Chapter 7.0

Design Guidelines and Landscape

These Design Guidelines are intended to provide detailed direction for the physical design of The Arboretum and provide an overview of the physical framework desired to visually unify The Arboretum villages. They also encourage the application of subtle architectural distinctions that will define each unique village and ensure that design components have a high level of quality. In essence, these guidelines promote the creation of architecture and amenities designed with timeless elements that will be appreciated as much in the future as when built. While directing a high level of design quality, the Design Guidelines provide a wide degree of flexibility to encourage creativity on the part of property owners and designers to implement the spirit of The Arboretum concept throughout the development.

The Design Guidelines are intended to be general and illustrative in nature. They are not rigid requirements; however, every development within The Arboretum must incorporate the particular attention to detail reflected in these guidelines. These Design Guidelines establish the design framework that will be used to evaluate proposed developments. The intent of these guidelines must be met in order for a project to be approved during the development review process.

Due to the breadth and depth of the guidelines and requirements presented in this chapter, there will inevitably be overlap in the topics and situations addressed in the different subsections. This overlap is indicative of the interrelated nature of the overall community design, the relationship of buildings to their surroundings and the specific architectural character of structures within The Arboretum. It is important to consider these interrelationships at every stage of the design of elements of The Arboretum community.
7.1 Community-Wide Design Guidelines

The community character of The Arboretum is inextricably linked to its community design. Elements of community design, such as architectural character, landscaping, lighting, and entry monumentation, combine to contribute to the community’s image and identity. As discussed in Chapter 1, Vision, the foundation of The Arboretum is the creation of community that maintains a harmonious balance between the natural and built environment. This chapter focuses on the overall community design, and so a discussion of the relation of community design to the Vision for The Arboretum is warranted.

The guidelines in this section apply to the entire Arboretum Specific Plan and provide design guidance relating to general architectural character and design, landscape, entries and monumentation, streetscapes, intersections, pedestrian and bicycle connectivity, walls and fences, signage, lighting, and parking. They are intended to create a strong, cohesive community identity through the use of consistent design detail throughout the project area. Thus, the villages and neighborhoods of The Arboretum should be developed as distinct areas within the project while retaining the necessary characteristics for overall community identity.

7.1.1 Sustainable Design

Development within The Arboretum is encouraged to integrate, where feasible, principles and practices of sustainability and green design. Incorporating sustainable design from the earliest stages has benefits for both the builder and future occupants. Many sustainable design principles have minimal or no cost impacts if incorporated early in the design phase, and initial costs can frequently be offset by reduced construction time and long-term operations and maintenance savings. In addition, sustainable neighborhood design and green homes are a desirable amenity for many potential home buyers, who are often willing to pay a premium to live in a resource-efficient house and community.

For residential areas within The Arboretum, the application of sustainable best management practices is strongly encouraged. The comprehensiveness of these certification programs guarantees, for their respective types of development, the achievement of a high minimum standard. For maximum flexibility, however, the...
master developer and builders may implement sustainable building and development practices most appropriate to the specific context within The Arboretum.

It is encouraged that all nonresidential buildings constructed as part of The Arboretum Specific Plan be energy efficient. Programs through Southern California Edison and the Southern California Gas Company, such as the Sustainable Communities Program and the Savings By Design Program, offer design assistance, education, training and financial incentives.

Guidelines contained within this chapter that incorporate sustainable principles and practices are marked with The Arboretum leaf symbol 🍃.

Gardens, paseos and parks give the feeling of residential units within an arboretum setting.
7.1.2 General Site and Infrastructure Design

1. Where possible, orient buildings to face onto streets, parks, and open spaces/paseos. This orientation will create more attractive, safe, and pedestrian-friendly streetscapes and public spaces.

2. Where applicable, create curb cuts to allow stormwater flows to drain to permeable or landscaped areas.

3. Where practical, use pervious or open grid paving for driveways, walkways, plazas, and parking areas. Implement small-scale design features throughout the development, such as dual-track driveways for single-family homes.

4. Incorporate recycled-content aggregate (reused and crushed concrete and asphalt) wherever aggregate is specified, such as drainage backfill and under driveways, sidewalks, and building slabs.

5. Use pervious paving materials where practical to reduce the negative effects of stormwater runoff and to facilitate groundwater recharge.

6. Utilize grass swales, particularly with native or drought-tolerant grasses, to collect and filter water runoff.

7.1.3 General Architectural Character and Design

1. Vary rooflines and building heights to create visual interest.

2. Incorporate significant architectural features, such as towers or balconies, into the design of key community buildings, such as the recreation centers. Doing so will strengthen the identity of the project.

3. Varied massing and vertical step-back in building design prevents a monotonous streetscape and is encouraged.

4. Front elevation design and materials are to wrap around the side elevation to an appropriate transition point, as determined by the Planning Division. If the rear elevation is visible from a public street, rear elevation design and materials shall also wrap around the side elevation to provide for architectural relief.

5. Quality materials shall be used in the construction of buildings.

6. Variations in style, architectural features, and colors create visual interest and are encouraged.
7.1.4 Entries and Monumentation

Community entries are critical opportunities to distinguish The Arboretum from surrounding developments and announce arrival into the project itself. In addition, entries are an opportunity to reinforce the overall design theme and character of The Arboretum which relies heavily on landscaping to define its unique identity.

There are four types of community entries in The Arboretum: Primary Gated; Primary Nongated; Secondary Gated; and Secondary Nongated. See Chapter 6, Circulation and Streetscape Design, for more detailed information and for the locations of entries throughout the Arboretum community. In addition to the primary and secondary entries, community entry monumentation and icon monumentation will be strategically located throughout the community to reinforce the design theme of The Arboretum and create a sense of identity and character at the village level.

The treatments described below provide the desired quality of entries and entry monumentation. The exact design, configuration, and content of each gateway will be determined in detailed site plans at the tract map level.

1. Primary community entries shall incorporate distinctive signage, attractive landscaping, special intersection treatments, and distinguishing elements such as monument style walls. Formal groupings of signature trees and landscaping can be incorporated into the design to create distinctive entries to the community.

2. Secondary community entries shall be marked by attractive and consistent signage or landscaping and include elements similar to those found in the primary community entries, but smaller in scale.
7.1.5 Project Signage

1. Project signage shall have a consistent design theme and color palette throughout the development to achieve a coordinated sense of identity.

2. Signage shall be of a scale and style appropriate to the area and surrounding uses.

3. Freestanding monument-style signage shall be used. Pole signs are prohibited.

4. Signs shall utilize materials and colors that are compatible with the architecture and designs of the surrounding areas.
7.1.6 Parking

1. Parking areas shall be designed to minimize the conflict between pedestrian and vehicular traffic.

2. Parking areas shall provide clearly marked and well-lit pedestrian walkways to ensure pedestrian safety.

3. Provide tree cover and shade structures in parking lots, such as around schools and recreation centers, for shading and to reduce the amount of heat absorbed by paved parking areas. Evergreen trees that provide year-round shade are particularly useful for minimizing absorption of heat.

4. All required off-street parking (City’s Municipal Code, Chapter 30, Article XI) shall be located outside of the public right-of-way and on-site. Required off-street parking will not be accommodated on any public streets.

5. Required off street parking (except for visitors parking) may be satisfied in a private gated community on privately maintained streets on one side of the street as long as a minimum drive aisle, as required by the Fire Department, is maintained.
7.1.7 Parks, Recreation and Open Space

1. Recreation and open space areas shall be designed to accommodate the needs of different ages and abilities.

2. Canopy trees shall be used to provide shade. Informal groupings create visual interest and are encouraged.

3. Ample outdoor furniture shall be provided. This furniture shall match the surrounding architectural styles, materials, and colors. Benches shall be placed to take advantage of views of the San Gabriel and San Bernardino Mountains.

4. A combination of hard and soft paving may be used depending upon the function of the recreational amenity.

5. Active areas may utilize turf, grasses, and ornamental plantings. Passive areas shall primarily be composed of nonirrigated or drought-tolerant species.
7.2 Residential Design Guidelines

7.2.1 General Residential Design Guidelines

SITE DESIGN

1. The creation of pocket parks and pedestrian trails and paths within neighborhoods is encouraged.

2. On-street parking (to satisfy required off-street parking) may be provided on one side of private residential streets as long as a minimum drive aisle, as required by the San Bernardino County Fire Department, is maintained. On-street parking tends to slow traffic and serves as a barrier between vehicular traffic and pedestrians, creating a safer pedestrian environment.

3. Roadways shall be oriented to create views of neighborhood parks and other amenities. Housing shall front amenities and paseos whenever possible. All alley-loaded product (rear-loaded product), court cluster product, paseo cluster product, stacked flats or row townhomes, which require a private alley, drive, or court, shall meet the City standard for usable balconies and enhanced natural surveillance over the drive or court areas.

4. All residential site plans will incorporate Crime Prevention Through Environmental Design standards for a natural enrichment of quality of life.

5. Guest parking spaces must be located at least 10 feet from a dwelling living area and cannot be satisfied on a street.

ARCHITECTURAL STYLE

1. The massing, character, and detailing of the architectural styles shall be authentic to the selected styles. However, contemporary adaptation of traditional vernaculars is appropriate.

2. The choice of architectural expression must be derived primarily from the respective building typology (row towns, courtyard buildings, single-family homes, etc.). Architectural styles shall be accurate and appropriate for the building typology.

3. Whenever possible, building articulation and form shall be expressive of and driven by environmental and site conditions such as solar orientation, views, noise, prevailing winds, and local climate. Plan forms that employ features such as courtyards, plazas, and patios are encouraged.

4. Use architectural elements that form an integral part of the building and avoid ornamentation and features that appear to be of poor quality and tacked on.

5. Architectural styles and detailing are extremely important to the identity and appeal of residential neighborhoods as well as individual homes. A mix of well-defined architectural styles in each neighborhood will add to the character of the project and is encouraged.

6. Box-like home designs are discouraged. Varied architectural detailing and projections shall be used to accentuate specific features and ensure a visually pleasing and varied experience within a neighborhood.

7. Builders are encouraged to incorporate sustainable design features, such as solar panels, light shelves, eyebrows and overhangs, reflective rooftop materials, cisterns and greywater systems, and other features to reduce resource consumption.

8. Incorporate shading devices and techniques, such as roof overhangs and strategically placed deciduous trees, to minimize unnecessary solar heat gain.

9. Install architectural features that increase daylighting, such as light shelves that bounce light further into interior spaces, to reduce the need for additional electrical light.
Building Orientation

1. Use residential entrances to activate the street, and utilize elements such as canopies, porches, stoops, trellises, and courtyards as transitional spaces between the private and public realms.

2. Orient buildings to face onto streets, parks, and open spaces/paseos. This orientation will create more attractive, safe, and pedestrian-friendly streetscapes and public spaces.

3. Alley-loaded cluster products help to create a pedestrian-friendly streetscape and are encouraged.
VARIETY AND AESTHETIC QUALITY

1. Create identity and interest by varying floor plans and unit types. Two identical units may not be placed adjacent to each other.

2. Adjacent homes of the same architectural style shall not have identical elevations or colors. Rather, a variety of elevations, colors, and detailing is encouraged.

3. Porches, detailed entries, and stoops add to the character of a neighborhood and shall be incorporated. These features shall be varied along the street to create visual interest. If possible, these features shall project forward of a front entry garage door.

4. Entry features such as gates, trellises, arches, and arbors shall be employed to add visual interest and variety within the neighborhood.

5. Encourage the provision of “outdoor living room” spaces through architectural design that connects interior spaces to well-delineated exterior features such as patios, porches, and entries.

6. Variation in floor plans, unit types, roof form, colors, and materials add character and visual interest to a neighborhood. Two identical elevation styles may not be placed adjacent to each other.
7. Exercise creativity and individual expression in conceiving and interpreting architectural form.

8. Apply massing breaks such as entry court and stepped-back corners to promote visibility and allow block transparency. Create variety in building mass by providing adequate vertical and horizontal offsets.

9. Avoid monotony through the utilization of varied setbacks, garage orientation and location, and building massing.

10. Designs with the garage as a dominant feature along the street are discouraged. The placement, orientation, and size of the garage shall be varied and include a mixture of front, side, rear, and alley-loaded garages as feasible.

11. Varied front and side setbacks create a more interesting street scene and are strongly encouraged.

12. Utilize a variety of architectural features and detailing methods to differentiate adjacent units. Features such as articulated entry features (porches and stoops), bay windows, and chimneys are encouraged.

13. Front-entry garage doors shall not be the dominant feature of a facade. They shall be recessed into the garage wall and shall include patterns or indentations to create visual interest. Decorative panels, windows, arched doorways, and ornamental trim are strongly encouraged.

14. Alleys shall be landscaped to improve their aesthetic quality.
7.2.2 Building-Level Residential Architectural Guidelines

**ENHANCED ARCHITECTURAL TREATMENT**

1. Enhanced architecture is encouraged for planning parcel edges along perimeter streets and major parks. Special landscape or architectural treatments such as enhanced entries or window details shall be used at main street corners and other areas with high visibility, such as at the end of paseos, main icon streets, and view corridors.

**ROOFS**

1. Roof forms of each home shall be appropriate to the architectural style. Roof forms are encouraged to provide visual interest to the neighborhood. Avoid a common roofline along streets. Overly complex and distracting roofs are not encouraged.

2. Roofs shall be constructed of noncombustible materials. Acceptable materials include clay and concrete tile. Unacceptable materials include pressed wood, corrugated fiberglass, asphalt roll roofing, and corrugated metal.

**GARAGES**

1. The front elevation shall focus on the home, not the garage.

2. Garage wall planes on the front elevations shall be furred out a minimum of 6 inches.

3. Garage door surrounds shall be articulating with trellises, trim, enhanced materials, or other methods to help minimize the architectural impact of the garage door.

4. A mix of garage door patterns (including garage doors with light) shall be used to add variety.

5. Garages shall have windows and lights per City plotting and design criteria standards.

**COLORS AND MATERIALS**

1. Color schemes shall be appropriate to the architectural style.

2. Color shall be used to add variety and richness to the architecture. Color changes shall occur at the inside corners only.

3. Each elevation shall have a minimum of three colors.

4. Each neighborhood shall have a minimum of three different roof colors and profiles.

5. Use materials, color, and details to enrich building character and emphasize human scale by employing rich, durable, and high quality finishes at street level.

6. Individual single-family homes shall not have identical color schemes adjacent to one another.

The materials and colors chosen for this entry feature compliment the architectural features of the home and enhance the streetscape.
ARTICULATION AND DETAILING

1. Articulate elements such as roof overhangs, canopies, and parapets to establish hierarchy and add interest to building silhouettes.

2. Varied architectural detailing and projections shall be used to accentuate specific features and ensure a visually pleasing and varied experience.

3. Establish a clear pattern and provide articulation and rhythm of windows, doors, and balcony openings, utilizing a variety of devices such as canopies, awnings, or railings.

4. Building interaction with the street level is important to a well-defined street scene. Stairways, entry stoops, balconies, arcades, colonnades, and retail storefronts will provide a strong transition from the street to each building.

5. Trash collection, service, and loading areas must be located and designed so that service vehicles have clear and convenient access and do not block adjacent vehicular or pedestrian circulation or vehicular parking. Final location of loading/service areas will be approved by the City during the Development Advisory Board (D.A.B.) process.

SCREENING

1. Storage and maintenance areas and other ancillary uses must be screened from public view.

2. Accessory structures, such as storage, refuse receptacles, mechanical equipment, backflow preventers, loading docks, security fences, and similar uses can seriously detract from the visual quality of an area. Therefore, care must be taken to minimize the visual impact of these uses through site design and visual shielding. When reasonably possible, these uses shall be located away from roadways and public views, behind buildings, or in enclosed structures. Effective shielding methods include landscaping, berms, walls and fences, and ornamental screening.

3. Accessory structures shall be designed to look like a continuation or extension of the primary structure. They shall have architectural detailing and landscaping similar to the primary structure.

4. Any equipment mounted on the roofs shall be screened so that it is not visible from the street.

5. Utilities shall be screened and/or located underground as appropriate.

6. Above ground utilities shall be screened from public view.

Balconies and overhangs add interest to the front elevation of homes
7.2.3 Multifamily Residential Treatment

1. Utilize a variety of architectural features and detailing methods to differentiate adjacent units. Features such as articulated entry features (porches and stoops), bay windows, and chimneys are encouraged.

2. Large multiple-family dwellings shall have articulated facades, including recesses and architectural detailing, to avoid a monotonous streetscape.

3. In multifamily developments, adjacent buildings shall have a variety of color and material palettes, and architectural detailing.

4. In multifamily developments, the architectural building edge shall be used in place of walls whenever feasible.

A variety of architectural features and details differentiate these multi-family units.
7.2.4 Menu of Residential Architectural Styles

The Arboretum Specific Plan has a designated group of compatible architectural styles that are consistent with the buyer profile and landscape theme for the community's villages. The architectural styles have also been selected to allow for variety and individuality for each neighborhood. On the following pages are samples of recommended architectural styles for the Arboretum. Key defining elements of each style are included.

A minimum of three different architectural styles must be utilized within each village, and a minimum of six different architectural styles must be utilized throughout the entire Specific Plan area. One or more architectural styles may be utilized within each residential neighborhood. However, the utilization of more than one architectural style within an individual residential neighborhood is encouraged. Although only one style is required within each residential neighborhood, a minimum of three different elevations of the same architectural style must be utilized. In addition, no two identical elevations may be utilized adjacent to each other within detached residential neighborhoods. The reverse of an elevation, though, may be used adjacent to the original.

Each architectural style is represented on the following pages in the form of a summary description of its main components. These summaries will be used by the City of Fontana's Planning Division to determine if the submitted architecture plans substantially conform to the architecture styles identified in this document. Proposed architectural plans are not required to contain all the elements identified for each particular style. Rather, the matrix is intended to set forth a description of style elements and features generally associated with the architectural style.

The architectural styles for the residential uses within The Arboretum include:

- Santa Barbara
- Spanish Colonial
- Monterey
- Tuscan
- Provence
- Italianate
- California Craftsman
- Prairie
- European Cottage
Santa Barbara Style

Southern California influenced Spanish styles popular from 1900–1930.

**Style Elements**

**Form & Massing**
- Asymmetrical/symmetrical massing
- Arched arcades

**Entry**
- Covered porch
- Arcade
- Recessed entry

**Roof**
- 4:12-5:12 roof pitch; gable roof
- Deep eaves at selected locations
- Semi-tight rake at gable ends

**Details**
- Wood or wrought iron balconies
- Decorative patterned accent tile
- Wrought iron window grills
- Recessed windows

**Materials & Colors**
- Red barrel concrete tile roof
- Light to medium sand stucco finish

Front door appropriate to style
Light-sand stucco
Decorative metal

Recessed entry
Semi-tight rake
Decorative accent tile

Wood balcony
**1915–1940 Spanish-inspired with Latin American design elements. Made popular after 1915 Panama-California exposition in San Diego. Features a more precise imitation of elaborate Spanish elements than the Mission Revival style.**

### Style Elements

<table>
<thead>
<tr>
<th>Form &amp; Massing</th>
<th>• Asymmetrical/symmetrical massing</th>
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<tbody>
<tr>
<td>Entry</td>
<td>• Covered porch</td>
</tr>
<tr>
<td></td>
<td>• Arcade</td>
</tr>
<tr>
<td></td>
<td>• Detailed door surround</td>
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<tr>
<td>Roof</td>
<td>• 4:12–5:12 roof pitch; hip or gable roof</td>
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<tr>
<td></td>
<td>• Little or no overhang at gable ends</td>
</tr>
<tr>
<td></td>
<td>• Exposed rafter tails at selected areas</td>
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<tr>
<td>Details</td>
<td>• Shutters</td>
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<tr>
<td></td>
<td>• Wrought iron window grills</td>
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<tr>
<td></td>
<td>• Vertical window proportions</td>
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<tr>
<td></td>
<td>• Arched window or door openings</td>
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<tr>
<td>Materials &amp; Colors</td>
<td>• Concrete S-tile or barrel tile roof</td>
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<tr>
<td></td>
<td>• Light to medium sand stucco finish</td>
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<tr>
<td></td>
<td>• White and light earth tone colors</td>
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</tbody>
</table>

**Spanish Colonial Style**

- Little or semi-tight overhang at gable ends
- Vertical window proportions
- Decorative shutters
- Decorative metal grills
- Detailed door surround
- Asymmetrical/symmetrical massing
- Arched window/door openings
- Covered arcade at entry
### Monterey Style

1925–1940. Blending of Spanish adobe construction with two-story colonial housing type.

#### Style Elements

<table>
<thead>
<tr>
<th>Form &amp; Massing</th>
<th>• Cantilevered covered balcony at the second story</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entry</td>
<td>• Entry covered by balcony above</td>
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</tbody>
</table>
| Roof | • Shallow (4:12-5:12) roof pitch; gable roof  
• Exposed rafter tails at selected locations |
| Details | • Wood or wrought iron balconies  
• Decorative patterned accent tile  
• Wrought iron window grills |
| Materials & Colors | • Concrete S-tile or flat roof  
• Light to medium sand stucco finish  
• Accent siding at second story  
• Accent brick or stone wainscot at the first floor |

- Cantilevered balcony
- Decorative shutters
- Exposed rafter tails at selected locations
- Shallow roof pitch, gable roof
- Second-story balcony
- Paired windows
- Balcony-covered entry
- Accent siding at second floor
- Wood corbels and balcony railing
**TUSCAN STYLE**

*Inspired by rustic buildings of Tuscany.*

**STYLE ELEMENTS**

| FORM & MASSING | Informal building forms & Asymmetrical/symmetrical massing |
| ENTRY         | Arched door treatments |
| ROOF          | Shallow (4:12-5:12) roof pitch; hip and gable roofs & Exposed rafter tails at selected locations |
| DETAILS       | Shutters & Wrought iron details & Wood or wrought iron balcony railings |
| MATERIAls & COLORS | Concrete S-tile & Light to medium sand finish stucco in rich earth tone colors & Rustic stone/brick veneer |

- Rustic stone veneer
- Asymmetrical/symmetrical massing
- Informal building forms
- Arched windows & window treatments
- Balcony with decorative metal railings
- Decorative shutters
- Decorative metal detail
PROVENCE STYLE

Decorative pot shelves  Steep pitched hip & gable roofs  Rich earth color tones

Shallow porch  Rustic stone veneer  Curved / varying roofline

Arched window & door treatments  Quoins  Decorative shutters


<table>
<thead>
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<th>STYLE ELEMENTS</th>
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<tbody>
<tr>
<td>FORM &amp; MASSING</td>
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<tr>
<td>• Asymmetrical/symmetrical building massing</td>
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<tr>
<td>ENTRY</td>
</tr>
<tr>
<td>• Arched door treatments</td>
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<tr>
<td>• Shallow porch</td>
</tr>
<tr>
<td>• Quoins at entry doors</td>
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<tr>
<td>ROOF</td>
</tr>
<tr>
<td>• Steep pitched secondary roofs (6:12+); hip and gable roofs</td>
</tr>
<tr>
<td>• Short overhangs (0”–12”)</td>
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<tr>
<td>• Curved/varying roof line</td>
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<td>DETAILS</td>
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<tr>
<td>• Shutters</td>
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<td>• Wrought iron details</td>
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<tr>
<td>• Wood or wrought iron balcony railing</td>
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<td>• Dormers</td>
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<tr>
<td>• Arched window or door treatments</td>
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<tr>
<td>MATERIALS &amp; COLORS</td>
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<tr>
<td>• Concrete flat tile roof</td>
</tr>
<tr>
<td>• Light to medium sand finish stucco in rich earth tone colors</td>
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<tr>
<td>• Rustic Stone veneer</td>
</tr>
<tr>
<td>• Quoins at corners, windows, or entry doors</td>
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<tr>
<td>• Stone or brick accents</td>
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1840–1885. Inspired by informal Italian-styled villas of the picturesque movement in Europe.

**STYLE ELEMENTS**

| FORM & MASSING | • Asymmetrical/symmetrical building massing |
| ENTRY | • Covered entry  
| | • Front porch  
| | • Pediment entry with stoop |
| ROOF | • Shallow pitched roofs (4:12-5:12), hip and gable roofs  
| | • Deep overhangs (12°-36°) with decorative brackets below and selected locations |
| DETAILS | • Dentals or brackets at eaves at selected locations  
| | • Paired or triple windows  
| | • Pediment window and door treatments  
| | • Rusticated base |
| MATERIALS & COLORS | • Concrete flat tile roof  
| | • Light to medium sand finish stucco in rich earth tone colors  
| | • Rustic Stone veneer  
| | • Quoins at corners, window, or entry doors  
| | • Stone or brick accents |

Asymmetrical building massing  
Quoins  
Dentals at eaves  

Deep overhangs with decorative brackets below  
Covered entry  
Pediment window  

Arched door treatment  
Shallow-pitched hip roofs  
Light sand finish stucco in rich earth tone colors
CALIFORNIA CRAFTSMAN STYLE


### STYLE ELEMENTS

<table>
<thead>
<tr>
<th>FORM &amp; MASSING</th>
<th>ENTRY</th>
<th>ROOF</th>
<th>DETAILS</th>
<th>MATERIALS &amp; COLORS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asymmetrical/symmetrical plan form</td>
<td>Full or partial width front porch</td>
<td>Shallow pitched roofs (3:5:12–5:12); front, side or cross gable roofs</td>
<td>Battered, square, or 4-post columns</td>
<td>Concrete flat tile roof</td>
</tr>
<tr>
<td>Varied building massing</td>
<td></td>
<td>Deep overhangs (12”–24”) with decorative brackets below</td>
<td>Brackets or knee braces at gabled ends</td>
<td>Light to medium sand finish stucco with siding accents</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Paired or triple windows</td>
<td>Stone or brick accents</td>
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**Stone accents**
- Exposed rafter tails at selected locations
- Battered columns with stone base

**Exposed rafter tails at selected locations**
- Shallow pitched roofs with deep overhangs
- Full-width front porch
- Paired and tripled windows

**Shallow pitched roofs with deep overhangs**
- Full-width front porch
- Paired and tripled windows

**Full-width front porch**
- Paired and tripled windows

**Paired and tripled windows**
- Battered, square, or 4-post columns
- Brackets or knee braces at gabled ends
- Paired or triple windows

**Battered, square, or 4-post columns**
- Concrete flat tile roof
- Light to medium sand finish stucco with siding accents
- Stone or brick accents

**Concrete flat tile roof**
1900–1920. Inspired by the Oak Park homes of Frank Lloyd Wright.

**STYLE ELEMENTS**

| FORM & MASSING | • Asymmetrical/symmetrical building massing with horizontal emphasis |
| ENTRY | • Single-story front porch • Decorative glazing or sidelights |
| ROOF | • Hip roofs (3.5:12–5:12) • 18”–24” overhangs |
| DETAILS | • Heavy square columns • Geometric window grid patterns • Window boxes and pedestal urns • Entry door with decorative glazing or sidelights |
| MATERIALS & COLORS | • Concrete flat tile roof • Light to medium sand finish stucco • Light body colors with dark, contrasting trim • Stone or brick base accents |

**PRAIRIE STYLE**

- Hip roofs
- Light body colors with dark, contrasting trim
- Decorative glazing
- Heavy square columns
- Geometric window grid patterns
- Stone base accents
- Front porch
- Light to medium sand finish stucco
- Horizontal emphasis
EUROPEAN COTTAGE STYLE

1920–1940. Inspired by medieval Tudor and Norman country homes.

STYLE ELEMENTS

FORM & MASSING
- Asymmetrical/symmetrical building massing
- Recessed second or third floor

ENTRY
- Articulated door surround or covered porch

ROOF
- Hip and gable roofs (4:12–6:12 pitch)
- 6”–18” overhangs
- Semi-tight rake

DETAILS
- Shutters
- Dormers
- Tower elements
- Planter boxes and pot shelves

MATERIALS & COLORS
- Concrete flat tile roof
- Light to medium sand finish stucco
- Rustic stone veneer
- Stone or brick wainscot

Stone accents
Decorative pot shelves
Recessed second floor

Asymmetrical/symmetrical massing
Articulated door surround
Hip and gable roofs

Decorative shutters
Semi-tight rake
7.3 Activity Center

The following guidelines apply to the commercial uses located at the northwest corner of Sierra Avenue and Duncan Canyon Road.

7.3.1 Site Design

1. Structures shall be designed to relate to each other and the surrounding area.

2. The placement and design of structures shall facilitate and encourage pedestrian activity and convey a physical and visual link to the adjacent residential developments, streets, and sidewalks.

3. When possible, adjacent buildings shall be designed with shared open spaces, plazas, and courtyards that can serve as employee or customer outdoor eating and gathering places.

4. Where feasible, new structures shall be clustered to create plazas and pedestrian malls. When clustering is impractical, a visual link between separate structures shall be established through the use of an arcade, trellis, or other open structure.

5. Establish a visual link in multibuilding complexes by using architectural and site design elements to unify the project.

6. Building entries shall be oriented towards the street and clearly defined.
7.3.2 Architectural Design

1. Projects within the Activity Center shall utilize specialized design features, such as distinctive architectural detailing, landscaping, and lighting elements, to ensure a consistent design theme for that project.

2. Buildings shall be divided in distinct massing elements. Building facades shall be articulated with architectural elements and details. Vertical and horizontal offsets shall be provided to minimize bulk.

3. Avoid long, monotonous building facades and create diversity by clustering buildings around courtyards and open areas.

4. Avoid a single, large dominant building mass. Horizontal building masses shall not exceed a height-to-width ratio of 1:3 without substantial changes in height and projecting or recessed elements.

5. Large buildings shall have articulated facades, including recesses and architectural detailing, to avoid a monotonous streetscape. Openings shall be recessed 2 to 4 inches to further articulate the façade.

6. Vary rooflines to reduce the overall mass of the building. Parapet walls and roof systems shall be designed to conceal all roof-mounted equipment from adjacent properties and public rights-of-way. Flat roofs shall be disguised through the use of parapet walls.

7. Architectural elevations of principal buildings over 20 feet tall shall have a clearly discernible base (minimum 3'), body, and cap (consisting of a cornice, parapet, awning, or eave that do not to exceed the base height). The base and cap shall be discernible from the body by changes in color, materials, texture, pattern, or profile.

8. Utilize low reflective, subtle, neutral, or earth tone colors on the building body. Building trim and accent areas may feature brighter colors, including primary colors. Applied paint over brick and stone is strongly discouraged.

9. Utilize high quality materials on building bases, bodies, and caps.
7.3.3 Activity Center Entries

1. Entries shall be clearly marked, with distinctive landscaping and attractive monument-style signage.

2. Access shall be located as far from street intersections as possible.

7.3.4 Paving

1. A variety of paving materials shall be used to clearly delineate vehicular and pedestrian areas and to create a sense of place.

2. Decorative paving shall be incorporated into parking lot design, driveway entries, pedestrian walkways, crosswalks, plazas, and pedestrian malls.

7.3.5 Storage and Accessory Structures

1. Storage, loading areas, and service entrances shall be located to the rear of the structure and oriented away from noise-sensitive uses, such as residences. Landscaping, berming, and walls shall be used to buffer adjacent uses from these areas.

2. Outdoor storage areas and loading docks shall be screened from the street and adjacent uses.

3. Accessory uses and utilities shall be located behind the primary structure out of public view whenever possible. Uses that cannot be placed out of view shall be shielded with berms, landscaping, attractive walls, or decorative screening.

7.3.6 Parking

1. Disperse parking into multiple smaller lots as opposed to one large lot, where feasible, and screen parking with berms, landscaping, or fences.
7.3.7 **Activity Center Signs**

1. Signs shall be backlit or downlit to prevent glare and spillover onto adjacent properties.

2. “Canned” signs are prohibited. Interior illuminated channel letters shall be used instead.

3. Signs shall be compatible with the building and site design in terms of color, material, and placement.

4. All signs shall be maintained in good repair.

5. Color schemes for signage shall be related to other signs and graphics in the vicinity to achieve a coordinated sense of identity.

6. The design and style of a sign shall complement the architectural style of the building to which it is attached or adjacent.

7. The exposed backs and sides of signs shall be architecturally treated to blend with the exterior character of the buildings and site.

8. Signage shall be visually interesting and informative. It shall be distinctive and eye-catching yet simple and tasteful. Cluttered designs and excess advertising shall be avoided.

9. Multitenant signage is encouraged to minimize visual clutter.
7.4 Landscape Design Guidelines

These landscape design guidelines establish a landscape theme for the project and set forth general criteria for landscaping of the residential community for the Arboretum. The Arboretum's design guidelines are driven by the goal to create a cohesive overall community while still promoting the design of unique and interesting landscape spaces at the neighborhood level.

7.4.1 Community-Wide Landscape Design Guidelines

1. All landscaping shall utilize the approved trees, shrubs, and groundcovers listed in the Plant Palette found in this chapter (Table 7.4).

2. Landscaping along major roadways and at project entries shall be consistent, formalized, and composed of signature plantings from the plant palette to create an attractive and cohesive community identity. Formal plantings of nonnative species may be used at key entries and intersections to highlight these areas.

3. Median plantings shall reflect the use of the roadway of which they are a part. Median plantings along Sierra Avenue, Citrus Avenue, and Casa Grande Avenue shall be more formal to reflect the hierarchy and character of the roadways.

4. Landscaping within paseos shall consist of informal groupings of shade trees, shrubs, and plantings. Native and other low-water species shall comprise the majority of landscaping within paseos. However, turf areas may be provided in areas intended for active use.

5. The planting of native and drought-tolerant species coupled with water-efficient and drip irrigation systems is encouraged throughout the project, especially in public or common areas.

6. As practical, utilize medians and parkways for water treatment and to reduce runoff.

7. As practical, ample street and shade trees shall be provided to create an attractive and pedestrian-friendly environment.

8. Increase tree canopy and place trees strategically to reduce energy demand for adjacent buildings, enhance roadway safety, and provide for a more aesthetically pleasing environment.

9. As practical, utilize a variety of tree types with an emphasis on trees that provide shade cover and an urban forest within The Arboretum. Also, provide formal, linear plantings of trees as windrows, with proper orientation toward prevailing winds, to mitigate the negative effect of wind on the project.
10. Install automated, high efficiency irrigation systems to reduce the amount of water devoted to landscaped areas, such as drip and bubbler irrigation and low-angle, low-flow sprayheads.

11. Encourage homeowners to select plant materials and species that are native, drought tolerant, and/or low water demand.

12. Minimize the use of large or inefficiently small turf areas in landscaping by incorporating water-conserving native groundcovers or perennial grasses, shrubs, and trees.

13. Group plants with similar water requirements together, a technique known as hydrozoning.

14. Increase tree cover in developed areas to reduce solar heat gain into buildings and to reduce the amount of heat absorbed by paved areas. In general, plant drought-tolerant or native tree species around and near buildings, walls, windows, and paved areas. Plant deciduous trees on the south side of buildings to allow for increased solar heat gain in winter months (reducing energy needed for heating interiors) and shading in summer months (reducing energy needed for cooling interiors).

Street trees provide shade and visual character along residential streetscapes

Groundcover and informal tree plantings
7.4.2 Tiered Landscape Program

Landscaping for The Arboretum shall follow a tiered planting plan as shown in Figure 7.1, *Tiered Planting*. Using different scales, forms, colors, and/or textures of plant materials “tiered” planting visually increases the depth of planters and promotes interest and diversity. The application of tiered planting is required to enhance the visual character of the project by softening the appearance of walls and fencing along major community roadways such as Duncan Canyon Road and Cypress Avenue. The tiered concept shall also be applied at the neighborhood level (along collector and local streets) and in front of individual residential units or multifamily housing projects. A selection of acceptable planting materials is found in Table 7.4, Plant Palette.

<table>
<thead>
<tr>
<th>Tier</th>
<th>Description</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tier A</td>
<td>Low spreading groundcover (1) (including turf or turf substitute)</td>
<td>Under 12” height</td>
</tr>
<tr>
<td>Tier B</td>
<td>Low mounding shrub/groundcover (1) (2) (informal mass planting)</td>
<td>12”-30” height</td>
</tr>
<tr>
<td>Tier C</td>
<td>Low hedge (formal-linear)</td>
<td>12”-30” height</td>
</tr>
<tr>
<td>Tier D</td>
<td>Medium shrub (informal mass or hedge) (2)</td>
<td>24”-48” height</td>
</tr>
<tr>
<td>Tier E</td>
<td>Large shrub (informal mass or hedge) (2)</td>
<td>42”-60” height</td>
</tr>
<tr>
<td>Tier F</td>
<td>Vertical accent (growth habit columns rather than horizontal)</td>
<td>42”-72” height</td>
</tr>
<tr>
<td>Accent G</td>
<td>Strategically located specimens</td>
<td>Varies</td>
</tr>
</tbody>
</table>

Notes

1. Groundcover material shall be permeable and be able to retain moisture in the root zone, as well as reduce dust and weeds. Examples of appropriate ground place materials include decomposed granite (3/8” minus with 11% fines), fractured rock (2”-6’), river rock (4”-9”), shredded bark, and ornamental grass. Groundcover should be “California-friendly”. Only landscape areas 8’x18’ in size and greater and designed for active outdoor activity shall be permitted to use turf.

2. Shrubs shall be a minimum of 5-gallons in size; in any “multi-tier” scheme, shrubs serving as the first (shortest) tier, a 1-gallon shrub size or rooted cutting is acceptable. When four or more tiers are used, shrubs serving as the first two tiers, may be a minimum of 1-gallon in size.
TIERED PLANTING

FIGURE 7.1

TIER E: LARGE BACKGROUND SHRUB (42"-60" HT.)
ACCENT SHRUB STRATEGICALLY PLACED
TIER C: LOW HEDGE (12"-30" HT.)
TIER F: VERTICAL ACCENT - TO ANNOUNCE ENTRY
TIER B: LOW MOUNDING SHRUB/GROUND COVER (12"-30")
TIER A: LOW SPREADING GROUND COVER (UNDER 12" HT.)
Table 7.2, Specific Tiered Landscaping Requirements, provides details on how to approach tiered landscaping in front and side yards and slopes and large open spaces. Table 7.3, Streetscape Landscaping Requirements, details sizing, spacing and other requirements for the various street typologies found within The Arboretum community. Please see Chapter 6, Circulation and Streetscape Design, for further information regarding the Arboretum's streetscenes.

### Table 7.2 Specific Tiered Landscaping Requirements

<table>
<thead>
<tr>
<th>Planter Width</th>
<th>Number of Tiers Required (Choose tiers A-G from Table 7.1)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Front yards</td>
</tr>
<tr>
<td>18” - 30”</td>
<td>1</td>
</tr>
<tr>
<td>30” - 48”</td>
<td>2</td>
</tr>
<tr>
<td>48” - 60”</td>
<td>2 or 3</td>
</tr>
<tr>
<td>60” and up</td>
<td>3</td>
</tr>
<tr>
<td>5’ - 12’</td>
<td>-</td>
</tr>
<tr>
<td>12’ - 18’</td>
<td>-</td>
</tr>
<tr>
<td>18’ and up</td>
<td>-</td>
</tr>
</tbody>
</table>

* Accent planting is encouraged depending on length of planter and could, depending on its use, count as a tier.

7.4.3 Streetscapes

1. Streetscape elements, such as landscaping, lighting, street furniture, and signage shall create an attractive, consistent, and cohesive community image and complement the surrounding architectural styles.

2. Attractively landscaped medians shall be provided along major roadways to reduce vehicular speed, create a pedestrian-friendly environment, and ensure a pleasant community image.

3. Special patterned paving shall be provided at important intersections and pedestrian crossings within the Specific Plan area, such as the intersection of Cypress Avenue and Duncan Canyon Road.

4. Traffic-calming measures, such as speed dots, will be used every +/- 650 feet in and adjacent to residential and park areas to reduce the speed of traffic and create a more pedestrian-friendly environment. Sidewalk bulbs increase pedestrian safety and comfort and shall be placed at important intersections.

At the product level, product-adjacent private spaces that are part of the public realm (i.e. private front and side yards) help creating the overall landscape tone for the Arboretum. Specific tiered-landscape requirements for front and side yards are provided to encourage the development a cohesive streetscape throughout all levels the Arboretum. Slopes and large open spaces (a minimum of 900 square feet in size and/or with 20-foot dimensions) can also serve to unite the streetscene.
<table>
<thead>
<tr>
<th>Streetscape Landscaping Requirements</th>
<th>Trees</th>
<th>Vines</th>
<th>Shrubs</th>
<th>Unique Details</th>
</tr>
</thead>
</table>
| Perimeter Streets *(Figures 6.3 and 6.4)* | • Combination of 24- and 36-inch box trees  
• Flowering accent tree groupings between 120–200 ft spacing | • 1-gallon minimum  
• 20 ft on center spacing | • Tiered landscape  
• 1-gallon minimum  
• 30-inch max height for shrubs in the median  
• Wood mulch or D.G. around shrubs | • Option A (Specimen Tree) and/or Option B (Vineyard) to occur 3-4 times per 1,000 linear feet |
| Duncan Canyon Road and Citrus Avenue at Easement (Requirements in addition to those for Perimeter Streets) *(Figure 6.5)* | • 24-inch box minimum  
• 40 ft on center spacing  
• 20 ft height max | | | |
| Collector Streets *(Figures 6.6)* | • 24-inch box minimum  
• 40 ft on center spacing | • 1-gallon minimum (where applicable) | • Layered between sidewalk and community wall or maintenance curb  
• 50% 1-gallon minimum, 50% 5-gallon minimum  
• Wood mulch around shrubs | |
| Local Streets *(Figures 6.7)* | • 24-inch box minimum  
• 40 ft on center spacing  
• Three trees per lot for side and corner conditions, two trees per lot for front yard conditions | • 1-gallon minimum (on side yards)  
• 10 ft on center spacing | • Tiered medium scale shrubs for side-yard between wall and property line wall  
• 50% 1-gallon minimum, 50% 5-gallon minimum  
• Wood mulch around shrubs | |
| Arboretum Trail Streetscape *(Figures 6.8)* | • 24-inch box minimum  
• 40 ft on center spacing | • 1-gallon minimum (where applicable) | • Layered between sidewalk and community wall or maintenance curb  
• 50% 1-gallon minimum, 50% 5-gallon minimum  
• Wood mulch around shrubs | • Perimeter Street Option A and/or Option B where appropriate |
| Alleys | • 15-gallon minimum tree size | • 1-gallon minimum | • | |
7.4.4 Landscape Districts

To ensure that the arboretum concept and theming established in the Arboretum Park extends to the residential neighborhood level (above and beyond the parks and gardens that are required), The Arboretum Specific Plan area has been divided into 13 landscape districts (Figure 7.2, Landscape Districts) that are comprised of multiple planning areas.

While the streetscape landscaping palette provides overall visual continuity throughout the four villages, the landscape districts were established to ensure that visual variety in the Arboretum’s landscaping is achieved at the individual property and/or product level. As a result, a landscape theme will be selected for each landscape district that is based upon the planting materials used in one of the community gardens that are required in each village. Variations in the landscape themes will occur between adjacent landscape districts to visually create a distinctive sense of place for each district.

The landscape district delineations shown in Figure 7.2 are provided for reference only. District boundaries, garden theme selection, and each landscape district plant palette shall be refined and finalized during the tentative tract map approval process.
LANDSCAPE DISTRICTS

LEGEND

- Landscape District
- Park
7.4.5 Product-Level Landscaping

The following general requirements for detached product front yards and attached product interior drive courts provide minimum standards necessary to create a vibrant public realm. These standards, when combined with a tiered landscaping plan and guided by the images presented in this section, will result in a cohesive landscape at the product level while maintaining a sense of originality and diversity.

To ensure that appropriate landscape treatments and materials selected at the landscape district level are carried through to the product level, examples of landscaping requirements for four conceptual products - detached single family, detached court cluster, attached paseo cluster, and attached green court cluster - are presented in this section. These four products present options on how to approach landscaping at the product level of development - a key level in setting the tone for the entire Arboretum community.

DETACHED UNITS: FRONT YARDS

1. Plant accent shrubs to highlight home entry
2. Any wall over 42” high shall have a 5-gallon foundation or shrub material planted at a minimum 3' o.c. at its base
3. Two large plantings per lot, in addition to street trees, shall be required. One planting must be a tree (24” box minimum) while the other planting shall be a 15-gallon minimum tree or shrub.
4. Trees shall be planted in informal clusters to create dynamic rhythm and avoid monotony of evenly spaced trees.
5. Plant materials are encouraged to be “California-friendly”.

ATTACHED UNITS: INTERIOR DRIVE COURTS

1. Provide landscape planters between garage doors to achieve softening of motor court/alley area.
   - Planter shall be a minimum of 16” wide and 24” deep.
   - Planter shall be able to support a vertical hedge or vines capable of reaching and being maintained at 5’ height.
   - Vines growing up and over top of garage door area is encouraged.
2. Provide vertical accent tree or large vertical shrub at corner of building facing alleys to soften and frame building.
3. Plant materials are encouraged to be “California-friendly”.

7-38
DETACHED TRADITIONAL SINGLE FAMILY HOME

STREET-ADJACENT PUBLIC SPACE

PRODUCT-ADJACENT PUBLIC SPACE, PRIVATELY OWNED

PRODUCT-ADJACENT PRIVATE SPACE
### DETACHED COURT CLUSTER

#### STREET-ADJACENT PUBLIC SPACE

![Diagram of street-adjacent public space](image1.png)

#### PRODUCT-ADJACENT PUBLIC SPACE, PRIVATELY OWNED

![Diagram of product-adjacent public space, privately owned](image2.png)

#### PRODUCT-ADJACENT PRIVATE SPACE

![Diagram of product-adjacent private space](image3.png)
ATTACHED PASEO CLUSTER

INTERIOR DRIVE COURT

STREET-ADJACENT PUBLIC SPACE

PRODUCT-ADJACENT PUBLIC SPACE, PRIVATELY OWNED

PRODUCT-ADJACENT PRIVATE SPACE
ATTACHED GREEN COURT CLUSTER

INTERIOR DRIVE COURT

STREET-ADJACENT PUBLIC SPACE

PRODUCT-ADJACENT PUBLIC SPACE, PRIVATELY OWNED

PRODUCT-ADJACENT PRIVATE SPACE
7.4.6 Alternative Landscape Techniques

Individual residential property owners will be encouraged to utilize alternative landscaping techniques to reduce turf throughout the Arboretum. These alternative techniques include, but are not limited to:

1. **Turf Limitations**: limit the amount of turf in front yards based on yard size (i.e. 10% of total square footage with an 8’ minimum dimension) or require front yards to be turf-free. Encourage use of various groundcover, inert natural materials, and/or native grasses instead.

2. **Landscape Zones**: group plants with similar water needs together to create distinct watering zones (mini oasis zone, transition zone, and natural zone). Lots may thus be laid out to with a smaller but highly visible area where regular irrigation is provided, but with other broad areas requiring little maintenance or watering.

3. **Vertical Landscaping**: orient landscape vertically rather than horizontally. Vertical landscaping requires less ground space and concentrates required watering. Vertical plantings can include trellises or large pots with small trees.

4. **Wall Planting**: when there are retaining wall conditions, create walls where plants can root into material behind the wall façade or where the rooting medium for the plants is contained within the wall structure. These walls can be made to convey a sense of local distinctiveness.

5. **Native Grasses**: plant native grasses in place of traditional turf to reduce water use, green waste and add variety to the landscape.

6. **Creative Pavement Patterns**: utilize visually pleasing paving options to create interesting groundcover patterns, without the use of turf.

7. **Mulch / Decomposing Granite (DG)**: commonly used for paths and other paved surfaces. DG is much more permeable than conventional paving materials and can usually be installed at a much lower cost.

8. **Outdoor Rooms**: encourage use of outdoor spaces by creating outdoor “rooms” using pavement, walls, and planters which support drought tolerant planting materials.

9. **Solar Orientated Landscaping**: organize landscape based on sun exposure (west/south side requires direct sun and tolerates reflected heat, east side should have plants that require filtered or moderate sunlight, and north side needs shade tolerant plants).

The use of drought-tolerant and native plant species can be an attractive turf alternative in front yards and common landscaped areas.
7.4.7 Plant Material Guidelines

It is the intent of these guidelines to provide flexibility and diversity in plant material selection, while maintaining a limited palette in order to give greater unity and thematic identity to The Arboretum. The plant material lists have been selected for their appropriateness to the project theme, climatic conditions, soil conditions, and concern for maintenance. Wherever possible, overall plant material selection for given project areas, shall have compatible drought-resistant characteristics. Irrigation programming can then be designed to minimize water application for the entire landscape setting.

PLANTING CONSTRAINTS

There are several planting and hardscape restrictions, constraints, and considerations which occur within The Arboretum, as follows:

- The landscape area between hardscape elements (i.e., curb, sidewalk) shall be no smaller than 4 feet in width (excluding planters in interior courts).
- Trees planted on small areas (less than 5’ wide) require an 8-foot linear-type root barrier and their location must be approved by the Public Works Department.
- No trees higher than 20 feet are allowed in the SCE easement.
- Trees shall be centered in parkways, medians or planting areas, unless indicated as randomly spaced.

IRRIGATION

All irrigation systems installed in any commonly irrigated lots and which are maintained by the Homeowner Association or a Landscape Maintenance District, shall be designed to conform to the state’s Water Conservation Assembly Bill 325 and any City of Fontana Guidelines currently in effect. All irrigation systems shall be installed in conformance with all City of Fontana Standards.

All landscaped areas to include neighborhood parkways shall be watered with a permanent underground irrigation system, and shall be designed with head-to-head or point-to-point 100 percent coverage. Landscape areas within the SCE easement shall be watered using point irrigation system (drip or bubbler). No irrigation controllers or irrigation main lines are allowed within the SCE Easement.

Water-saving irrigation equipment shall be used, including flow sensors, moisture sensors, and using California Irrigation Management Information System (CI-MIS).

PLANT PALETTE

The plant palette for The Arboretum Specific Plan, accompanied by images of typical species, is presented in Table 7.4, *Plant Palette*, below. The plant palette describes the types and locations of species to be used in certain areas, including streetscapes, entryways, and park areas. Trees recommended for the Arboretum Park are indicated by a green marker next to the tree name within the Community Plant Palette.
### Table 7.4  Plant Palette

<table>
<thead>
<tr>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EXTERIOR PERIMETER STREETS (Grapeland St., Citrus Ave., Casa Grande Ave., Sierra Ave.)</strong></td>
<td></td>
</tr>
<tr>
<td><strong>LARGE-SCALE EVERGREEN STREET TREES AND MEDIAN ISLAND TREES</strong></td>
<td></td>
</tr>
<tr>
<td>Alnus rhombifolia</td>
<td>White Alder</td>
</tr>
<tr>
<td>Cinnamomum camphora</td>
<td>Camphora</td>
</tr>
<tr>
<td>Eucalyptus leucoxylon</td>
<td>White Ironbark</td>
</tr>
<tr>
<td>Eucalyptus microtha</td>
<td>Coolibah</td>
</tr>
<tr>
<td>Eucalyptus robusta</td>
<td>Swamp Mahogany</td>
</tr>
<tr>
<td>Eucalyptus viminalis</td>
<td>Eucalyptus</td>
</tr>
<tr>
<td>Pinus canariensis</td>
<td>Canary Island Pine</td>
</tr>
<tr>
<td>Pinus eldarica</td>
<td>Afghan Pine</td>
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<tr>
<td>Pinus halepensis</td>
<td>Aleppo Pine</td>
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<tr>
<td>Pinus pinea</td>
<td>Italian Stone Pine</td>
</tr>
<tr>
<td>Podocarpus gracilior</td>
<td>Fern Pine</td>
</tr>
<tr>
<td>Quercus agrifolia</td>
<td>Coast Live Oak</td>
</tr>
<tr>
<td>Quercus virginiana</td>
<td>Southern Live Oak</td>
</tr>
<tr>
<td>Quercus wislizeii</td>
<td>Interior Live Oak</td>
</tr>
<tr>
<td>Schinus molle</td>
<td>California Pepper Tree</td>
</tr>
<tr>
<td>Tristania conferta</td>
<td>Brisbane Box</td>
</tr>
<tr>
<td>Ulmus parvifolia 'True Green'</td>
<td>Chinese Evergreen Elm</td>
</tr>
<tr>
<td>Luquipambar stracuflua</td>
<td>American Sweet Gum</td>
</tr>
<tr>
<td>Olea europaea</td>
<td>Olive</td>
</tr>
<tr>
<td>Pistacia chinensis</td>
<td>Chinese Pistache</td>
</tr>
<tr>
<td>Platanus acerifolia</td>
<td>London Plane Tree; 'Bloodgood'</td>
</tr>
<tr>
<td>Populus nigra italica</td>
<td>Lombardy Popular</td>
</tr>
<tr>
<td>Zelkova serrata</td>
<td>Saw Leaf Zelkova</td>
</tr>
</tbody>
</table>

**LARGE SCALE DECIDUOUS ACCENT TREES**

- Eucalyptus grandis
- California Pepper Tree
- London Plane Tree
- Honey Locust
**Flowering Accent Trees**
- Bauhinia variegata: Purple Orchid Tree
- Chitalpa tashkentensis: Chitalpa
- Cupaniopsis anacardoides: Carrot Wood Tree
- Glenditsia triacanthos: Honey Locust
- Lagerstroemia indica: Crape Myrtle
- Magnolia grandiflora: Southern Magnolia; 'DD Blanchard'
- Pyrus calleryana: Ornamental Pear; 'Aristocrat'

**Shrubs**

See Overall Arboretum Plant Palette

**Median Island Shrubs (30” High Maximum)**
See Overall Arboretum Plant Palette

**Internal Perimeter Streets (Cypress Ave., Duncan Canyon Road)**

**Large-Scale Street Tree and Median Island Trees**

**Duncan Canyon Road**

- Cinnamomum camphora: Camphora
- Eucalyptus viminalis: Eucalyptus
- Quercus agrifolia: Coast Live Oak
- Quercus virginiana: Southern Live Oak
- Pinus canariensis: Canary Island Pine
- Pinus eldarica: Afghan Pine
- Pistacia chinensis: Chinese Pistache
- Platanus acerifolia: London Plane Tree; 'Bloodgood'
- Podocarpus gracilior: Fern Pine
- Quercus agrifolia: Coast Live Oak
- Schinus molle: California Pepper Tree
- Tristaniopsis laurina: Brisbane Box
- Ulmus parvifolia 'True Green': Chinese Evergreen Elm
- Zelkova serrata: Saw Leaf Zelkova
Cypress Avenue

- Cinnamomum camphora
- Eucalyptus viminalis
- Jacaranda mimosifolia
- Pinus canariensis
- Pinus eldarica
- Platanus acerifolia
- Podocarpus gracilior
- Quercus agrifolia
- Quercus wisirolezii
- Tristania conferta
- Ulmus parvifolia ‘True Green’
- Zelkova serrata

Flowering Trees

- Castanospermum australe
- Cupaniopsis anacardoides
- Lagerstroemia indica
- Magnolia grandiflora
- Pyrus calleryana
- Olea europaea
- Quercus ilex

Duncan Canyon Road and Cypress Avenue

- Moreton Bay Chestnut
- Carrot Wood Tree
- Crape Myrtle (Duncan Canyon Road)
- Southern Magnolia (Cypress Avenue)
- Ornamental Pear; ‘Aristocrat’
- Olive
- Holley

SCE Easement Street Trees

Duncan Canyon Road

- Lagerstroemia indica

SCE Easement Shrubs

See Overall Arboretum Plant Palette

Vines (On Perimeter Streetscene Walls)

See Overall Arboretum Plant Palette
Street Trees – All of the following trees shall be used along the Arboretum trail to create plant diversity along this corridor.

- **Bauhinia blakeana** (Hong Kong Orchid Tree)
- **Bauhinia variegata** (Purple Orchid Tree)
- **Cinnamomum camphora** (Camphor Tree)
- **Cupaniopsis anacardioides** (Carrot Wood)
- **Jacaranda mimosifolia** (Jacaranda)
- **Lagerstroemia indica** (Crape Myrtle)
- **Magnolia grandiflora** (Southern Magnolia; ‘DD Blanchard’)
- **Olea europaea** (Olive)
- **Platanus acerifolia** (London Plane Tree; ‘Bloodgood’)
- **Podocarpus gracilior** (Fern Pine)
- **Pyrus calleryana** (Ornamental Pear; ‘Aristocrat’)
- **Quercus agrifolia** (Coast Live Oak)
- **Schinus molle** (California Pepper Tree)
- **Tristania conferta** (Brisbane Box)
- **Ulmus parvifolia ‘True Green’** (Chinese Evergreen Elm)
- **Zelkova serrata** (Saw Leaf Zelkova)

**Background/Windbreak Trees**

- **Alnus rhombifolia** (White Alder)
- **Eucalyptus microtheca** (Coolibah)
- **Eucalyptus robusta** (Swamp Mahogany)
- **Eucalyptus leucoxylon** (White Ironbark)
- **Eucalyptus viminalis** (Eucalyptus)
- **Pinus canariensis** (Canary Island Pine)
- **Pinus eldarica** (Afghan Pine)
- **Populus nigra italica** (Lombardy Popular)

**Shrubs**

See Overall Arboretum Plant Palette
### Vines (On Perimeter Streetscene Walls)

See Community Plant Palette

#### Collector Streets

**Street Trees**

<table>
<thead>
<tr>
<th>Tree Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arbutus marina</td>
<td>No Common Name</td>
</tr>
<tr>
<td>Bauhinia blakeana</td>
<td>Hong Kong Orchid Tree</td>
</tr>
<tr>
<td>Bauhinia variegata</td>
<td>Purple Orchid Tree</td>
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<tr>
<td>Cinnamomum camphora</td>
<td>Camphora</td>
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<tr>
<td>Cupaniopsis anacardioides</td>
<td>Carrot Wood Tree</td>
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<tr>
<td>Eucalyptus viminalis</td>
<td>Eucalyptus</td>
</tr>
<tr>
<td>Fraxinus oxycarpa</td>
<td>‘Raywood’; Raywood Ash</td>
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<tr>
<td>Koelreuteria bipinnata</td>
<td>Chinese Flame Tree</td>
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<tr>
<td>Lagerstroemia indica</td>
<td>Crape Myrtle</td>
</tr>
<tr>
<td>Magnolia grandiflora</td>
<td>Southern Magnolia; ‘DD Blanchard’</td>
</tr>
<tr>
<td>Melaleuca linariifolia</td>
<td>Flaxleaf Paperbark</td>
</tr>
<tr>
<td>Olea europaea</td>
<td>Olive</td>
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<tr>
<td>Pinus canariensis</td>
<td>Canary Island Pine</td>
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<tr>
<td>Pinus eldarica</td>
<td>Afghan Pine</td>
</tr>
<tr>
<td>Platanus acerifolia</td>
<td>London Plane Tree; ‘Bloodgood’</td>
</tr>
<tr>
<td>Podocarpus gracilior</td>
<td>Fern Pine</td>
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<tr>
<td>Pyrus calleryana</td>
<td>‘Aristocrat’; Ornamental Pear</td>
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<tr>
<td>Quercus agrifolia</td>
<td>Coast Live Oak</td>
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<tr>
<td>Rhus lancea</td>
<td>African Sumac</td>
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<td>Sapium sebiferum</td>
<td>Chinese Tallow Tree</td>
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<td>Schinus molle</td>
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<td>Sophora japonica</td>
<td>Japanese Pagoda Tree</td>
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<td>Tristania conferta</td>
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<td>Ulmus parvifolia ‘True Green’</td>
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<tr>
<td>X chitalpa tashkentensis</td>
<td>‘Pink Dawn’; Chitalpa Tree</td>
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<tr>
<td>Zelkova serrata</td>
<td>Saw Leaf Zelkova</td>
</tr>
</tbody>
</table>

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**Jerusalem Sage**

**Pink Melaleuca**

**Dwarf Strawberry Tree**

**Bougainvillea**
### Shrubs
See Overall Arboretum Plant Palette

### Vines (On Perimeter Streetscene Walls)
See Overall Arboretum Plant Palette

### Community Project Entries

#### Specimen Trees
- **Olea europaea** Olive
- **Pinus Pinea** Italian Stone Pine
- **Platanus acerifolia ‘bloodgood’** London Plone Tree
- **Quercus agrifolia** Coast Live Oak
- **Quercus virginiana** Southern Live Oak
- **Schinus molle** California Pepper Tree

#### Vertical Evergreen Backdrop Tree
- **Cupressus sempervirens** Italian Cypress
- **Magnolia grandiflora** Southern Magnolia; ‘DD Blanchard’
- **Pinus canariensis** Canary Island Pine
- **Populus nigra ‘Italica’** Lombardy Popular
- **Prunus caroliniana** Carolina Laurel Cherry

#### Entry Monumentation Thematic Shrubs
- **Arbutus unedo ‘compacta’** Dwarf Strawberry Tree
- **Agave sp.** Agave
- **Aloe sp.** Aloe
- **Anigozanthus flavidus** Kangaroo Paw
- **Bougainvillea sp.** Bougainvillea
- **Buxus japonica ‘Green Beauty’** Buxus
- **Dasyliion wheeleri** Desert Spoon
- **Festuca glauca** Blue Fescue
- **Lavandula stoechas ‘Otto Quast’** Spanish Lavendar
Leonotis leonarus
Melaleuca nesophila
Muhlenbergia rigens
Muhlenbergia rigida
Phlomis fruticosa
Phormum tenax (Varieties)
Pittosporum tobira (Varieties)
Rhaphiolepis umbellata minor
Rosa floridunda ‘Iceberg’
Rosa ‘Flower Carpet’
Rosmarinus officinalis (Varieties)
Salvia leucantha
Santolina chamaecyparissus
Westringia fruticosa

V i n e s  /  E s p a l i e r s
Bougainvillea sp.
Calliandra haematocephala (espalier)
Distictus buccinatoria
Grewia caffra (Espalier)
Parthenocissus tricuspidata
Rosa sp.
Bougainvillea
Pink Powder Puff
Red Trumpet Vine
Lavender Star Flower
Boston Ivy
Climbing Rose

P R I M A R Y  A N D  S E C O N D A R Y  E N T R I E S
S p e c i m e n  T r e e s
Pinus pinea
Platanus acerifolia ‘bloodgood’
Olea europaea
Quercus agrifolia
Schinus molle
Italian Stone Pine
London Plone Tree
Olive
Coast Live Oak
California Pepper Tree
**Vertical Evergreen Backdrop**
- Cupressus sempervirens  
  Italian Cypress
- Magnolia grandiflora  
  Southern Magnolia; ‘DD Blanchard’
- Pinus canariensis  
  Canary Island Palm

**Flowering Entry Backdrop Tree**
- Arbutus marina  
  No Common Name
- Cassia excelsa  
  Crown of Gold
- Chitalpa tashkantensis  
  ‘Pink Dawn’; Chitalpa Tree
- Lagerstroemia indica  
  Crape Myrtle
- Prunus cerasifera  
  Purple Leaf Palm

**Trees in Pots**
- Eriobotrya deflexa  
  Bronze Loquat
- Feijoa sellowiana  
  Pineapple Guava
- Laurus nobilis (Standard)  
  Bay Tree
- Magnolia grandiflora  
  Southern Magnolia; ‘DD Blanchard’
- Malus hybrid  
  Crabapple

**Shrub Hedge Row**
- Buxus japonica ‘Green Beauty’  
  Buxus
- Euonymus japonica ‘Microphyllus’  
  Box Leaf Euonymus
- Ligustrum japonica ‘Texanum’  
  Texas Privet
- Rhaphiolepis umbellata minor  
  No Common Name

**Icon Monumentation**

**Intersection Heritage Trees**
- Cinnamomum capidora  
  Camphon Tree
- Quercus agrifolia  
  Coast Live Oak
- Schinus molle  
  California Pepper Tree

**Vertical Backdrop Trees**
- Alnus rhombifolia  
  White Alder
- Liquidamar stracuflua  
  American Sweet Gum
### Shrub Hedge Row

- **Buxus japonica**
  - ‘Green Beauty’
- **Buxus rhaphiolepis umbellata minor**
  - NCN
- **Euonymus japonica ‘Microphyllus’**
  - Box Leaf Euonymus

### Icon Monumentation Thematic Shrubs

<table>
<thead>
<tr>
<th>Shrub Name</th>
<th>Common Name</th>
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</thead>
<tbody>
<tr>
<td>Agave Sp.</td>
<td>Agave</td>
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<tr>
<td>Aloe Sp.</td>
<td>Aloe</td>
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<tr>
<td>Anigozanthus flavidus</td>
<td>Kangaroo Paw</td>
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<tr>
<td>Arbutus unedo ‘Compacta’</td>
<td>Dwarf Strawberry Tree</td>
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<tr>
<td>Bougainvillea sp.</td>
<td>Bougainvillea</td>
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<tr>
<td>Buxus japonica ‘Green Beauty’</td>
<td>Buxus</td>
</tr>
<tr>
<td>Dasyliiron wheeleri</td>
<td>Desert Spoon</td>
</tr>
<tr>
<td>Festuca glauca</td>
<td>Blue Fescue</td>
</tr>
<tr>
<td>Lavandula stoechas ‘Otto Quast’</td>
<td>Spanish Lavendar</td>
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<tr>
<td>Leonotis leonarus</td>
<td>Lion’s Tail</td>
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<tr>
<td>Muhlenbergia rigens</td>
<td>Deer Grass</td>
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<td>Muhlenbergia rigida</td>
<td>Purple Muhly</td>
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<tr>
<td>Phlomis fruticose</td>
<td>Jerusalem Sage</td>
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<tr>
<td>Phormum tenax (Varieties)</td>
<td>New Zealand Flax</td>
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<tr>
<td>Pittosporum tobera</td>
<td>Tobira</td>
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<tr>
<td>Rhaphiolepis umbellata minor</td>
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<tr>
<td>Rosa floridunda</td>
<td>‘Iceberg’ Rose</td>
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<tr>
<td>Rosa ‘Flower Carpet’</td>
<td>Landscape Rose</td>
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<tr>
<td>Rosmarinus officinalis (Varieties)</td>
<td>Rosemary</td>
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<tr>
<td>Salvia leucantha</td>
<td>Mexican Bush Sage</td>
</tr>
<tr>
<td>Santolina chamaecyparissus</td>
<td>Lavender Cotton</td>
</tr>
<tr>
<td>Westringia fruticosa ‘Morning Light’</td>
<td>Coast Rosemary</td>
</tr>
</tbody>
</table>
Plants appropriate for the Arboretum Park

**Community Plant Palette**
*(All Areas Except SCE Easement, including Recreation Centers, Parks, Streetscenes, and On-Site Landscaping)*

### Palm Trees
- Bauhea armata  
  - Blue Mexican Palm
- Chamaerops humilis  
  - Mediterranean Fan Palm
- Phoenix dactylifera  
  - Date Palm
- Washingtonia robusta  
  - Mexican Fan Palm

### Local Street Trees
- Arbutus marina  
  - No Common Name
- Bauhinia blakeana  
  - Hong Kong Orchid Tree
- Bauhinia variegata  
  - Purple Orchid Tree
- Cercidium hybrid ‘desert museum’  
  - Hybrid Palo Verde
- Cinnamomum camphora  
  - Camphora
- Cupaniopsis anacardioides  
  - Carrot Wood
- Eucalyptus viminalis  
  - Chinese Flame Tree
- Koelreuteria bipinnata  
  - Crape Myrtle
- Lagerstroemia indica  
  - Southern Magnolia; ‘DD Blanchard’
- Magnolia grandiflora  
  - Flaxleaf Paperbark
- Melaleuca linariifolia  
  - Olive
- Olea europaea  
  - Canary Island Pine
- Pinus canariensis  
  - Afghan Pine
- Pinus eldarica  
  - London Plane Tree; ‘Bloodgood’
- Podocarpus gracilior  
  - Fern Pine
- Pyrus calleryana ‘Aristocrat’  
  - Ornamental Pear
- Quercus agrifolia  
  - Coast Live Oak
- Rhus lancea  
  - Africian Sumac
- Sapium sebiferum  
  - Chinese Tallow Tree
- Schinus molle  
  - California Pepper Tree

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The Arboretum Specific Plan
Plants appropriate for the Arboretum Park

- Sophora japonica
- Tristania conferta
- Ulmus parvifolia ‘True Green’
- X chitalpa tashkentensis ‘Pink Dawn’
- Zelkova serrata

**Vertical Evergreen Trees**
- Cuppresses sempervirens (Italian Cypress)
- Eucalyptus grandis (N.L.N.)
- Magnolia grandiflora (Southern Magnolia; ‘DD Blanchard’)
- Pinus canariensis (Canary Island Palm)
- Podocarpus henkelii (Long Leaved Yellow Wood)
- Podocarpus macrophyllus (Yew Pine)
- Prunus caroliniana (Carolina Laurel Cherry)

**Park Large Scale Trees**
- Cinnamomum camphora (Champhor Tree)
- Olea europaea (Olive (Fruitless Varieties))
- Pinus pinea (Italian Stone Pine)
- Pistacia chinensis (Chinese Pistache)
- Platanus racemosa (California Sycamore Tree)
- Platanus acerifolia ‘Bloodgood’ (London Plane Tree)
- Quercus agrifolia (Coast Live Oak)
- Quercus virginiana (Southern Live Oak)
- Schinus molle (California Pepper Tree)
- Ulmus parvifolia ‘True Green’ (Chinese Evergreen Elm)

**Recreation Center Accent Trees**
- Arbutus marina (NCN)
- Citrus Sp. (Citrus)
- Cupaniopsis anacardioides (Carrot Wood Tree)
- Feijoa sellowiana (Pineapple Guava)
The Arboretum

Magnolia grandiflora
Phoenix dactylifera
Podocarpus gracilior
Quercus agrifolia
Washingtonia robusta

Southern Magnolia; ‘DD Blanchard’
Date Palm
Fern Pine
Coast Live Oak
Mexican Fan Palm

Deciduous Accent and Flowering Trees

Acacia smallii
Betula pendula
 Castanospermum australe
Cercis mexicana
Glenditsia trianxanthos
‘Italica’

Lagerstroemia indica
Leptuspermum laevigatum
Liquidambar styraciflua
Liriodendron tulipifera
Platanus acerifolia ‘Bloodgood’
Platanus racemosa
Populus nigra
Prunus cerasifera
Sapium sebiferum
Sophora japonica
Tipuana tipu
X chitalpa tashkentensis

Desert Sweet Acacia
European White Birch
Moreton Bay Chestnut
Mexican Redbud
Honey Locust
Lombardy Poplar
Crape Myrtle
Australian Tea Tree
American Sweet Gum
Tulip Tree
London Plane Tree
California Sycamore
Purple Leaf Plum
Chinese Tallow Tree
Japanese Pagoda Tree
Tipu Tree
Chitalpa Tree

Overall Arboretum Shubs and Ground Covers (All Areas Except SCE Easement)

Acacia redolens ‘Desert Carpet’
Agapanthus africanus
Aloe sp.
Anigozanthos sp.
Arbutus unedo ‘Compacta’

Creeping Acacia
Lily-of-the-Nile
Agave
Kangaroo Paw
Strawberry Tree

Plants appropriate for the Arboretum Park

The Arboretum Specific Plan

7-56
Baccharis pilularis
Bougainvillea
Buxus japonica ‘Green Beauty’
Calliandra haematocephala
Callistemon citrinus
Camellia sasqua
Carissa sp.
Cassia sp.
Cercis occidentalis
Chamaerops humilis
Cistus sp.
Cotoneaster sp.
Cuphea hyssopifolia
Cupressus sempervirens
Dietes bicolor
Dietes vegeta
Dodonaea viscosa
Echium fastuosum
Euonymus japonica (Varieties)
Europs ‘pectinatus’ And ‘viridis’
Feijoa sellowiana
Festuca glance
Helictotrichon sempervirens
Hesperaloe parviflora
Heteromeles arbutifolia
Hibiscus syriacus
Ilex sp.
Jasminum mesnyi
Jasminum officinalis
Kniphofia uvaria

Coyote Bush
Bougainvillea
Boxwood
Pink Powder Puff
‘Little John’; Lemon Bottlebrush
Sun Camellia
Natal Plum
Senna
Western Redbud
Mediterranean Fan Palm
Rockrose
Cotoneaster
False Heather
Italian Cypress
African Iris
Fortnight Lily
Hopseed Bush
Pride of Madeira
Evergreen Euonymus
Euryops
Pineapple Guava
Blue Fescue
Blue Oat Grass
Red Yucca
Toyon
Rose of Sharon
Holly
Promrose Jasmine
Common White Jasmine
Red Hot Poker

Plants appropriate for the Arboretum Park
Plants appropriate for the Arboretum Park

- Lantana montevidensis
- Lavandula sp.
- Leonotis leonurus
- Leptospermum scoparium (Varieties)
- Ligustrum japonica
- Liriope gigantea
- Liriope muscari
- Lonicera japonica ‘Halliana’
- Melaleuca nesophila
- Muhlenbergia rigens
- Muhlenbergia rigida
- Murraya paniculata
- Myoporum ‘Pacificum’
- Myoporum parvifolium ‘Putah Creek’
- Myrtus communis ‘Compacta’
- Myrtus communis
- Nandina ‘Gulf Stream’
- Perovskia artiplicifolia
- Phlomis fruticosa
- Phoenix roebelenii
- Phormium tenax (Varieties)
- Photinia fraseri
- Pittosporum tobira (Varieties)
- Plumbago auriculata
- Podocarpus henkelii
- Podocarpus macrophyllus
- Pyracantha sp.
- Rhaphiolepis ‘Majestic Beauty’
- Rhaphiolepis Umbellata ‘Minor’
- Rhaphiolepis sp.
- Trailing Lantana
- Lavender
- Lion’s Tail
- New Zealand Tea Tree
- ‘Texanum’; Texas Privet
- Giant Lily Turf
- Lily Turf
- Hall’s Japanese Honeysuckle
- Pink Melaleuca
- Deer Grass
- Purple Muhly
- Orange Jasmine
- Myoporum
- No Common Name
- Dwarf Myrtle
- Greek Myrtle
- Heavenly Bamboo
- Russian Sage
- Jerusalem Sage
- Pigmey Date Palm
- New Zealand Flax
- No Common Name
- Tobria
- Cape Plumbago
- Long Leaved Yellow Wood
- Yew Pine
- Firethorn
- No Common Name
- No Common Name
- India Hawthorn

Cape Plumbago
Orange Jasmine
Heavenly Bamboo
Lady Bank’s Rose
**Vines**

- Bougainvillea
- Distictis buccinatoria
- Hardenbergia violacea
- Parthenocissus tricuspidata
- Polygonum aubertii
- Wisteria sinensis
- Vitis spp. ‘Thompson Seedless’
- Vitis spp. ‘Rogers Red Leaf’
- Vitis spp. ‘Ruby Seedless’
- Vitis spp. ‘Concord’
- Vitis spp. ‘Golden Muscat’

**Turf**

- 100% Tall Fescue

**Design Guidelines**

- Rosa ‘Iceberg’
- Rosa banksiae
- Rosmarinus officinalis (Varieties)
- Salvia leucantha
- Santolina chamaecyparissus
- Sarcarocca ruscifolia
- Tecomaria capensis
- Ternstroemia japonica
- Teucrium chamaedrys ‘Prostratum’
- Tibouchina urvilleana
- Trachelospermum jasminoides
- Tulbaghia violacea
- Viburnum suspensum
- Viburnum tinus ‘Spring Bouquet’
- Westringia fruticosa
- Xylosma congestum ‘Compacta’

- Rose
- Lady Bank’s Rose
- Rosemary
- Mexican Bush Sage
- Lavender Cotton
- Sweet Box
- Cape Honeysuckle
- No Common Name
- Bush Germander
- Princess Flower
- Star Jasmine
- Society Garlic
- Sandankwa Viburnum
- Laurustinus
- Westringia
- Shiny Xylosma

- Bougainvillea
- Red Trumpet Vine
- ‘Happy Wanderer’; Lilac Vine
- Boston Ivy
- Silver Lace Vine
- Chinese Wisteria
- Thompson Seedless Grape
- Rogers Red Leaf Grape
- Ruby Seedless Grape
- Concord Grape
- Golden Muscat Grape

- Sod or Seed
**SCE EASEMENT**

<table>
<thead>
<tr>
<th>Trees</th>
<th>Shrubs and Ground Cover</th>
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<tbody>
<tr>
<td>Chilopsis linearis 'Dark Storm'</td>
<td>Desert Willow</td>
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<tr>
<td>Citrus sp.</td>
<td>Citrus Trees</td>
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<td>Feijoa sellowiana</td>
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<td>Purple Leaf Plum</td>
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<td>Shrubs and Ground Cover</td>
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<td>Acacia redolens 'Desert Carpet'</td>
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<td>Pacific Mist Manzanita</td>
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<td>Hybrid Coyote Bush</td>
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<td>Bush Anemone</td>
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<td>Red Yucca</td>
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<td>Heteromeles arbutilofia</td>
<td>Toyon</td>
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<tr>
<td>Kniphofia uvaria</td>
<td>Red Hot Poker</td>
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<tr>
<td>Leucophyllum frutescens</td>
<td>Texas Ranger</td>
</tr>
<tr>
<td>Muhlenbergia sp.</td>
<td>Deer Grass</td>
</tr>
<tr>
<td>Opuntia ficus indica</td>
<td>Thornless Beavertail Cactus</td>
</tr>
<tr>
<td>Penstemon azureus</td>
<td>Azare Penstemon</td>
</tr>
<tr>
<td>Rhamnus californica</td>
<td>Coffeeberry</td>
</tr>
<tr>
<td>Rhamnus crocea</td>
<td>Redberry</td>
</tr>
<tr>
<td>Rhus integrofolia</td>
<td>Lemonade Berry</td>
</tr>
<tr>
<td>Ribes sp.</td>
<td>Currant</td>
</tr>
</tbody>
</table>
Plants appropriate for the Arboretum Park

- Romneya coulteri
- Salvia sp.
- Sisyrinchium bellum
- Trichostema lanatum
- Matilija Poppy
- Sage
- Blue Eye Grass
- Woolly Blue Curls

FRUIT BEARING PLANT MATERIAL
All Areas and within SCE Easement (Varieties to be under 20’ in height).

- Apple ‘Gordon’
- Apricot (All)
- Cherry (All)
- Citrus (All)
- Crab Apple (All)
- Nectarine (All)
- Olives (All)
- Peach (All)
- Pear (All)
- Plum (All)
- Pomegranate (All)
- Quince (All)
7.4.8 Pedestrian and Bicycle Connectivity

1. Incorporate walking and bicycling paths to provide transportation alternatives and contribute to a healthy lifestyle. Ensure connections and access for pedestrian and bicycle paths to non-residential uses and recreational facilities.

2. Pedestrian and bicycle routes along roadways and paseos shall incorporate pedestrian amenities, such as benches, shade structures, and lighting.

3. Meandering trails and sidewalks that are separated from the street by landscaping are desirable.

4. Trails and paseos shall be clearly marked with consistent signage and well lit.

5. Provide accessible, secure and lockable bicycle storage facilities at strategic locations throughout residential areas and the parks and trails system to make bicycle use a convenient and safe transportation choice. For example, centralized bicycle facilities incorporated into residential projects as well as recreational amenities facilitate resident perception that such amenities are sensible cycling destinations.
7.4.9 Walls and Fences

1. Solid walls and fences shall not dominate the street scene. They shall be used for noise attenuation, privacy, spatial delineation, and shielding of incompatible adjacent uses.

2. View fences (which are partially solid and see-through material such as wrought iron) provide a visually attractive alternative to solid walls and fences. They allow for safety and privacy while preserving views and creating a more visually appealing neighborhood. View fences shall be used instead of solid walls when feasible, especially around the Arboretum Park and facing onto parks and paseos.

3. Wall faces that are visible to the public shall be constructed of attractive materials, such as split face block. Pilasters shall be incorporated into wall design with spacing of approximately 100 feet, especially at entries and important community intersections.

4. Walls and/or wall surfaces not visible to the public do not need the same high level of design detail.

5. Trees, vines, and landscaping shall be used to soften the visual appearance of the walls.

6. Walls and fences shall be made of durable yet attractive materials that complement the adjacent architecture. When solid walls are necessary, precision block, split-face block, stone, concrete, stucco with pilasters and caps, or materials with similar visual qualities shall be used. Likewise, view fences shall incorporate visually attractive materials such as tubular steel, wrought iron, and stone (or faux-stone) in areas where they are highly visible.

7. Long, monotonous walls are to be avoided. Walls shall have breaks, recesses, and offsets, especially at entries and important intersections. Long walls shall be made more attractive and visually interesting through the incorporation of surface articulation and pilasters.

8. Trees, shrubs, and vines soften the visual appearance of walls and are required.

9. Walls shall provide convenient pedestrian gates to ensure ease of pedestrian circulation.
7.4.10 General Lighting

1. Attractive and consistent lighting elements shall be provided along roadways within the neighborhood. The height, brightness, and spacing of the lighting elements shall be appropriate to the scale and speed of the roadway.

2. Pedestrian-scale lighting shall be provided in areas with nighttime use, such as paseos and walkways. The type, style, and intensity of pedestrian lighting shall reflect the use of the character of the area.

3. To preserve views of the night-time sky, lighting elements shall minimize glare, spill over, and light pollution. Direct outdoor lighting downward.

4. Utilize shielded fixtures, avoiding overhead lighting of areas such as walkways.

5. Provide low-contrast lighting and use low-voltage fixtures and energy-efficient bulbs, such as compact fluorescent (CFL) and light emitting diode (LED) bulbs.

6. Lighting fixtures shall be compatible with the architectural styles of surrounding buildings and yet consistent throughout the community.

7. Lighting standards shall be consistent with City safety and illumination requirements.

Iconic landscaping and buildings within the project shall be spotlighted to provide visual accent and directional reference, but done so in a sensitive way that minimizes unnecessary glare, spill over, and light pollution.

7.4.11 Outdoor Lighting

The following areas will be lighted:
- Recreation Centers
- Public Parks
- All neighborhood pocket parks
- Paseos and pedestrian walks (when away from a streetscene edge)
- Monumentation Signage
- Gated and nongated vehicular entry areas
- Specimen trees at entry areas

Active use areas shall be safety lit for users. Fixtures shall not be placed or directed in such a manner causing glare of excessive light to fall on adjacent residences or sites. Iconic landscaping and buildings within the project shall be spotlighted to provide visual accent and directional reference, but done so in a sensitive way that minimizes unnecessary glare, spill over, and light pollution.

Final size, placement, wall age, intensity and amount of lighting required per use area shall be at the direction of the City of Fontana.

Example of outdoor lighting of public common areas