



## IV. DESIGN GUIDELINES

### E. Introduction

One of the enhancements of this amended Specific Plan is the creation of three distinct planning areas with minimum lot size niches of 8,000, 10,000 and 12,000 square feet. Each planning area will have its own building program which will naturally generate variety in terms of floor plan, architectural style, house size, house width, and price point. These design guidelines will further ensure the development of a high quality and highly diverse community.

### F. Purpose and Intent

The purpose of the CITRUS HEIGHTS Design Guidelines is to provide a continuity of design such that the community is unified by a consistent and long-lasting identity. The goal is to create a high standard of architectural quality but to do so with a generalized approach so that designer creativity is not limited, product diversity is encouraged, and evolving consumer preferences can be met. It is further intended that all aspects of the community be designed with consideration to energy and water conservation.

More specifically, these Design Guidelines:

- Provide clear direction to decision makers, builders, engineers, landscape architects and other professionals regarding the design theme and intent of this Specific Plan, thereby reducing the potential for misinterpretation during Specific Plan implementation;
- Establish a consistent design expression among site planning, architectural and landscape architectural components, while allowing reasonable flexibility in design;
- Address residential architectural design thematic elements, landscape design thematic elements and materials, and community elements such as trails, walls, fencing, and parks;
- Provide continuity and compatibility with surrounding uses through site planning, building design, street design, landscaping and other design elements that will endure for the life of the community;
- Create attractive and livable neighborhoods that are responsive to local needs;
- Reinforce the community's theme with consistent architectural styles and appropriate landscaping; and
- Establish a strong sense of community with shared community spaces, monumentation, and quality architectural designs.

The Design Guidelines provided within this Specific Plan are a living document and are intended to be flexible. As such, they are subject to modification over time so as to allow for creative and innovative responses to unanticipated conditions, such as changes in housing design trends, community desires and the



marketplace, as well as significant changes on properties adjacent to CITRUS HEIGHTS. However, it is critical to the community's long-term design integrity that these guidelines are followed in a manner consistent with the stated design theme in order to create a unified concept and provide opportunities for diversity and visual interest, which are key components in successful communities throughout southern California.

The photographs, sketches, and other graphic representations provided in these Design Guidelines are offered as general visual aids in understanding the basic intent of the design theme and its key implementing elements. The design components presented in this document are provided for informational purposes and are to be used as a guide in identifying the desired design composition for CITRUS HEIGHTS. These design components are provided as a palette of character, materials and colors defining elements that should be reflected in future design proposals, and, therefore, the community's design character can be maintained without necessarily providing an exact re-creation of the graphic representations included in this document.

## G. Community Theme

The primary theme for the CITRUS HEIGHTS community draws from the citrus growing heritage of the property and the surrounding area. The secondary theme evokes the ranch estate nature of the Lake Mathews area. This "Citrus Ranch" theme will be effectuated through entry monumentation, theme walls, and landscape. With the community's large lots, abundant open space, and rolling topography, the overall image will be one of rural elegance. Architectural styles should be chosen which reinforce that community theme.

## H. Summary

These guidelines are comprised of elements that define the design concept, physical character, and visual theme of the CITRUS HEIGHTS community. The principal components of this section are *Architectural Design Guidelines* and *Landscape Design Guidelines*.

The *Architectural Design Guidelines* address site planning and architectural elements of the residential neighborhoods to provide a basis for decisions regarding the community's built environment. Specific elements and considerations of the built environment addressed within the *Architectural Design Guidelines* include: site planning and building layout, building mass and scale, architectural theme and details, and building materials and color. By defining these elements, assurance is provided that the homes and other buildings constructed in CITRUS HEIGHTS will have a distinctive identity and be consistent with the overall community theme.

The *Landscape Design Guidelines* provide landscape principles and standards to ensure that plant materials, streetscapes, monumentation, community walls and fences, parks, trails, and other amenities are compatible with the community's design theme. Furthermore, the *Landscape Design Guidelines* commit CITRUS HEIGHTS to an environmentally sensitive design by establishing a water-efficient plant palette and including principles for the design of an efficient irrigation system to conserve water resources. The *Landscape Design Guidelines* unite the community's residential and recreational land uses under a common design vocabulary.





## I. Residential Design Guidelines

### 1. SITE PLANNING AND DESIGN

This section includes design standards that avoid repetitive appearances, encourage a visually interesting environment, and promote a diverse mix of home styles compatible with the CITRUS HEIGHTS theme.

#### a. Plotting Requirements

A range of dwelling unit sizes, floor plans, elevations, and unit sizes, shall be provided (see Section IV.D.3.i., *Variation Requirements*).

To encourage a diverse street scene, neither the same floor plan nor the same elevation style shall be plotted next to itself or directly across the street from itself. “Directly across the street” shall be defined as more than half of the narrower lot overlapping with the wider lot across the street.

- i. Unless a street incline prevents otherwise, a left or right side garage may not be plotted more than 3 times in a row.
- ii. Repetitive patterns of garage placement shall be avoided.
- iii. Place single-story or recessed living area elements on corners.

### 2. ARCHITECTURAL DESIGN

These design guidelines are intended to be flexible and are, therefore, illustrative in nature. It is not the intent of these design guidelines to require that all of the identified design components and elements be incorporated into the actual building designs. Rather, these guidelines serve as a “palette” of character defining elements that can be used in home designs. Builders, and their architects and planners, are encouraged to utilize creativity and imagination when developing exciting design proposals for CITRUS HEIGHTS.

#### a. Design Principles

While these design guidelines do not limit architectural styles, the styles employed should be authentic and distinct. Traditional styles tend to have defining features that should be consistently implemented across the product offering. These guidelines also allow for new styles as long as defining features can be identified and applied to the floor plans.

Architectural styles should be dictated by the massing of floor plans and a certain style should not be forced onto every floor plan. By emphasizing authentic styles, these guidelines discourage sameness and monotony. The multi-style street scene should be diverse as to form, massing, features, windows, front doors, garage doors, materials, and colors.

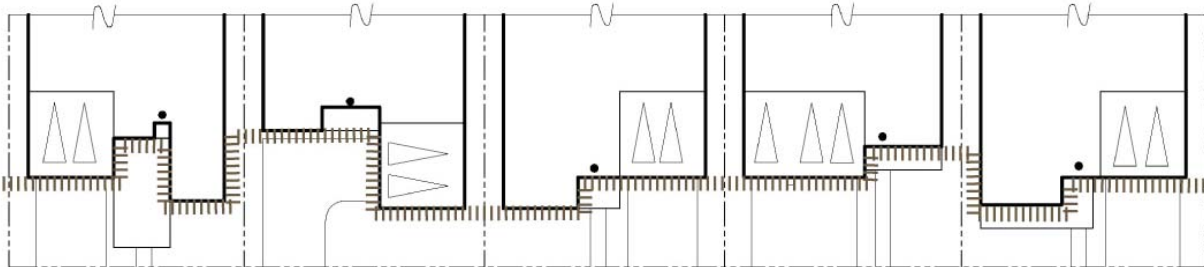
To some extent, resource efficiency should influence architectural styles. The concept of resource efficiency includes reduction of wasteful elements in the design and construction of the house as well as conservation of energy and water during occupancy of the house.

b. Form and Massing

Building mass and scale are two primary design components that affect how a structure is perceived. Controlling the mass of a building through design articulation of the building facades, attention to rooflines and variation in vertical and horizontal planes reduces the visual mass of a building. Composition and balance of roof forms are as important to a street scene as street trees and architectural character.

It is important to provide variation in front yard massing, building types and architectural styles along any neighborhood street to provide diversity and allow homes to undulate along the streetscape.

Figure IV-1 Varied Massing Diagram

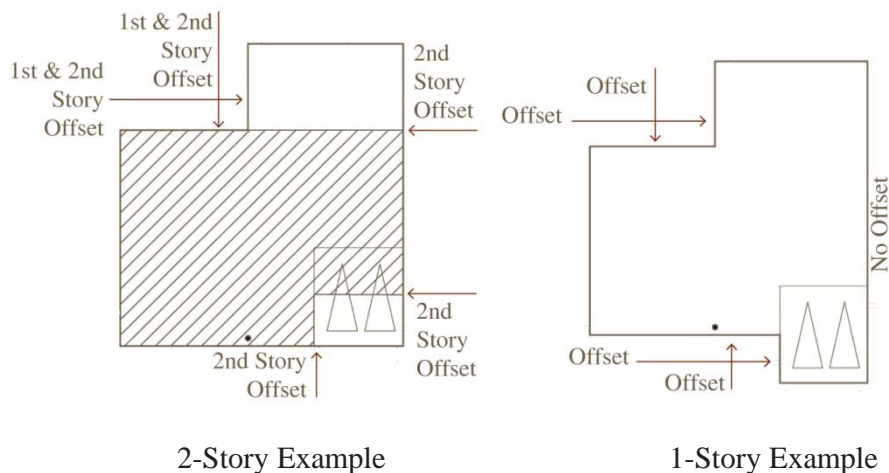


Design elements shall also be included on the rear facades and sides of homes. Houses shall be arranged in a manner that creates a harmonious, varied appearance of building heights and setbacks.

Special design features such as covered front porches, window and door articulation, extended overhangs and building edge treatments are encouraged. General massing should vary noticeably among the different floor plans. Together with variable setbacks, massing variation will create desirable movement along the street scene.

- i. All four sides of a two-story house must have at least one plane break at the first and/or second story in order to avoid monolithic elevations. A plane break must be at least 2'.
- ii. Three sides of a single-story plan must have at least one plane break. A plane break must be at least 2'.

Figure IV-2 Example of Offsets

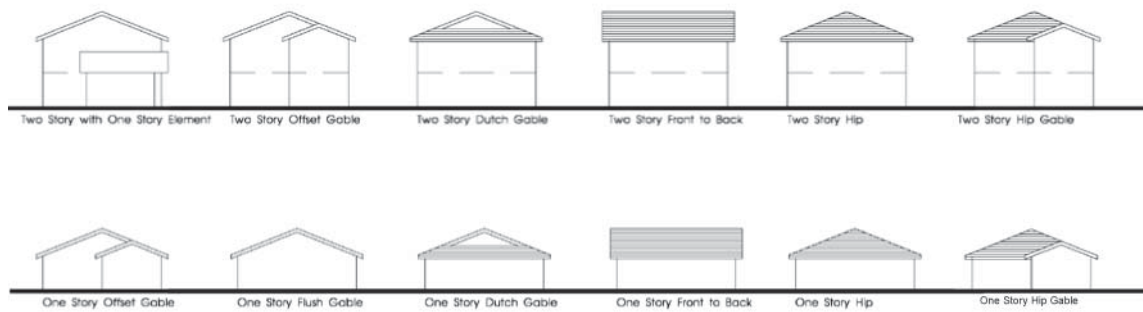


- iii. At least one of the floor plans offered in each planning area must be a single-story plan.
- iv. The floor area of a second story, including the stairs, may not exceed 80% of the floor area of the first story including the garage and any porch.
- v. The floor area of a third story, including the stairs, may not exceed 60% of the floor area of the second story.

1. Roofs

Rows of homes along a hillside are perceived by their contrast against the skyline or background. The dominant impact is the shape of the building and roofline. The building mass shall be varied (see Figure IV-3) to minimize the visual impact of similar building silhouettes and similar ridge heights. This can be achieved by using a variety of front-to-rear, side-to-side, gables and hipped roofs, and/or by the introduction of a one-story element.

Figure IV-3 Varied Roof Examples



- i. Roof pitches should vary according to architectural style. Primary roof pitches may be 4:12 or 5:12 (for solar panel efficiency). Secondary roof pitches can vary from primary roof pitches but only if such variation is consistent with the architectural style.
- ii. To the extent they are not inconsistent with an architectural style, hipped roofs are encouraged in order to accommodate solar panels and to cast shade over windows.
- iii. Simplified rooflines are encouraged in order to accommodate integrated solar panels. Provide large enough unbroken roof planes to be sufficient to meet the state code for “solar zones”.
- iv. Eave depths should vary according to architectural style and may range in depth from 12” to 24”.
- v. Porches and balconies are encouraged to the extent they are consistent with the architectural style. The minimum porch depth shall be 5’.

c. Garage Location and Design

The visual impact of three-car garages should be reduced where possible. Although not necessarily depicted on the architectural elevations (see Section IV.D.3, *Architectural Styles*), the builder(s) in CITRUS HEIGHTS will pay particular attention to the design, placement, and orientation of the garages in all residential neighborhoods. Depending upon lot size, this shall be accomplished through a variety of methods, including:



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- i. Side-on orientation (a side-on garage shall have a minimum back-up area of 28-feet).
- ii. Garage setback greater than the house front setback
- iii. Tandem garages for third car
- iv. A porte-cochere architectural element
- v. Garage door details should vary in a manner that is consistent with each architectural style.
- vi. Front-facing garages shall not be wider than 65% of the house width.
- vii. Exclusive use of three-car front-facing garage in all plans is prohibited. When 3-car front-facing garage is utilized, a single garage door should be offset from a double garage door.

### d. Architectural Elements

Architectural styles for CITRUS HEIGHTS should be chosen in part as an opportunity to introduce a variety of exterior accent materials (e.g. brick, stone, siding, metal, pre-cast concrete, ceramic tile, timber).

- i. Color schemes should be simple, tasteful, and consistent with architectural styles.
- ii. Front door details should vary according to architectural style.
- iii. Feature window shapes should vary according to architectural style.
- iv. Acceptable roof materials include concrete tiles and metal, but exclude composite shingle.
- v. Chimneys, which may cast shadows over solar panels, are not required.
- vi. At least two photosensitive carriage lights per house are required and they should vary according to architectural style.
- vii. Shutters are not required; but to the extent they are used, shutter sizes should be proportional to the window and shutter styles should vary in a manner consistent with architectural styles.
- viii. Trim details from the front elevation should also be applied to the sides and rear of the house for continuity.

### e. Mechanical Equipment

Mechanical equipment such as air conditions, heaters, evaporative coolers, and other such devices shall not be mounted on any roof and must be located behind privacy walls or landscape.



### 3. ARCHITECTURAL STYLES

The residential architecture of CITRUS HEIGHTS will reflect a variety of architectural themes and styles prevalent in Southern California. The identified architectural elements and details for each style provide guidance but are not necessarily required for a given style. It is not practical to describe every allowable detail consistent with a style. These are guidelines – not an instruction manual. Contemporary interpretations of historical styles are appropriate.

Architectural design creativity, attention to detail, and respect of the building's scale and massing along residential streets are to be at a level equal to or exceeding the homes and neighborhoods within the surrounding communities.

The following is a list of example architectural styles along with some defining characteristics of those styles. The list is not intended to be exhaustive or limiting. Rather it is intended to demonstrate that acceptable styles shall have some historical authenticity that can be defined by a unique set of characteristics.

The characteristics shown below are only representative because an authentic style can have several interpretations. The only requirement is that definable architectural styles be utilized so that elevations are identifiable and the street scene is diverse. Generic architecture that lacks identifiable characteristics and blends together is not acceptable.

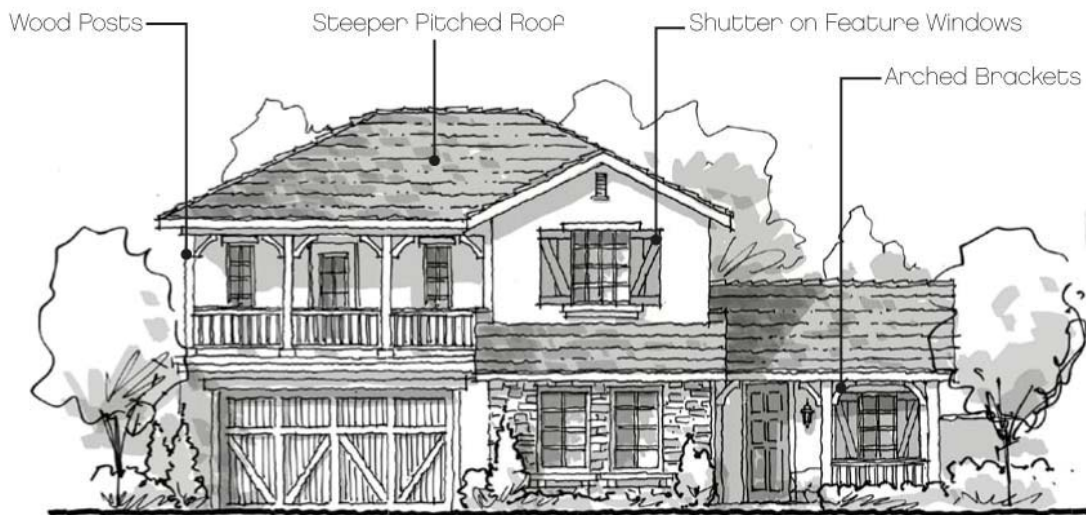
Example styles:

- French Country
- Craftsman
- European Manor
- Italian
- Spanish
- Monterey
- Traditional
- Tuscan

a. French Country

French Country is picturesque style from the early 20th century that recalls a more rustic French vernacular. Designs for these homes reflect the evolution of their rural setting (part farmhouse and part chateau).

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|---|--|
| <input type="checkbox"/> Stacked ledge stone or brick façade base             | <input type="checkbox"/> Front porch with wood posts and arched braces                                       |
| <input type="checkbox"/> Feature windows with a horizontal or a flat-arch top | <input type="checkbox"/> Steeper roof pitch with combination of hips and gables (dominant gable or hip roof) |



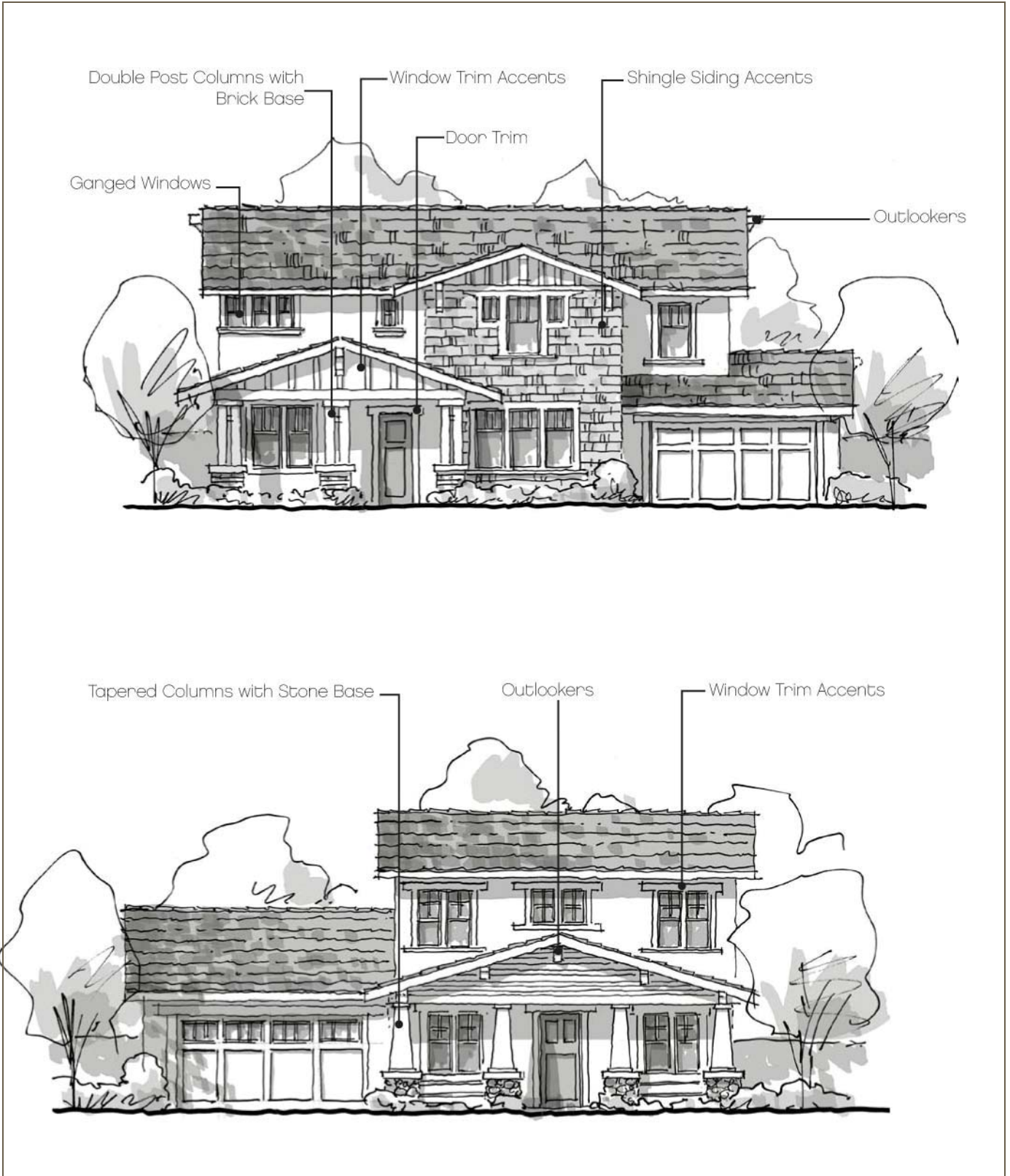


b. Craftsman

This style has its historical roots in Southern California and spread throughout the country by pattern books and popular magazines during the early decades of the 20th century. Craftsman specific attributes relate to the home's climate, native materials, indoor/outdoor living, and honest character styles.

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|--|---|
| <ul style="list-style-type: none"> <li><input type="checkbox"/> Low pitched (5:12), front gabled roof with wider overhangs and flat roof tile; higher pitched roofs acceptable on single-story homes</li> <li><input type="checkbox"/> Cross-gabled, side-gabled and hipped roofs also appropriate</li> <li><input type="checkbox"/> Decorative beams or braces under gables</li> <li><input type="checkbox"/> Siding or distinguishable vent details in gable ends</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> River rock applications historically typical and preferred as base details at porches; additionally tapered or double wood post columns signature elements for this style; but brick is acceptable</li> <li><input type="checkbox"/> Exterior walls can be enhanced with a shingle or siding application; all stucco solutions are acceptable</li> <li><input type="checkbox"/> Expressive window and door trims</li> </ul> |
|--|---|





c. European Manor

The European Manor is a more formal, classical version of the European Country evoking the manicured estates of the European aristocracy.

- |  |   |
|--|---|
| <input type="checkbox"/> Grouted stone façade                                | <input type="checkbox"/> Steeper roof pitch (5:12 to 6:12), predominantly hipped with crown-boxed eaves |
| <input type="checkbox"/> Flat arches typify entry, porch and feature windows | <input type="checkbox"/> Iron railings and balconies  |

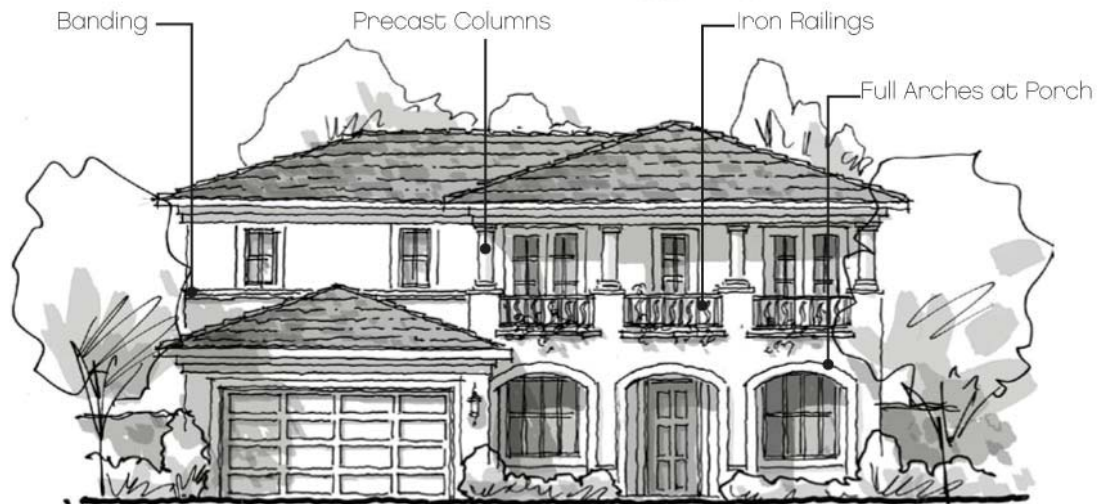




d. Italian

The Italian or Villa homes reflect more symmetrical, square forms with enduring southern European influences allowing a variety of massing and detail opportunities. Typically they are 2-story with vertical massing.

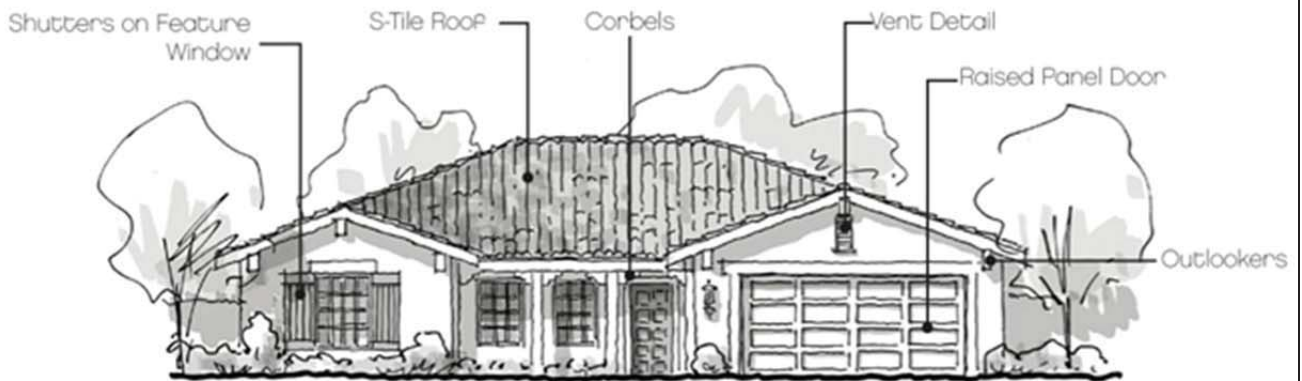
- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li><input type="checkbox"/> Low pitched, hipped roof with wide eaves</li> <li><input type="checkbox"/> Boxed-crown or conventional fascia are both appropriate</li> <li><input type="checkbox"/> S-tile is common but flat tile is acceptable</li> <li><input type="checkbox"/> Flat or full arches at entries, porches, and accent windows</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> Smaller upper level windows</li> <li><input type="checkbox"/> Stucco exteriors with accent ironwork and/or pre-cast concrete features</li> <li><input type="checkbox"/> Optional columns at porches and/or balconies add formality</li> <li><input type="checkbox"/> Can be traditional or progressive</li> </ul> |
|--|---|



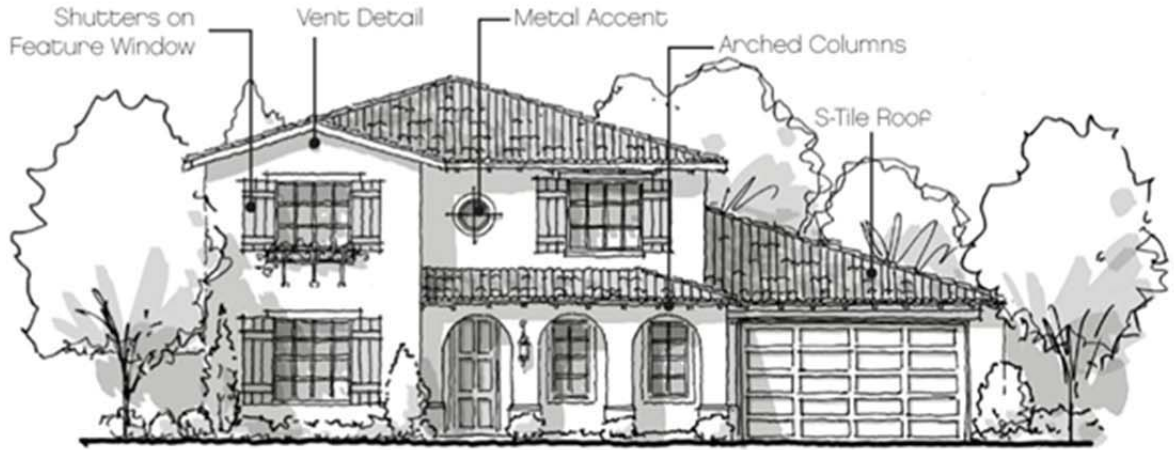
e. Spanish

The Spanish style evolved in California as an adaptation of Mission Revival influences, infused with additional eclectic elements and details from Latin America and Spain. From formal adaptations to informal solutions, this style remains one the most recognizable.

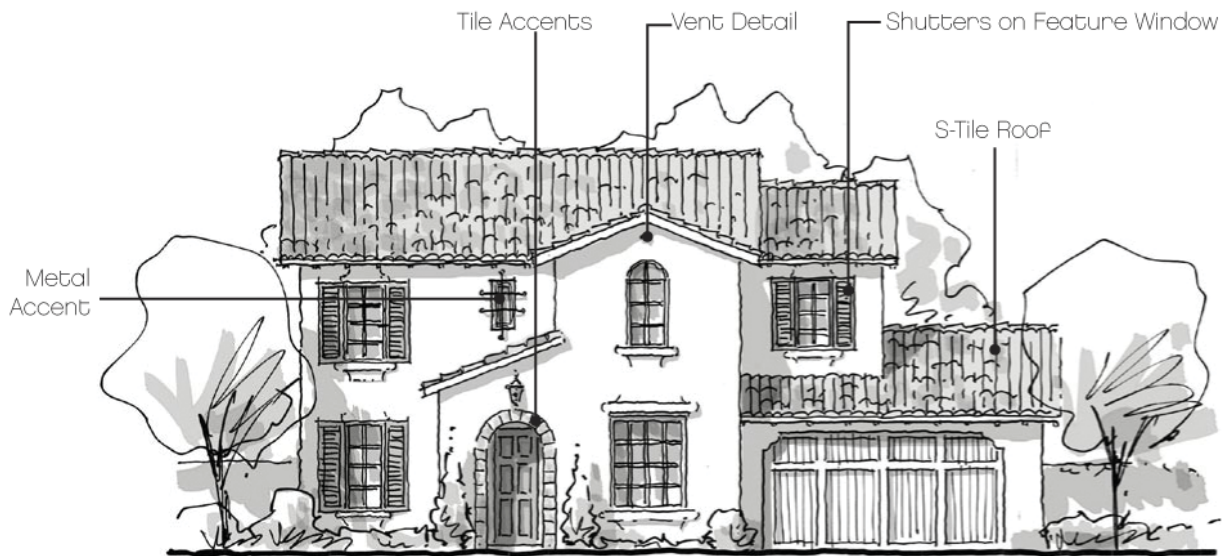
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|---|---|
| <ul style="list-style-type: none"> <li><input type="checkbox"/> Low pitched, S-tile roof</li> <li><input type="checkbox"/> Eave overhangs with any combination of hipped and gabled roofs</li> <li><input type="checkbox"/> Full arches at entry, porch, and/or feature windows common (Not required for Hacienda Style)</li> <li><input type="checkbox"/> Typically all stucco walls</li> <li><input type="checkbox"/> Iron accent details at small feature windows and/or exterior railing</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> Accent tiles can be provided as entry surrounds or feature window surrounds</li> <li><input type="checkbox"/> Appropriate detail at gable ends such as decorative pipes, vents, or outlookers</li> <li><input type="checkbox"/> Santa Barbara is more formal version with splayed or compound arches</li> <li><input type="checkbox"/> Hacienda is more casual version with wood headers, corbels, and posts</li> </ul> |
|---|---|



*Hacienda*



*Spanish*



*Santa Barbara*



f. Monterey

The Monterey style emanated from the Monterey Peninsula in the late 19th century by mixing East Coast Colonial architecture with the Spanish-influenced architecture of California.

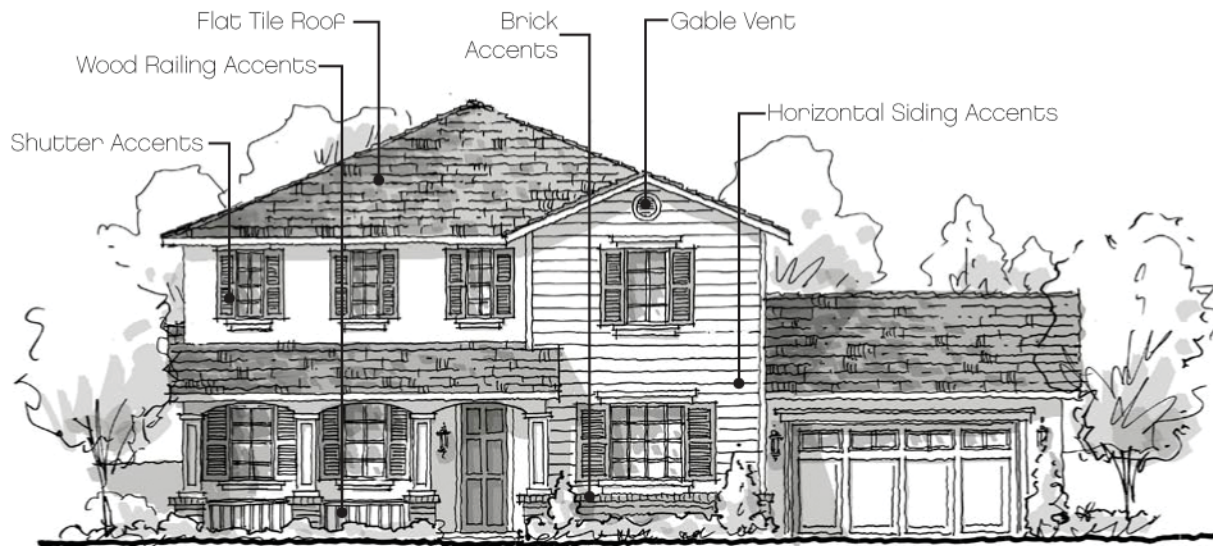
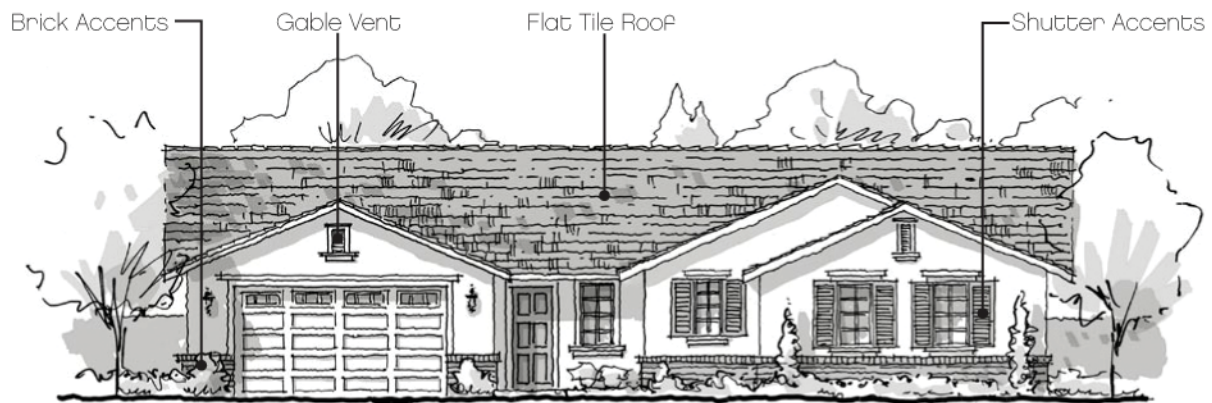
- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li><input type="checkbox"/> Two-story massing</li> <li><input type="checkbox"/> Useable balconies at front elevation with wood railing/pickets preferred solution; adaptations of this detail encouraged for variety</li> <li><input type="checkbox"/> Rafter tails</li> <li><input type="checkbox"/> Flat or 's' roof tiles</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> Front to back primary roof with expressed outlookers at gable ends</li> <li><input type="checkbox"/> Brick or stone application with vertical or horizontal (board &amp; batt) siding</li> <li><input type="checkbox"/> All stucco applications acceptable if contributing details provided</li> </ul> |
|---|--|



g. Traditional

The Traditional style evolved in the early twentieth century exemplified by classic “Americana” or colonial influences. This style is quite adaptable to its surroundings and fits well within a style diverse street scene. Warm and comfortable, its simplicity of form and structure promote a true sense of Americana.

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li><input type="checkbox"/> Horizontal and/or vertical massing</li> <li><input type="checkbox"/> Roofs can be hipped and/or gabled with steeper pitches</li> <li><input type="checkbox"/> Flat tile roof</li> <li><input type="checkbox"/> Typical brick application at base</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> Horizontal siding and/or stucco</li> <li><input type="checkbox"/> When a front porch is provided, it shall be useable with substantial wood posts atop a base with wood railing/pickets</li> <li><input type="checkbox"/> Gable vent or accent window detail</li> <li><input type="checkbox"/> Shutters also common to this style</li> </ul> |
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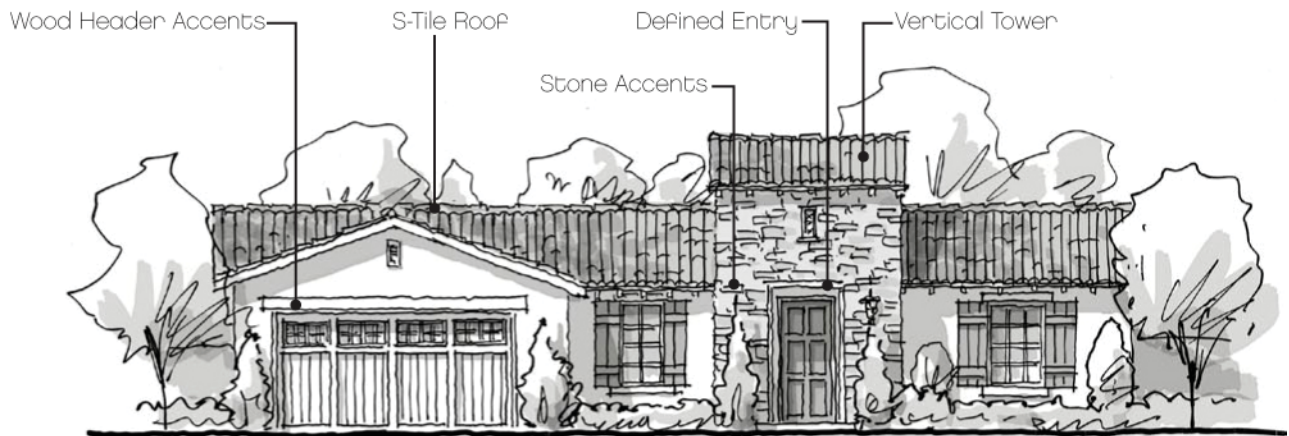




h. Tuscan

The Tuscan style is a more rustic version of Italian architecture rooted in the Tuscany region of Italy.

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| <ul style="list-style-type: none"> <li><input type="checkbox"/> Primary horizontal mass with accentuated vertical tower or defined element</li> <li><input type="checkbox"/> Meaningful stone application on façades extends from foundation to eave</li> <li><input type="checkbox"/> Accent shutters can be cantilevered with iron braces</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> Wood or wood-look window and door headers accentuate the rustic feel</li> <li><input type="checkbox"/> Primary entries are well-defined</li> <li><input type="checkbox"/> Lower pitched roof with flat or s-tile</li> </ul> |
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i. Variation Requirements

The variation requirements below have been determined by fixing the maximum average frequency of a given house at 3.0 times per development. The frequency equals the number of lots in a planning area divided by the number of required house combinations. These variation requirements, along with the mix requirements below, will ensure development of an architecturally diverse community.

<b>Table IV-1 Summary of Variation Requirements</b>						
<b>NUMBER OF LOTS</b>	<b>FLOOR PLANS</b>	<b>ELEVATION STYLES</b>	<b>COLOR SCHEMES</b>	<b>REVERSE VERSIONS</b>	<b>HOUSE COMBOS</b>	<b>MAX FREQ.</b>
Less than 73	3	2	2	2	24	3.0x
73 - 108	3	3	2	2	36	3.0x
109 - 144	4	3	2	2	48	3.0x
145 - 180	5	3	2	2	60	3.0x
Greater than 180	6	3	2	2	72	n/a

Each requirement of the above table should be regarded as a minimum so, for instance, an extra color scheme may not be substituted for a floor plan. Likewise, reverse versions of each floor plan must be provided.

j. Mix Requirements

- Where 3 floor plans are required, a single floor plan may not be plotted with less than a 25% or more than a 40% frequency.
- Where 4 floor plans are required, a single floor plan may not be plotted with less than a 15% or more than a 35% frequency.
- Where 5 floor plans are required, a single floor plan may not be plotted with less than a 10% or more than a 30% frequency.
- Where 6 floor plans are required, a single floor plan may not be plotted with less than a 5% or more than a 25% frequency.
- If additional floor plans are added beyond the requirement, a minimum plotting frequency shall not apply.
- Where 2 elevation styles per floor plan are required, a single elevation style may not be plotted with more than a 60% frequency.
- Where 3 elevation styles per floor plan are required, a single elevation style may not be plotted with more than a 40% frequency.
- A color scheme for a given elevation style may not be plotted with more than a 60% frequency.



k. Colors and Materials

A variety of colors and textures of building materials is encouraged. Building materials and colors are not only important elements in maintaining a specific architectural style, they are also important in providing a varied street design. Material breaks, transitions and termination should produce complementary and clear definitions of separation while maintaining a prescribed color and materials theme. This is especially important in changing from stucco and/or siding to masonry veneers.



## J. Landscape Design Standards

These *Landscape Design Guidelines* articulate the various landscape design components of CITRUS HEIGHTS’ thematic identity. The landscape concept for CITRUS HEIGHTS draws from the citrus growing heritage of the surrounding area and from the rugged, rural character of the site. The landscape framework is patterned to complement the preserved natural open space areas on-site and evoke the “Ranch Estate” nature of the Lake Mathews area. The proposed “Citrus Ranch” landscape theme will feature informal, shaded landscape corridors within the context of an inland valley/arid west landscape vernacular. This theme complements the rugged, rural character of the Lake Mathews area through the use of informal masses of water-efficient plants and stands of deciduous and evergreen canopy trees planted at focal points throughout the community. In addition, careful thought and attention has been given to integrating structural and aesthetic elements, such as rustic stone monumentation, community theme walls and fencing, which reinforce the landscape theme and help create a balanced community that evokes the feel of early rural communities in southern California’s arid inland valleys.

As demonstrated by Figure IV-4, *Conceptual Landscape Plan*, the landscape concept is intended to create a sense of community identity that links together the variety of residential and recreational land uses provided within the CITRUS HEIGHTS community. Furthermore, the recommended plant palette and community elements hardscape materials work in concert to reinforce and emphasize the community landscape theme at major community focal points and gathering places.

The “Citrus Ranch” landscape concept is implemented through major thematic community elements listed below and discussed in more detail on the following pages.

- Plant Palette
- Monumentation
- Streetscapes
- Walls and Fences
- Recreational Amenities
- Landscape Interfaces
- General Landscape Requirements

These *Landscape Design Guidelines*, when taken with the community’s companion *Architectural Design Guidelines*, establish a clear and coherent community identity that is contemporary, visually appealing, and sensitive to the environment.

Although a great deal of specific design information is provided in these *Landscape Design Guidelines*, there will at times be a need for interpretation of the guidelines in keeping with the spirit of the community’s landscape theme. However, it is critical that the core elements of the overall theme described in this Specific Plan be implemented in order to ensure a cohesive and unified community-wide landscape concept.

### 1. PLANT PALETTE

The plant palette for CITRUS HEIGHTS was selected to complement and enhance the setting of the community, while ensuring the conservation of water resources. The plant palette includes colorful shrubs and ground covers along with evergreen and deciduous trees to complement the community’s rugged rural setting and accentuate the community’s architectural styles and design elements (hardscape, monumentation, walls and







fences, etc.). To ensure the conservation of water resources and to alleviate long-term maintenance concerns, the plant palette for CITRUS HEIGHTS is comprised of water-efficient species native to southern California or naturalized to the arid southern California climate.

Table IV-2, *Plant Palette*, provides a list of the plant materials proposed for use in the CITRUS HEIGHTS community. The plant palette listed in Table IV-2 is provided as a base palette for the community's landscape design. Other similar plant materials may be substituted provided the selected plant materials are water-efficient and complement the CITRUS HEIGHTS community theme. Plant selection for specific areas of the community shall have similar watering requirements so that irrigation systems can be designed to minimize water use and plant materials can thrive under optimal conditions.

## 2. MONUMENTATION

The entries and key intersections within CITRUS HEIGHTS reinforce the "Citrus Ranch" landscape theme and the overall design hierarchy. These features are created through a blending of rustic "adobe like" (slump block) monumentation, heavy timber trellises, low rail fencing, citrus trees and bold, colorful plantings amid a backdrop of shaded tree canopies.

The hierarchy of entry monumentation consists of Primary and Secondary monuments and Theme Intersections. The locations of entry monumentation and theme intersections are depicted on Figure IV-4. Monument signage should be compatible with the character of the community but flexible enough to respond to the individual contexts. Logos, type styles, and color schemes should be consistent throughout the Specific Plan area. Monument signs shall vary in size and detail in a manner that reflects their relative importance within the signage hierarchy.

### a. Primary Entry Monumentation

The primary entrance to the CITRUS HEIGHTS community is provided at the intersection of Street "A" and Fairway Drive. The primary entry prominently features citrus and canopy trees within the parkways and the raised center median to provide a strong, inviting sense of arrival and sense of place. Entry trellises with mortar washed, painted slump block pilasters featuring a steel plate sign with the community logo and topped with timber are provided as the primary architectural element at the primary community entry. The entry trellises anchor a theme split-rail fence, which provides a complementary architectural feature. Colorful shrubs and ground covers are also provided at the primary entry. The primary entry monument may be illuminated by architecturally appropriate well lights. Front and side elevation illustrations of the Primary Entry Monumentation are depicted on Figures IV-5A and IV-5B, and a plan view of the Primary Entry Monumentation is presented on Figure IV-6, *Primary Entry Monumentation – Plan View*.



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Table IV-2 Plant Palette

Botanical Name	Common Name	Landscape Zone					
		PR	LR	S	NT	DB	FM
<b>Trees</b>							
<b>Medium Flowering Trees</b>							
<i>Chilopsis linearis</i> 'Arts Seedless'	Desert Willow	✓	✓	✓			✓
<i>Lagerstroemia faurei</i> X <i>indica</i> cultivars	Crape Myrtle		✓				
<i>Parkinsonia</i> 'Desert Museum'	Museum Palo Verde	✓		✓			✓
<i>Prosopis</i> 'Phoenix'	Phoenix Mesquite	✓		✓			✓
<b>Large Deciduous Canopy Trees</b>							
<i>Fraxinus oxycarpa</i> 'Raywood'	Raywood Ash	✓		✓			✓
<i>Platanus acerifolia</i> 'Columbia'	Columbia London Plane		✓				✓
<i>Platanus racemosa</i>	California Sycamore	✓		✓	✓	✓	
<i>Populus fremontii</i>	Western Cottonwood				✓	✓	✓
<i>Salix lasvigata</i>	Red Willow				✓	✓	✓
<i>Salix</i> spp. (So. Cal. Native Spp.)	Willow				✓	✓	✓
<i>Sambucus mexicana</i>	Mexican Elderberry				✓	✓	
<b>Large Evergreen Canopy Trees</b>							
<i>Fraxinus</i> 'Majestic Beauty'	Majestic Beauty Ash	✓		✓			
<i>Quercus agrifolia</i>	Coast Live Oak	✓		✓	✓	✓	✓
<i>Quercus Engelmannii</i>	Engelman Oak	✓		✓	✓	✓	✓
<i>Quercus virginiana</i> 'Cathedral'	Cathedral Oak	✓	✓	✓			✓
<b>Evergreen Background/Buffer Trees</b>							
<i>Olea europaea</i> 'Wilsonii'	Wilson Olive	✓		✓			
<i>Olea europaea</i> 'Swan Hill'	Swan Hill Olive	✓		✓			
<i>Pinus eldarica</i>	Afghan Pine	✓		✓			
<i>Pinus halapensis</i>	Aleppo Pine	✓		✓			
<i>Podocarpus gracilior</i>	Fern Pine	✓	✓	✓			✓
<i>Rhus lancea</i>	African Sumac	✓	✓	✓			✓
<b>Citrus Trees</b>							
<i>Citrus</i> - Valencia		✓		✓			
<b>Shrubs and Groundcover</b>							
<i>Acacia</i> 'Desert Carpet'	Desert Carpet Acacia	✓		✓			✓
<i>Agave shawii</i>	Shaw's Agave	✓		✓	✓		✓
<i>Anemopsis californica</i>	Yerba Mansa	✓				✓	
<i>Anisacanthus quadrifolius</i>	Desert Honeysuckle				✓		✓
<i>Artemesia ludoviciana</i>	Silver Wormwood				✓		
<i>Artemesia tridentata</i>	Great Basin Sagebrush				✓	✓	
<i>Asclepias subulata</i>	Desert Milkweed				✓	✓	✓
<i>Baccharis pilularis</i> sp.	Coyote Brush	✓		✓	✓	✓	✓
<i>Baccharis salicifolia</i>	Mulefat					✓	
<i>Bougainvillea</i>	Bougainvillea	✓		✓			
<i>Bouteloua gracilis</i>	Blue Gramma Grass	✓		✓			
<i>Caesalpinia mexicana</i>	Mexican Bird of Paradise	✓		✓			✓
<i>Callandra californica</i>	Bja Fairy Duster	✓		✓			✓
<i>Callistemon</i> 'Little John'	Little John Bottlebrush	✓		✓			✓
<i>Ceanothus</i> 'Ray Hartman'	Ray Hartman California Lilac	✓		✓	✓		✓
<i>Cistus hybridus</i>	White Rock Rose	✓		✓			✓
<i>Clematis lasiantha</i>	Chaparral Clematis				✓		✓
<i>Dalea greggii</i>	Trailing Indigo bush	✓		✓			✓
<i>Dalea pulchra</i>	Indigo Bush	✓		✓			✓
<i>Echium candicans</i>	Pride of Maderia	✓		✓			✓
<i>Eleocharis montevidensis</i>	Spike Rush					✓	
<i>Encelia californica</i>	Coast Encelia				✓	✓	✓
<i>Encelia farinosa</i>	Incienso				✓	✓	✓
<i>Eriogonum fasciculatum</i>	California Buckwheat				✓	✓	
<i>Fremontodendron</i>	Flannel Bush	✓		✓	✓		✓



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Table IV-2 Plant Palette

Botanical Name	Common Name	Landscape Zone					
		PR	LR	S	NT	DB	FM
<i>Shrubs and Groundcover (cont.)</i>							
<i>Hesperaloe parviflora</i>	Red Yucca	✓		✓			✓
<i>Heteromeles arbutifolia</i>	Toyon	✓		✓	✓	✓	✓
<i>Juncus acutus</i>	Spiney Rush					✓	
<i>Juncus mexicanus</i>	Mexican Rush					✓	
<i>Justicia californica</i>	Chuparosa	✓		✓	✓		✓
<i>Lantana 'New Gold'</i>	Lantana	✓		✓			✓
<i>Leonotis leonurus</i>	Lion's Tail	✓		✓			✓
<i>Leucophyllum 'Lynn's Legacy'</i>	Lynn's Legacy Texas Ranger	✓		✓			✓
<i>Leymus condensatus</i>	Giant Wild Rye				✓	✓	
<i>Leymus triticoides</i>	Creeping Wild Rye				✓	✓	✓
<i>Mimulus guttatus</i>	Golden Monkey Flower				✓	✓	✓
<i>Mirabilis bigelovii</i>	Desert Four O'Clock	✓		✓	✓		✓
<i>Muhlenbergia capillaris 'Regal Mist'</i>	Regal Mist Muhly	✓		✓			✓
<i>Muhlenbergia lindheimeri</i>	Lindheimer Muhly	✓		✓			
<i>Muhlenbergia rigens</i>	Deer Grass	✓		✓	✓	✓	
<i>Nerium oleander</i>	Oleander	✓		✓			
<i>Olea europaea 'Little Ollie'</i>	Little Ollie	✓		✓			
<i>Opuntia littoralis</i>	Coastal Prickly Pear				✓		✓
<i>Pennisetum eatoniis</i>	Firecracker Pennisetum	✓		✓	✓		
<i>Penstemon palmeri</i>	Scented Penstemon	✓		✓	✓	✓	
<i>Philadelphus microhyllus</i>	Littleleaf Mock Orange	✓		✓	✓		
<i>Pyracantha</i>	Firethorn	✓		✓			✓
<i>Rhus integrifolia</i>	Lemonade Berry	✓		✓	✓		✓
<i>Romneya coulteri</i>	Matilija Poppy				✓	✓	✓
<i>Rosa californica</i>	California Wild Rose				✓	✓	
<i>Salvia apiana</i>	White Sage				✓		
<i>Salvia clevelandii</i>	Cleveland Sage				✓		
<i>Salvia 'Furman's Red'</i>	Furman's Red Sage	✓		✓	✓		
<i>Salvia leucophylla</i>	Purple Sage	✓		✓	✓		
<i>Salvia microphylla</i>	Red Summer Sage	✓		✓			
<i>Scirpus californicus</i>	California Bulrush					✓	
<i>Simmondsia chinensis</i>	Jojoba	✓		✓			✓
<i>Sphaeralcea ambigua</i>	Apricot Mallow	✓		✓			✓
<i>Tagetes lemmonii</i>	Mountain Marigold	✓		✓			
<i>Tecoma stans</i>	Yellow Bells	✓		✓			✓
<i>Vauquelinia californica</i>	Arizona Rosewood	✓		✓			
<i>Verbena rigida</i>	NCN	✓		✓			
<i>Yucca filamentosa</i>	Adam's Needle	✓		✓			✓
<i>Yucca pallida</i>	Pale Leaf Yucca	✓		✓			

Legend:

PR: Primary Roads (Collector Road, Primary Entry Road, Secondary Entry Road, and Loop Road)

LR: Local Roads

S: Slopes

NT: Native Transition

DB: Detention Basin

FM: Fuel Modification Area



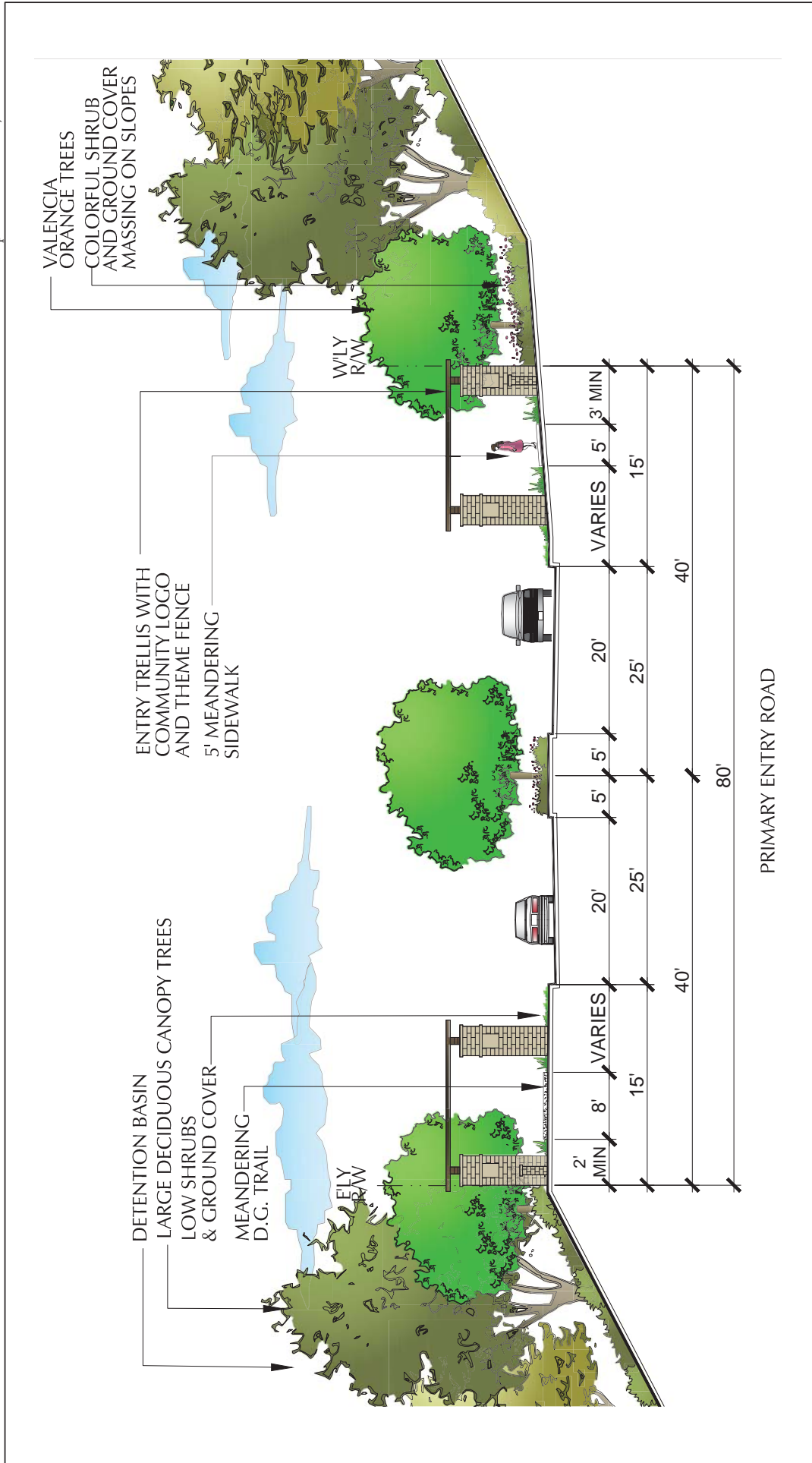


Figure IV-5A

PRIMARY ENTRY MONUMENTATION - ELEVATION



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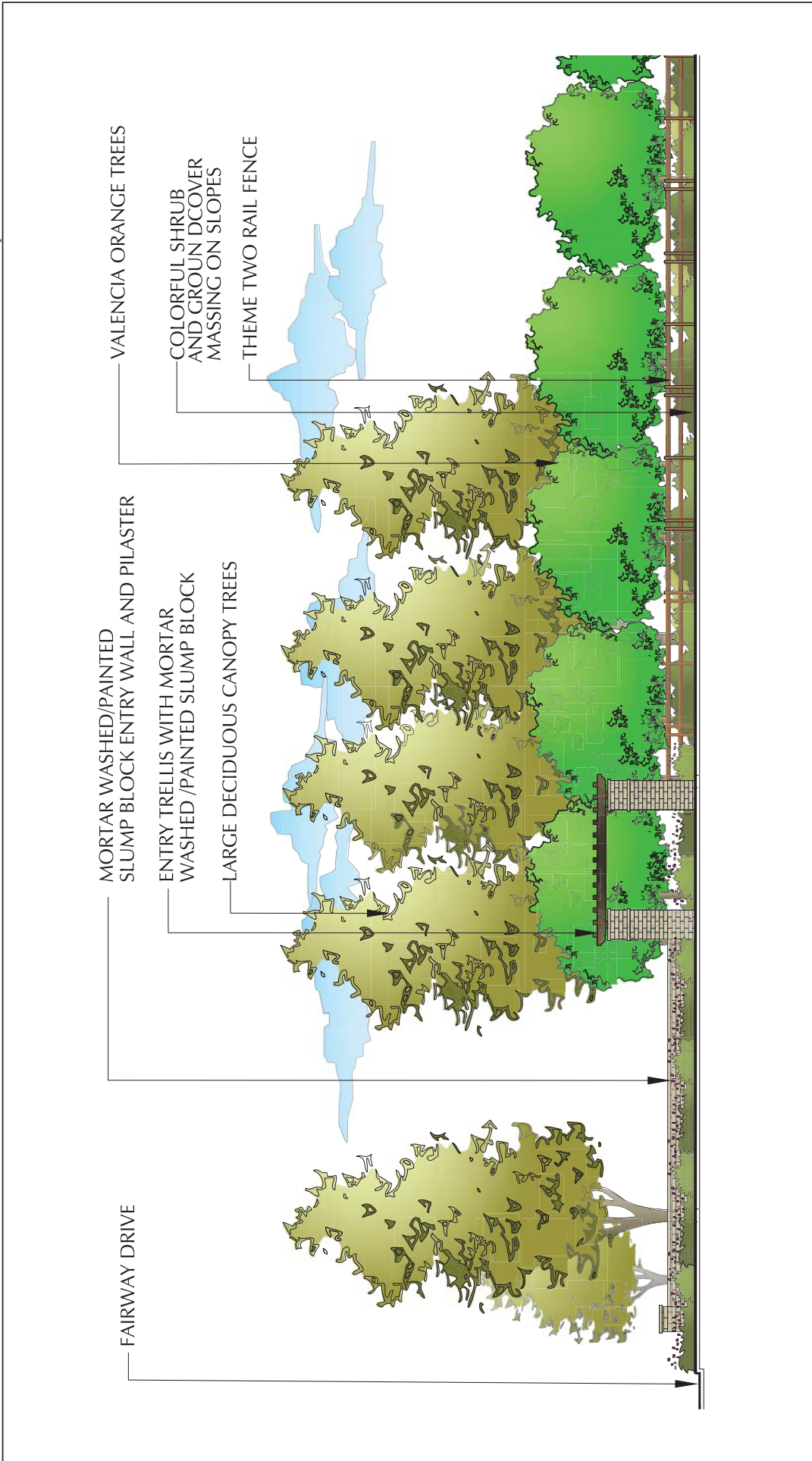


Figure IV-5B

PRIMARY ENTRY MONUMENTATION - ELEVATION







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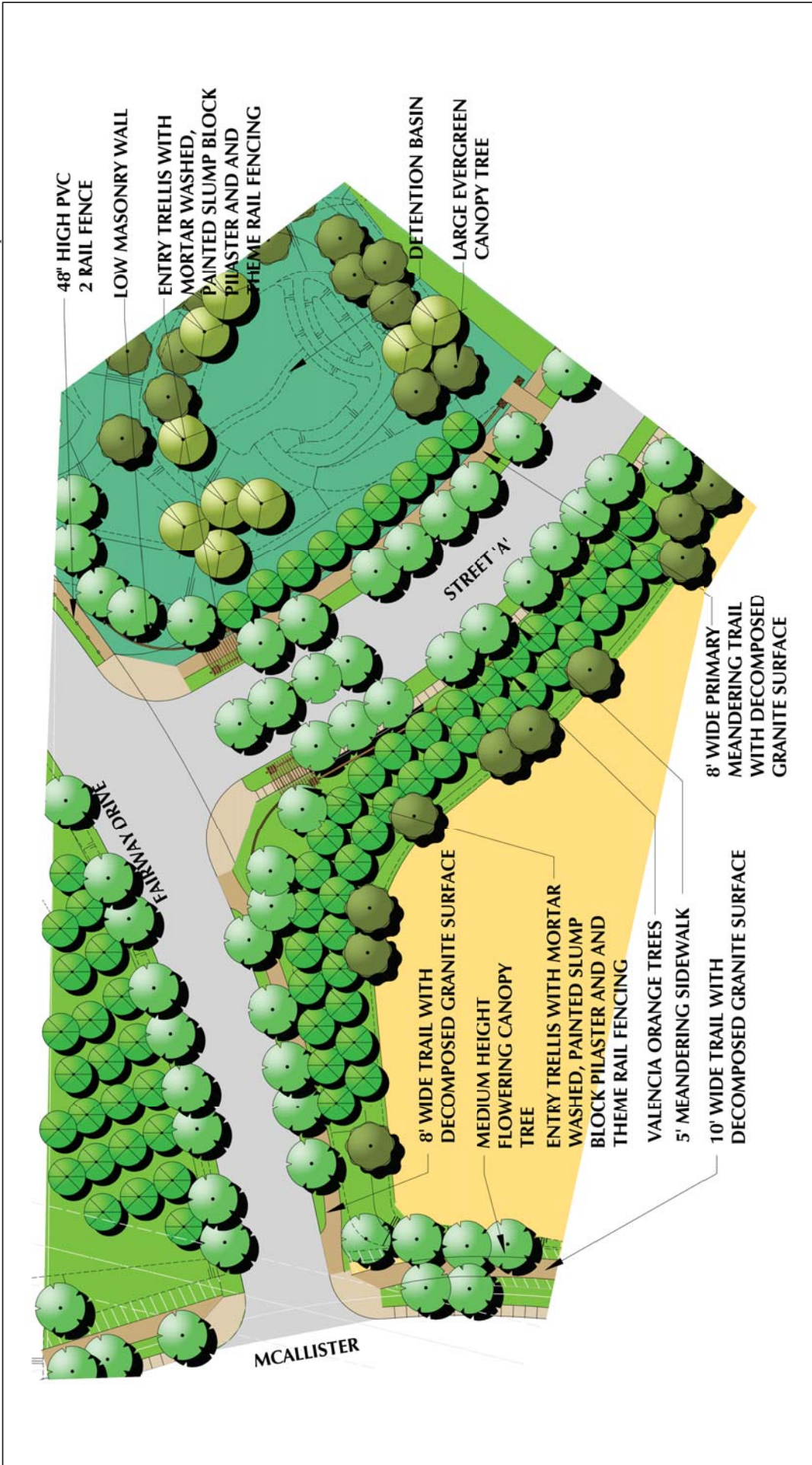


Figure IV-6

PRIMARY ENTRY MONUMENTATION - PLAN VIEW





b. Secondary Entry Monumentation

Secondary entry monumentation is provided at the intersection of Street “C” and Fairway Drive. Similar to the primary entry monumentation, the secondary entry monument establishes a sense of place and conveys the overall CITRUS HEIGHTS community identity, but on a slightly smaller scale. Architectural elements at the secondary entry include low “adobe like” slump block pilasters with the community logo and theme fencing. Medium flowering canopy trees and low shrubs and ground cover are provided to accent the entry monumentation. The secondary entry monument may be illuminated by architecturally appropriate up lights. Illustrations of the secondary entry monument are provided on Figure IV-7, *Secondary Entry Monumentation – Elevation*, and Figure IV-8, *Secondary Entry Monumentation – Plan View*.

c. Theme Intersections

The locations of theme intersections have been identified on Figure IV-4. These intersections reflect the streetscape hierarchy and the landscape character provided at the various project entries and include low “adobe like” pilasters, citrus trees and theme split rail fencing. As depicted on Figure IV-9, *Theme Intersection – Elevation*, and Figure IV-10, *Theme Intersection– Plan View*, theme intersections feature low stone pilasters, theme rail fencing, Valencia Orange trees, colorful shrubs and groundcover to reinforce the community landscape theme.

3. STREETSCAPE LANDSCAPING

Roadway streetscapes within CITRUS HEIGHTS are critical in enforcing a circulation hierarchy, creating a sense of place, and maintaining a high-quality community theme. The scale and proportion of the streetscene reflects the street hierarchy and provides separation of vehicular and pedestrian travel. Larger streets contain larger parkways and are more extensively landscaped; in contrast, local roads are planned with slightly narrower parkways and less prominent landscaping. Varied streetscapes are intended to create a high quality, visually pleasing experience at the pedestrian and vehicular level. In addition, streetscapes serve functional purposes, including screening undesirable views from public view. Streetscapes throughout the community are planted with a combination of street trees, low shrubs, and masses of groundcovers. The landscaping plant palette for streetscapes links the roadways to the rest of the community by providing continuity throughout the entire community. Streetscapes within the CITRUS HEIGHTS community are provided as follows:

a. Collector Road Streetscape – McAllister Street

Figure IV-11, *Collector Road Streetscape – McAllister Street*, illustrates the typical McAllister Street section adjacent to the western boundary of the CITRUS HEIGHTS community. As shown, adjacent to the CITRUS HEIGHTS community, McAllister Street features a 66-foot wide public right-of-way providing a curb-adjacent sidewalk and landscaped parkway planted with groundcovers and low plantings on the east side of the street. A 10-foot meandering trail is provided adjacent to the McAllister Street right-of-way in a 20-foot easement. In addition, native transition trees and an orange grove are planted adjacent to the McAllister Street eastern right-of-way as a transition into the CITRUS HEIGHTS community, to establish the community landscape theme and provide a visual buffer for on-site residential land uses.

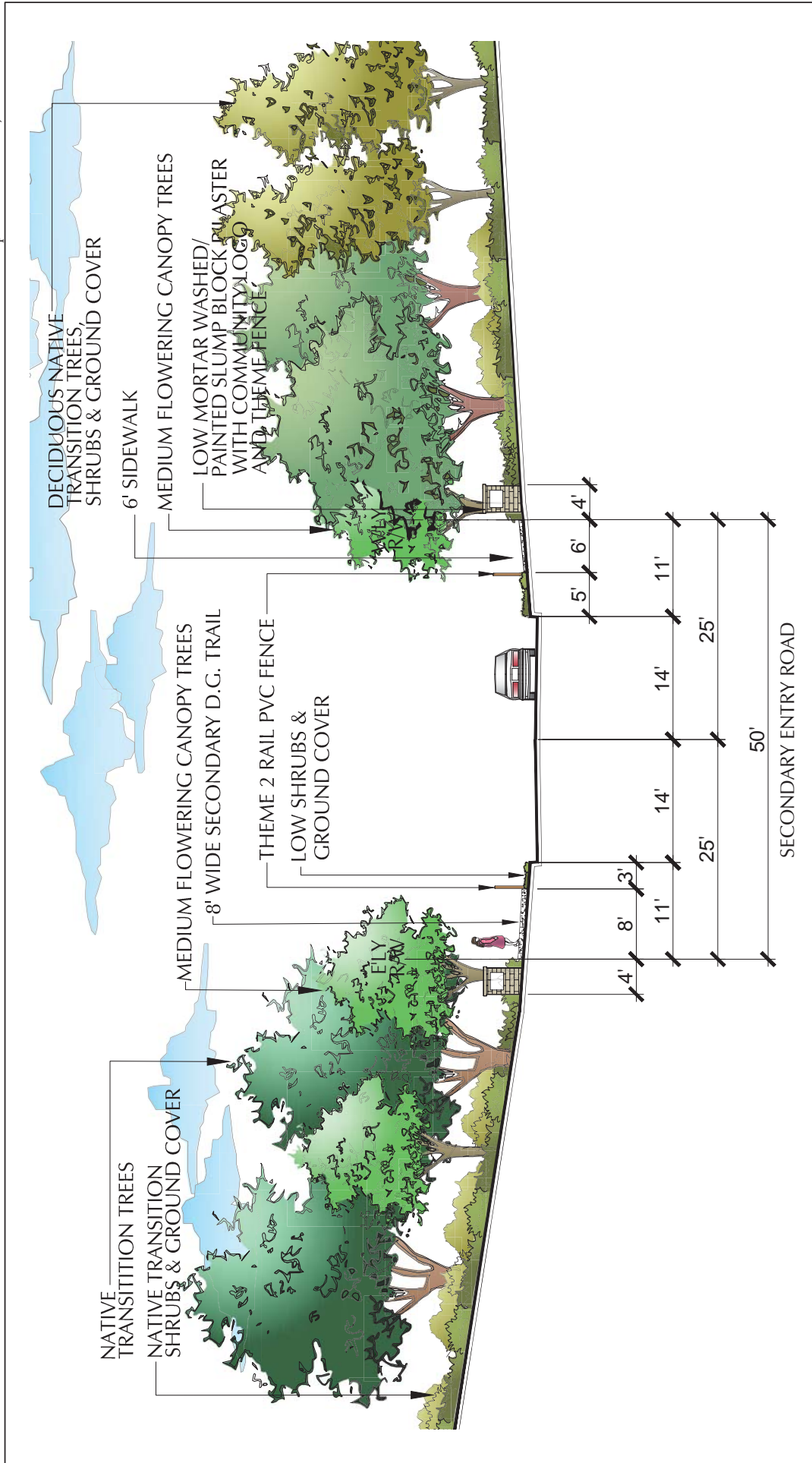


Figure IV-7

SECONDARY ENTRY MONUMENTATION - ELEVATION





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Figure IV-8

SECONDARY ENTRY MONUMENTATION - PLAN VIEW





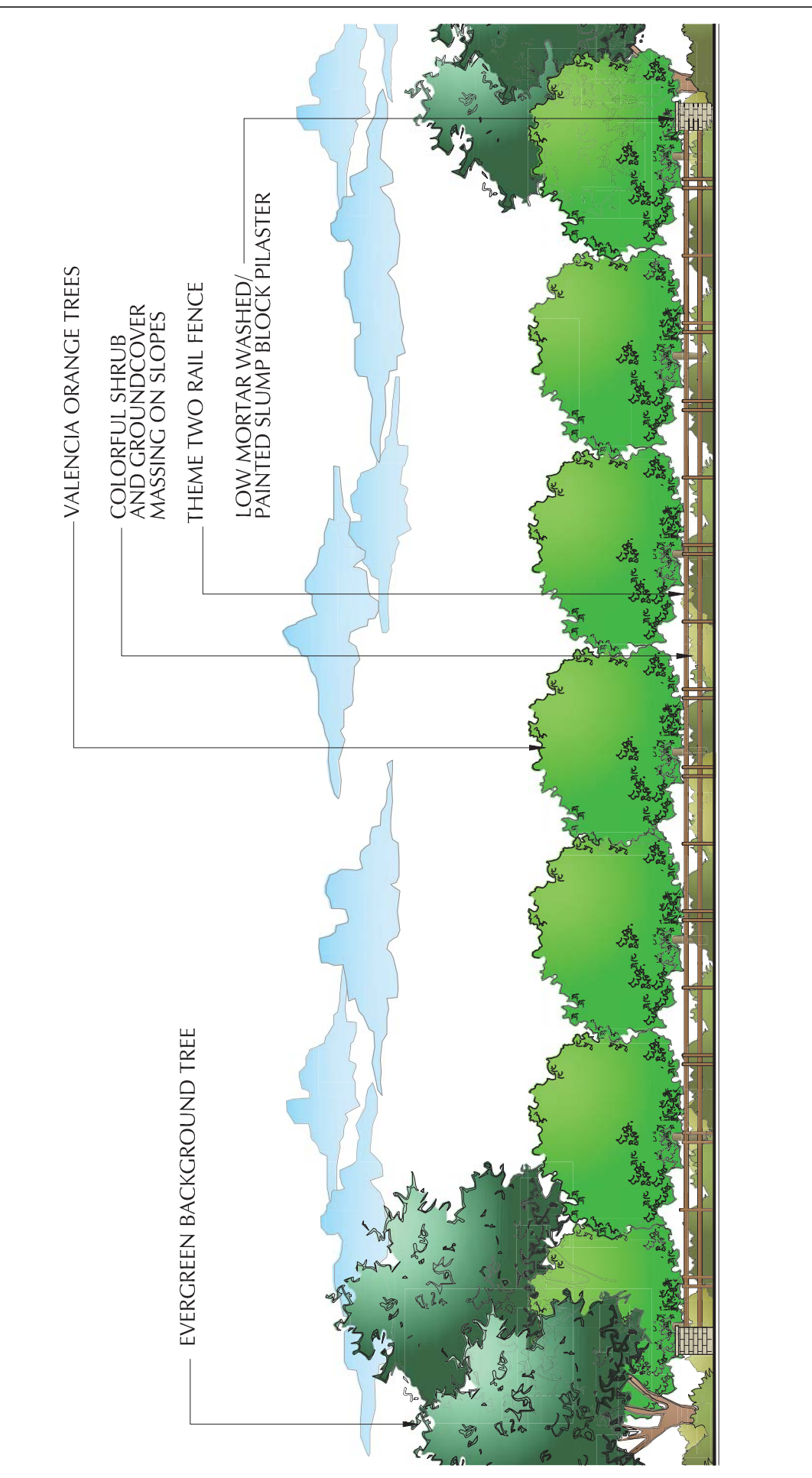


Figure IV-9

THEME INTERSECTION - ELEVATION

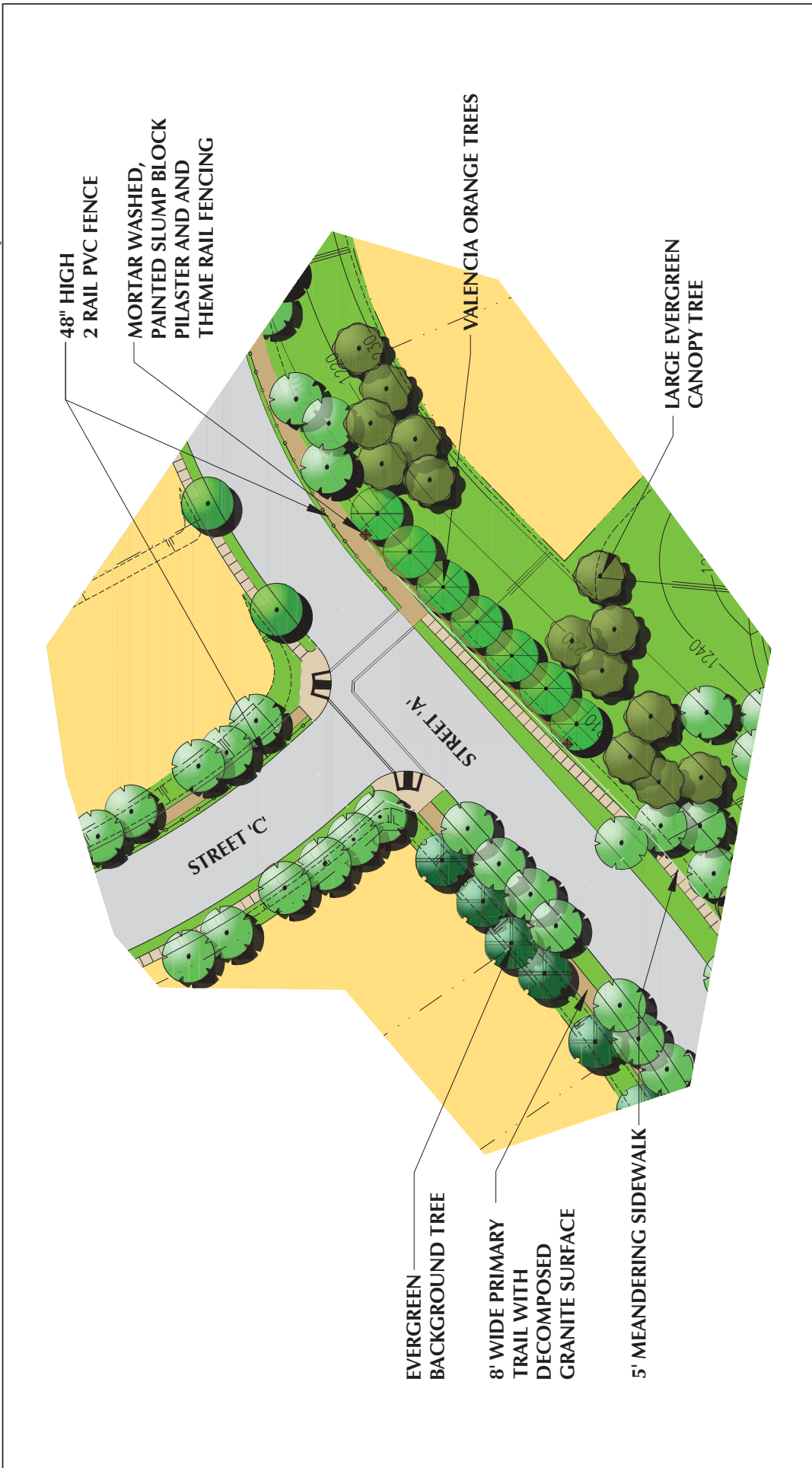


Figure IV-10

THEME INTERSECTION - PLAN VIEW

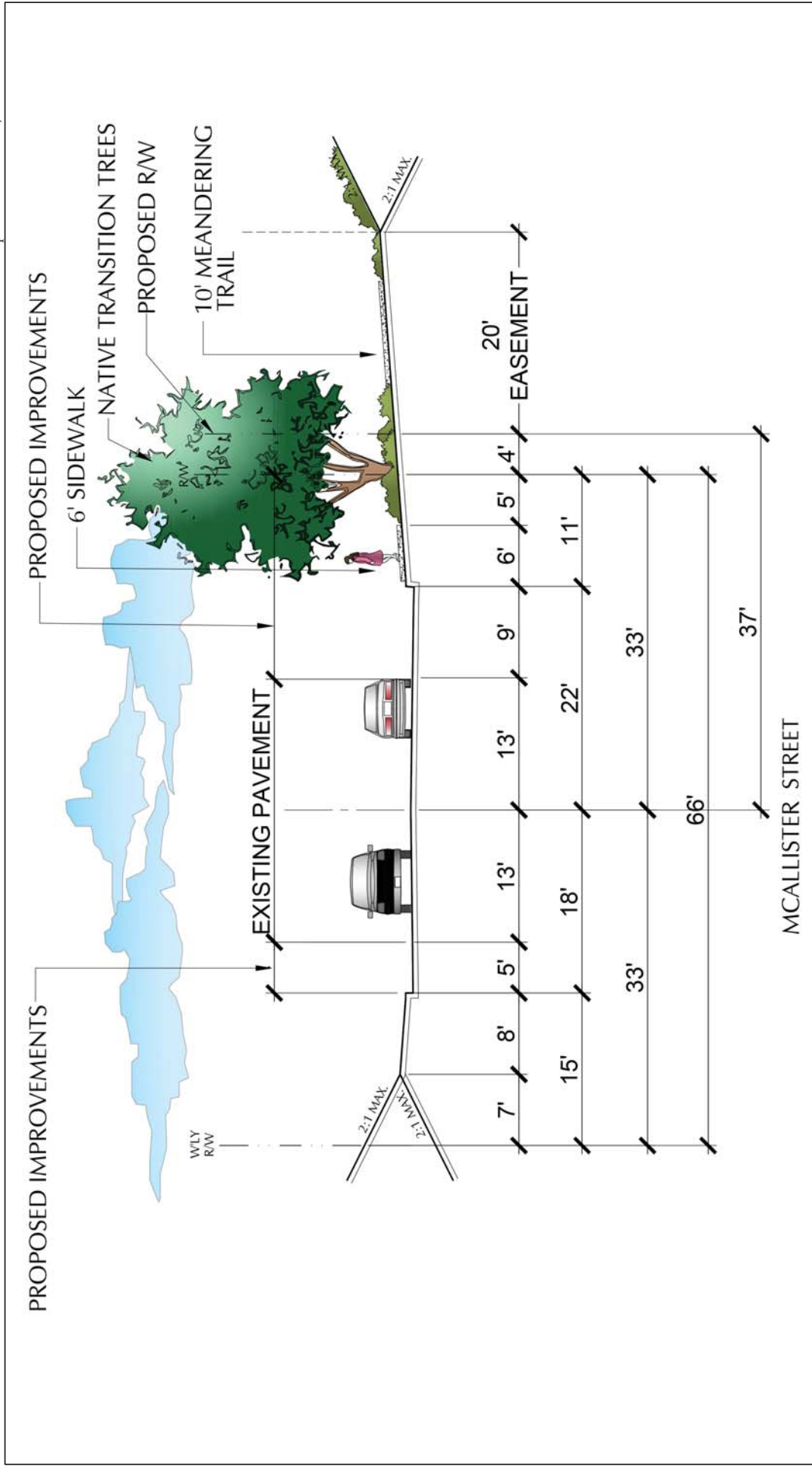


Figure IV-11

COLLECTOR ROAD STREETSCAPE - MCALLISTER STREET



b. Primary Entry Road Streetscape – Street “A”

Street “A” includes a 74-foot wide public-right-of way and provides primary access to the CITRUS HEIGHTS community. To reflect the importance of Street “A,” this roadway features wide parkways to provide a distinctive landscaped entry statement. As shown on Figure IV-12, *Primary Entry Road Streetscape – Street “A,”* the parkways adjacent to Street “A” provide a five (5)-foot wide sidewalk (on the west side of the street) and an eight (8)-foot wide trail (on the east side of the street) which meander within a canopy of informally spaced medium flowering canopy trees and evergreen background trees. In addition, the landscaped parkways feature large masses of flowering plants that are native to southern California or naturalized to the southern California climate.

c. Secondary Entry Road Streetscape – Street “C”

Street “C” provides secondary access to the CITRUS HEIGHTS community. As shown on Figure IV-13, *Secondary Entry Road Streetscape, Street “C”* utilizes several of the design elements found in the Primary Entry Road Streetscape, but within an ample, but narrower parkway area, in order to maintain continuity with the community’s overall streetscape theme and provide an aesthetically pleasing, pedestrian-friendly experience. As shown on Figure IV-13, Street “C” includes a 50-foot wide public right-of-way which provides an 11-foot wide landscaped parkway on both sides of the street, featuring a six-foot wide sidewalk with a five (5)-foot wide landscaped park strip on the west side of the street and an eight (8)-foot wide decomposed granite trail with a three (3)-foot wide landscaped park strip on the east side of the street. The decomposed granite trail on the east side of the street is separated from the park strip by a 48-inch tall theme rail fence. Landscaping adjacent to the Secondary Entry Road features massings of colorful low shrubs and groundcovers to provide a transition to adjacent open space areas.

d. Loop Road Streetscape – Streets “B” & “C”

As shown on Figure IV-14, Streets “B” and “C” feature a 60-foot wide public right-of-way that provides 10-foot wide landscaped parkways on both sides of the street. The landscape parkways offer a five (5)-foot wide sidewalk with a five (5)-foot wide landscaped park strip on one side of the street and an eight (8)-foot wide decomposed granite trail, a 48-inch tall theme rail fence, and a two (2)-foot wide landscaped park strip on the opposite side of the street to promote pedestrian circulation within and around the CITRUS HEIGHTS community. The parkways are planted with street trees and informal massing of colorful low shrubs and groundcovers of a similar character as the Primary and Secondary Entry Roads to reinforce the community theme and to buffer and screen adjacent residential land uses.

e. Loop Road Streetscape – Street “H”

Street “H” traverses Planning Area 3 and provides a connection between Streets “B” and “C.” This street, which includes a 56-foot wide public right-of-way, provides large deciduous canopy trees and a meandering decomposed granite trail on the south side of the street as a transition between residential land uses developed areas within Planning Area 3 and natural open space (see Figure IV-15, *Loop Road Streetscape – Street “H”*). The parkways feature street trees and groundcovers of a similar character as the Primary and Secondary Entry Roads to reinforce the community theme and to buffer and screen adjacent residential land uses. As shown on Figure IV-15, a 48-inch tall theme rail fence is provided within the public right-of-way at the interface between the decomposed granite trail and the park strip.



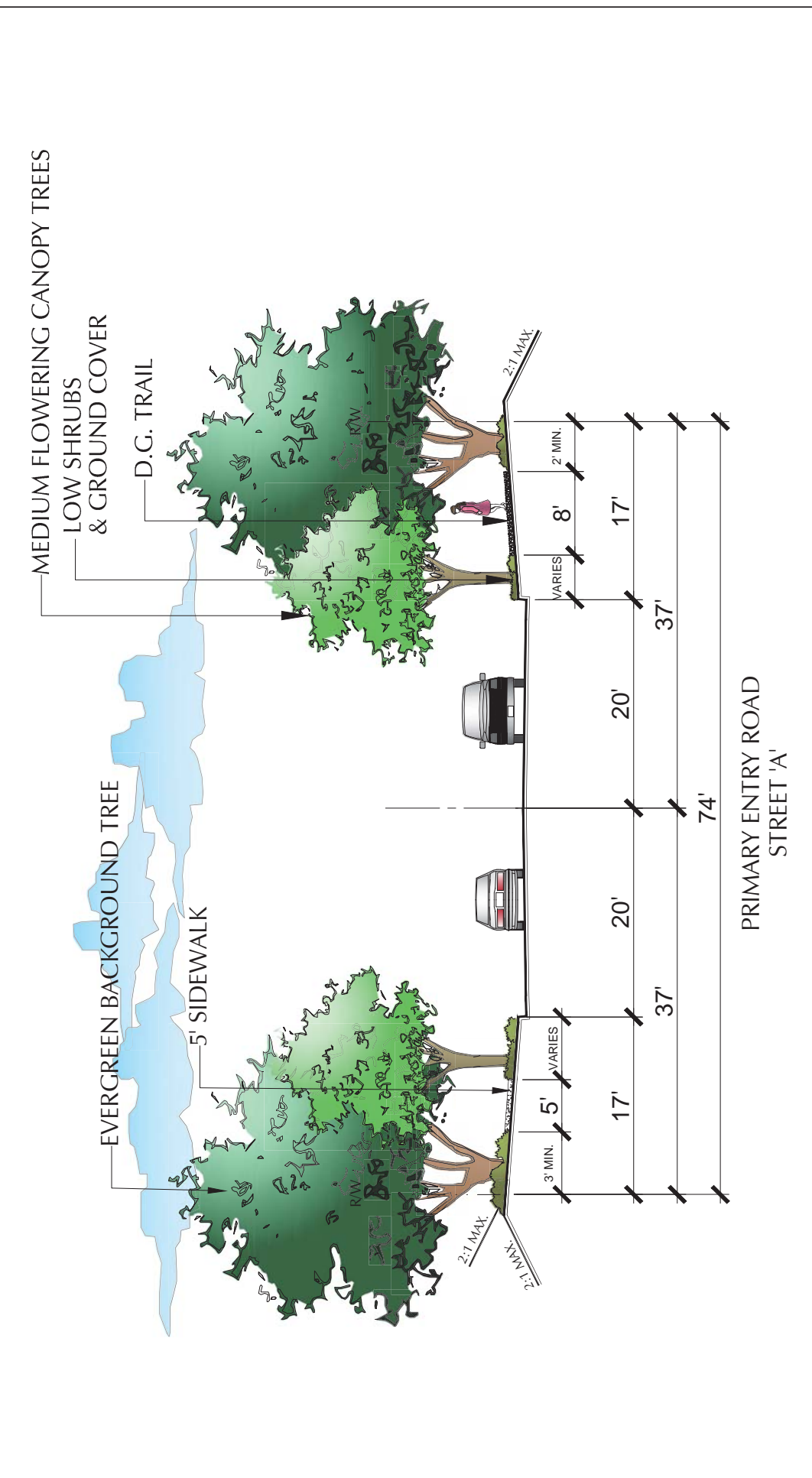


Figure IV-12  
 PRIMARY ENTRY ROAD STREETSCAPE - STREET "A"  
 Page IV-35

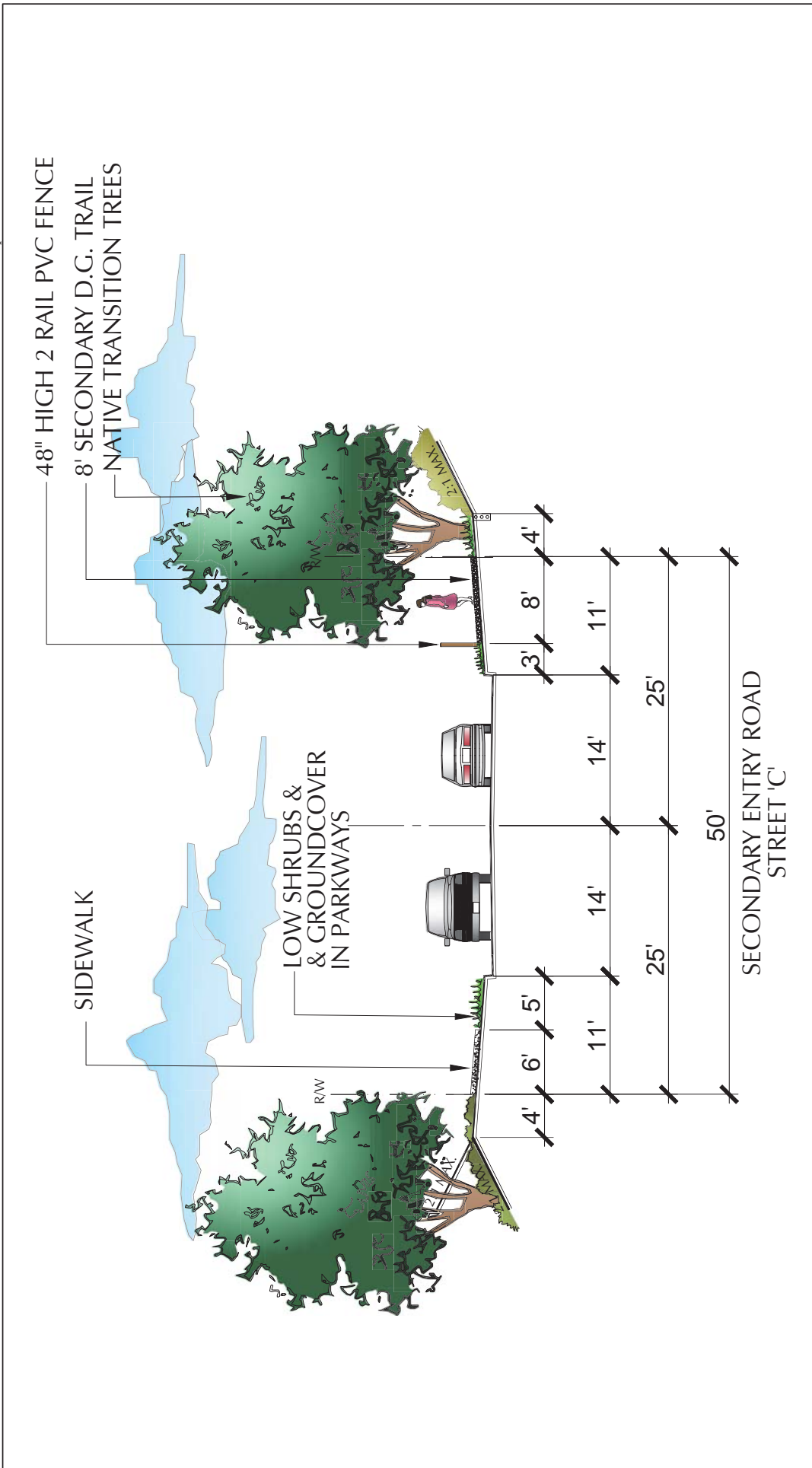


Figure IV-13

SECONDARY ENTRY ROAD STREETScape - STREET "C"

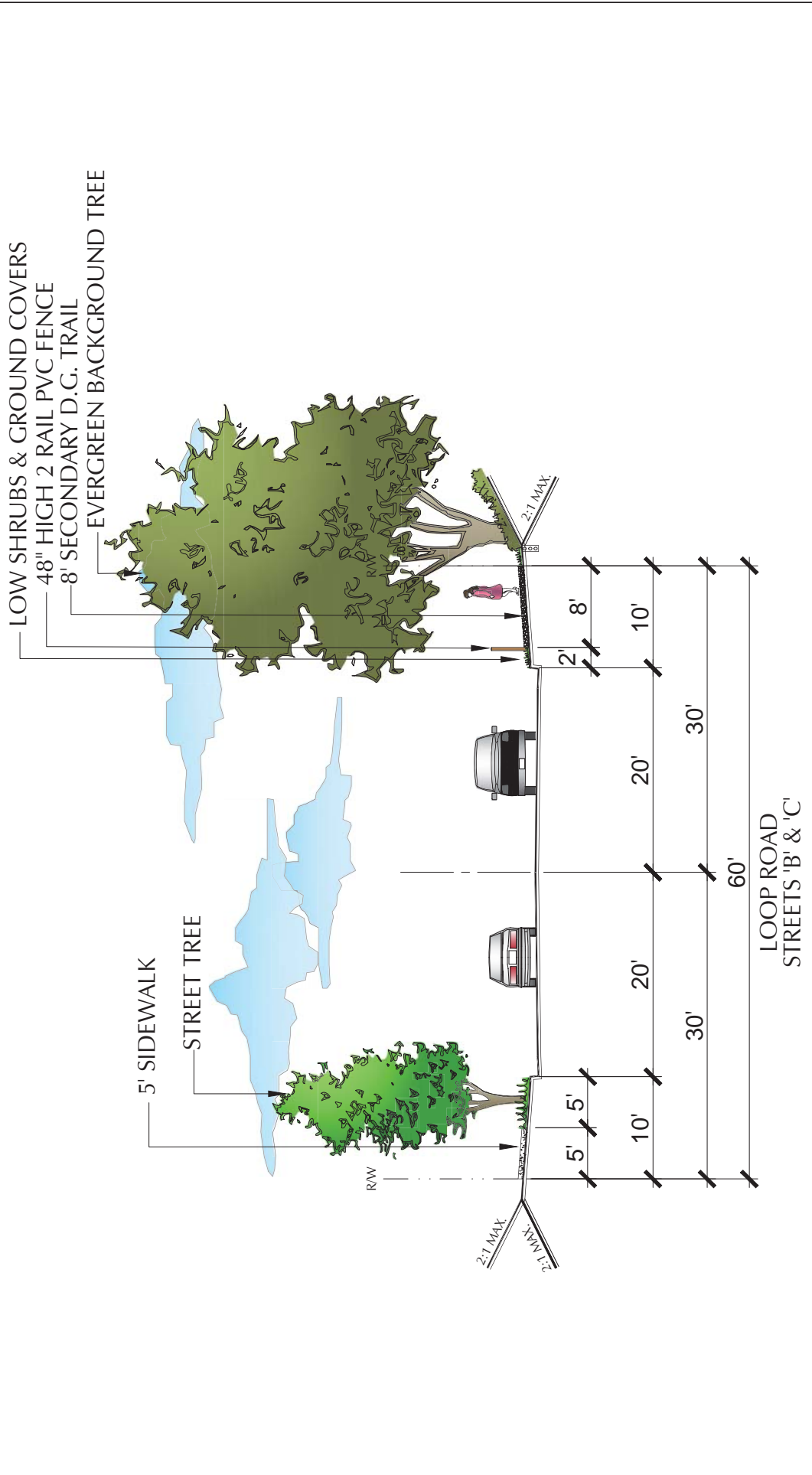


Figure IV-14

LOOP ROAD STREETScape - STREETS "B" & "C"

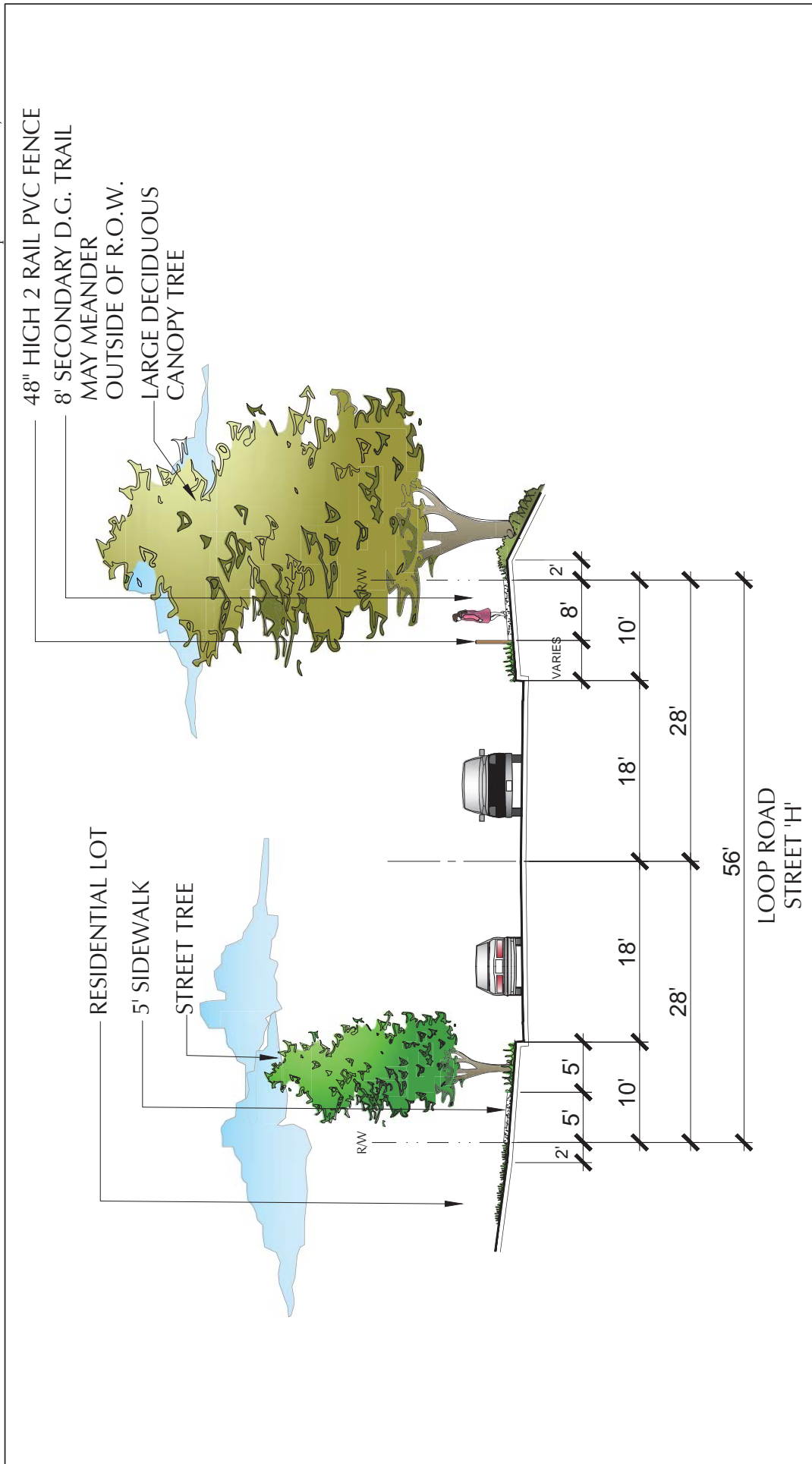


Figure IV-15

LOOP ROAD STREETScape - STREET 'H'





### f. Local Road Streetscape

Local roads feature a 56-foot wide public right-of-way that includes 10-foot wide parkways on both sides of the street. As shown on Figure IV-16, *Local Road Streetscape*, the parkways provide a curb-adjacent landscaped park strip planted with street trees and groundcovers that complement the community's landscape theme. Sidewalks also are provided in the parkways along local roads to encourage pedestrian circulation within individual neighborhoods and around the community.

## 4. WALLS AND FENCES

Walls and fences within the CITRUS HEIGHTS community are provided for functional purposes, to create a sense of community space or increase privacy and security, for example, but also as a visual element that unifies the community's theme and appearance. As illustrated on Figure IV-17, *Conceptual Wall and Fence Plan*, walls and fences within CITRUS HEIGHTS are predominantly located around the perimeter boundaries of each residential area where these areas interface with roads, neighborhood parks, open space, or off-site land uses. Additionally, theme split rail fencing is provided at the interface between neighborhood parks common open space slopes to provide safety for users of the parks.

The walls and fencing within the CITRUS HEIGHTS community are major visual elements and have been carefully designed to complement the overall theme. A strong cohesive appearance is achieved through the use of "community walls," reinforcing the rustic "Citrus Ranch" theme. The walls and fencing will be easy to maintain and provide a durable, long-term edge. Periphery walls can be integrated into the adjacent structure and extended into the landscape to help integrate the building into its environment. Where provided, gates should be complementary in style and color to its fence or wall. Similarly, walls and fences shall be constructed of materials, colors, and textures that are similar and harmonious with the architecture. Particular importance shall be given to railing and cap details. Walls and fences may be offset occasionally to avoid visual monotony.

The four (4) general types of walls and fencing used within CITRUS HEIGHTS are described below and conceptually depicted on Figure IV-18, *Conceptual Wall and Fence Details*.

- Community Theme Wall:** The CITRUS HEIGHTS Community Theme Wall is a tan, six (6)-foot tall solid masonry wall with slump block cap. Slump block pilasters are provided at key wall terminus points, corners, and other key locations. Theme walls create sense of community space, increase privacy and security, and screen neighborhoods from off-site land uses.
- View Fences:** View fences are generally located adjacent to natural open space areas. These fences preserve scenic views while maintaining security. View fences have a maximum height of five (5) feet, are constructed of tubular steel, and feature slump block pilasters with slump block cap. The color finish of the tubular steel fence should complement the community's design theme.
- Theme Rail Fence:** Theme Rail fences are generally located in neighborhood parks, at primary and secondary community entries, and at theme intersections throughout the CITRUS HEIGHTS community. Theme rail fences also are provided within the public right-of-way of interior Specific Plan streets in locations where trails are located three (3) feet or closer to the vehicular travel way. These fences provide a unifying theme throughout the community and echo the rural character

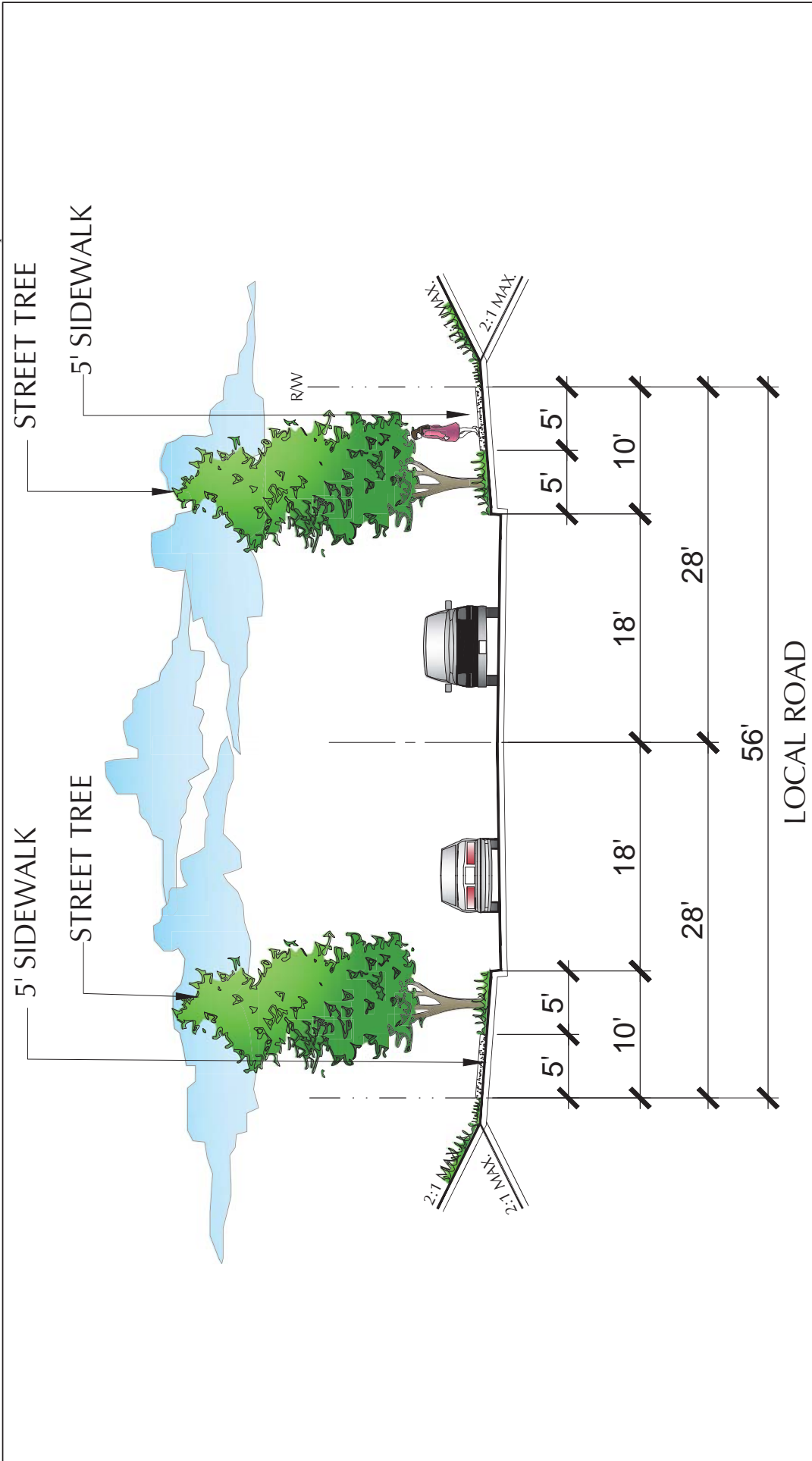
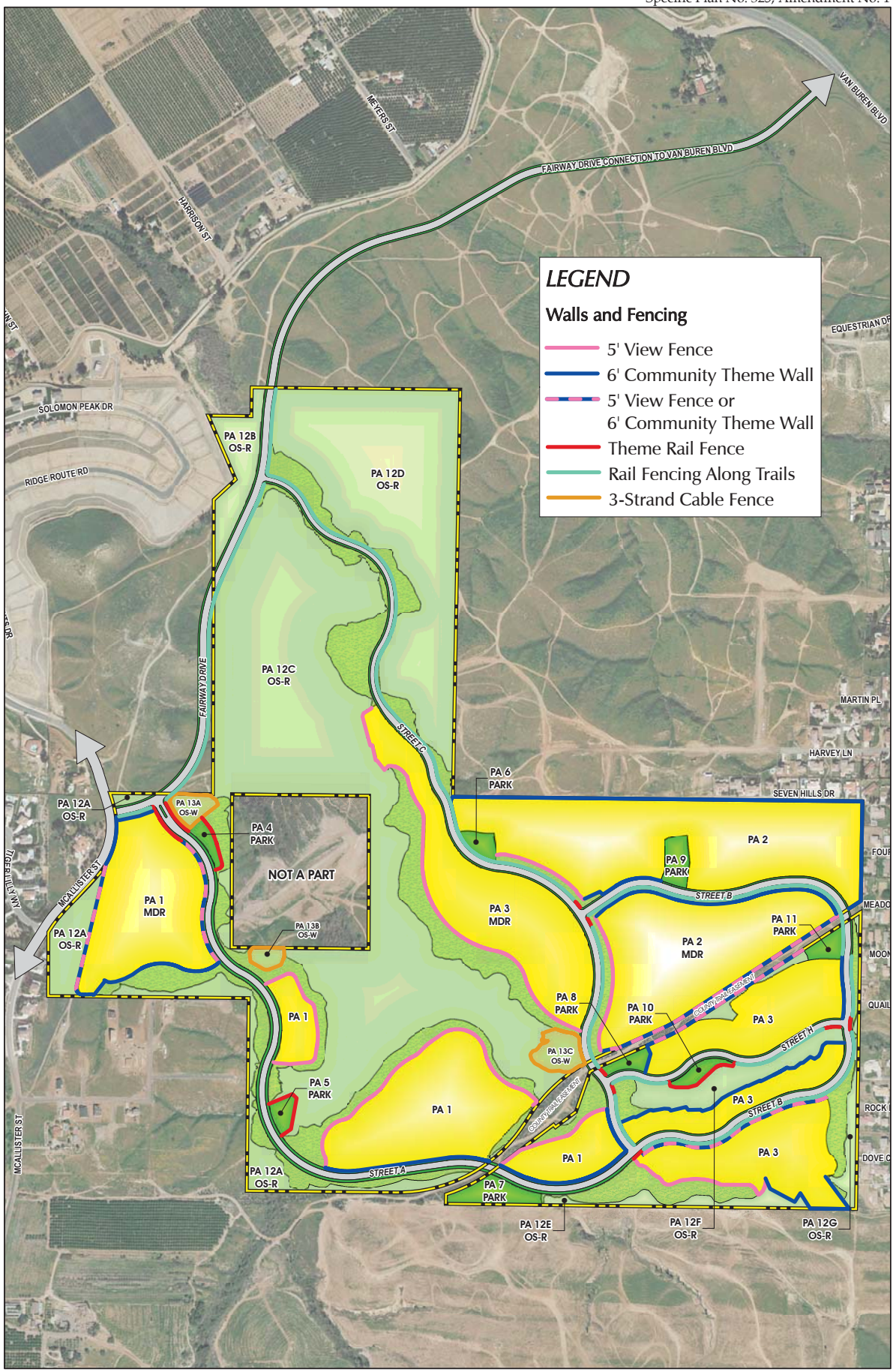


Figure IV-16



**LEGEND**

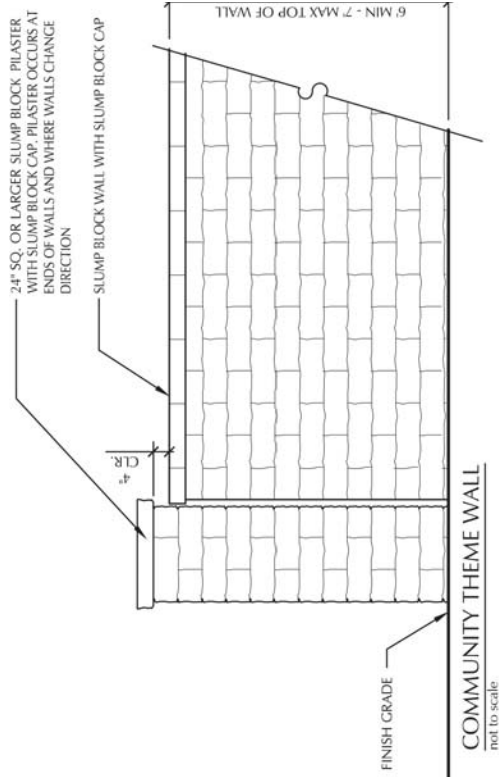
**Walls and Fencing**

- 5' View Fence
- 6' Community Theme Wall
- 5' View Fence or 6' Community Theme Wall
- Theme Rail Fence
- Rail Fencing Along Trails
- 3-Strand Cable Fence

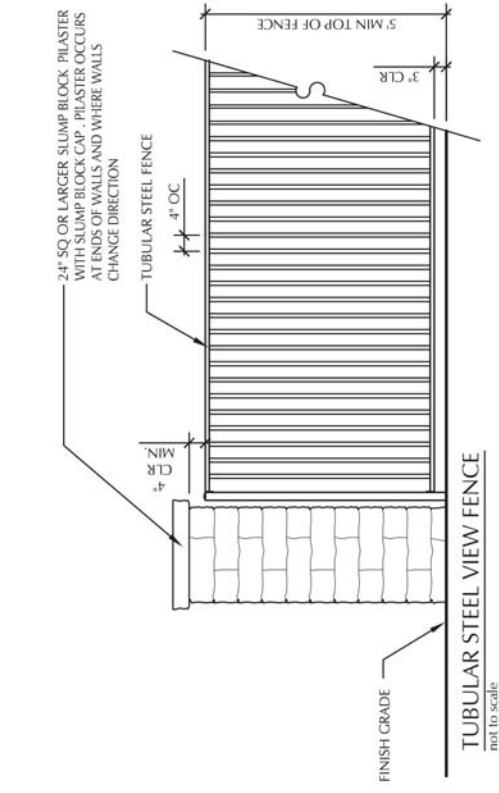
Figure IV-17  
CONCEPTUAL WALL AND FENCE PLAN



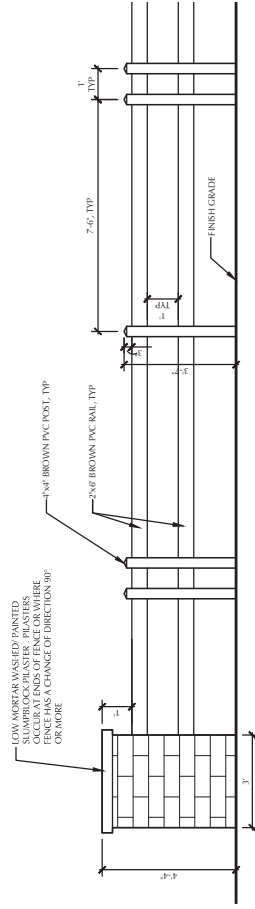
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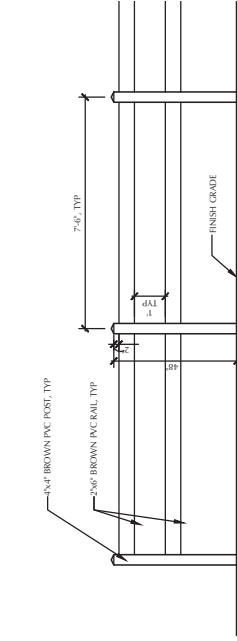
**COMMUNITY THEME WALL**  
not to scale



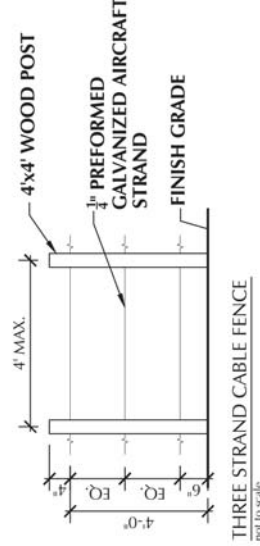
**TUBULAR STEEL VIEW FENCE**  
not to scale



**THEME RAIL FENCE**  
not to scale



**RAIL FENCE - ALONG TRAILS**  
not to scale



**THREE STRAND CABLE FENCE**  
not to scale





of the community. Theme Rail fences consist of low mortar washed/painted slump block pilasters that occur at the ends of the fence or where the fence changes direction of 90 degrees or more and brown PVC posts set in pairs. The pilasters have a maximum height of four-feet, four-inches (4'-4") and the posts have a maximum height of three-feet, seven-inches (3' 7").

- **Three Strand Cable Fence:** Three Strand Cable fences are generally located along the perimeter of water quality/detention basins. Three Strand Cable fences consist of wood posts spaced a maximum of four (4) feet apart. Between these posts are preformed galvanized aircraft strands set equal distance apart, with the bottom strand set six (6) inches above finished grade and the top strand set four (4) feet above finished grade.

## 5. RECREATIONAL AMENITIES

The CITRUS HEIGHTS community includes a thoughtfully planned collection of parks and trails to provide residents with convenient access to a variety of outdoor recreation and social activities.

### a. Neighborhood Parks

Eight neighborhood parks are located throughout the CITRUS HEIGHTS community to provide neighborhood-level recreational amenities. These neighborhood parks range in size from 0.6-acre to 1.8 acres and provide residents with numerous opportunities for active and passive recreation. The conceptual park plans for each neighborhood park are described and illustrated on the following pages.

- **Planning Area 4:** The neighborhood park in Planning Area 4 is approximately 0.6-acre in size and primarily serves the residential neighborhoods in Planning Area 1. As depicted on Figure IV-19, *Conceptual Neighborhood Park Plan – PA 4*, the conceptual plan for this neighborhood park provides an open turf play area, decomposed granite trail, and a picnic area with scenic vistas overlooking natural open space. This neighborhood park is planted with large evergreen and deciduous landscaping to reinforce the community's landscape theme. A theme split rail fence is provided at the interface between the park and adjacent slope and natural open space areas.
- **Planning Area 5:** The approximately 0.7-acre neighborhood park in Planning Area 5 is located in the southwestern portion of the community and provides convenient recreational opportunities for residents within Planning Area 1. The design of the neighborhood park in Planning Area 5 emphasizes natural open space view opportunities by providing a shaded picnic area with a scenic overlook of the adjacent natural open space. In addition, Planning Area 5 provides an open turf play area and a meandering decomposed granite trail is provided along the perimeter of this neighborhood park. Planning Area 5 is planted with large canopy trees (both evergreen and deciduous species), and a native plantings are provided along the perimeter of the neighborhood park to provide a transition with adjacent open space. A theme split rail fence is provided at the interface between the park and adjacent slope and natural open space areas. The conceptual park plan for Planning Area 5 is presented on Figure IV-20, *Conceptual Neighborhood Park Plan – PA 5*.



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- LARGE EVERGREEN CANOPY TREE
- LARGE DECIDUOUS CANOPY TREE
- MEDIUM FLOWERING CANOPY TREE
- NATIVE TRANSITION TREE
- NATURAL OPEN SPACE
- DECOMPOSED GRANITE TRAIL
- THEME RAIL FENCE
- NATIVE TRANSITION SLOPE
- SHRUBS/GROUND COVER
- OPEN TURF AREA
- 8' WIDE PRIMARY MEANDERING TRAIL WITH DECOMPOSED GRANITE SURFACE
- PICNIC OVERLOOK AREA
- STREET 'A'
- SIGHTLINE ZONE - NO TREES PLACED WITHIN ZONE

Figure IV-19

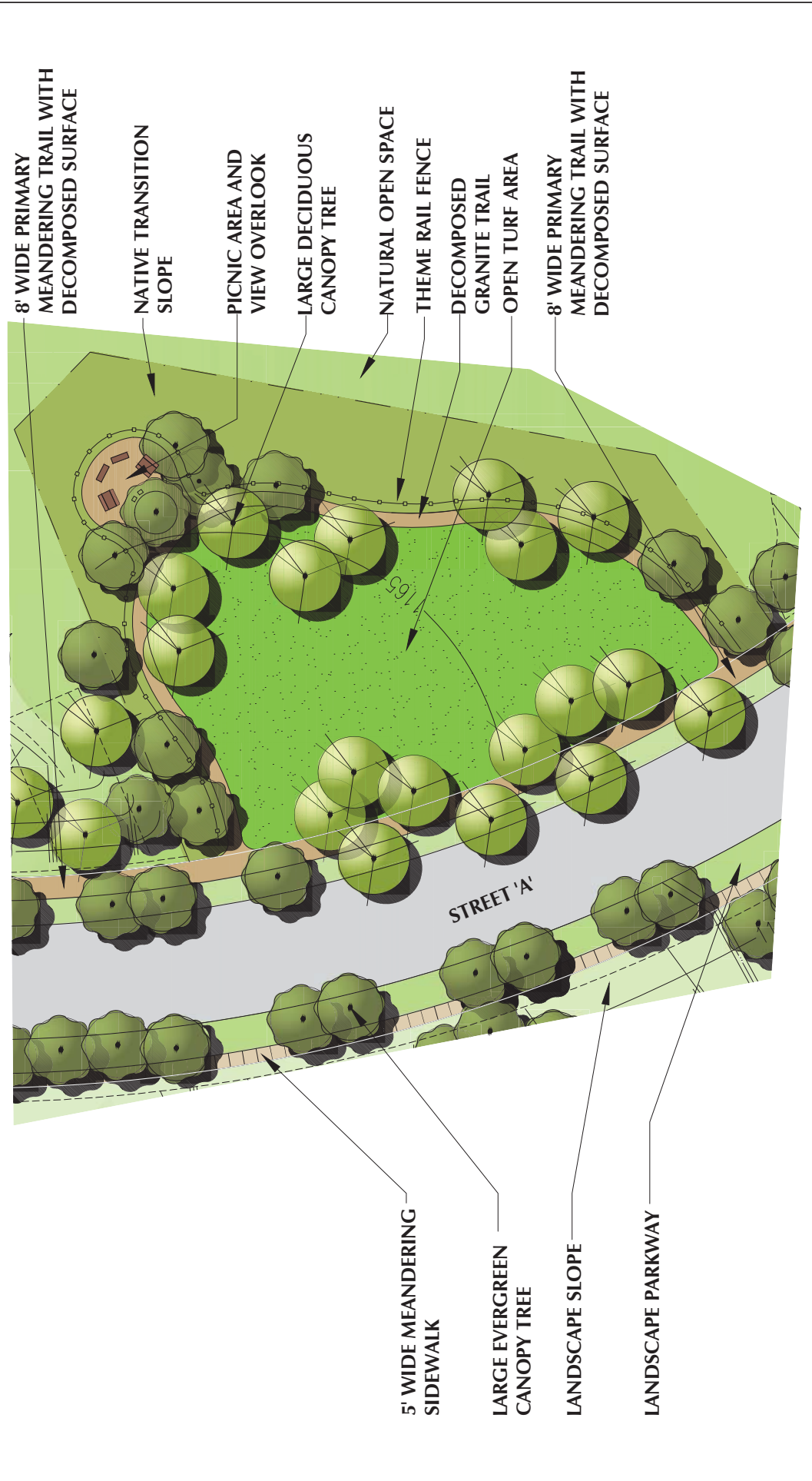
CONCEPTUAL NEIGHBORHOOD PARK PLAN - PA 4





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8' WIDE PRIMARY MEANDERING TRAIL WITH DECOMPOSED SURFACE

NATIVE TRANSITION SLOPE

PICNIC AREA AND VIEW OVERLOOK

LARGE DECIDUOUS CANOPY TREE

NATURAL OPEN SPACE

THEME RAIL FENCE

DECOMPOSED GRANITE TRAIL

OPEN TURF AREA

8' WIDE PRIMARY MEANDERING TRAIL WITH DECOMPOSED SURFACE

5' WIDE MEANDERING SIDEWALK

LARGE EVERGREEN CANOPY TREE

LANDSCAPE SLOPE

LANDSCAPE PARKWAY

STREET 'A'

Figure IV-20

CONCEPTUAL NEIGHBORHOOD PARK PLAN - PA 5





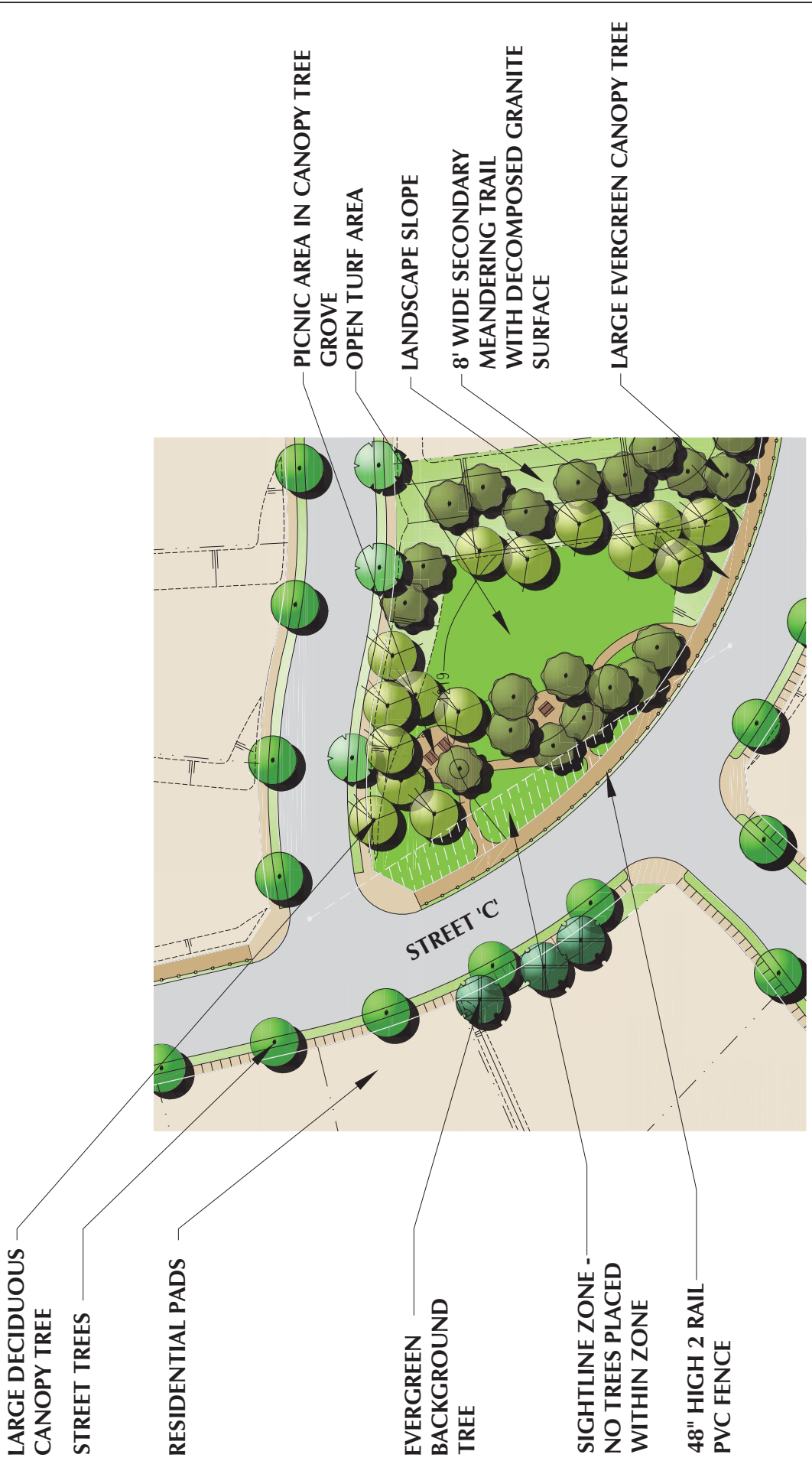
- ❑ **Planning Area 6:** The approximately 0.7-acre neighborhood park in Planning Area 6 is located in the central portion of the CITRUS HEIGHTS community and provides neighborhood-oriented recreational opportunities for the neighborhoods in Planning Areas 2 and 3. As depicted on Figure IV-21, *Conceptual Neighborhood Park Plan – PA 6*, this neighborhood park includes an open turf play field for informal play, a meandering decomposed granite trail, and picnic grove shaded by large evergreen canopy trees. Large deciduous canopy trees and groundcover are planted throughout the neighborhood park in Planning Area 6 to reinforce the community’s landscape theme.
- ❑ **Planning Area 7:** The neighborhood park in Planning Area 7 is approximately 1.8 acres in size and is located in the southern portion of the CITRUS HEIGHTS community and primarily serves residential neighborhoods in Planning Areas 1 and 3. As depicted on Figure IV-22, *Conceptual Neighborhood Park Plan – PA 7*, Planning Area 7 offers a more developed, active recreational experience, with a shaded tot lot, shaded picnic area and an open turf area for informal play. A meandering pathway and large evergreen and deciduous trees are provided along the perimeter of Planning Area 7.
- ❑ **Planning Area 8:** The approximately 0.7-acre neighborhood park in Planning Area 8 is located in the central portion of the community and provides convenient recreational opportunities for residents within Planning Areas 1, 2, and 3. As shown on Figure IV-23, *Conceptual Neighborhood Park Plan – PA 8*, this park is designed to primarily provide informal play opportunities on an open turf area. Planning Area 8 also features a shaded picnic area and meandering decomposed granite trail. The neighborhood park in Planning Area 8 is planted with large evergreen and deciduous canopy trees to complement the community’s landscape theme.
- ❑ **Planning Area 9:** The approximately 1.1-acre neighborhood park in Planning Area 9 primarily serves the residential neighborhoods in Planning Area 2. Recreational amenities within Planning Area 9 include a shaded tot lot, an open turf area for informal play and a shaded picnic area. Landscaping provided in Planning Area 9 includes evergreen trees to buffer adjacent residential land uses, deciduous canopy trees; flowering canopy trees are provided as an accent. The conceptual park plan for Planning Area 9 is illustrated on Figure IV-24, *Conceptual Neighborhood Park Plan – PA 9*.
- ❑ **Planning Area 10:** As shown on Figure IV-25, *Conceptual Neighborhood Park Plan – PA 10*, the approximately 0.7-acre neighborhood park in Planning Area 10 emphasizes views of the natural open space within Planning Area 12 by providing a shaded picnic area with a scenic overlook, as well as a shaded seating area with scenic vistas of the open space area. Planning Area 10 also includes an open turf play area and a meandering decomposed granite trail. Large deciduous canopy trees and groundcover are planted throughout the neighborhood park in Planning Area 10 to reinforce the community’s landscape theme. A theme split rail fence is provided at the interface between the park and adjacent slope and natural open space areas.
- ❑ **Planning Area 11:** The approximately 0.8-acre neighborhood park in Planning Area 11 is located in the eastern portion of the CITRUS HEIGHTS community and primarily serves the residential neighborhoods in Planning Areas 2 and 3. The neighborhood park in Planning Area 11 has been conceptually designed to provide an open turf area for informal play. In addition, Planning Area 11 includes a picnic area shaded by evergreen and deciduous canopy trees. The conceptual park plan for Planning Area 11 is presented on Figure IV-26, *Conceptual Neighborhood Park Plan – PA 11*.





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LARGE DECIDUOUS CANOPY TREE

STREET TREES

RESIDENTIAL PADS

EVERGREEN BACKGROUND TREE

SIGHTLINE ZONE - NO TREES PLACED WITHIN ZONE

48" HIGH 2 RAIL PVC FENCE

PICNIC AREA IN CANOPY TREE GROVE

OPEN TURF AREA

LANDSCAPE SLOPE

8' WIDE SECONDARY MEANDERING TRAIL WITH DECOMPOSED GRANITE SURFACE

LARGE EVERGREEN CANOPY TREE

Figure IV-21

CONCEPTUAL NEIGHBORHOOD PARK PLAN - PA 6





Figure IV-22  
 CONCEPTUAL NEIGHBORHOOD PARK PLAN - PA 7





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Figure IV-23

CONCEPTUAL NEIGHBORHOOD PARK PLAN - PA 8







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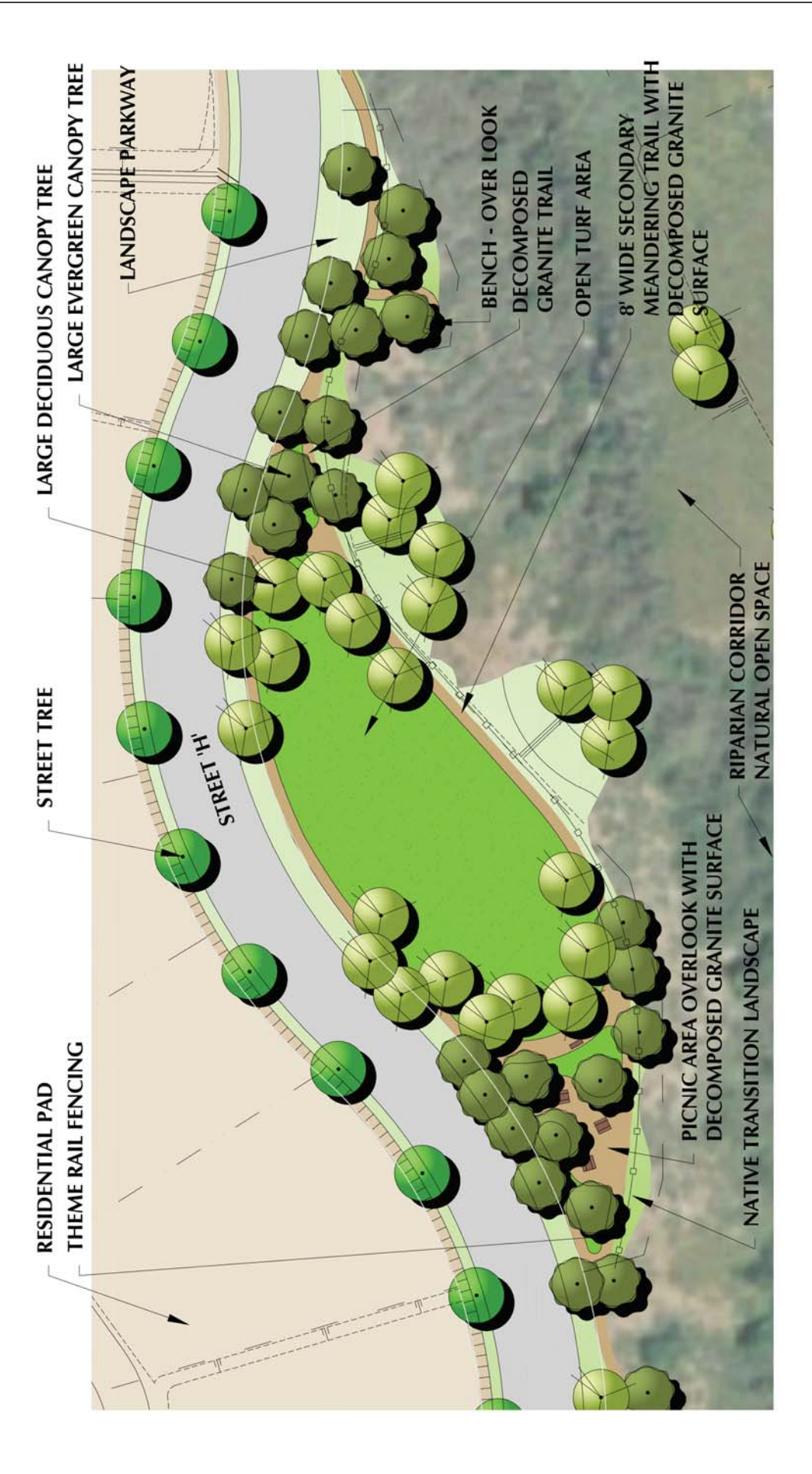


Figure IV-24

CONCEPTUAL NEIGHBORHOOD PARK PLAN - PA 9









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Figure IV-26

CONCEPTUAL NEIGHBORHOOD PARK PLAN - PA 11





b. Trails

Two types of trails are provided within the CITRUS HEIGHTS community. As shown on Figure IV-27, *Conceptual Trail Plan*, Primary and Secondary trails, which are located adjacent to internal community roadways (within the public right-of-way), provide access between residential neighborhoods and various on-site recreational amenities. The CITRUS HEIGHTS trails system has been designed to provide connections with existing or planned off-site segments of the County's regional trail system. Conceptual cross-sections for the Primary and Secondary trails are provided on Figure IV-27.

Figure IV-27 also shows a number of places where the Primary and Secondary trails cross streets. Figure IV-28, *Conceptual Trail Crossing Plan*, provide conceptual illustrations how these crossing may occur. Striped crosswalks will be provided on at least one side of the intersection for crossing in both directions. In addition, trail crossing signs will be provided at all approaches to the intersection to caution motorists of pedestrian activity.

6. LANDSCAPE INTERFACES

Within CITRUS HEIGHTS, transitions between land uses are necessary to separate the variety of on- and off-site land uses. The general location of each of these landscape interfaces is depicted on Figure IV-29 through Figure IV-37.

a. McAllister Street to Residential Interface

Figure IV-29, *Interface Condition: McAllister Street/Residential*, depicts the interface between residential land uses in Planning Area 1 and McAllister Street, which is located off-site and adjacent to the western boundary of Planning Area 1. At this interface, a Community Theme Wall is provided along the side/rear yards of homes adjacent to McAllister Street to ensure the privacy of community residents. In addition, slopes planted with evergreen trees, low shrubs and ground cover are provided to screen community residents from passersby on McAllister Street and to soften the appearance of the CITRUS HEIGHTS community from off-site locations. An orange grove is provided between the limits of the public right-of-way and the toe of slope to further buffer the community from McAllister Street.

b. Residential to Slope to Open Space Interface

The interface condition between residential land uses, manufactured slopes, and natural open space areas provided within the CITRUS HEIGHTS community is depicted on Figure IV-30, *Interface Condition: Residential/Slope/Open Space*. This transition occurs within Planning Areas 1 and 3. As shown, a minimum five (5)-foot tall view fence separates the rear or side yards of homes from the manufactured slope areas and the natural open space. The manufactured slopes are planted with native and naturalized plant materials, including trees and groundcovers, and provide a transition between developed and natural areas of the CITRUS HEIGHTS community. Terrace drains are installed in the manufactured slopes as required to prevent erosion and manage storm water drainage.



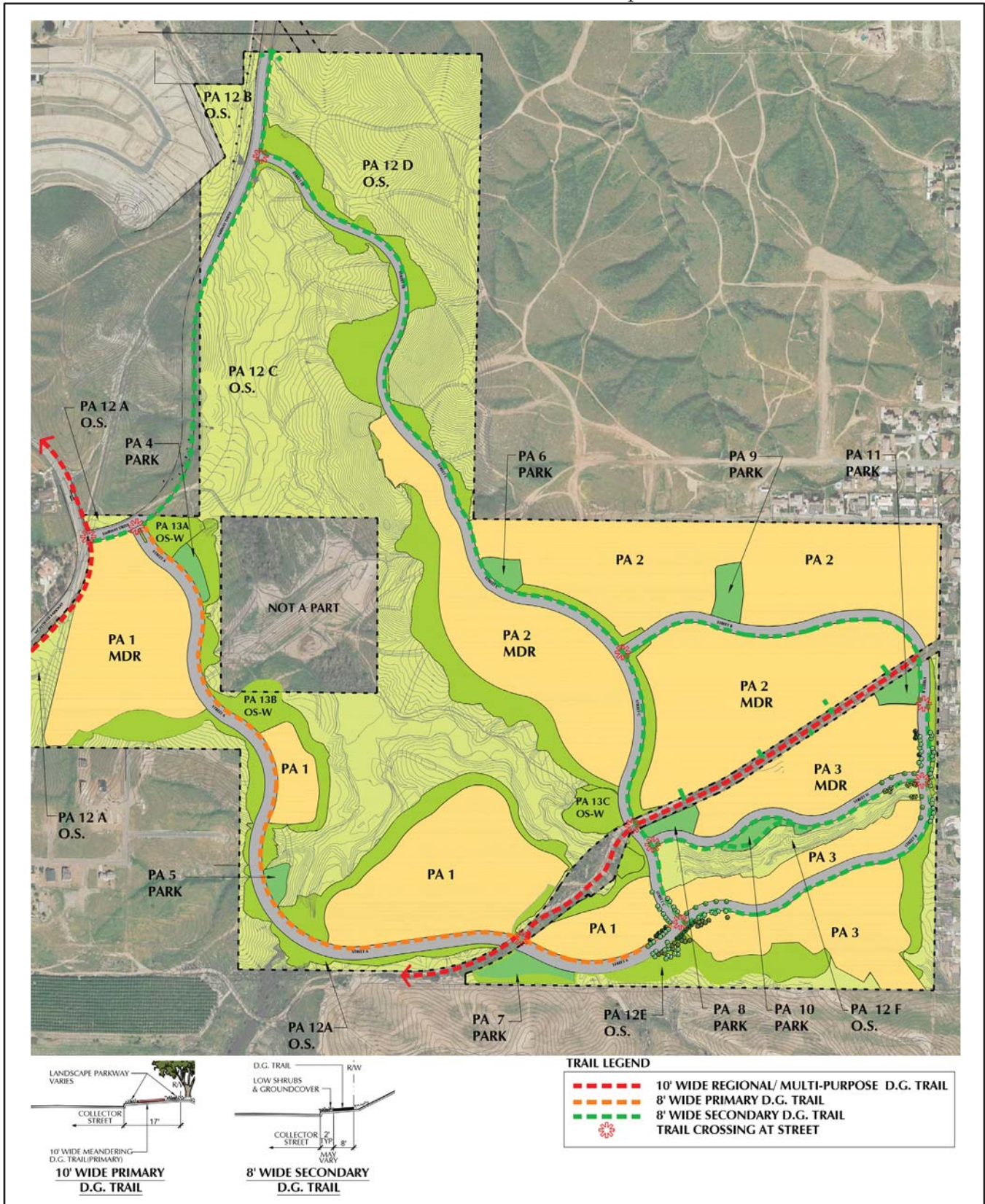
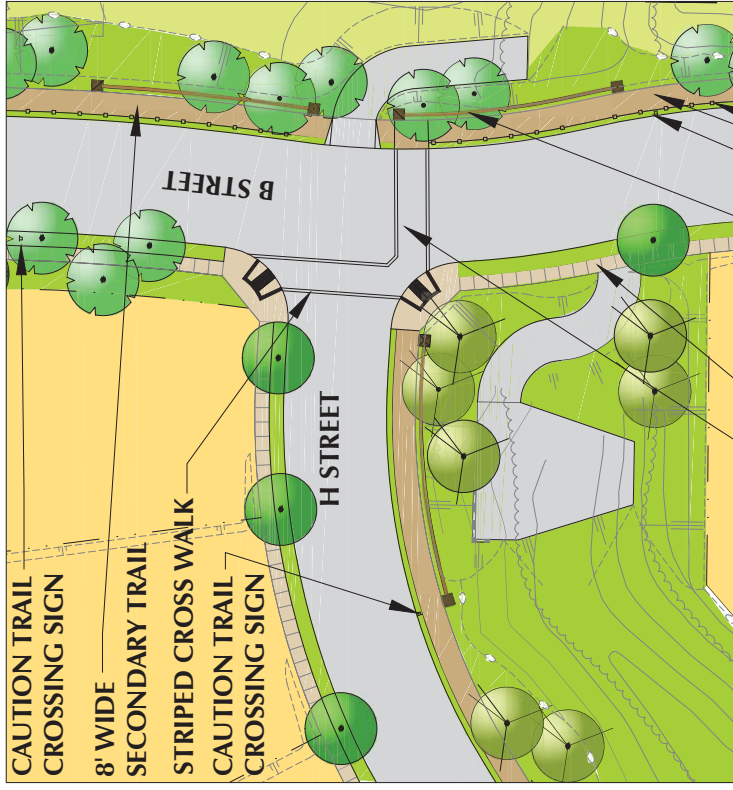
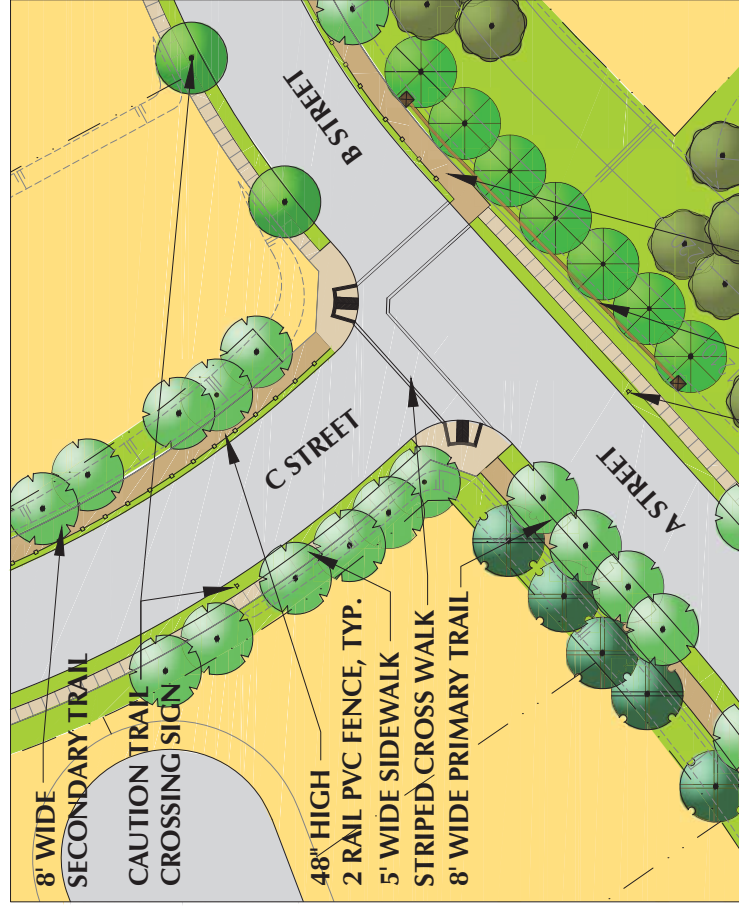


Figure IV-27  
CONCEPTUAL TRAIL PLAN





- 8' WIDE SECONDARY TRAIL
- CAUTION TRAIL CROSSING SIGN
- 48" HIGH 2 RAIL PVC FENCE, TYP.
- 5' WIDE SIDEWALK
- STRIPED CROSS WALK
- 8' WIDE PRIMARY TRAIL
- CAUTION TRAIL CROSSING SIGN
- THEME RAIL FENCING AND PILASTERS
- 8' WIDE SECONDARY TRAIL

- CAUTION TRAIL CROSSING SIGN
- 8' WIDE SECONDARY TRAIL
- STRIPED CROSS WALK
- CAUTION TRAIL CROSSING SIGN
- PEDESTRIAN CROSSING
- 5' WIDE SIDEWALK
- THEME RAIL FENCING AND PILASTERS, TYP.
- CAUTION TRAIL CROSSING SIGN
- 8' WIDE SECONDARY TRAIL
- 48" HIGH 2 RAIL PVC FENCE, TYP.

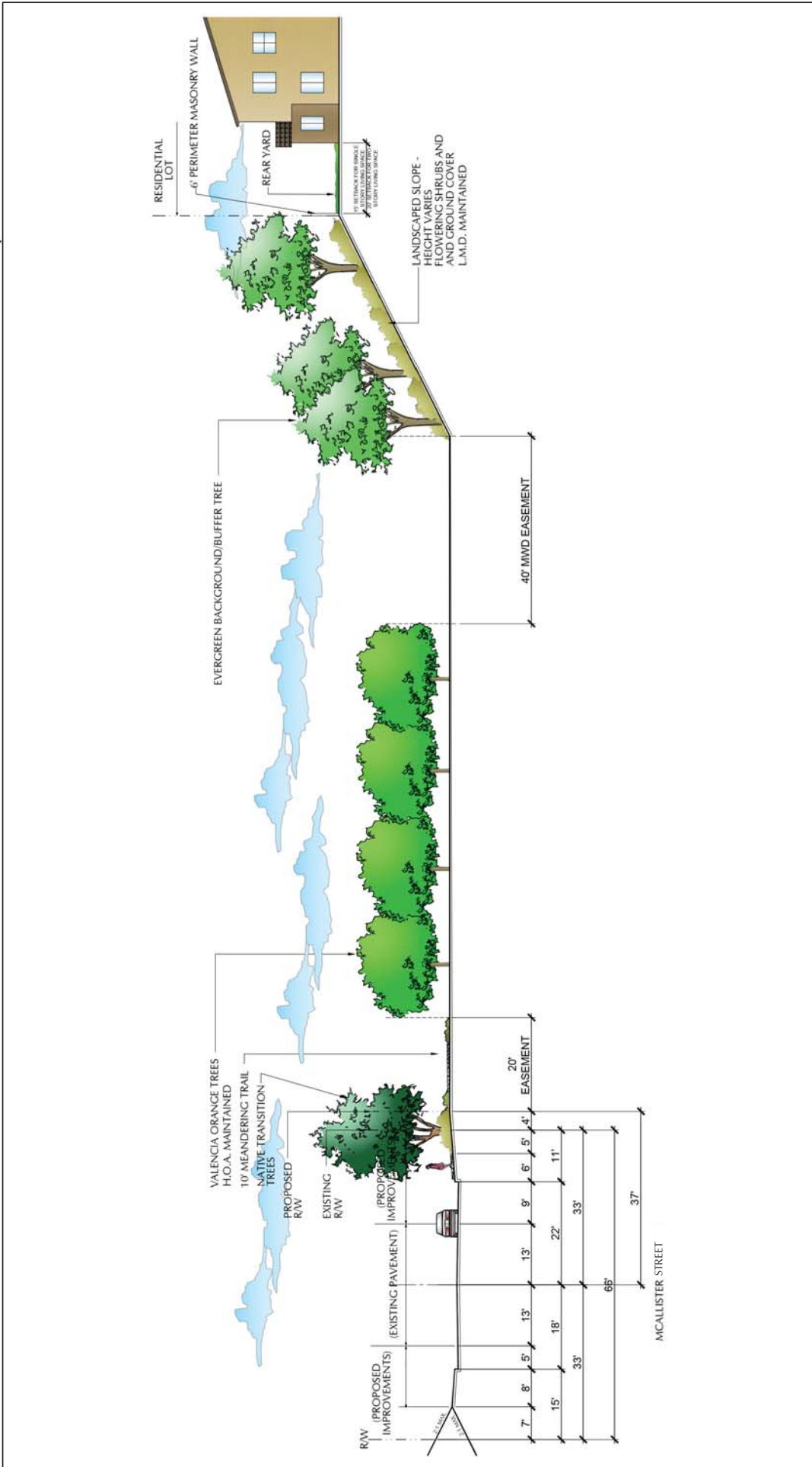


Figure IV-29

INTERFACE CONDITION: McALLISTER STREET/RESIDENTIAL



Figure IV-30

INTERFACE CONDITION: RESIDENTIAL/SLOPE/OPEN SPACE



c. Residential to Open Space Interface

The interface condition illustrated on Figure IV-31, *Interface Condition: Residential/Open Space*, occurs in locations where residential lots directly abut the natural open space areas. This condition occurs in Planning Areas 1 and 3. In this condition, a minimum five (5)-foot tall tubular steel view fence separates the side or rear yards of homes from the adjacent open space slope transition area. The open space slope transition area will be planted with native transition planting, including trees, shrubs, and ground covers. Natural open space will begin at the toe of the slope. The natural open space areas are comprised wholly of natural habitat, and landscaping on the residential lots shall include non-invasive, native or naturalized plantings that will not spread into the open space area or compete with the native plant species.

d. Residential to Park Interface

Figure IV-32, *Interface Condition: Residential/Park*, illustrates the interface condition where residential land uses are directly adjacent to any of the neighborhood parks. As shown in Figure IV-32, residential lots are separated from the neighborhood park sites by the six (6)-foot tall solid masonry Community Theme Wall to protect the privacy of community residents. A landscaped slope serves as a transition between the residential and recreation land uses. The landscaped slope is planted with large canopy evergreen and deciduous trees and low shrubs and ground cover to visually buffer residential areas from the neighborhood parks. The landscape treatments also serve to soften the appearance of residential areas from the neighborhood parks.

e. Residential to Off-Site County Trail Easement to Residential Interface

The interface condition between residential land uses in Planning Areas 2 and 3 and the off-site trail is depicted on Figure IV-33, *Interface Condition: Residential/Off-Site County Trail Easement/Residential*. In this condition, a minimum five (5)-foot tall tubular steel view fence separates the side or rear yards of homes from the adjacent, off-site trail area. A landscaped slope serves as a transition from the residential land uses to the off-site trail area. The landscaped slope is planted with native transition trees and low shrubs and ground cover to visually buffer residential areas from the off-site trail. Landscaping on the residential lots shall include non-invasive, native or naturalized plantings that will not spread off-site and compete with the native plant species in the trail area.

f. Residential to Slope to Off-Site Residential Interface

This interface condition, as depicted on Figure IV-34, *Interface Condition: Residential/Slope/Off-Site Residential*, primarily occurs in Planning Areas 1 and 3, where private residential land uses are located in proximity to manufactured slopes that gradually transition to off-site residential land uses. As shown on Figure IV-34, in this condition off site residential land uses are buffered from residential development within the CITRUS HEIGHTS community by medium flowering trees and a manufactured slope planted with low, native shrubs and groundcovers to provide an open, gradual transition to residential land uses located adjacent the CITRUS HEIGHTS community.



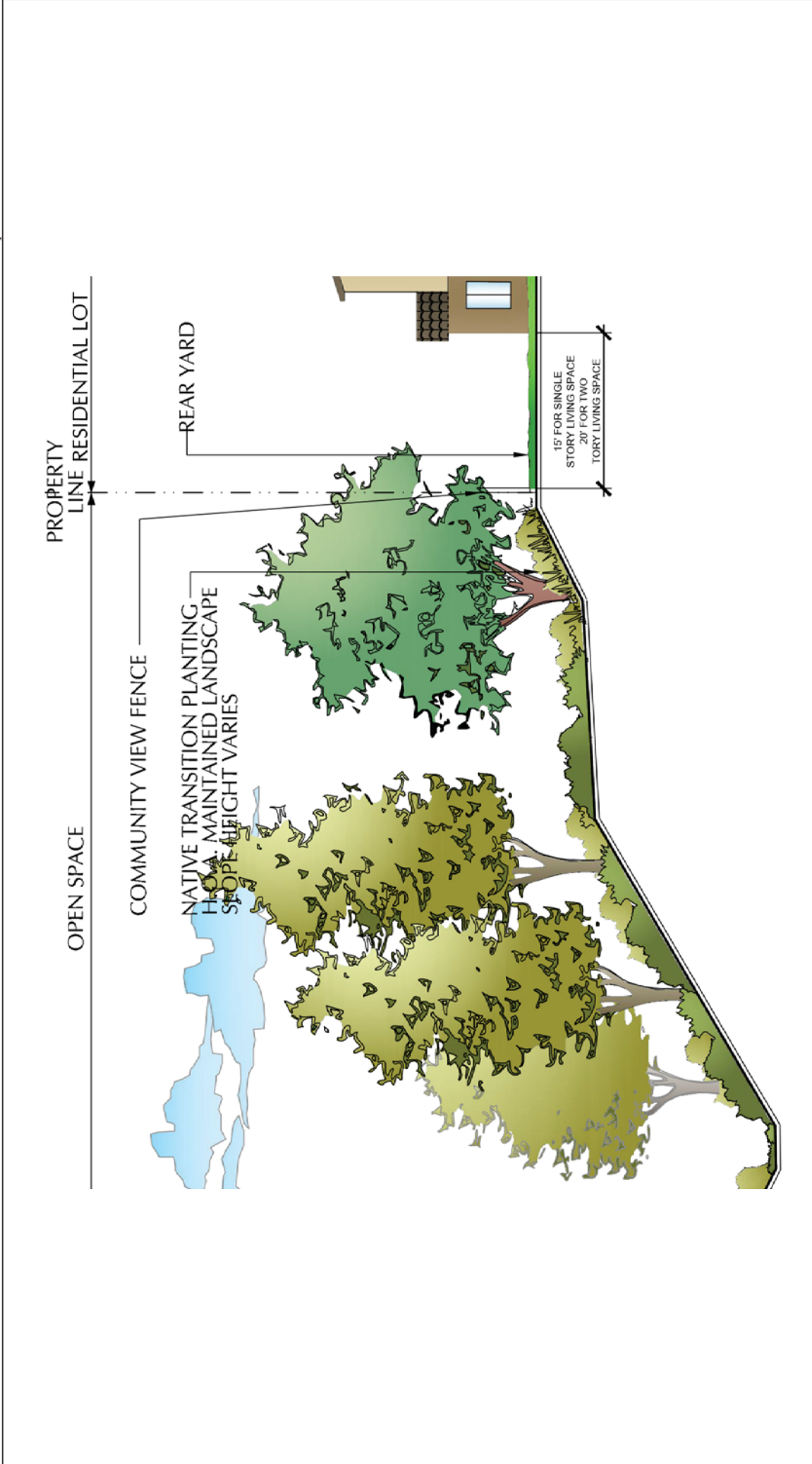


Figure IV-31

INTERFACE CONDITION: RESIDENTIAL/OPEN SPACE

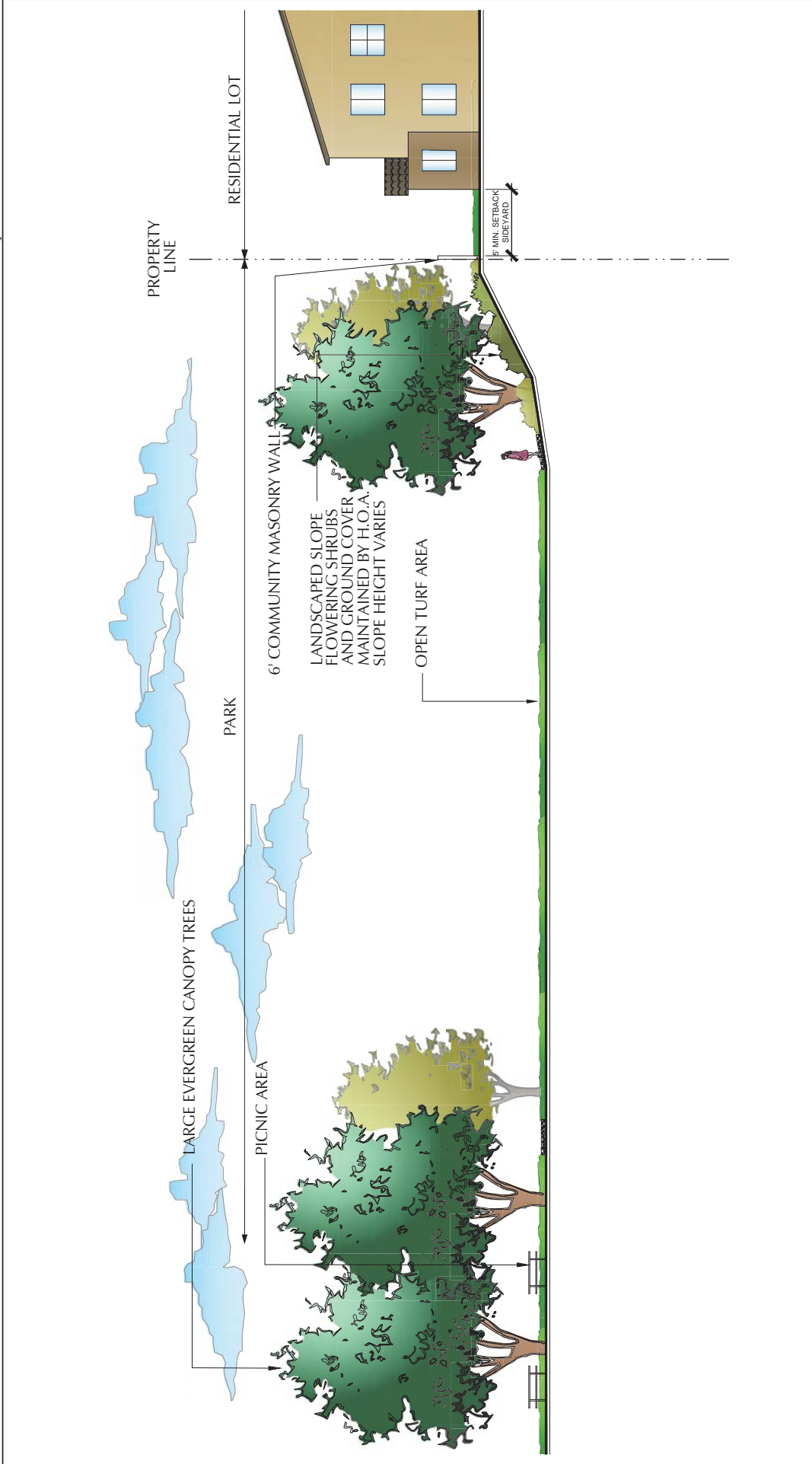


Figure IV-32

INTERFACE CONDITION: RESIDENTIAL/PARK



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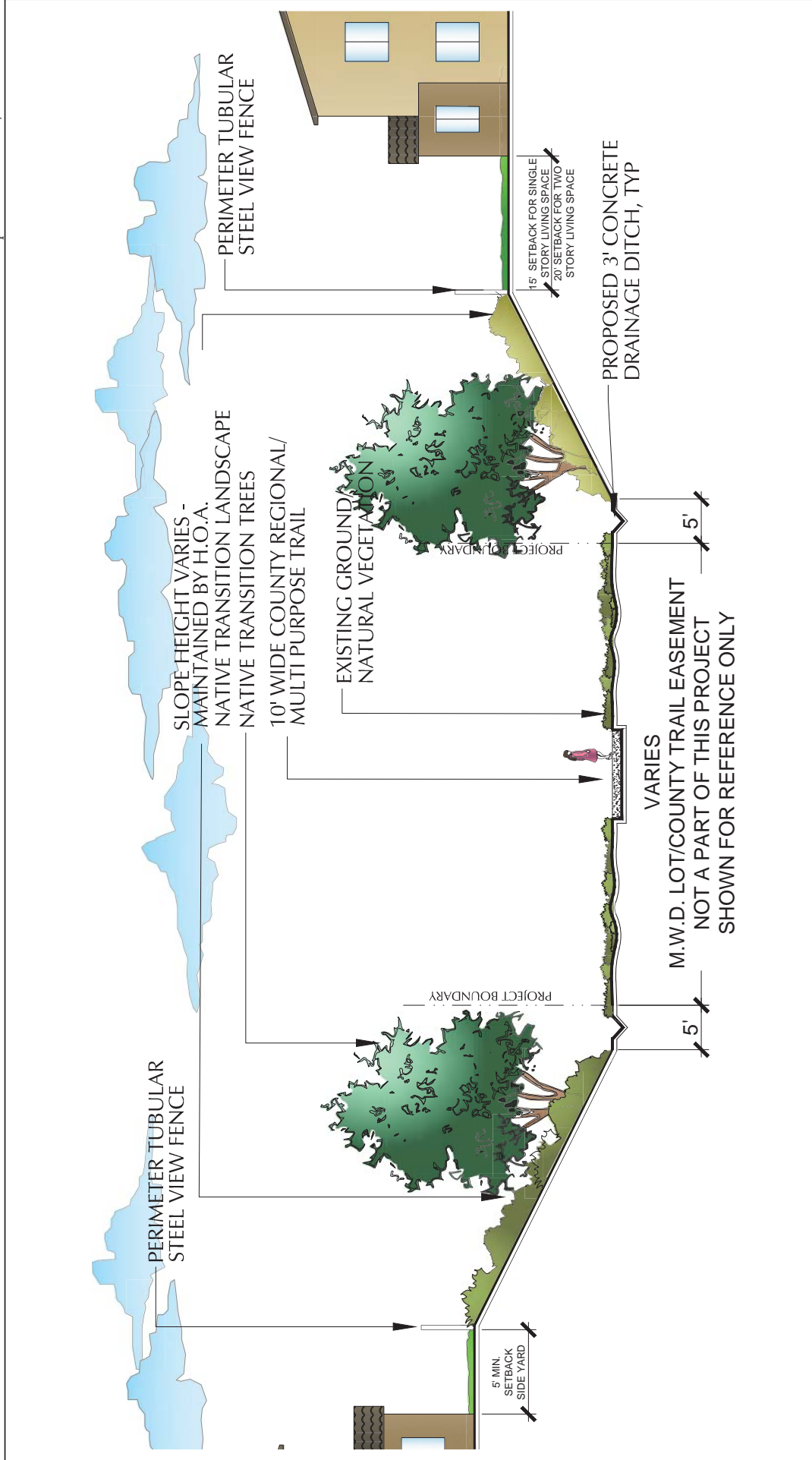


Figure IV-33

INTERFACE CONDITION: RESIDENTIAL/OFF-SITE COUNTY TRAIL EASEMENT/RESIDENTIAL





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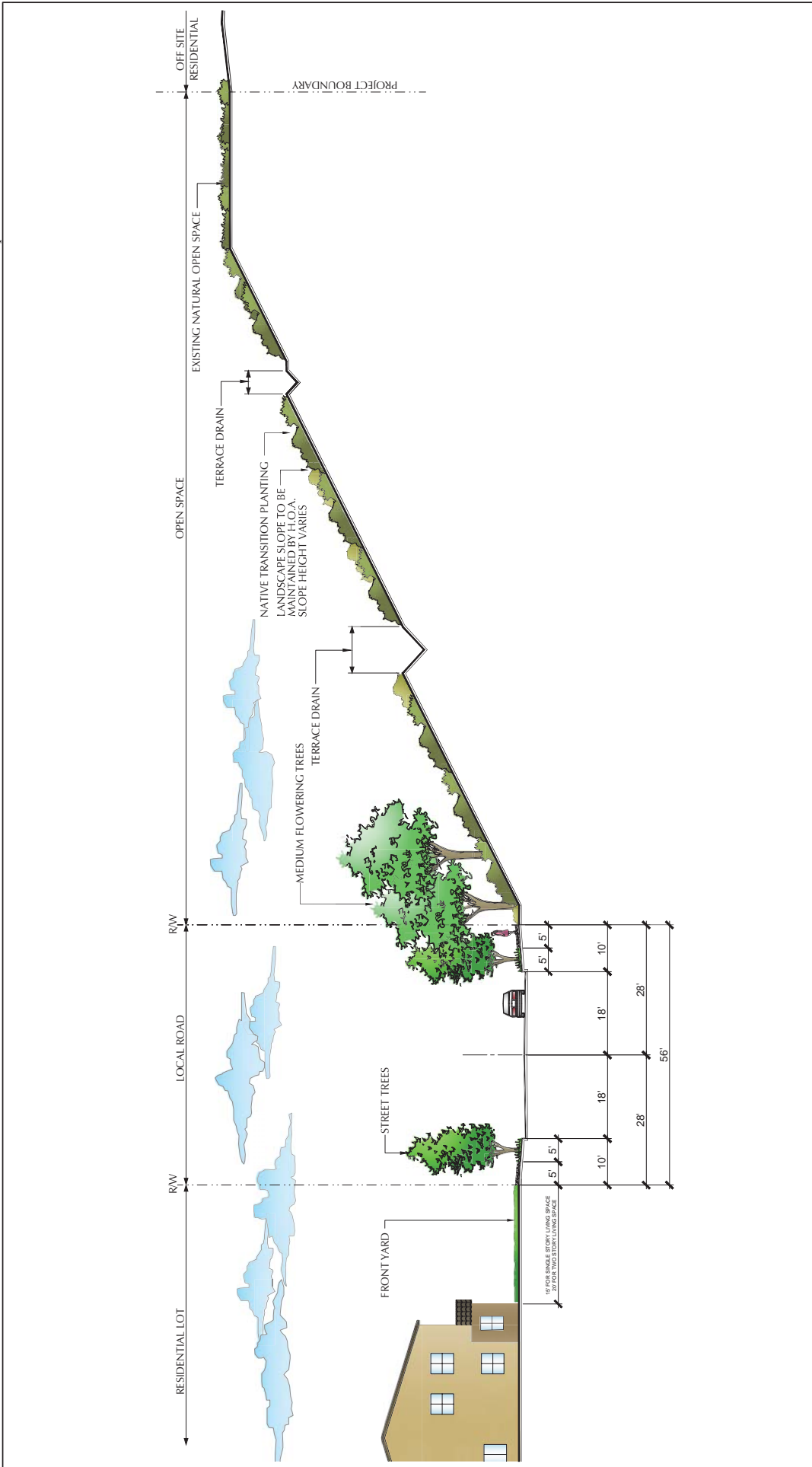


Figure IV-34

INTERFACE CONDITION: RESIDENTIAL/SLOPE/OFF-SITE RESIDENTIAL







g. Residential to Slope to Off-Site Open Space Interface

The interface condition between residential land uses within CITRUS HEIGHTS and off-site open space areas is depicted on Figure IV-35, *Interface Condition: Residential/Slope/Off-Site Open Space*. This transition occurs within Planning Areas 1, 2, and 3. As shown, a minimum five (5)-foot tall tubular steel view fence separates the rear or side yards of homes from the manufactured slope areas and the adjacent, off-site natural open space. The manufactured slopes are planted with native and naturalized plant materials, including trees and groundcovers, to provide a transition between developed areas of the CITRUS HEIGHTS community and natural off-site area. Terrace drains are provided in the manufactured slopes to facilitate storm water drainage.

h. Residential to Off-Site Residential Interface

Residential land uses located near the northern and eastern boundaries of Planning Area 2 are adjacent to off-site residential land uses. As shown on Figure IV-36, *Interface Condition: Residential/Off-Site Residential (North)*, a landscaped slope including evergreen buffer trees and solid masonry Community Theme Wall separate homes within CITRUS HEIGHTS from residential areas to the north. As shown on Figure IV-37, *Interface Condition/Off-Site Residential (East)*, a solid masonry community theme wall and evergreen buffer trees separate homes within CITRUS HEIGHTS from residential areas to the east,

## 7. GENERAL LANDSCAPE STANDARDS

Landscape plantings in public areas should reflect a commitment to both developing a “sense of place” and maintaining harmony with the natural environment. Water-wise native and adapted plants, especially those with olive-green and other striking leaf colors, provide a visual transition from the surrounding hillsides to the CITRUS HEIGHTS community.

A landscape architect licensed in California shall be retained to prepare planting and irrigation plans for all public areas. Arrangement of plants should be relatively informal; plants should be placed to allow them to grow to their natural sizes and forms, and sheared hedges should be kept to a minimum.

General landscape standards that are recommended for the CITRUS HEIGHTS community are provided below and on the following pages:

- All areas required to be landscaped shall be planted with turf, groundcover, shrub or tree materials selected from the plant palette contained in these guidelines.
- Cut slopes equal to or greater than eight feet (8') in vertical height and fill slopes equal to or greater than five feet (5') in vertical height shall be planted with drought tolerant shrubs, grasses, and/or ground cover to protect the slope from erosion and instability. Slopes exceeding fifteen feet (15') in vertical height shall be planted with drought tolerant shrubs, spaced not more than ten feet (10') average on center or trees spaced not to exceed thirty feet (30') average on center or a combination of shrubs and trees at equivalent spacings, in addition to the low spreading shrubs, grasses, and/or groundcover. The plants selected and planting methods shall be suitable for the soil and climatic conditions.
- Reference should be made to the County of Riverside Standards for erosion control methods for slopes and other landscaped areas.

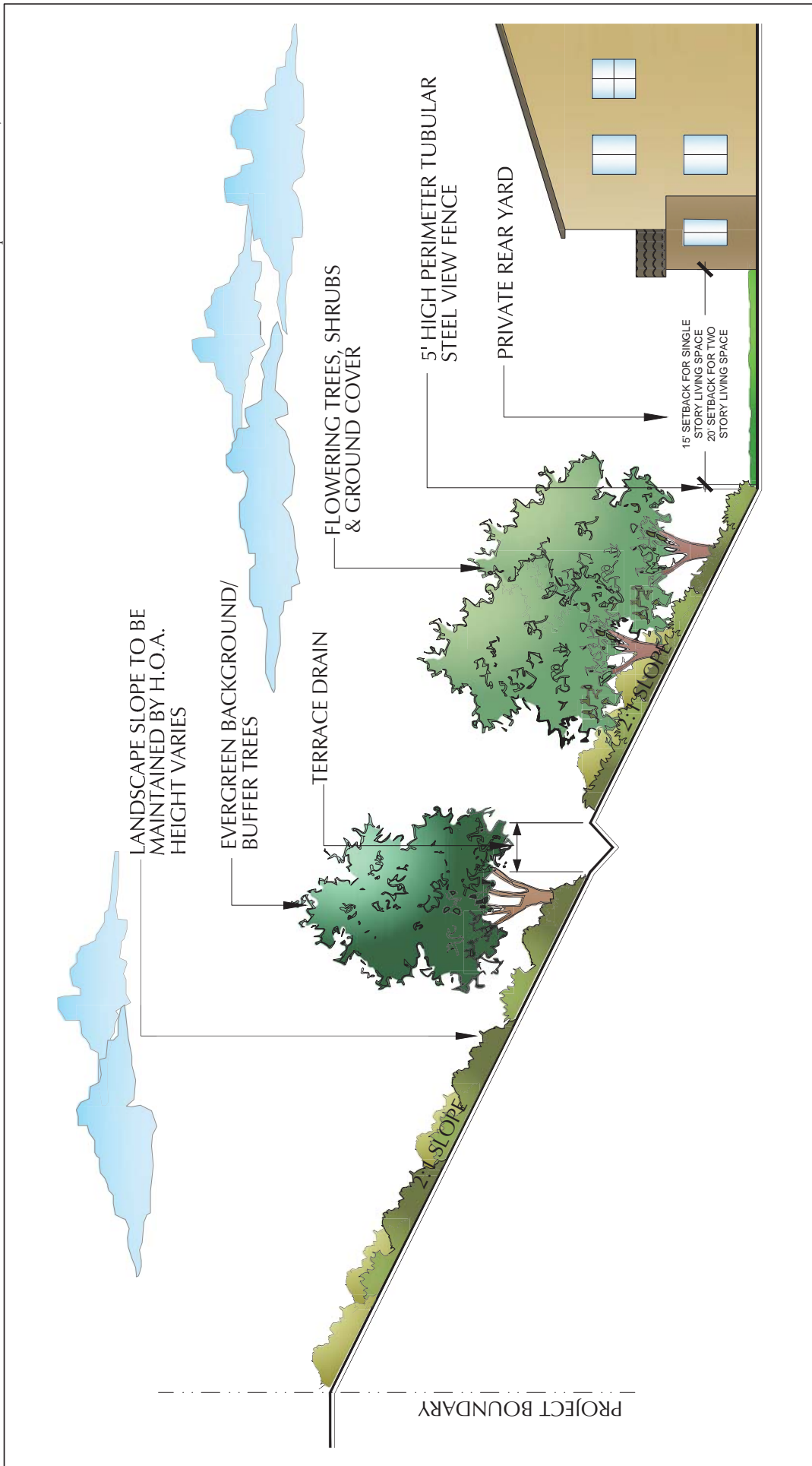


Figure IV-35

INTERFACE CONDITION: RESIDENTIAL/SLOPE/OFF-SITE OPEN SPACE

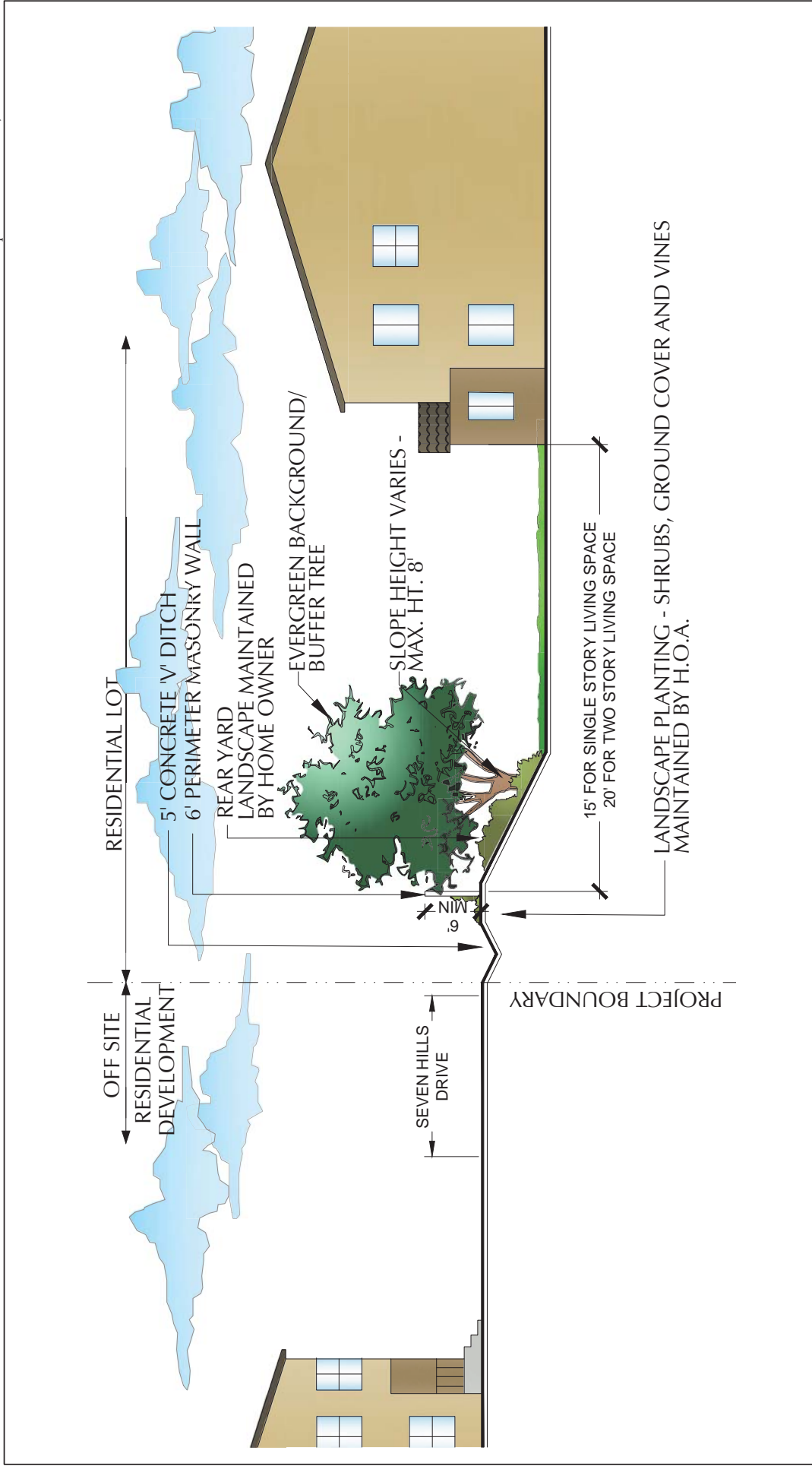


Figure IV-36

INTERFACE CONDITION: RESIDENTIAL/OFF-SITE RESIDENTIAL (NORTH)



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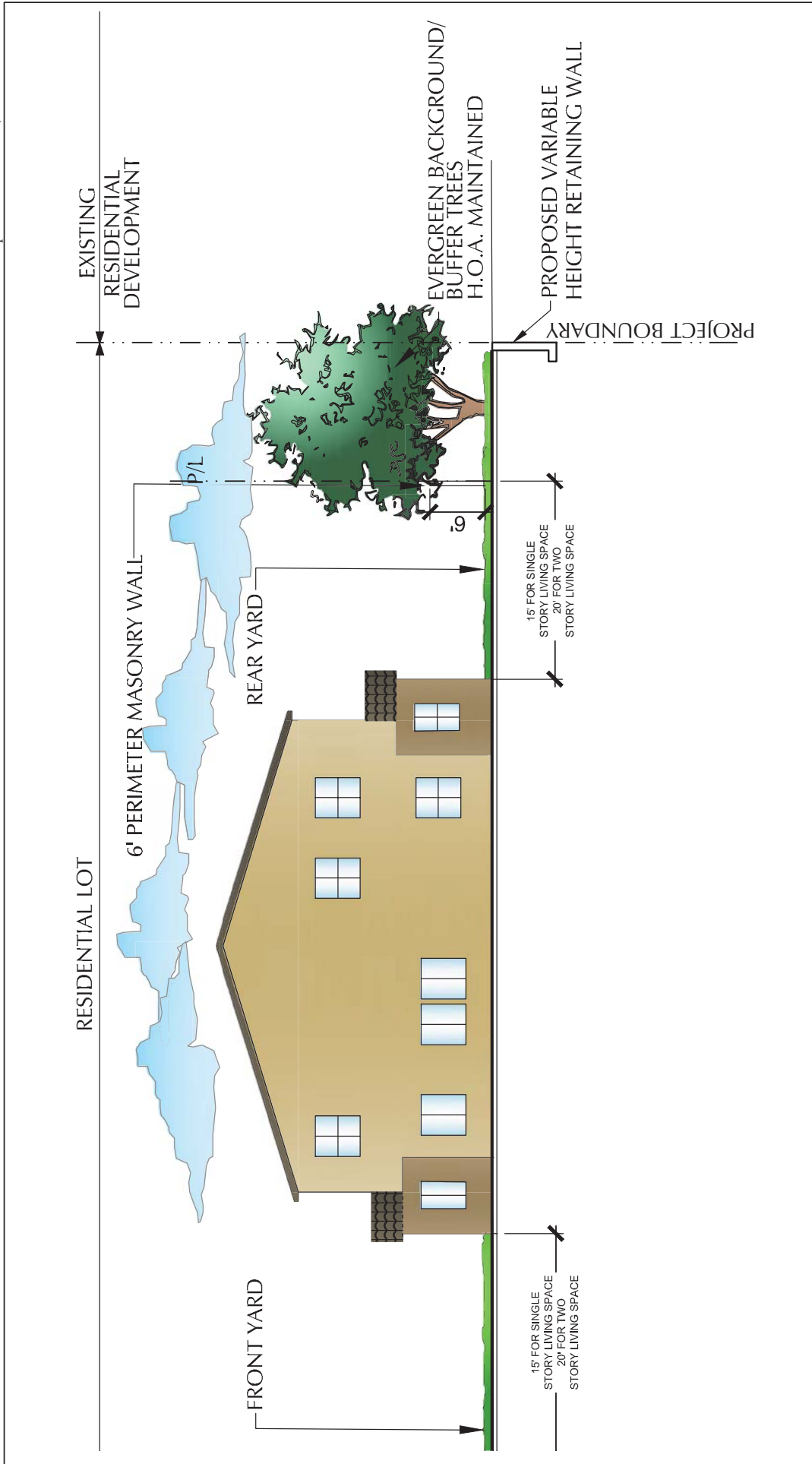


Figure IV-37

INTERFACE CONDITION: RESIDENTIAL/OFF-SITE RESIDENTIAL (EAST)







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- ❑ Parkway Tree Planting: All street or parkway trees shall be planted so as to maintain adequate distance and shall maintain the following planting distances:
  - Ten feet (10') from all water and sewer lines.
  - Five feet (5') from all flat hardscape (sidewalks, curbs, vaults, etc.) except where root barriers have been installed or as otherwise approved by the County.
  - Fifteen feet (15') from all drive approaches.
  - Twenty-five feet (25') from all street intersection curb returns.

### b. Irrigation

All landscaped areas shall be watered with a permanent underground irrigation system, except for slopes which may have a permanent above-ground irrigation system. Irrigation systems which adjoin a separate maintenance responsibility area shall be designed in a manner to ensure complete water coverage between the areas.

Proper consideration of irrigation system design and installation in the climate extremes of the CITRUS HEIGHTS community is critical to the success of the landscape investment. In particular, the combined summer elements of heat and wind must be carefully considered in proper irrigation design and equipment selection. . All irrigation systems shall have automatic controllers designed to properly water plant materials given the site's soil conditions, and irrigation systems for all public landscapes shall have automatic rain shut-off devices.

Overhead spray irrigation systems shall be designed with head to head 100% double coverage at a minimum. Southern California Native and drought tolerant shrub areas will use a combination spray and drip or bubbler irrigation to shrubs and trees. In addition, irrigation controllers should be evapotranspiration based and be capable of providing multiple repeat start times. All irrigation heads adjacent to walks, drives and curbs (car overhangs) shall be of the pop-up type. Irrigation backflow prevention devices and controllers shall be located with minimum public visibility or shall be screened with appropriate plant materials.

- ❑ Recycled Water: Irrigation systems designed for use with both domestic and recycled water are encouraged. All irrigation systems should be designed for the eventual use of recycled water and/or conversion when available per current applicable standards.
- ❑ Water Conservation Measures.
  - Drip and/or bubbler irrigation shall be used where appropriate;
  - Use of evapotranspiration based irrigation systems shall be incorporated where appropriate and feasible;
  - Irrigation systems shall be designed per AB 1881 guidelines and the Riverside County Water Conservation Ordinance; and
  - Irrigation systems and plans will be prepared per Riverside County ordinances.



c. Slopes

**Exterior Slopes**

Manufactured slopes within the CITRUS HEIGHTS community shall be planted with water wise southern California native and non-native adapted plant materials. Where these slopes are located adjacent to natural open space, the slopes should be planted with native plant materials with the exception of fuel modification slopes which may also include some appropriate adapted non-invasive, non-native plants.

Exterior slopes, which abut natural areas, should use an informal planting theme to blend with the natural environment and control erosion. Plant species should be complementary to existing native plant palettes and revegetation plan mapping. All native revegetation should be consistent with fuel modification guidelines and zoning distances. All “undesireable” species within the fuel modification zones shall be removed from slopes. All natural slopes should retain their existing plant cover wherever possible, provided such cover is in conformance with the fuel modification guidelines.

All manufactured and cut/fill slopes with a gradient of 2:1 or greater shall be planted with native and/or water wise adapted tree species in an informal arrangement, and planted with water-wise native and adapted shrub and groundcover plant species, and/or hydroseeded to control erosion. Such slopes shall also be irrigated as necessary to ensure germination and establishment in conformance with the fuel modification guidelines.

**Interior Slopes**

Interior slopes may be more ornamental in character than exterior slopes, but will be subject to the same fuel modification restrictions. All manufactured and cut/fill slopes with a gradient of 2:1 or greater will be planted with water-wise tree species, and planted with water-wise shrub and groundcover species to control erosion. Such slopes shall also be irrigated as necessary to ensure germination and establishment in conformance with the fuel modification guidelines.

d. Climate Constraints

Plant material palettes for CITRUS HEIGHTS contained herein are compatible with the climatic setting of the area. The utilization of some materials, depending upon their site location, exposure and relationship to other influential factors may not be appropriate.

e. Planting Time

Due to the relative climate extremes of Riverside County, the installation of plant materials during the coldest winter months (December through March) and the hottest summer/fall months (July through September) can be more difficult than in coastal areas and is not recommended. Container plant materials not acclimated to the area can easily suffer from damage or sun/heat exposure resulting in partial or entire foliage loss even though such materials are perfectly suited to the temperature ranges once established. If planting must be done during these difficult periods, plant establishment may be difficult and require a prolonged period of time.



f. Horticultural Soils Test Requirement

Soil characteristics within the project area are variable. The owners of parcels which require landscape development shall procure a horticultural soils report in order to determine proper planting and maintenance requirements for proposed plant materials. Such a soils test shall be performed by a qualified agricultural laboratory and shall include a soil fertility and agricultural suitability analysis with pre-planting and post-planting recommendations.

g. Maintenance

Maintenance responsibility of public landscapes, including slopes, street trees, lighting, and irrigation systems, shall be maintained by either a Master Homeowner's Association, maintenance district, County Service Area, or functional equivalent. Individual homeowners shall be responsible for the maintenance of public street landscape frontage or side of their property unless otherwise identified within their legal ownership documents. Private homeowners shall also be responsible for all maintenance within their private lot area as well as fences and wall faces on their internal boundaries.

h. Drought Tolerance/Water Conserving Plant Materials

Although a plant may be considered as drought tolerant or water conserving, that plant requires proper care, installation, watering and maintenance to maintain an optimum healthy condition.

- Degrees of Drought Tolerance/Water Conservation: There are degrees of drought tolerance with some plants able to withstand or go without water for a greater period of time than others. Water conserving plant material may not be drought tolerant but can thrive on low water amounts throughout the year once established.
- Plant Installation Water Demand: Drought tolerant plants like other plants, require more watering during the initial installation period and for at least a three month maintenance period following to become established. Therefore, if drought tolerant plants are installed in the warmer months more supplemental water will be required until the plant is established.
- Deep Watering Practices: Drought tolerant plants like most plants need the proper deep watering practices to encourage deep root system development. Drought tolerant plants with a shallow root system resulting from frequent light applications of water will not be drought tolerant.
- Warmer Months Water Application: Although a plant is labeled drought tolerant, that does not necessarily mean it can survive without summer water, the plant may have low water requirements. Depending upon the plant, drought tolerant plants will have a better appearance and health during the warmer months with infrequent deep watering.
- Full Season Plant Water Requirements: After drought tolerant plants have grown a full season, the water application rate should be diminished and the drought tolerant plant allowed to survive on less water.
- Maintenance: Drought tolerant and California native plants still need regular maintenance such as pruning, fertilizing, deep watering and checking for pests and diseases.



i. Invasive Species

Non-native invasive plant species shall not be used in landscape plans, fuel modification zones or buffer zones that interface with preserved natural open space areas. The CC&R's will provide that disposal of cuttings of these or any other ornamental plants in preserved natural open space areas is strictly prohibited.

j. Plant Pest and Disease Control

A consistent problem in ornamental and native planting schemes is the disease and pests which have affected trees and shrubs often in significant visual patterns through a community. Recent well documented problems include oleander scorch blight and several eucalyptus problems, however, a series of other problems have occurred on an annual basis. There is no way to predict the occurrence of new pests or diseases, however, there are useful methods to limit the impact of outbreaks. These include the following:

- Maintain optimum plant health through soil preparation, water management and nutrient monitoring.
- Review community plant material on a regular basis to observe health problems due to disease or pest infestation and take appropriate action.
- Avoid a mono-culture approach to plant material design. This will buffer the spread of plant problems and limit the concentration of host plants thus diluting the breeding capacity of pest or disease problems. Also, damage will be less obvious and devastating to the appearance of the community landscape.
- Place plant material in appropriate planting areas and provide proper spacing consistent with the requirements of the plant species.
- Place plants in similar hydro zone groupings to maximize efficient water use.

k. Outdoor Lighting

Outdoor lighting, other than street lighting, shall be low to the ground or shielded and hooded to avoid shining onto adjacent properties and streets. Street lighting standards are addressed by other County Regulations. Illuminated street address lighting fixtures shall be installed on the front yard side of each dwelling to facilitate location of the street address numbers for safety and public convenience and to compensate for dark sky lighting considerations.

Additionally, all streets within the Specific Plan area shall have uniform lighting standards with regard to style, materials and colors in order to ensure consistent design. Light poles should be dark brown earth tones (e.g., tan, brown) and light pole arms and fixtures should be "rusty brown" in color, reinforcing the natural, rural "Citrus Ranch"-like vernacular. Lighting fixtures shall be well integrated into the visual environment and the appropriate architectural theme. In addition, all lighting within the CITRUS HEIGHTS community shall comply with the following regulations and provisions:

- All outdoor lighting, including spotlights, floodlights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas shall be focused, directed and arranged to minimize glare and illumination of streets or adjoining property. Low intensity, energy conserving night lighting is preferred.





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- Lights shall be unbreakable plastic, recessed or otherwise designed to reduce the problems associated with damage and replacement of fixtures. Fixtures shall be vandal resistant.
- Neon and similar types of lighting are prohibited in the CITRUS HEIGHTS community
- All exterior lighting designs should develop a sense of hierarchy by varying fixtures and illumination levels. Proper lighting helps to define the organization of streets and plazas; and also distinguishes vehicular and pedestrian circulation patterns. Community entry areas (both pedestrian and vehicular), community facilities and highly used recreation areas shall be creatively lit to develop a sense of place and arrival.
- All exterior lighting designs shall address the issue of security. Parking lots, pedestrian walkways and building entrances shall be well lighted for security reasons.
- All exterior lights should be shielded where feasible and focused to minimize spill light into the night sky or adjacent properties.
- Freestanding lighting fixtures shall not exceed twenty-five feet (25') in height.
- The lighting concept of the entry monumentation features is to illuminate the sign graphics and to gently wash the walls and pilasters with light. Trees and other landscape features should be illuminated by concealed uplight fixtures.
- All electrical meter pedestals and light switch/control equipment shall be located with minimum public visibility if possible, or shall be screened with appropriate plant materials.
- The level of on-site lighting as well as lighting fixtures, shall comply with any and all applicable requirements and policies of the County of Riverside. Energy conservation, safety and security should be emphasized when designing any light system.
- All community landscape common areas, streetscapes and other areas at the discretion of the project developer or builders may contain area, accent or other night lighting entities unless specifically limited in this document.