

Sycamore Highlands Specific Plan

(Formerly Lusk Highlander Specific Plan)

**ORIGINALLY ADOPTED ON 13 NOVEMBER 1990
RESOLUTION NO. 17625**

*Edited to include all Specific Plan Amendments as of 11/08
by the City of Riverside Planning Department*

SPECIFIC PLAN AMENDMENTS

Case	Adoption Date	Resolution/Ordinance #
SP-004-856	13 November 1990	R-17626
SP-002-878	13 November 1990	R-17627
SP-001-934	10 December 1996	R-19019
SP-001-967	21 October 1997	R-19186
SP-002-989	26 January 1999	R-19427
SP-006-990	05 September 2000	R-19759
SP-001-023	20 May 2003	R-20414
SP-003-023	06 May 2003	R-20403
P03-0641 (A & B)	04 November 2003	R-20564
P04-0178	20, 27 November 2007	R-21536, O-6968



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I. INTRODUCTION

A. SITE LOCATION

Sycamore Highlands is comprised of approximately 423 acres of land. Regionally, the site is situated approximately 50 miles east of Los Angeles, 25 miles northeast of Orange County and 10 miles south of San Bernardino, in the northern portion of Riverside County, California. (See Figure I-1, Site Location Map.)

Situated immediately west of State Highway 60/Interstate 215, this property lies in an irregular configuration which widens to the west and narrows to the east. The southerly 351± acre portion of the site is part of the approved Sycamore Canyon Specific Plan Area, which covers an additional 1060± acres west and south of Sycamore Highlands.

Immediately north of the project site lies the unincorporated residential community of University City and further northeast is the University of California, Riverside. Approximately two and one half to three miles south and southeasterly lies March Air Force Base.

Primary access is possible via Fair Isle Drive utilizing the Sycamore Canyon Boulevard/Fair Isle Drive Exit from Highway 60. Future secondary access will be provided via Lochmoor Drive from Central Avenue to the north of the site. Additional local access is provided to the northern property boundary from University City by Stanford, College, Cornell, Tulane, Princeton, and Lehigh Avenues.



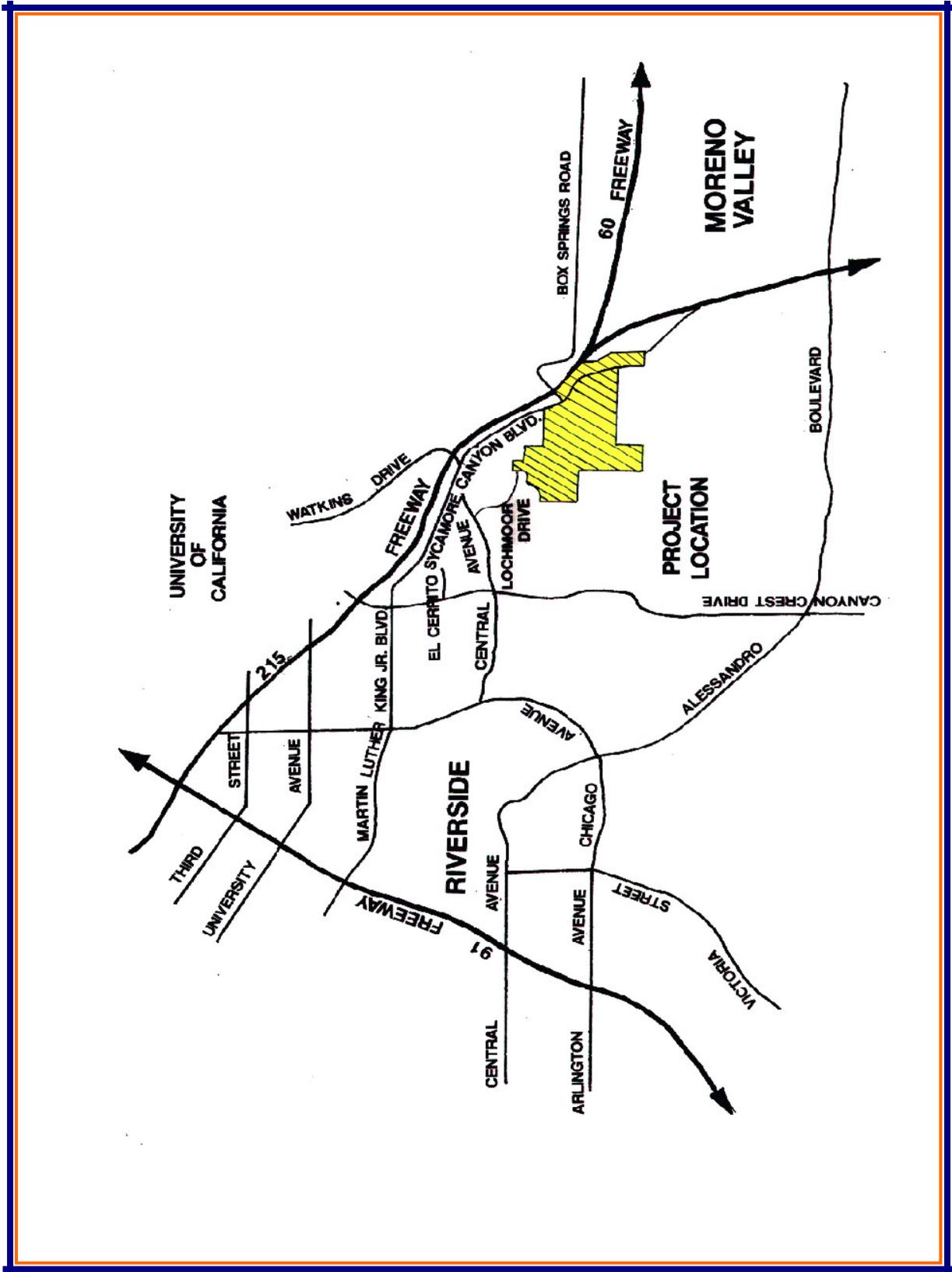


Figure I — 1: Site Location Map

Figure I — 1: Site Location Map



B. PURPOSE AND INTENT OF THE SPECIFIC PLAN

This specific plan was prepared in order that development of the parent 411± acre Sycamore Highlands property might be accomplished in an orderly and coordinated manner. This parcel was originally a part of the larger 637± acre Sungold Ranch. Subsequently, the former Lusk Company and the Highlander Water Associates entered into an agreement covering 411± acres of that property. During the same time frame, the City began studying the Sycamore Canyon area with the intent of preserving the canyon in an open space to protect valuable plant and wildlife habitats and to allow public active and passive recreation opportunities wherever compatible.

In order to achieve the above-mentioned open space and recreation goals, and to provide property owners within and adjacent to Sycamore Canyon an opportunity to develop or to receive an equitable share of development permitted to occur in the area, the City prepared the Sycamore Canyon Specific Plan. A large portion of Sycamore Highlands, (351± acres) falls within the Sycamore Canyon Specific Plan boundary. The remaining 60± acres of Sycamore Highlands, located adjacent to the City boundary in Riverside County known as LAFCO No.86-14-5 was annexed to the City of Riverside on July 8, 1986 by Resolution No. 16168. Since the 60± acre annexation area was not addressed in the Sycamore Canyon Specific Plan, the Sycamore Highlands Specific Plan covers the entire 411± acre property.

The main objectives of the Sycamore Highlands Specific Plan are:

1. Development of the 351± acre portion of the site in a manner consistent with the land use plan and development standards of the City's adopted Sycamore Canyon Specific Plan.
2. Development of the 60± acre annexation parcel in a manner consistent with the goals and objectives of the Sycamore Canyon Specific Plan.
3. Determination of the land uses, circulation and infrastructure on the 60± acre annexation parcel that are consistent and integrated with the uses already approved for the 351± acre portion of Sycamore Highlands.
4. Development of the 60± acre annexation parcel in a manner which is harmonious with adjacent residential development to the north in University City.
5. Expansion of public facilities and services and a circulation system in a logical phased program to serve the development proposed for Sycamore Highlands.



6. Consideration of landform and other natural constraints during project design to retain as many of the land's natural and physical attributes as possible. Preservation of the western portion of the project site as a part of proposed Sycamore Canyon Park will be incorporated into the design of the project.
7. Preservation of those areas of the project site that are high in scenic quality and biological significance as permanent natural open space through the clustering of development. This will allow the western portion of Sycamore Highlands to be retained as open space to be visually enjoyed by the future inhabitants of this development and the community, as well as being a continued wildlife habitat area contributing to the preservation of valued biological resources.
8. Inclusion of sensitive and congruous community design principles to assure compatibility between project land uses and surrounding land uses. Close coordination with local community groups and adjacent landowners as well as conformance with the Sycamore Canyon Specific Plan will be accomplished as a part of development plans to assure land use compatibility.
9. Provision for a variety of housing types ranging from single-family estate lots to apartments offering the opportunity for choice in housing type and locality. This will expand the appeal of the development to a wider range of incomes.
10. Utilization of sound structural design practices and an economically feasible approach to the conservation of energy, water and other natural resources in the construction and use of homes.

Over the years a number of amendments have been made to the specific plan. The first amendment, SP-004-856 was adopted in November of 1990 and it revised the types of single family residences that were to be provided, and changed the provisions of the school facility. Also in November of 1990, another amendment, SP-002-878, was adopted which relocated the water reservoir and booster station and changed the land use designations of the properties to accommodate the move. In December of 1996 a third amendment, SP-001-934, was adopted which reflected the new realignment of Box Springs Boulevard now called Sycamore Canyon Boulevard and adjusted the Specific Plan Boundaries to accommodate the realignment. As well, the land use designation at the southeasterly corner of Sycamore Canyon Boulevard and Fair Isle Drive was changed from the Visitor Commercial designation to the Retail Business and Office designation. The amendment SP-001-967 formally renamed the specific plan from Lusk Highlander to Sycamore Highlands; deleted the planned, approximately 17-acre neighborhood school/park site in the estate residential area; added an approximately 11-acre neighborhood park site in the estate



residential area; modified the boundaries of Sycamore Canyon Park; and increased the number of permitted residential units in the estate residential area from 48 to 61. The amendment SP-002-989 redesignated the property at the southwest corner of Fair Isle Drive and Sycamore Canyon Boulevard. The commercial site decreased in size from approximately 17.4 acres to 7.5 acres and the multi-family residential site increased in size from 24.5 acres to 29 acres with a public street separating the two sites. The multi-family residential site was approved for a total of 528 units on 29 acres. The Specific Plan originally identified this area as a 41.9 acre site; however recent surveys of the property reveal that the site is only 38 acres in size. SP-006-990 added the 11.7 acre Raceway Ford site to the Sycamore Highlands Specific Plan to facilitate expansion of the dealership and the establishment of special signing and event standards. SP-001-023 added 25 acres of vacant land on the easterly side of Sycamore Canyon Boulevard with eight acres on the southerly side of Box Springs Boulevard and the remaining 17-acres on the northerly side of Box Springs Boulevard. Raceway Ford purchased the property on the southeasterly and northeasterly corners of Sycamore Canyon and Box Springs Boulevards for the development of an auto dealership businesses. This amendment also included the establishment of specific permitted uses, development standards, landscaping and other standards to facilitate auto dealerships in this area. The last amendment, SP-003-023, changed the land use designation of the 7.5 acre Retail, Business and Office (CBO) site to that of High Density Residential (RHD). Specific Plan Amendment Case P03-0641 modified the signage requirements and added provisions for freeway oriented signage and standards for an electronic message center freeway sign in the auto center land use designation. Case P04-0178 amended the plan for consistency with the General Plan 2025 Program.

C. RELATIONSHIP OF THE PROJECT TO SYCAMORE CANYON SPECIFIC PLAN

A majority of the Sycamore Highlands site (351± acres) falls within the larger Sycamore Canyon Specific Plan area which covers a total of approximately 1400 acres (See Figure I-2, Project Relationship to Sycamore Canyon Specific Plan). As explained in Section B (Purpose and Intent of the Specific Plan) above, the Sycamore Highlands Specific Plan is completely consistent with Sycamore Canyon Specific Plan. The land uses and circulation systems proposed by Sycamore Highlands are virtually the same as those proposed by the Sycamore Canyon Specific Plan. Moreover, due to more complete and detailed analysis and design for Sycamore Highlands, additional acres of open space will be included within Sycamore Canyon Park, resulting in a larger park than originally contemplated by the Sycamore Canyon Specific Plan.

The additional annexed 60± acre parcel is planned as a part of Sycamore Highlands. This 60± acre annexation parcel was always considered and planned in conjunction with early planning studies for Sycamore Highlands and Sycamore Canyon Specific Plan. As with the 351± acre portion, the annexation parcel has been planned utilizing the approach, goals, and objectives of the Sycamore Canyon Specific Plan. Additional areas of open space have been identified by

detailed planning studies as appropriate for inclusion in the Sycamore Canyon Park. Acreages and details of the open space proposals are contained in Section III.E, Open Space and Recreation Programs, of this Specific Plan.

It is important to note that the development standards of the Sycamore Canyon Specific Plan have been followed in the preparation of the Sycamore Highlands Specific Plan. However, due to the detailed nature of this Specific Plan, more definitive development standards are contained herein as Section IV (Development Standards). These standards are of sufficient detail that the Specific Plan together with a Development Agreement have become the governing authority for subsequent approvals within Sycamore Highlands. Where appropriate, the Specific Plan refers to the City's Zoning Code for development standards. Where special standards apply, PRDs (Planned Residential Developments) are used in conjunction with the zoning.

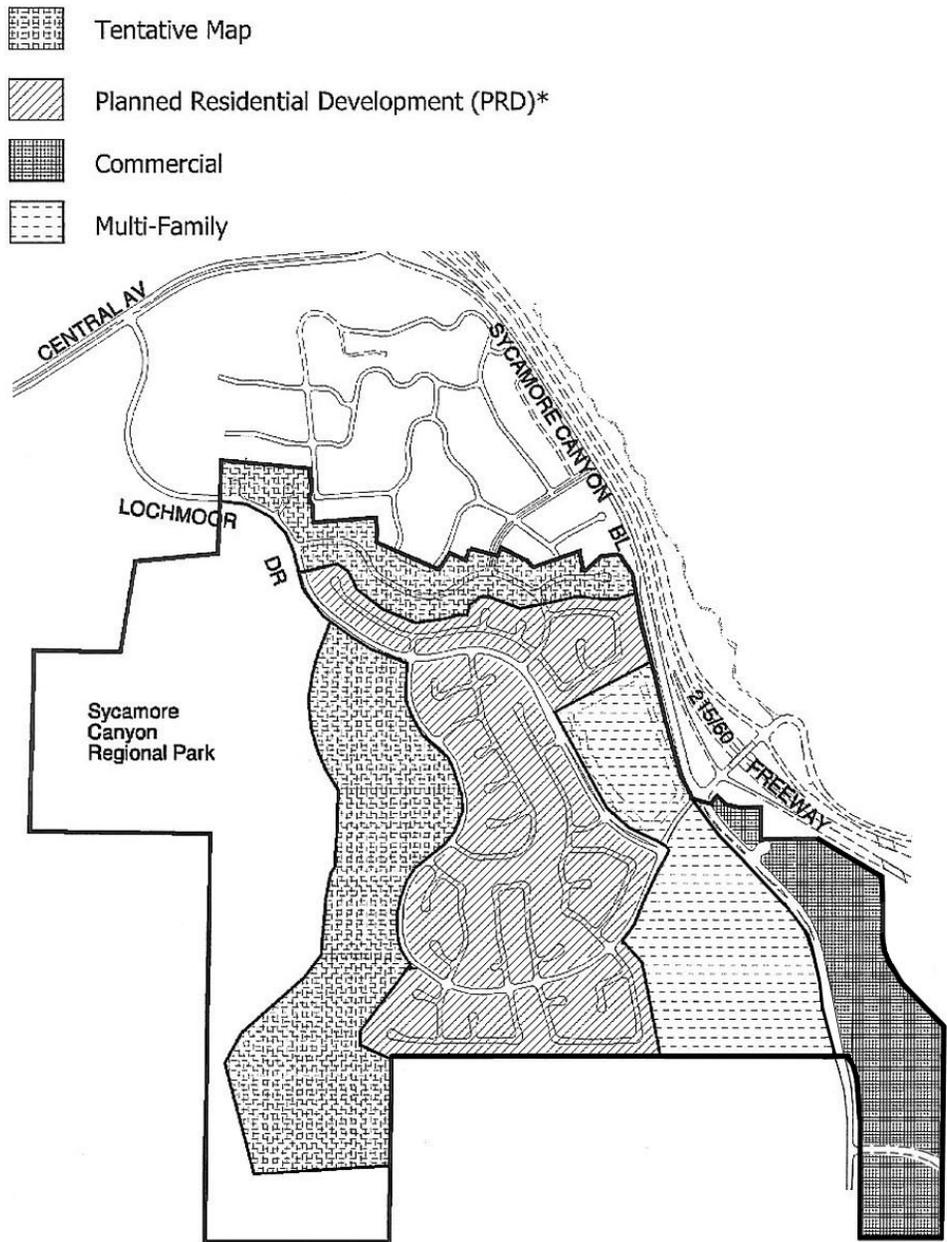


D. SUPPORTING DOCUMENTS/ SUBSEQUENT PROCESSING

In conjunction with the Specific Plan, the following documents are relevant to the planning of Sycamore Highlands. Many of these other documents were processed concurrently and provide much of the detailed information utilized as a basis for the Specific Plan. Figure I-3, Implementation Plan, shows the proposed zones as well as the proposed method of implementation (PRD or Tract Map) for the various areas of the property.

1. **Annexation #56** - The former Lusk Company received approval of an annexation of 60± acres of land located immediately south of the existing unincorporated Riverside County area known as University City. This area was not included in the Sycamore Canyon Specific Plan/EIR but is included in the Sycamore Highlands and for Sycamore Canyon Park. An environmental impact report (EIR), which covers the annexation and future proposed development of Annexation #56 (described in I B above), was certified as part of this approval. This EIR was written to cover all phases of the project including planning, construction, and operation.
2. **Sycamore Canyon Specific Plan/EIR** - The Sycamore Highlands Specific Plan proposes uses that are consistent with the uses contained in the Sycamore Canyon Specific Plan for 351± acres of the project site (the entire site minus the 60± acre Annexation #56). The City has determined that the EIR for Sycamore Canyon therefore adequately covers the proposed Sycamore Highlands Specific Plan for this 351± acre area and that further environmental study is not required.
3. **Planned Residential Development (PRD) Areas** - Certain portions of this Specific Plan are being implemented by the PRD process as defined in Chapter 19.780 of Title 19, Zoning of the Riverside Municipal Code. PRDs are being used for the Type 2 - Single Family and apartment portions of the project. Certain reduced standards apply to PRD areas. Variance requests in support of these reduced standards will be included with all PRD submittals. Table I-1, Variance Matrix, describes the reduced standards, the applicable product types, and the justification for each.
4. **Tentative Tract Maps** - Where the plan proposes development that will conform to the normal standards of the existing zoning ordinance, PRDs will not be required, and Tentative Tract Maps will be filed. Included as lots on these maps will be the neighborhood park site and the 7.6 acres proposed to be included in Sycamore Canyon Park. The appropriate City zones will be requested for these areas when Tract Maps are submitted. Development will conform to the standards of these zones.





* Note: Standards of the PRD section of the City's Zoning Code shall apply, as will the Development Standards of this Specific Plan. Where conflicts between the two occur, the standards of this Specific Plan shall apply.

Figure I — 3: *Implementation Plan*

Variance Matrix	Lot Area	Lot Width	Lot Depth	Front Setback	Side Setback	Rear Setback	Common Open Space	Building Separation	R.V. Storage
Product Type									
Type 2 – Single Family	A 1,5,7	B 2,5,7	C 3,7	D 4,7	E 5,7	F 6,7	G 7	H 5	I 8
Multi-Family	▲	▲	▲	▲	▲	▲	▲	▲	I 8

▲ Compliance with Planned Residential Development (PRD) standards and underlying zoning requirements

Letter indicates description of the departure from the requirements. Number indicates the justification.

Departures From Requirements

- A. Minimum 7,000 required, minimum 4,000 provided
- B. Minimum 60 feet required, minimum 40 feet provided
- C. Minimum 100 feet required, minimum 90 feet provided
- D. Minimum 20 feet required from property line, minimum 10 feet provided from property line (20 feet from sidewalk)
- E. Minimum 7 ½ feet/10 feet required, minimum 5 feet/5 feet provided (10 foot building separation)
- F. Minimum 25 feet required, minimum 15 feet provided (20 feet typical)
- G. Minimum 250 square feet/bedroom required, none provided as per Common Open Space definition
- H. Minimum 12 ½ feet required (50% of combined building height), minimum 10 feet provided
- I. Minimum 1 R.V. space/10 units required, no R.V. spaces provided

Justification

Densities achieved result from a transfer of units from the 133± acre Sycamore Canyon dedication. PRD filings do not request additional bonus densities as allowed by Sycamore Canyon Specific Plan but rather a reduction in certain minimum standards. Sycamore Canyon Park dedication will be provided prior to first phase construction.

1. The smaller lot still has amenities of normal sized lots but at a smaller scale:
 - Still has front, side, rear yards
 - Street scene still looks like regular subdivision
 - Added benefit of developer installed landscaped front yards to unify project
2. The narrower lot still retains amenities of the wider lots, including:
 - Useable side yards
 - Useable rear yards
 - Two car garage in front with sufficient width for regular parking apron, entry, and front yard landscaping
3. When lot depths measured from back of sidewalk instead of R.O.W. line, the effective depth of lot is 100 feet (as required).
4. When setback is measured from back of sidewalk instead of R.O.W. line, the effective setback is 20 feet (as required).
5. The minimum 10 foot building separations provided are adequate to meet all building and fire codes. The 5 foot exclusive use easement from the adjacent lots results in one 10 foot side yard for each unit that provides more completely useable side yard area than one 7 ½ foot side yard.
6. This 15 foot minimum shown is “worst-case.” Most have the 20 foot typical with many lots ranging to 30 to 40 feet and more.
7. Reduced “common open space” within PRD area but excessive “private open space” is provided minimum 250 s.f. required. Minimum 600 s.f. provided.
 - Front yards, while not calculated as “common open space,” would be similar in use (and visually).
 - Access is provided to developer provided park and Sycamore Canyon Regional Park via meandering sidewalks and bike trails all of which are common open space, but are not included in calculations.
8. Every home has 2 car garage which can be used for storage of smaller R.V.’s such as boats, motorcycles, off road vehicles, etc. Due to sloping terrain of the site, it is difficult to provide R.V. parking area onsite that does not detract visually from the quality of the project.

Table I — 1: Variance Matrix



5. **Commercial Parcel** - Commercial sites are designated on the Specific Plan. Per the Sycamore Highlands Specific Plan, these sites will eventually be implemented utilizing the CR and CG zones as defined and contained in Title 19, Zoning, of the Riverside Municipal Code. Designated for later phases of the Sycamore Highlands project, separate submittals of detailed development plans for the commercial sites will be made at a future date.

6. **Development Agreement** - As a further means of defining development and servicing responsibilities of the Wells Fargo Bank and the City of Riverside, and pursuant to the purpose and intent of the Sycamore Canyon Specific Plan, a development agreement DA-001-856 was adopted on June 23, 1987 by the City Council, which, together with the Specific Plan, PRDs, and Tract Map approvals, will govern development of Sycamore Highlands.



II. SITE DESCRIPTION

Topographically, the site can be characterized in its eastern portion by gently rolling hills cut intermittently by small drainage course running east to northwest. A north-south ridgeline roughly bisects the site. West of this ridgeline, the site is much steeper and the drainage courses become canyons which widen and deepen as they run to the west/northwest. Elevations on site range from 1660 at the high points of the ridgeline to 1320 in the northwestern corner. Slopes on the eastern half of the site are mostly less than 10%, while slopes in the western portion often exceed 30% especially in steeper canyon areas. The eastern site area drains toward Sycamore Canyon Boulevard and Highway 60 to ultimately reach Box Springs Canyon. The western area drains mainly into Sycamore Canyon.

Soils on site, typical of the project area, are granitic in origin and nature. Topsoils are thin and cover a granitic bedrock which is weathered to varying degrees. Soils are rippable to a depth of about 30 feet although blasting may be required in some areas. Otherwise, soils on site are suitable for development.

No known faults exist on site, and the nearest active fault, the San Jacinto Fault is located approximately six miles to the northeast. The site therefore falls within normal-high and normal-low risk use categories. No hazards associated with liquefaction, seiches, flooding, landslides, falling rock, settlement, or ground rupture have been identified.

Vegetative cover on the site is typically very open with only sparse cover of shrubs on most areas. The flatter portions of the site have been farmed and/or grazed recently. Due to the disturbed nature of the site, and the lack of unique rock or soil habitats, sensitive plant species neither occur on the project site nor are known to occur in adjacent areas. Regionally, those portions of the site lying west of the north-south ridgeline are tributary to Sycamore Canyon and are therefore part of a regionally significant ecosystem.

Wildlife populations on site are limited due to the sparse vegetative cover. One rare and endangered species, the Stephens Kangaroo Rat, is known to occur west of the ridgeline. Exact locations of habitat and population were identified in detailed survey and trapping programs conducted for Sycamore Canyon Specific Plan and for the annexation of the remaining 60 acres of Sycamore Highlands. The most significant populations will be preserved within the area designated as natural open space to be included within Sycamore Canyon Park. No significant cultural resources are known or expected to occur on site.

The project is potentially impacted by two noise sources - aircraft noise from March Air Force Base and vehicle noise from Highway 60. Sycamore Canyon Specific Plan guidelines for mitigating noise impacts from these sources will be followed.





III. SPECIFIC DEVELOPMENT PLAN

A. LAND USE AND DENSITY

Sycamore Highlands is envisioned as primarily a high quality residential development. Additional uses include commercial sites, a park site and a large open space area to be included in the Sycamore Canyon Park.

The overall grading plan and site layout design not only respond to topographic, geologic, and hydrologic constraints of the site but also respect the visual character of Sycamore Canyon Park by providing a sensitive interface between the developed areas and the park itself while reflecting a somewhat larger park area than originally proposed in the City's Sycamore Canyon Specific Plan.

Figure III-1, Specific Plan of Land Use, shows the relationship of the various land uses and street systems proposed for Sycamore Highlands. Table III-1, Project Summary, provides a breakdown of the project by acres, dwelling units, and density.

1. Residential Land Uses

A range of residential densities and housing opportunities are provided within Sycamore Highlands. Overall, 248.9± acres of the site will be devoted to residential use providing a total of 1,718 dwelling units.

Residential product types range from custom single family houses on estate lots to apartments. The intensity of residential development decreases as you move westward away from the freeway and towards Sycamore Canyon Park. The estate lots that border the Park are ½ to 1 acres in size with a 1 acre minimum required on lots that abut Sycamore Canyon. Only a limited area will be graded on each lot to provide access and a building pad.

An exact breakdown of housing types, acres, units, and density is shown in Table III-1, Project Summary. Further discussion of each housing type can be found in Section III.C., Housing. Additional information on residential products including floor plans, elevation, and site plan details are included in the PRD submittals and product summaries that have been and will be submitted for City approval.



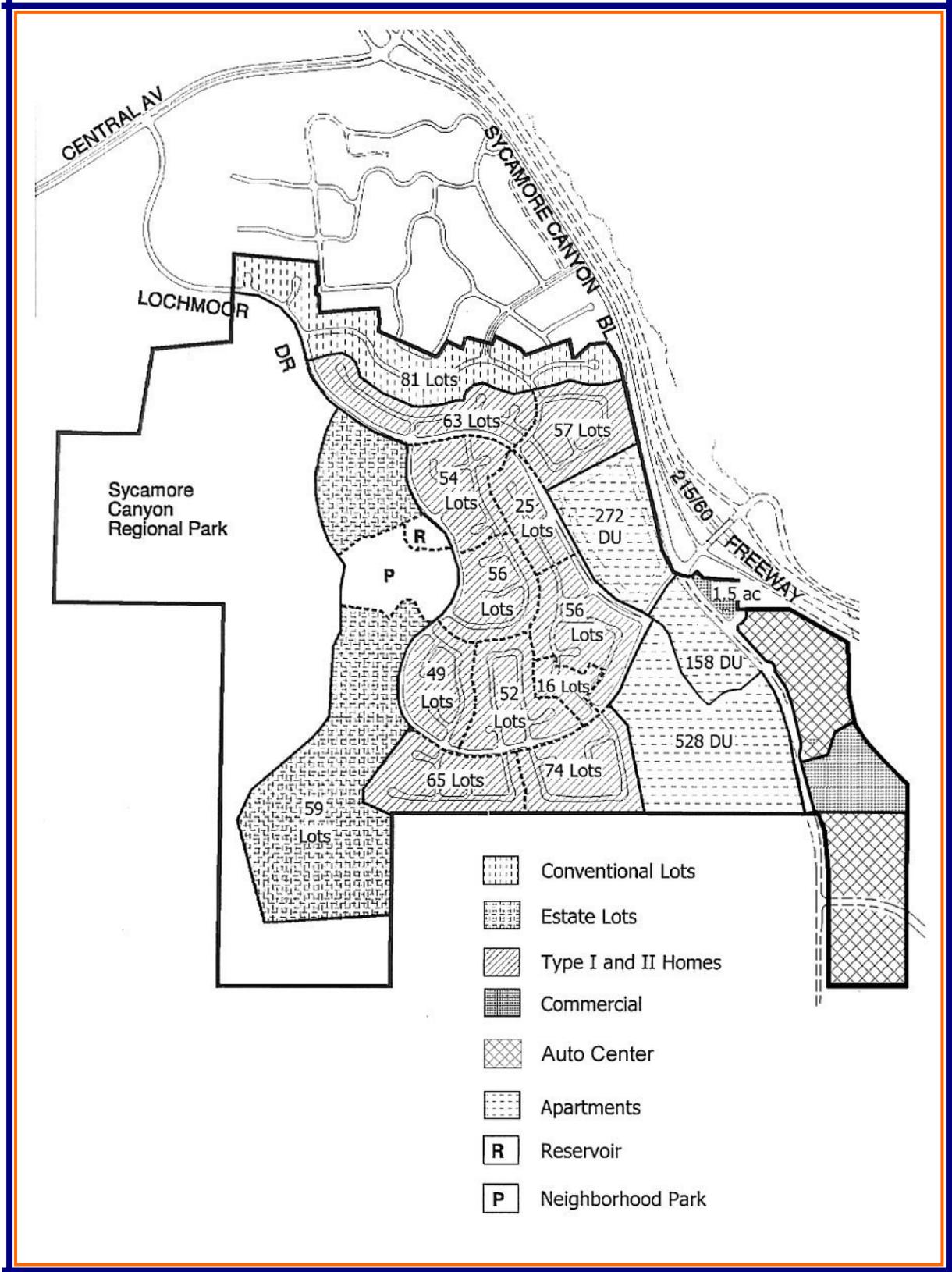


Figure III — 1: *Specific Land Use Plan*



Project Summary				
Designation	Use	Acres	Density	Units
EST	Estate Lots	57.5	½ - 1 ½ DU/AC	61
T1	Type 1 Single Family Lots	26.5	4.3 DU/AC	90
T2	Type 2 Single Family Lots	112.8	5.2 DU/AC	609
MF	Multi-family	52.1	18.0 DU/AC	958
<i>Subtotal</i>		<i>248.9</i>		<i>1718</i>
COMM	Commercial	9.5		
AUTO	Auto Center	31.5		
PK	Park	10.7		
	Proposed Sycamore Canyon Park	133.0		
	Landscape Setbacks	4.4		
	Major Streets	13.8		
	Water Tank/Pump Station	1.1		
<i>Project Totals</i>		<i>452.9</i>	<i>4 DU/AC</i>	<i>1718</i>

Table III — 1: *Project Summary*



2. Commercial Land Use

The specific plan proposes a total of 1.5 acres of commercial development adjacent to Highway 60 at the Box Springs/Sycamore Canyon Boulevard exit. To insure that this commercial development is consistent with the rest of Sycamore Highlands, the commercial development standards of the Sycamore Canyon Specific Plan will be followed in implementing the commercial sites.

3. Auto Center Land Use

In addition, the specific plan proposes a 30-acre Auto Center along the east side of Sycamore Canyon Blvd. Uses permitted within the Auto Center land use will be new and used vehicle sales. Accessory uses in conjunction with new and used vehicle sales will also be permitted. Other uses such as offices, financial institutions, restaurants and auto-related support businesses, including service stations and automobile rental, shall be allowed provided a conditional use permit is obtained.

4. Park Site

Within the Estate Lot development, a neighborhood park is proposed. Previously, the park was planned as part of a 17.2± acre school/park site. However, the Riverside Unified School District has since determined that a school site is not required in the specific plan. The Parks & Recreation Department has determined that the proposed park of 11± acres, as shown on Figure III-5, Open Space/Recreation Plan, will meet the needs of a stand-alone neighborhood park site. The developer shall receive credit against park fees for the additional acreage dedicated to the City for neighborhood park purposes. The fee credit shall be determined through separate agreement subject to review and approval by the City of Riverside.

The principle focus of the park will be to provide various recreational opportunities for local residents. Sidewalks and bicycle lanes are planned along the main project collector roads (See Figure III-4 for trail alignments) allowing project residents non-vehicular access to the park.

5. Natural Open Space/Sycamore Canyon Park

The entire western edge of the Sycamore Highlands site has been designated as natural open space for inclusion within Sycamore Canyon Park. The area shown basically conforms with the park dedication area delineated by the Sycamore Canyon Specific Plan, with the addition of approximately 7.6 acres added by the “Exchange Agreement” for Lochmoor Drive (under EP-020-956, EP-24-901 & EP-039-890) and depicted in the specific plan amendment SP-001-967 and Revised Tract Map TM-21166.



B. PROJECT DESIGN

The project will be identified and unified through design elements such as architecture, signage, landscaping, color, paving, walls, fencing, and entry treatments. Design criteria are established in this Specific Plan and will be implemented through approved and future PRD and Tract Map submittals as well as design reviews and approvals. The major objective of these design guidelines contained within the specific plan is to establish general controls that will ensure consistency in design and promote visual quality within the project area. Additionally, more detailed design standards will be provided by merchant builders at the time of residential construction.

Through innovative and imaginative designs, a level of community design will be achieved that enhances property values for the future homeowners and at the same time satisfies the City's aesthetic and visual goals for this area as expressed in the Sycamore Canyon Specific Plan. These design criteria are structured to allow some variability in design. Individual development neighborhoods will then be able to establish their own design character yet will remain compatible with the overall community.

1. Architecture and Signage

Architecture and signage throughout Sycamore Highlands will be coordinated to respond to the cohesive master-planned nature of the project drawing upon the natural quality of nearby Sycamore Canyon. Building materials which are naturalistic and of varied textures such as wood, brick, textured plaster, textured concrete or stone are most appropriate. Colors should reflect earth tones (brown, beige, tan, green, grey). Roofs should be similarity compatible utilizing flat clay tile, treated wood shakes, textured composition or similar materials. Walls, fencing, and signage should be compatible throughout the community utilizing the same materials, textures and colors as those chosen for buildings. Non-decorative concrete block, corrugated metal, chain link fences, and composition gravel roofing are examples of inappropriate materials.

2. Landscape Design

Project landscaping will play an important role in maintaining community continuity while emphasizing project design themes. Landscaping will also articulate community design elements such as project entries, streetscapes, the pedestrian trail system, as well as individual neighborhoods and the commercial center.

In the single family residential areas, which consist of standard single family residential lots ranging from 4,000 to 7,000 square feet in size, landscaping will be applied not only along the streets but within front yards as well. Medians and parkways adjacent to public roadways will be maintained by the city under Landscape Maintenance Assessment District



No. 88-1. Front yard landscaping will be implemented by the builder and will be maintained by the individual homeowners. Both apartment areas will be completely landscaped and maintained by the owner(s).

- a. **Entries** - Entry monumentation is planned for key intersections of the project and at neighborhoods within the project. Landscaping, signage, and community/neighborhood identification will all be incorporated into entry statements.
- b. **Streetscape** - The internal street scene is the most unifying element of the project. Landscaping along project roadways can be used to designate roadway hierarchy from major collectors to private streets within the development. Careful consideration of the relationship between the street size, arrangement of plant materials characteristics such as size, form, texture and color will achieve this effect.
- c. **Buffering** - Landscaping can be used to effectively buffer the various uses and densities proposed for Sycamore Highlands. Of particular importance is the transition between the development and Sycamore Canyon Park. Much of this area is bordered by estate lots. Most of the estate lots area (except for roadways and building pads) will remain ungraded in a natural state and will provide an excellent transition to Sycamore Canyon. In other selected areas where collector roadways (Fair Isle and Lochmoor Drives) abut the Park, drought resistant landscaping in a naturalistic arrangement is appropriate to buffer urban uses thereby softening the transition to the Park.

Internally, different uses and residential product types will be buffered by landscaping on slopes and along roadways. Landscaping in these areas will be installed during development of the project. Maintenance of landscaping is addressed in Section III F, Landscaping and Open Space Maintenance Program, of this Specific Plan. Detailed landscape plans have been submitted in conjunction with approved PRD submittals and will be with future Commercial Tract Map submittals.

C. HOUSING PROGRAM

Sycamore Highlands is primarily a residential community and, as such, will offer a wide variety of housing opportunities. Product types include single family detached homes and apartments. The apartments are to be located adjacent to Sycamore Canyon Boulevard/formerly Box Springs Boulevard. Single family detached homes on residential sized lots are located along the northern edge of the project adjacent to similar existing housing in University City.



Each housing type is defined and briefly described below.

1. **Estate lot** - A single dwelling unit with large side yards and setbacks. Lot sizes range from ½ acre to 1 acres per lot, achieving a total of 61 units on 57.5 acres. Grading occurs only for streets and building pads with the remainder of the lot remaining in a natural condition.
2. **Single Family Lots** - A single family dwelling unit located on one of two lot types:
 - a. **Type 1** - A single dwelling unit with standard side yards and setbacks. Lot sizes are minimum 7,000 square feet achieving an average density of 4.3 du/acre. In all, 26.5 acres yielding 90 dwelling units are provided.
 - b. **Type 2** - A single dwelling unit on a fee simple lot. Pad sizes are a minimum of about 55' x 72', or about 4,000 square feet, although lot sizes may be much larger. Each home will have a two car garage. A 20' front setback from back of sidewalk will allow two car driveway parking. Streets are public. Type 2 homes appeal primarily to move-up and young growing families. A total of 609 lots on 112.8 acres yields a density of 5.2 du/ac.
3. **Multi Family Dwellings** - Attached dwelling units in clusters. Units will be a minimum of 500 square feet in size and will have a private entry and detached covered parking. The multi-family site(s) will contain recreation amenities for the exclusive use of residents. 958 units in 52.1 acres will achieve a density of 18 du/ac. The site(s) will be developed in a multi-family setting.

D. CIRCULATION

The existing and proposed roadway system for Sycamore Highlands contains roadway widths, alignments, and access locations that respond to traffic service needs of the project. The Master Circulation Plan, which is shown as Figure III-2 is in conformance with the Circulation Plan approved as a part of the Sycamore Canyon Specific Plan.

Fair Isle Drive, a continuation of Sycamore Canyon Boulevard located northeast of the 60 Freeway, provides primary access to the site. This roadway, a four-lane divided road is depicted in cross-section detail on Figure III-3A, Roadway Cross-Sections. At its intersection with Lochmoor Drive, it will transition to a two-lane scenic collector.

Secondary access, via an extension of Lochmoor Drive, will be provided from the site north-west to Central Avenue. As traffic needs dictate, Lochmoor Drive gradually transitions from a 102' ROW four-lane road at its intersection with Fair Isle Drive, to a two lane scenic collector at its intersection with Central Avenue.



Prior to the 845th building permit in Phase III and/or IV and if Lochmoor Drive has not been extended through to Central Avenue by the owner of the adjacent property, then the developer shall make provisions for secondary access. Said provisions will be required to be reviewed and approved by the City Council.

Local public streets will serve the single family residential lots. A private street system will be provided within the apartment areas. Cross sections of all typical streets are shown in Figures III-3A and III- 3B.

Non-vehicular modes of transit are also important components of the Sycamore Highlands Specific Plan. As shown in the cross-sections on Figure III-3, two 5' bicycle lanes will be provided within the paved section of both Lochmoor Drive and Fair Isle Drive. A meandering 5-foot pedestrian trail will also be provided along portions of Lochmoor Drive and Fair Isle Drive, allowing project residents trail access to the park site. This trail falls within a landscaped setback of variable width. Conventional sidewalks will be provided on both sides adjacent to all public streets throughout the rest of the project except in the estate lot areas.

All pedestrian, hiking and bicycle trails are shown on Figure III-4, Open Space and Recreation Plan.



NOTE: See Figures III-3 and III-4

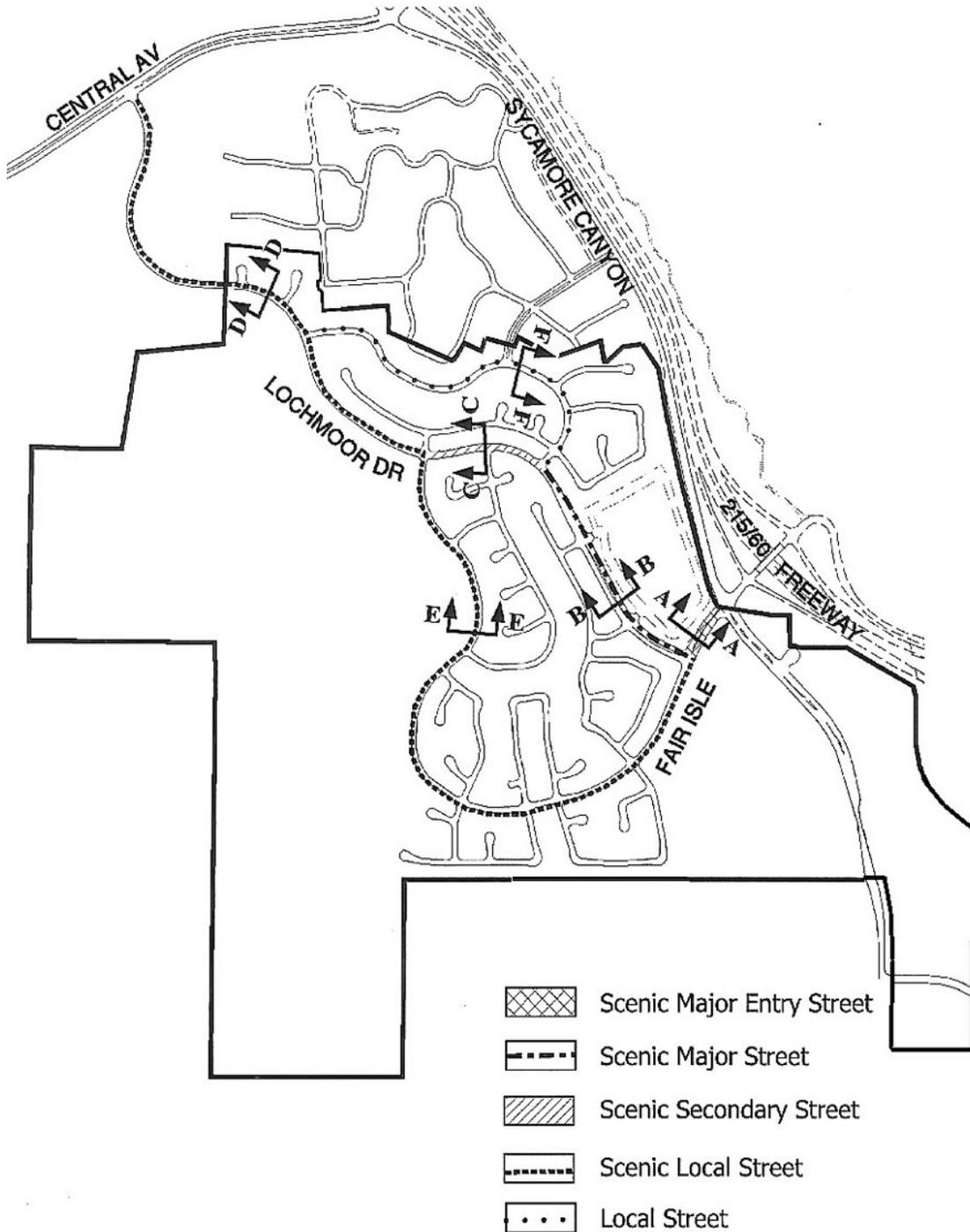


Figure III — 2: *Master Circulation Plan*



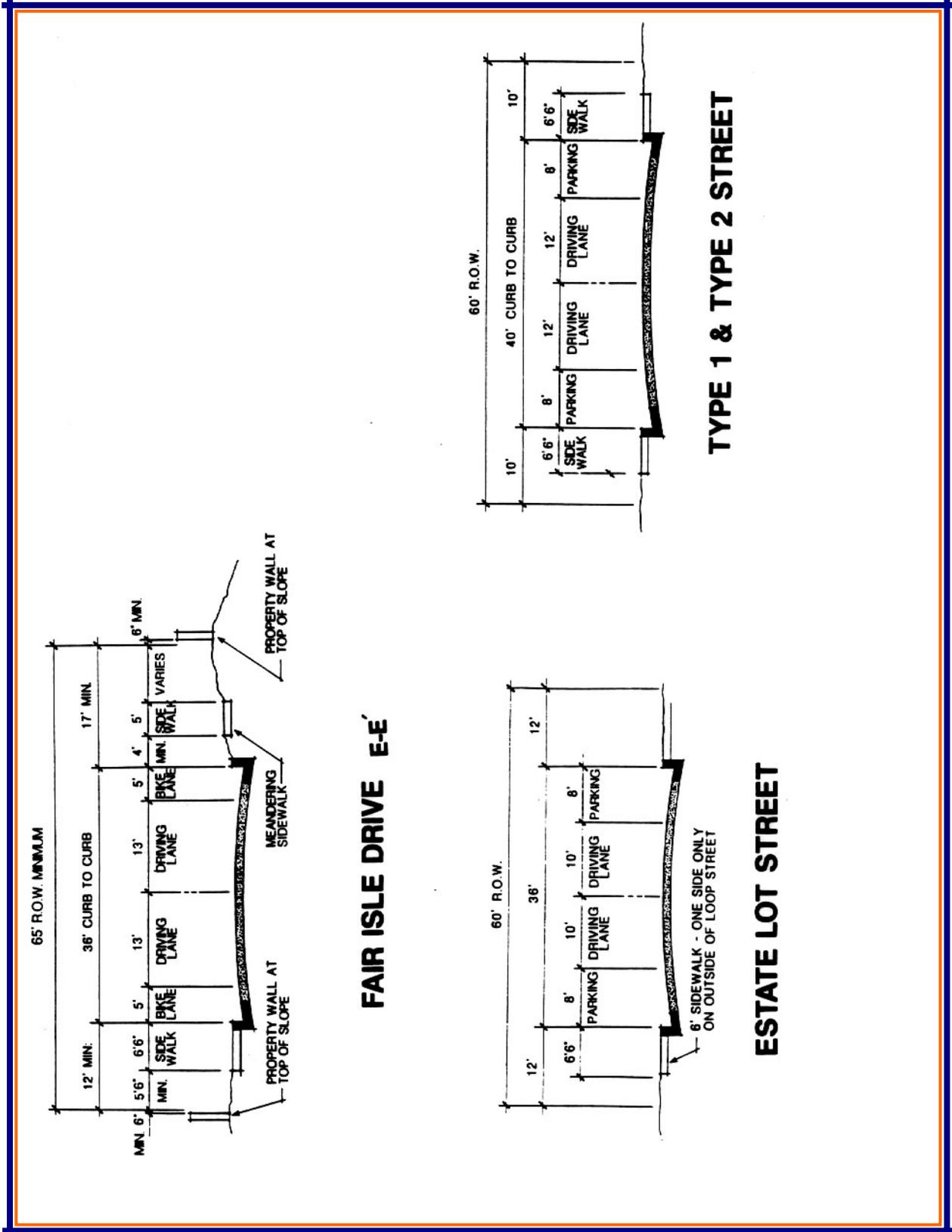
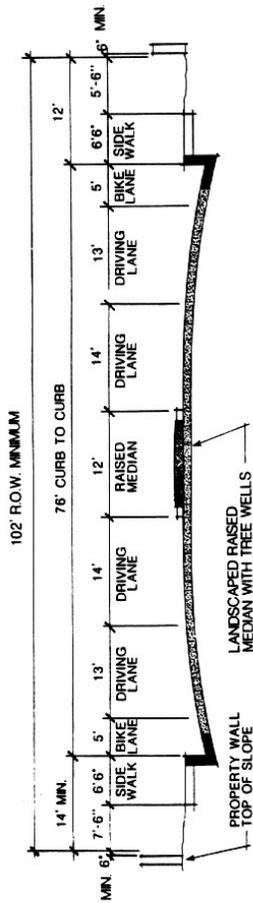
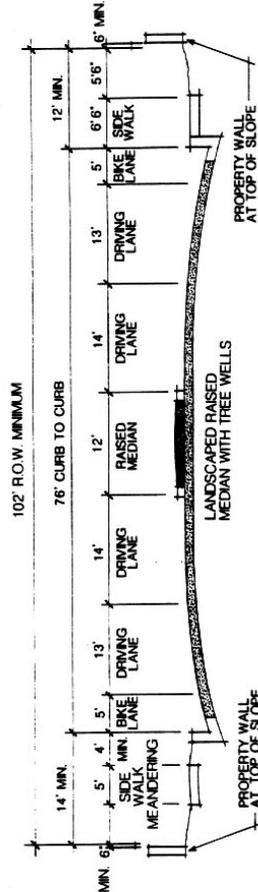


Figure III — 3: Roadway Cross Sections (Part 1)

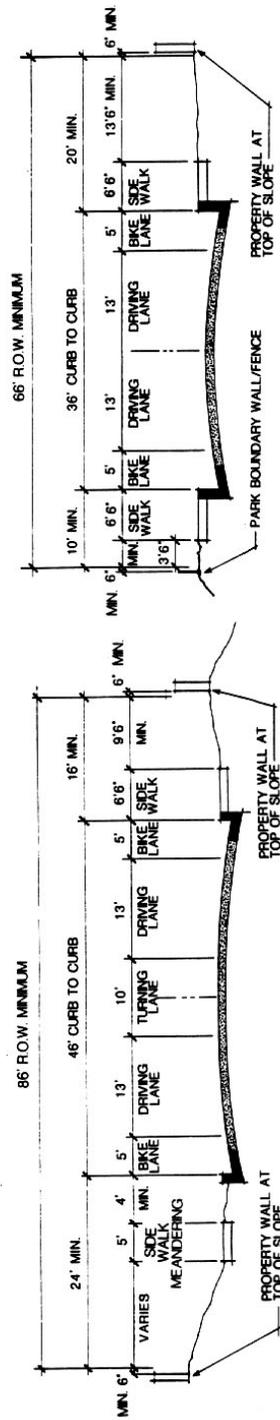




FAIR ISLE DRIVE A-A



LOCHMOOR DRIVE B-B



LOCHMOOR DRIVE C-C

LOCHMOOR DRIVE D-D

Figure III — 4: Roadway Cross Sections (Part 2)

E. OPEN SPACE AND RECREATION PLAN

1. **Natural Open Space**

Sycamore Highlands has designated 133± acres as undisturbed natural open space. As a part of the development agreement with the City of Riverside, Sycamore Highlands has dedicated this portion of the site to the City of Riverside for inclusion in Sycamore Canyon Park.

2. **Public Neighborhood Park Site**

A 11± acre site has been designated for use as a public neighborhood park. The park will be publicly-owned and maintained and may include facilities such as non-structural playing fields, picnic areas, children's play areas and landscaping.

3. **Trails**

A loop trail within a fully landscaped easement will be provided as shown on Figure III-4. This trail, which will be maintained by a Maintenance Assessment District will be for pedestrian/jogging use. It will enable project residents to conveniently access the school/park site on foot. Bicycle lanes will also be provided along project collectors.

4. **Landscape Slopes**

Slopes exist throughout the project site within the development. These slopes serve to separate and buffer different uses and product types. Slopes along Sycamore Canyon Boulevard will buffer noise impacts from Sycamore Canyon Boulevard and Interstate 60. Where slopes orient to Sycamore Canyon Park, they will be landscaped/vegetated in a manner so that they will blend into the natural slopes characteristic of the Park. Landscaping methods such as contour grading, rounding of top and toe of slopes, and landscaping with drought resistant plant materials in a naturalistic arrangement will be utilized to soften the transition from the manmade slopes to the natural slopes. Slopes which are oriented toward project roads will be planted in accordance with the streetscape landscape program. Reverse frontage review and approval by the City is required to insure that these areas are developed according to other Park and Recreation Department Standards. Slopes oriented toward residential or commercial development, will be landscaped in conformance with the landscaping requirements for those areas. All internal project slopes contained within private lots will be maintained by the individual homeowners.



5. Private Recreation Centers/Multi-family

Private recreation facilities and common open space will be provided within the multi-family planning areas. These facilities will be for the use and enjoyment of residents of these areas. Private recreation centers may include facilities such as pools, spas, cabanas, fire pits, barbecues, restrooms and laundry rooms.



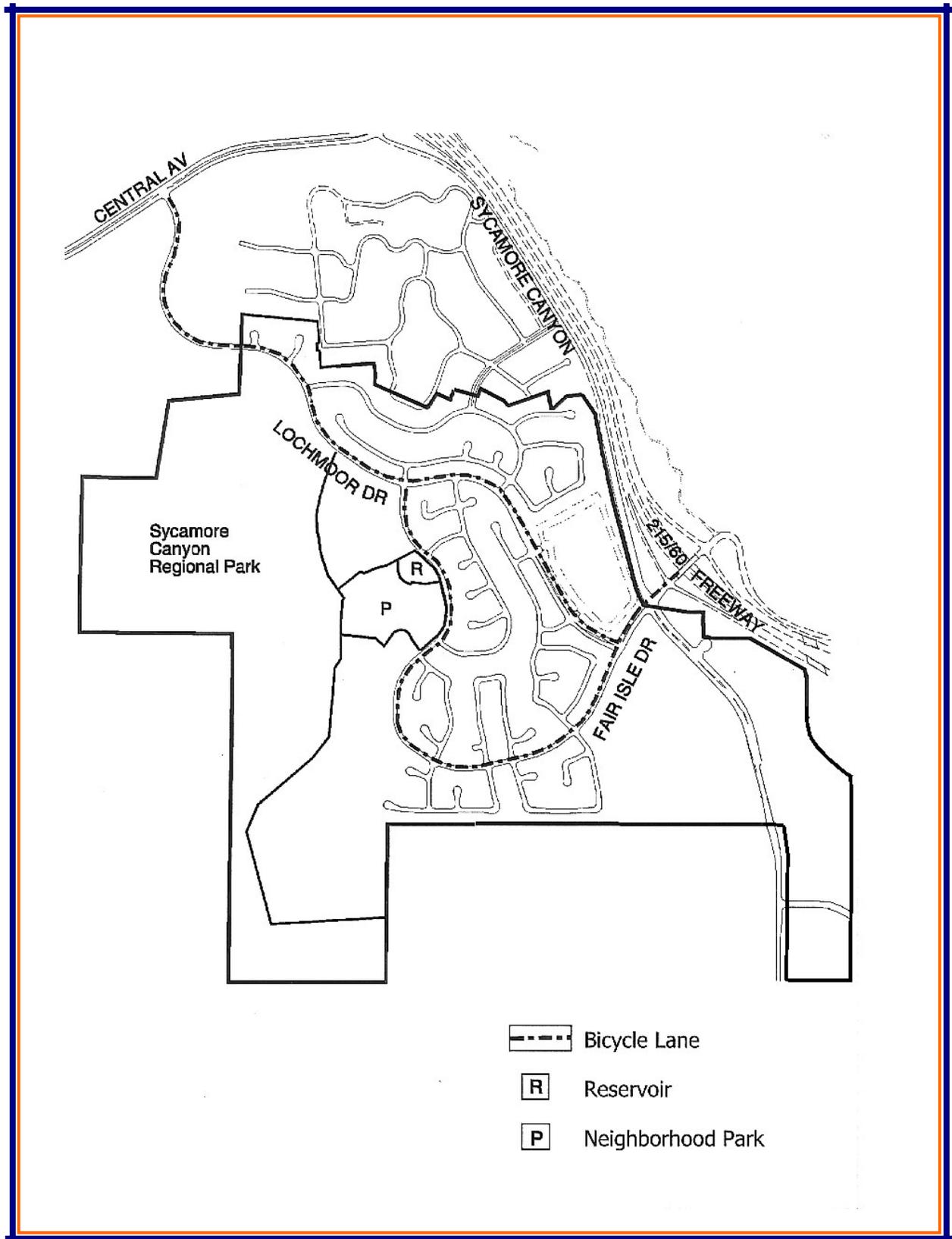


Figure III — 5: *Open Space/Recreation Plan*



F. LANDSCAPING AND OPEN SPACE MAINTENANCE PROGRAM

In its “Landscaping and Architectural Design Guidelines” the Sycamore Canyon Specific Plan calls for the maintenance of common open space areas as follows:

- a. Areas dedicated to the City shall be maintained by the City
- b. Medians and parkways shall be maintained by Maintenance Assessment District No. 88-1.
- c. Common open space areas not dedicated to the City shall be maintained by a Homeowner's Association.

In conformance with the above guidelines, maintenance of landscaping and open space within the Sycamore Highlands will be accomplished according to the following program and as illustrated on Figure III-5.

1. **Sycamore Canyon Park** - 133± acres of natural open space has been dedicated to the City for inclusion within Sycamore Canyon Park. Maintenance of this area including all trails and fire access roadways and slopes adjacent to collector roadways that orient to the Park will be the responsibility of the City.
2. **Public Neighborhood Park** - A 11± acre site has been designated for the establishment of a public neighborhood park. Upon dedication, the park will become the responsibility of the City’s Parks Department for maintenance and operation. Water storage facilities and pump stations located adjacent to the site are owned and maintained by the City.
3. **Roadways** - Medians and parkways adjacent to public roadways will be maintained by the City under Maintenance Assessment District No. 88-1. Extraordinary landscape setbacks, entries, the meandering trail along project collectors, and slopes that orient to public streets are included within this category.
4. **Slopes and Landscaping within the PRD Areas** - Where PRDs are designated for Type 2 - single family lots (see Figure I-3 of this Specific Plan), the individual homeowner will be responsible for maintenance of all common areas including landscaping and slopes. All landscaping, slopes and private recreation areas will be maintained by the owner of the apartments.
5. **Estate Lots** - Slopes within “Estate Lot” area will be the responsibility of the private homeowner. These slopes occur only in selected areas, are minimal in size, and orient away from Sycamore Canyon Park such that visual impact to the Park and surrounding development is minimized.



6. **Type 1 - Single Family Lots** - Within Type 1 lots adjacent to University City along the northern edge of the project, slopes that orient to the lots will be owned and maintained by the individual owners or a property owner's association. Those slopes that orient to University City will be maintained by Maintenance Assessment District No. 88-1.

7. **Type 2 -Single Family Lots** - In addition to slopes and landscaping specified in #4 above, all front yard landscaping will be installed by the builder and will be maintained by the individual homeowners of the Type 2 areas.



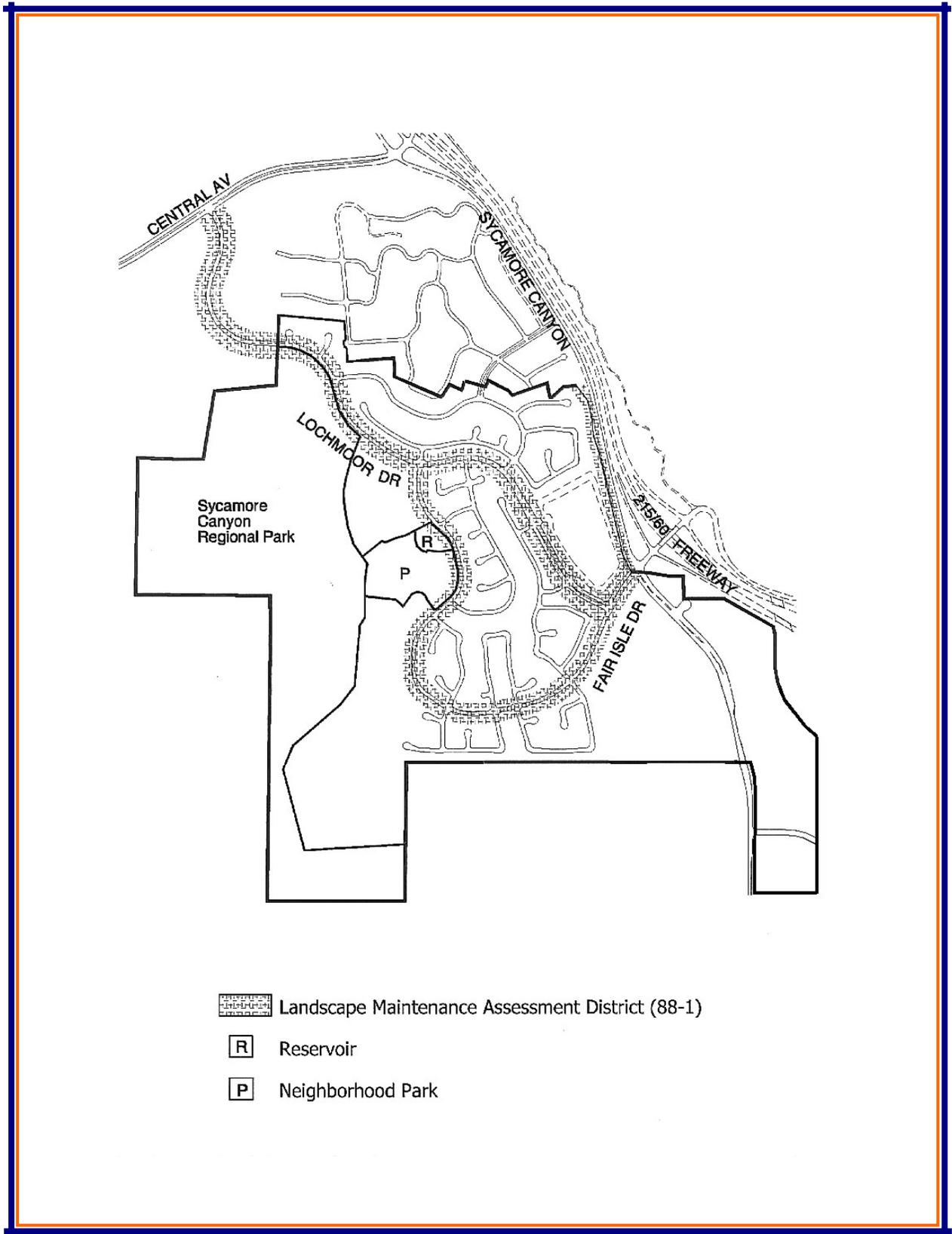


Figure III — 6: *Landscape Maintenance Responsibility*

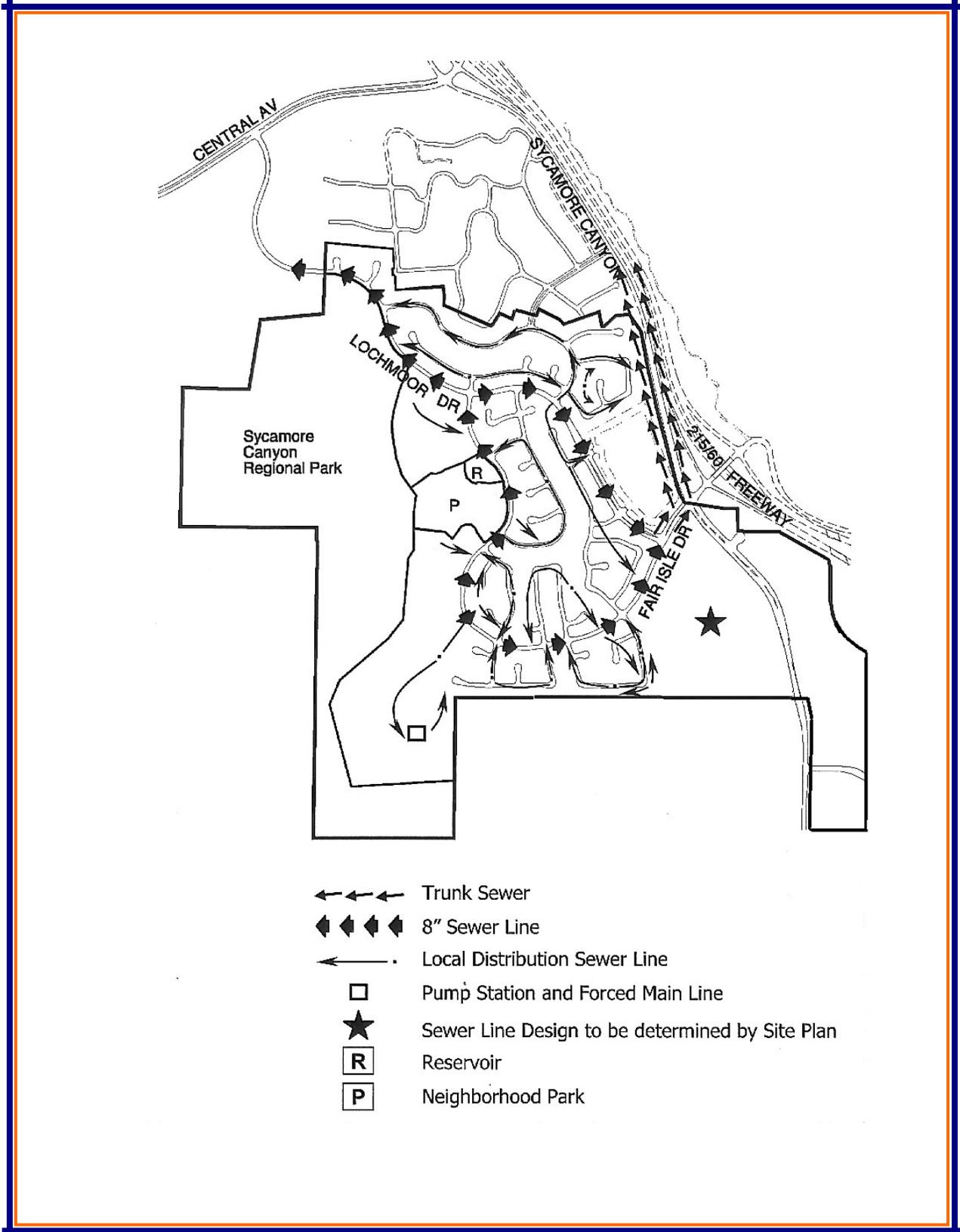
G. INFRASTRUCTURE

Master planning for the project has considered all public utility and infrastructure needs associated with the proposed development. Backbone systems have been and will be installed on a phased basis as needed for the project excepting the water system, which cannot be phased. Major water facilities are required for this project. A new 3 MG storage tank is located underground adjacent to the proposed public neighborhood park. A booster station is also located at the same site as the storage tank. The tank, pumping station, and required transmission mains were installed and operational prior to issuance of any building permits for Sycamore Highlands. Adequate public street waterlines and public fire hydrants will also need to be installed prior to issuance of building permits for each phase of development in order that fire flows can be provided to that phase.

Sewer, water, and drainage systems shall be installed by the City and the developer according to the terms of the Highlander/Sungold “Waterworks Acquisition and Annexation Agreement.” The terms and details of this agreement are contained in the Sycamore Highlands Development Agreement. The property at 5900 Sycamore Canyon Boulevard is not part of the Highlander/Sungold “Waterworks Acquisition and Annexation Agreement.”

These facilities are shown on Figures III-7, III-8 and III-9, entitled Master Sewer Plan, Master Water Plan, and Master Drainage Plan respectively. The City has warranted that there is capacity at its sewage treatment plant and that service will be provided to the project.





- ←←← Trunk Sewer
- ◆◆◆◆ 8" Sewer Line
- ← Local Distribution Sewer Line
- Pump Station and Forced Main Line
- ★ Sewer Line Design to be determined by Site Plan
- Ⓡ Reservoir
- Ⓟ Neighborhood Park

Figure III — 7: *Master Sewer Plan*



* Note: Waterline sizes shown are preliminary and may be subject to change following more detailed engineering analysis by the City.

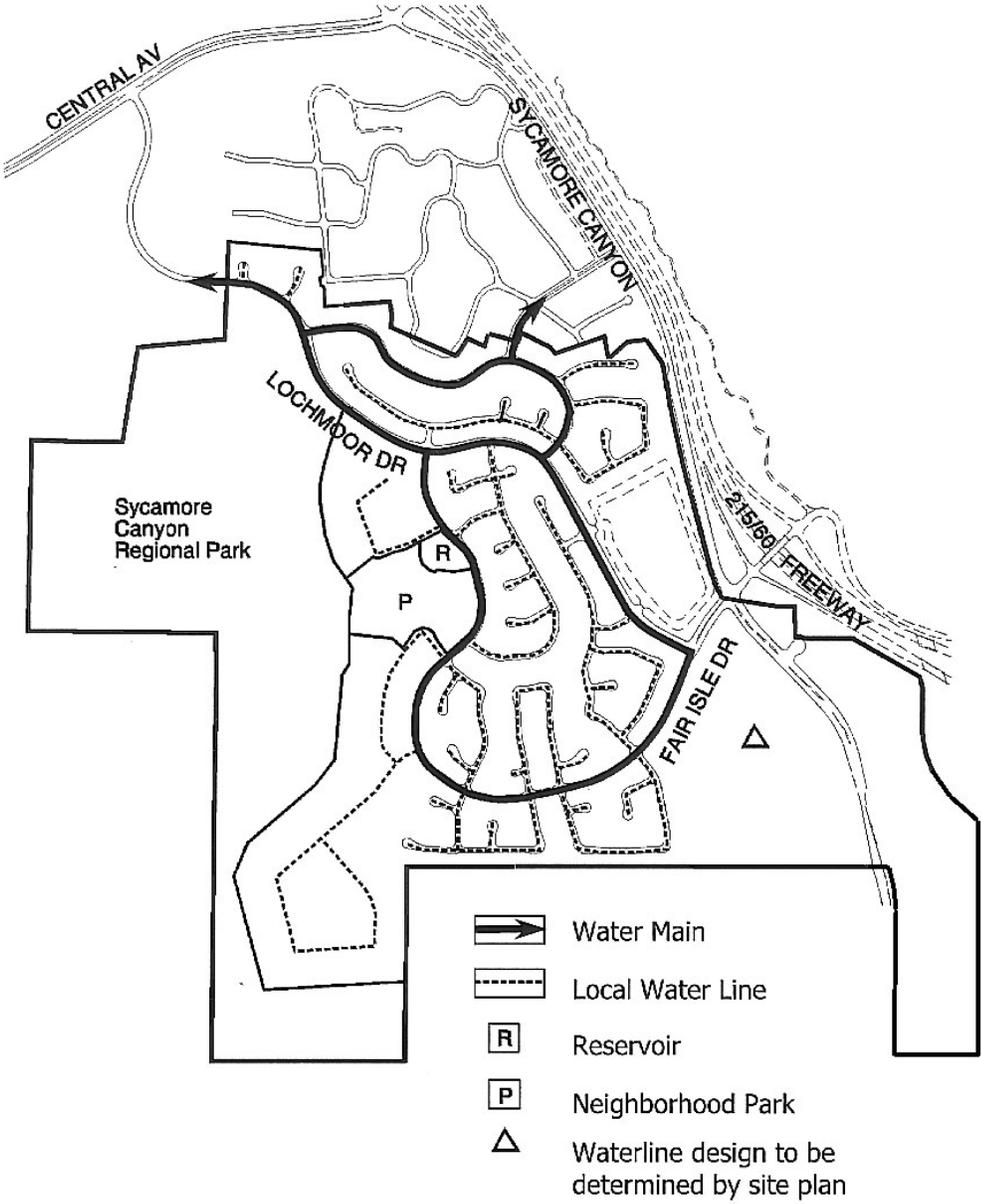


Figure III — 8: *Master Water Plan*



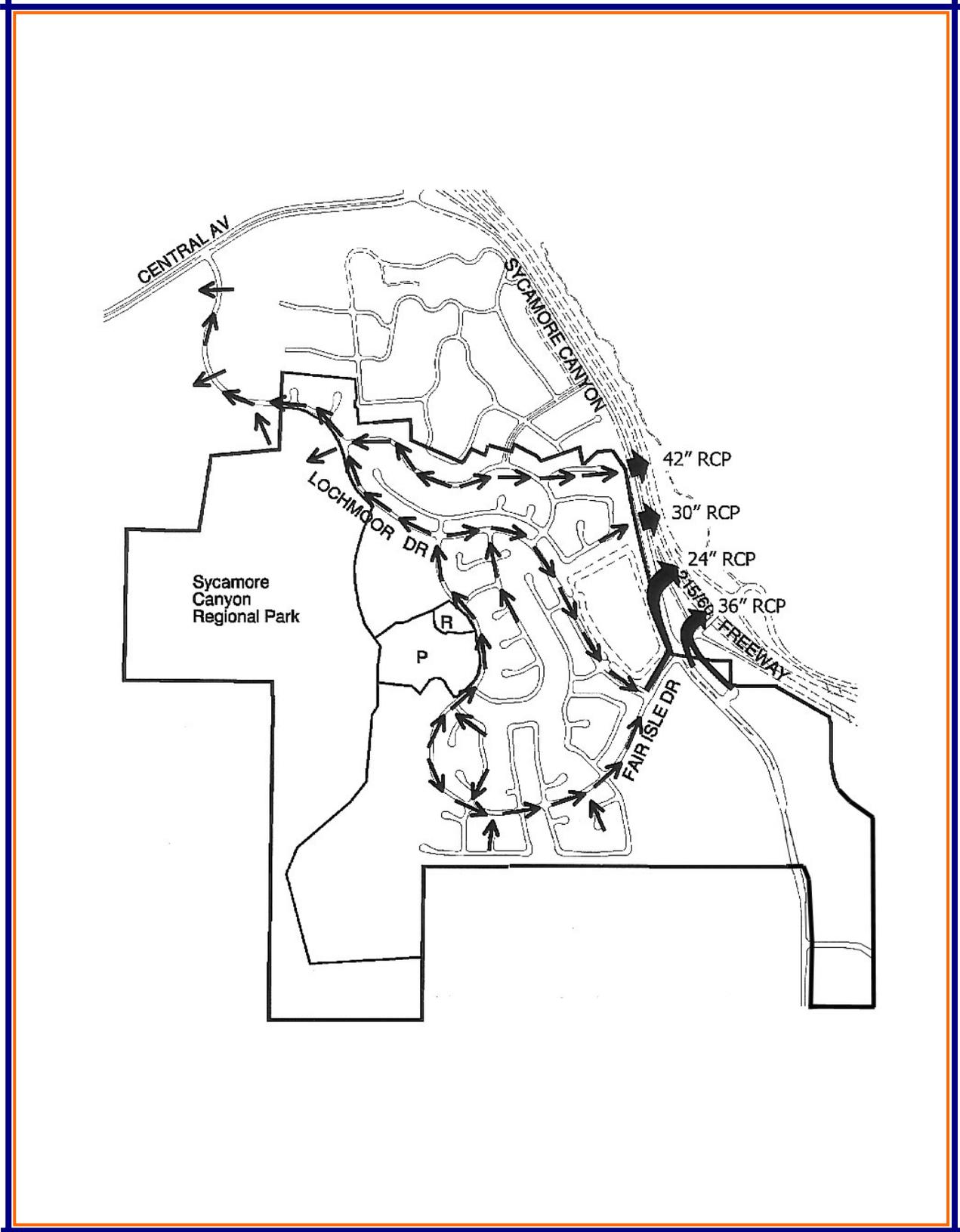


Figure III — 9: *Master Drainage Plan*



H. PHASING

The overall phasing program for Sycamore Highlands is shown on Figure III-10, Phasing Plan. Phasing is based on a logical and orderly build-out of infrastructure and roadways as well as detailed marketing input. In general, construction will begin on the eastern edge of the project where Fair Isle Drive is extended into the project. Development will progress to the west and then the north.

Table III-2 Phasing Summary, shows a phase by phase breakdown of residential units by product type. The commercial and park sites will be developed as appropriate according to market demand.

The overall phasing plan requires that all planned public street waterlines and public fire hydrants for the entire project along with the new pumping station are in place and operational before building permits can be issued. In addition, bonding for these improvements will be required prior to recordation of any subdivision. The developer is solely responsible for all water facility construction and bonding for the entire Sycamore Highlands project, even though portions may be assigned or transferred to others.



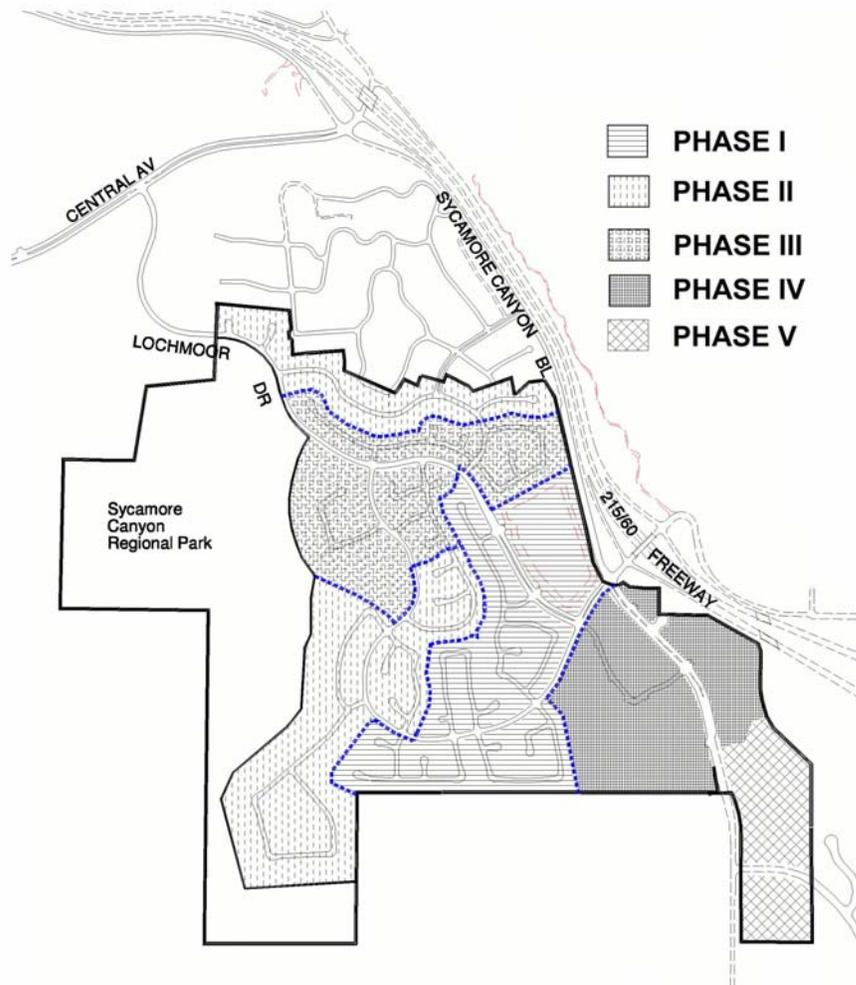


Figure III — 10: *Phasing Plan*

Designation	Use	Acres	Density	Units
Phase One				
EST	Estate Lots	---	---	---
T1	Type 1	---	---	---
T2	Type 2	65.2	5.9 DU/AC	387
MF	Multi-family	15.6	18.0 DU/AC	272
Residential Subtotals		80.8		659
COMM	Commercial	---	---	---
PK	Park	---	---	---
Phase One Totals		80.8		659
Phase Two				
EST	Estate Lots	37.6	½ -1 DU/AC	48
T1	Type 1	---	---	---
T2	Type 2	20.3	7.0 DU/AC	150
MF	Multi-family	---	---	---
Residential Subtotals		57.9		198
COMM	Commercial	---	---	---
PK	Park	10.7	---	---
Phase Two Totals		68.6		198
Phase Three				
EST	Estate Lots	22.9	½ - 1 DU/AC	13
T1	Type 1	26.5	4.3 DU/AC	90
T2	Type 2	27.3	2.6 DU/AC	72
MF	Multi-family	---	---	---
Residential Subtotals		76.7		175
COMM	Commercial	---	---	---
PK	Park	---	---	---
Phase Three Totals		76.7		175
Phase Four				
EST	Estate Lots	---	---	---
T1	Type 1	---	---	---
T2	Type 2	---	---	---
MF	Multi-family	44	18.0 DU/AC	844
Residential Subtotals		44		844
COMM	Commercial	32.4	---	---
SCH/PK	School/Park	---	---	---
Phase Four Totals		76.4		39.7
Sycamore Canyon Park		133.0	---	---
Landscape Setbacks		4.4	---	---
Major Streets		13.8	---	844
Project Totals		428.7	---	1718

Table III — 2: *Phasing Summary*



IV. DEVELOPMENT STANDARDS

The following standards and regulations are intended to assure that development of individual planning areas within Sycamore Highlands is consistent with the City of Riverside's intention for development of the area as expressed in the Sycamore Canyon Specific Plan. Sycamore Highlands Specific Plan, in replacing Sycamore Canyon Specific Plan for the Sycamore Highlands Property, contains within the following section specific development standards to guide and control development of the property. It should be noted that the standards that follow were determined utilizing the Sycamore Canyon Specific Plan Development Standards as a minimum. Where Sycamore Canyon Specific Plan standards are applicable, they have been included without alteration. In many cases, due to the more detailed level of planning for Sycamore Highlands, more detailed standards are included below.

As discussed in Section I D, Supporting documents/Subsequent Processing, of this document, implementation of Sycamore Highlands will utilize existing City Zoning regulations and, in some cases, the Planned Residential Development (PRD) provisions of the zoning ordinances.

The standards of the proposed underlying zones (shown in Figure I-3) and PRD requirements as contained in Title 19, Zoning and Riverside Municipal Code shall apply unless otherwise regulated by the Development Agreement or the following standards.

The standards presented below are separated into three categories: residential, commercial, and open space. Sycamore Canyon Specific Plan also contains standards under the headings of grading and design. These topics are covered under the three headings listed above.

Roadways shall be in conformance with the circulation plan, roadway cross-sections and standards contained in Section III D, Circulation, of this Specific Plan.

A. RESIDENTIAL DEVELOPMENT STANDARDS

1. General

- a.** As shown on Figure I-2, Sycamore Canyon Specific Plan allocated certain densities to certain areas of the majority of Sycamore Highlands. With additional site planning input, these densities were refined and extended to cover the annexation area not previously included in the Sycamore Canyon Specific Plan.
- b.** Farms, ranches, and the keeping of livestock for either commercial or private use is not permitted. No horses shall be permitted within Sycamore Highlands.



- c. Since noise levels over the entire Plan area exceed community standards for residential use, developers are required to:
- utilize construction techniques to reduce interior noise levels below 45 CNEL as required by adopted City ordinance;
 - notify prospective residents or tenants that exterior noise levels exceed community standards and the sources of noise;
 - have prepared an acoustical study for developments located near major roadways or freeways to determine if feasible measures exist to reduce noise from these sources and incorporate such measures in site and building design; and,
 - include a clause in the Conditions, Covenants and Restrictions (CC&R'S) to be recorded on the property that “this project is located within five miles of March Air Force Base, an active flying installation, and is subject to frequent aircraft overflights at varying altitudes and at all hours.”
- d. All landscape and architectural plans must be reviewed by the City through the design review process whenever appropriate.
- **Landscaping Guidelines** Special landscape treatment is recommended for streets, entry points, residential areas and buffer zones. Landscaping treatments suggested for residential areas are contained within the standards for individual residential categories that follow. Special landscaping treatments of entry areas, streetscapes and buffer/transition areas are described below.
 - **Entry treatments** - Since the Plan area is designed as a planned whole, special treatments of entry points are important to reinforce that sense of “place.” Groundcover plantings and an entry monument sign flanked by massed tree plantings will serve to provide a portal effect as well as screen adjacent residences.
 - **Streetscapes** - As shown on the Master Circulation Plan, and Roadway Cross-sections (Figures III-3A and III-3B) roadway right-of-way minimums for major and secondary streets have been increased



above and beyond typical City minimums. Provisions are made for both bike trails and a meandering community trail. Parkway and medians within the right-of-way and any adjacent slopes that orient to the street system should be landscaped in a cohesive fashion. Suggested plants for these areas are listed in Table IV-1.

- **Buffer/Transition treatments** - Estate lots are proposed along much of the interface between Sycamore Canyon Park and the developed portions of Sycamore Highlands. Where these lots orient to Sycamore Canyon they should remain natural or should be returned to a natural condition as a buffer. Where streets or the park site abut Sycamore Canyon Park, buffering should include massed planting of trees and shrubs sometimes located on the berm. Buffer areas around the Canyon rim may utilize fire control landscaping to reduce the danger from wildlife fires on developed areas. Buffer areas outside of the estate lots and park site are to be retained in common ownership to be maintained by a homeowner's association or maintenance district.

Recommended plants for use in landscape treatment areas are detailed in Table IV-1. Guidelines for location and placement of plant materials are presented below.

- Landform graded slopes shall be landscaped with groups of trees placed in swale areas to reflect natural conditions in which plants cluster in areas of high moisture.
- Conventional slopes shall be landscaped to provide visual relief and to obscure the linearity and regularity of the conventional slope. Grouping of plant materials as well as the pattern and variety of plant materials can provide the desired effect.

In order to assure that those common open space areas not dedicated to City are adequately maintained, the subdivider of each project where common areas exist shall record a declaration of Covenants, Conditions, and Restrictions (CC&Rs) to run with the land. Common open space areas to be governed by CC&Rs include, but are not limited to, drainage facilities, retarding basins, fire buffer zones,

landscaped planning unit entry areas and recreation areas. The CC&Rs shall provide for:

- Establishment of a property owners association which shall have the responsibility of hiring a private engineer to inspect all slope areas and drainage devices and to take whatever corrective measures are needed. Future owners of property within the Plan area shall become a member of the association and subject to a proportionate share of costs incurred.
- Development of a general maintenance plan by a landscape architect for planted areas and buffer areas designed to reduce fire hazards and maintain visual quality. Maintenance activities under this plan shall be the responsibility of the homeowner's association or its members.
- Establishment of a drainage device maintenance program including informing future owners of affected lots of their responsibility to maintain these devices.
- Maintenance costs shall be the responsibility of the individual owners.

Medians, parkways, landscaped slopes orienting to the public streets, and the meandering trail along project collectors shall be maintained by the city under Maintenance Assessment District No. 88-1.

- **Architectural Design Guidelines**

The architectural style or design of individual developments is left largely to the discretion of the developer, subject to the design review provisions of the City's Municipal Code (Section 19.710).

The basic design principal for all developable sites within Sycamore Highlands is to reinforce the natural quality of the site and its relationship to major natural open space areas. Natural building materials and colors should be utilized whenever possible to harmonize with the surrounding land features.



Major & Secondary Streets

TREES:

Arecastrum romanzoffianum
 Butia capitata
 Cedrus atlantica
 Cedrus atlantica 'Glauca'
 Cedrus deodora
 Cinnamomum camphora
 Erythea armata
 Erythea edulis
 Eucalyptus camaldulensis*
 Eucalyptus citriodora*
 Eucalyptus L. Macrocarpa
 'Rosea'
 Eucalyptus maculata*
 Eucalyptus nicholii*
 Eucalyptus polyanthemos*

Eucalyptus robusta*
 Eucalyptus rudis*
 Eucalyptus sideroxylon*
 Eucalyptus viminalis*
 Erythrina cristagalli
 Ginkgo biloba 'Autumn Gold'
 Grevillea robusta
 Jacaranda mimosifolia
 Koelreuteria bipinnata*
 Liriodendron tulipifera
 Magnolia G. 'Majestic Beauty'
 Platanus acerifolia
 Phoenix canariensis
 Quercus agrifolia*
 Sequoia sempervirens
 Washingtonia robusta
 Washingtonia fillifera

SHRUBS:

Photinia Fraseri 'Indian Princess'
 Raphiolepis Indica
 'Springtime'
 Rhus ovata*
 Xylosma congestum
 'compacta'*

GROUNDCOVER:

Baccharis pilularis*
 Hypericum calycinum*
 Lantana camara 'Gold Mound'*

Minor Street & Community

TREES:

Callistemon citrinus*
 Cupania anacadioides
 Eucalyptus torquata*
 Ginkgo biloba 'Autumn Gold'
 Gleditsia triacanthos 'Aurea'
 Jacaranda mimosifolia
 Koelreuteria bipinnata*
 Lagerstroemia indica
 Liquidambar styraciflua
 Liriodendron tulipifera
 Magnolia G. 'Majestic Beauty'
 Magnolia soulangiana

Melalauca leucandendra
 Pinus canariensis*
 Pinus pinea*
 Pittosporum rhombifolium
 Pittosporum undulatum
 Platanus racemosa
 Platanus acerifolia Atriplex
 cuneata
 Platanus occidentalis
 Prunus caroliniana
 Prunus cerasifera
 'Atropurpurea'
 Prunus c. 'Krauter Vesuvius'
 Pyrus calleryana

SHRUBS:

Agapanthus 'Peter Pan'
 Arbutus unedo*
 Feijoa sellowiana
 Hemerocallis species
 Prunus illicifolia*
 Raphiolepis ovata
 Viburnum macrocephalum
 Xylosma congestum
 'compacta'*

GROUNDCOVER:

Arctostaphylos species*
 Trachelospermum jasminoides

Fire Control Landscape

CONTAINER:

Heteromeles arbutifolia*
 Prunus lyonii*
 Rhamnus alaternus*

HYDROSEED:

Atriplex canescens*
 Cistus species*
 Heteromeles arbutifolia*
 Rhus integrifolia*
 Rhus laurina*

FUEL BREAKS (HYDROSEED):

Atriplex canescens
 Atriplex gardneri
 Cistus albidus*
 Cistus crispus*
 Galania species*

(*Denotes drought resistant plant material)

Table IV — 1: Recommended Plants for Landscape Treatment Areas



Recommended building materials are those which provide a variety of interesting patterns and textures such as wood, ceramic tile, textured plaster, textured concrete and stone. Similar materials may be used for walls and fences. Colors recommended for walls, buildings and fences include earth tones such as brown, beige, tan, deep green, or charcoal grey. Recommended roofing materials are also those which add texture and visual interest within a limited range of colors, such as deep-tone flat clay tile, copper, wood shakes and shingles (only if treated to meet fire department standards).

Prohibited building materials include non-decorative concrete block, corrugated metal, and concrete masonry. Materials prohibited for walls and fences include chain link, unpainted gray concrete blocks, wood slats or “grape stakes.” Roof treatments using composition gravel roofing (where exposed to view) or sheet metal or corrugated metal are prohibited.

Within these general guidelines, many variations of design as well as additional choices of materials are acceptable. Each development will be subject to the Design Review process set forth in the City’s Municipal Code, Section 19.710 and evaluated under the general consideration of compatibility with the natural Canyon open space as well as any adjacent developments.

- e. The City Planning Department or Planning Commission of the City shall review grading plans for all areas where the slope of existing topography equals or exceeds 10%.

2. Estate Lots

- a. Estate lots shall be implemented using R-1-13000 zoning and standards.
- b. Estate Lots should be graded only to accommodate roadway access and pad area for siting dwelling units, accessory structures, and fuel modification. Pad areas should be clustered wherever feasible to further minimize grading impacts. Naturally vegetated portions of estate lots will be located adjacent to Sycamore Canyon Park to act as a buffer from the developed portions of estate lots. Rear portions of each estate lot should be left in an ungraded state to satisfy buffer conditions. Landscaping in these buffer areas should use only appropriate plant species in a natural arrangement as



- c. required under the Landscaping Guidelines, above, Section IV A 1 e.
- d. The following grading and drainage techniques should be utilized whenever appropriate to protect the visual and wildlife values of Sycamore Canyon Park.
- **Varying Slope Ratios** - In order to create slopes which reflect the natural terrain, graded hillsides may have a variety of slope ratios, rather than the typical 2:1 ratio which creates a linear man-made appearance.
 - **Drainage Devices** - Place drainage devices inconspicuously using swales or berms and landscaping to conceal the drain, particularly from public ways. Where concrete must be used for drainage devices, utilize tinted or treated concrete to resemble earth tones.
 - **Building Siting** - Site buildings on gentle terrain wherever possible to minimize grading. Grading may also be minimized by fitting the building design to the slope using full split structures or partial split structures (different rooms or floors on different levels).
 - **Contouring** - Where surface landform are altered, contour grading, varied slope ratios and smooth transitions between slopes shall be utilized to retain a natural appearance. Adopted City of Riverside grading policies describe contour grading and should be observed in preparing grading plans.
 - **Landscaping** - Integration of landscaping into the landform and use of landscape to disguise grading are required but are discussed in greater detail in Section IV A 1 e, above.
 - **Stabilization** - To minimize erosion and siltation during construction, disturbed areas shall be stabilized in a timely manner through the use of annual grasses, temporary berming, on-grade drainage devices or other appropriate measures to minimize erosion and siltation during construction.

Drainage devices as needed to control runoff and minimize erosion are required. In addition, each development shall consider the effects of storm waters at periods of peak flow and provide for



appropriate controls through the use of retention basins or similar devices.

3. Single Family Lots - Type 1

- a.** Type 1 lots will be implemented using R-1-7000 zoning and standards.
- b.** Because portions of the Type 1 lots border the University City community to the north, additional standards regarding that edge condition shall apply. These standards are embodied in the diagrams in Figure IV-1, University City Edge Condition Standards. (For further details see EP-024-901).

4. Single Family Lots - Type 2

- a.** Type 2 lots will be implemented using R-1-7000 zoning as a Planned Residential Development (PRD). PRD standards of the City's Zoning Ordinance shall apply except as noted in Table I-1, Variance Matrix, and below:
- b.** Common open space requirements may be reduced from those typically required by the City's PRD ordinance. Such a reduction is justified due to the proximity of Sycamore Canyon Regional Park (133± acres of which are provided by the project), the provision of a neighborhood park site, and extraordinary landscaping, setbacks, and trails throughout the project.
- c.** All front yard landscaping shall be installed by the builder and shall be maintained by the individual owners.

5. Multi-Family Units

- a.** Multi-Family units shall be implemented using an R-3-1500 zone. Multi-Family areas may be submitted as Planned Residential Developments (PRDs). PRD standards of the City's Zoning Ordinance would then apply in addition to R-3-1500 standards. Exceptions to R-3-1500 and PRD standards are contained in Table I-1, Variance Matrix, and below:
- b.** Common open space requirements may be reduced from those typically required by the City's PRD ordinance. Such a reduction may be justified due to the proximity of Sycamore Canyon Regional Park (133± acres of which are provided by the project), a neighborhood park, and extraordinary landscaping, setbacks, and trails throughout the project.



The current requirements for useable (common) open space and private open space per the City's Zoning Code (Title 19) are as follows:

Useable Open Space

500 square feet per unit

Private Open Space

1. Ground Floor Units: Private usable open space for ground floor units shall be in the form of a fenced yard or patio, a deck or balcony. In order to count toward the open space requirement, a yard area, or uncovered deck or patio shall have a minimum area of 120-square-feet. Such private usable open space shall have no dimension of less than 8-feet. No more than 50 percent of ground-level space may be covered by an overhang balcony or patio roof.
2. Above-Ground Level Units: Each dwelling unit having no ground-floor living area shall have a minimum aboveground level private usable open space area of at least 50-square-feet. Such private usable open space shall have no dimension of less than 5-feet. Above-ground-level space shall have at least one exterior side open above railing height.
3. Each square foot of private usable open space provided beyond the minimum requirement of this section shall be considered equivalent to one and one-half square feet of the required group usable open space provided in the project. In no case shall private usable open space constitute more than forty percent of the total required group open space for the project.

All other R-3-1500 and PRD useable and private open space requirements shall be as stated in the City's Zoning Ordinance.

- c. Travel aisles within parking bays shall be a minimum of 28' wide.
- d. No separate parking for recreational vehicles shall be required.



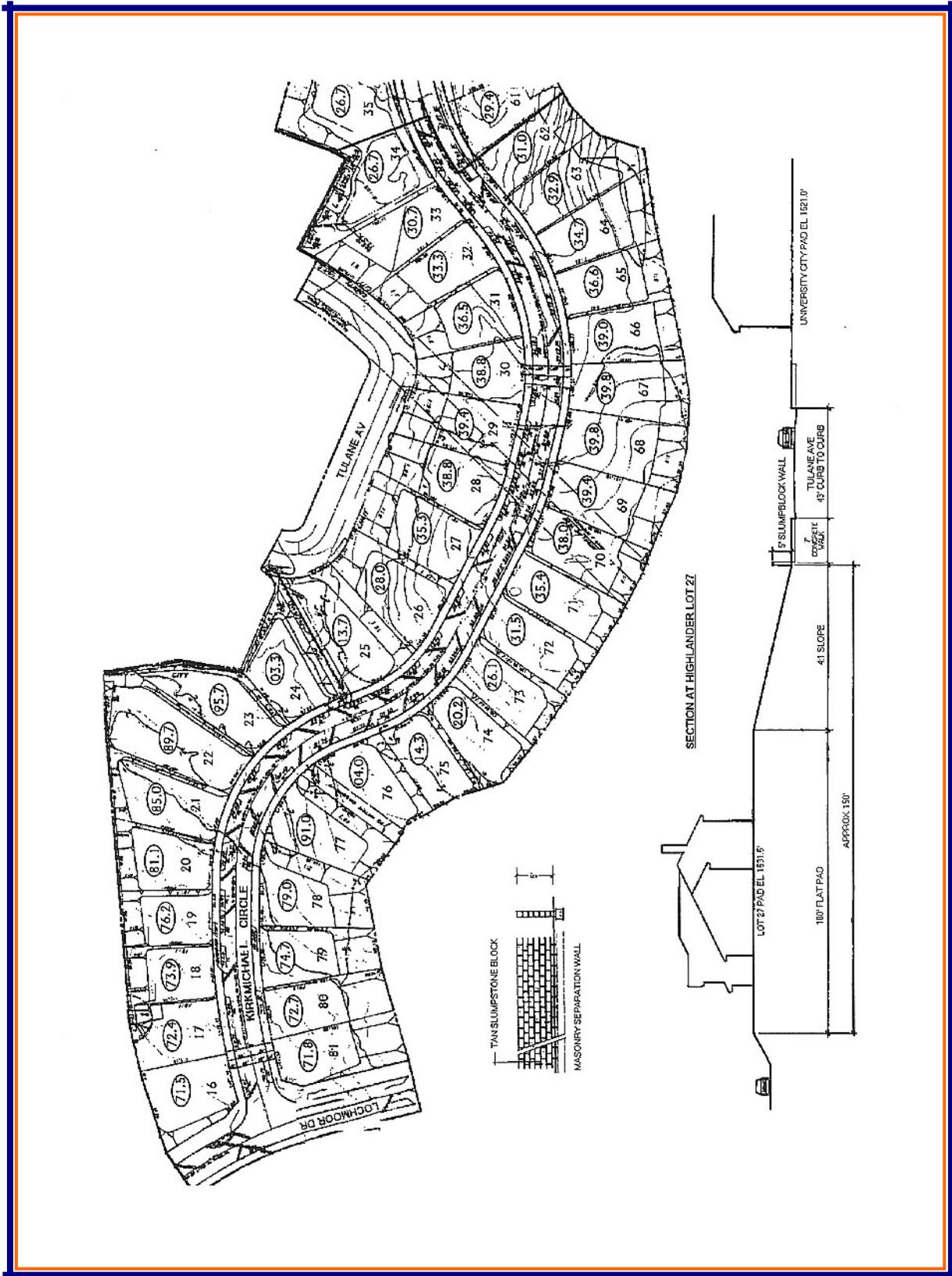


Figure IV—1: University City Edge Condition Standards



B. COMMERCIAL DEVELOPMENT STANDARDS

1. The commercial sites shall be implemented using Restricted Commercial (CR) zoning and standards except for Auto Center sites as noted below.
2. Standards including permitted use, building height, lighting, parking, and walls are detailed in the code and are not generally repeated within the Specific Plan.

This section will, however, describe briefly special requirements for the commercial area within the Specific Plan. Although the commercial sites are intended to serve primarily neighborhood residents, the sites have been given CR designations to provide some flexibility to the developer to respond to market demand. The commercial sites have the advantage of a prime location with freeway access and direct access to adjacent industrial areas as well as residential areas. To integrate this use at the level of quality proposed for surrounding uses, the following regulations are imposed:

- a. **Landscaping Materials** - The commercial developments shall incorporate landscaping materials and sizes consistent with those identified in Section IV A 1 e.
- b. **Extent of Landscaping** - The commercial sites shall provide landscaping within parking areas of a least one 15-gallon tree for every 10 single row spaces or every 5 double row spaces. A minimum of 5% of that portion of the site devoted to parking shall be landscaped.
- c. **Building Design** - Commercial structures shall incorporate variations in building facade and roofline to reduce building mass to a scale consistent with surrounding residential areas.
- d. **Screening** - Building equipment (air conditioners, compressors, etc.) as well as storage areas shall be screened from public view.

C. AUTO CENTER DEVELOPMENT STANDARDS

The following uses shall be permitted in the Commercial-Automotive sites in lieu of those listed in the Zoning Ordinance.

1. **Uses Permitted By Right**
 - a. New and used vehicle sales.
 - b. Parking facilities for the use of employees and customers of auto dealerships.
2. Accessory uses permitted in conjunction with new and used vehicle sales:



- a. Vehicle painting and body repairs within a completely enclosed building.
- b. Vehicle servicing and parts sales.

3. Uses Permitted By a Conditional Use Permit

The following uses may be granted by Conditional Use Permit per Chapter 19.760 in the Municipal Code, subject to the applicable standards of the Sycamore Highlands Specific Plan, Title 19 of the municipal code and the location and site development standards enumerated below:

- a. **Automobile Service Stations.** All standards as detailed in Chapter 19.420 shall apply.
- b. **Automobile Service Centers.** Location and Site Development Standards:
 - 1. All standards as detailed in Chapter 19.420 shall apply.
 - 2. Tenant spaces shall be a minimum of 2,000 square feet gross leasable area.
- c. **Automobile Wash and Detailing Facilities.** Location and Site Development Standards:
 - 1. All washing, detailing and waxing operations shall be situated within completely enclosed buildings and openings to such buildings shall be screened from all street or freeway views.
 - 2. Drying operations may occur outside of a completely enclosed building, but such uses shall be screened from street and freeway views.
 - 3. The use shall not substantially increase noise levels beyond ambient levels at property lines.
- d. **Offices, Banks and Financial Institutions.** Additional Location and Site Development Standards:
 - 1. The use shall be designed at a scale consistent with nearby vehicle sales operations.
 - 2. The use shall provide a service directly needed for vehicle sales.



3. The use shall preferably be located on upper floors of a vehicle sales operation or in areas not readily usable for vehicle sales.
 - e. Restaurants, but excluding drive thru restaurants.
 - f. Rental of automobiles, light trucks, vans and RV's.
 - g. Other uses as provided in Section 19.760 of the Municipal Code which, in the judgement of the Planning Commission, are similar to, compatible with and no more objectionable than any of those enumerated in this section may be permitted.
4. Location Standards for All Uses Requiring a CUP within the Auto Center Specific Plan area:
 - a. The use shall not functionally or visually disrupt entry monuments or vehicle sales frontages in the Auto Dealership District.
 - b. The use shall not substantially increase vehicular traffic or cause a hazardous condition for pedestrians or vehicle operators on streets in the Auto Dealership District.
 - c. The site shall be of adequate size and shape to accommodate the use along with all required yards, walls, parking landscaping and other site improvements.
 - d. The use shall not substantially block views into the Auto Dealership District.
 - e. The use shall not be disruptive to the existing or planned visual character of the Auto Dealership District.
 - f. The use shall not functionally or visually disrupt an area shown on the Sycamore Highlands Specific Plan for residential uses.
5. Site Development Standards for All Uses Requiring a CUP within the Auto Center:
 - a. The site shall not be less than one half acre in size and shall not have less than 100 feet of street frontage.
 - b. Conversion of residential structures shall not be allowed.
 - c. Vehicle service bays shall be oriented away from street views or substantially screened from street views.
 - d. Driveways shall be situated so as to minimize impacts on adjacent streets and new car businesses in the Auto Dealership District.



- e. Trash enclosure(s) shall be provided in accordance with the standards adopted by the Design Review Board.
- f. Landscaping shall be provided in accordance with all applicable standards of Title 19 of the municipal code, the Sycamore Highlands Specific Plan and Design Review Board standards.
- g. Signing shall be consistent with all applicable standards of Title 19 of the municipal code, the Auto Dealership District and Design Review Board standards.
- h. Quality of over-all design shall be equal to that required in the Auto Dealership District.

6. Building Height and Number of Stories:

- a. Maximum three stories and a maximum height of fifty-feet.

7. Vehicle Sales Display Area Street Frontages:

- a. All street frontages shall include a minimum 10-foot wide strip of landscaping. The 10-foot wide landscape strip may include the public parkway.

8. Parking Lot Street Frontages:

- a. Parking lot landscaped setbacks shall be as specified in the City Zoning Ordinance. (10-feet of landscaping for lots with 20 or fewer parking spaces; 15-feet of landscaping for lots with over 20 parking spaces, not including the public parkway).

9. Parking, Loading and Driveways

- a. Off-street parking and loading requirements shall be as per the City Zoning Ordinance, Chapter 19.580.
- b. Driveways shall be situated so as to minimize traffic impacts on adjacent streets and properties, both residential and commercial.

10. Signage

Due to the unique nature of the new and used vehicle dealerships, the following standards shall apply to any vehicle dealership within the Auto Center land uses in the Specific Plan:

Signs shall be consistent with all applicable standards of Chapter 19.620 of the Municipal Code, the Sycamore Highlands Specific Plan and Design Review Board standards.



a. Vehicle Dealer Identification Monument Signs

- Size and Number: The dealership shall be allowed one 21-square-foot, seven-foot high monument identification sign for each street frontage.
- Copy: The sign shall identify the dealership name on the top 2.5-feet of the monument sign and shall consist of a sheet metal fabricated cabinet painted metallic silver enamel with acrylic push thru letter with vinyl overlay and or formed dealer logo/name (see Figure IV-2). The bottom portion of the sign shall have engraved “City of Riverside.”
- Location: The sign shall be located along the dealership frontage as approved by the Design Review staff and shall be set in an area landscaped with low ground cover.
- Lighting: The sign copy shall be back-lit using 430 milliamp fluorescent tubes or as otherwise approved by Design Review staff.

b. Vehicle Dealer Building Mounted Identification Signs

- Size and Number: A maximum of two building signs shall be allowed on each building frontage oriented toward a street or freeway, driveway, parking area, or display lot, indicating vehicle brands, vehicle types, or the name of the dealership. Total square footage of all building mounted identification signs on each building frontage shall not exceed one-square-foot of sign per lineal foot of building frontage, up to a maximum of 200-square-feet for all signs combined with any one sign not exceeding 150-square-feet.
- Logos: Only one logo integrated into each building sign shall be permitted.
- Locations: Locations shall be harmonious with the building architecture as approved by the Design Review staff.
- Lighting/Sign Type: All building mounted identification signs shall be individually mounted channel letters. Exposed neon tubing is prohibited.



- Design: Design, colors and other details are subject to Design Review staff approval. No exposed raceways shall be permitted, unless required by a unique situation, subject to the approval of the Design Review Board.

c. Vehicle Dealer Directional Signs

- Size and Number:
 - Freestanding directional signs: A maximum size of 12.5-square-feet with a maximum height of 5.5-feet. One per vehicle entrance or exit serving customer parking areas, vehicle service access, parts sales, used car sales, truck sales, or the like.
 - Building mounted directional signs: A maximum size of 12-square-feet. One per building entrance or frontage providing access to vehicle service, parts sales, used car sales, truck sales or other dealer function.
- Copy: Directional copy shall be limited to the primary information required, such as “Used Cars,” “Service,” “Parts,” “Customer Parking,” and “Truck Sales,” and business identification in the form of the dealership name. One logo integrated into the directional sign shall be permitted.
- Location: Directional signs shall be located at the vehicle entrance or exit directly relating to the function identified, unless the Design Review Board determines additional signs are necessary to guide customers to the function identified.
- Lighting/Sign Type: Monument directional signs shall be back-lit with 430 milliamp fluorescent tubes or as otherwise approved by the Design Review staff. Building mounted directional signs may be lighted or non-lighted. The owner is encouraged, however, to use individual channel or foam letters consistent with building mounted dealer identification signs.
- Design Concept: Directional signs shall be consistent with the Dealer Signs in terms of Design, typeface, color, materials.

d. Auto Center Entry Monument Signs



- Size, Number and Location: One 21-square-foot and seven-foot high entry monument sign for each main entrance into the Raceway Auto Plex. One entry monument sign shall be provided at the southeast corner lot of Sycamore Canyon Court and Sycamore Canyon Boulevard and at the southeast corner lot of Box Springs and Sycamore Canyon Boulevards. The entry signs shall not be placed within the public right-of-way.
- Copy: The sign shall identify “Raceway Autoplex” on the top 2.5-feet of the monument sign and shall consist of a sheet metal fabricated cabinet painted metallic silver enamel with acrylic push thru letter with vinyl overlay (see Figure IV-3). The bottom portion of the sign shall have engraved “City of Riverside.”
- Lighting: Entry monument sign copy shall be back-lit using 430-milliamps fluorescent lighting.

e. **Electronic Message Center Freeway Sign**

- Size and Height: The maximum size for an electronic message center sign shall be 750-square-feet in are. The maximum size for the electronic message board portion of the sign shall be 300-square-feet or fifty percent of the overall sign area, whichever is smaller. The maximum height for an electronic message center sign shall be forty-five feet above the elevation of the freeway lane nearest to the sign location. However, the actual approved size and height of an electronic message center sign may be less than the maximum dimensions. The approved size and height shall be based upon a site specific study and a determination by the Design Review staff of the smallest size and the lowest height necessary to accomplish the criteria listed in Section 19.620.200 of Title 19.
- Changeable Copy/Illumination: The sign shall have the capability of presenting variable message displays automatically by means of white incandescent lamps with each individual lamp intensity not exceeding 10 watts to form patterns and/or words



- Freeway Orientation: The electronic message center sign shall be oriented toward and located no further than one-hundred feet from a freeway right-of-way. No other freeway-oriented signs shall be permitted within the auto center.
- Length of Display: Each display shall appear for a period of at least four seconds. Displays shall not be animated, appear in incremental stages or move across the changeable copy sign face. The sign shall remain blank (no message or display) for at least one second between displays. The software manufacturer and the software installer shall certify to the City that the software for the computer which controls the sign has been designed to and can only operate the sign at the approved on and off intervals.
- Display: The use of fluorescent colors, as defined in Section 19.910.070 of Title 19, shall be prohibited. Blinking, flashing, shimmering, glittering, rotating, oscillating or moving signs/displays, or whichever give the appearance of flashing, shimmering, glittering, rotating, oscillating or moving signs/displays shall be prohibited.
- Permanent Identification: The permanent identification on the sign shall be no more than two lines of copy.

f. Balloons, Pole Mounted “Product Identity” Banners and Pole Mounted Flags.

- Balloons smaller than 18-inches or less in diameter will be permitted only on Fridays, Saturdays and Sundays and national holidays.
 - Balloons may be strung together, not to exceed 35-feet in height as measured from ground level and not closer than 25-feet to overhead power lines.
 - Each individual vehicle dealer is responsible for the removal of all balloons, by the end of the day in which the balloons were authorized. The balloons shall not be cut loose to fly freely; and shall be deflated and discarded in a trash receptacle.
- Pole Mounted “Product Identity” Blade/Banner Combinations or Flags: “Product Identity” signs are to be mounted to vehicle display lighting poles and may consist of a “blade/banner” combination or a flag style sign. The



dealership is limited to one blade/banner combination or flag on every other lighting pole on the first row of lighting poles parallel to the street curb of the dealership. No product identity signs are permitted on any other poles.

- Blades shall contain a maximum size of 12-square-foot, suspended vertically over the vehicle sales lot, flush mounted to an on-site lighting pole and constructed of a high quality combination of metal and vinyl — minimum 12 ounce, number 10 duck canvas, or approved equal that can withstand strong winds.
 - Banners shall have copy limited to the name of the dealership, the vehicle make or the vehicle model sold only. The maximum dimensions of the “banner” shall be two-feet wide by six-feet long, suspended vertically over the vehicle sales lot, flush mounted to an on-site lighting pole and constructed of a high quality combination of metal and vinyl — minimum 12 ounce, number 10 duck canvas, or approved equal that can withstand strong winds.
 - Flags shall have copy limited to the name of the dealership or the vehicle make only. The maximum dimensions of the “flag” style sign shall be three-feet wide by six-feet high mounted on the top of the lighting pole and shall be constructed of a high quality combination of metal and vinyl — minimum 12 ounce, number 10 duck canvas, or approved equal that can withstand strong winds.
- “Blade,” “Banner,” and “Flag” style product identity signs are to be maintained in good repair at all times.
 - Prior to installation of the banner/blade combination or flags the dealership owner shall establish a criterion to be approved by design review to promote consistency in design and colors used on the blade/banner combination and flags.

g. Special Events, Including Signs and Attention Attracting Devices

- Special Events shall be limited to periods of time as specified herein. The dealer may conduct special events incidental to new and used vehicle sales and advertise those events with more festive special event signing and attention attracting devices under the provisions of a temporary use



permit (TUP), as defined under 19.740 of the Municipal Code. In the absence of a temporary use permit, all signing and attention attracting devices shall be in conformance with all other aspects of the Sycamore Highlands Specific Plan and the Riverside Municipal Code (19.620).

- Time Limits: Special events shall be allowed a maximum of four times per each calendar year, with each event not to exceed 24 days with a minimum of thirty days between events.

- The following uses and signing are permitted with a Temporary Use Permit (TUP), provided all such uses, signs and devices shall be wholly contained within the private properties of the dealership:

- Tents: Tents shall be allowed as permitted by the Building Division and the Fire Department;
- Other Promotional Activities: Other promotional activities including such activities as food carts, pony rides, children’s bouncers, search lights, etc., to be setup on the dealer’s property so as to not block the view of pedestrians or vehicles in the public right-of-way shall be allowed as permitted by Chapter 19.740, Temporary Use Regulations.

h. Prohibited Signing and Attention Attracting Devices:

- Except as allowed by Chapter 19.620, flags, pennants, “snow cone” style banners, sandwich boards, streamers, balloons larger than 18-inches, inflatable objects or statuaries, roof top balloons and any other attention getting device not specifically listed in this section of the Sycamore Highlands Specific Plan are prohibited.

i. Non-Commercial Signs

- Generally non-Commercial signs are permitted wherever other signs are permitted and are subject to the same standards and total maximum allowances for a site of each sign type specified in this Specific Plan.

j. Landscaping

Landscaping shall be provided in accordance with all applicable standards of Title 19 of the Municipal Code, the Sycamore Highlands Specific Plan and Design Review Board standards.



Auto Display Areas

- The intent is to provide an attractive and dramatic setting for the display of vehicles. The display of vehicles shall remain the focal point, while the landscaping will be used to provide a setting of beauty and visual interest.
- The landscape strip may include portions of the public right-of-way not needed for parking, travel ways, and sidewalks.
- Meandering sidewalks may bisect the landscape strip provided the net total landscape area is 10-feet in depth measured perpendicular to the curb. The 10-foot dimension may be separated into two 5-foot wide areas where appropriate.
- Block walls shall not be used to visually separate the sidewalk and landscape strip.
- Minimal to no landscaping may be provided in the vehicle storage area to prevent damage to vehicles.
- Where feasible, the landscape area shall be at or above the grade of the sidewalk.
- Isolated new car vehicle display pads may be located within this landscape area.
- The landscape statement shall achieve a decisively qualitative change in material and texture from the concrete sidewalk.
- The emphasis should be on low mounded turf, with accents of ground covers, annual flowers, low shrubs, clusters of trees and hard landscape features, such as bollards, decorative paving display pads and the like.
- Both hard and soft landscape features shall be used within dealership properties. Hard features include various kinds of surface paving materials, walls, planter boxes, terraces, automobile display podiums, pads, and pavilions.



- Soft features include grasses, seasonal bedding plants, living ground cover, shrubs, hedges, vines, and trees.
- Small manicured trees can be used to highlight or offset a podium; bedding plants can soften the edges of terraces and walkways, and serve as an appropriate transition to lawn areas; and tall, narrow shrubs, evenly spaces, can enrich the appearance of a divider screen.
- Because a dealer’s outdoor driveways, parking and sales lot areas almost always are surfaced with some type of asphalt material it is recommended that terraces, walkways, showroom floors, and other hard surface pedestrian areas be finished with distinctive paving materials. For example, a podium or terrace could be finished with quarry tile, or pedestrian walkways could be finished with an aggregate surface.

D. OPEN SPACE DEVELOPMENT STANDARDS

1. 133± acres, as shown in Figure III-1 are and shall be included within Sycamore Canyon Park. Ownership and maintenance responsibility for this property shall transfer to the City concurrent with the first phase of development according to the terms of the Development Agreement and the “Exchange Agreement” for Lochmoor Drive (under EP-020-956, EP-24-901 & EP-039-890) that accompanies the Sycamore Highlands Specific Plan.
2. In order to properly control access to Sycamore Canyon Park, fencing shall be provided by the developer where project roadways abut Sycamore Canyon Park.
3. The developer shall provide, subject to City review and approval, fencing between the Estates Lots and Sycamore Canyon Park to prevent uncontrolled access into Sycamore Canyon Park.

E. OTHER REQUIREMENTS

The developer shall comply with the conditions of approval on all cases filed with the City of Riverside to implement the Sycamore Highlands formerly Lusk-Highlander Specific Plan unless such conditions are modified in the future pursuant to adopted city procedure.

