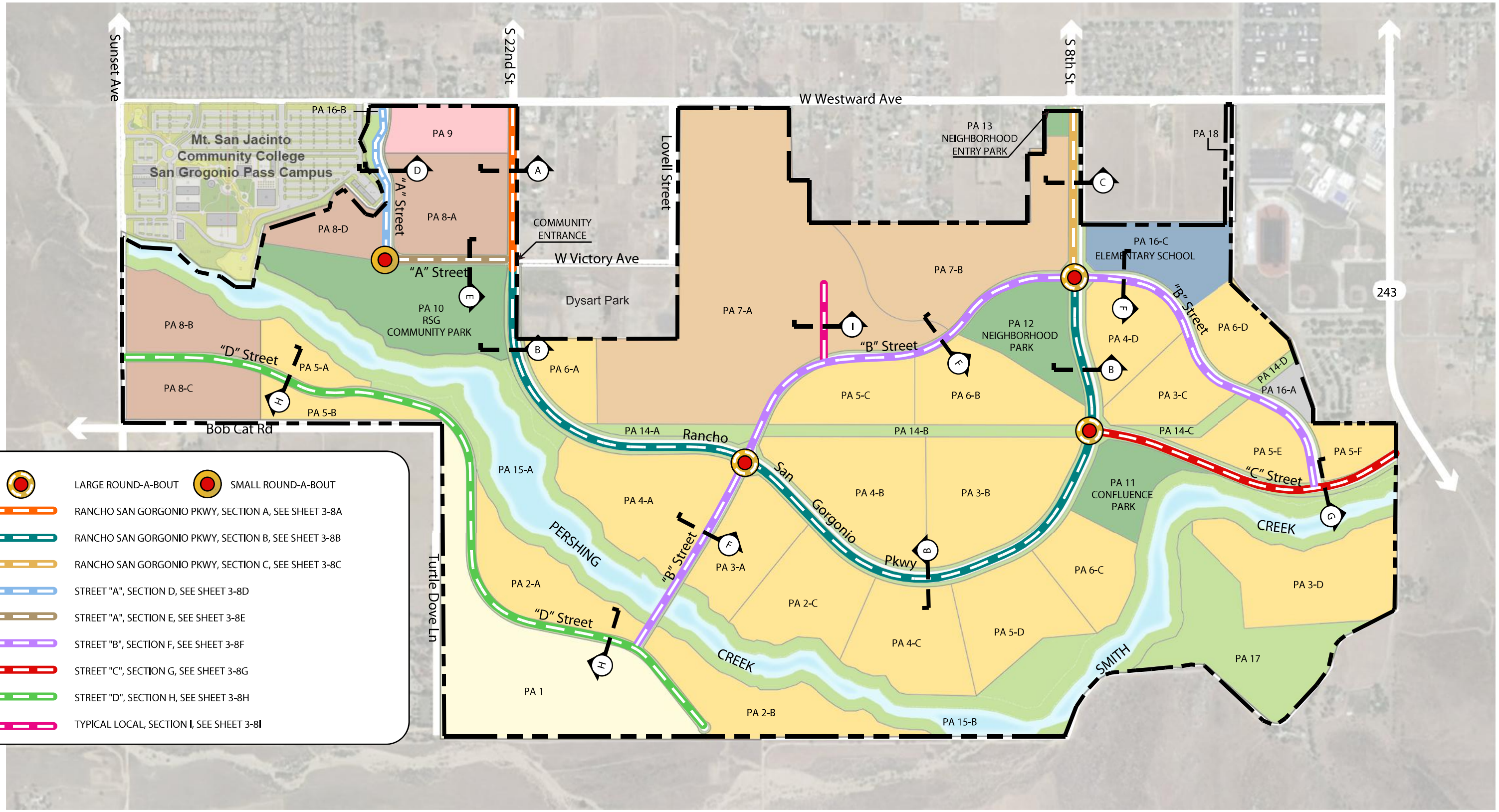
RANCHO SAN GORGONIO
SPECIFIC PLAN



Source: ARCHITERRA Design Group, Inc.

Michael Baker INTERNATIONAL

0' 400' 800' 1600'

Date: 1/20/2015 JN: 133222

Community Streetscape Plan

EXHIBIT 3-7

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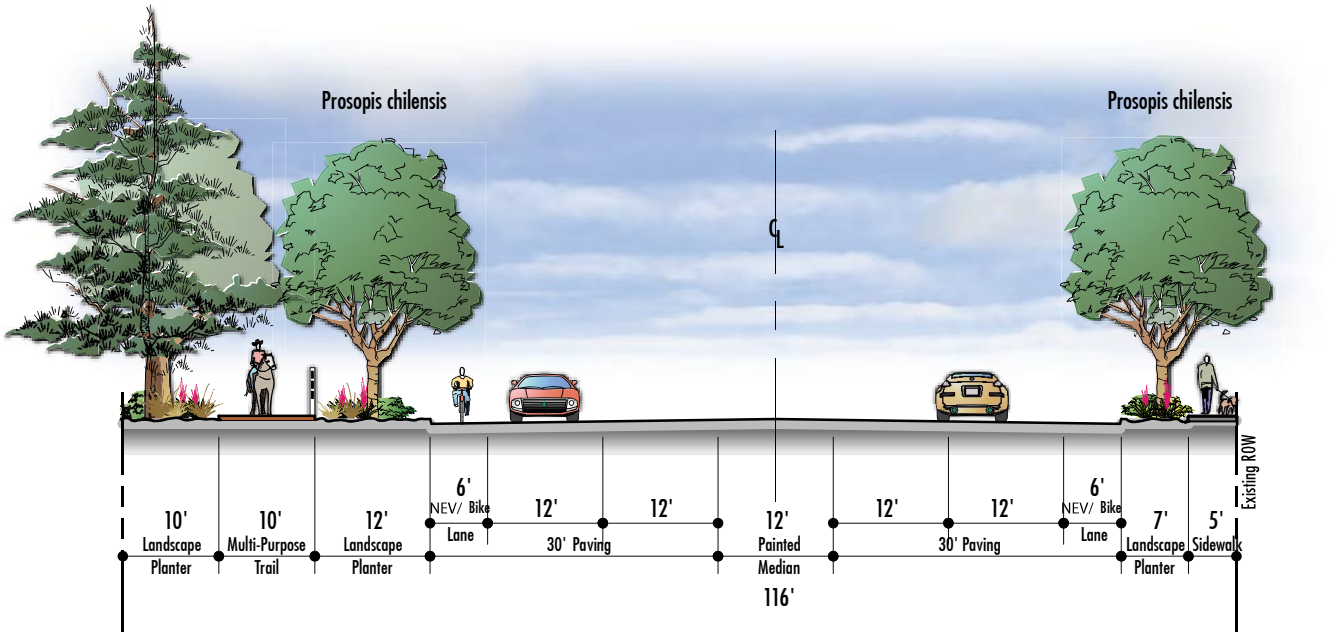
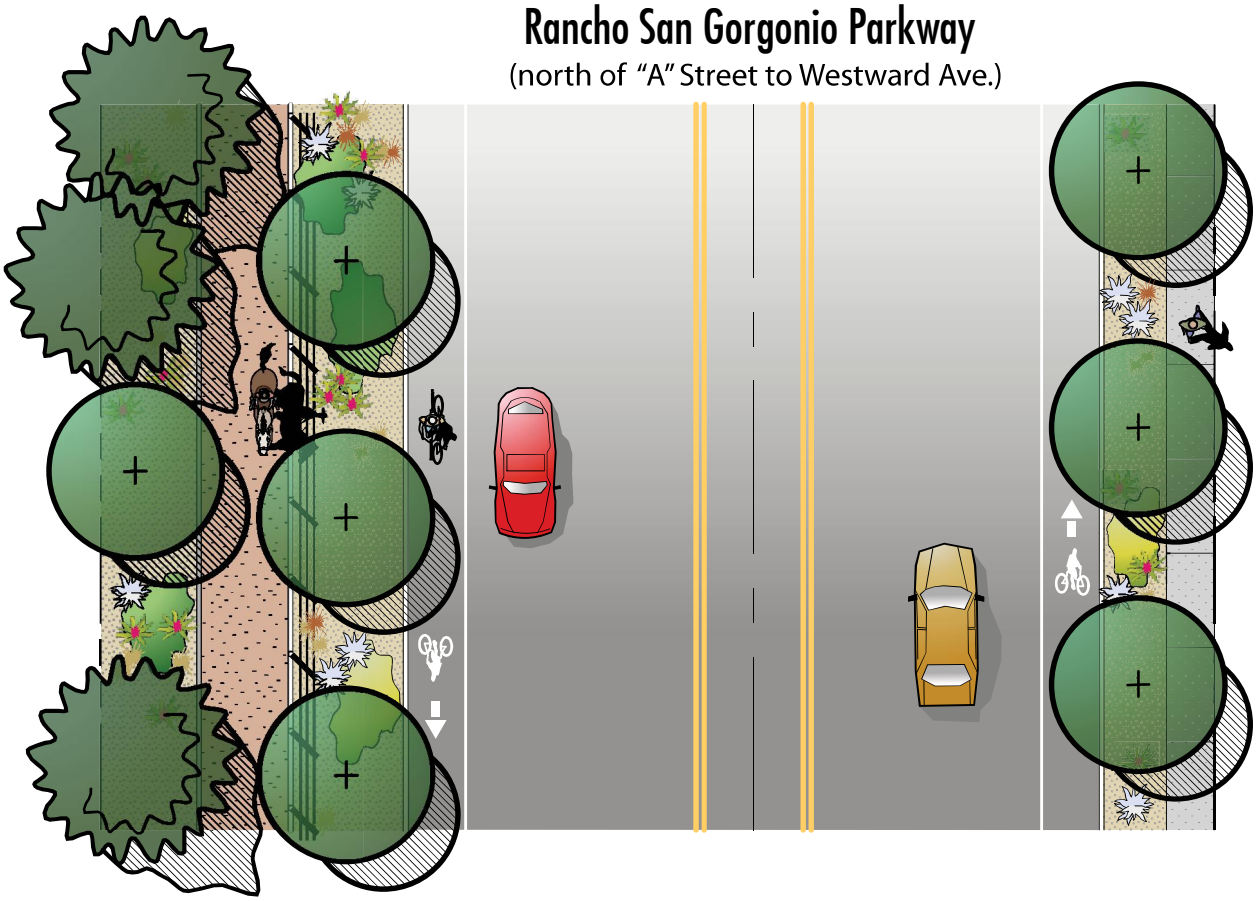
Pinus eldarica
Prosopis chilensis



SECTION A
Rancho San Gorgonio Parkway
(north of "A" Street to Westward Ave.)



Source: ARCHITERRA Design Group, Inc.

Michael Baker INTERNATIONAL

Community Streetscape Concepts

Date: 10/24/2013 JN: 133222

EXHIBIT 3-8A

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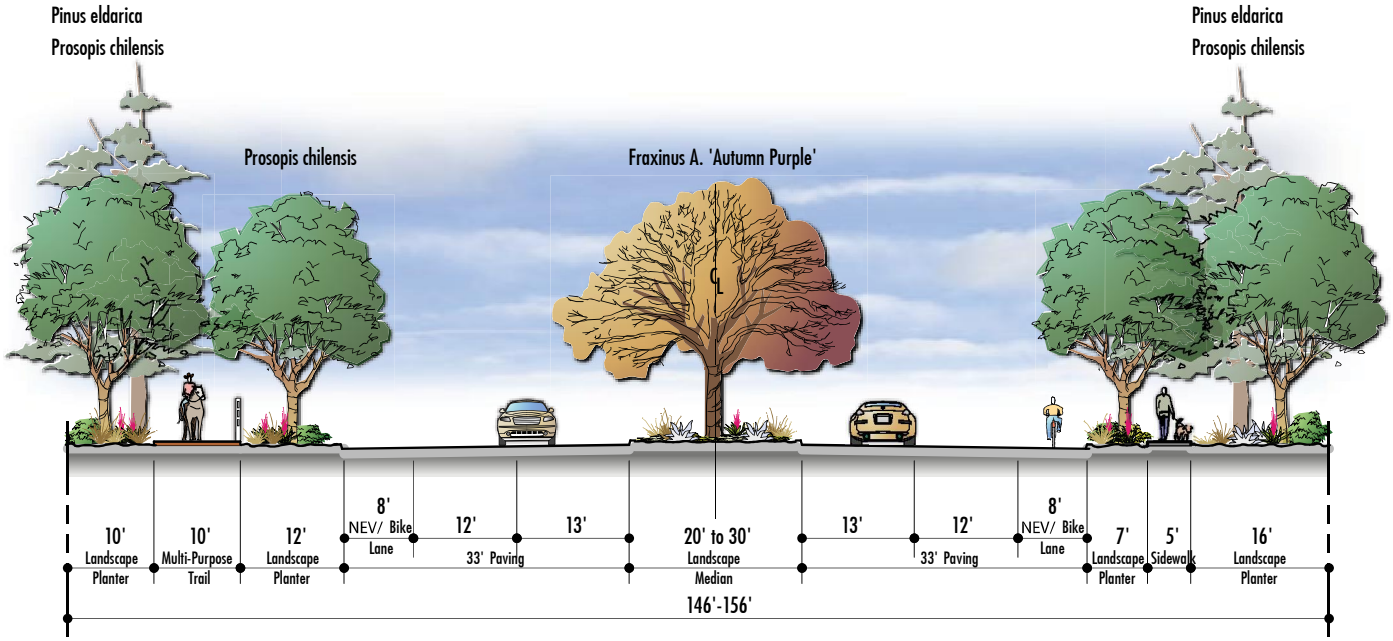
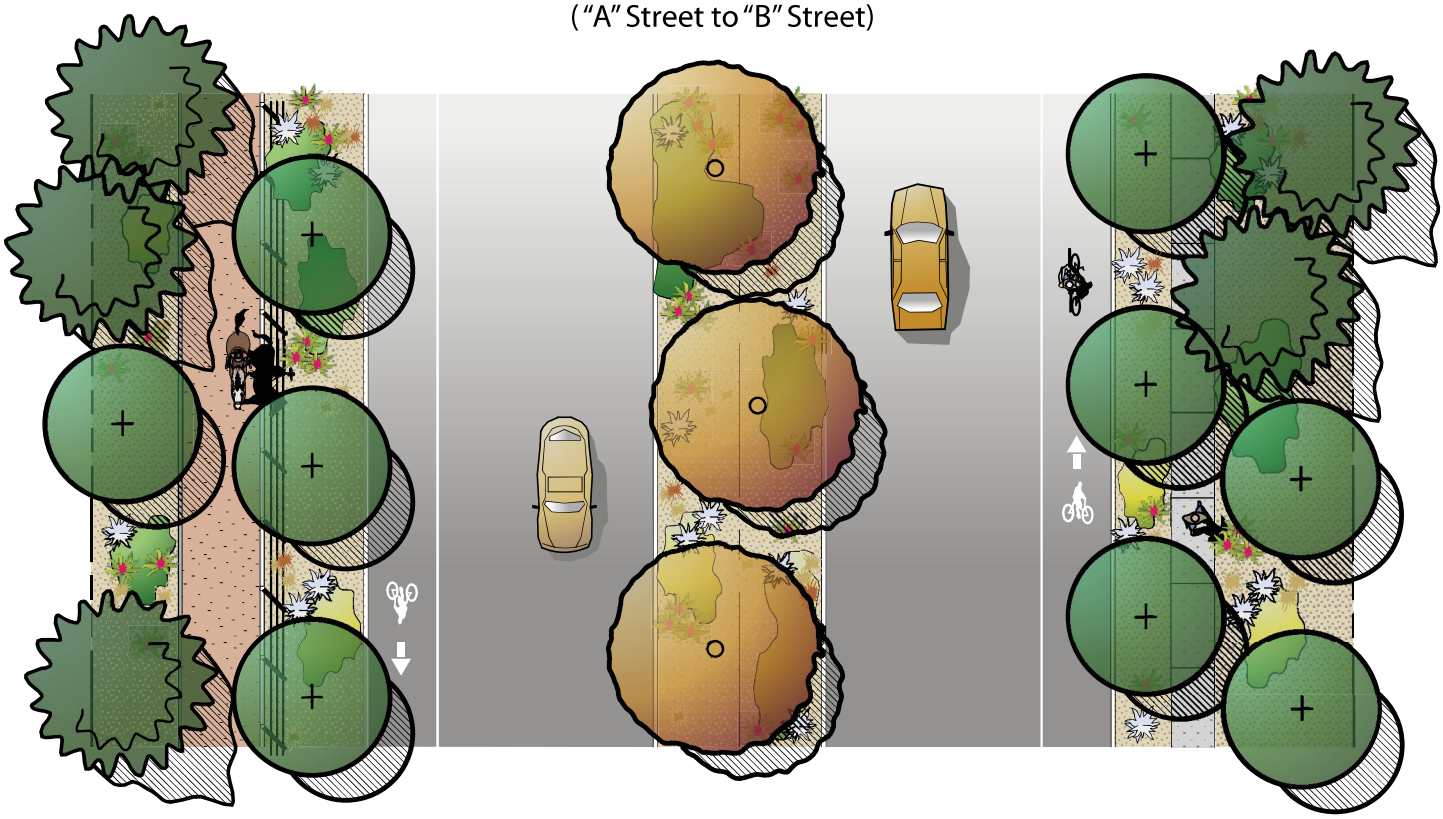


SECTION B
Rancho San Gorgonio Parkway
("A" Street to "B" Street)



Note: The parkway on the east side of Rancho San Gorgonio Pkwy., extending approximately 650 ft south of "A" Street/Victory Ave., adjacent to Dysart Park, is proposed as only 12 ft wide and would be landscaped similar as shown in Exhibit 3-8A.

Source: ARCHITERRA Design Group, Inc.

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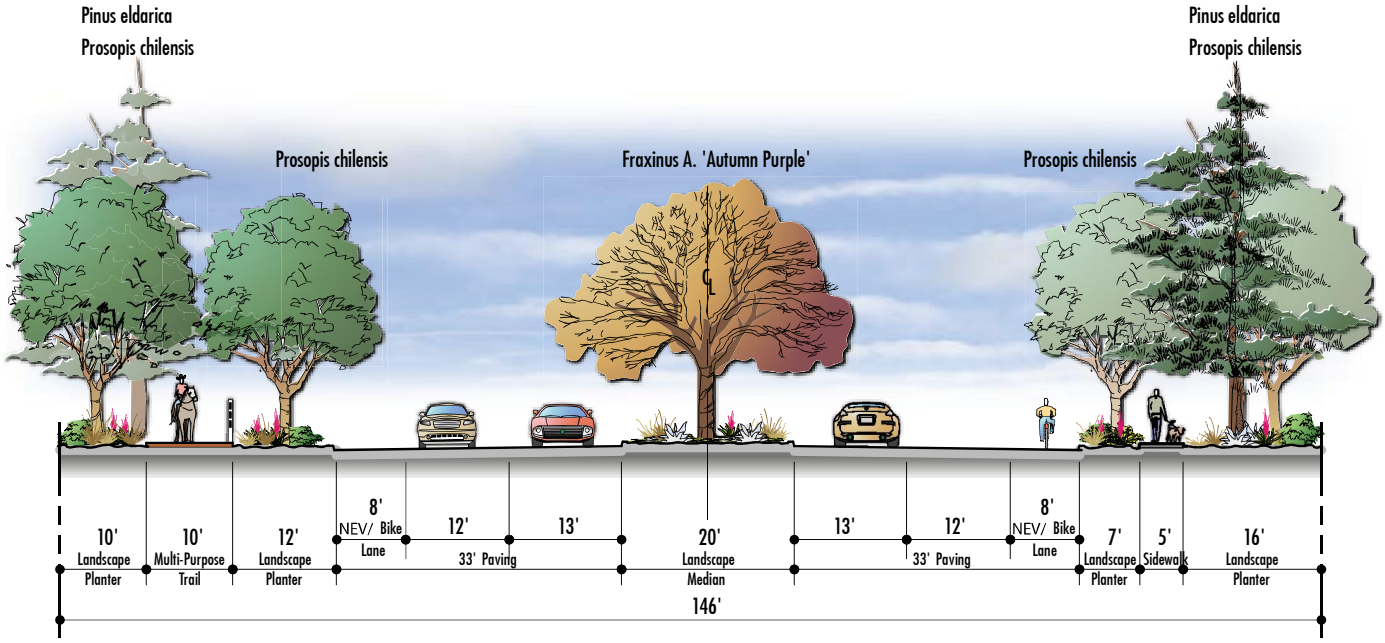
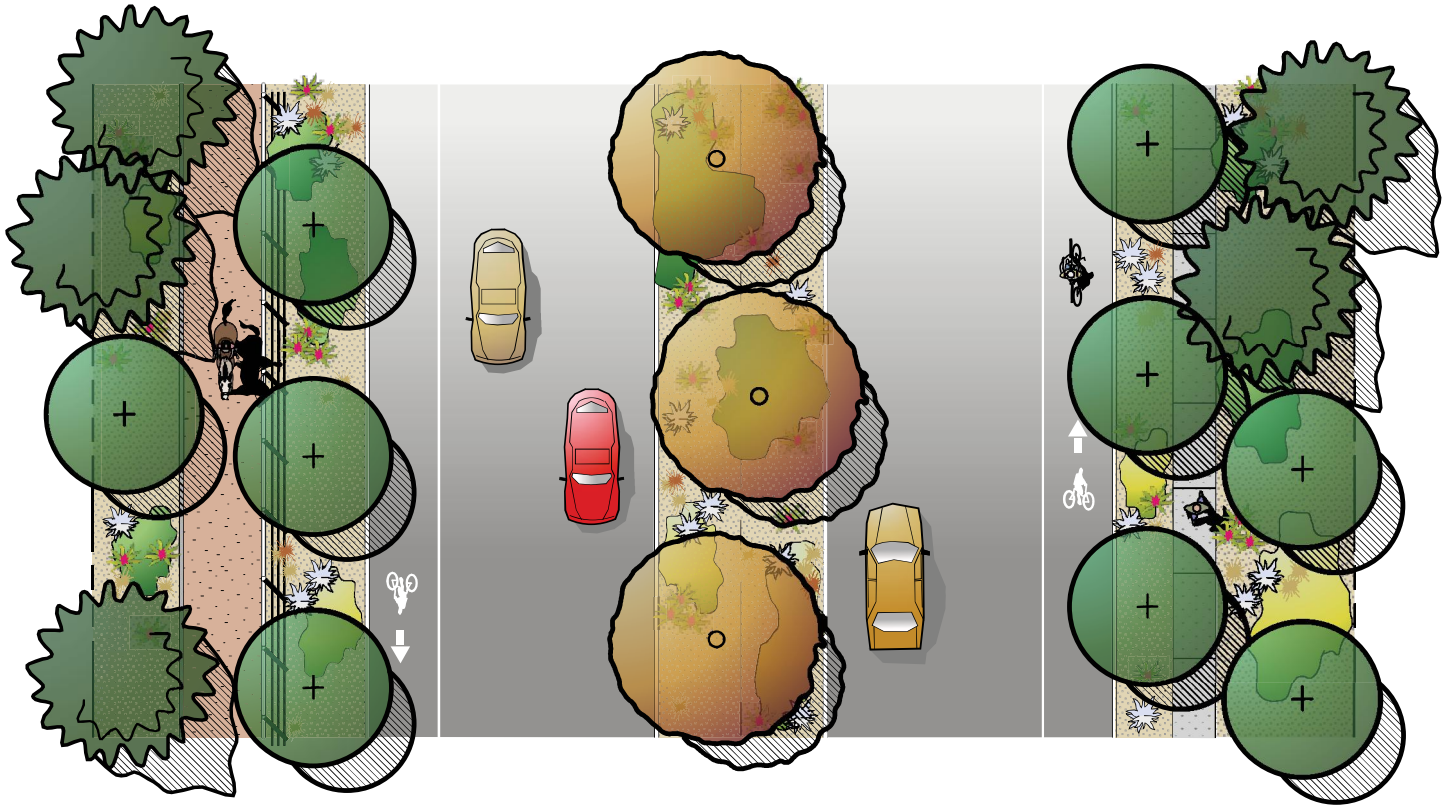


SECTION C
Rancho San Gorgonio Parkway
(north of "B" Street to Westward Avenue)



Source: ARCHITERRA Design Group, Inc.

Michael Baker INTERNATIONAL

Community Streetscape Concepts

Date: 10/24/2013 JN: 133222

EXHIBIT 3-8C

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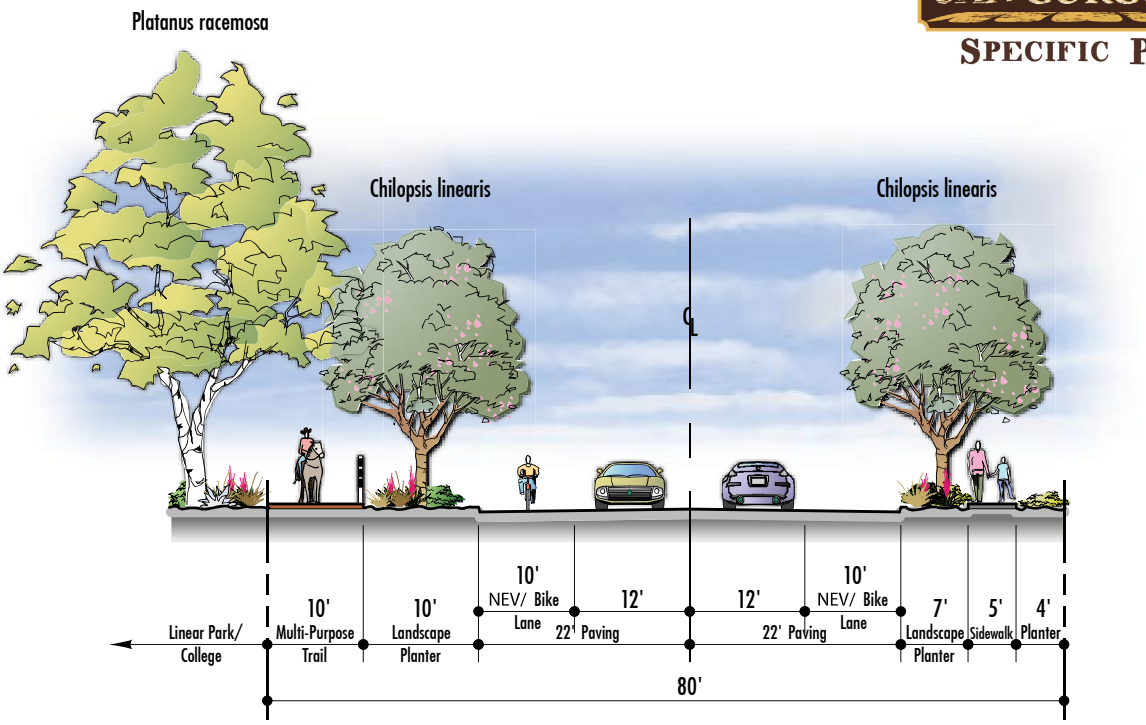
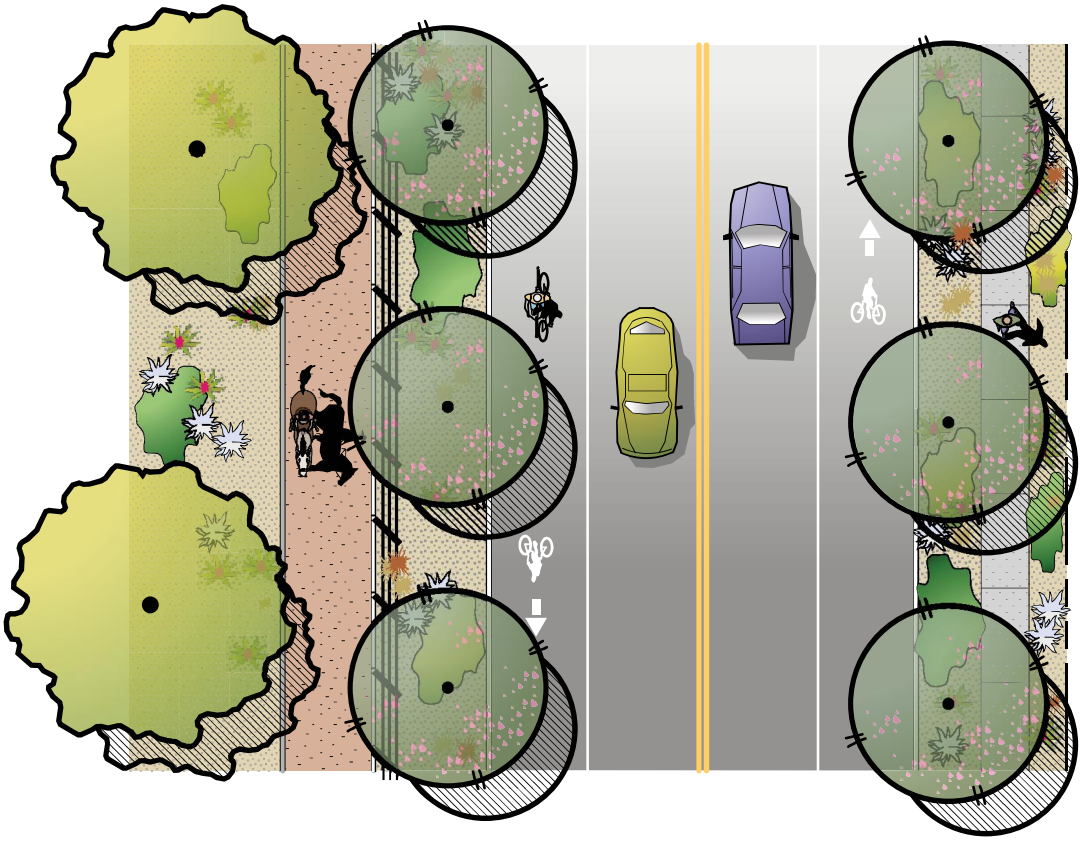


SECTION D
A Street
(Westward Avenue to RSG Community Park)



Source: ARCHITERRA Design Group, Inc.

Michael Baker INTERNATIONAL

Community Streetscape Concepts

Date: 10/24/2013 JN: 133222

EXHIBIT 3-8D

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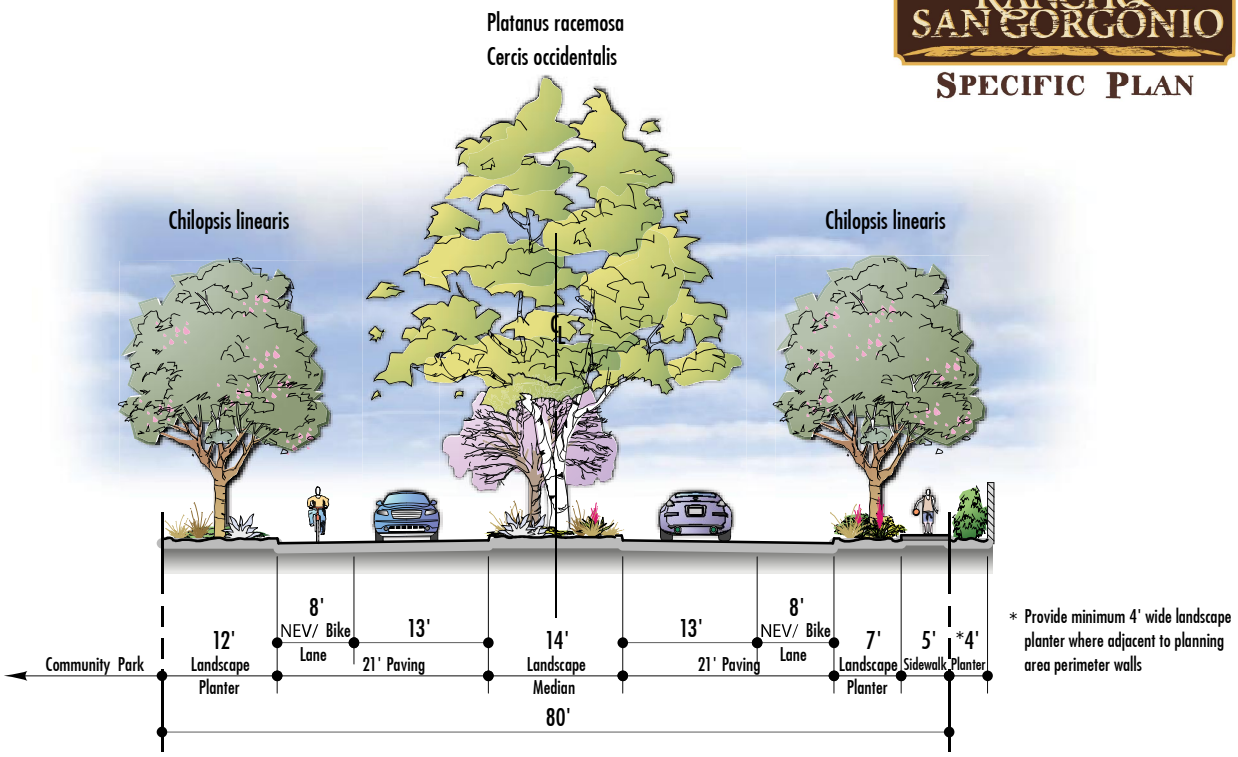
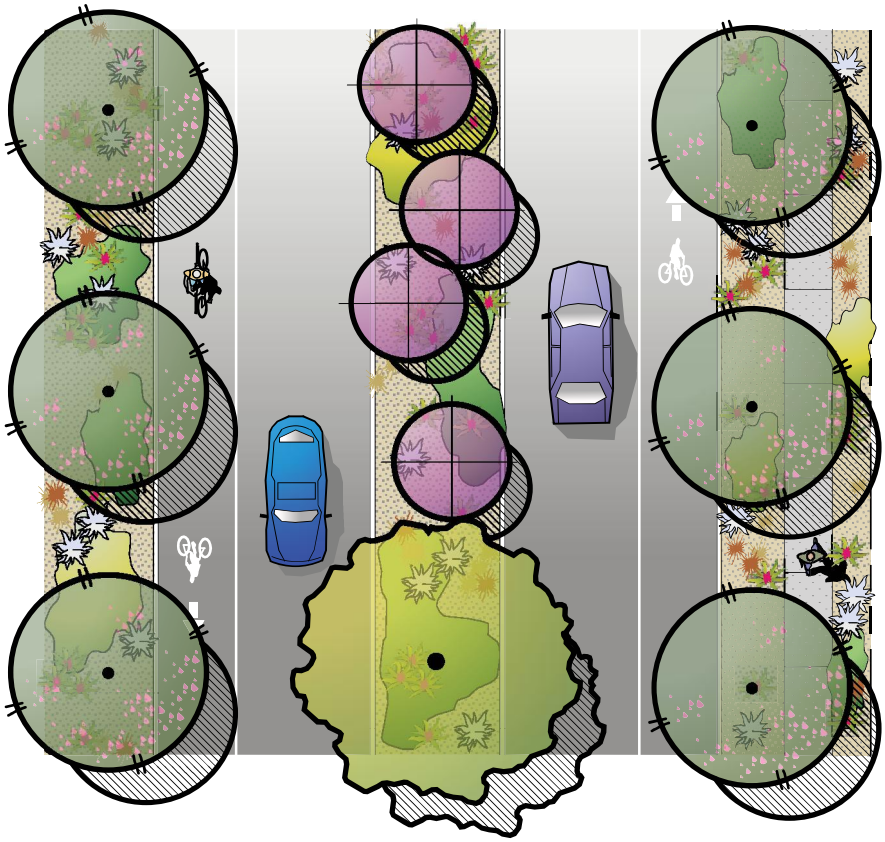


SECTION E
A Street
(RSG Community Park to Rancho San Gorgonio Parkway)



Source: ARCHITERRA Design Group, Inc.

Michael Baker INTERNATIONAL

Community Streetscape Concepts

Date: 10/24/2013 JN: 133222

EXHIBIT 3-8E

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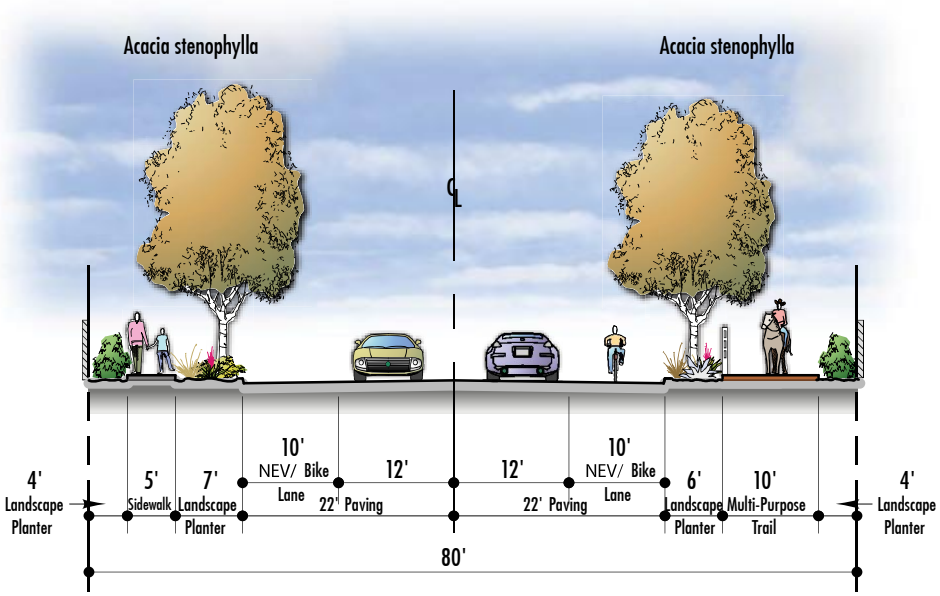
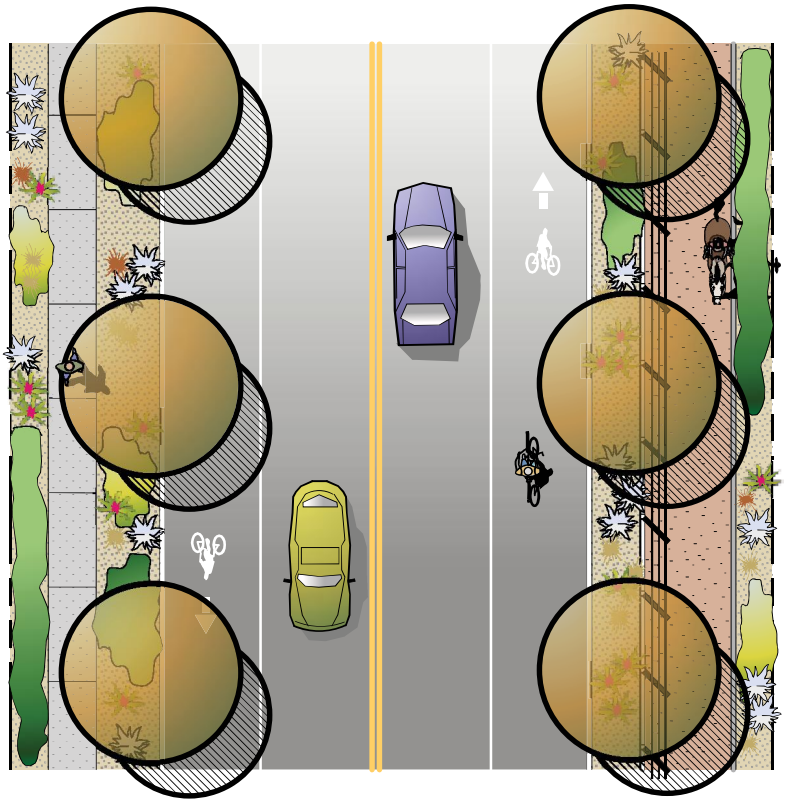


SECTION F
B Street



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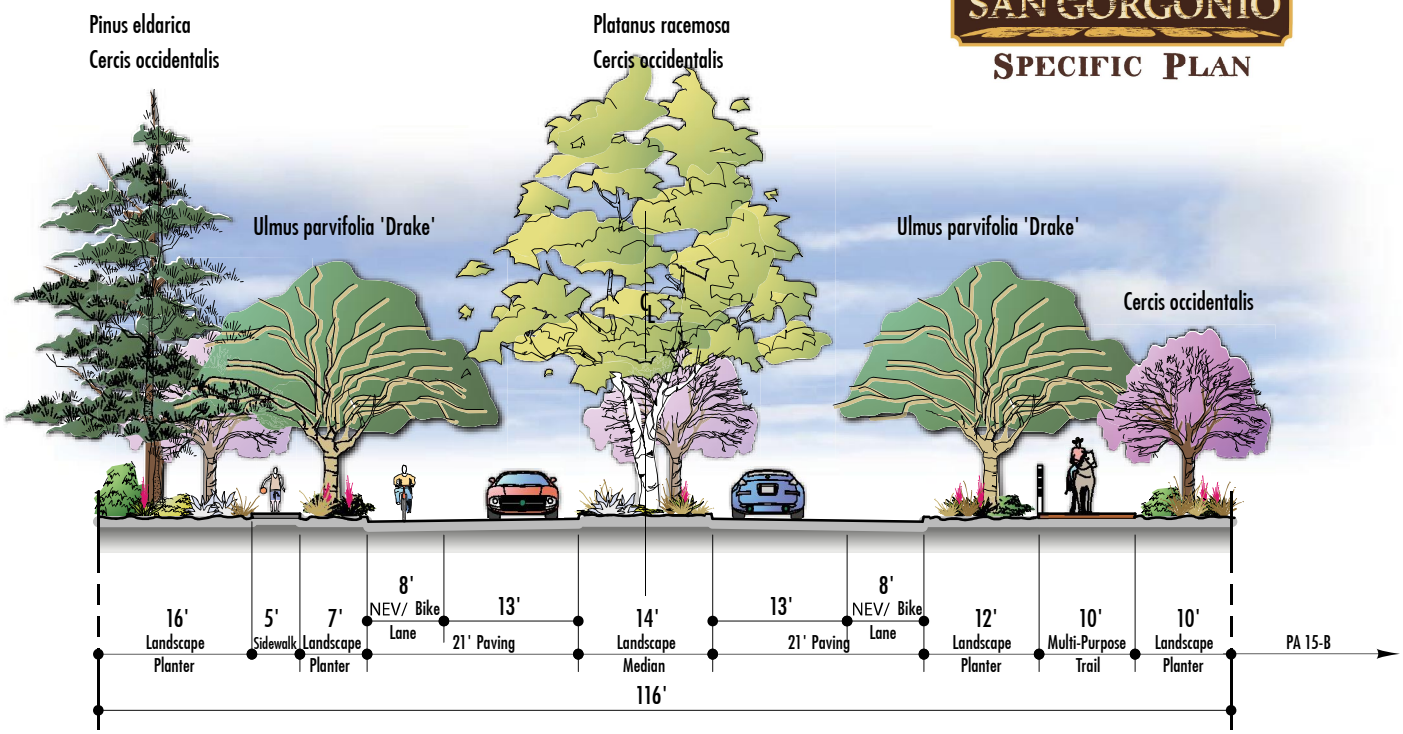
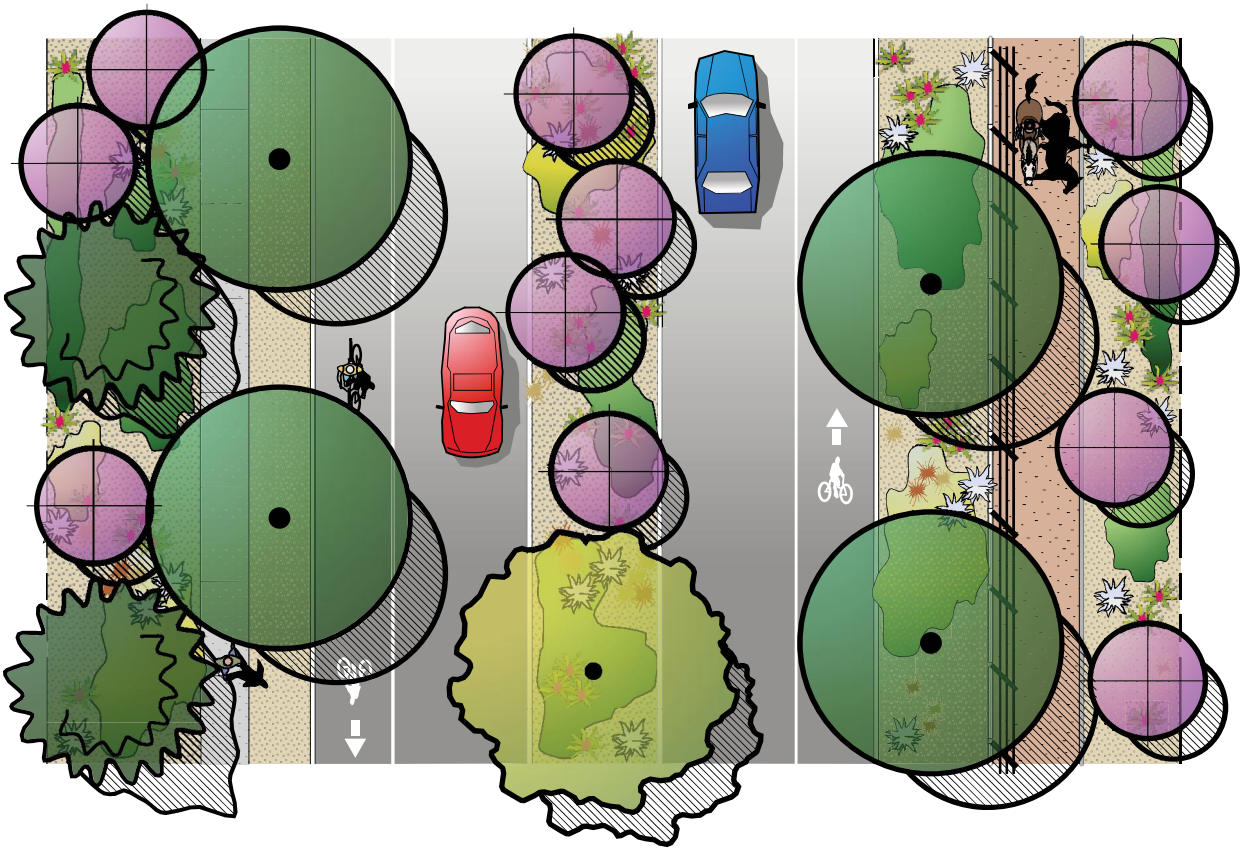


SECTION G
C Street



Source: ARCHITERRA Design Group, Inc.

Michael Baker INTERNATIONAL

Community Streetscape Concepts

Date: 10/24/2013 JN: 133222

EXHIBIT 3-8G

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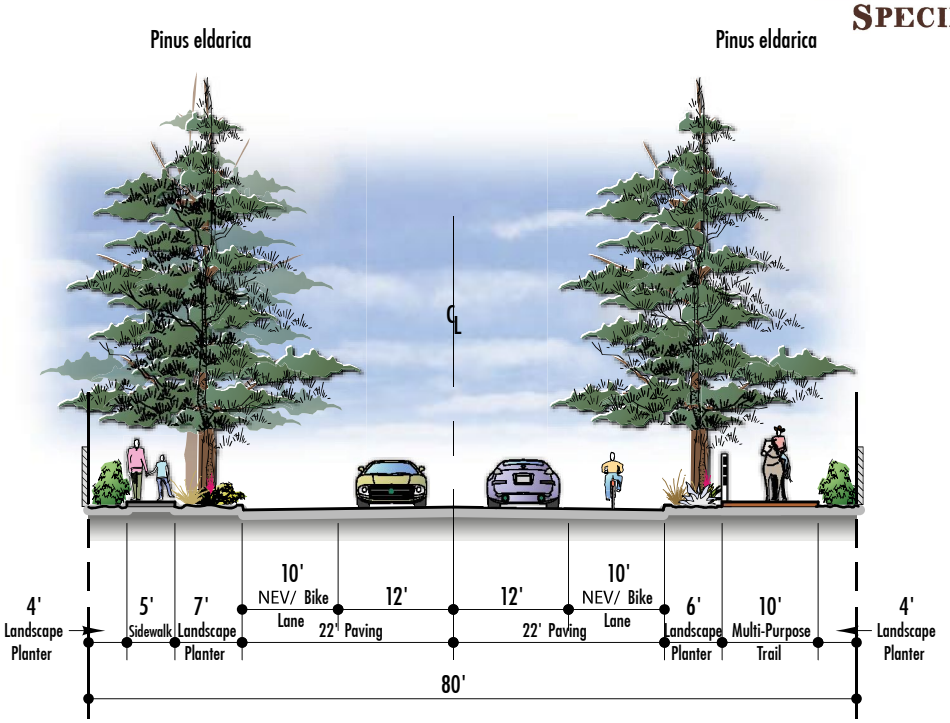
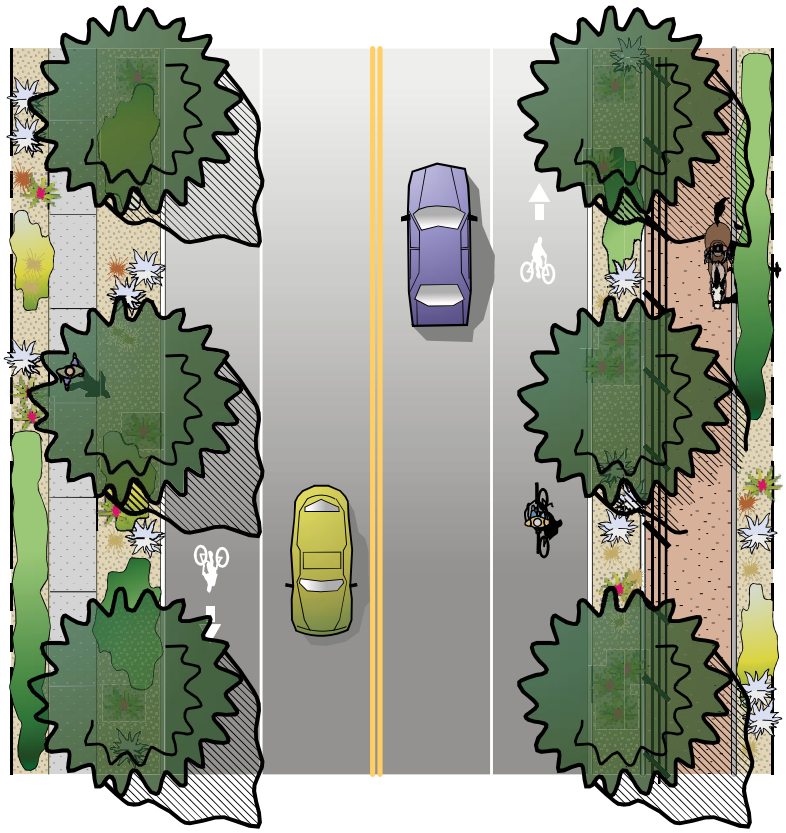


SECTION H
D Street



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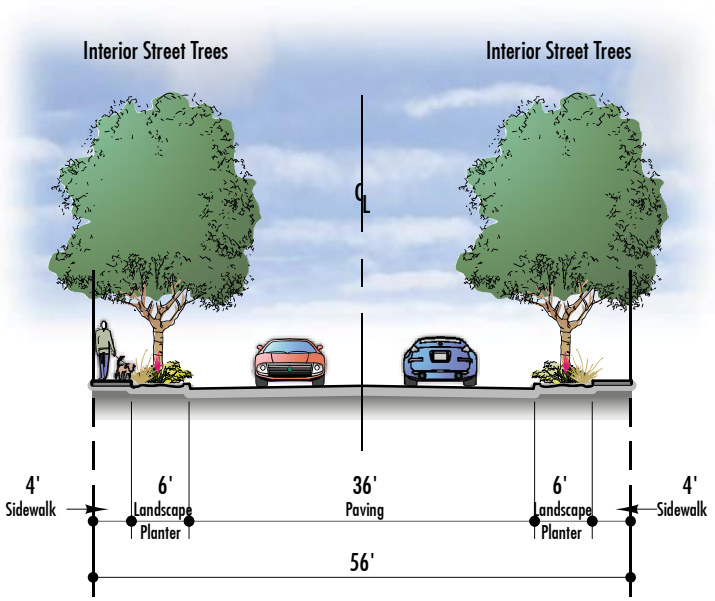
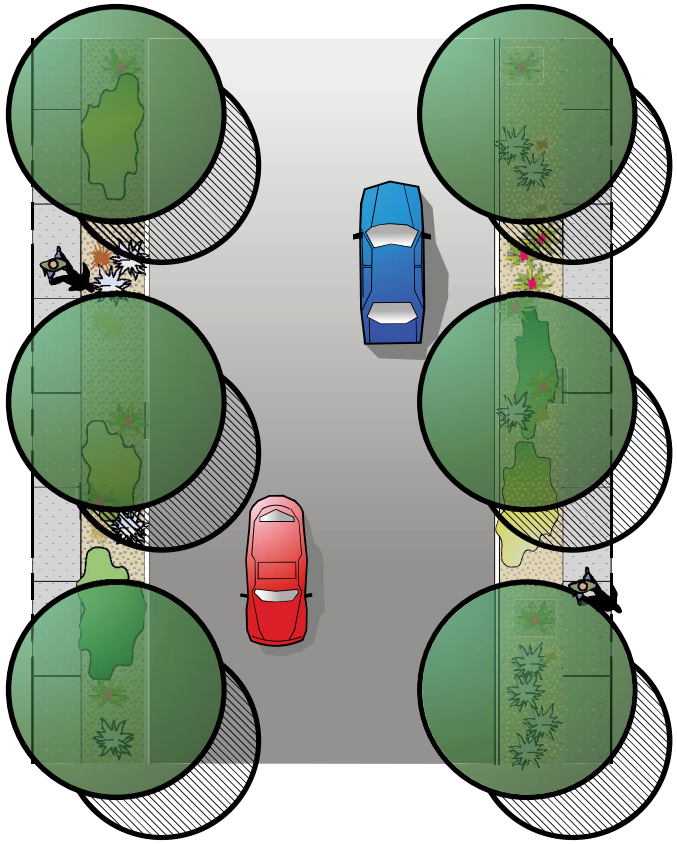


SECTION I
Typical Local Street



Source: ARCHITERRA Design Group, Inc.

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PROJECT PERIMETER ROADWAYS

Landscape development surrounding the RSG Specific Plan community will help to set the project's character, while also integrating with the existing surrounding conditions. Perimeter landscapes should be consistent in character with the interior streetscapes.

Five roadways surround the RSG Specific Plan area: W. Westward Avenue to the north, Sunset Avenue to the west, Bob Cat Road and Turtle Dove Lane to the southwest, Old Idyllwild Road to the southeast, and Coyote Trail to the south. The streetscape landscape design character for these surrounding roadways will need to integrate into the existing rural conditions, but will also need to incorporate standard improvements such as curbs, sidewalks, street trees, planter areas and perimeter walls. Refer to Exhibit 3-6, *Street Tree Master Plan*, and to Exhibit 3-9, *Perimeter Streetscapes and Edges Plan*, for a reference of perimeter roadways and edge conditions, including with cross section references.

Arrangement of plants within the exterior planting areas on these perimeter roadways should incorporate the concepts of a desert vernacular planting style; plants should be placed with appropriate spacing to allow them to grow to their natural sizes and forms. Sheared hedges shall be kept to a minimum and only used to reinforce architectural themes and characters. A 3" thick min. layer of inorganic mulch such as decomposed granite shall be used in combination with live plants in support of the RSG desert ranch theme in streetscape planting areas as an accent feature and water conservation measure.

The majority of these project perimeter street edges will be reverse frontage landscape areas maintained by either an established City Landscape Maintenance District (LMD) or a Master Home Owner Association.

WESTWARD AVENUE

Adjacent to PA 7A's reverse frontage areas Westward Avenue streetscape shall include the following:

- A 6' wide landscaped parkway with a row of London Plane street trees along the south side of the street.
- A 5' wide pedestrian sidewalk/Urban Trail per the City of Banning's Trail Master Plan set behind the landscaped parkway.
- An 8' wide landscape setback/easement (neighborhood edge) from the back of the sidewalk to the tract's perimeter wall. The landscape setback will incorporate flowering Chitalpa trees.
- Where PA 7-A's residential Villages back onto Westward Ave., a decorative masonry perimeter wall will be constructed at the back of the landscape easement per the *Wall and Fence Master Plan*, Exhibit 3-22.
- Refer to Exhibit 3-10A, *Perimeter Streetscape and Edge Concepts for an illustration*.

Adjacent to PA 9's commercial/retail frontage areas, Westward Avenue streetscape shall include the following:

- A 6' wide landscaped parkway with a row of London Plane street trees along the south side of the street.
- A 5' wide pedestrian sidewalk/Urban Trail per the City of Banning's Trail Master Plan set behind the landscaped parkway.
- A landscaped set back area with trees, shrubs and ground covers of 10' to parking areas, or 20' to building faces taken from the south right of way line. The landscape setback will incorporate of flowering Chitalpa trees.
- Refer to Exhibits 3-10B and C, *Perimeter Streetscape and Edge Concepts for illustrations*.

LOVELL STREET

Adjacent to PA 7A's reverse frontage area, Lovell Street's streetscape shall include the following:

- A 6' wide landscaped parkway with a row of Crape Myrtle street trees along the east side of the street.
- A 4' wide pedestrian sidewalk set behind the landscaped parkway.
- An 8' wide landscape setback/easement (neighborhood edge) from the back of the sidewalk to the tract's perimeter wall. The landscape setback will incorporate Thornless Chilean Mesquite trees.
- Where residential Villages back onto Lovell St., a decorative masonry perimeter wall will be constructed at the back of the landscape easement per the *Wall and Fence Master Plan*, Exhibit 3-22.
- Refer to Exhibit 3-10D, *Perimeter Streetscape and Edge Concepts for an illustration*.

SUNSET AVENUE

Sunset Avenue streetscape shall include the following:

- A 6' wide landscaped parkway with a row of London Plane street trees along the east side of the street.
- A 10' wide multi-purpose trail separated from the landscaped parkway by a three-rail PVC trail fence (on east side only).
- An 8' wide landscape setback/easement (neighborhood edge) from the back of the multi-purpose trail to the tract's perimeter wall. The landscape setback will incorporate Holly Oak trees.

- Where PA 8-B's residential Villages back onto Sunset Ave., a decorative masonry perimeter wall will be constructed at the back of the landscape easement per the *Wall and Fence Master Plan*, Exhibit 3-22.
- Refer to Exhibit 3-10E, *Perimeter Streetscape and Edge Concepts for an illustration*.

BOB CAT ROAD

Bob Cat Road streetscape shall include the following:

- A 6' wide landscaped parkway with a row of Western Redbud trees street trees along the north side of the street.
- A 10' wide multi-purpose trail separated from the landscaped parkway by a three-rail PVC trail fence (on east side only).
- A 4' wide landscape setback/easement (neighborhood edge) from the back of the multi-purpose trail to the tract's perimeter wall. The landscape setback will incorporate shrubs, and vines to help soften the tract's perimeter wall.
- Where residential Villages back onto Bobcat Rd., a decorative masonry perimeter wall will be constructed at the back of the landscape easement per the *Wall and Fence Master Plan*, Exhibit 3-22.
- Refer to Exhibit 3-10F, *Perimeter Streetscape and Edge Concepts for an illustration*.

TURTLE DOVE LANE AND COYOTE TRAIL

Turtle Dove Lane and Coyote Trail streetscapes shall include the following:

- A 6' wide landscaped parkway with informal groupings of Palo Blancos and Desert Willows along the east and north sides of the roads.
- A 10' wide multi-purpose trail separated from the landscaped parkway by a three-rail PVC trail fence (on east and north sides only).
- A 4' wide landscape setback/easement (neighborhood edge) from the back of the multi-purpose trail to the tract's perimeter wall. The landscape setback will incorporate shrubs, and vines to help soften the tract's perimeter wall.
- Where residential Villages back onto roads, a decorative masonry perimeter wall will be constructed at the back of the landscape easement per the *Wall and Fence Master Plan,* Exhibit 3-22.
- Refer to Exhibit 3-10G, *Perimeter Streetscape and Edge Concepts for an illustration*

OLD IDYLLWILD ROAD

Old Idyllwild Road streetscape shall include the following:

- A 6′ wide landscaped parkway with a single row of Coast Live Oak street trees along the west side of the street.
- A 10′ wide multi-purpose trail separated from the landscaped parkway by a three-rail PVC trail fence (on east side only).
- An 8′ wide landscape setback/easement (neighborhood edge) from the back of the multi-purpose trail to the tracts perimeter wall. The landscape setback area will incorporate California Sycamore.
- Where residential Villages back onto Old Idyllwild Road, a decorative masonry perimeter wall will be constructed at the back of the landscape easement per the *Wall and Fence Master Plan*, Exhibit 3-22.
- Refer to Exhibit 3-10H, *Perimeter Streetscape and Edge Concepts for an illustration*.

3.3.5 BUFFER, EDGE TREATMENTS AND TRANSITIONAL AREAS

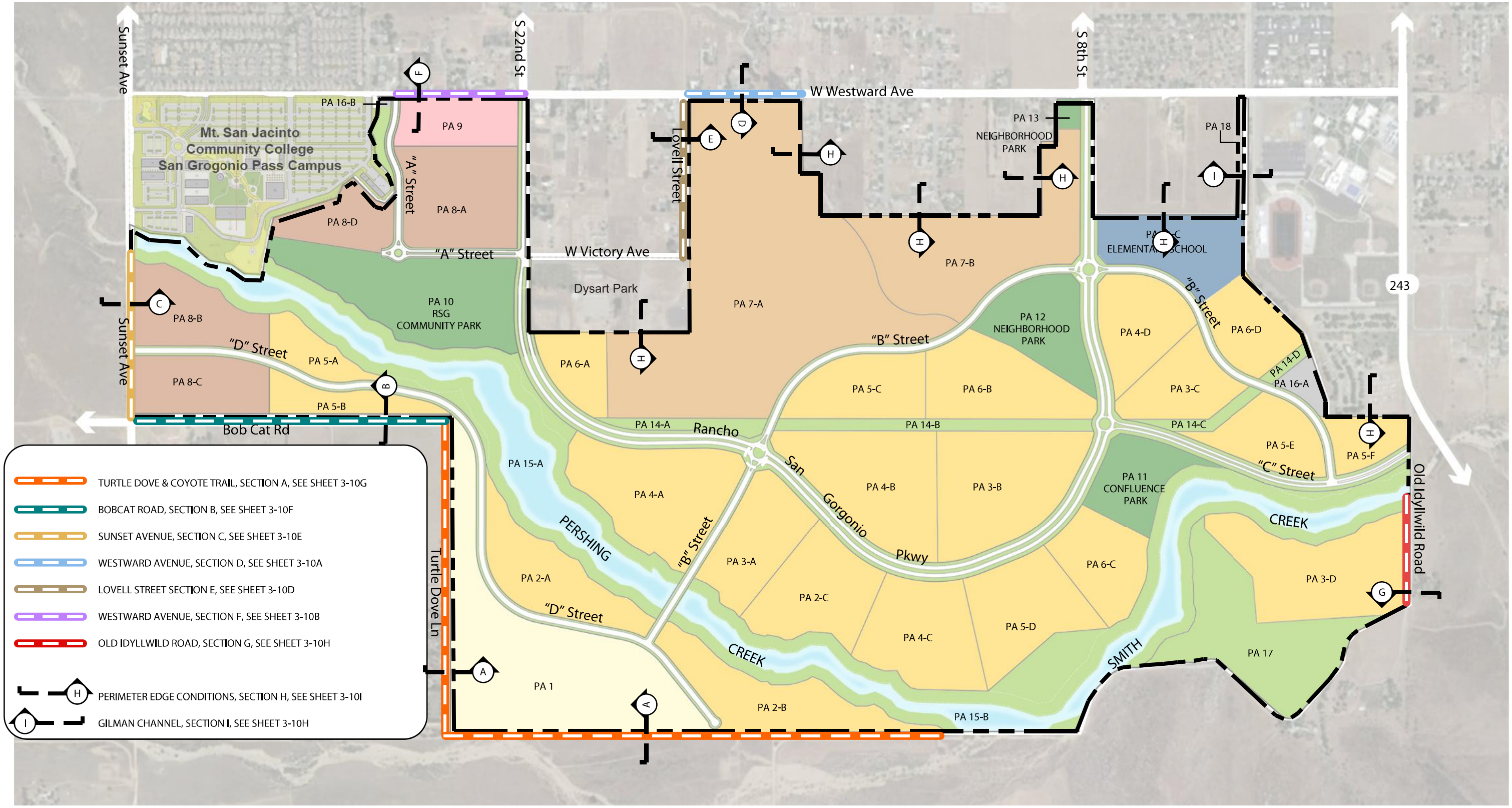
Development edges are to be landscaped so as to minimize aesthetic impacts by providing appropriate landscaping where possible to either integrate with existing natural conditions or to provide buffer screening of adjacent commercial and residential properties to maintain privacy, or to provide fuel modification of existing and proposed landscaping in high fire hazard, open space area interfaces.

EXISTING RESIDENTIAL EDGES

- Between proposed residential and existing residential areas, a 6′ high minimum masonry perimeter wall shall be provided per Section 3.3.9, Community Walls and Fencing. See Exhibits 3-10I, *Perimeter Streetscape and Edge Concepts, for illustrations* of possible conditions and treatments.

COMMERCIAL/RESIDENTIAL EDGES

- In edges between commercial uses and residential uses, the residential use shall be buffered from the commercial side by a solid decorative masonry wall and a minimum of a 10′ wide continuous planter strip with upright evergreen screening trees, shrubs and groundcovers to be placed on the commercial development side.



Source: ARCHITERRA Design Group, Inc.

Michael Baker INTERNATIONAL

Date: 1/20/2015 JN: 133222

Perimeter Streetscape & Edges Plan

EXHIBIT 3-9

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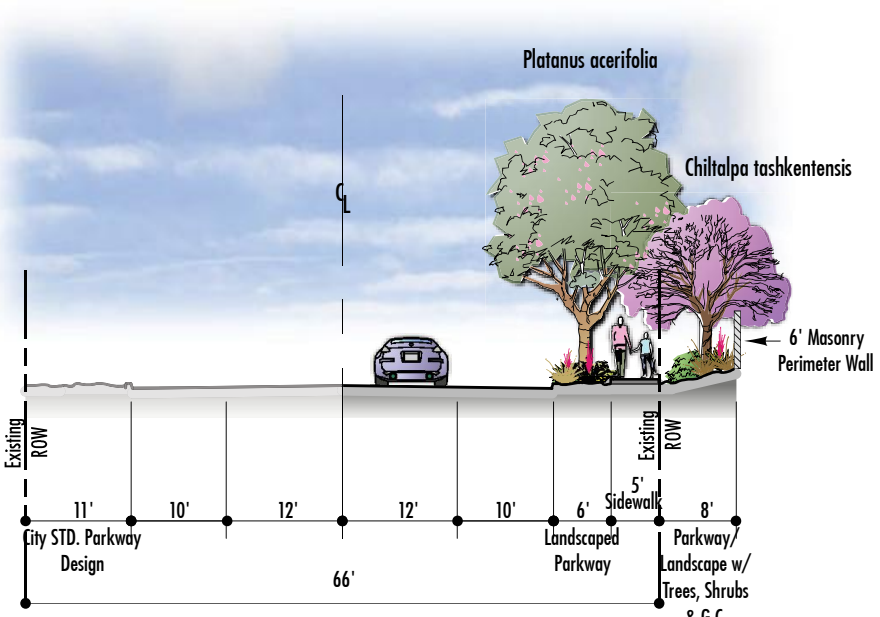
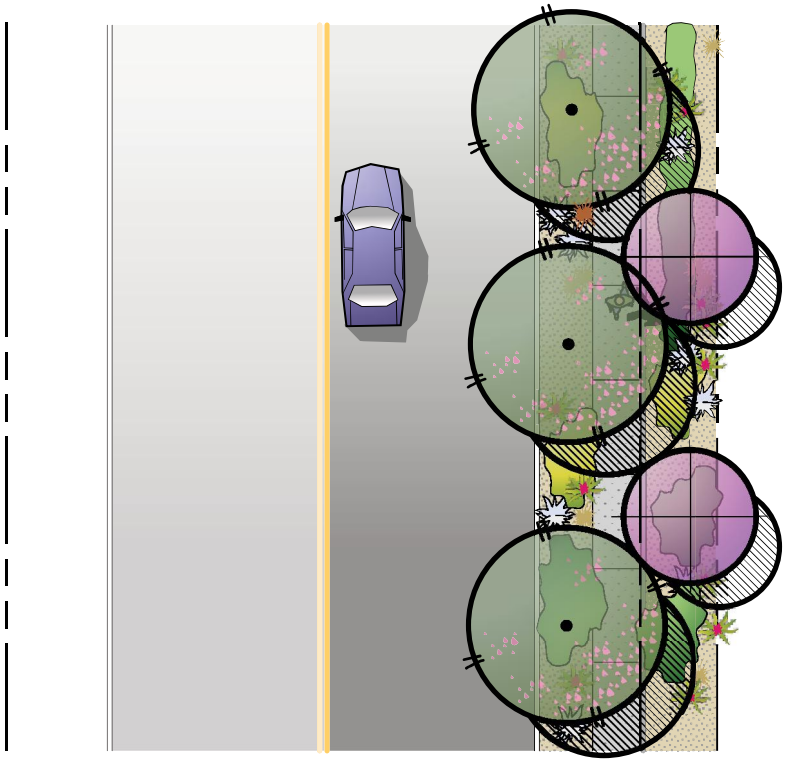


SECTION D
WESTWARD AVE



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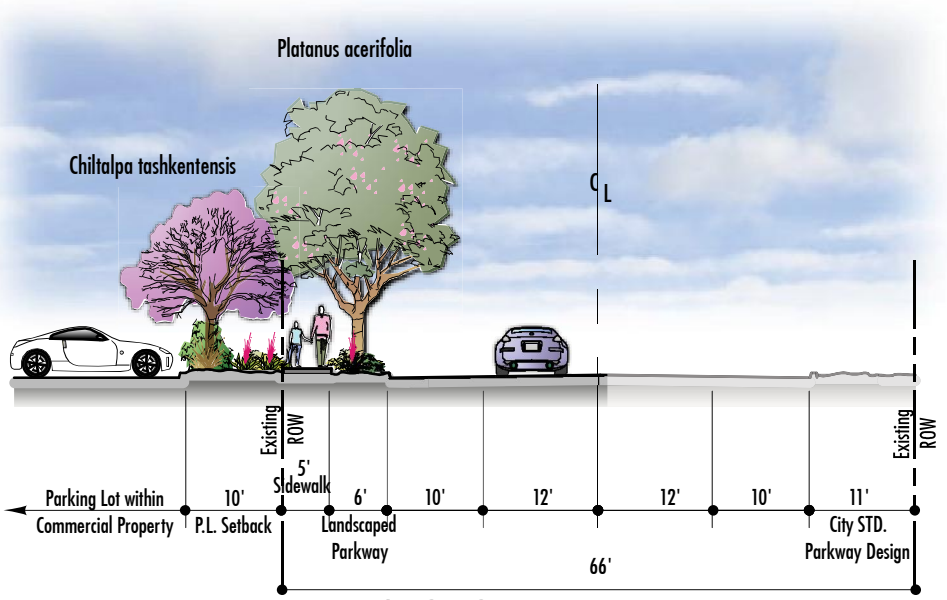
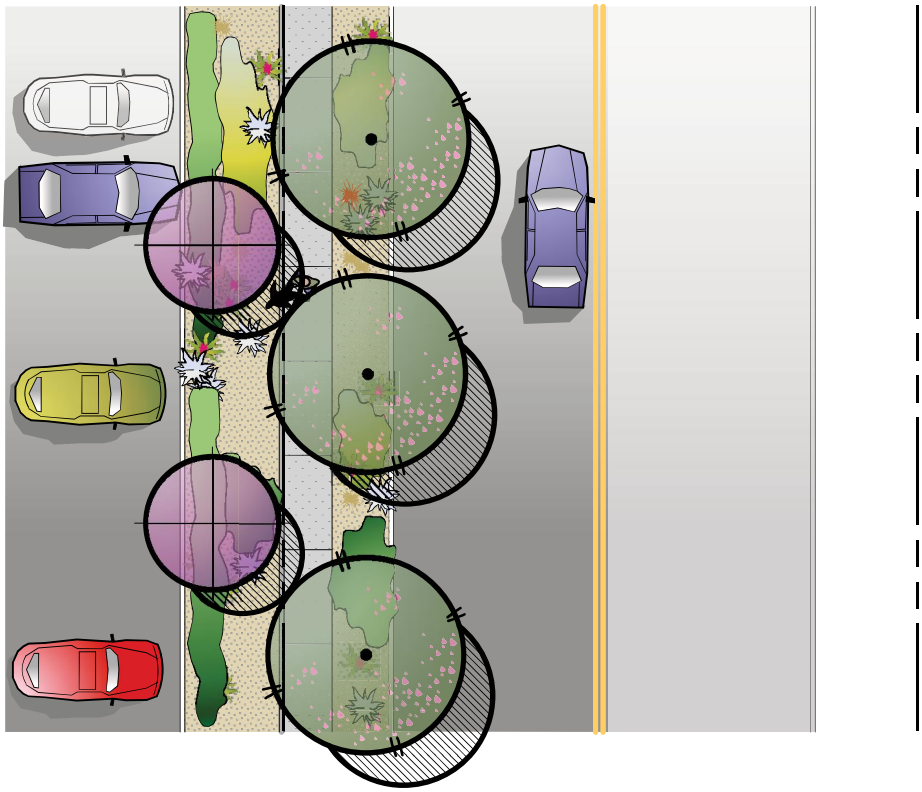


SECTION F
WESTWARD AVENUE @ PA 9 (PARKING SETBACK)



Source: ARCHITERRA Design Group, Inc.

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Perimeter Streetscape Concepts

Date: 10/28/2013 JN: 133222

EXHIBIT 3-10B

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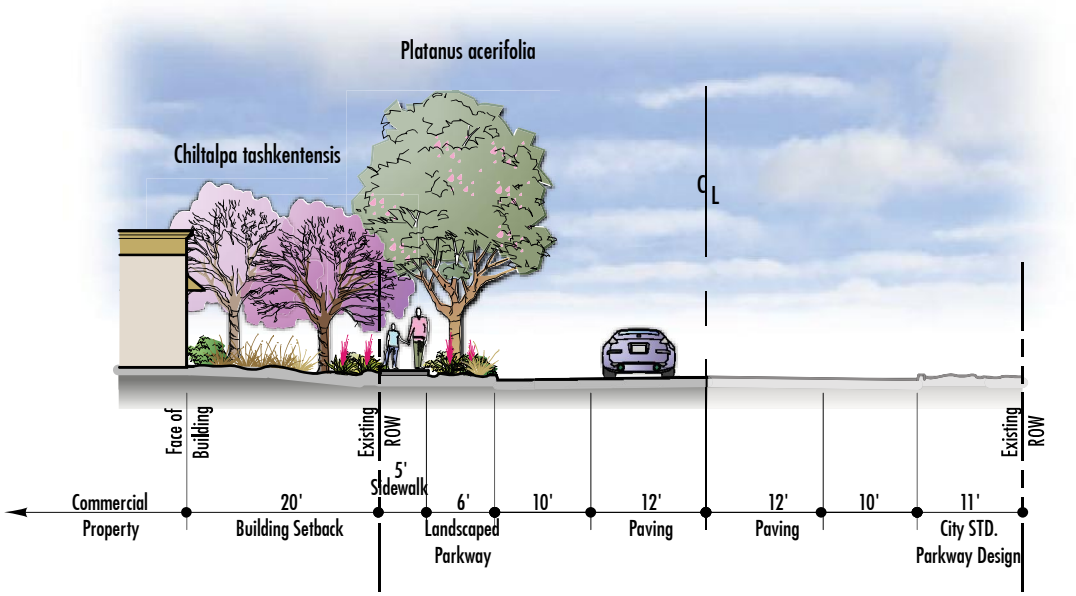
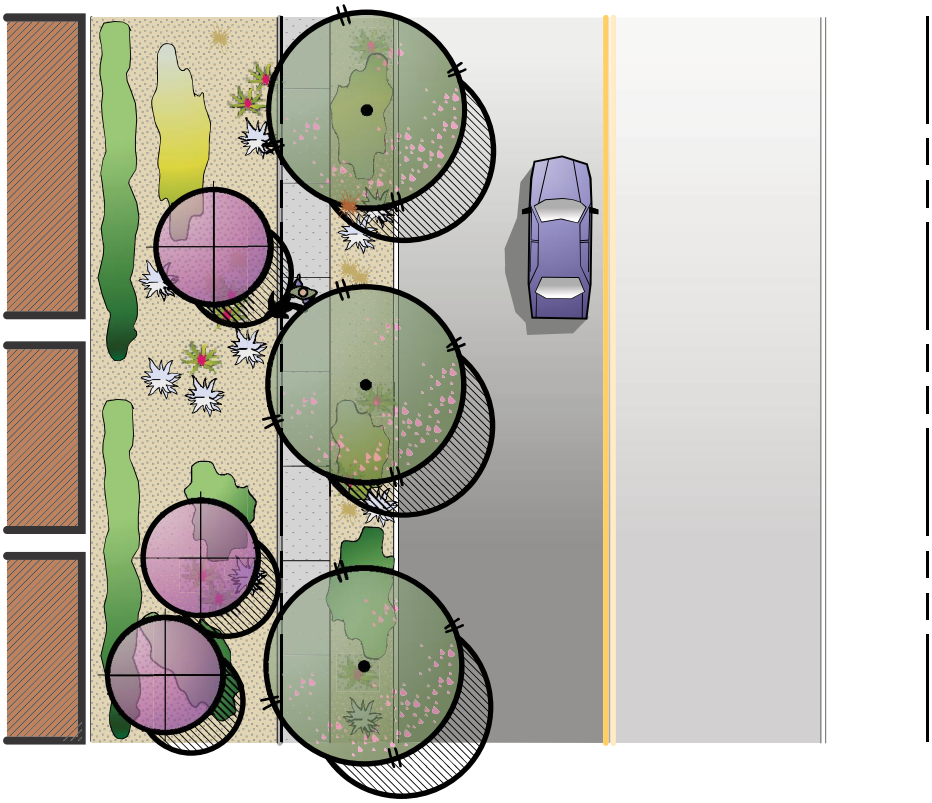


SECTION F
WESTWARD AVENUE @ PA 9 (BUILDING SETBACK)



Source: ARCHITERRA Design Group, Inc.

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Perimeter Streetscape Concepts

Date: 10/28/2013 JN: 133222

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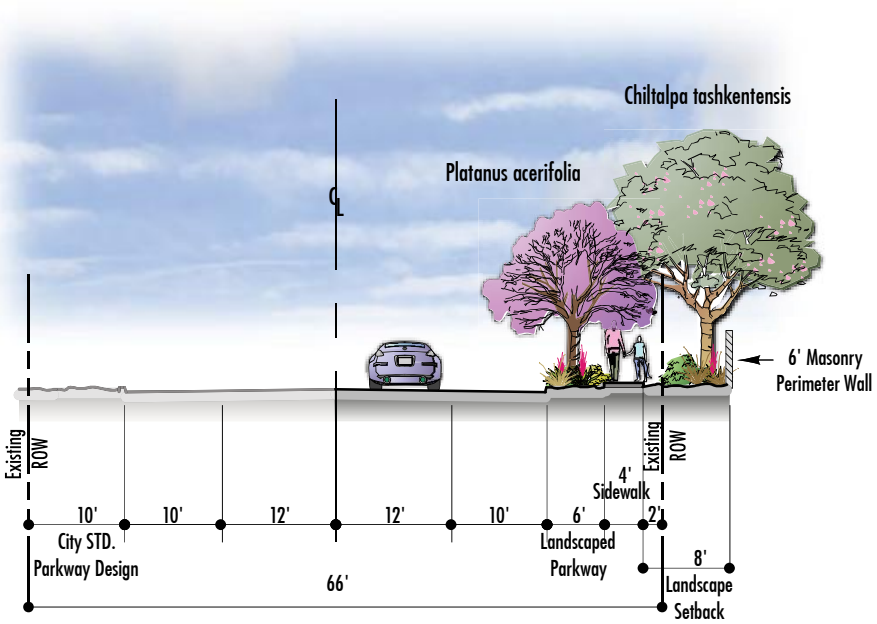
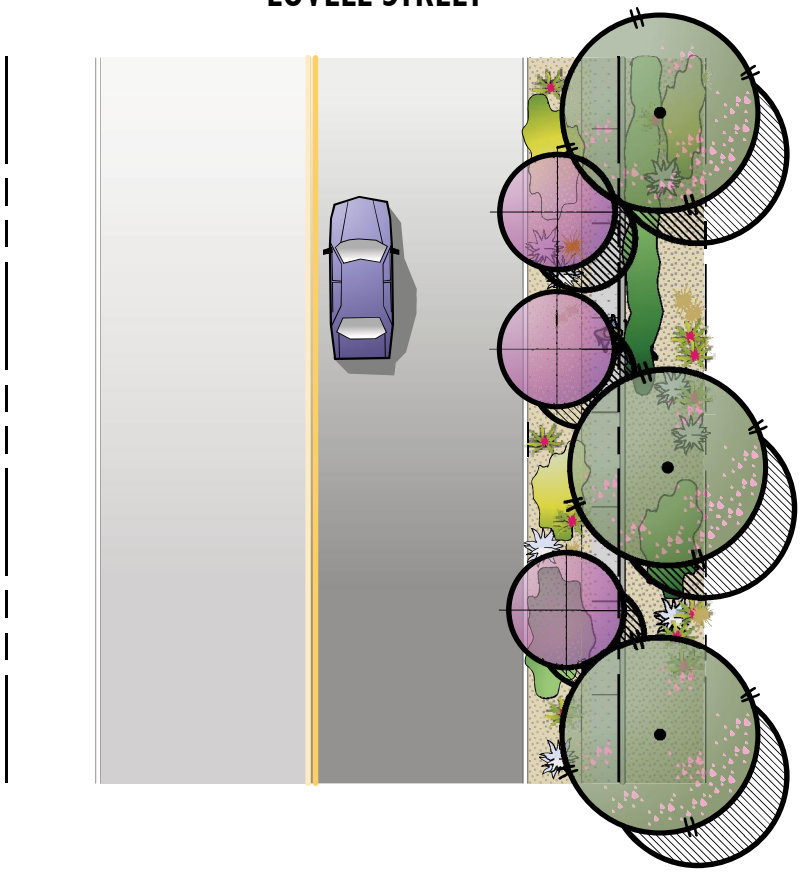


SECTION E
LOVELL STREET



Source: ARCHITERRA Design Group, Inc.

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Perimeter Streetscape Concepts

Date: 1/15/2015 JN: 133222

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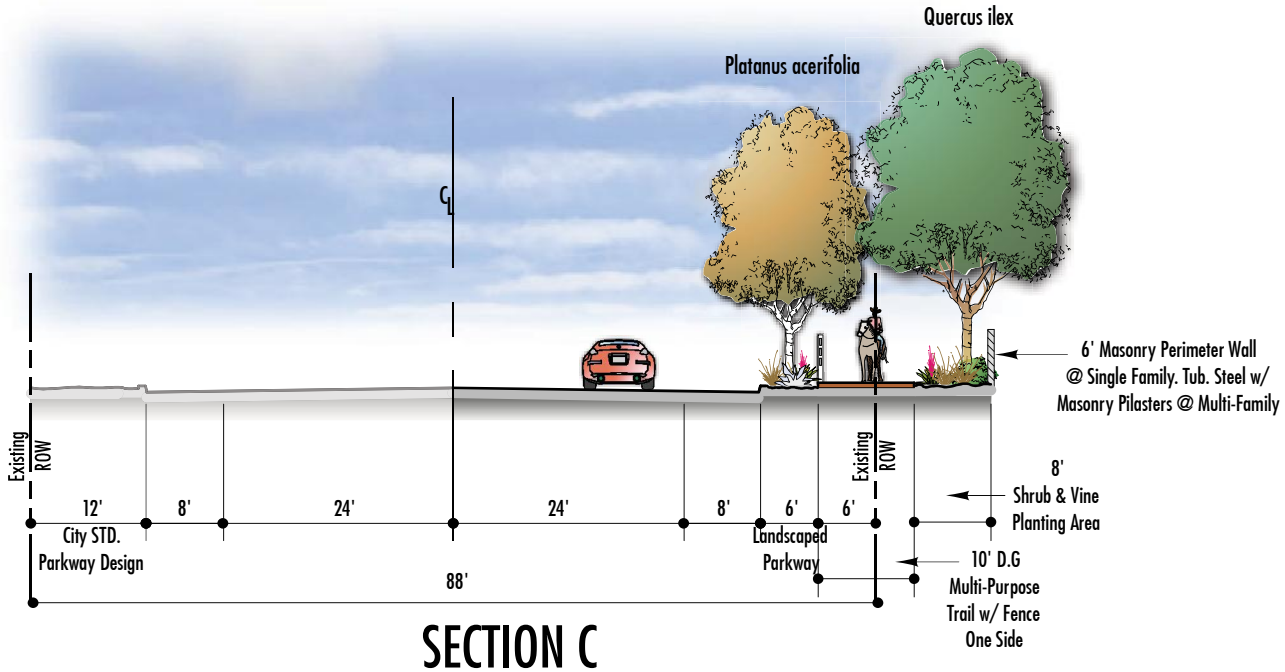

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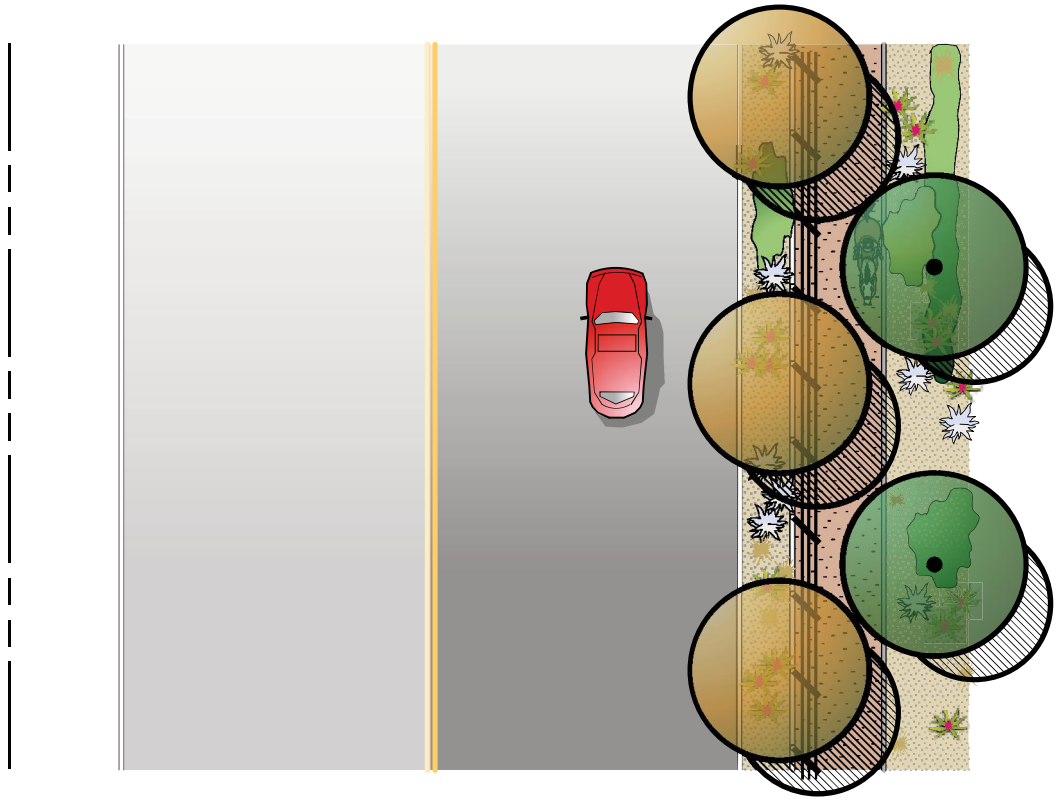
SUNSET AVE



Source: ARCHITERRA Design Group, Inc.

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Perimeter Streetscape Concepts

Date: 10/28/2013 JN: 133222

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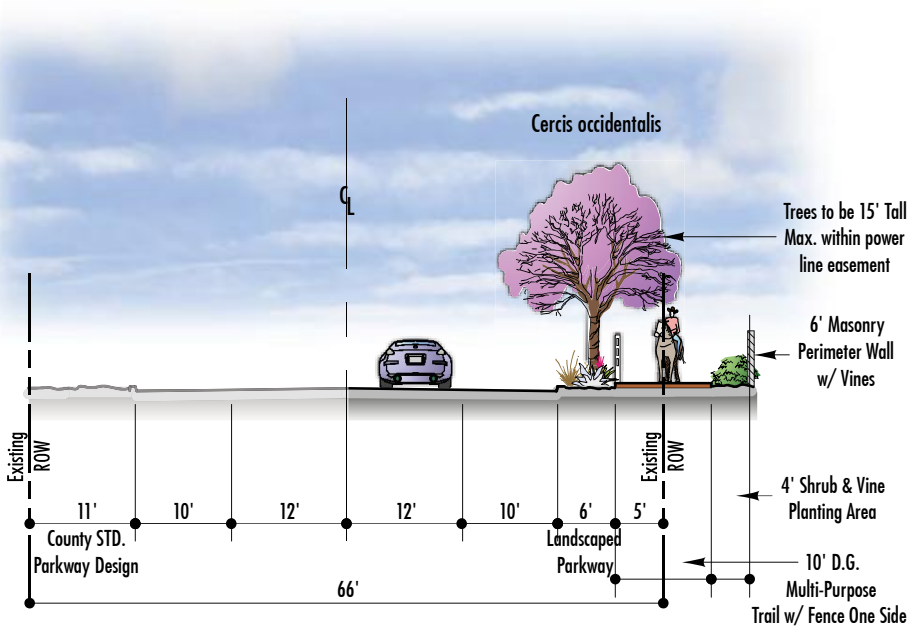

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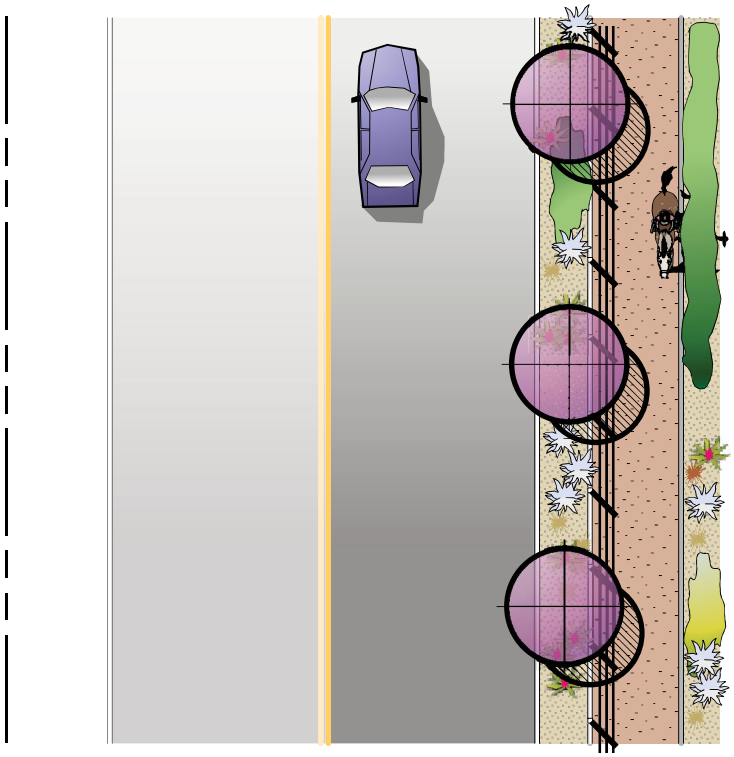
BOBCAT ROAD



Source: ARCHITERRA Design Group, Inc.

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Perimeter Streetscape Concepts

Date: 10/28/2013 JN: 133222

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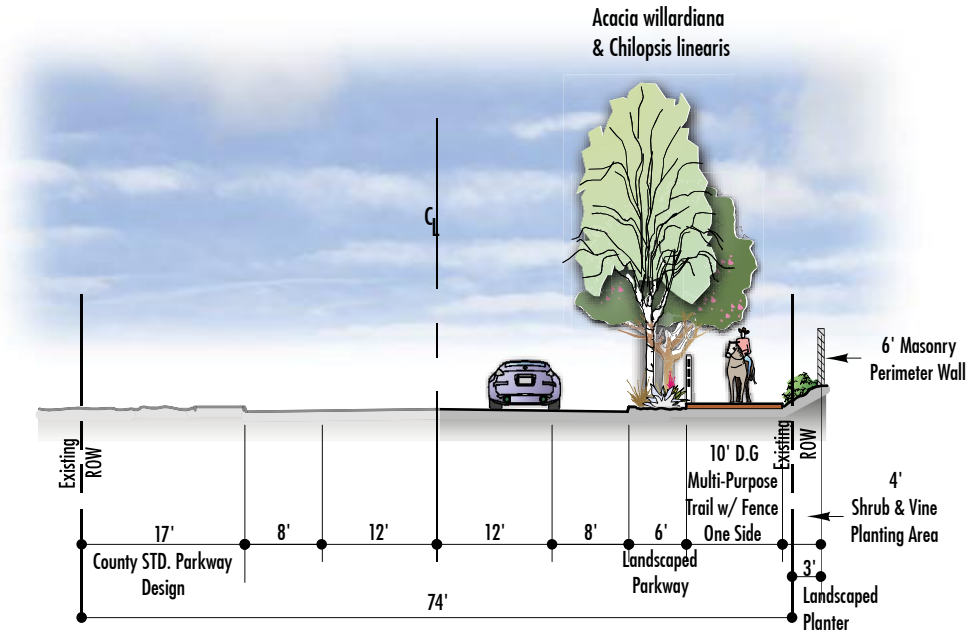
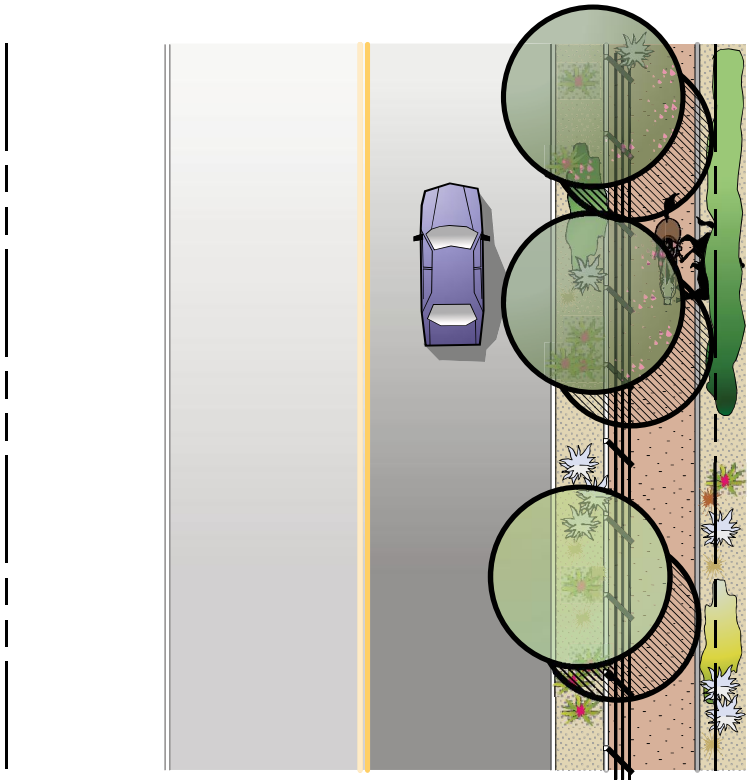


SECTION A
TURTLE DOVE & COYOTE TRAIL



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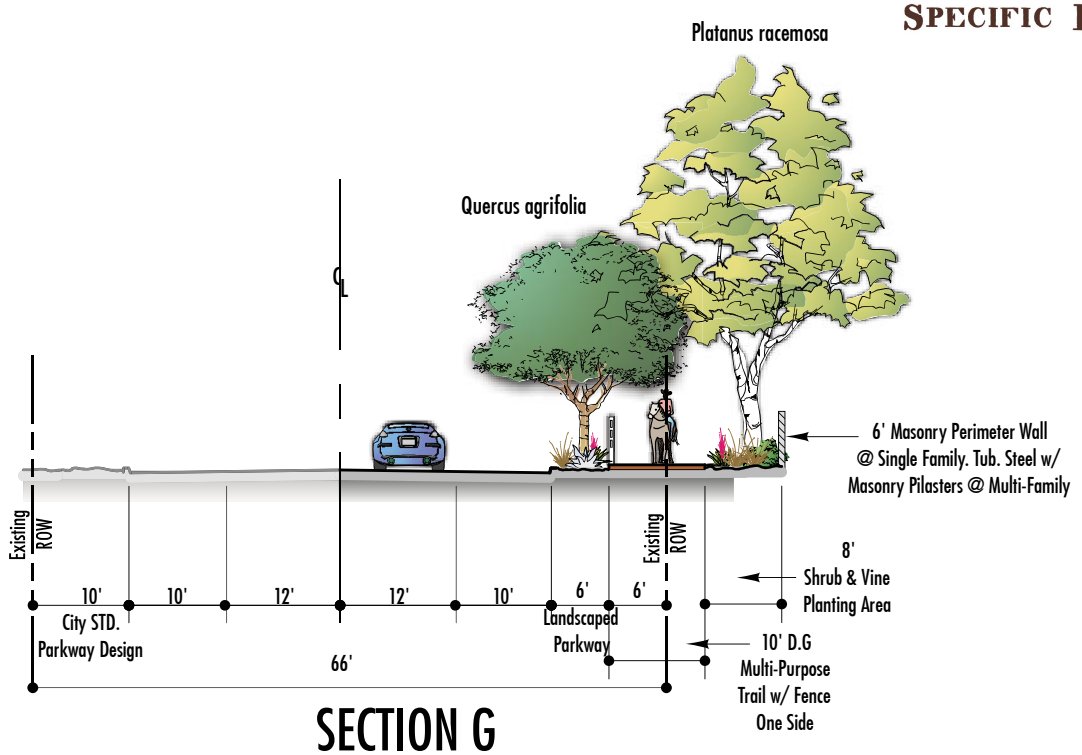
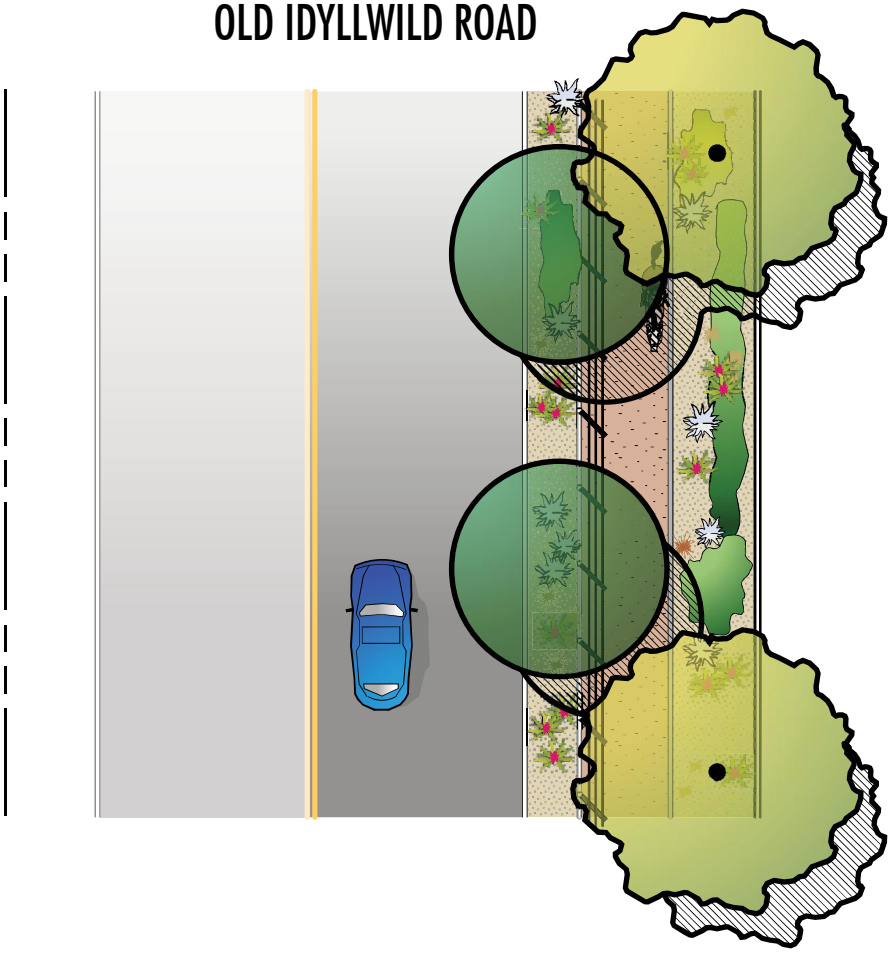


SECTION G
OLD IDYLLWILD ROAD



Source: ARCHITERRA Design Group, Inc.

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Perimeter Streetscape Concepts

Date: 10/28/2013 JN: 133222

EXHIBIT 3-10H

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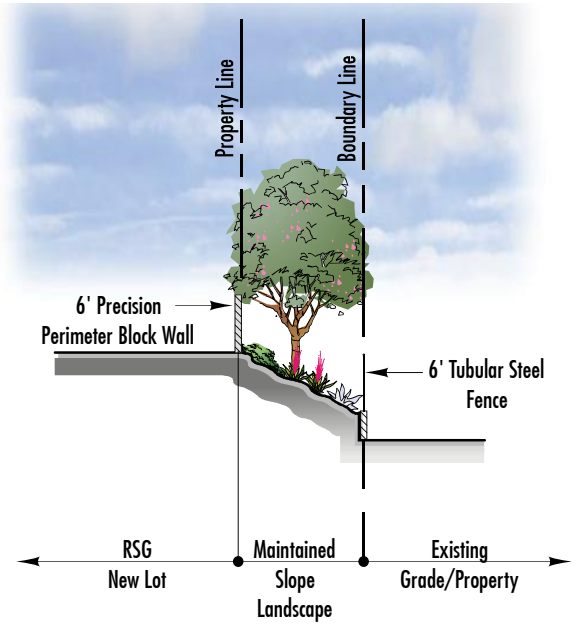
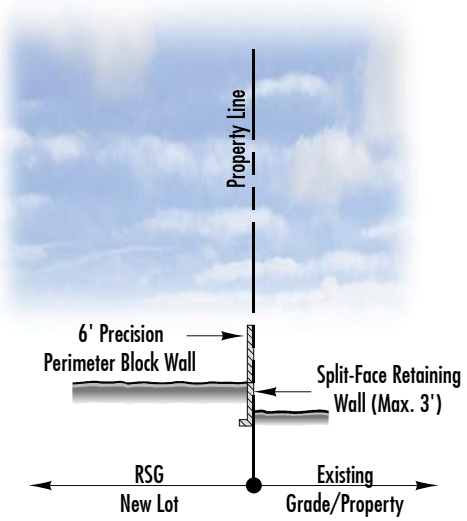
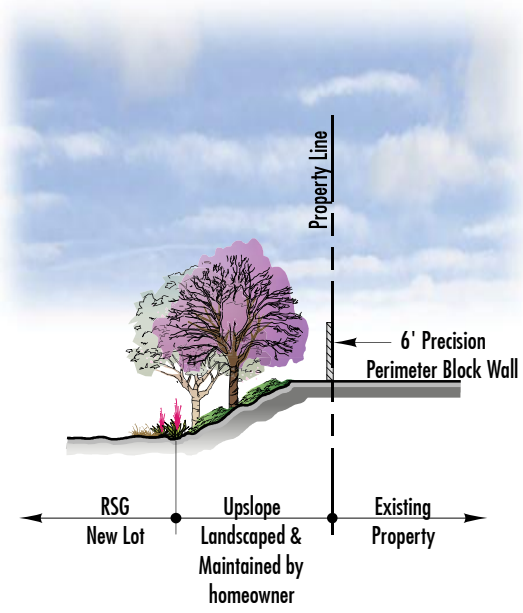


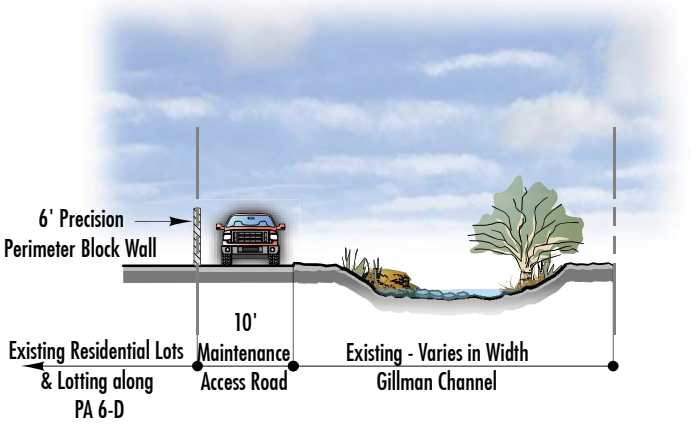
SECTION H - CONDITION #1
LMD/HOA MAINTAINED DOWNSLOPE



SECTION H - CONDITION #2
PERIMETER RETAINING WALL



SECTION H - CONDITION #3
HOMEOWNER MAINTAINED UPSLOPE



SECTION I - GILMAN CHANNEL

Source: ARCHITERRA Design Group, Inc.

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FUEL MODIFICATION INTERFACE AREAS

- In transition areas where native undisturbed vegetation meets a development area, only those plant species similar to existing native vegetation must be used. Additionally, where residential or commercial buildings abut native vegetation transition areas, landscaping must consider applicable fuel modification zone requirements, including building setbacks, thinning of native vegetation and provision for interim and/or permanent irrigation where warranted. See Exhibit 3-11, *Fuel Modification Interface* Areas, and Exhibit 3-12A and B, *Fuel Modification Concept Sections,* for conceptual illustrations. Additionally, refer to the City of Banning Fire Services *Standard Fire Department Requirements for "Fuel Modification Zones" and Construction Improvements for projects in or adjacent to Wildland Areas,* and Riverside County Fire Department Information Bulletin on *Fuel Modification* (IB #05-12), as based on the State Government Code 852.

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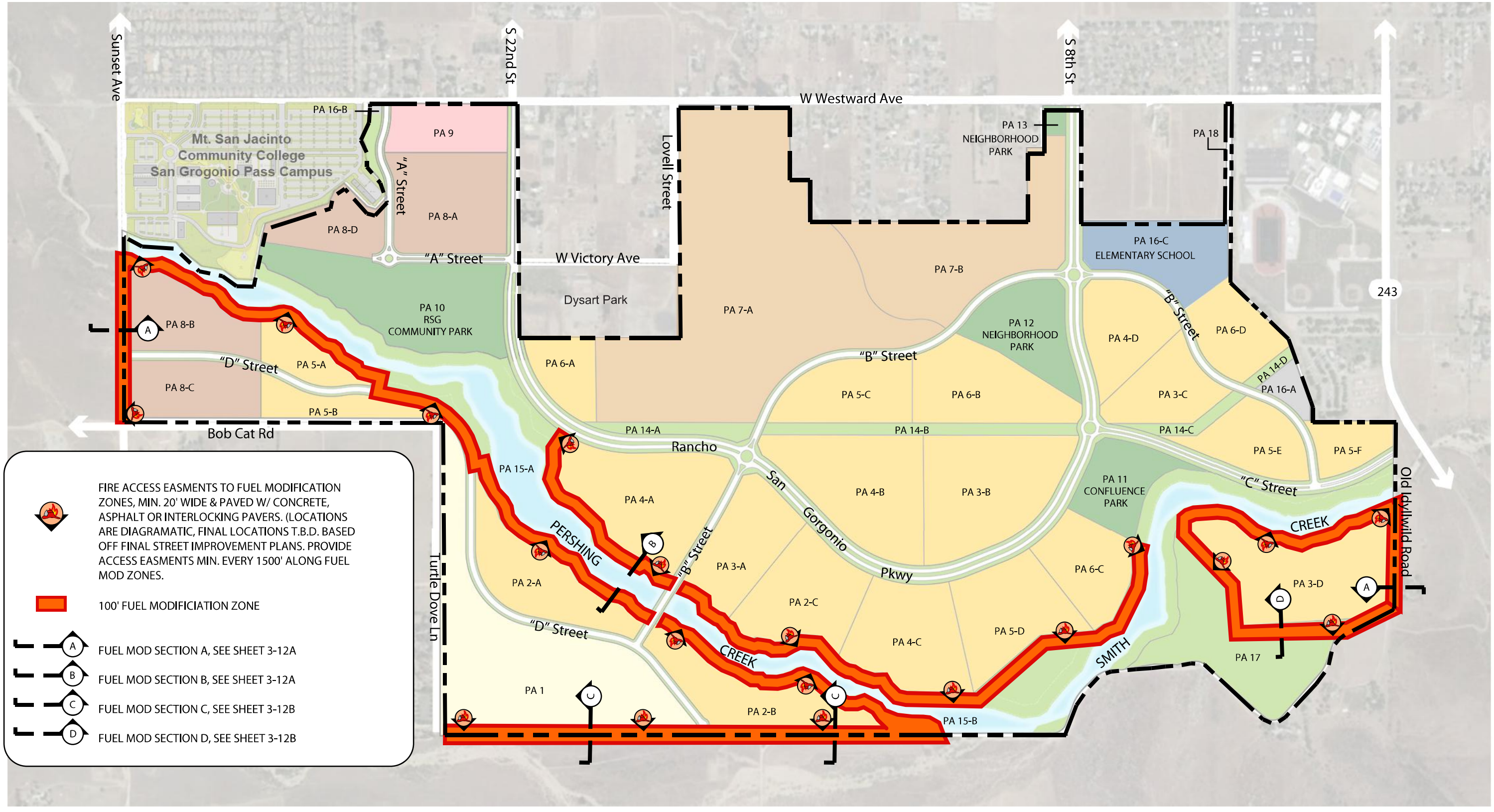

Source: ARCHITERRA Design Group, Inc.

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0' 400' 800' 1600'

Date: 1/20/2015 JN: 133222

Fuel Modification Interface Areas

EXHIBIT 3-11

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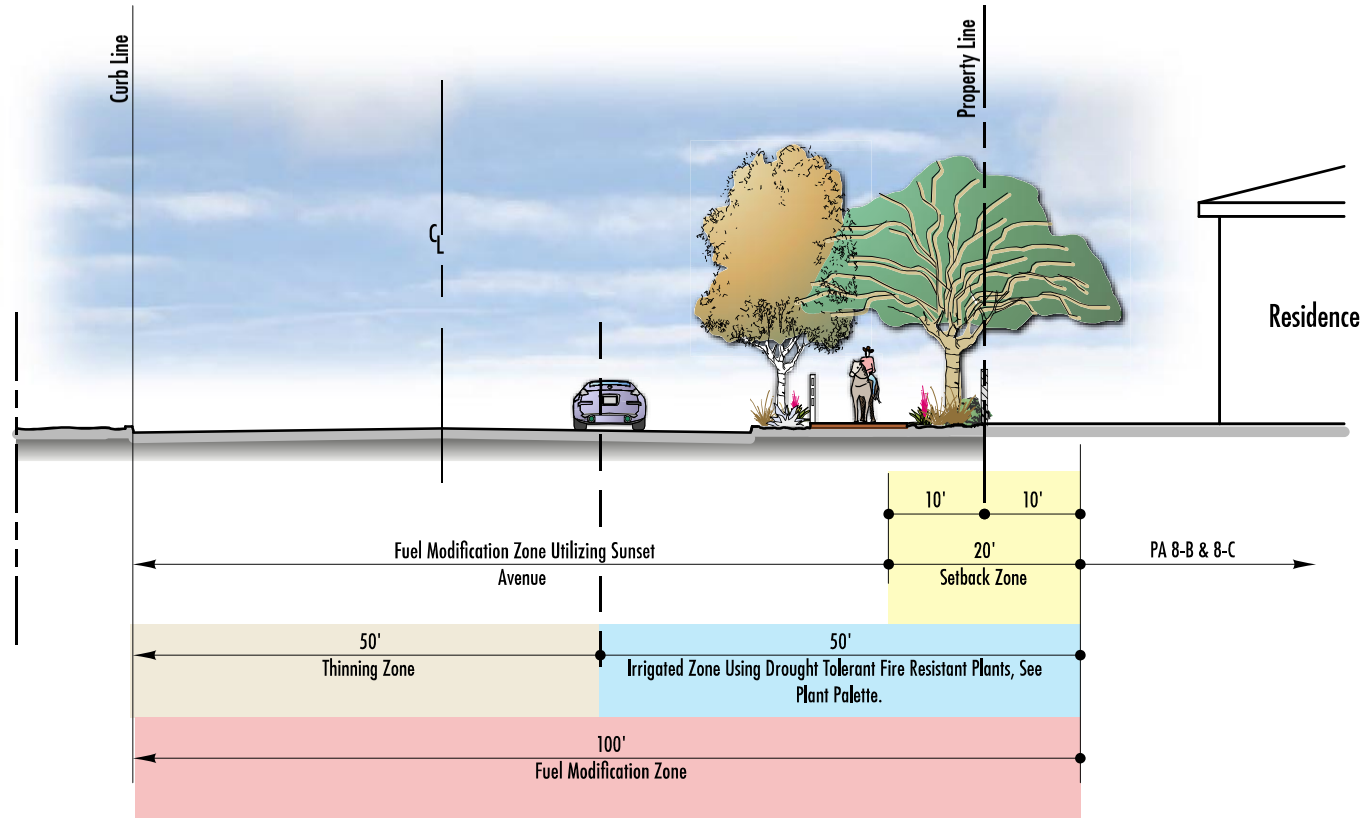
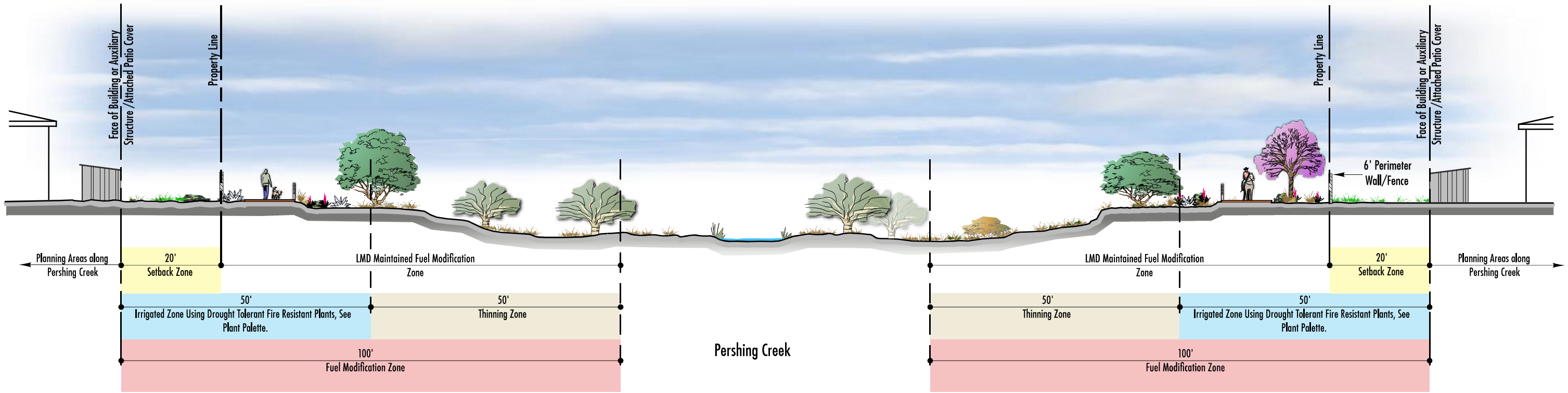


SECTION A
Sunset Avenue



SECTION B
Pershing Creek

Source: ARCHITERRA Design Group, Inc.

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Fuel Modification Concept Sections

Date: 10/24/2013 JN: 133222

EXHIBIT 3-12A

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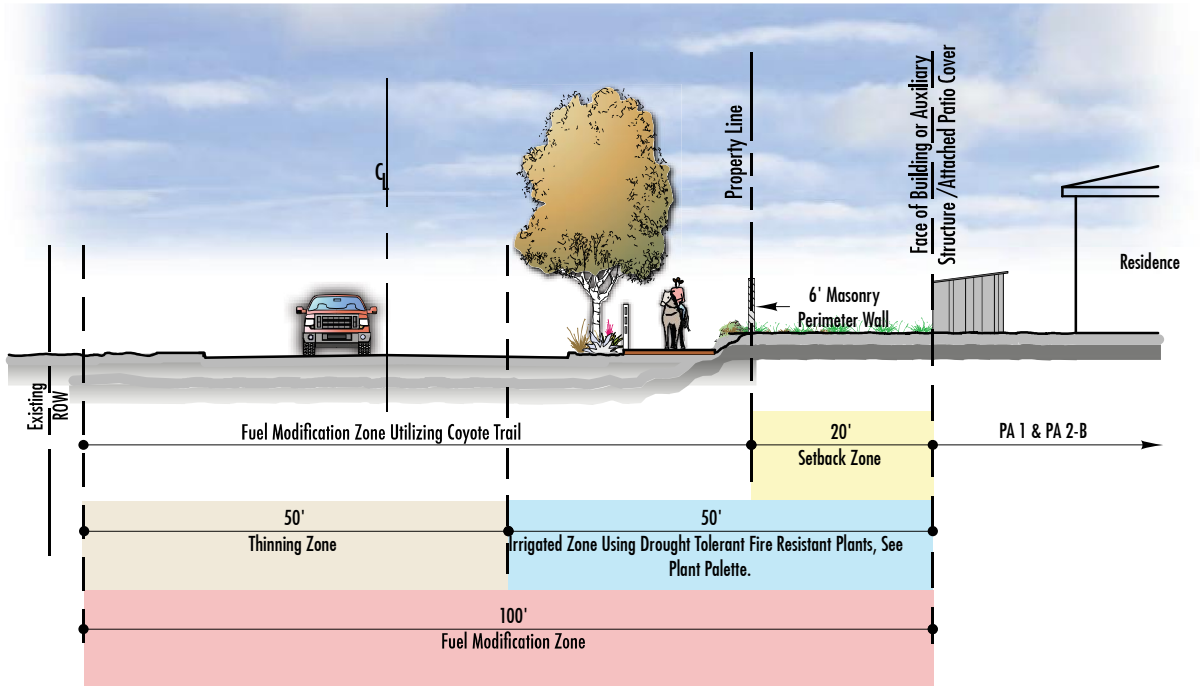
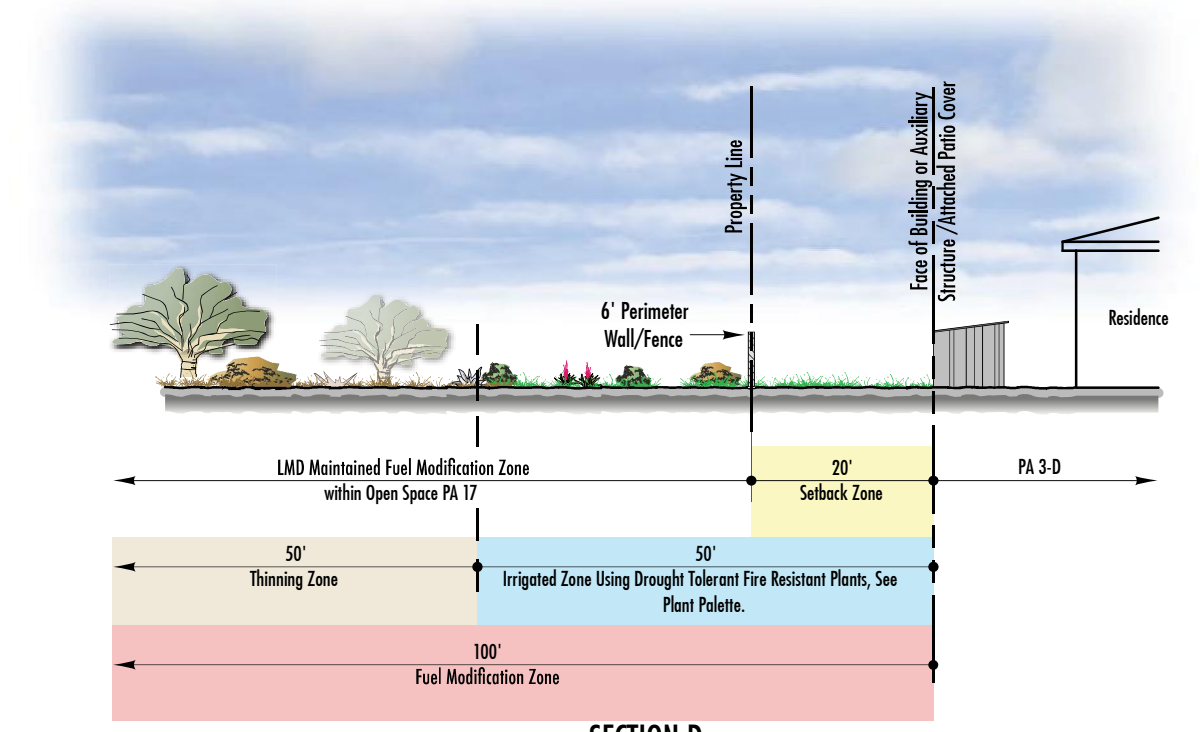


SECTION C
Southern Boundary PA 1 & PA 2-B



SECTION D
Southern Boundary
PA17 Open Space & Pa 3-D

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Fuel Modification Concept Sections

Date: 10/24/2013 JN: 133222

EXHIBIT 3-12B

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3.3.6 VILLAGE PASEO/EASEMENTS

Pedestrian circulation is highly encouraged within the RSG Specific Plan community. A central paseo is provided along a minimum 100' wide joint utility easements through the center of the project connecting the neighborhood villages to the Specific Plan park and open-space improvements. The Paseo improvements will include:

- Paseo Trail System - A Paseo walkway and multi-purpose trail system shall be designed to provide connections to adjacent neighborhoods as well as linking the Community Recreation Center and Park together with the Linear Park System. See Exhibit 3-13, *Village Paseo Plan*, for the basic plan typical cross section locations, and see Exhibit 3-14A-D, *Village Paseo Concepts,* for the detailed conceptual section illustrations. The utility easement holders will need to approve of the paseo configuration and design.
- Landscaping - Landscaping along the Paseo Trail System shall be minimized for low maintenance and integration with the utility service maintenance requirements, but should also harmonize with the surrounding streetscapes where the two elements intersect. All trees shall be a minimum of 24" box. Specimen trees shall be a minimum of 36" box. Tree height and placement restrictions will apply as pursuant to utility easement restrictions.
- Seating/rest nodes with benches and shade trees.
- The possible use of bio-swales/bio-retention areas integrated into the landscape improvements.
- Lighting – Pole mounted fixtures spaced at appropriate intervals for safety and security.

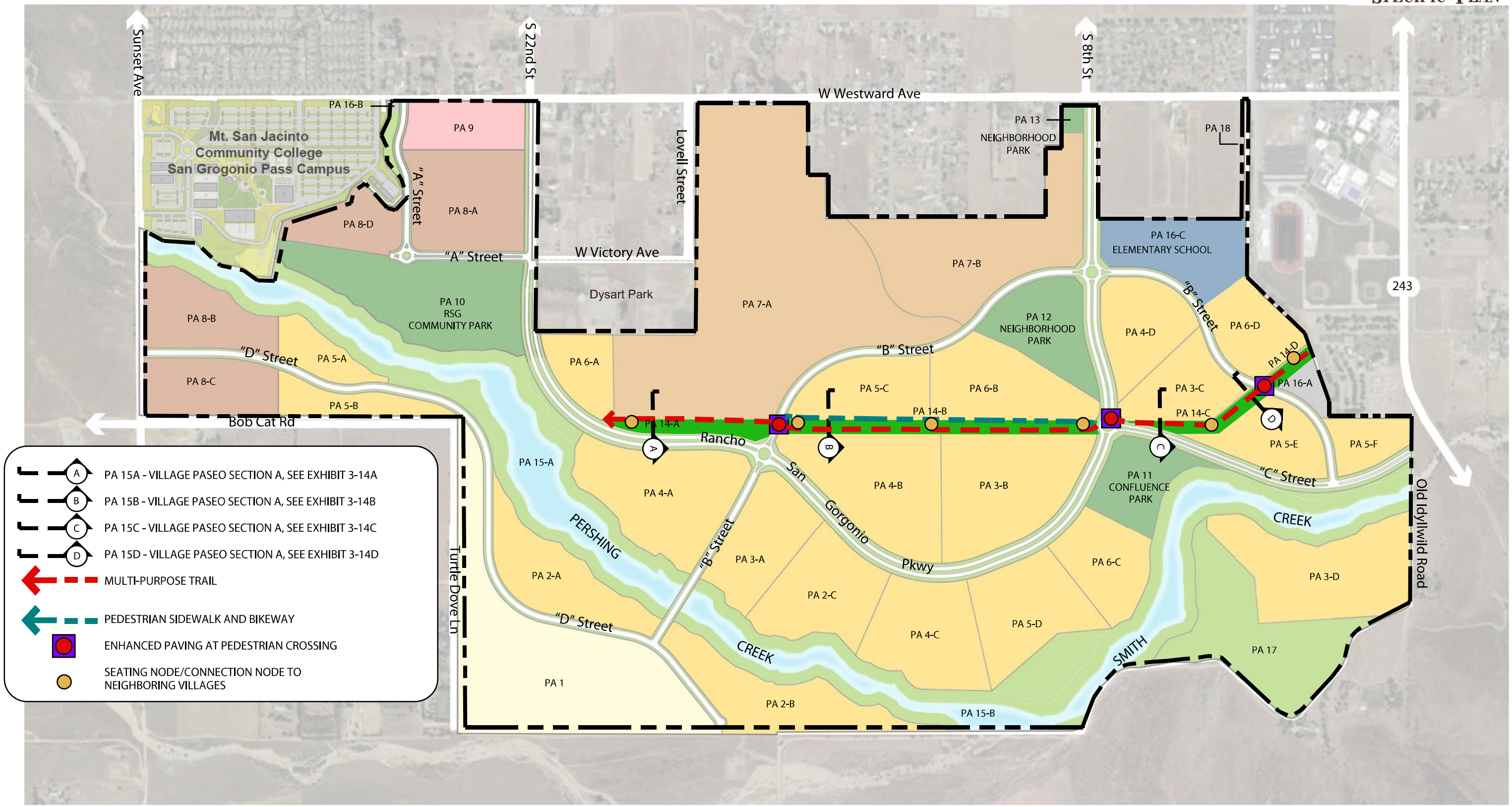
3.3.7 CREEKS/CREEK EDGE LINEAR PARKS

The Smith Creek and Pershing Creek drainages within the RSG community will include 100' wide landscape setback areas from the edges of the existing streambeds. The existing creek area will remain as natural open space. Improvements anticipated within the 100' setback areas on both sides of the creek open space area will include:

- Landscaped linear park areas.
- A City master planned regional equestrian trail on the north side of the creeks.
- A 10' wide multipurpose decomposed granite trail on the south side of the Pershing Creek.
- Trail head improvements at key locations with hitching posts, signage and benches.
- Overlook rest areas with benches and interpretive signage.
- Habitat and stream bank restoration planting.

- See Exhibit 2-6, *Non-Motorized Circulation Plan*, (pedestrian/bicycle/equestrian) for layout of 10' wide multi-purpose trail and pedestrian sidewalk.
- Refer to Exhibit 3-15, *Creek Edge Linear Parks Plan*, and Exhibit 3-16A and B, *Creek Edge Linear Park Concepts,* for illustrations.

RANCHO SAN GORGONIO
SPECIFIC PLAN



Source: ARCHITERRA Design Group, Inc.

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0' 400' 800' 1600'

Date: 1/20/2015 JN: 133222

Village Paseo Plan

EXHIBIT 3-13

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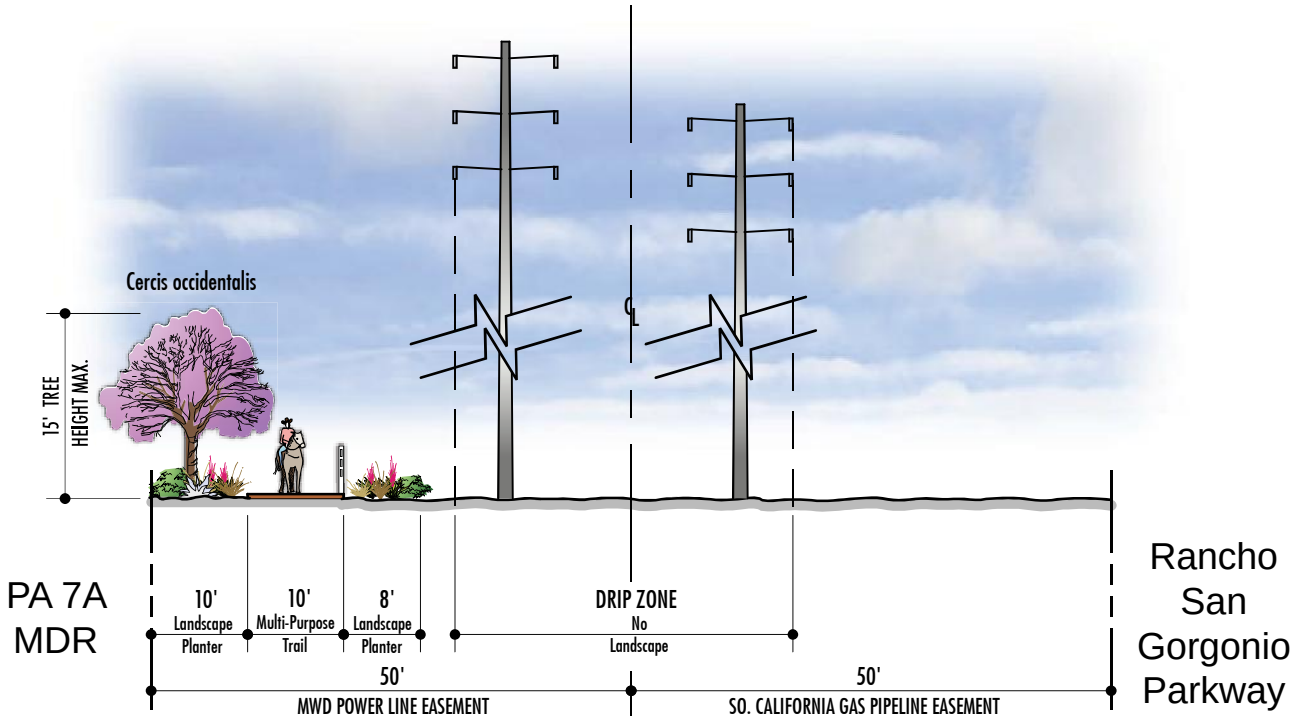
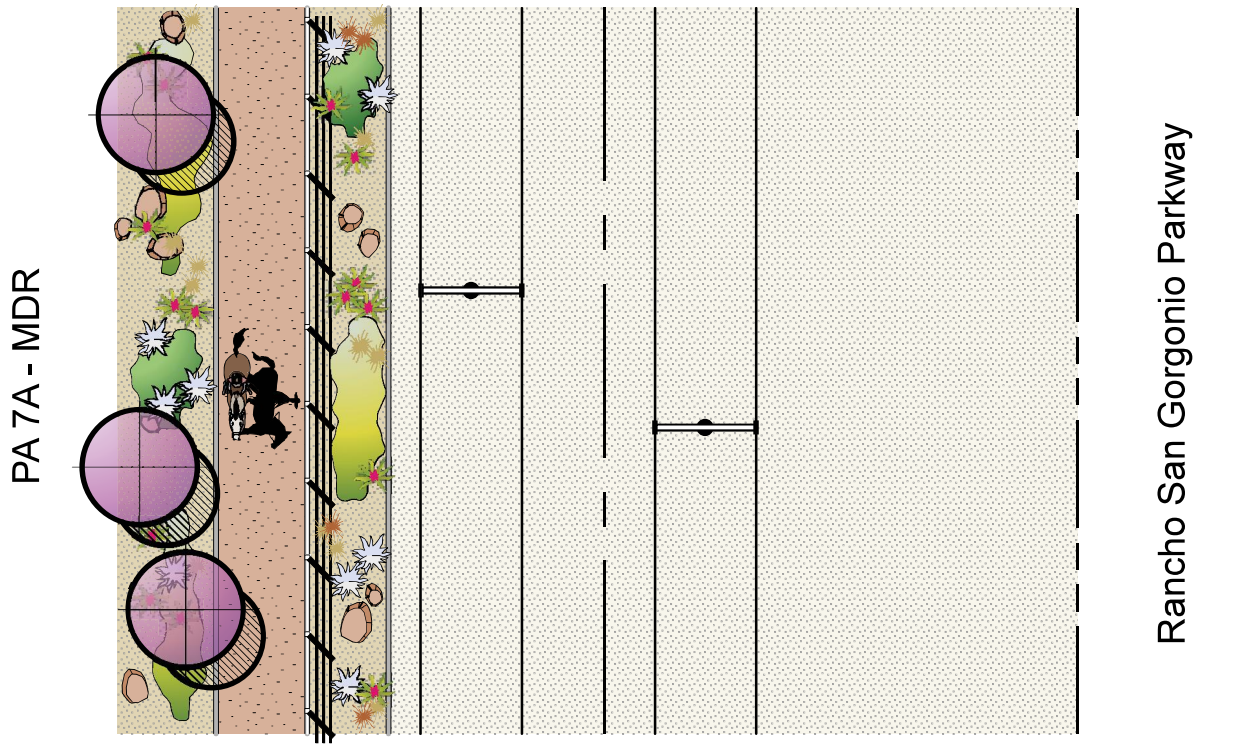


SECTION A
PA 15A - VILLAGE PASEO



Source: ARCHITERRA Design Group, Inc.

Michael Baker INTERNATIONAL

Village Paseo Concepts

Date: 10/24/2013 JN: 133222

EXHIBIT 3-14A

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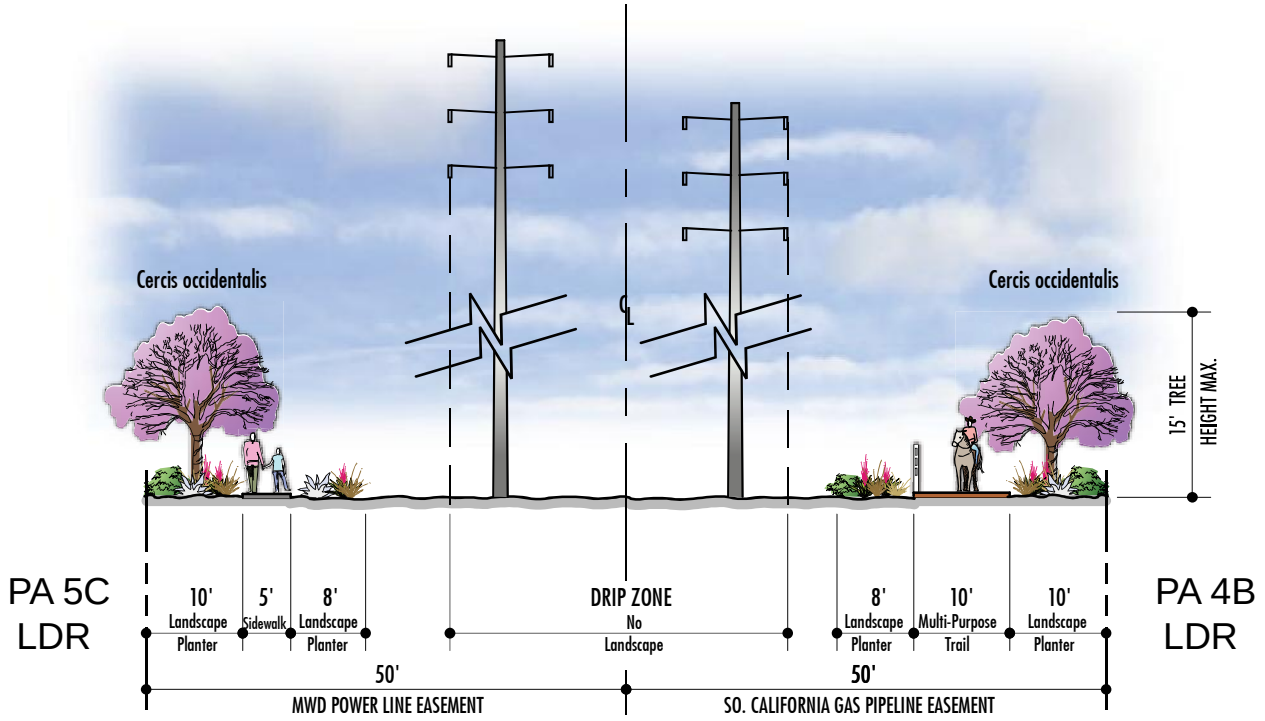
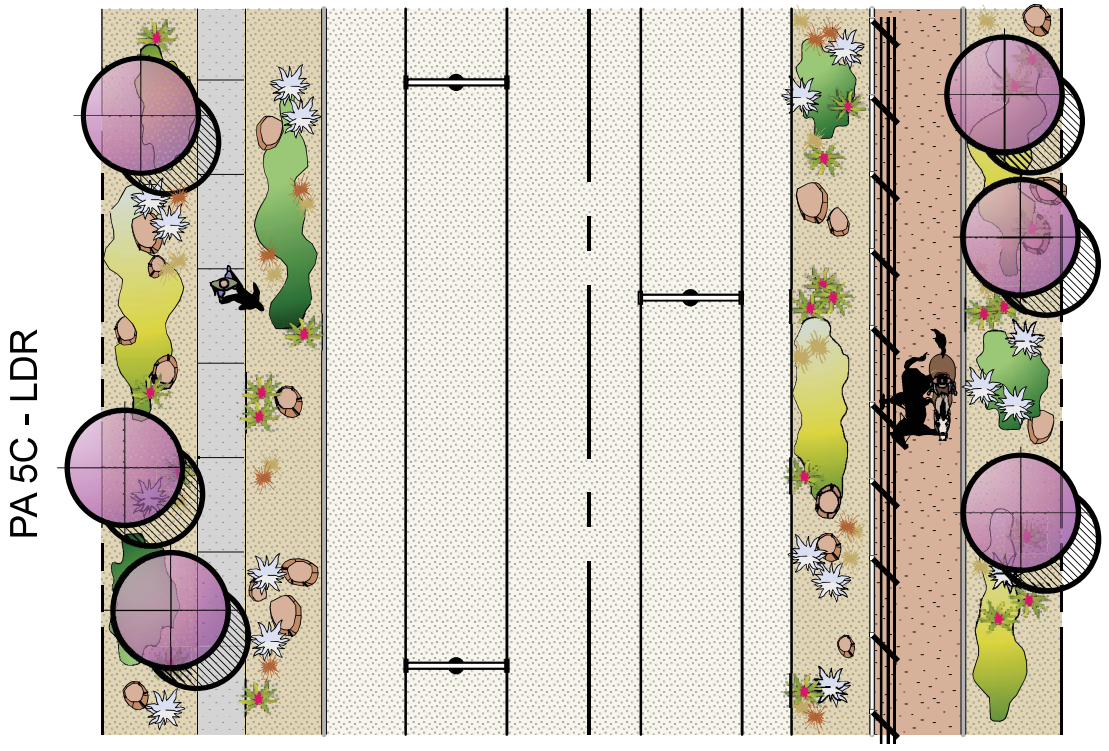


SECTION B
PA 15B - VILLAGE PASEO



Source: ARCHITERRA Design Group, Inc.

Michael Baker INTERNATIONAL

Village Paseo Concepts

Date: 10/24/2013 JN: 133222

EXHIBIT 3-14B

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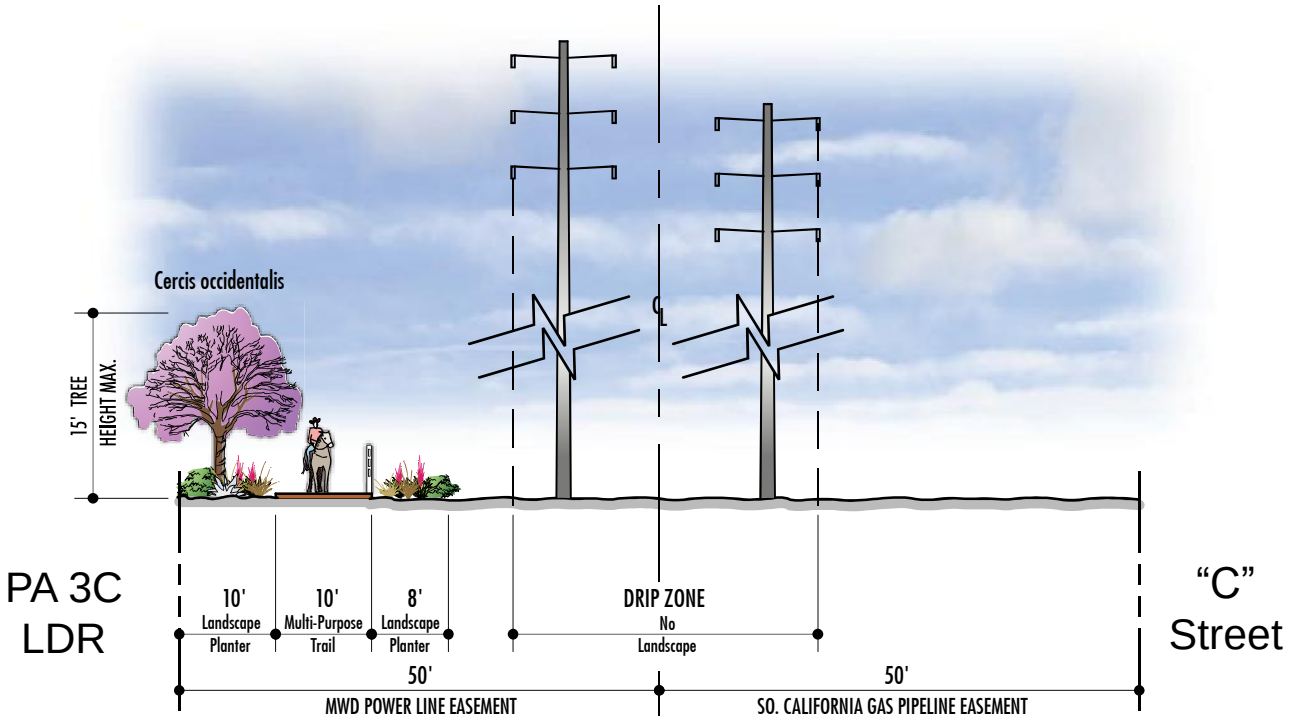

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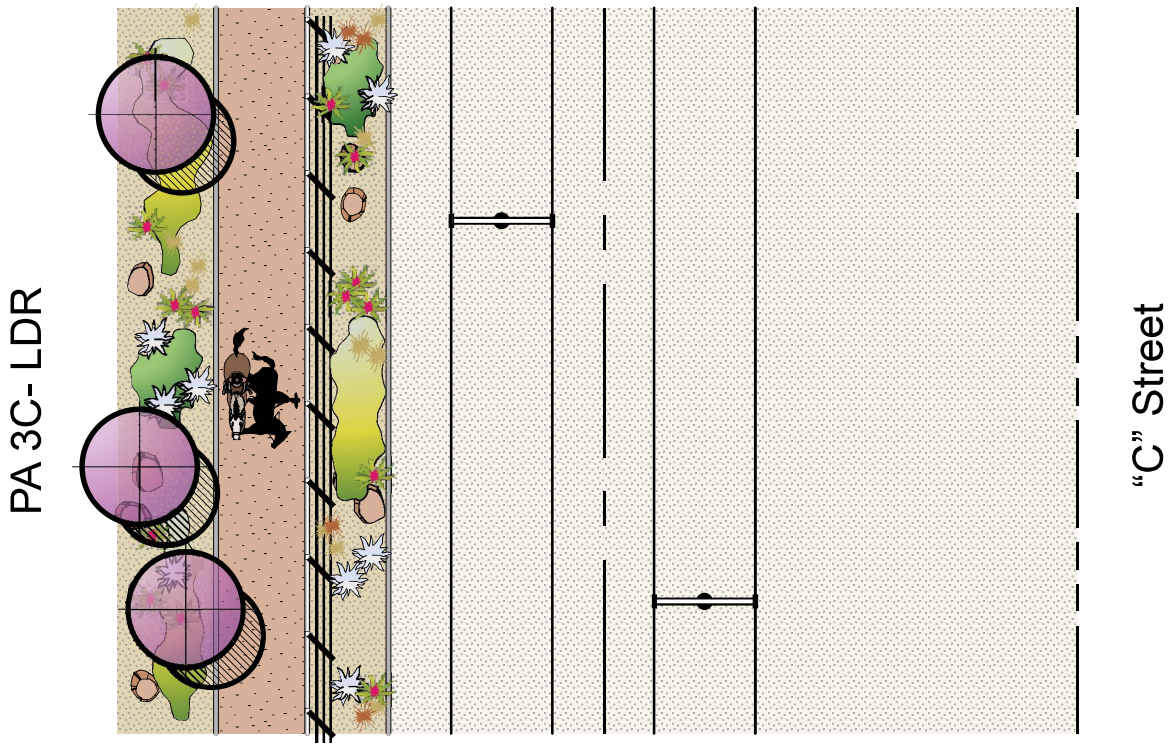
PA 15C - VILLAGE PASEO



Source: ARCHITERRA Design Group, Inc.

Michael Baker INTERNATIONAL

Village Paseo Concepts

Date: 10/24/2013 JN: 133222

EXHIBIT 3-14C

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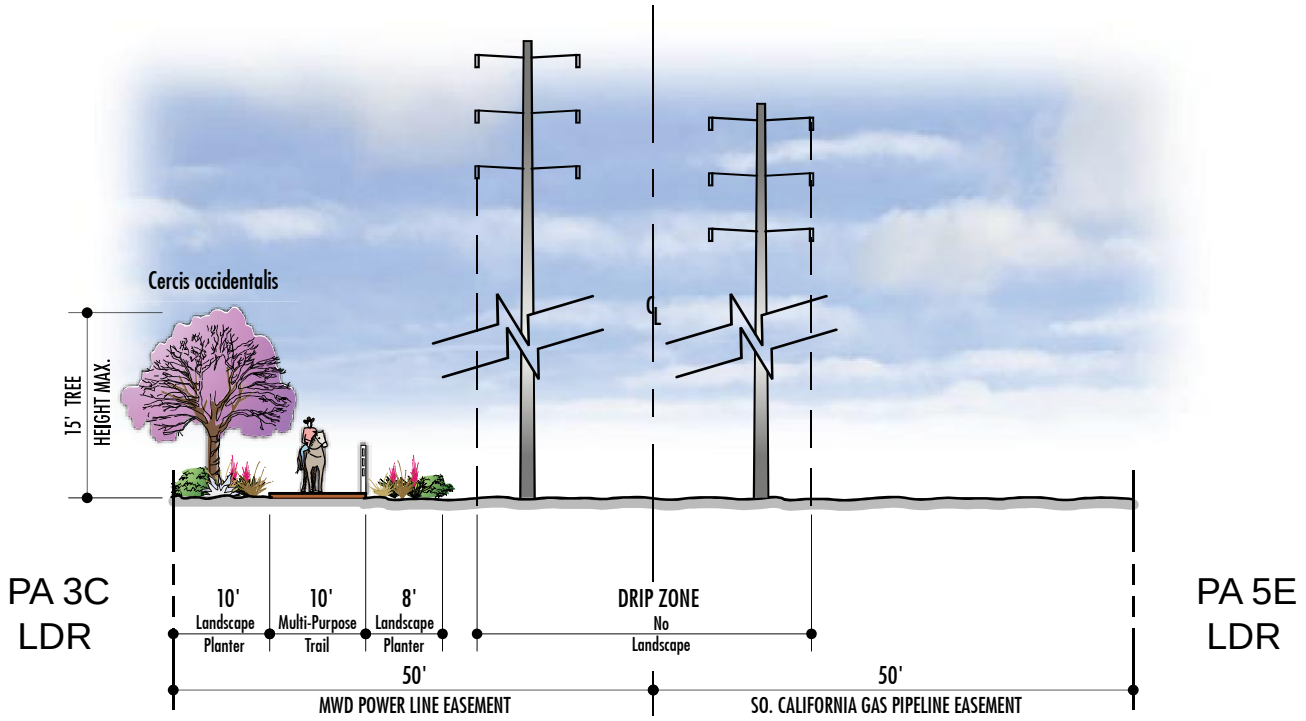

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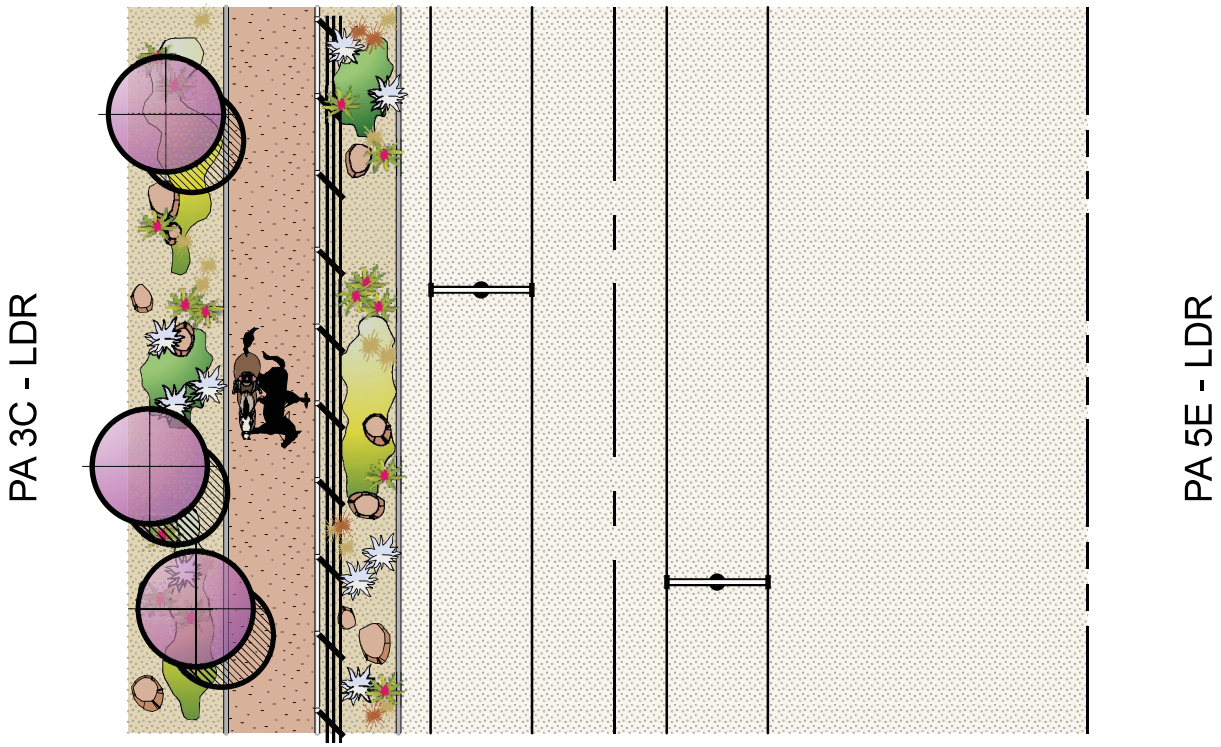
PA 15D - VILLAGE PASEO



Source: ARCHITERRA Design Group, Inc.

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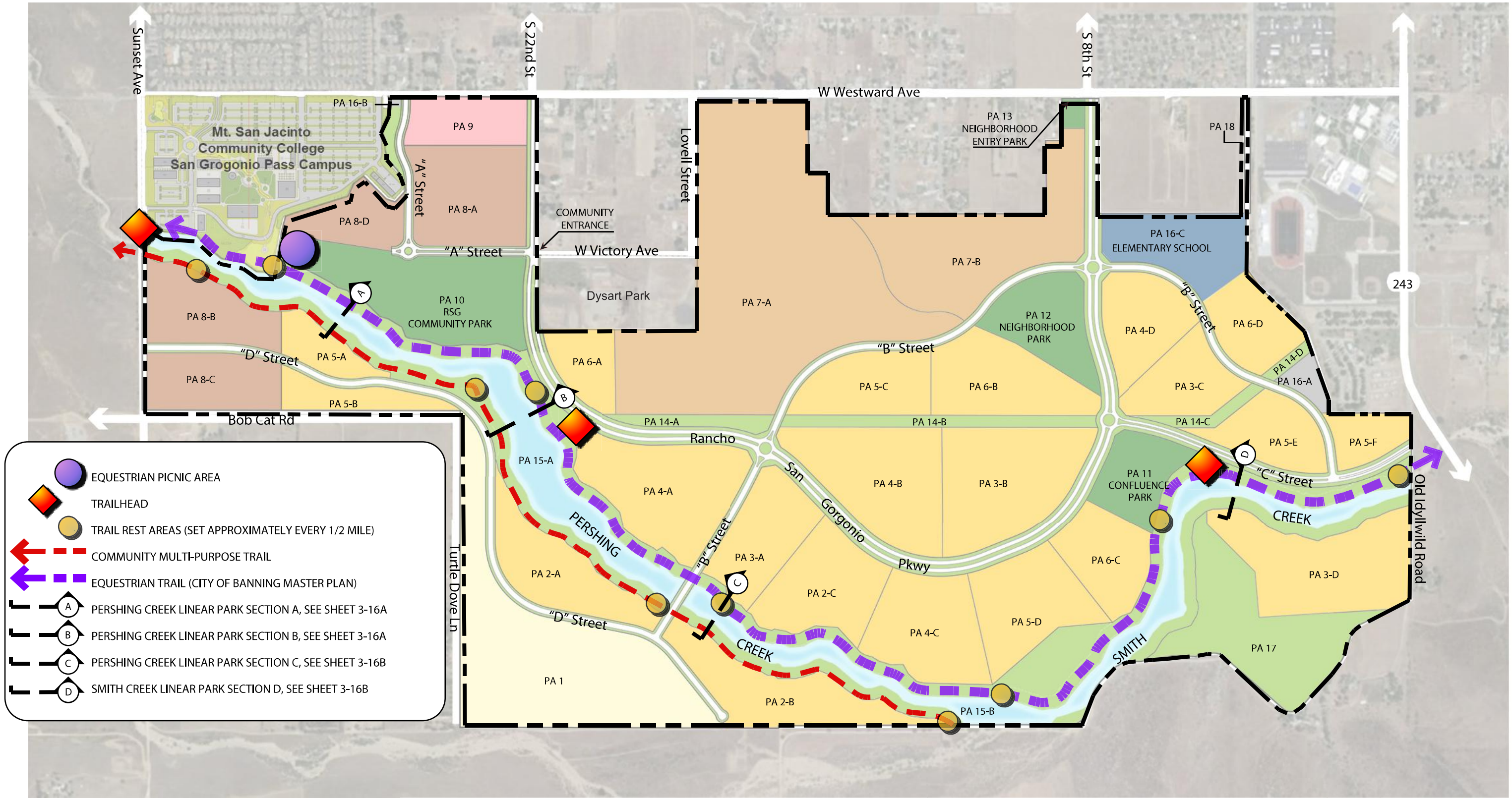

Source: ARCHITERRA Design Group, Inc.

Michael Baker INTERNATIONAL

0' 400' 800' 1600'

Date: 1/20/2015 JN: 133222

Creek Edge Linear Parks Plan

EXHIBIT 3-15

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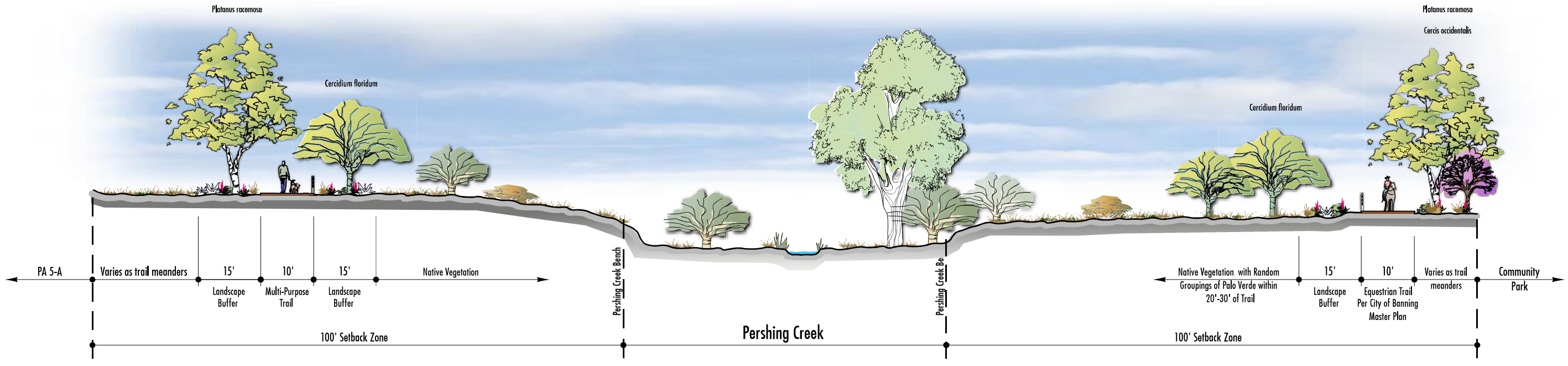
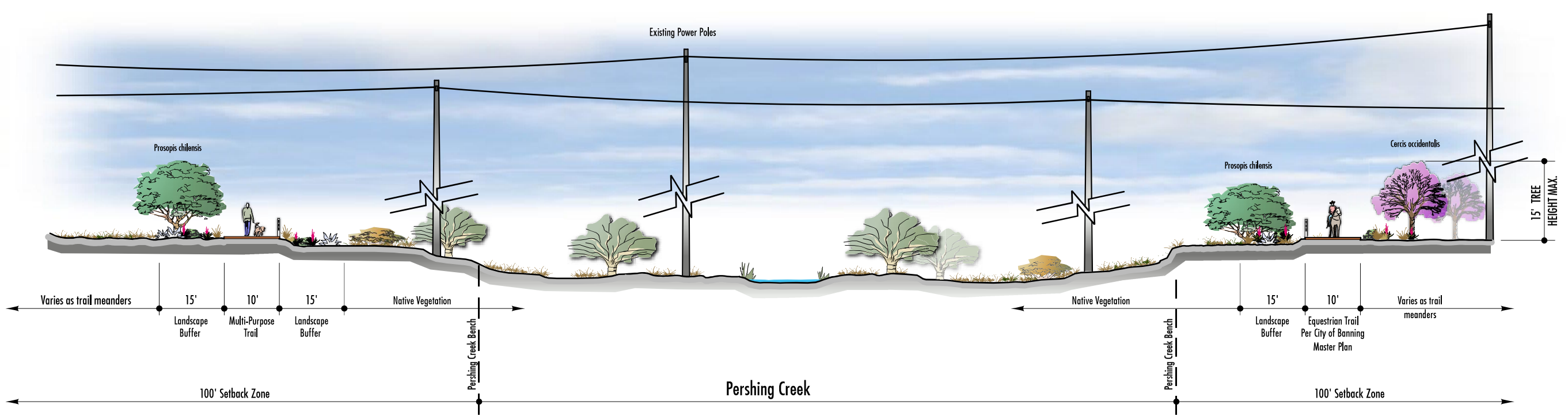
RANCHO SAN GORGONIO
SPECIFIC PLAN



SECTION A
Pershing Creek Linear Park



SECTION B
Pershing Creek Linear Park

Source: ARCHITERRA Design Group, Inc.

Michael Baker INTERNATIONAL

Date: 10/28/2013 JN: 133222

Creek Edge Linear Park Concepts

EXHIBIT 3-16A

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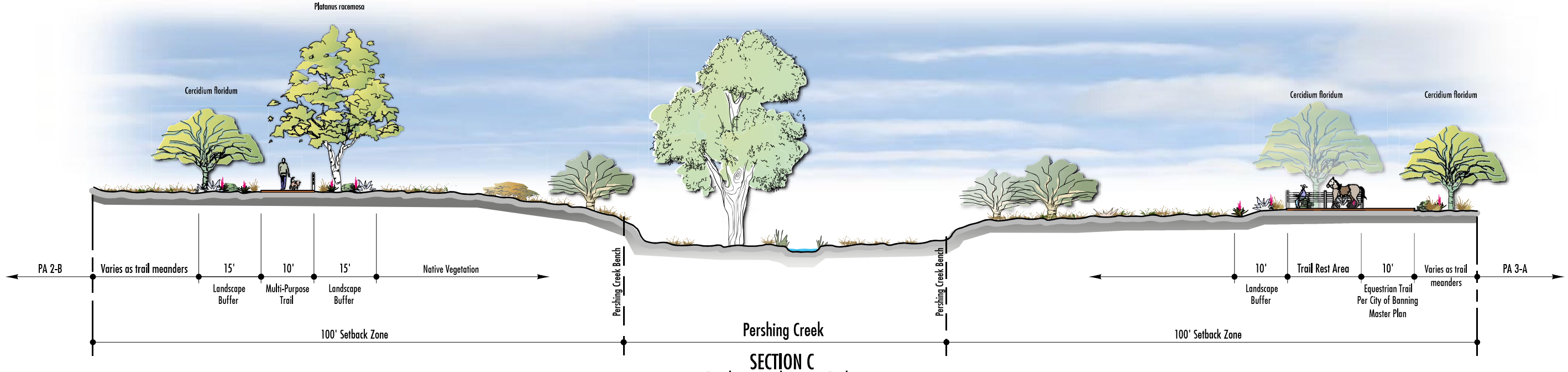
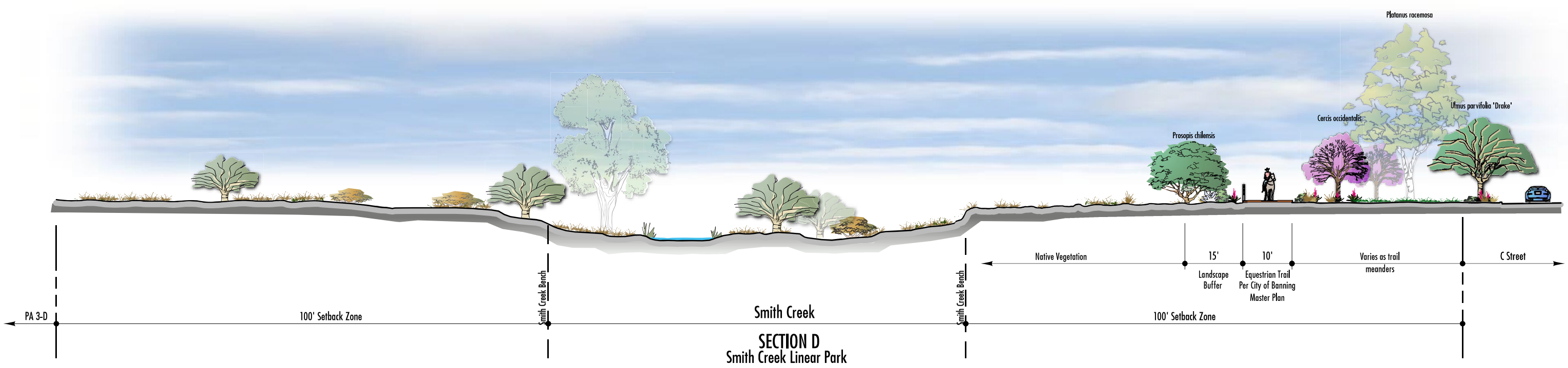
RANCHO SAN GORGONIO
SPECIFIC PLAN



SECTION C
Pershing Creek Linear Park



SECTION D
Smith Creek Linear Park

Source: ARCHITERRA Design Group, Inc.

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Creek Edge Linear Park Concepts

Date: 10/28/2013 JN: 133222

EXHIBIT 3-16B

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3.3.8 PARKS AND RECREATION AREAS

The RSG Specific Plan provides approximately 50 acres of parkland, which includes four main planned parks in Planning Areas 10, 11, 12, and 13 to serve the varied recreation needs of the community residents and the City of Banning, as well as the Creek Edge Linear Parks discussed above. The community park and recreation areas described below will provide opportunities for community interaction and recreation while promoting neighborhood and community identity. Refer to Exhibit 3-17, *Parks Plan,* for the park locations in the Specific Plan.

COMMUNITY PARK – PA 10

Planning Area 10 is planned as an approximately 26-acre active use community park space. It is located adjacent to the offsite existing and proposed Community College campus at the northwest corner of the Specific Plan area. The park will incorporate active use sports fields, basketball courts, tot lots, exercise stations, picnic areas, covered shelters, village green, equestrian rest area, community center, parking areas, and a new Fire Station facility. Additionally, the park will border the 100' Pershing Creek open-space easement, providing connections to the open-space trail amenities.

This park may incorporate the following amenities:

- A Community Center building with a multipurpose entry plaza/village green for community event staging.
- Off street parking areas.
- Active sports fields; four full sized soccer fields and two softball diamonds.
- Up to 3 full court basketball courts.
- Tot-lot play areas for multiple age groups.
- Restrooms.
- Picnic facilities including tables, charcoal BBQ's and group shade picnic shelters.
- A multi-use 10' wide decomposed granite trail system and a network of concrete walkways and service roads.
- Exercise stations located along the looped walkway and trails systems.
- Walkway, parking lot and sports field lighting.
- Equestrian rest area.
- Fire Station Facility, 1-acre.
- Refer to Exhibit 3-18, *Community Park Concept,* for illustrations.

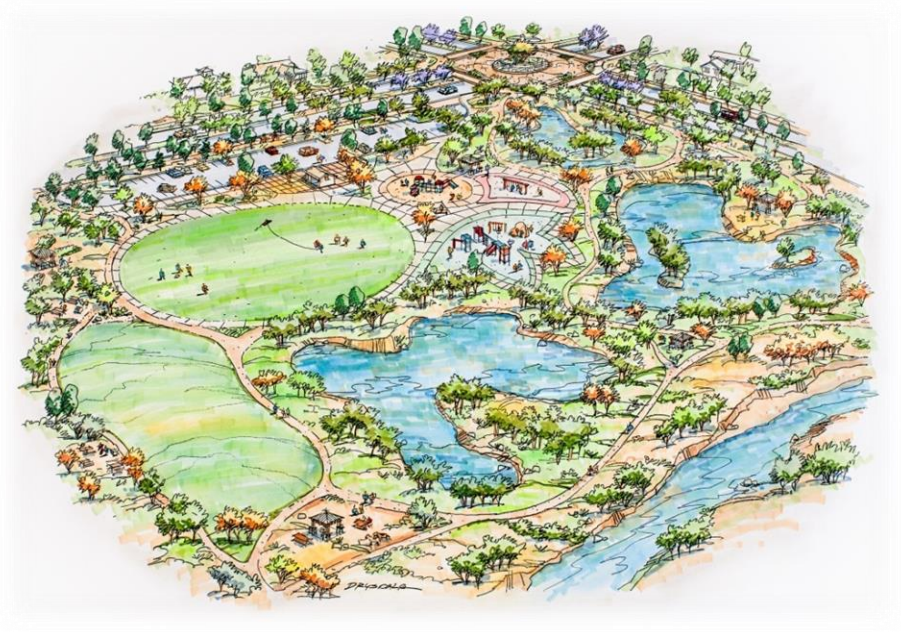
CONFLUENCE PARK – PA 11

Planning Area 11 is planned as an approximately 10.2-acre mixed-use park with a focus on passive nature oriented recreation activities. It is located near the "confluence" of Pershing Creek and Smith Creek at the southeast corner of the intersection of Rancho San Gorgonio Parkway and 'C' Street. An important aspect of the park will be the integration of water quality basins that will assist with groundwater recharge and improve the quality of water draining from the Rancho San Gorgonio site before it spills into the Smith Creek watercourse. Additionally, the park will border the 100' Pershing Creek open-space easement, providing connections to the open-space trail amenities.

This park may incorporate the following amenities:

- Detention basins (4-5 acres) shaped into naturalistic ponds, with access control.
- Off-street parking for up to 60 vehicles.
- Tot-lot play areas for multiple age groups.
- An open grass play area.
- Discovery nature garden areas with a centralized picnic shelter.
- Restroom facility.
- Picnic facilities including tables, charcoal BBQ's and group shade picnic shelters.
- A multi-use 10' wide decomposed granite trail system and a network of concrete walkways and maintenance service roads.

- Interpretive signage and overlook areas providing information on the park sites hydrologic cycles and wetland flora and fauna.
- An equestrian staging area with hitching posts and water trough
- Walkway and parking lot lighting.
- Refer to Exhibit 3-19, *Confluence Park Concept*, for illustrations.



NEIGHBORHOOD PARK – PA 12

Planning Area 12 is planned as an approximately 12.7-acre active use neighborhood park. It is centrally located within the residential Villages at the intersection of Rancho San Gorgonio Parkway and 'B' Street providing high visibility and easy neighborhood access.

This park may incorporate the following amenities:

- Active sports fields including two softball fields with two soccer field overlays.
- Off-street parking for up to 60 vehicles.
- A water splash pad play area for various age groups with shade sails and group shade/picnic shelters for family use and observation of the play area.
- An amphitheater area with shade sails defining the event/stage area.
- Horseshoe pits with seating areas.
- A community garden area with raised beds and a garden implement storage shed.
- Restroom facility set within a central shaded park plaza area.

- Picnic facilities including tables, charcoal BBQ's and group shade picnic shelters.
- A multi-use 10' wide decomposed granite trail system and a network of concrete walkways and maintenance service roads.
- Drainage system bio-swales and detention basins acting to improve ground water recharge and water quality.
- Walkway and parking lot.
- Refer to Exhibit 3-20, *Neighborhood Park Concept*, for illustrations.

NEIGHBORHOOD ENTRY PARK – PA 13

Planning Area 13 is planned as an approximately 1.1-acre passive use neighborhood park acting as an equestrian trailhead and backdrop to the primary project entry monument. Off-street parking facilities are not anticipated. It is located at the intersection of Rancho San Gorgonio Parkway and Westward Avenue.

This park may incorporate the following amenities:

- A primary community entry monument tower with signage and enhanced landscape treatments.
- An equestrian trail head with corral, hitching posts and water trough
- A 10' wide decomposed granite multipurpose trail.
- Picnic facilities including tables, charcoal BBQ's and rustic shade structures.
- Walkway lighting.
- Refer to Exhibit 3-21, *Neighborhood Entry Park Concept*, for illustrations.

Source: ARCHITERRA Design Group, Inc.

Michael Baker INTERNATIONAL

0' 400' 800' 1600'

Date: 1/20/2015 JN: 133222

Parks Plan

EXHIBIT 3-17

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RANCHO SAN GORGONIO
SPECIFIC PLAN

LEGEND

1. PRIMARY ENTRY MONUMENTS TO PROJECT
2. FIRE STATION
3. OPEN SPORTS TURF PLAY AREAS
4. TOT LOT WITH RESTROOM, PICNIC FACILITIES AND BASKETBALL COURTS
5. LINEAL PARKING LOT FOR SPORTS PARK
6. PARKING LOT FOR COMMUNITY CENTER AND EQUESTRIAN EVENTS
7. COMMUNITY CENTER
8. EQUESTRIAN REST AREA WITH WARM UP PIN AND SHELTER
9. EQUESTRIAN REST AREA WITH PICNIC AREAS
10. "VILLAGE GREEN" AT COMMUNITY CENTER
11. PEDESTRIAN PASEO CONNECTION TO COMMUNITY CENTER
12. LARGE COVERED SHELTERS AT "VILLAGE GREEN"
13. MODIFIED ROUND-A-BOUT
14. PICNIC AREAS ALONG PERSHING CREEK WITH TABLES AND BARBECUES
15. COMMUNITY EQUESTRIAN TRAIL WITHIN 100' SETBACK OFF PERSHING CREEK
16. LOOPED PARK WALKWAY WITH EXCERCISE STATIONS
17. SPORTS PARK VEHICULAR DROP OFF
18. MULTI-PURPOSE TRAIL
19. BASKETBALL COURT FACILITY
20. EQUESTRIAN CROSSING TO EXISTING DYSART PARK
21. COMMUNITY EQUESTRIAN TRAIL CONNECTION TO DYSART PARK
22. SOFTBALL/BASEBALL SPORTS FIELDS
23. PICNIC SHADE STRUCTURES

Note: Concept illustration only, final design may vary.

Source: ARCHITERRA Design Group, Inc.

Michael Baker INTERNATIONAL

Date: 1/20/2015 JN: 133222

Community Park Concept

EXHIBIT 3-18

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LEGEND

1. PARK CORNER MONUMENT SIGNAGE
2. LANDSCAPED MEDIAN
3. ENHANCED PAVING AT ROUND-A-BOUT
4. ENHANCED ROUND-A-BOUT ISLAND WITH SPECIMEN TREE AND STONE WALL
5. TOT LOTS WITH RESTROOM, PICNIC FACILITIES AND GROUP PICNIC SHELTERS
6. PARKING LOT WITH ENHANCED DRIVE ENTRY PAVING
7. COMMUNITY EQUESTRIAN TRAIL
8. STORM DRAINAGE CULVERT
9. INLET INTO DETENTION BASIN
10. DETENTION BASIN PONDS (4-5 ACRES)
11. OVERFLOW OUTLET FROM DETENTION BASIN TO SMITH CREEK
12. PICNIC SHELTERS OVERLOOKING DETENTION BASIN
13. PICNIC AREAS WITH TABLES AND BARBECUES
14. TRAIL OVERLOOK REST AREAS (SET APPROXIMATELY EVERY 1/2 MILE)
15. COMMUNITY EQUESTRIAN TRAIL WITHIN 100' SETBACK OF SMITH CREEK
16. LOOPED PARK TRAIL
17. NATURE DISCOVERY GARDEN WITH CENTRALIZED PICNIC SHELTER
18. OPEN GRASS PLAY AREA
19. PASSIVE LINEAR PARK ADJACENT TO SMITH CREEK WITH PICNIC AREAS
20. OPEN MEADOW WITH CONTOUR BERMING
21. EQUESTRIAN STAGING AREA WITH SHELTER AND HITCHING POST

Source: ARCHITERRA Design Group, Inc.

Michael Baker INTERNATIONAL

0' 100' 200' 400'

Date: 4/22/2013 JN: 133222

Confluence Park Concept

EXHIBIT 3-19

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RANCHO SAN GORGONIO
SPECIFIC PLAN

LEGEND

1. PARK CORNER MONUMENT SIGNAGE/TOWER
2. COVERED SHADE STRUCTURE AT TOT LOT/SPLASH PAD
3. ENHANCED PAVING AT ROUND-A-BOUT
4. ENHANCED ROUND-A-BOUT ISLAND WITH SPECIMEN TREE AND GABIONs STONE WALL
5. TOT LOT/SPLASH PAD
6. RADIAL GABION WALL WITH BERMED TURF FOR INFORMAL AMPHITHEATER
7. RESTROOM FACILITY
8. COMMUNITY MULTI-PURPOSE TRAIL
9. PARKING LOT WITH ENHANCED DRIVE ENTRY PAVING
10. PARK ENTRY PLAZA
11. SOFTBALL FIELD OVERLAY (NON LIGHTED)
12. SOCCER FIELD OVERLAY (165' X 300') /OPEN GRASS PLAY AREA (NON LIGHTED)
13. PICNIC AREAS WITH TABLES AND BARBECUES
14. HORSESHOE PITS AND SEATING AREA
15. PICNIC TABLES AND PEDESTRIAN SEATING WITHIN SHADED PARK PLAZA
16. STORM DRAINAGE EASEMENT WITH DROUGHT TOLERANT SHRUBS AND GROUNDCOVER
17. PARK DRAINAGE BIOSWALE WITH ACCENT BOULDERS AND COBBLE
18. SMALL PARK DETENTION BASIN
19. OVERFLOW OUTLET STRUCTURE TO STORM DRAINLINE
20. INFORMAL TURF BERMING FOR AMPHITHEATER SEATING
21. FENCED COMMUNITY GARDEN WITH RAISED BEDS AND GARDEN STORAGE SHED
22. FABRIC SHADE SAILS AT TOT LOT/SPLASH PAD

Source: ARCHITERRA Design Group, Inc.

Michael Baker INTERNATIONAL

0' 65' 130' 260'

Date: 4/17/2013 JN: 133222

Neighborhood Park Concept

EXHIBIT 3-20

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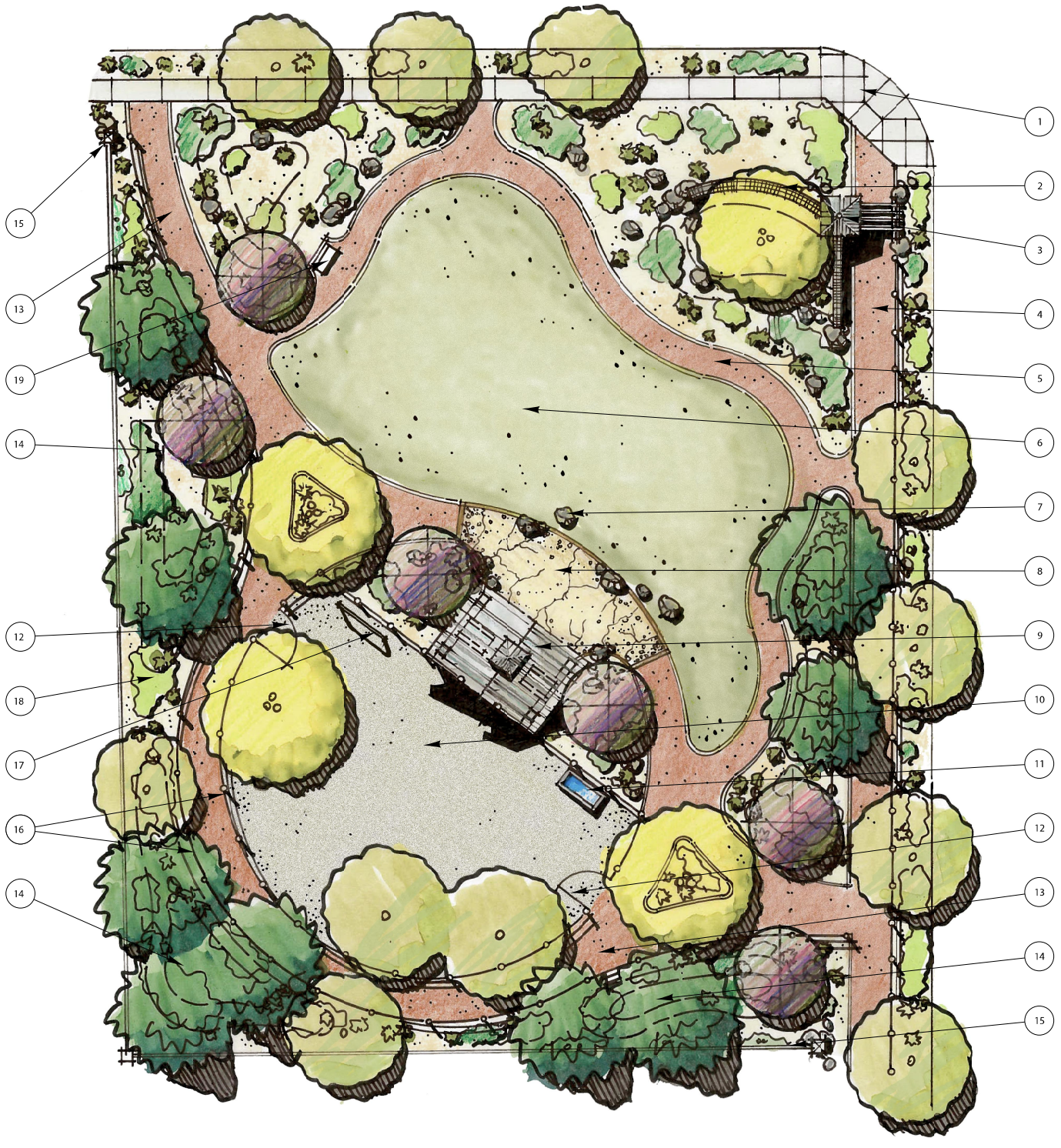

LEGEND

1. CITY SIDEWALK AND HANDICAP RAMP
2. PRIMARY MONUMENT GABION WALL WITH BOULDER ACCENTS
3. PRIMARY MONUMENT ENTRY TOWER AND PEDESTRIAN PORTAL
4. 10' WIDE MULTI-PURPOSE TRAIL WITH RAIL FENCING ALONG OUTSIDE EDGE
5. 6' WIDE DECOMPOSED GRANITE MEANDERING WALKING PATH
6. OPEN SPACE MEADOW WITH NATIVE GRASSES
7. ACCENT BOULDERS AT MEADOW AND PLANTER AREAS
8. ACCENT PAVING AT PICNIC STRUCTURE
9. RUSTIC SHADE STRUCTURE WITH GALVANIZED ROOF AND PICNIC TABLE SEATING
10. ENCLOSED EQUESTRIAN CORRAL WITH PVC RAIL FENCING (4'-8" MIN.)
11. GALVANIZED WATER TROUGH AND WASH DOWN AREA
12. CORRAL ACCESS SWING GATE
13. 10' WIDE MULTI-PURPOSE TRAIL BYPASS
14. LANDSCAPE BERMING ALONG TRAIL EDGES
15. DECORATIVE PERIMETER WALL WITH ACCENT PILASTERS AT CORNERS
16. PVC RAIL FENCING ALONG TRAIL EDGE
17. HORSE TIE UP/HITCHING POST
18. ENHANCED PERIMETER LANDSCAPING WITH BOULDER ACCENTS
19. PEDESTRIAN BENCH SEATING AREA ALONG DECOMPOSED GRANITE PATH

Source: ARCHITERRA Design Group, Inc.

Michael Baker INTERNATIONAL

0' 100' 200' 400'

Date: 10/24/2013 JN: 133222

Neighborhood Entry Park Concept

EXHIBIT 3-21

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3.3.9 COMMUNITY WALLS AND FENCING

Community walls and fencing are a major component in achieving an overall community theme within the RSG Specific Plan. A strong cohesive community appearance is achieved through a hierarchy of community walls and fences that enclose the project and line its streetscapes and public spaces. The hierarchy of wall and fence types are illustrated on Exhibit 3-22, *Wall and Fence Master Plan*, and further defined as follows:

COMMUNITY PERIMETER THEME WALLS

Community perimeter theme walls are located along the most visible streetscapes, such as Westward Avenue, Rancho San Gorgonio Parkway, 'A' Street, Old Idyllwild Road, and 'C' Street. Community perimeter theme walls are also located at the edges of PA 10, 11, and 12 park sites. These walls will be 6' tall minimum, constructed of 4" high slump block with a tan sacked finish to resemble adobe. The wall will also have a decorative deep scored slump cap in a contrasting color. Additionally, 6'-8" decorative pilasters with a battered stone base (matching the entry monuments); decorative mid-banding; and a decorative scored cap will be constructed at 100'-150' on center to break up the perimeter wall face. Refer Exhibit 3-23A, *Walls and Fencing Concepts*, for illustrations.

PERIMETER HOA WALLS

Perimeter HOA walls are located along secondary interior collector streetscapes such as 'B' Street, and 'D' Street. Additionally, they are located on perimeter streetscapes such as Lovell Street, Bobcat Road, Turtle Dove Lane, and Coyote Trail. The perimeter HOA walls shall be 6' tall minimum, constructed of 4" slump block with a sacked finish to resemble adobe. The wall will also have a decorative deep scored slump cap in a contrasting color. Additionally, 6'-8" minimum decorative pilasters constructed of 4" slump block, with a contrasting sacked color and deep scored mid banding and a decorative scored slump cap will be constructed at 100'-150' on center to break up the face of the HOA wall. Refer Exhibit 3-23A, *Walls and Fencing Concepts*, for illustrations.

VILLAGE INTERIOR THEME WALLS

Village interior theme walls will be located within the interior of the "Villages", where visible from the street, such as on corner lot walls, and wall returns between homes that face the public street. They will be 6' tall minimum, constructed of tan slump block with a 4" tall deep scored contrasting color wall cap. 6'-4" minimum, 24" wide slump block pilasters will be located at the ends of these walls on corner lots. Refer Exhibit 3-23B, *Walls and Fencing Concepts*, for illustrations.

PERIMETER VIEW FENCING COMBO

Perimeter combo masonry and tubular steel view fences will be located at the interfaces of private residential lots and open space view corridors such as along the Pershing Creek frontage. These view fences and walls may either be 18" of slump block masonry wall with decorative scored caps, topped by a 4' high minimum tubular steel view fence, or a 6' high tubular steel fence. In either case, at 100'-150' intervals the view fences and walls will be broken up by 6'-4" 16"sq. slump block pilasters with decorative scored slump block caps. Refer Exhibit 3-23B, *Walls and Fencing Concepts*, for illustrations.

PROPERTY WALLS AT EXISTING EDGE CONDITIONS

At existing non-street frontage edge conditions, such as on the northern edge of PA's 5F, 6D, 7A, and 7B, and where not visible from the interior streets, a 6' high minimum, tan precision block wall with a 4" high tan precision block cap shall be constructed. Refer Exhibit 3-23C*, Walls and Fencing Concepts*, for illustrations.

PVC TRAIL FENCING

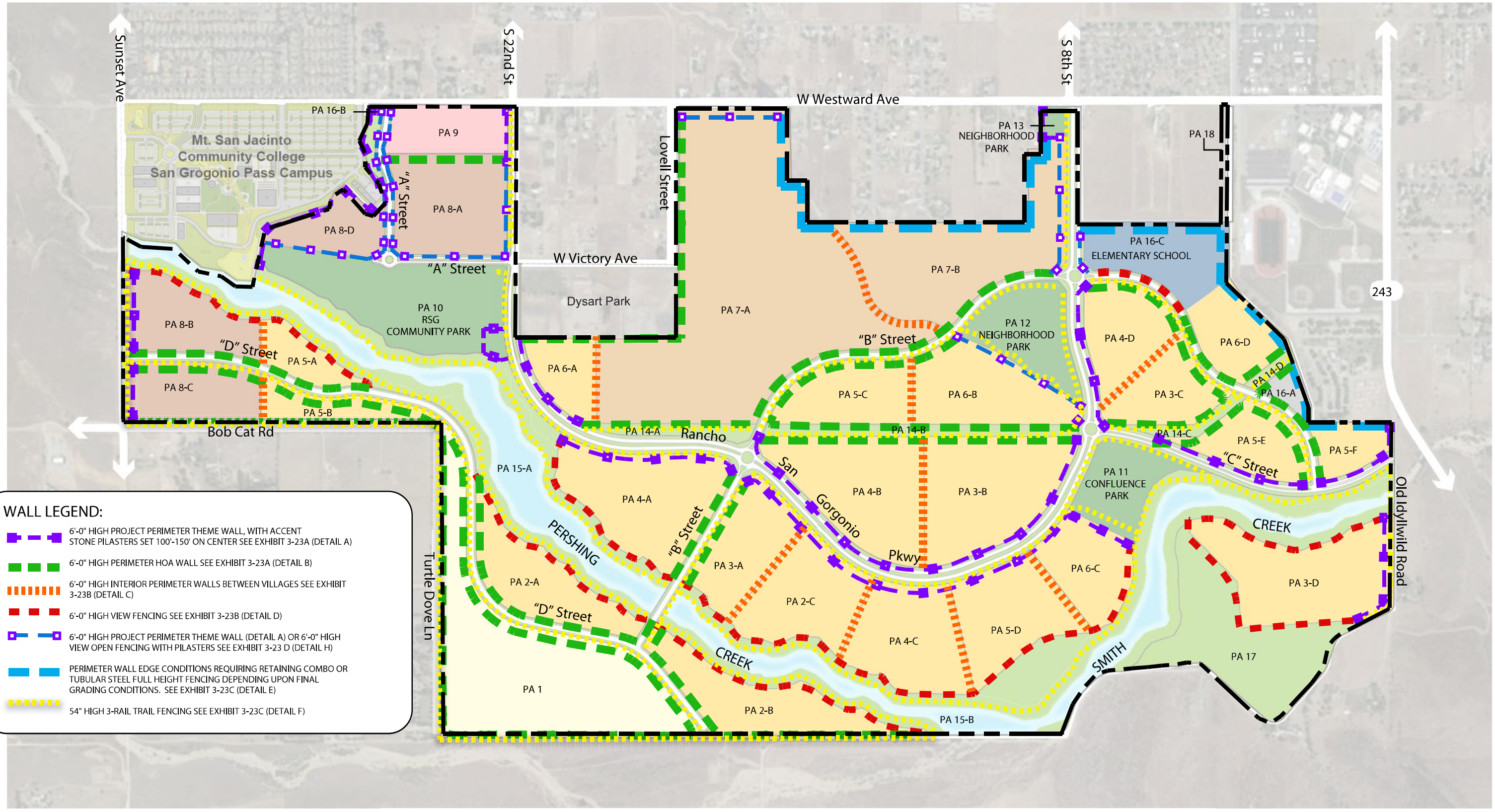
At multi-purpose trails and open space areas throughout the project, a three rail 54" high tan PVC trail fence shall be constructed as illustrated on the fence and wall master plan and community streetscape sections. Refer Exhibit 3-23C, *Walls and Fencing Concepts*, for illustrations.

INTERIOR PROPERTY PVC FENCING

At interior residential lot property lines (lot to lot), a 6' tan PVC fence with posts at no more than 8' on center will be used. Refer Exhibit 3-23D, Walls and Fencing Concepts, for illustrations. Wood fences are not allowed.

Use of proposed walls in conjunction with residential front yard landscaping is depicted on Exhibit 3-2, *Typical Frontyard Landscaping*, in this Specific Plan.

RANCHO SAN GORGONIO
SPECIFIC PLAN



WALL LEGEND:

- 6'-0" HIGH PROJECT PERIMETER THEME WALL, WITH ACCENT STONE PILASTERS SET 100'-150' ON CENTER SEE EXHIBIT 3-23A (DETAIL A)
- 6'-0" HIGH PERIMETER HOA WALL SEE EXHIBIT 3-23A (DETAIL B)
- 6'-0" HIGH INTERIOR PERIMETER WALLS BETWEEN VILLAGES SEE EXHIBIT 3-23B (DETAIL C)
- 6'-0" HIGH VIEW FENCING SEE EXHIBIT 3-23B (DETAIL D)
- 6'-0" HIGH PROJECT PERIMETER THEME WALL (DETAIL A) OR 6'-0" HIGH VIEW OPEN FENCING WITH PILASTERS SEE EXHIBIT 3-23 D (DETAIL H)
- PERIMETER WALL EDGE CONDITIONS REQUIRING RETAINING COMBO OR TUBULAR STEEL FULL HEIGHT FENCING DEPENDING UPON FINAL GRADING CONDITIONS. SEE EXHIBIT 3-23C (DETAIL E)
- 54" HIGH 3-RAIL TRAIL FENCING SEE EXHIBIT 3-23C (DETAIL F)

Source: ARCHITERRA Design Group, Inc.

Michael Baker INTERNATIONAL

0' 400' 800' 1600'

Date: 1/20/2015 JN: 133222

Wall and Fence Master Plan

EXHIBIT 3-22

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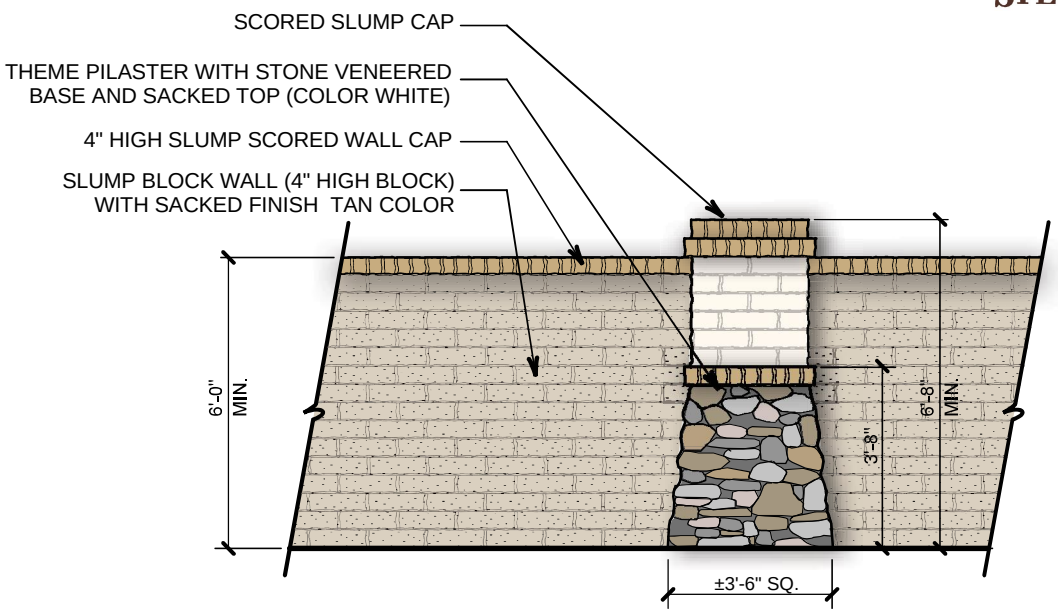
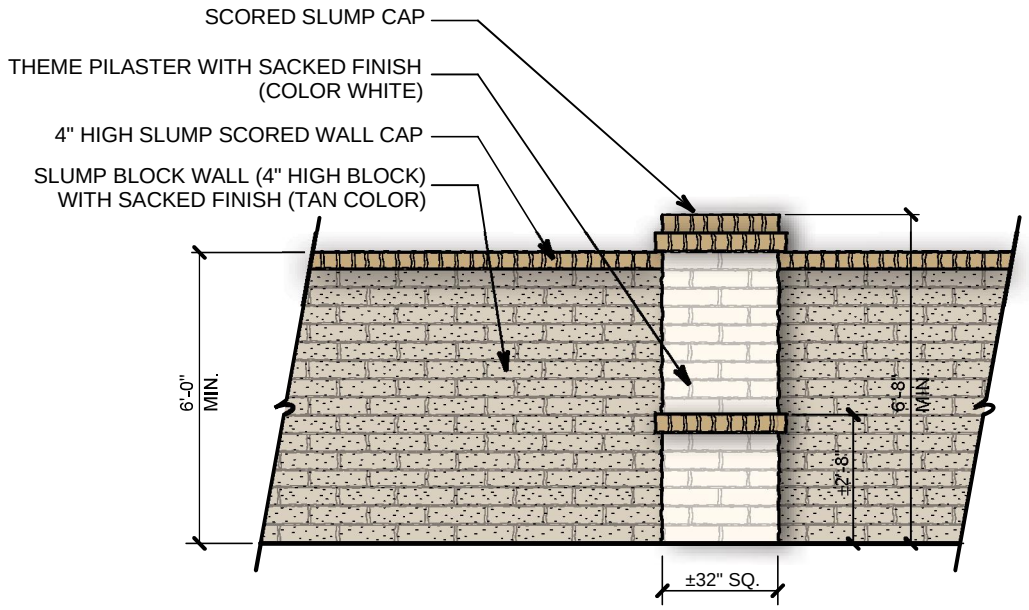


A COMMUNITY THEME WALL

SLUMP BLOCK WALL WITH SACKED FINISH AND ACCENT PILASTERS SET ±100'-150' ON CENTER



B PERIMETER HOA WALL

SLUMP BLOCK WALL WITH SACKED FINISH AND ACCENT PILASTERS SET ±100'-150' ON CENTER

Source: ARCHITERRA Design Group, Inc.

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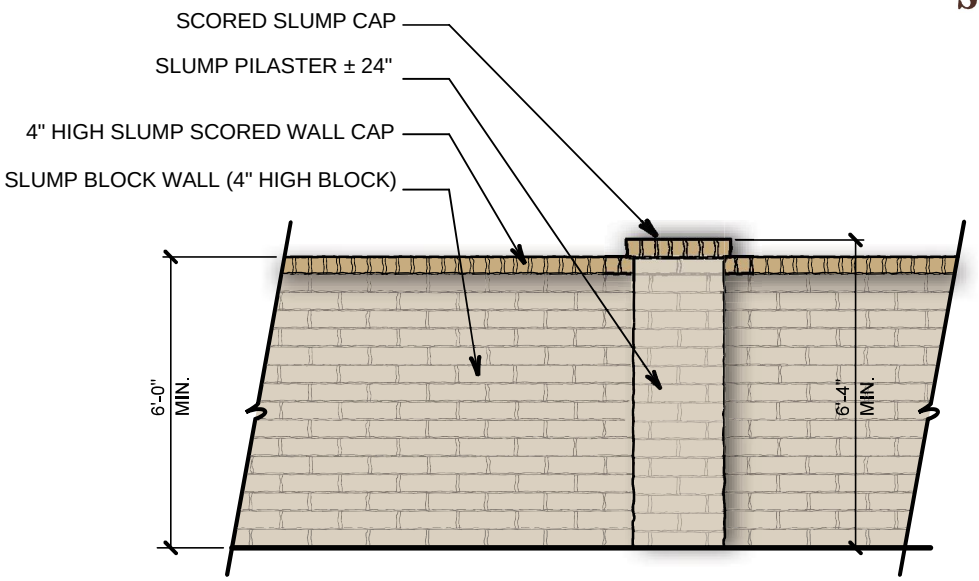
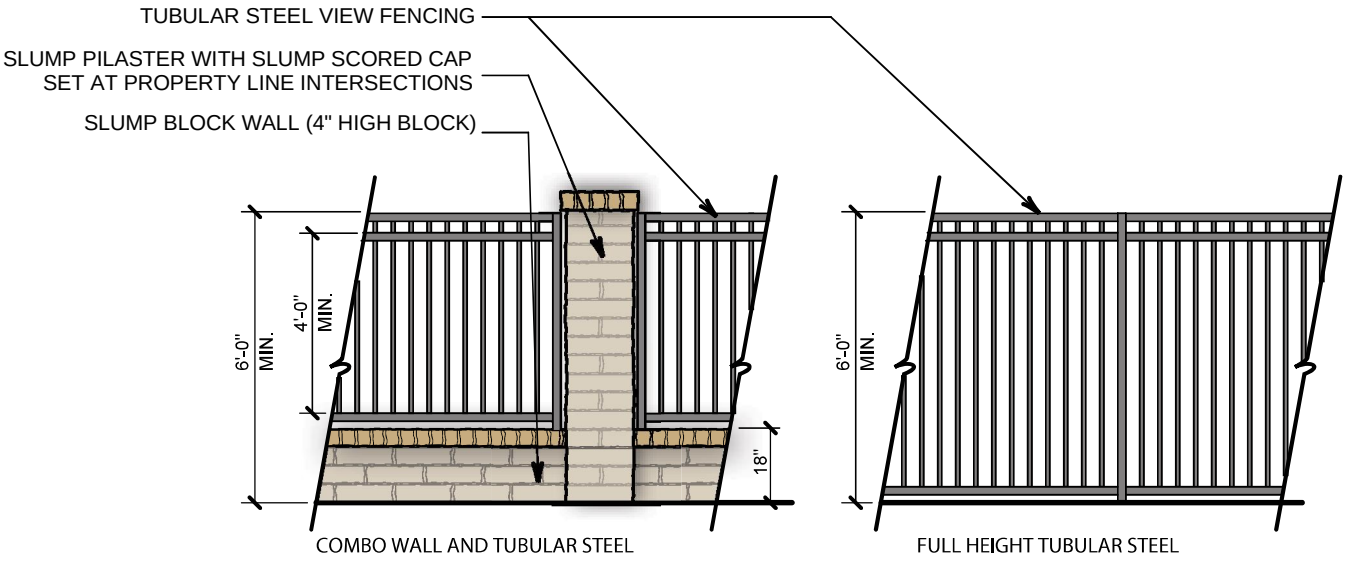


C VILLAGE INTERIOR THEME WALLS

SLUMP BLOCK WALL AND ACCENT PILASTERS SET
AT CORNERS AND WALL RETURNS



D PERIMETER VIEW FENCING COMBO

SLUMP BLOCK WALL WITH SACKED FINISH AND ACCENT PILASTERS SET
±100'-150' ON CENTER

Source: ARCHITERRA Design Group, Inc.

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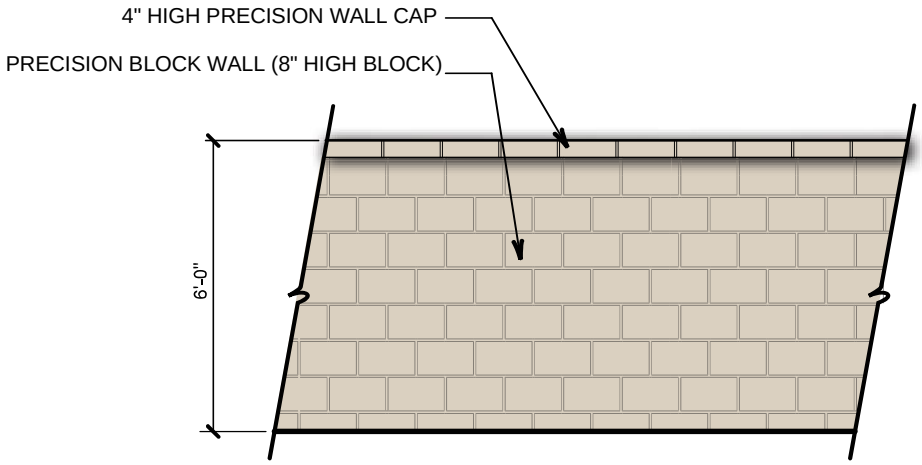
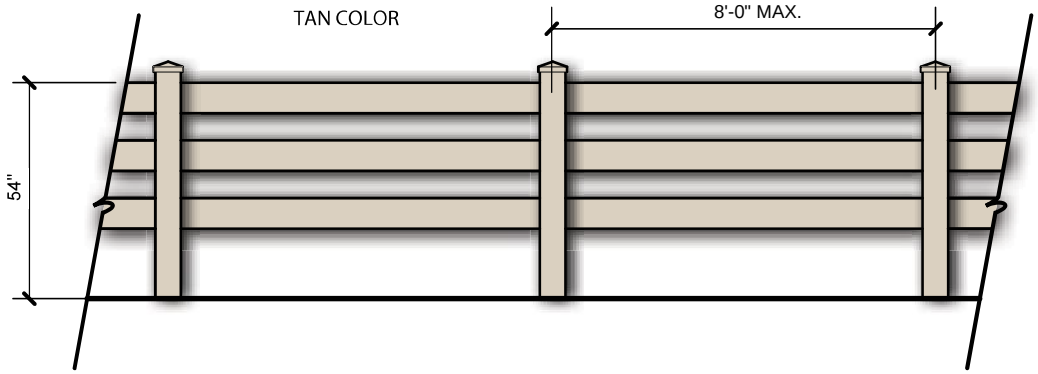


E PROPERTY WALLS AT EXISTING EDGE CONDITIONS

PRECISION BLOCK WALL WITH PRECISION CAP



F PVC TRAIL FENCING

3-RAIL FENCING ALONG MULTI-PURPOSE AND EQUESTRIAN TRAILS

±3'-6" SQ.

Source: ARCHITERRA Design Group, Inc.

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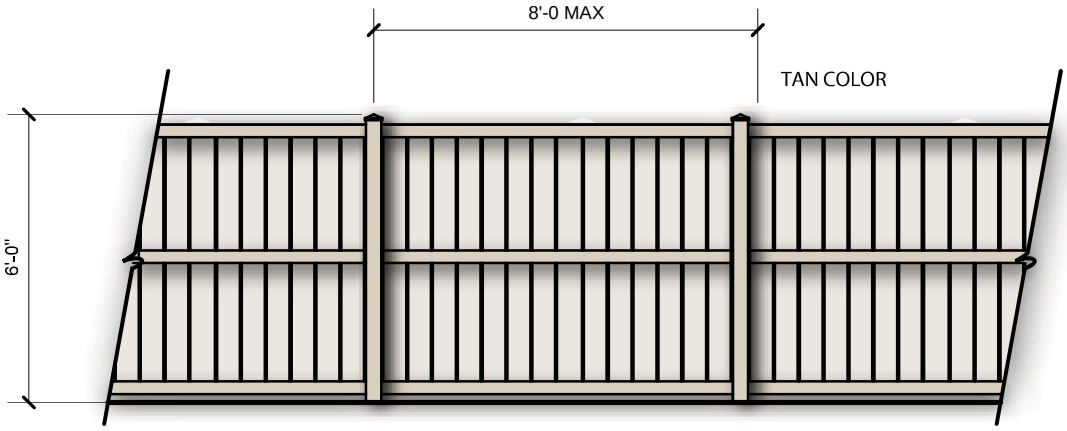
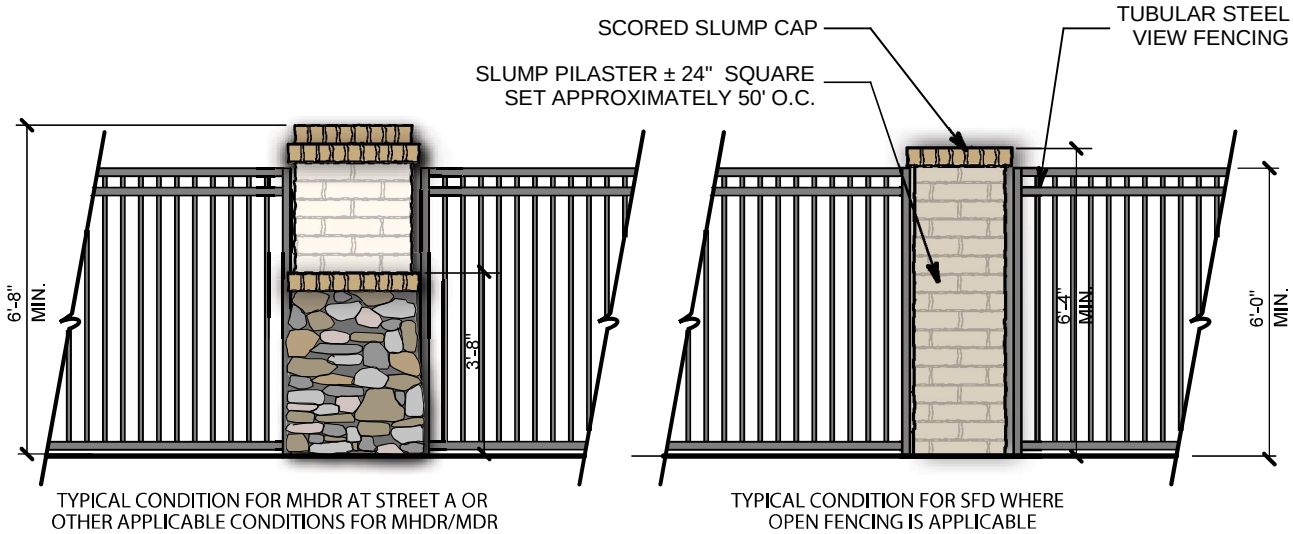


G INTERIOR PROPERTY PVC FENCING

PVC FENCING WITH PVC POSTS (NOT VISIBLE FROM STREETS)



H OPEN FENCING ALONG STREET FRONTAGE

Source: ARCHITERRA Design Group, Inc.

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3.3.10 LANDSCAPE MATERIALS GUIDELINES

The selection of appropriate, low maintenance and durable landscape materials, will strengthen the RSG community landscape concept, complement the existing natural character of the site and build on the historic California desert ranch vernacular that underlies the community's design.

A sustainable approach to landscape materials selection should include the following guidelines:

- Use real stone veneer on all entry monuments and community identity pilasters. Stone materials should be selected to compliment the native stone materials found on and offsite to appear more natural and in keeping with the site. The use of real stone increases durability, lowers long term maintenance costs, and adds a high quality timeless appearance to the project.
- Use metal materials such as Corten steel in the design and construction of entry monument trellis structures, roofing, and signage to provide a warm, rustic and low maintenance finish. Corten steel doesn't require painting and naturally rusts to warm patina.
- The use of inorganic materials such as gravel and decomposed granite (DG) paving for trails and mulching of planter areas is encouraged. These materials require minimal maintenance and replacement. Decomposed granite paving for trails shall include "stabilizer" to add to its durability. DG and gravel for mulching of planter areas should be laid in loosely to aid in water infiltration and accommodate plant growth. Colors should be selected to compliment the native decomposed granite found on site such as "desert gold"
- Accent boulders used in site landscaping should be natural, rounded and weathered to match in color to on-site and offsite boulder outcroppings.
- The use of stone filled "gabion" type walls as accents at the project entry monuments and open space areas. Fill stone color and texture should be in keeping stone veneer, DG and boulder materials.
- Trail fencing shall be UV stabilized three rail vinyl with 8' o.c posts. Color shall be white to provide contrast.
- Fences and walls shall follow the guidelines as detailed in Section 3.3.9, *Community Walls and Fencing*.
- All plantings within the RSG Community shall be selected from the RSG *Plant Palette*, Exhibit 3-24, in this document. While the RSG *Plant Palette* is by no means all-inclusive, plantings in public areas shall draw primarily from this palette for visual community continuity. Additional plant selections shall focus on native and adapted Mediterranean plants appropriate to RSG climate to the greatest extent possible throughout the development.

- Irrigation materials shall be specified that are appropriate for the plant materials irrigated the nature of the planting design. IE; spray irrigation of sparsely planted areas with DG mulch will not be allowed. Rather use point to point drip or bubbler irrigation appropriate to the situation. Notwithstanding, all irrigation design shall conform to the City of Banning's Municipal Code "Chapter 17.32 Landscape Standards" and shall be approved by the City of Banning prior to implementation.

3.3.11 Model Home Sites

Preliminary plans for Model Home sites must be submitted for City approval. The following minimum requirements will apply:

- Model Home Sites must comply with all City, State, Federal, and American Disability Act (ADA) requirements.
- All yards, common areas and open spaces within a model home area, including parking areas, shall be fully landscaped.
- Minimum tree size: 24" box.
- At a minimum, five 24-inch box trees and one 36-inch box tree shall be installed in the front of the Model Home sites in addition to other full landscaping of the site.
- Model Homes. At least one model home that is landscaped in each project shall demonstrate via signs and information, the principles of water efficient landscapes described in this chapter.
- Signs shall be used to identify the model as an example of a water efficient landscape and featuring elements such as hydrozones, irrigation equipment, and others which contribute to the overall water efficient theme.
- Information shall be provided about designing, installing, and maintaining water efficient landscapes.

RANCHO SAN GORGONIO
SPECIFIC PLAN

Rancho San Gorgonio Plant Palette

Botanical Name	Common Name	Estimated Water Use	Streetscape	Park Space	Paseos within Utility Corridor	Fuel Modification Zones	Open Space at Smith and Pershing Creek	Bioswales and Detention Basins
TREES								
Acacia aneura	Mulga	L	✔	✔				
Acacia stenophyla	Shoestring acacia	L	✔				✔	
Acacia willardiana	Palo Blanco	L	✔	✔		✔		
Arbutus unedo	Strawberry Tree	L		✔	✔	✔		
Brahea armata	Blue Hesper Palm	L		✔				
Brahea edulis	Guadalupe Palm	L		✔				
Callistemon citrinus	Bottle Brush	L		✔				
Callistemon viminalis	Weeping Bottle Brush	M		✔				
Cedrus deodora	Deodar Cedar	M		✔				
Cercidium floridum (See Parkinsonia florida)								
Cercidium microphyllum	Little Leaf Palo Verde	L	✔	✔				
Cercis occidentalis	Western Redbud	L	✔	✔	✔	✔	✔	✔
Chilopsis linearis	Desert Willow	L	✔	✔		✔	✔	✔
Chitalpa tashkentensis	Chitalpa	L	✔	✔				
Cupressus arizonica ssp. arizonica	Cuayamaca Cypress	L		✔				
Cupressus sempervirens	Italian cypress	L		✔				
Fraxinus augustifolia 'Raywood'	Raywood Ash	M		✔				
Fraxinus americana 'Autumn Purple'	Autum Purple White Ash	M	✔	✔				
Geijera parviflora	Australian Willow	M		✔				
Gleditsia triacanthos	Honey Locust	L		✔				
Koelreuteria bipinnata	Chinese Flame Tree	M		✔				
Lagerstroemia indica	Crape Myrtle	M		✔				
Olea europaea	Olive	L		✔				
Parkinsonia aculeata	Mexican palo verde/ Jerusalem thorn	L	✔			✔	✔	✔
Parkinsonia florida (Cercidium floridum)	Blue Palo Verde	L	✔			✔	✔	✔
Parkinsonia florida ' Desert Museum'	Desert Museum Palo Verde	L	✔			✔	✔	✔
Pinus brutia ssp. eldarica	Eldarica Pine	L	✔					
Pinus halepensis	Aleppo Pine	L		✔				
Pinus pinea	Italian Stone Pine	L		✔				
Pistacia chinensis	Chinese Pistache	M		✔				
Platanus racemosa	California Sycamore	M	✔	✔			✔	✔
Platanus wrightii	Arizona Sycamore	M		✔				✔

Source: ARCHITERRA Design Group, Inc.

Michael Baker INTERNATIONAL

Plant Palettes

Date: 1/21/2015 JN: 133222

EXHIBIT 3-24A

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Rancho San Gorgonio Plant Palette

Botanical Name	Common Name	Estimated Water Use	Streetscape	Park Space	Paseos within Utility Corridor	Fuel Modification Zones	Open Space at Smith and Pershing Creek	Bioswales and Detention Basins
TREES CONT.								
Populus fremontii	Western Cottonwood	M	✔	✔			✔	
Populus nigra 'Italica'	Lombardy Poplar	M		✔				
Prosopis alba	Argentine Mesquite	L	✔				✔	✔
Prosopis chilensis	Chilean Mesquite	L	✔				✔	✔
Psorothamnus spinosus	Smoke Tree	L			✔		✔	✔
Punica granatum	Pomegranate	M		✔				
Quercus agrifolia	Coast live Oak	L		✔		✔		
Quercus douglasii	Blue Oak	L		✔				
Quercus engelmannii	Mesa Oak	L		✔				
Quercus ilex	Holly Oak	L	✔	✔				
Quercus suber	Cork Oak	L		✔				
Rhus lancea	African Sumac	L	✔					
Robinia X ambigua 'Purple Robe'	Locust	L	✔					
Sambucus mexicana	Mexican Elderberry	L					✔	✔
Schinus molle	California Pepper Tree	L		✔				
Thevetia peruviana	Yellow Oleander	M	✔	✔	✔			✔
Ulmus parvifolia 'Drake'	Chinese Evergreen Elm	M	✔	✔				
Vitex agnus-castus	Chaste Tree	M			✔			✔
X Chitalpa tashkentensis	Chitalpa	L	✔	✔				

Source: ARCHITERRA Design Group, Inc.

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Rancho San Gorgonio Plant Palette

RANCHO SAN GORGONIO SPECIFIC PLAN

Botanical Name	Common Name	Estimated Water Use	Streetscape	Park Space	Paseos within Utility Corridor	Fuel Modification Zones	Open Space at Smith and Pershing Creek	Bioswales and Detention Basins
SHRUBS								
Achillea millefolium & hybrids	Common Yarrow	L	✔	✔				
Aeonium spp.	Canary Island Rose	L	✔					
Agave spp.	Agave	L	✔		✔	✔		
Aloe spp.	Aloe	L						
Alyogyne huegelii	Blue Hibiscus	L	✔		✔	✔		
Anigozanthos flavidus	Kangaroo Paw	L	✔	✔	✔			
Anisacanthus spp.	Desert Honeysuckle	L	✔	✔	✔	✔		
Anisodontea scabrosa	False Mallow	M	✔	✔				
Arbutus unedo	Dwarf Strawberry Tree	L		✔				
Atriplex spp.	Saltbush	VL	✔		✔		✔	
Baccharis 'Centennial'	Centennial Baccharis	L	✔	✔	✔		✔	
Bulbine frutescens	Stalked Bulbine	L	✔	✔	✔	✔		
Caesalpinea gilliesii	Desert Bird of Paradise	L			✔			
Caesalpinea mexicana	Mexican Bird of Paradise	L			✔			
Calliandra californica	Baja Fairy Duster	L	✔		✔	✔	✔	
Calliandra eriophylla	Fairy Duster	VL	✔					
Calliandra haematocephala	Pink Powder Puff	M	✔	✔				
Calliandra tweedii	Trinidad Flame Bush	M			✔			
Callistemon ' Little John'	Little John Dwarf Bottle Brush	M	✔	✔				
Cordia boissieri	Wild Olive	L			✔			
Dalea frutescens 'Sierra Negra'	Black Dalea	L	✔					
Dasylirion spp.	Desert Spoon	L	✔		✔	✔	✔	
Dendromecon spp.	Bush Poppy	L			✔		✔	
Dodonaea viscosa 'Saratoga'	Hopseed Bush	M		✔				
Dudleya spp.	Dudleya, Live Forever	L	✔		✔	✔	✔	
Echeveria spp.	Hens and Chickens	L	✔	✔				
Echinocactus spp.	Barrel Cactus	L	✔		✔			
Echinopsis spp. (Trichocereus spp.)	Torch Cactus	L	✔		✔			
Elymus spp. (also see Leymus spp.)	Wild Rye	L		✔				✔
Encelia californica	California Encelia	L			✔		✔	
Encelia farinosa	Brittle Bush	L			✔		✔	
Epilobium spp.(Zauchneria)	California Fuchsia	L			✔		✔	✔

Source: ARCHITERRA Design Group, Inc.

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Rancho San Gorgonio Plant Palette

Botanical Name	Common Name	Estimated Water Use	Streetscape	Park Space	Paseos within Utility Corridor	Fuel Modification Zones	Open Space at Smith and Pershing Creek	Bioswales and Detention Basins
SHRUBS CONT.								
Euphorbia spp.	Spurge	L	✔		✔	✔		
Erigeron karvinskianus	Mexican Daisy	M	✔	✔	✔		✔	
Eriogonum spp.	Buckwheat	L			✔		✔	
Felicia amelloides	Blue Marguerite	M	✔	✔		✔		
Ferocactus spp.	Barrel Cactus	L	✔		✔			
Festuca californica	California Fescue	M	✔	✔		✔	✔	✔
Festuca mairei	Atlas Fescus	M		✔				✔
Festuca glauca	Blue Fescue	M	✔	✔		✔		
Gaillardia grandiflora	Blanket Flower	M	✔	✔	✔			
Graptopetalum spp.	Graptopetalum	L	✔		✔	✔		
Grewia occidentalis	Lavender Star Flower	M	✔	✔				
Hesperaloe parviflora	Red/ Yellow Yucca	L	✔	✔	✔	✔	✔	
Juncus spp.	Rush	M		✔				✔
Juniperus spp.	Juniper	L	✔	✔				
Justicia californica	Chuparosa	L	✔		✔		✔	
Kniphofia uvaria	Red Hot Poker	L	✔					
Lantana camara	Lantana	L	✔	✔	✔	✔		
Lobelia laxiflora	Mexican Bush Lobelia	VL	✔	✔	✔			
Melica imperfecta	California Melic	L	✔	✔			✔	✔
Melampodium leucanthum	Blackfoot Daisy	L					✔	✔
Mimulus spp. (shrubby)	Monkey Flower	L					✔	✔
Muhlenbergia emersleyi 'El Toro'	Bull Grass	L	✔	✔	✔			
Muhlenbergia rigens	Deer Grass	M	✔	✔	✔		✔	✔
Nolina spp.	Bear Grass	VL	✔		✔	✔		
Opuntia spp.	Prickly Pear/Cholla	L	✔		✔	✔	✔	
Penstemon hybrids	Penstemon (hybrids)	M	✔	✔	✔		✔	
Phlomis fruticosa	Jerusalem Sage	L	✔		✔			
Punica granatum 'Nana'	Dwarf Pomegranate	M		✔		✔		
Pyracantha spp.	Firethorn	M	✔					
Rhamnus californicus	Coffeeberry	L			✔		✔	
Ribes aureum	Golden Currant	L					✔	✔
Romneya coulteri	Matilija Poppy	L			✔			

Source: ARCHITERRA Design Group, Inc.

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Rancho San Gorgonio Plant Palette

Botanical Name	Common Name	Estimated Water Use	Streetscape	Park Space	Paseos within Utility Corridor	Fuel Modification Zones	Open Space at Smith and Pershing Creek	Bioswales and Detention Basins
SHRUBS CONT.								
Rosa californica	California Wild Rose	L				✔	✔	✔
Rosa hybrids..bush	Rose	M		✔		✔		
Rosmarinus officinalis	Rosemary	L		✔				
Salvia spp.	Sage	L	✔	✔	✔		✔	✔
Sambucus spp.	Elderberry	L			✔		✔	✔
Senna artemesioides (Cassia artemesioides)	Feathery Cassia/Senna	L	✔		✔		✔	
Sesleria spp.	Moor Grass	M	✔	✔		✔		✔
Simmondsia chinensis	Jojoba	VL			✔		✔	
Sphaeralcea ambigua	Apricot Mallow	VL	✔		✔		✔	
Stipa pulchra	Feather Grass	L	✔	✔				✔
Tecoma stans	Yellow Bells	L	✔	✔	✔			
Teucrium cossonii majoricum	Majorcan Germander	L	✔	✔	✔			
Teucrium fx lucidrys	Germander	L	✔	✔	✔			
Thevetia peruviana	Yellow Oleander	M	✔	✔				
Verbena hybrids	Verbena	M	✔	✔	✔			
Viburnum tinus	Laurustinus	M	✔	✔				
Yucca spp.	Yucca	L	✔		✔	✔	✔	
Zauschneria spp. (see Epilobium)								

Source: ARCHITERRA Design Group, Inc.

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RANCHO SAN GORGONIO
SPECIFIC PLAN

Rancho San Gorgonio Plant Palette

Botanical Name	Common Name	Estimated Water Use	Streetscape	Park Space	Paseos within Utility Corridor	Fuel Modification Zones	Open Space at Smith and Pershing Creek	Bioswales and Detention Basins
GROUND COVERS								
Achillea tomentosa	Woolly Yarrow	L		✔				✔
Artemisia spp. (herbaceous)	Tarragon/Angel's Hair etc.	L	✔		✔		✔	
Baccharis pilularis cvs.	Dwarf Coyote Brush	L	✔	✔	✔			
Bouteloua curtipendula	Sideoats Gramma	L		✔			✔	✔
Bouteloua gracilis	Blue Gramma	L		✔			✔	✔
Dalea capitata	Dalea (capitata)	L	✔	✔	✔			
Dalea greggii	Trailing Indigo Bush	L	✔	✔	✔			
Drosanthemum spp.	Ice Plant (Drosanthemum)	L		✔				
Dymondia margaretae	Dymondia	L		✔		✔		
Iva hayesiana	Poverty Weed	L			✔			✔
Lampranthus spp.	Ice Plant (Lampranthus)	L	✔			✔		
Lantana montevidensis (sellowiana)	Trailing Lantana	L	✔			✔		
Myoporum parvifolium & cvs.	Myoporum	L				✔		
Rosemarinus 'Prostratus'	Trailing Rosemary	L		✔				
Sedum spp.	Stone Crop	L	✔		✔	✔		
Senecio mandraliscae	Kleinia	M	✔	✔				
Teucrium chamaedrys	Germander	L	✔	✔	✔	✔		
Teucrium cossonii majoricum	Majorcan Germander	L	✔	✔	✔	✔		
Verbena lilacina	Lilac Verbena	L	✔		✔			
Verbena peruviana	Peruvian Verbena	L	✔		✔			
Verbena rigida	Verbena	M	✔		✔			

Source: ARCHITERRA Design Group, Inc.

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RANCHO SAN GORGONIO
SPECIFIC PLAN

Rancho San Gorgonio Plant Palette

Botanical Name	Common Name	Estimated Water Use	Streetscape	Park Space	Paseos within Utility Corridor	Fuel Modification Zones	Open Space at Smith and Pershing Creek	Bioswales and Detention Basins
VINES								
Bignonia capreolata	Cross Vine	M			✔			
Bouganvillea spp.	Bougainvillea	M	✔					
Campsis spp.	Trumpet Creeper	M	✔	✔				
Clytostoma callistigioides	Violet Trumpet Vine	M		✔				
Gelsemium sempervirens	Carolina Jessamine	M			✔			
Hardenbergia violacea	Lilac Vine	M		✔				
Jasminum mesnyi	Primrose Jasmine	M			✔			
Jasminum polyanthum	Pink Jasmine	M		✔				
Macfadyena unguis-cati	Cat's Claw	L	✔					
Pandorea jasminoides	Bower Vine	M		✔				
Parthenocissus tricuspidata	Boston Ivy	M	✔					
Passiflora spp.	Passion Vine	M			✔			
Podranaea ricasoliana	Pink Trumpet Vine	M	✔					
Rosa 'Cecile Brunner'	Cecile Brunner Rose	M	✔	✔				
Rosa banksiae	Lady Banks Rose	M	✔	✔				
Vitis californica	California Wild Grape	L		✔				✔
Vitis girdiana	Desert Grape	L					✔	✔

Source: ARCHITERRA Design Group, Inc.

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3.4 ARCHITECTURAL DESIGN GUIDELINES

3.4.1 ARCHITECTURAL STYLES

The RSG Specific Plan community is envisioned as a community with a variety of home styles where architectural massing, roof forms, detailing, walls and landscape are integrated to reflect historic, regional, and climate-appropriate styles. Four broad families of styles have been chosen for the RSG community.

***Spanish Style*:** This style reflects the traditional heritage of southern California homes.

- Monterey
- Spanish Colonial
- Santa Barbara
- Andalusian

***California Eclectic Style*:** This style is sometimes characterized as "traditional" architecture. This collection represents traditional American styles found throughout the country and southern California.

- Ranch
- Farmhouse
- Prairie
- Napa
- Craftsman

***Mediterranean Style*:** This style is a good example of a transplanted style developed in a climate zone similar to the climate found in California. It would be mainly used at the Very Low and Low density residential areas.

- Tuscan

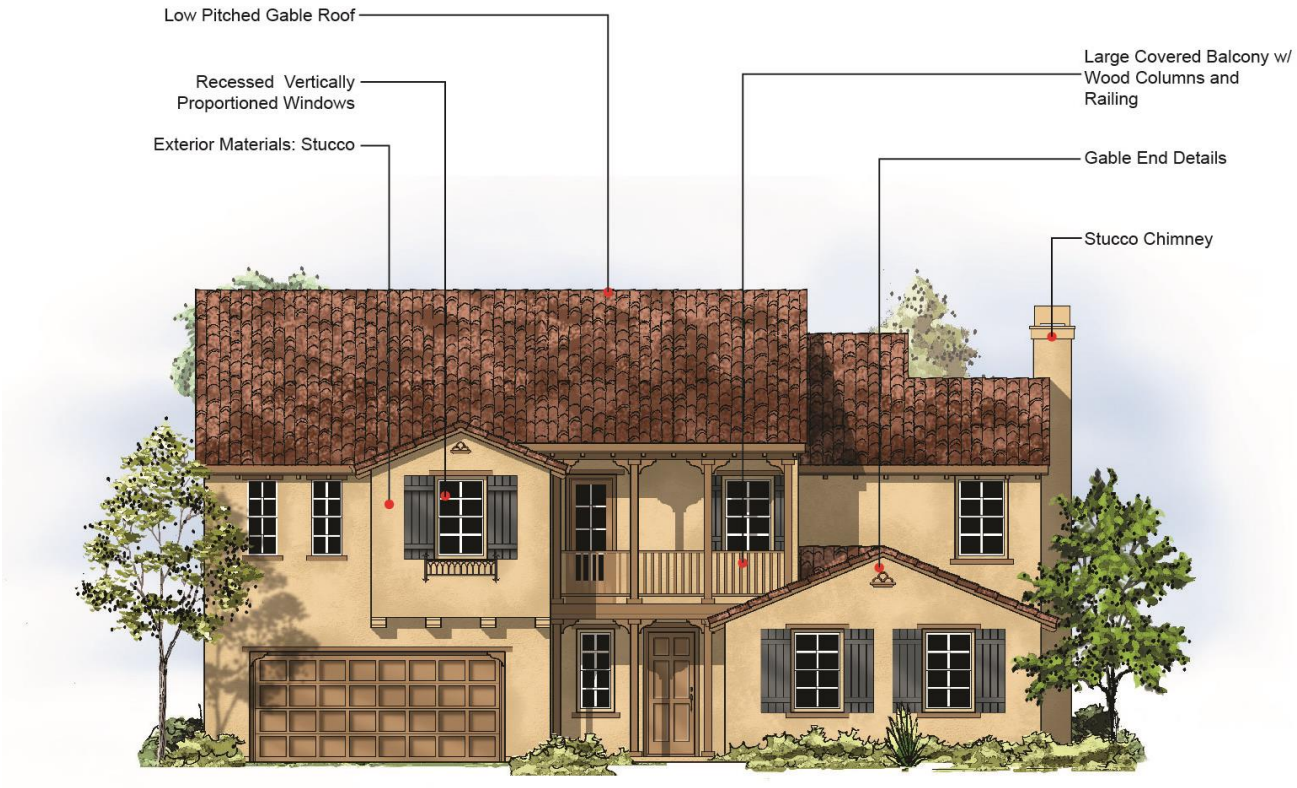
SPANISH STYLE

Monterey

The Monterey style emerged in the town of Monterey on California's central coast in the mid-19th Century. The style developed from a combination of two-story New England colonial house with an Adobe brick exterior. Later, the Monterey style was merged with elements from the Spanish Eclectic and Colonial Revival styles. Regardless of this evolution, the defining feature of the Monterey style remained the same: a prominent second-floor balcony.

Identifying Characteristics:

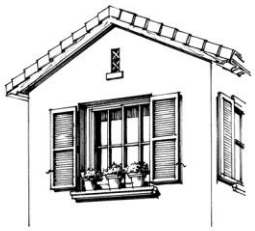
- Simple 2-story building forms
- Cantilevered balconies on front facades
- Spanish colonial details



Style Elements	Required - Monterey
Form	• Typically two stories with simple building massing
Roof	• Low pitched gable roofs (occasionally hipped), 3.5:12 to 4:12 • 12" to 24" overhangs • Shallow sloped, concrete 'S' tile roofs in variegated colors (red clay is predominant color) • Flat concrete shingle
Walls	• Stucco exterior walls, smooth to light sand finish • Brick or wood (shingle, or vertical board-and-batten) • First and second stories frequently have different finish materials, with wood over brick being most common
Windows	• Paired windows • Full length window opening onto balcony • Simple window trim
Details	• Wood balcony and railing • Decorative shaped rafter tails • Ornate chimney cap • Round tile attic vents • Shutters as occasional accents
Colors	• Whites, painted brick building color • White or dark brown trim

Cantilevered Second

Shutter and Window



Pot Shelves

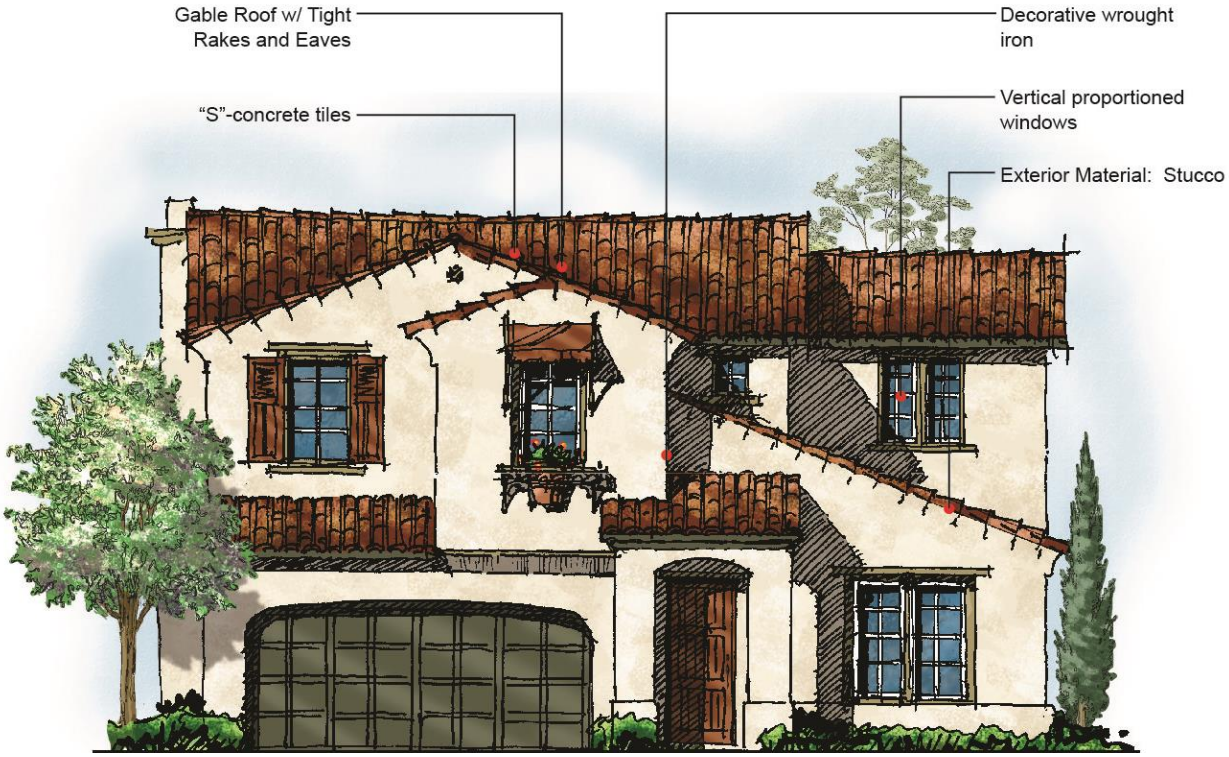
Graphics shown are for illustrative purpose only

Spanish Colonial

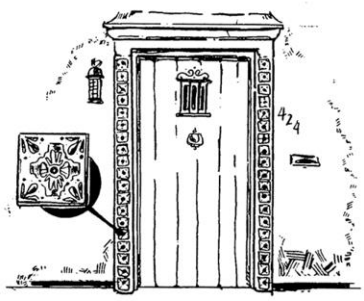
The Spanish Colonial style was popular during the 1920s and early 1930s. This style evolved in California and the southwest as an adaptation of Mission Revival infused with additional elements and details from Latin America. It is common in California, Arizona, Texas and Florida. The key elements of this style were adapted to the California lifestyle. Plans were informally organized around a courtyard with the front elevation simply articulated and detailed.

Identifying Characteristics

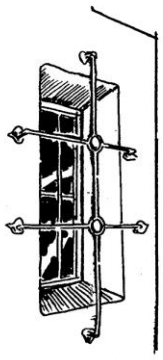
- Terra cotta or red concrete tile roofs
- Entry courtyards with gates
- Decorative elements, including wrought iron, clay vents, ceramic tiles, etc.



Style Elements	Required – Spanish Colomial
Form	• One-and Two-story building massing, often asymmetrical in form
Roof	• Typical 4:12 roof pitch • Predominant gable and shed with tight rake and 12" eaves • Full 'S' concrete tile • Limited use of conical roofs on circular towers
Walls	• Stucco exterior walls, smooth to light sand finish • Shaped stucco eave details
Windows	• Recessed Feature windows • Square, rectilinear or round accent window • Vertical proportioned windows • Simple window trim • Tile or pre-cast window trim at select locations
Details	• Decorative iron lanterns, sconces, hinges, railing and hardware • Fabric or metal awnings • Sculpted walls and chimneys • Gable end roof vents • Pre-cast concrete or faux accents • Round pre-cast concrete or faux columns, or stucco pilaster with decorative cornice trim
Colors	• Off-white and cream building color • Dark brown trim • Bright accent color on entry door, shutters and awnings



Decorative Tile



Recessed Window

Decorative Wrought Iron

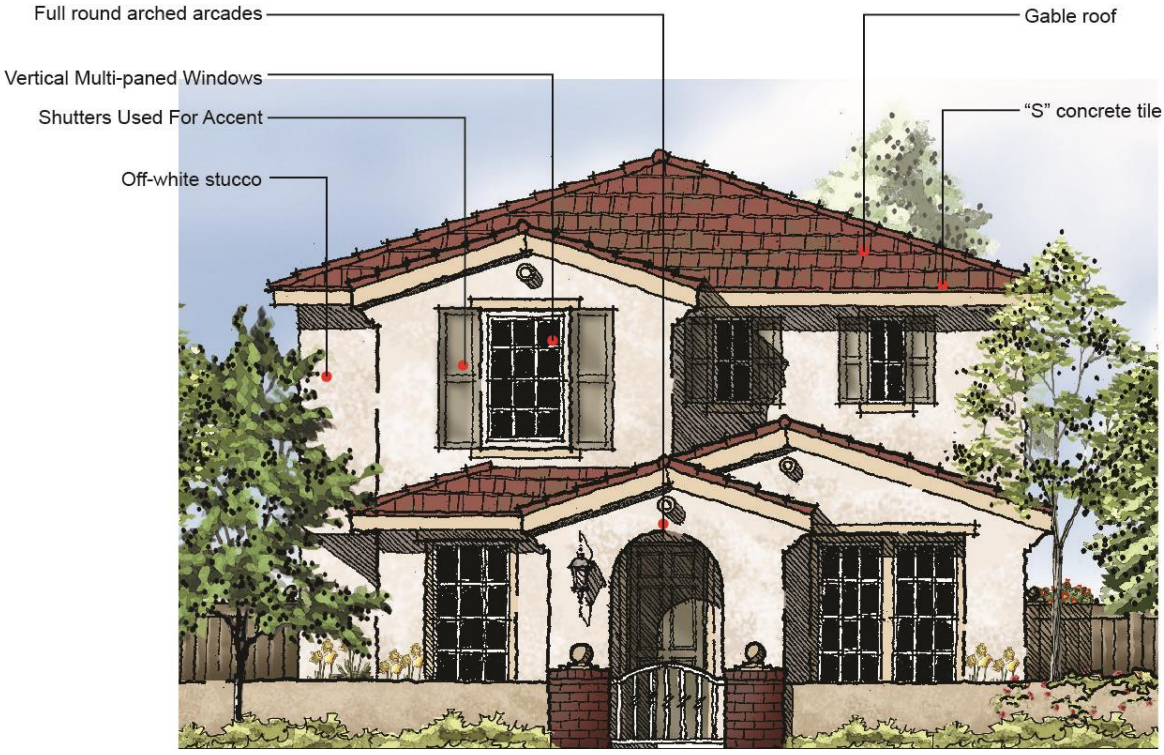
Graphics shown are for illustrative purpose only

Santa Barbara

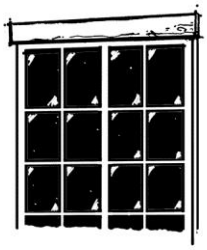
This style was established in the City of Santa Barbara. After the devastating earthquake of 1925, the City adopted the Hispanic style as its official style. The Santa Barbara style has its roots in the Spanish colonial revival style. White-washed stucco walls are inherent to the Santa Barbara style, which also features boxy, simple forms, low-pitched gable roof form, and the use of wood and tile as accent details.

Identifying Characteristics

- Stucco with light sand finish
- Boxy, simple massing
- Fully rounded arch elements
- Deeply recessed wall fenestration and asymmetrical volumes grouped about courtyards
- Dark wood exposed rafter tails
- Wrought iron accents

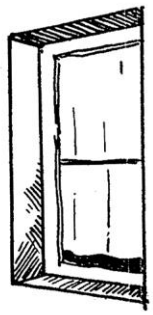


Style Elements	Required – Santa Barbara
Form	• Boxy, simple massing • One- and two-story stacked elements • Recessed entry or covered porch
Roof	• Roof pitch: 4:12 to 5:12 • 0-6" rake and 18"-24" eaves • Full 'S' concrete tile • Hip or intersecting gable roof
Walls	• Stucco exterior walls, smooth to light sand finish • Stucco eave details
Windows	• Vertical multi-paned windows • Accent recessed window • Simple window trim
Details	• Decorative wrought iron accent details • Decorative shaped rafter tails • Sculpted walls and chimneys • Gable end roof vents • Full round arched arcades or openings • Juliette balconies
Colors	• Off-white and cream building color • Cream and earth tone trim • Dark colored eaves and fascia



Window Headers

Balcony



Recessed Windows

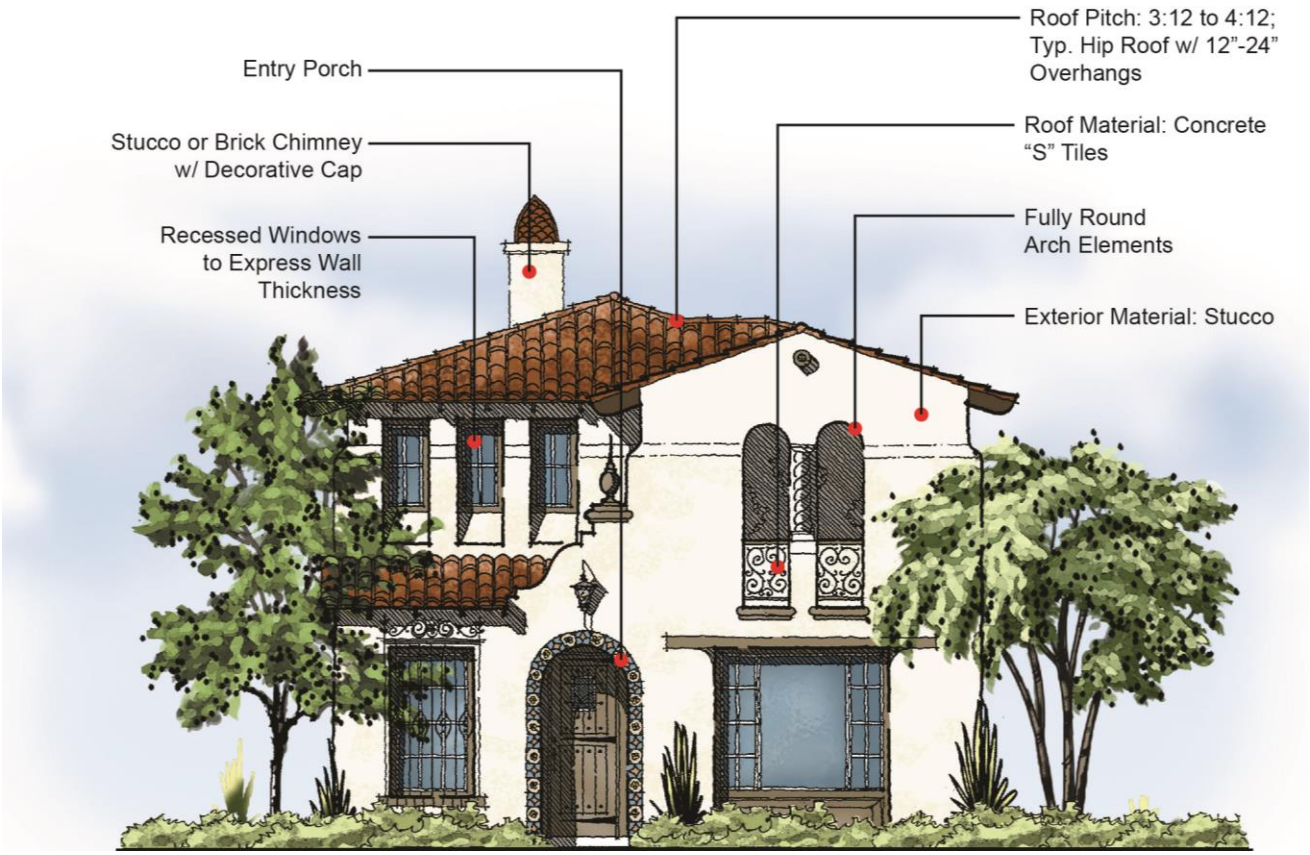
Graphics shown are for illustrative purpose only

Andalusian

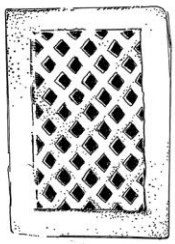
Due to its location at the southern tip of Spain, the architecture of the Andalusian region blends Spanish and Moorish architecture. The Andalusian style features details such as light stucco walls and recessed windows, brick and stone accents, pointed arches, and decorative stucco screens.

Identifying Characteristics

- Interior patio or courtyard
- Light stucco walls
- Colorful tile accents
- Decorative wrought iron accents

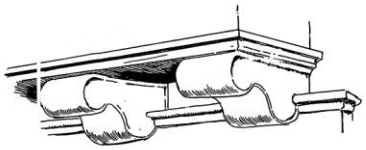


Style Elements	Required - Andalusian
Form	• Boxy, simple massing • One- and two-story stacked elements • Recessed entry or covered porch
Roof	• Low pitched roofs, 3:12 to 4:12 • Gable ends have tight rakes and overhangs have 12" to 24" eaves • Full 'S' concrete tile or flat concrete shingle • Gable end roof vents with clay pipe decorative stucco grilles typical
Walls	• Stucco exterior walls, smooth to light sand finish • Stucco eave details
Windows	• Full round arch shape used as the characteristic shape with custom divided lights • Square, rectilinear, round window shapes also possible with standard divided light configurations • Recessed feature windows to express wall thickness
Details	• Ornate wrought iron, railings, gates, grilles, fences, etc. • Shutters and fabric or metal awnings • Sculpted walls and chimneys • Stucco eave details or wood corbeled rafter tails • Glazed tile accents • Arch feature
Colors	• Off-white and cream building color • Pre-cast or body color trim • Bright accent color



Stucco Screen

Arc Feature



Corbels

Graphics shown are for illustrative purpose only

CALIFORNIA ECLECTIC STYLE

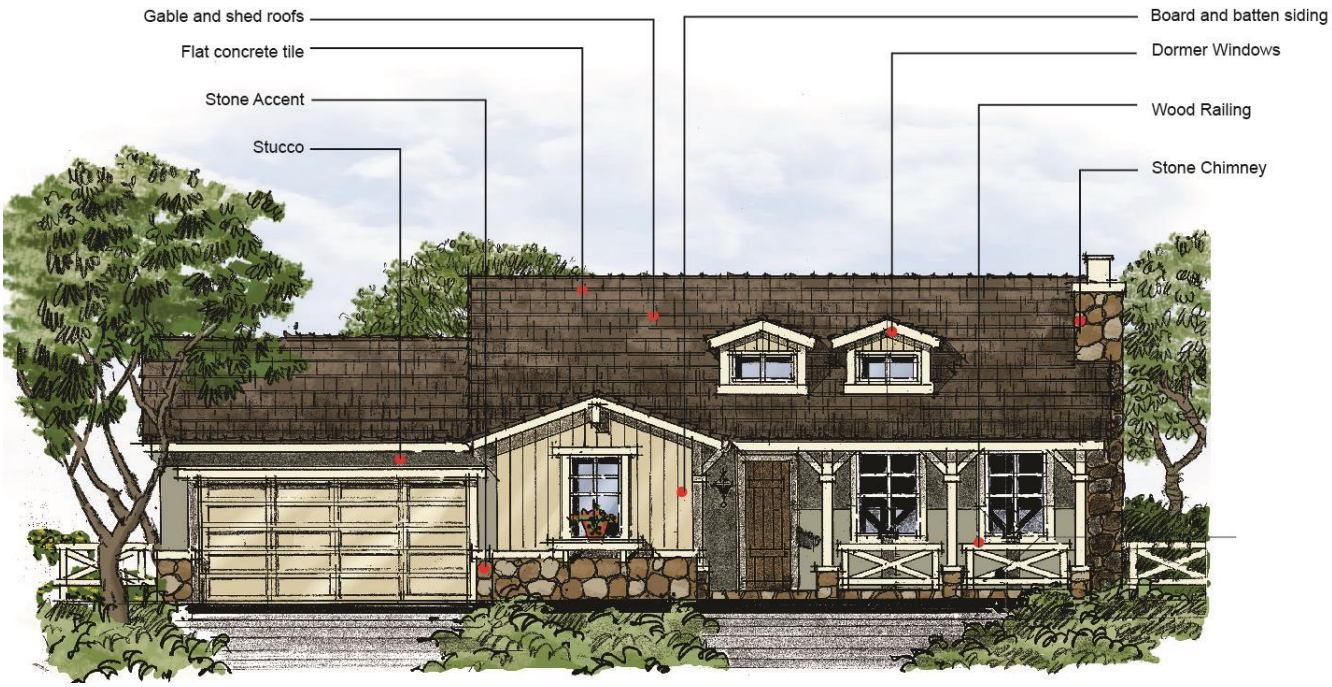
Ranch

The Ranch style is an American domestic architectural style. It evolved from the large ranches in the late nineteenth century to the contemporary family lifestyle. The Ranch style became extremely popular in the United States after World War II.

The typical Ranch home is a single-story building with a primarily gable roof. This style is noted for its long, close-to the-ground profile, and minimal use of exterior decoration. Contemporary Ranch style homes are often accented with details borrowed from Mediterranean or Colonial styles.

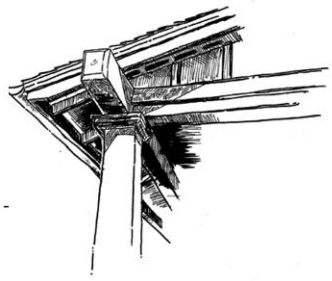
Identifying Characteristics

- Informal, asymmetrical building form with horizontal emphasis
- Rustic appearance
- Gable and shed roof forms
- Flat shake-like concrete roof shingles
- Siding and/or stone accents



Style Elements	Required - Ranch
Form	• Informal, asymmetrical building form with horizontal emphasis
Roof	• Steeper 6:12 to 8:12 roof pitches or lower roof pitches 3:12 to 5:12 • Predominant gable and shed roofs, with 12" rake and 18" to 24" eaves • Flat concrete tile • Occasional standing seam or corrugated metal roof
Walls	• Light to medium sand finish stucco • Brick, adobe or stone used as wall mass or accent • Horizontal lap siding • Board and batten siding
Windows	• Square or rectilinear window shapes with standard divided lights
Details	• wooden or timber detailing • Heavy square post and beam porches • Window header beams • Chimney with stone veneer
Colors	• Wide range of light to dark earth tones building color • Off-white, light or dark tones in contrast to field trim • Light or dark tones in contrast to field accents

Rustic Appearance



Deep Eaves

Porch

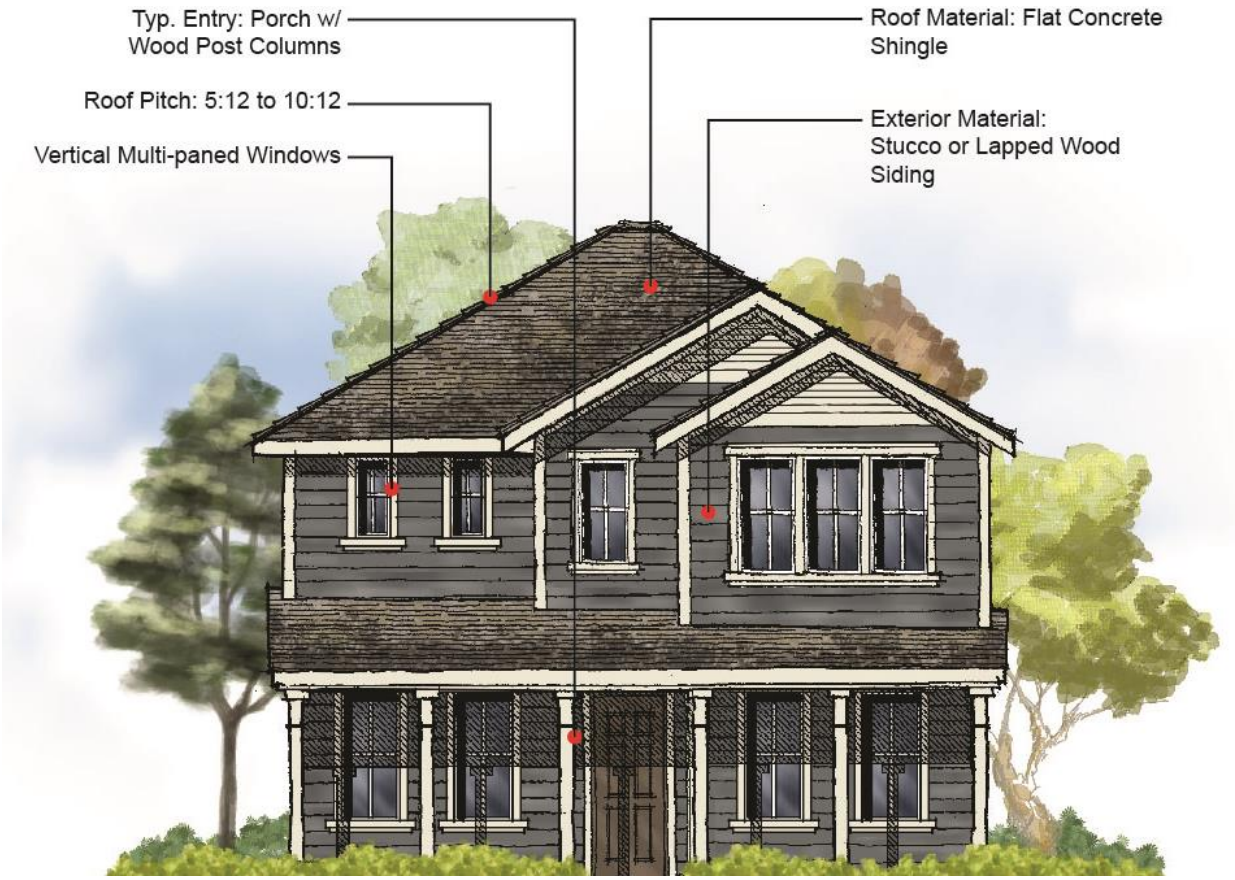
Graphics shown are for illustrative purpose only

Farmhouse

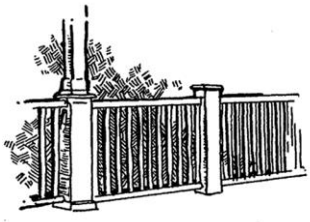
The American Farmhouse style is defined by simple practicality. Homes were designed to provide basic comfort and utility, be attractive, and offer flexibility to grow and change uses over time. The American Farmhouse is traced back to Colonial styles from New England and later the Mid-west. Well into the early 20th century, most homes were designed and built by local craftsmen, resulting in substantial regional deviations across the country.

Identifying Characteristics

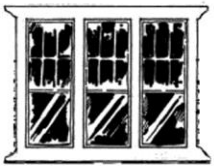
- Typically two stories in height with high pitch gabled roof
- Wood siding combination with stucco
- Large, covered porches with simple wood columns and railings



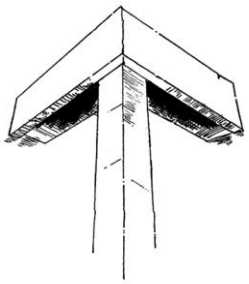
Style Elements	Required - Farmhouse
Form	• Simple plan form massing • Front porch integral to plan form
Roof	• Roof pitch: 5:12 to 10:12 • 12" overhangs • Flat concrete shingle • Steep front-facing gable at front elevation with moderate cross gable
Walls	• Light to medium sand finish stucco or blended siding and stucco
Windows	• Vertical multi-paned windows • Built up header trims at front windows
Details	• Porches with simple square wood posts and railings • Stucco finish or horizontal siding wrapped chimney • Wood pot shelves • Dormer windows
Colors	• Whites or dark building color • Contrasting cool or warm trims • White or dark accent color



Simple Railing



Vertical Multi-paned Windows



Square Post Porch

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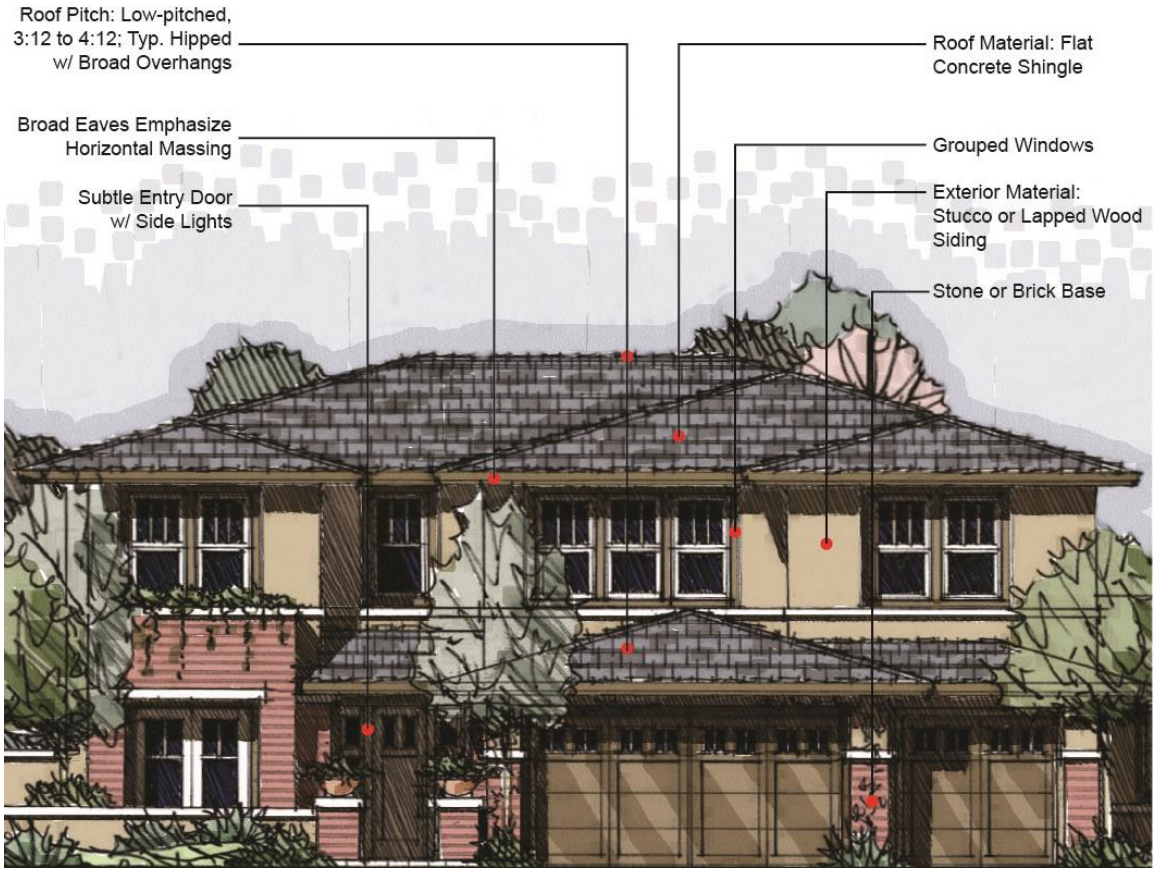
Prairie

Frank Lloyd Wright's Prairie style grew in popularity during the first decade of the twentieth century. The Prairie style spread throughout the country, along with Wright's belief that a building shall fulfill its primary function while also exuding character, life, spirit, and beauty. Horizontal massing and clean lines are two important elements of Prairie design.

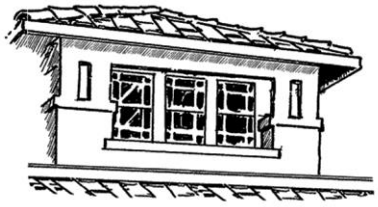
Identifying Characteristics

- Lower pitched roofs with broad overhangs
- Detailing emphasizing horizontal lines
- Horizontal massing
- Stone horizontal base
- Grouped articulated windows with break-ups



Style Elements	Required - Prarie
Form	• A horizontal character achieved through the use of single-story elements and plate lines, along with low roof pitches.
Roof	• Roof pitch: 4:12 preferred, 3:12 to 4:12 permitted • 18"-36" overhangs • Flat concrete shingle • Primary roof form shall be hipped to emphasize the horizontality of the building • Low pitched gable roofs maybe used as secondary elements only
Walls	• Stucco and/or stone are the primary wall materials • Stone or brick, when used, maybe applied to an entire wall surface or as a wainscot to emphasize the building base
Windows	• Windows arranged as horizontal bands below the eave line • Window boxes or plant shelves • Trim used to unify window bands
Details	• Structure integrated with the landscape by extending stone or brick from porch columns to the ground and continuing along the base of the house • Contrasting wall materials or trim emphasizing horizontality.
Colors	• Off-white and cream building color • Contrasting colors on eaves and trim • Dark color accent

Ribbon Windows with Inserts on top Panes



Horizontal Second Story Massing

Overhang without Brackets

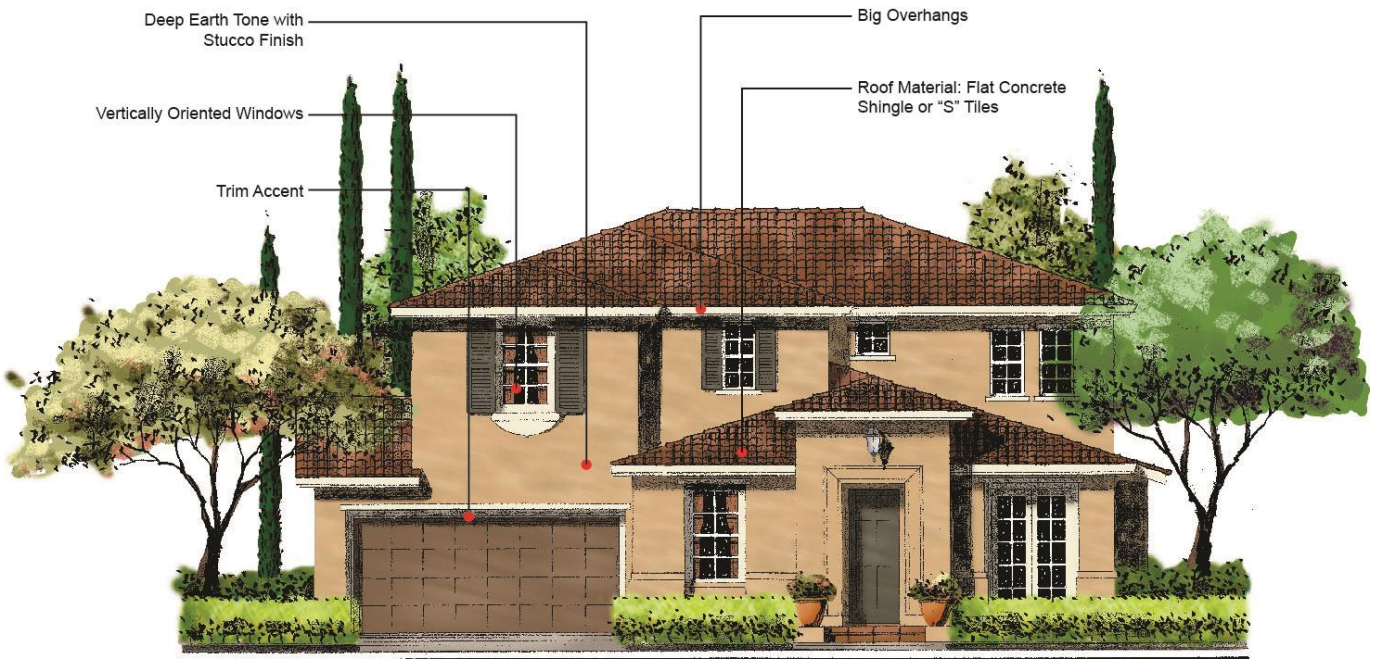
Graphics shown are for illustrative purpose only

Napa

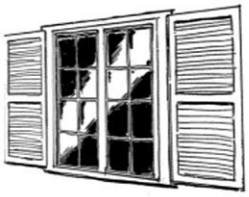
This style has evolved in California's Napa Valley. The architecture shares elements of California Eclectic and Mediterranean historical styles. To respond to the local climate environment, large overhangs are incorporated into the style in order to shield the house from sun in summer and warm the house in winter. Deep earth tone colors help to ground the Architecture and blend into the landscape design.

Identifying Characteristics

- Deep earth tone
- 'S'- shaped or flat concrete roof tiles
- Large overhang
- Stucco finish
- Masonry veneer accents

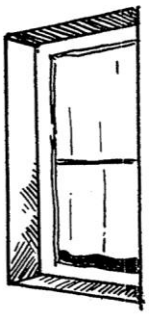


Style Elements	Required - Napa
Form	• Informal arrangement of one- and two-story building forms
Roof	• Roof pitch: 4:12 to 6:12 • 12" to 24" overhangs at eaves • 6" to 12" overhangs at rakes • Full 'S' concrete tile or flat concrete shingle w/ barrel tile hips/ridges • Main hip or gable roof with secondary shed or gable roofs over one-story elements
Walls	• Stucco finish with masonry veneer accents
Windows	• Recessed windows • Vertically oriented, multi-light window • Simple window trim
Details	• Decorative iron accents • Decorative shaped rafter tails • Pre-cast door or window trims
Colors	• Deep earth tone building color • Lighter or darker contrasting trim color • Dark or rich accent color



Window with Louvered Shutters

Overhang



Recessed Windows

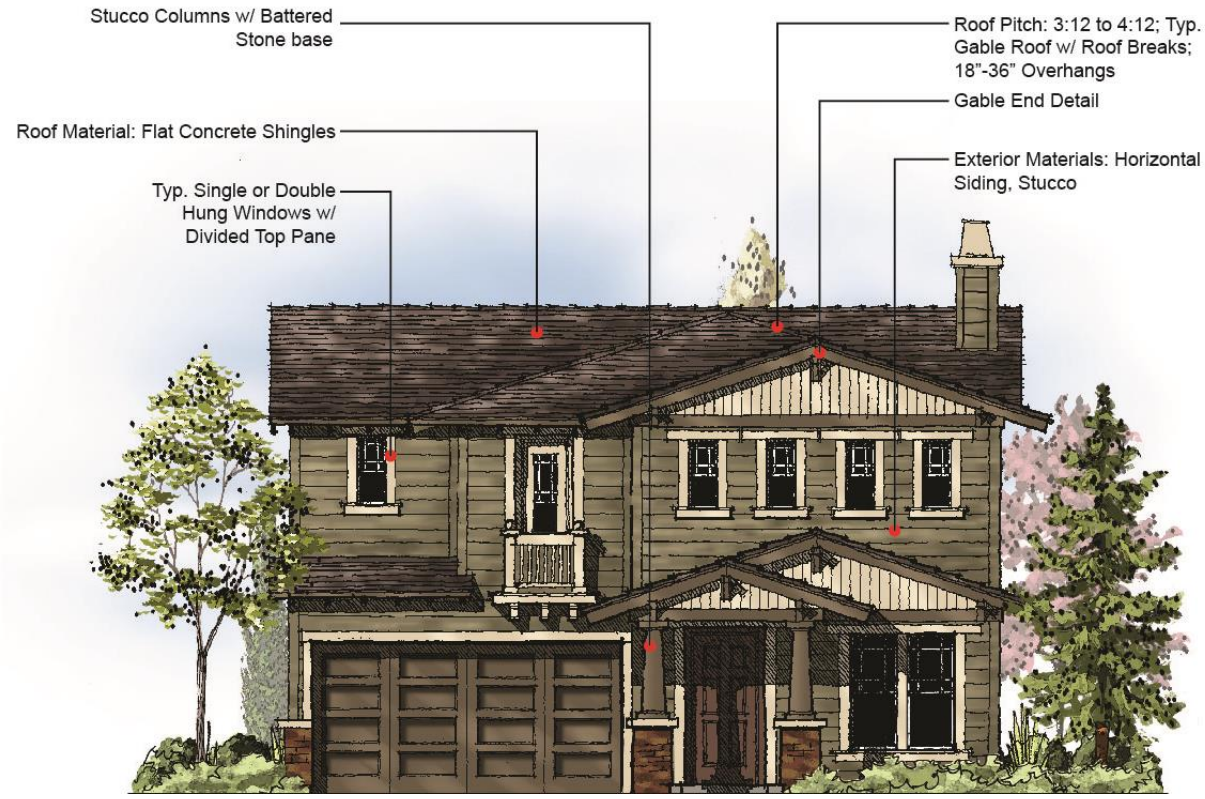
Graphics shown are for illustrative purpose only

Craftsman

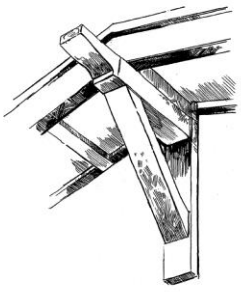
The Craftsman style grew out of Bungalow architecture and was strongly influenced by the English Arts and Crafts movement of the late 19th century. Originating in California, this American style quickly spread across the country during the 1920s and 1930s. The Craftsman style sought the elimination of superfluous ornamentation, creating beauty instead through the simplified lines and masses of the building itself. This unique style promoted hand crafted quality to create natural, warm and livable homes.

Identifying Characteristics

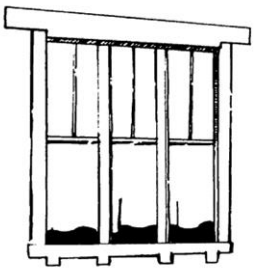
- Low-pitched gable roofs, occasionally hipped
- Wide projecting eaves with exposed rafter tails, and decorative beam or braces added under the gables
- Porches, either full or partial-width, with roof supported by square columns
- Columns or column bases frequently continue to ground level



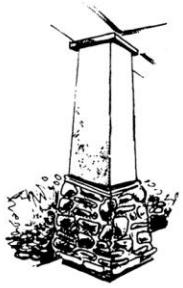
Style Elements	Required- Craftsman
Form	• Simple boxed massing with vertical and horizontal breaks • Front porch integral to plan form
Roof	• Roof pitch: 3:12 to 4:12 • 18" to 30" overhangs • Flat concrete shingle • Basic side-to-side gable with cross gables
Walls	• Stucco and/or stone are the primary wall materials • Stone, when used, maybe applied to an entire wall surface or as a wainscot to emphasize the building base
Windows	• Vertical multi-paned windows at front elevations and in high visibility public view areas • Windows used individually or grouped • Windows trim surrounds with headers and sills proportionate to window size • Built up header trims at front windows
Details	• Decorative use of cross beams, braces, and rafter tails • Porches often feature tapered columns and pilasters • Brick or stone veneer elements visually anchoring the building mass to the ground plane
Colors	• Light earth tone building color • Playful or dark accent color



Outlookers



Ribbon Window



Battered Columns

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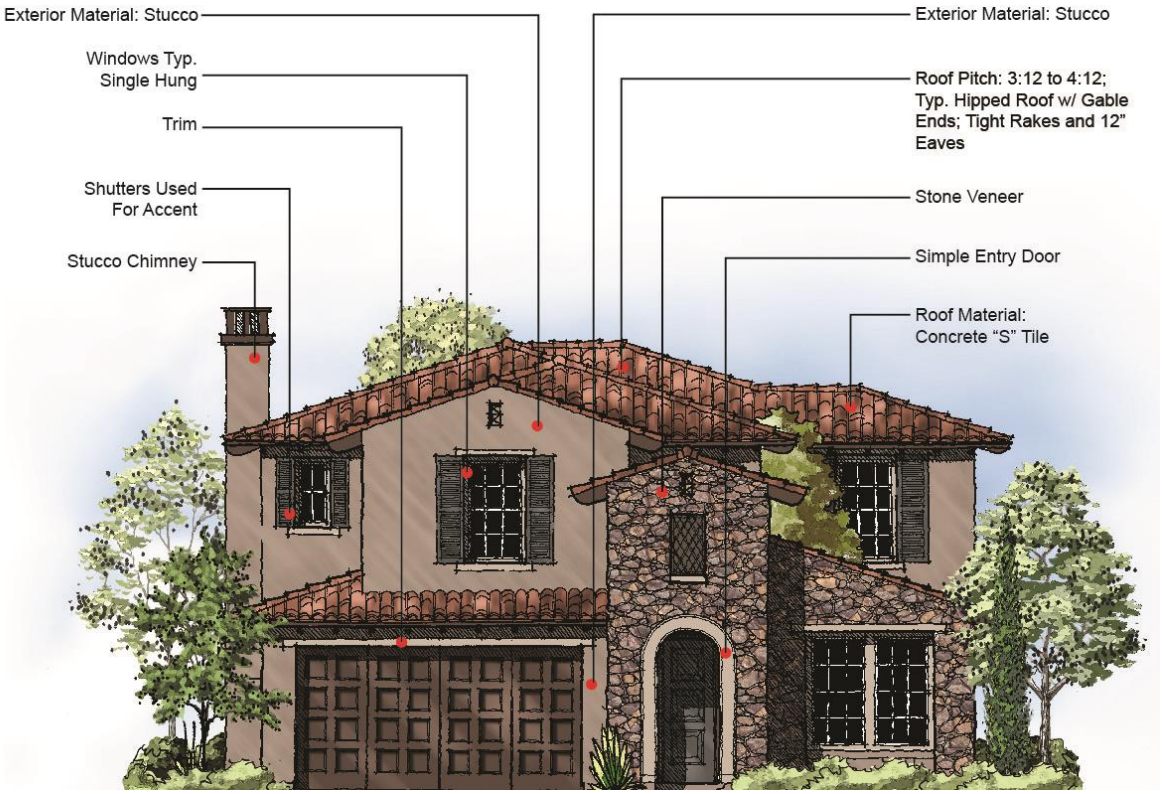
MEDITERRANEAN

Tuscan

The Tuscan style home originates from the Tuscany region of Italy and has become a highly sought-after style of architecture. The style represents the unique heritage of the region and is true to its original design created during the Middle Ages. Tuscan style homes incorporate accent materials such as stone, fieldstone, brick, or other rustic materials. Shed and hip roofs or occasional gable or cross gables help identify the Tuscan style as well.

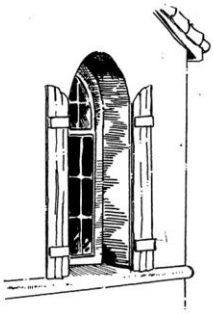
Identifying Characteristics

- Stucco wall materials with stone accent wall planes
- Typically shallower pitched hip or gable roofs with "S" tile
- Exposed rafter tails with decorative end cuts
- Front entries typically detailed with a pre-cast trim surround and wood head trim

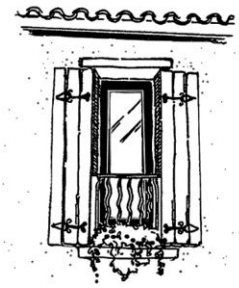


Style Elements	Required - Mediterranean
Form	• Informal arrangement of one- and two-story building forms
Roof	• Low pitched roofs, 3:12 to 4:12 • Tight to 18" overhangs at eaves • Tight to 12" overhangs at rakes • Full 'S' concrete tile • Shed and hip roofs or occasional gable or cross gable
Walls	• Stucco exterior walls, smooth to light sand finish • Hill stone accents
Windows	• Recessed windows • Shaped window trim
Details	• Decorative "lacy" wrought iron grille work • Entry door patterns shall reflect architectural style of the building • Decorative iron accents • Decorative shutters and awnings • Arched windows or openings • Decorative shaped rafter tails
Colors	• Variety of rich earth tone building color • Lighter or darker contrasting trim color • Dark or bright accent color

Round Arches



Recessed Window



Decorative Balcony

Graphics shown are for illustrative purpose only

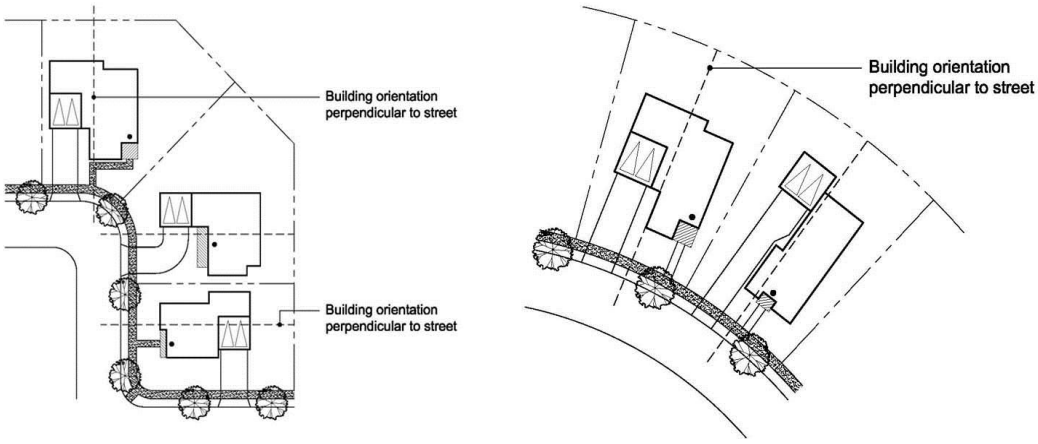
3.4.2 RESIDENTIAL DESIGN GUIDELINES

BUILDING SITING AND ORIENTATION

In general, building will be located and oriented to define public streets and primary open space areas.

Front entries shall face streets, courts or community open space.

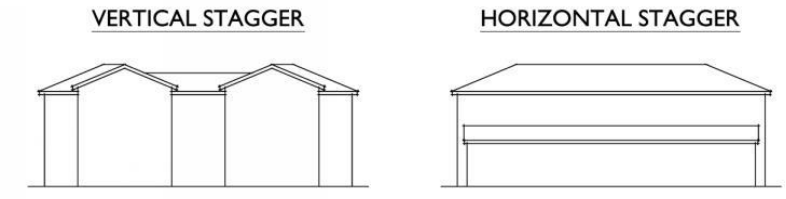
Single family detached buildings shall be perpendicular or radial to the street or common open space, regardless of the shape of the lot.



BUILDING FORM, MASSING AND ARTICULATION

Form and massing shall be established by the characteristics of the building's architectural style.

To reflect a variety of forms and create massing breaks, the use of horizontal and vertical offsets is encouraged, such as interconnection and lapping of building forms and heights.



To add interest to building facades, building articulations such as roof overhangs, balconies, and projections shall be used in the design of building frontages.

Changes in massing are encouraged when multiple elevations of the same floor plan occur to avoid homogeny.

ARCHITECTURAL ENHANCEMENTS

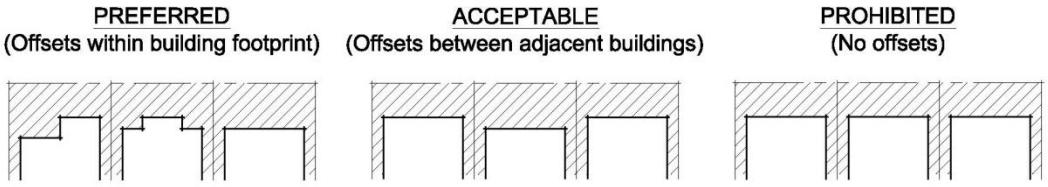
To achieve visual interest, a variety of architectural features shall be incorporated throughout a community.

To activate the community streetscape and maintain a dynamic and aesthetic edge on open space corridors, the visible elevations of homes and buildings facing the streets, trails/pathways, and parks shall be enhanced with appropriate architectural treatments. The enhanced articulation may be achieved in the following ways:

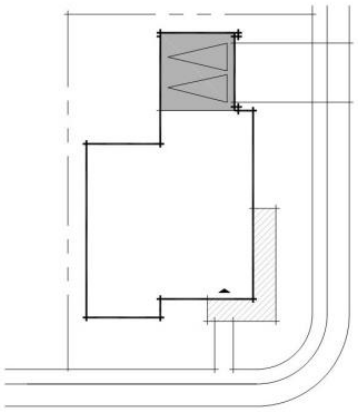
- Window trim consistent with the architectural style of the residence
- Enhanced window treatment in addition to trim members
- Patio covers or 2nd story decks to break-up two story wall planes
- Offset wall planes (horizontally or vertically)
- Roof plane breaks
- Color and/or material blocking
- Detailing similar to front elevation, including shutters, decorative iron, clay vents, stucco grids, etc.

The rear and side elevations of homes that are visible from streets or community open space shall incorporate special design elements to avoid visual monotony. The visible elevations of multi-family buildings that generally have no rear elevation, such as wrap buildings, shall have similar architectural design to the other elevations of the building.

Varying rear setbacks can be achieved through massing breaks or staggered setbacks between multiple homes. Staggered rear setbacks on adjacent homes with a minimum 2' offset. Rear elevations may have no setback offsets when effectively complemented by sufficient landscaping.



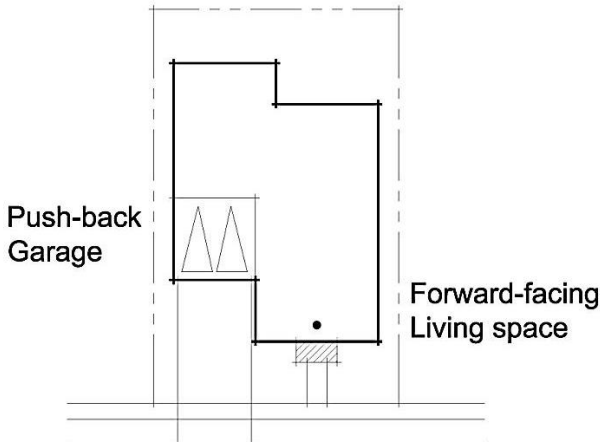
Corner lot homes shall feature enhanced elevations that provide a similar level of detail on the side as the front elevation. Enhancements may include:



- Wrap-around porches or courtyards
- Principal window treatments
- Roof plane breaks
- Accent colors, materials and detailing
- Garage access from the side street

FORWARD-FACING LIVING SPACES

When addressing the street, forward-facing living space shall be encouraged and the residential garages shall be positioned to de-emphasize their visual impact. This will allow the active, visually interesting features of the house to dominate the streetscape.



Each residence within RSG neighborhoods shall have an outdoor living space providing a strong connection to the street. Such outdoor living spaces shall be of such size and design as to promote a friendly interaction among neighborhood residents. Examples of outdoor living spaces include front porches, front courtyards, and 2nd floor outdoor rooms.

COLORS AND MATERIALS

Building materials and colors shall match the overall neighborhood design theme and relate to the selected architectural style. Frequent changes in materials shall be avoided.

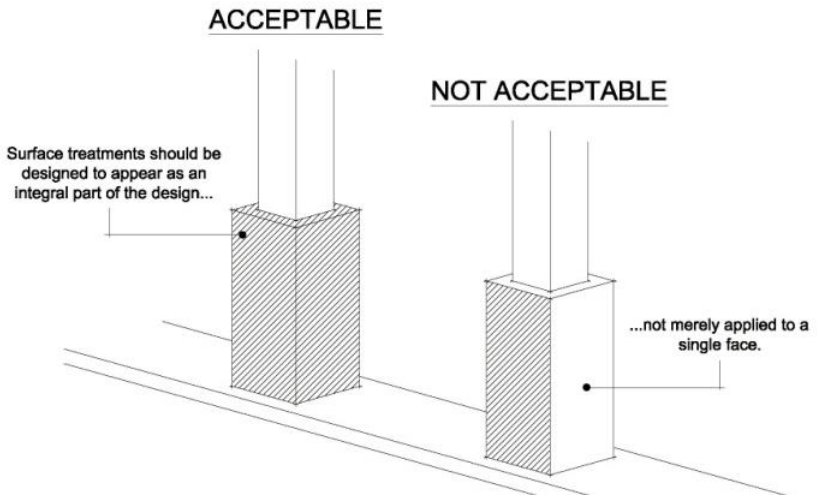
The material palettes shall provide a harmonious variety in color and texture.

To achieve a variety and richness of architectural expressions, no single building material or color shall predominate.

Where color or material changes occur on the building, such changes shall only occur at appropriate termination points (such as inside corners) where they provide a finished appearance from the street.

Color and materials shall wrap columns and posts in their entirety.

To ensure variety of color schemes, no similar color schemes shall be plotted adjacent to or immediately across the street from one another.



ROOFS

Roof forms and materials shall be appropriate to the selected architectural theme of the building.

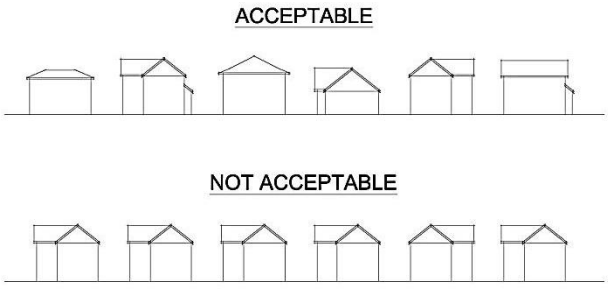
Composition and balance of roof forms shall avoid repetition, especially between elevations of the same floor plan.

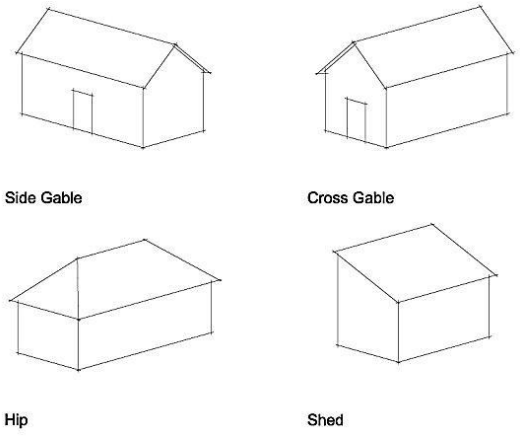
Each plan shall have different primary roof framing character such as front to rear, side to side hip or side to side gable.

Each front elevation for each plan shall have unique secondary roof framing appropriate to style.

Roof pitch shall vary and be consistent with respect to the architectural style of the building.

The height and direction of ridgelines shall be consistent with the architectural style of the building. A variety of roof orientation and forms are encouraged.



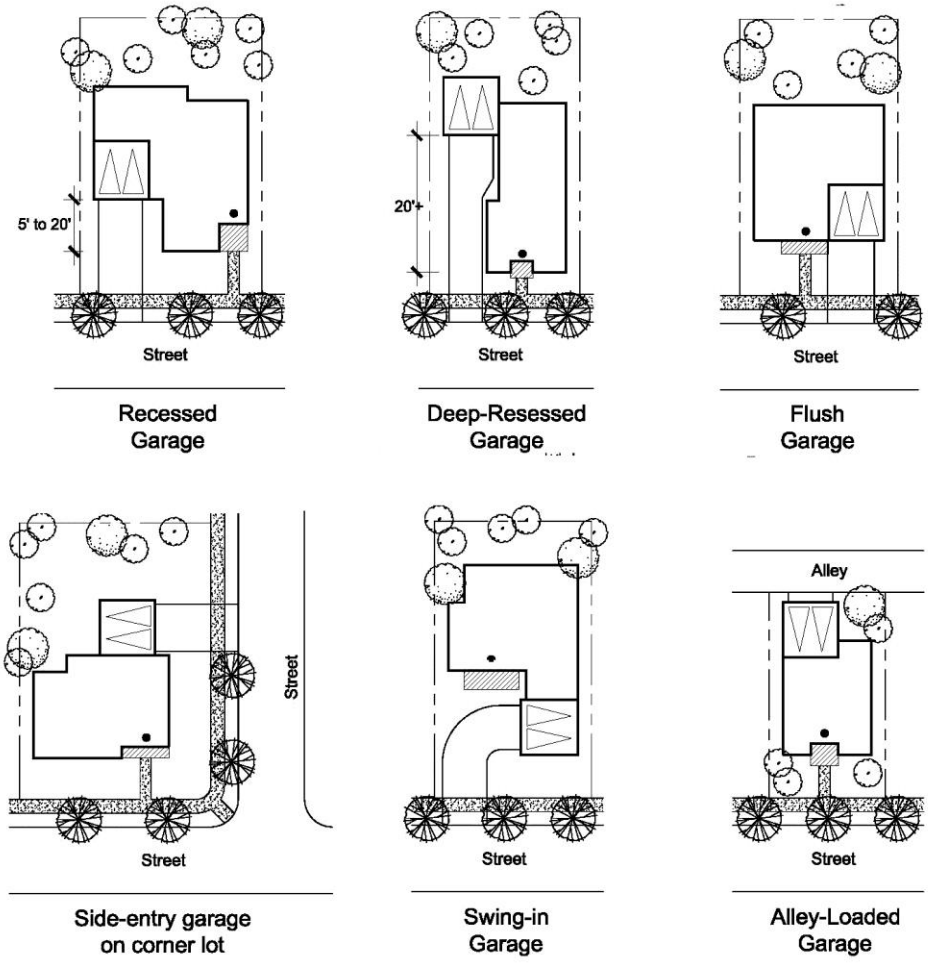


ALLEY

Rear garage loaded homes incorporate front entry and porches facing the street, which can create more dynamic streetscene. Although the main function of alleys is for garage access and trash collection, they shall include appropriate landscaping to avoid a "utilitarian" character.

GARAGE PLACEMENT

Varying the placement of garages and entry locations in relation to the living space and the street creates a more interesting streetscene experience. Garage placement shall vary between building plans and may include recessed, deep-recessed, flush, side-entry, swing-in and alley-loaded garages.



GREEN BUILDING

Where feasible, building articulation and form shall be expressive of and driven by site conditions such as solar orientation, views, noise, prevailing winds and local climate.

Builders are encouraged to incorporate solar for active or passive solar energy, and other sustainable building features into the building design.

The use of recycled materials is encouraged including the use of wood certified by the Forest Stewardship Council.

The use of exterior building materials that do not require painting is encouraged.

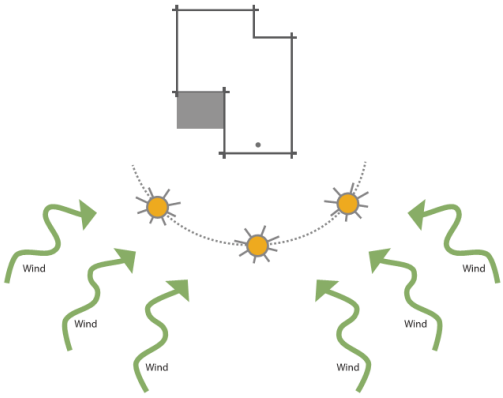
Visible roof materials shall have a 30-year minimum life expectancy.

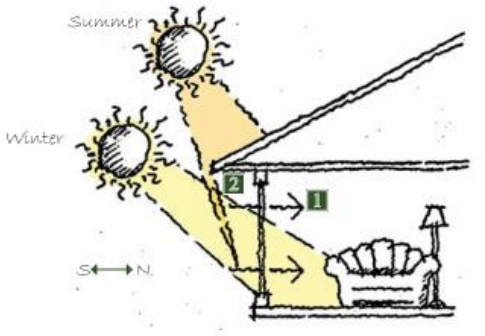
Buildings shall utilize proper insulation in walls and ceilings as well as a radiant barrier at the roof.

Heating, air conditioning, and ventilation systems shall incorporate a programmed thermostat.

Low energy windows are required for all windows.

(More detailed guidelines are provided in Section 3.5 Sustainable Community Design Strategies)





MECHANICAL EQUIPMENT

All exposed air conditioning/heating equipment, soft water tanks, satellite dishes, pool and spa equipment and electric self-timer boxes for sprinklers or exterior landscape/lighting shall be hidden from view in vaults, wells, constructed enclose, or behind walls/fences. Enclosures shall be constructed similarly and finished to match the building or material which they are attached.

TRASH ENCLOSURES

Areas shall be provided for trash and recycling bins to be concealed from public view.

3.4.3 SINGLE FAMILY DESIGN CRITERIA

The product types in the single family neighborhoods of Planning Area 1, 2-A, 2-B, 2-C, 3-A, 3-B, 3-C, 3-D, 4-A, 4-B, 4-C, 4-D, 5-A, 5-B, 5-C, 5-D, 5-E, 5-F 6-A, 6-B, 6-C, 6-D, 7-A, 7-B are single family conventional, single family alley-loaded, and detached cluster. The following design criteria shall apply in the single family residential neighborhoods.

SINGLE FAMILY DESIGN CRITERIA MATRIX	
ARCHITECTURAL STYLE	
Architectural styles permitted within Single Family neighborhoods	Monterey, Spanish Colonial, Santa Barbara, Andalusian, Ranch, Farmhouse, Prairie, Napa, Craftsman, Tuscan
FLOOR PLANS / ELEVATIONS	
Floor Plans / Elevation Options	Single-family detached neighborhoods shall consist of a minimum of 3 floor plans and 3 elevations options for each floor plan.
BUILDING MASSING AND SCALE	
Single Story Elements:	1) At least 15% of the dwellings within a subdivision must be single story; OR 2) At least 15% of the dwellings within a subdivision must have a building mass which combines single story and two story building forms; OR 3) A combination of 1) and 2) above totaling at least 15% of the dwellings within the subdivision.
Staggered Wall Planes	No building wall facing a public street shall extend more than 25′ vertically or horizontally without a visual break created by a minimum 1′ offset in the exterior wall or created by architectural detailing. • Single Story Units: No more than 75% of the front elevation can be composed of a single wall plane. • Two Story Units: No more than 60% of the front elevation can be composed of a single wall plane.

SINGLE FAMILY DESIGN CRITERIA MATRIX	
WINDOW OPENINGS	
Front Elevations	At least one principal window shall be recessed into thickened walls or projected forward of the wall plane (Min. Recess or Projection is 12") In addition, one of the following must also occur on the front elevation: • Extended roof overhangs at principal windows • Enhanced or decorated trim at all windows • Shutters or awnings at principal windows
BUILDING MATERIAL & COLOR BLOCKING	
Any elevation visible from interior streets, perimeter streets, community open space or other public spaces	• Materials such as siding and stone, and color blocking shall not terminate at an outside corner. Materials and color blocking must wrap and terminate at an interior corner, even for small returns. • All trim within a wall plane that is clad in siding must be wood or a wood-like material in order to match the character and appearance of the siding. • Stone or brick veneer shall be finished at the base of a wall adjacent to either finished grade or a slab. "Floating" stone is undesirable and unacceptable.
COLOR SCHEMES	
Number of color schemes required:	4 color schemes (min.) per subdivision. Each color scheme shall have 4 corresponding roofing color and at least 3 colors, including: • Base Color • Accent • Trim
ROOFS	
Roof Pitch	4:12 to 8:12 or as indicated in the *Architectural Styles* noted in Section 3.4.1 above.
Roof Overhang	Front elevation shall have eave and rake enhancement appropriate to the selected architectural styles.
Roof Material	Colors, materials and roof profiles shall be consistent with the selected architectural style.
Roof Finish	Matte finish to minimize glare
Skylights	• Framing material shall be colored to match the adjoining roof. • White dome skylights are not permitted.

SINGLE FAMILY DESIGN CRITERIA MATRIX	
Solar Panels	For community aesthetic purposes, solar panels should be installed on the rear roof elevation, if the rear location would not significantly compromise the solar system's performance. If placing the panels on the rear elevation would significantly decrease the system output, then locate the solar panels on the least publicly visible elevation where at least 85% of optimal system performance can be achieved. If the solar panels must be located in the front elevation, the size, shape and placement of the panels must be carefully considered as part of the overall design composition to create an aesthetically integrated solar system. • Solar panels shall be integrated into the roof design, be parallel with the roof slope and not be raised/tilted off the roof plane. • Solar panels should be mounted as close to the roof plane as possible, with no more than 8 inches between the panels and the roof surface. • Solar panels shall be set back from the roof edge by a minimum of 24 inches. • Solar panel layout shall match the geometry and proportions of the roof. • Solar panels should be grouped together so they are less visually distracting. • Single panel arrays should be avoided. • The color of exposed frames should match or complement the roof or building colors. • Use panels with non-reflective coatings to minimize glare. Exposed frames and components should have a non-reflective surface.
Mechanical Equipment	Roof mounted air conditioners are not permitted. All pipes, vents and other similar equipment shall be painted to match the roof surface
GARAGE DOORS	Garage doors visible from public streets or public space must incorporate elements that add articulation and shadow. • Garage doors shall be recessed a minimum of 12". • Garage doors shall be a sectional metal roll-up type. • Garage doors shall contain patterns that vary from elevation to elevation and that correlate with each architectural style. • Garage door windows are permitted, but must relate to the architectural style of the residence. • Garage door treatments, such as corbels, arch details and trellis should be designed to be consistent with the style of the home.

SINGLE FAMILY DESIGN CRITERIA MATRIX	
CHIMNEYS	Chimneys, when provided, should be compatible with the style, overall design, materials and color of the adjoining building. Flues/vents shall be concealed with a decorative cap or flue shroud. The minimum standard for a decorative cap is sheet metal painted an accent color that is compatible with the design of the residence.
GUTTERS And DOWNSPOUTS	Exposed gutters and downspouts when used, shall be colored to complement the surfaces to which they are attached. Downspouts shall be located where they are protected from vehicular or pedestrian damage. Natural copper gutters and downspouts are permitted.
MISCELLANEOUS	
Light and Glare	• Street lighting shall be per City standards • Homeowner and association lighting other than street lighting, shall be shielded to minimize illumination of adjacent lots or properties and to reduce glare. Freestanding poles used for homeowner or association lighting other than street lighting, shall not exceed a maximum height of 14'.
Utilities	All utility connections from the main line in the public right-of-way to building shall be located underground.

3.4.4 MULTI-FAMILY DESIGN CRITERIA

The product types in the multi-family neighborhoods are duplex, townhome, attached cluster and flats. The product types are allowed in Planning Area 8-A, 8-B, 8-C and 8-D. The follow design criteria shall apply in the multi-family residential neighborhoods.

MULTI-FAMILY DESIGN MATRIX	
ARCHITECTURAL STYLE	
Architectural styles permitted within Multi-Family neighborhoods	Monterey, Spanish Colonial, Santa Barbara, Andalusian, Ranch, Farmhouse, Prairie, Napa, Craftsman, Tuscan
FLOOR PLANS / ELEVATIONS	
Floor Plans / Elevation Options	Multi-family neighborhoods shall consist of a minimum of 3 floor plans.
BUILDING MASSING AND SCALE	
Single Story Elements	Single-story element such as porches and arcade should be used at the front elevations of multi-family buildings.

MULTI-FAMILY DESIGN MATRIX	
Staggered Wall Planes	No building wall facing a public street or adjacent residential uses shall extend more than 25' vertically or horizontally without a visual break created by a minimum 2' offset in the exterior wall or created by architectural detailing. No more than 60% of the front elevation on a 2 and 3-story building can be composed of a single wall plane.
WINDOW OPENINGS	
Publicly Visible Elevations	Front elevations must feature at least one of the following: • Extended roof overhangs at principal windows (Minimum Overhang: 12") • Trim surrounds, headers, or sills at all windows (Min. Trim Material: 2" x 6") • Shutters at principal windows
BUILDING MATERIAL & COLOR BLOCKING	
Any building elevation visible from interior streets, perimeter streets, community open space or other public spaces	• Materials such as siding and stone, and color blocking shall not terminate at an outside corner. Materials and color blocking must wrap and terminate at an interior corner, even for small returns. • All trim within a wall plane that is clad in siding must be wood or a wood-like material in order to match the character and appearance of the siding. • Stone or brick veneer shall be finished at the base of a wall adjacent to either finished grade or a slab. "Floating" stone is undesirable and unacceptable.
COLOR SCHEMES	
Number of color schemes required	4 color schemes (min.) per subdivision. Each color scheme shall have 4 corresponding roofing color and at least 3 colors, including: • Base Color • Accent • Trim
ROOFS	
Roof Pitch	4:12 to 8:12 or as indicated in the *Architectural Styles* noted in Section 3.4.1 above.
Roof Overhang	Front elevation shall have eave and rake enhancement appropriate to the selected architectural styles.
Roof Material	Colors, materials and roof profiles shall be consistent with the selected architectural style.
Roof Finish	Matte finish to minimize glare
Skylights	Framing material shall be colored to match the adjoining roof. White dome skylights are not permitted.
Solar Panels	For community aesthetic purposes, solar panels should be installed on the rear roof elevation, if the rear location would not significantly compromise the solar system's performance. If placing the panels on the rear elevation would significantly decrease the system output, then

MULTI-FAMILY DESIGN MATRIX	
	locate the solar panels on the least publicly visible elevation where at least 85% of optimal system performance can be achieved. If the solar panels must be located in the front elevation, the size, shape and placement of the panels must be carefully considered as part of the overall design composition to create an aesthetically integrated solar system. • Solar panels shall be integrated into the roof design, be parallel with the roof slope and not be raised/tilted off the roof plane. • Solar panels should be mounted as close to the roof plane as possible, with no more than 8 inches between the panels and the roof surface. • Solar panels shall be set back from the roof edge by a minimum of 24 inches. • Solar panel layout shall match the geometry and proportions of the roof. • Solar panels should be grouped together so they are less visually distracting. • Single panel arrays should be avoided. • The color of exposed frames should match or complement the roof or building colors. • Use panels with non-reflective coatings to minimize glare. Exposed frames and components should have a non-reflective surface.
Mechanical Equipment	Roof mounted air conditioners are permitted if it is screened from the pedestrian view. All pipes, vents and other similar equipment shall be painted to match the roof surface
GARAGE DOORS	Garage doors visible from public streets or public space must incorporate elements that add articulation and shadow. • Garage doors shall be recessed a minimum of 12". • Garage doors shall be a sectional metal roll-up type. • Garage doors shall contain patterns that vary from elevation to elevation and that correlate with each architectural style. • Garage door windows are permitted, but must relate to the architectural style of the residence. • Garage door treatments, such as corbels, arch details and trellis should be designed to be consistent with the style of the home.
CHIMNEYS	Chimneys, when provided, should be compatible with the style, overall design, materials and color of the adjoining building. Flues/vents shall be concealed with a decorative cap or flue shroud. The minimum standard for a decorative cap is sheet metal painted an accent color that is compatible with the design of the residence.
GUTTERS AND DOWNSPOUTS	Exposed gutters and downspouts when used, shall be colored to complement the surfaces to which they are attached. Downspouts shall be located where they are protected from vehicular or pedestrian damage. Natural copper gutters and downspouts are permitted.

MULTI-FAMILY DESIGN MATRIX	
MISCELLANEOUS	
Light and Glare	• Street lighting shall be per City standards • Homeowner and association lighting other than street lighting, shall be shielded to minimize illumination of adjacent lots or properties and to reduce glare. Freestanding poles used for homeowner or association lighting other than street lighting, shall not exceed a maximum height of 14'.
Utilities	All utility connections from the main line in the public right-of-way to building shall be located underground.

3.4.5 COMMERCIAL DESIGN GUIDELINES

Commercial developments present certain design opportunities and limitations due to building massing, parking requirements, pedestrian and service access, and outdoor spaces.

The objective is to create an attractive environment that is compatible in scale and aesthetics with the entire community, while embracing a distinctive architectural character that ensures a unique and memorable sense of place is achieved. The architectural character of the commercial development shall relate to the history of Banning through the use of appropriate architectural style(s), building siting, massing, colors and materials, etc.

The architectural theme of the commercial development area shall be similar to the blend of traditional and contemporary styles found in Banning. A full list of architectural styles allowed in the Specific Plan is provided in Section 3.4.1.

SITE PLANNING GUIDELINES

The goal of commercial development is not only providing for the immediate retail needs of residents and visitors of RSG, it should also serve as a community "gathering place" and encourages pedestrian activity. The following site planning guidelines are provided to help achieve the goal:

- ❖ Development shall visually and functionally contribute to the creation of a coherent, well-defined and active public realm through the use of shaded plazas and courtyards, trees, umbrellas, fountains, seating areas with tables, benches and chairs, interesting details and textures such as special paving, lighting fixtures, banners and flags, etc.
- ❖ In most instances, vehicular and pedestrian circulation routes shall be separated and clearly defined by landscape and site design elements. Pedestrian connections between commercial buildings and the uses that they serve shall be convenient, direct, and well-lit for the user.
- ❖ Building entries shall be clearly marked and easily accessible, and shall be designed to minimize pedestrian and vehicular conflicts, such as changes in

paving materials or grade, articulated walks with landscaping, or overheard structure.

ARCHITECTURE DESIGN GUIDELINES

The general architectural design guidelines for commercial development are as follows:

Building Form, Massing, and Articulation

Form and massing should be established by the characteristics of the building's architectural style.

All design elements should appear as an integrated part of an overall site design concept. Details shall be integrated into the buildings and not simply applied as an afterthought.

Buildings shall incorporate design techniques that reduce their perceived height by dividing the building mass into smaller scale components.

Buildings shall incorporate appropriate architecture projections such as overhangs, detail elements, columns, awnings, or other architectural features to break up long expanse of blank walls, especially along public streets.

To minimize impacts on adjoining residences, the commercial buildings shall consider a sensitive transition in scale and massing, and design the transition to ensure residential privacy.

To create a visually interesting streetscape, building's frontages and sides shall orient to the street or other public areas, and be enhanced with appropriate architectural detail and features. The visible rear and side facades may have the simplified architectural treatment and vary according to function. All elevations shall remain consistent through style, use of materials, colors and details.

To emphasize the importance of the corner, corner buildings may be designed as anchor buildings. Towers or taller building heights, rounded or cut architecture, special window display areas, plazas and other elements are strongly encouraged.

Colors and materials

Building colors and materials shall relate to the selected architectural style.

A variety of harmonious colors and materials shall be used to achieve a variety of architectural expressions. No single building material or color shall predominate.

Colors and material changes shall occur at inside corners or other architectural elements. Piecemeal embellishments and frequent changes in materials and/or colors shall be avoided.

Building materials shall be durable, relatively maintenance free, and appropriate in scale and aesthetics to the overall theme of commercial development. Basic wall materials include stucco, masonry (brick and stone), siding, metal, and cast concrete or synthetic-concrete composites.

A high degree of transparency shall be incorporated into the design (e.g., glass windows and doors) to engage the interest of passersby and integrate the indoor activities with the outdoor setting. Reflective, colored, and tinted glass shall be avoided.

Stains and flat paints are encouraged. High gloss paints and other materials that are highly reflective are discouraged.

Exterior building light fixtures shall be designed as an integral part of the building and be consistent with its architectural style.

All vents, gutters, downspouts, flashing, and similar shall be painted to match the color of the adjacent surface.

Building siting and orientation

The siting and design of all buildings shall consider natural site features, relationships to streets and parking areas, climatic orientations, and proximity to residential areas.

Buildings shall be oriented to frame and define public streets that enhance opportunities with functional outdoor spaces.

Buildings shall be designed so that the main entrance is easily identifiable and accessible.



Roofs

Roof forms and materials shall reflect the selected architectural theme of the building.

Flat roofs may be permitted. Flat roofed buildings shall incorporate attractive cornices or parapets that screen rooftop equipment from public view.

Utilities and mechanical equipment

Utilities and mechanical equipment shall be screened from public view an much as possible when practical and acceptable to the utility providers.

Parapets or other architectural elements shall be used to screen rooftop equipment from ground level views.

Rooftop mechanical equipment on larger buildings shall be dispersed, where possible, and painted to match rooftop.

Screening materials shall be similar or complementary to the external materials used on the building architecture.

Service, loading and storage areas

Service, loading, storage, and maintenance areas shall be screened from public view, whenever possible.

No loading shall be permitted from any public street adjacent to the site.

Service areas must be located and designed so that service vehicles have clear and convenient access and do not interrupt adjacent vehicular or pedestrian circulation or vehicular parking.

Trash and recycling collection facilities

Trash and recycling collection facilities shall be screened with screen walls, gates, trellises, shrubs and vines, or other appropriate means from public view.

Trash enclosures shall not be located near pedestrian traffic and gathering areas such as project entries and plazas. Common use refuse and recycling containers shall be fully enclosed by a solid fence or wall and gate that match the style, color, and materials of the adjacent building. These elements shall incorporate landscape screening planting such as shrubs and vines.

Parking and vehicular access

Vehicular access to parking lots shall be clearly identified.

Parking areas shall be designed to reduce pedestrian vehicle conflicts and minimize the need for pedestrians to cross parking aisles.

Parking design shall incorporate safe and easy access for handicapped users.

Accessory structures

Accessory structures shall be of similar design and materials as the main building. If visible from the front or side lot line, the visible elevation shall be considered a front elevation and shall meet the design criteria of the applicable architectural style.

3.5 SUSTAINABLE COMMUNITY DESIGN STRATEGIES

Site-specific sustainable community design strategies are identified in this section of the RSG Specific Plan. Strategies take into consideration specific conditions related to the Specific Plan area, Banning, the San Gorgonio Pass area, and the region in regards to responsible development of the site.

3.5.1 PURPOSE AND APPROACH

Given the location of the Specific Plan site and its proximity to developed areas of the City of Banning, the RSG Specific Plan is making an effort to reduce its impact on the environment and create opportunities for establishment of a community that is focused on meeting residents' needs. The sustainable community design strategies identified within the RSG Specific Plan are designed to provide a responsible and sensitive land plan respecting the prominent features of the site.

The RSG Specific Plan as planned provides:

- Guidance and feedback for the development of the Rancho San Gorgonio community that promotes efficient and sensible use of the available resources at the time development occurs; and
- Allow future residents to enjoy a high quality development without significant physical impacts to the natural environment.

The approach to sustainable community design within the RSG Specific Plan is focused on the following areas:

- Site Planning/Neighborhood Design (includes circulation and mobility)
- Energy Efficiency

- Water Efficiency
- Materials Efficiency
- Healthy Living Environment
- Sustainable Landscape Design
- Sustainable Stormwater Management/Stormwater Quality

Individual builders or developers will be expected to demonstrate implementation of relevant strategies as part of the design/site plan review process. Each section provides a menu of strategies.

Detailed discussion of each of these topics is provided below. Also see the *Green Building* guidelines in Section 3.4.2, of the *Architectural Design Guidelines* above.

3.5.2 SITE PLANNING/NEIGHBORHOOD DESIGN

The RSG Specific Plan incorporates numerous sustainable community design site planning strategies that contribute towards the overall goals of the project. Sustainable site planning approaches relate to site, landscape, and building design, including optimizing building orientation; reducing potable water use for landscaping irrigation; implementing shade strategies; encouraging alternative modes of transportation; installing electric vehicle charging stations; participating in transit coordination with responsible transportation agencies; and promoting use of photovoltaic arrays on building roofs or parking lot shade structures.

Sustainable Community Design Strategies for Site Planning within Rancho San Gorgonio include:

Land Use Pattern

- Development of a mobility network that complements the topography of the site and provides numerous pathways for vehicular and non-vehicular travel through the use of an interconnected street system, pedestrian trails and pathways, and neighborhood electric vehicle travel ways;
- Prohibition of development within the significant creek areas and floodplains on-site and integrate appropriate setbacks/buffers and passive recreational amenities within these areas into the land use plan;
- Allow for multi-generational housing within appropriate residential areas of the plan.
- Develop land uses that provide opportunities for a variety of building types, uses, and densities that accommodate a variety of populations and generations within the City and region;

Walkability/Mobility

- Promote walkable streets through the use of sidewalks at least 5 feet wide along the major roadways and at 4 feet wide within residential areas (Refer to Exhibit 2-6, *Non-Motorized Transportation Plan*);
- Provide access to public and common use spaces (parks, trails, open spaces) within ¼ to ½ mile walking distance to the residential neighborhoods within the Specific Plan through project-wide trail and paseo systems;
- Prioritize pedestrian mobility as a primary transportation mode, which will reduce transportation-related greenhouse gas emissions;
- Integrate final development plans for the project with existing and proposed public transportation infrastructure (transit stops/routes) that connect the Specific Plan area to other developed areas of the City and Pass area. Provide transit stop locations within the project that are conveniently accessed and able to support a large proportion of the residents of the development;
- Include bicycle storage facilities into new multi-family residential, commercial, and community uses, and integrate bicycle paths/trails into the circulation network;
- Integrate travel ways for low speed and neighborhood electric vehicles into the circulation system;
- Integrate equestrian riding trails and staging facilities into the circulation network, public use areas, and the very low density residential areas;
- Improve physical and mental health and social capital by providing a variety of recreational facilities to facilitate physical activity and social networking; and
- Pedestrian crossings are to be clearly marked on the pavement at roundabouts with approved signage alerting motorists to the presence of the crossings.

Vehicle Use

- Install electric car charging stations in at least 3 percent of the parking spaces designated for commercial use and multi-family attached residential units proposed in PAs 8-A, 8-B, 8-C, 8-D and 9 consistent with City regulations. Install "plug slots" suitable for electric vehicle charging in the garages of all single-family residential units consistent with City regulations. Installations shall be prior to certificate of occupancy for any such residential units and commercial units; and
- Coordinate with the Banning Pass Transit Agency, the Riverside Transit Agency, and the City for service within the Specific Plan Area on future bus routes and scheduled bus service, which are based upon demand.

Solar Orientation

- At the Planning Area level, develop ultimate site layouts to accommodate solar orientation;

- Promote building orientation that considers the following:
  - Use of northern and southern building exposure for daylighting purposes;
  - Ensure south facing windows are properly shaded to reduce heat gain into building interiors;
  - Minimize east and west facing windows unless shaded;
  - Place landscaping within appropriate locations to provide adequate shading and wind protection (depending on prevailing wind conditions and solar orientation).

3.5.3 ENERGY EFFICIENCY

Development within the RSG Specific Plan is required to be energy efficient, using various energy conservation and generation practices including strategies and techniques that are at least equal to the California Green Building Standards (CalGreen Code) and California Energy Code of Title 24. New electric, natural gas, and communication lines will be constructed to all of the most recent applicable codes and requirements, providing appropriate services to serve the new community. As part of the electrical system, the planning areas within the RSG Specific Plan will be designed to use and generate renewable energy on-site to the extent feasible through a commitment to the use of solar/photovoltaic (PV) systems as discussed below. A robust green building program for all new buildings will reduce reliance on traditional energy sources.

Sustainable Community Design Strategies for Energy Efficiency within Rancho San Gorgonio include the following elements:

- Design to USGBC LEED, GreenPoint Rated standards, or better is a requirement for all new buildings constructed within the RSG Specific Plan, and exceeding the most current Title 24 energy efficiency and CALGreen building standards;
- Installation of energy efficient LED lighting and incorporation of solar photovoltaic lighting fixtures in common areas of the site where feasible;
- Installation of energy efficient appliances (Energy Star or equivalent), and high efficiency HVAC systems provided by the developer within residences and businesses of the proposed development;
- Promote green building techniques that increase building energy efficiency exceeding the minimum requirements of Title 24;
- Utilize light colored materials, but not reflective, for paving and roofing materials;
- Prior to issuance of a building permit, the applicant shall submit a Construction Plan to the City for review and approval that demonstrates that the development will install photovoltaic panels on a minimum of 25% of the units within the development. The panels shall be capable of generating 25% of the projected electricity demand of each proposed housing unit at a minimum. For non-

residential projects, photovoltaic panels shall be installed which shall provide a minimum of 25% of the electrical demand of the non-residential building; and

- Project developers are to install solar/photovoltaic systems (or the equivalent renewable energy generating technology) for multi-family attached residential developments which may be proposed in PAs 8-A, 8-B, 8-C, 8-D and 9 consistent with City regulations and prior to certificate of occupancy.

3.5.4 WATER EFFICIENCY

The RSG Specific Plan employs a multi-faceted approach to water efficiency. The RSG Specific Plan proposes the efficient use of potable water through mandated building and site design requirements. In addition, Specific Plan proposes an on-site recycled water distribution system and can accommodate a water reclamation treatment facility if necessary, to create non-potable water supplies.

Sustainable Community Design Strategies for Water Efficiency within Rancho San Gorgonio include:

- Reduce potable water demand throughout the RSG Specific Plan by utilizing appropriate landscaping, non-potable recycled water for large common area irrigation purposes (when available), and high efficiency plumbing fixtures and appliances;
- Utilize high efficiency plumbing and fixtures that meet or exceed the CalGreen code (most current adopted version), including installation of ultra-low flow toilets at maximum 1.28 gallons/flush;
- All common and commercial development is required to comply with the City's water conservation requirements in the Banning Municipal Code section 13.16,030 (and as it may be amended). Project development Covenants, Conditions and Restrictions (CC&Rs) shall require homeowner-provided landscaping on all single-family residential units to comply with the water conservation xeriscape principals in the Banning Municipal Code section 13.16,030 (and as it may be amended).
- Utilize efficient irrigation controls to reduce water demand on landscaped areas throughout the project;
- Reduce the amount of irrigated turf in parks to those uses dependent upon turf areas;
- Design for efficient outdoor water use within common area landscaping though plant selection and efficient irrigation systems; and
- Support the development of recycled water supplies in the City of Banning and the RSG Specific Plan, which will achieve the goal of reducing the overall consumption of potable water from the municipal supply.

3.5.5 MATERIALS EFFICIENCY

A sustainable approach to materials selection typically includes the use of recycled or reused, and locally-produced or harvested materials. Although there are no existing structures on-site that may be re-used, the Specific Plan encourages the use of locally sourced materials for any construction that occurs on-site as a means of reducing transportation related greenhouse gas emissions. Sustainable Community Design Strategies for Materials Efficiency within Rancho San Gorgonio include:

- Materials used for buildings, landscape, and infrastructure will be chosen with a preference for the following characteristics:
  - Rapidly-renewable
  - Increased recycled content (50% or greater)
  - Locally sourced materials (within South Coast Air Basin)
  - Utilization of sustainable harvesting practices
  - Materials with low or no volatile organic compounds (VOCs) or off-gassing.

- New building construction practices will incorporate on-site and/or off-site separation of solid wastes, recyclable paper, plastic, glass and metal objects, and compostable organic materials, which will be compatible with municipal recycling services and are designed to achieve the statewide goal of 75% diversion of solid waste to landfills.

3.5.6 HEALTHY LIVING ENVIRONMENT

Since an important aspect of building design is the interaction between the residents and their environment, the design of a building should take resident health, safety, and welfare into account. Design teams (architects, engineers, and designers) should engage in an integrated design approach that focuses on building healthy environments that are safe for residents throughout a building's life cycle: planning, design, construction, operations and maintenance, renovation, and final disposal.

Sustainable Community Design Strategies for healthy living within Rancho San Gorgonio include the following strategies to be implemented at the builder level:

- Construct buildings on-site that reduce exposure to hazardous materials (e.g., volatile organic compounds (VOCs) and formaldehyde, carcinogens, and endocrine disrupting chemicals);
- Require the use of building materials that use low VOC paints and coverings, flooring and cabinetry that does not contain formaldehyde or other hazardous chemicals;
- Provide good indoor air quality (IAQ) and adequate ventilation within commercial and residential buildings constructed on-site;

- ❖ Implement a green operations and maintenance program for all publicly accessible spaces (commercial development, public plazas, parks, etc.) that reduces or eliminates the use of hazardous/ toxic chemicals;
- ❖ Incorporate universal design techniques and strategies into each Planning Area, whereby the widest spectrum of people, regardless of age or ability can more easily participate in community life; and
- ❖ Promote the reduction of light pollution through the use of automatic controls on exterior lighting, shielding to prevent light spillover, and lighting technologies that reduce glare and light pollution affecting night sky access and impacts to wildlife environments.

3.5.7 SUSTAINABLE LANDSCAPE DESIGN

Landscaping within RSG Specific Plan will complement the surrounding environment as well as provide areas for outdoor enjoyment and activity. The plant palette proposed for the Specific Plan identifies appropriate plant types that have low water requirements, reduces turf, and provide shade, and which reduce the urban heat island effect. In conjunction with the proposed landscape design, the RSG Specific Plan proposes the use of Low Impact Development (LID) techniques to control stormwater flows on-site (see list below). LID is an ecologically friendly approach to site development and storm water management that aims to mitigate development impacts to land, water, and air. The approach emphasizes the integration of site design and planning techniques that conserve natural systems and hydrologic functions on a site. Refer to Section 3.3, *Landscape Design Guidelines*.

Sustainable Community Design Strategies for Landscape Design within Rancho San Gorgonio include:

- ❖ Utilize native plant choices to the greatest extent possible throughout the development that complement the existing natural flora and fauna found in the area;
- ❖ Develop a plant palette that focuses on shading within the developed portions of the site and in those areas of pedestrian activity. An increase in shading within the development will promote greater walkability and reduce the urban heat island effect. Both of these will assist in the reduction of greenhouse gas emissions associated with the proposed development;
- ❖ Promote the development of tree-lined streets to encourage walking, biking, and transit use, and reduce urban heat island effects;
- ❖ Eliminate turf throughout the development to the greatest extent possible. Utilizing artificial turf and/or xeriscaping where practical to reduce water demand and be responsive to existing climatic conditions within the project area;
- ❖ Reduce the heat island effect through the minimization of impervious surfaces and incorporation of landscaping within the development that provides adequate shading of developed areas within five years of occupancy;

- ***Low Impact Development***. Sustainable Community Design Strategies for Low Impact Development within Rancho San Gorgonio include:
  - Preserve open space and minimize land disturbance within the main creek areas of the Specific Plan, which reduces impacts to local terrestrial plants and animals and preserves the integrity of the ecological and biological systems within these areas;
  - Incorporate natural site elements (significant creeks, drainage corridors, rock outcroppings in southeast corner of site) as design features; and protect natural systems and processes (drainage ways, vegetation, soils) in these areas;
  - Reduce municipal infrastructure and utility maintenance costs (streets, curbs, gutters, sidewalks, storm sewer) by reexamining the use and sizing of traditional site infrastructure (lots, streets, curbs, gutters, sidewalks) and customizing infrastructure design to each planning area;
  - Incorporate decentralized and micromanaged stormwater and/or water quality facilities close to the source within each planning area, protecting site and regional water quality by reducing sediment and nutrient loads to water bodies on-site and downstream;
  - Construct water quality swales for drainage purposes within private development areas and street rights-of-way where grades permit;
  - Mimic the predevelopment site hydrology by using site design techniques that store, infiltrate, evaporate, and retain runoff to reduce off-site runoff and facilitate groundwater recharge (where practical); and
  - Ensure that receiving waters experience fewer negative impacts in the volume, frequency, and quality of runoff, by maintaining base flows and more closely approximating predevelopment runoff conditions.

3.5.8 SUSTAINABLE STORMWATER MANAGEMENT/STORMWATER QUALITY

The Specific Plan identifies a variety of features that are intended to accommodate stormwater conveyance facilities and water quality treatment facilities designed to improve water quality on-site from drainage run-off and limit downstream water quality impairments from the proposed development. Refer to Section 2.5, *Drainage Master Plan*, and Exhibit 2-8, *Master Drainage Plan,* for further discussion and location of stormwater facilities. The Specific Plan requires implementation of an integrated stormwater collection and conveyance system designed to treat and convey development-related runoff; provide 100 year flood protection to flood prone areas; increase groundwater recharge (where practical) through on-site retention basins, as well as improve water quality on-site and downstream through on-site water quality basins and swales. The *Low Impact Development* strategies listed above are also to be implemented to further water quality goals.