

* Solar Panels

Solar panels are to be integrated into the roof design, flush with the roof slope. Frames must be colored to complement the roof. Mill finish aluminum frames are prohibited. Support solar equipment shall be enclosed and screened from view.

3. Site Planning Design Guidelines

o General Design Criteria

The site planning criteria presented in this section is envisioned as a positive means to create a neighborhood fabric that offers a unique, soft and visually appealing environment to those in and around the community.

The site planning concepts shall:

- * Establish and maintain a strong design concept.
- * Effectively accommodate the residential unit type proposed.
- * Ensure that all structures, site development and landscaping shall preserve views and promote the privacy and aesthetic quality of neighboring buildings and outdoor spaces.
- * Maximize unit exposure to greenbelts, recreation areas and other amenities.
- * Enjoy the latest techniques of energy-efficient/cost-efficient design.
- * Accommodate street drainage or underground drainage in accordance with generally accepted principles.
- * Ensure that graded areas shall be kept to a minimum to reduce impacts on the surrounding environment.
- * Conform to the overall community grading, drainage and utilities master plans.

o Circulation

* General Description

Crown Valley Village shall establish a hierarchy of roadway elements with each element functioning according to its purpose and level of service. These roadways will be incorporated into the total development in a manner which best optimizes their role as a means of service for the residents of the Crown Valley Village while minimizing their visual and noise impact. Additionally, the network of roads will form a unifying element that will complement the community. All street designs and concepts will be subject to approval by the County of Riverside.

The major roadway elements in the network hierarchy should provide an identifiable streetscape at the overall project level. Minor roadways and local streets should provide an identifiable streetscape unique to each neighborhood.

- . Decrease street lengths and road widths to create a balance of scale appropriate to the level of service.
- . Avoid application of a long straight monotonous street pattern.
- . Provide a variety of design options for cul-de-sac or "Court" development to reinforce neighborhood concepts and discourage through traffic.
- . The design of curved, meandering streets is encouraged.

o Entries

Project entry areas should provide the resident and visitor with an overview to the project. They should provide an open window with potential views, landscaping and recreational facilities. Special attention should be given to hardscape, landscape treatments and signage to enhance the image. Colored textured paving treatment at entry drives is encouraged.

Single family attached and multi-family project entries shall include:

- * Textured paving.
- * Use of theme landscaping.
- * Accent strips of brick or textured concrete to define pedestrian walkways.
- * Signage.

o Parking

* Garages

Stagger garage setbacks to soften the street-scape and enhance unit individuality.

* Open Parking and Carports

Open parking and carports shall be clustered in parking courts and along internal private drives.

Pedestrian and automobile circulation shall be clearly defined.

Special paving at parking court entries and landscape nodes between parking stalls are encouraged to soften the streetscape.

o Utilities

* All utility services shall be installed underground; lines are to be located under driveways or other improved areas.

* Locate exterior transformers, utility pads, cable TV and telephone boxes out of view, or screen with walls, fences or vegetation.

* Electrical service shall be mounted at the lowest height permitted by the electric company.

o Single Family Attached

* General Description

- The area planned for single family attached developments within the Crown Valley Village will provide the greatest opportunity to develop a wide range of housing types within the community. Variations in size, configuration, massing, plotting and orientation allow flexibility to respond to changing housing demands with creative and innovative designs.

* Development Concepts/Orientation

- The use of a variety of building configurations to provide architectural variation along the street and identify between villages is encouraged.
- Where possible, avoid the use of shared drives.
- The introduction of single story elements is encouraged, especially adjacent to the project entries village edges.
- Where attached garages are provided, individual trash pick-up is encouraged. In areas where congregate parking occurs, utilize trash collection stations (see multi-family criteria).
- The development of recreation areas and open space elements are encouraged to increase livability and to enhance the quality and character of the community (see multi-family criteria).

o Multi-Family

* General Description

Several areas of multi-family development are planned for the Crown Valley Village. Multi-family residences will exhibit the

same high quality in construction and design as other housing types. Buildings shall be composed of a series of simple, yet varied plans to assure compatibility and variety in overall building form.

* Development Concepts/Orientation

For multi-family housing developments:

- Facades should be articulated to reflect that the building is a series of individual homes, rather than one long, continuous building. Multi-family buildings should not be more than eight dwelling units long.
- In multi-family, it is important to provide each unit with its own entry and identity. This can be accomplished by offsetting and staggering each separate unit and by combining one and two story building forms to separate massing. This also will provide variety to the streetscape.
- Multi-family development should be designed to maximize the privacy of adjacent single family homes.
- Maximization of the open space is an important element within a higher density multi-family or attached project. Curving the streets and orienting road axis to open areas and views can attain the feeling of open space. Open parking areas can be treated as landscaped plazas and courts.
- In higher density multi-family projects, individual buildings should be turned and oriented in a variety of ways. Buildings should be articulated in a configuration that adds interest, allows for quality private outdoor areas and reduces the length of street and utility runs.
- Orient project entries toward recreation areas and other project

amenities to enhance community theme and convey a strong project image.

- Trash collection stations for multi-family and attached complexes should be located in areas that are convenient, inconspicuous and serviceable. Preferred locations are at the end run of a parking bay or the mid-point of a parking area. The trash area should be enclosed and softened with landscaping, trellis work or other screening techniques.

4. Grading Guidelines

o Standards

The following standards shall apply to all graded areas within Crown Valley Village:

- * All grading shall conform to the recommendations of the preliminary soils report filed with grading plans.
- * All grading shall conform to County Grading Standards as applied through directives of the Director of Building and Safety.
- * Grading plans shall conform to the following County Hillside Development Standards:
 - All cut and/or fill slopes or individual combinations thereof which exceed ten (10) feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increased slope ratio (e.g., 3:1), retaining walls and/or slope planting combined with irrigation.
 - A slope stability report shall be submitted with all parcels creating slopes in excess of ten (10) feet in vertical height.
 - All driveways shall not exceed an average grade of fifteen (15) percent unless otherwise approved by the Building and Safety Department.

- * Prior to the issuance of grading permits, a grading plan, along with erosion control, landscape and irrigation plans for individual pad areas shall be submitted by individual property owners to the Department of Building and Safety for approval.
- * All manufactured slopes exceeding ten (10) feet in vertical height shall be graded incorporating the following technique:
 - The angle of the graded slope interfacing a natural slope shall be gradually adjusted to the angle of the natural terrain.
 - Angular forms along exterior view areas shall be discouraged. The graded form of exterior view slopes shall create the appearance of rounded terrain whenever feasible.
- * Natural features such as specimen trees and significant rock outcroppings shall be shown on final grading plans.
- * Graded but undeveloped land shall be maintained in a weed-free condition and shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

5. Landscape Guidelines

The Crown Valley Village consists of numerous areas that each require special landscape treatments. These guidelines shall provide a plant pallet and minimum size requirements for each of the various landscape areas. All developments within Crown Valley Village shall conform to these landscape guidelines. The guidelines shall cover the following landscape treatment areas:

- o Community Identity Nodes
- o Neighborhood Entry Areas
- o Landscape Buffers and Slopes
- o Street Trees
- o Parks
- o Landscape Open Space
- o Front Yard Landscaping