

**ROLLING HILLS RANCH
INDUSTRIAL PARK
SPECIFIC PLAN**

**(Specific Plan Amendment No. 4)
(SP2018-0002)**

Originally Adopted:
The City of Beaumont
City Council Resolution No. 1991-14
City Council Ordinance No. 701

First Amendment:
The City of Beaumont
City Council Resolution No. 2000-14

Second Amendment:
The City of Beaumont
City Council Resolution No. 2002-20

Third Amendment
(Originally Titled Second Amendment):
The City of Beaumont
City Council Resolution No. 2004-26

Fourth Amendment:
The City of Beaumont
City Council Resolution No. 2018-29

July 3, 2018

TABLE OF CONTENTS

I. Introduction	I-1
1. Background.....	I-1
2. Proposed Amendment	I-1
3. CEQA Compliance and Authority	I-2
II. Property Description.....	II-1
1. Project Location	II-1
2. Original Site Conditions	II-2
III. Development Regulations.....	III-1
1. Land Use.....	III-1
2. Open Space Area.....	III-2
3. Circulation Guidelines	III-2
4. Grading.....	III-3
5. Drainage	III-3
6. Water	III-4
7. Sewer	III-4
8. Utilities and Community Support	III-5
9. Project Phasing	III-7
IV. Zoning Ordinance	IV-1
1. Introduction	IV-1
2. Using the Zoning Ordinance.....	IV-1
3. Development Regulations	IV-1
4. General Regulations	IV-4
V. Design Guidelines	V-1
1. Introduction	V-1
2. Landscaping	V-1
3. Hardscape Criteria	V-2
4. Streetscapes	V-2
5. Architectural Details	V-3

LIST OF FIGURES

Figure 1: Vicinity Map	II-1
Figure 2: Topographic Map	II-3
Figure 3: Aerial Map	II-4
Figure 4: Land Use / Circulation Plan.....	II-5
Figure 5: Parcel Map 34209	II-6

LIST OF TABLES

Table III-A: Zoning Standards.....	III-1
Table III-B: Parking Standards	III-2
Table IV-A: Zoning Standards	IV-3
Table IV-B: Parking Standards.....	IV-3
Table IV-C: Permitted Land Uses	IV-10
Table V-A: Recommended Trees.....	V-2

I. INTRODUCTION

The standards regulations and guidelines contained in this document provide a framework for design that considers project-wide issues as well as site-specific issues.

The objective of this Specific Plan is to provide a unified environment with a master planned design. More specifically, individual land uses will be required to comply with relevant design guidelines. While each project should relate to the community context, this document is not intended to limit innovative design, but rather provide clear direction and design criteria. Each project shall be compatible with common community elements; however, differences in product type, desired sales market, use, tenant preferences and other factors necessitate the need for separate identity of each individual project.

Summarized, the goals of the Specific Plan are as follows:

- To provide the City of Beaumont with the necessary assurances that the project attains the desired level of quality;
- To serve as design criteria for use by planners, architects, landscape architects, engineers, builders, and future property owners;
- To provide guidance to City Staff, Planning Commission and the City Council when reviewing future development projects within the project area; and
- To provide a viable framework and clear direction without limiting the creativity of property owners, developers, architects and designers.
- To facilitate the future development of industrial and commercial uses that will serve the City and the Inland Region.

1. BACKGROUND

The original Rolling Hills Specific Plan was adopted in April of 1991, and amended in 2000 ("First Amendment"), 2002 ("Second Amendment") and 2004 ("Third Amendment") to reflect changing market conditions and planning considerations. The Third Amendment changed the land use from residential to industrial.

2. PROPOSED AMENDMENT

The objective of this Amendment ("Fourth Amendment") is three-fold:

First, to amend Tables III-A (Zoning Standards) and IV-A (Zoning Standards) of the Specific Plan to permit an increase in the allowable building height on Parcels 3 and 4;

Second, to amend the Permitted Land Uses in Section IV (Zoning Ordinance) and Table IV-C to clearly delineate the uses which are permitted and not permitted in this SPA Zone; and

Third, to amend the Permitted Land Uses to recognize that the City has eliminated the LM zoning classification on which the Permitted Land Uses were based and replaced it with a proposed Land use list based on the current M zoning classification.

The project site is currently zoned Specific Plan Area (SPA) and will remain so after adoption of this Fourth Amendment. The name of the project will remain Rolling Hills Ranch Industrial Park after adoption of this Fourth Amendment. Upon adoption, with respect to all matters and approvals arising after its adoption, this Fourth Amendment amends and restates the Specific Plan, and supersedes in their entirety the original specific plan and all prior amendments thereto.

3. CEQA COMPLIANCE AND AUTHORITY

An Environmental Impact Report (EIR) SCH No. 98101012, which analyzed the impacts and established mitigation measures for implementation of the original Specific Plan, was prepared in accordance with the California Environmental Quality Act (CEQA) and certified by the Beaumont City Council. The EIR addressed the potential environmental impacts associated with the Specific Plan/General Plan Amendment and was intended to serve as the EIR document for the specific plan project area.

In conjunction with the approved Third Amendment, the City of Beaumont approved an Addendum to the Rolling Hills Ranch Specific Plan Environmental Impact Report (EIR-1st amendment). Such EIR Addendum applies to the project site's future subdivision maps and any other developments processed in conformance with this Fourth Amendment (known as Rolling Hills Industrial, LLC). Future development projects that are consistent with this Fourth Amendment will require either no further environmental documentation or, in special cases, focused environmental analysis and action pursuant to Section 15162 of the CEQA Guidelines.

This Fourth Amendment does not propose changes that affect the previously certified EIR and Addendum. Execution of this Fourth Amendment will require adherence to the Mitigation Monitoring Program.

AUTHORITY

This Fourth Amendment to the Rolling Hills Ranch Specific Plan is established through the authority granted to the City of Beaumont by the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457. Specific Plans and any subsequent Amendments may be adopted by resolution as policy or by ordinance as regulation. Both Planning Commission and City Council hearings are required. In either form, Specific Plans and any subsequent Amendments must be adopted by the City Council to be in effect.

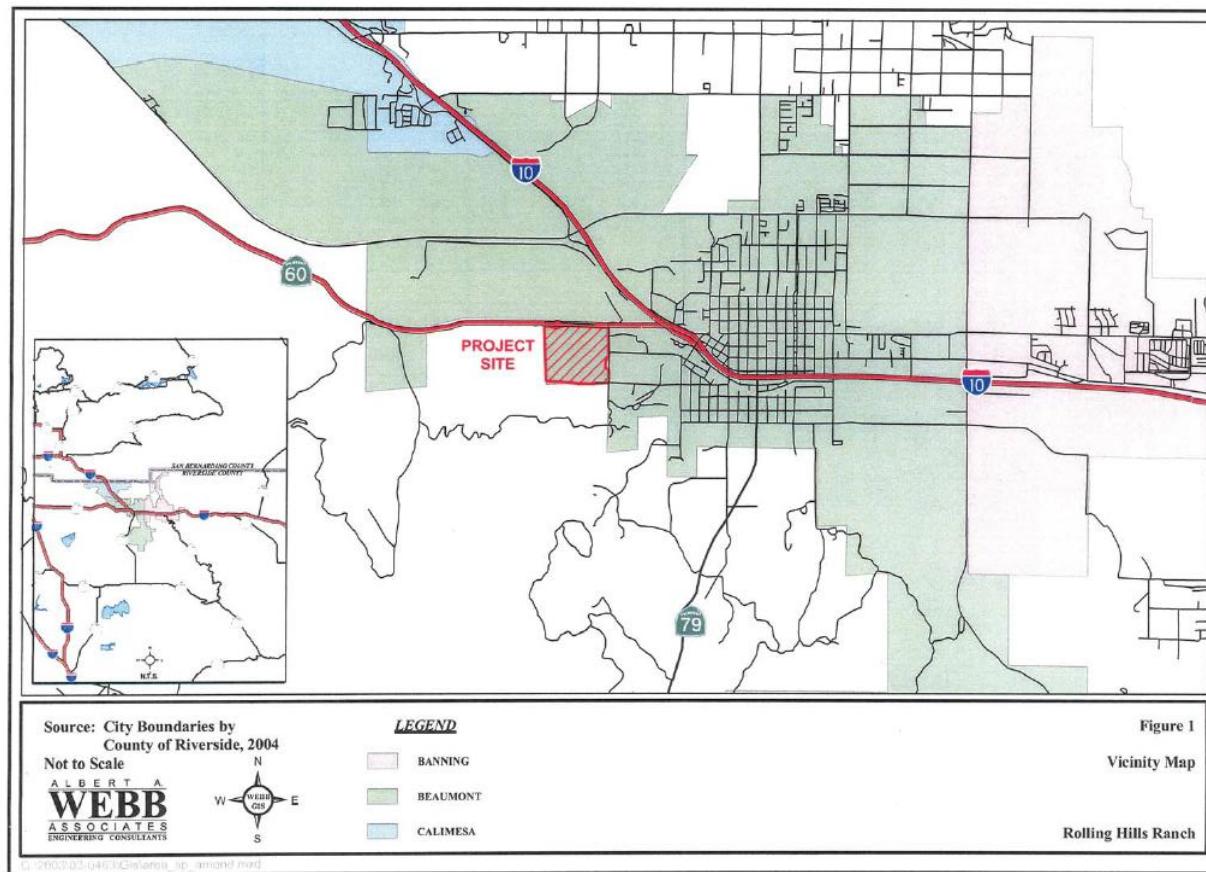
This is a regulatory Specific Plan, as amended. It serves as zoning for the property involved. Development plans and site plans in this area must be consistent with this Specific Plan. The Development Agreement, adopted in 2004, is found to be consistent with the General Plan and this Fourth Amendment. The scope of subjects covered is the same as the scope of the General Plan, to the extent they apply to this portion of the community.

II. PROPERTY DESCRIPTION

1. PROJECT LOCATION

The project site is located in the City of Beaumont in northwest Riverside County, California (Figure 1). The subject property consists of 152.9 acres of vacant land located directly south of State Route 60, west of State Route 79 and southwest of the Interstate 10 at Beaumont Avenue, and traveling west on 4th Street to Nicholas Road. The APN for the site is 421-060-009. The project's location in the middle of the Inland Empire provides easy access to three major highways, and the larger communities of Riverside and San Bernardino, and also the low desert resort towns of Palm Springs and Rancho Mirage.

FIGURE 1



2. ORIGINAL SITE CONDITIONS

TOPOGRAPHY

The 155.16 acre site contained mild to moderate changes in slope caused by three drainages that traverse the site from the northeast to the southwest. The drainages are steeply incised and were the site's most notable topographic features. Topography across the site ranged from a high of 2,557 feet above mean sea level (MSL) in the south central portion to a low of 2,422 feet above MSL in the southwest corner (Figure 2).

BIOLOGY

At one time, a large portion of the site was farmed regularly; however the site consisted of non-native invasive plant species (Figure 3). Native vegetation was limited to the steeper gullies and drainages and consisted of annual grasses and coastal sage scrub. North facing slopes supported denser Coastal Sage Scrub and a few Scrub Oak. Mature riparian vegetation occurred along the southern property line in conjunction with Cooper's Creek. Flatter areas of the site in recent years had been utilized for hay production. No endangered species have been documented on site.

LAND USE

The property largely consisted of fallow farm land in a vacant and undeveloped state. The site was criss-crossed with dirt tracks created by off-road vehicles. Features of importance on the site include the existence of an 18-inch diameter petroleum pipeline, operated by Four Corners Pipelines Company, which traverses the property from the southeast corner to the south central area of the western property boundary. In addition, an overhead transmission line crosses the southwest corner of the property. A former landfill (i.e., the Beaumont Maintenance Yard and Wastewater Reclamation Facility) is located southeast of the project site.

3. CURRENT SITE CONDITIONS

The site is currently graded and has been subdivided into four developable parcels:

Parcel as shown on Parcel Map No. 34209	APN	Notes
1 (Lot A)	424-050-015	Unbuilt - Adjacent to SR-60
2 (Lot B)	424-050-013	Wolverine (built) - Adjacent to SR-60
3	421-050-005	Unbuilt - Adjacent to W. 4th Street
4	424-050-006	Unbuilt - Adjacent to W. 4th Street

A depiction of the Parcels on Parcel Map No. 34209 is depicted in Figure 5.

FIGURE 2

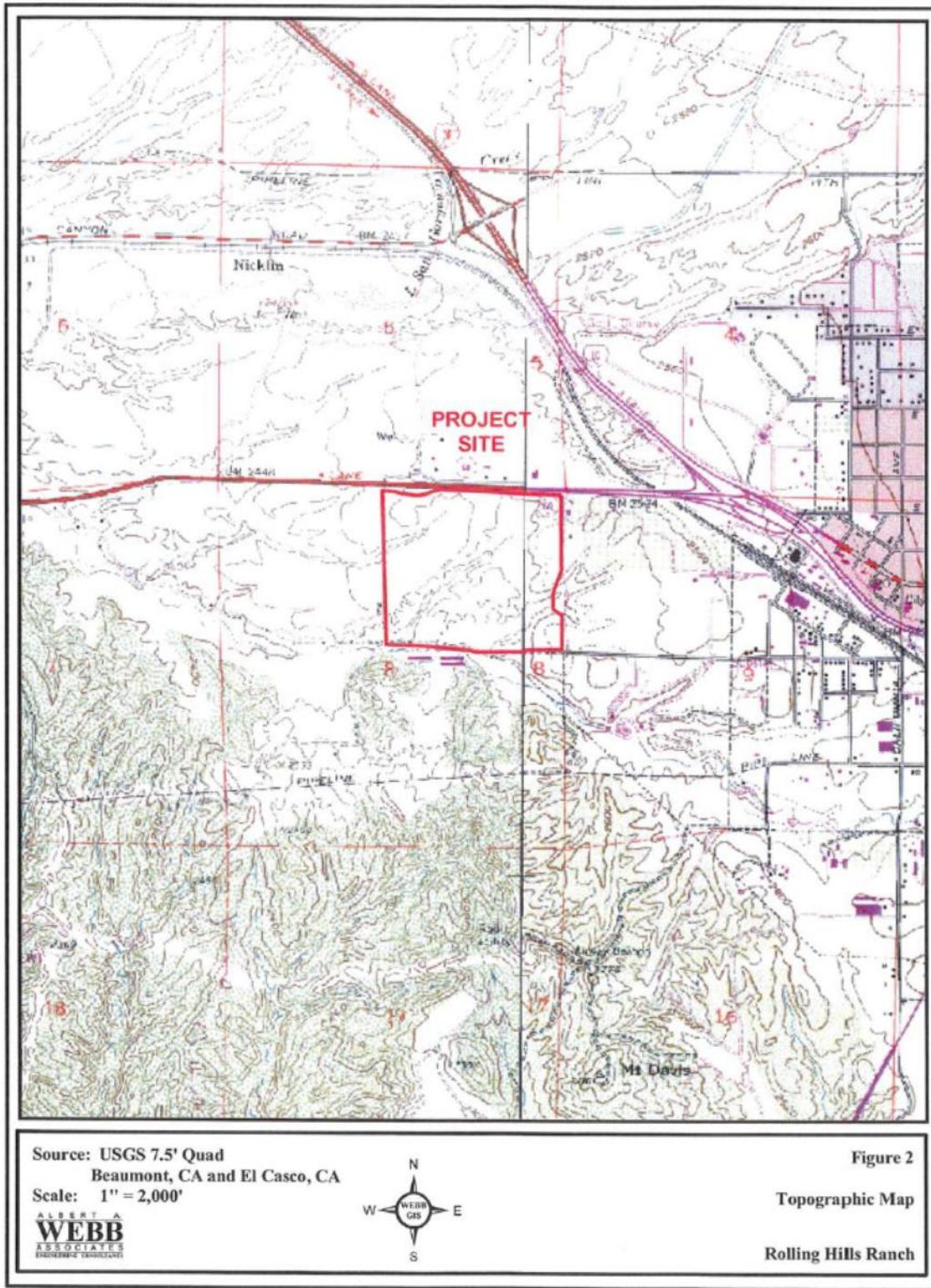


FIGURE 3

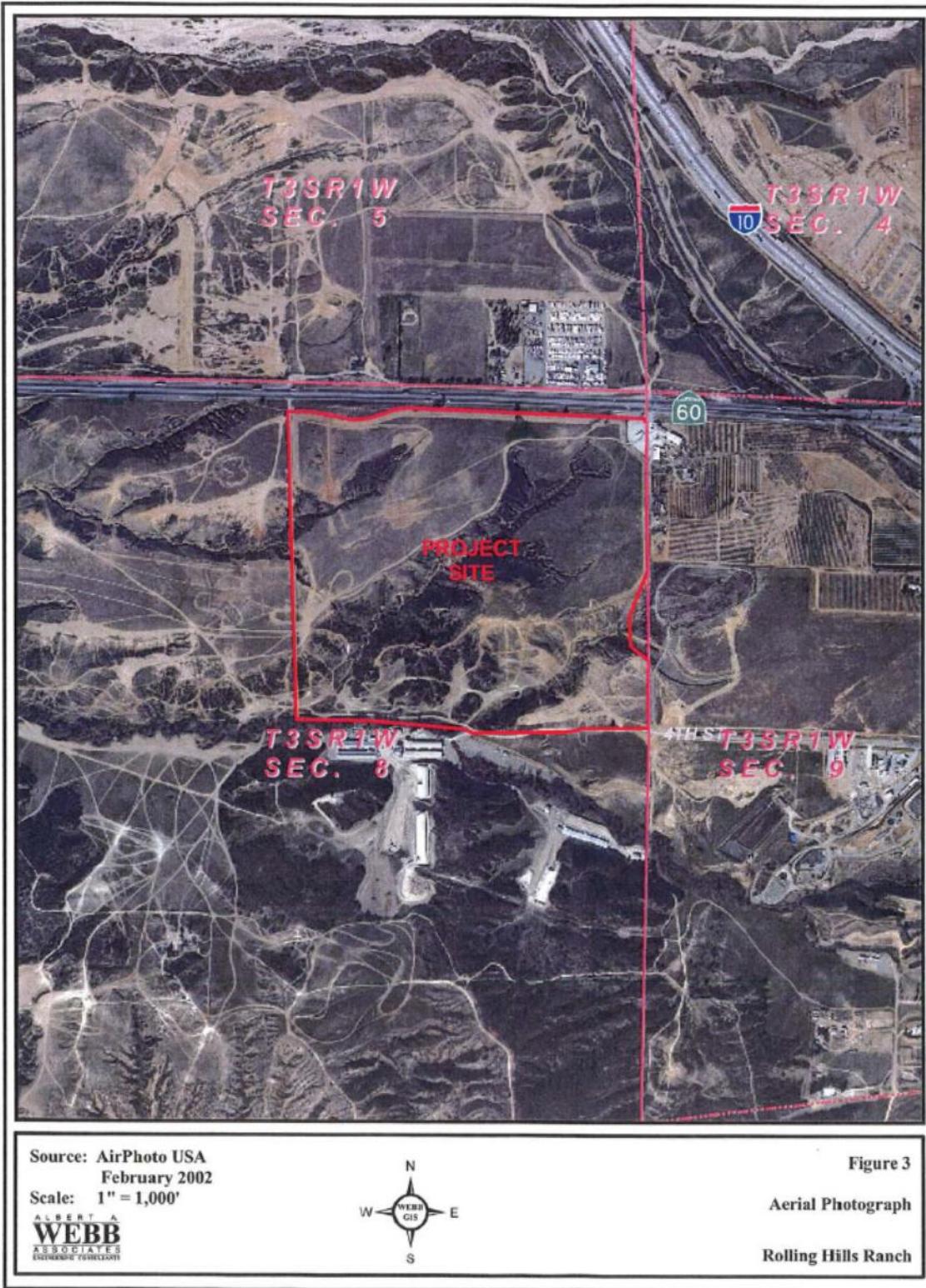


FIGURE 4

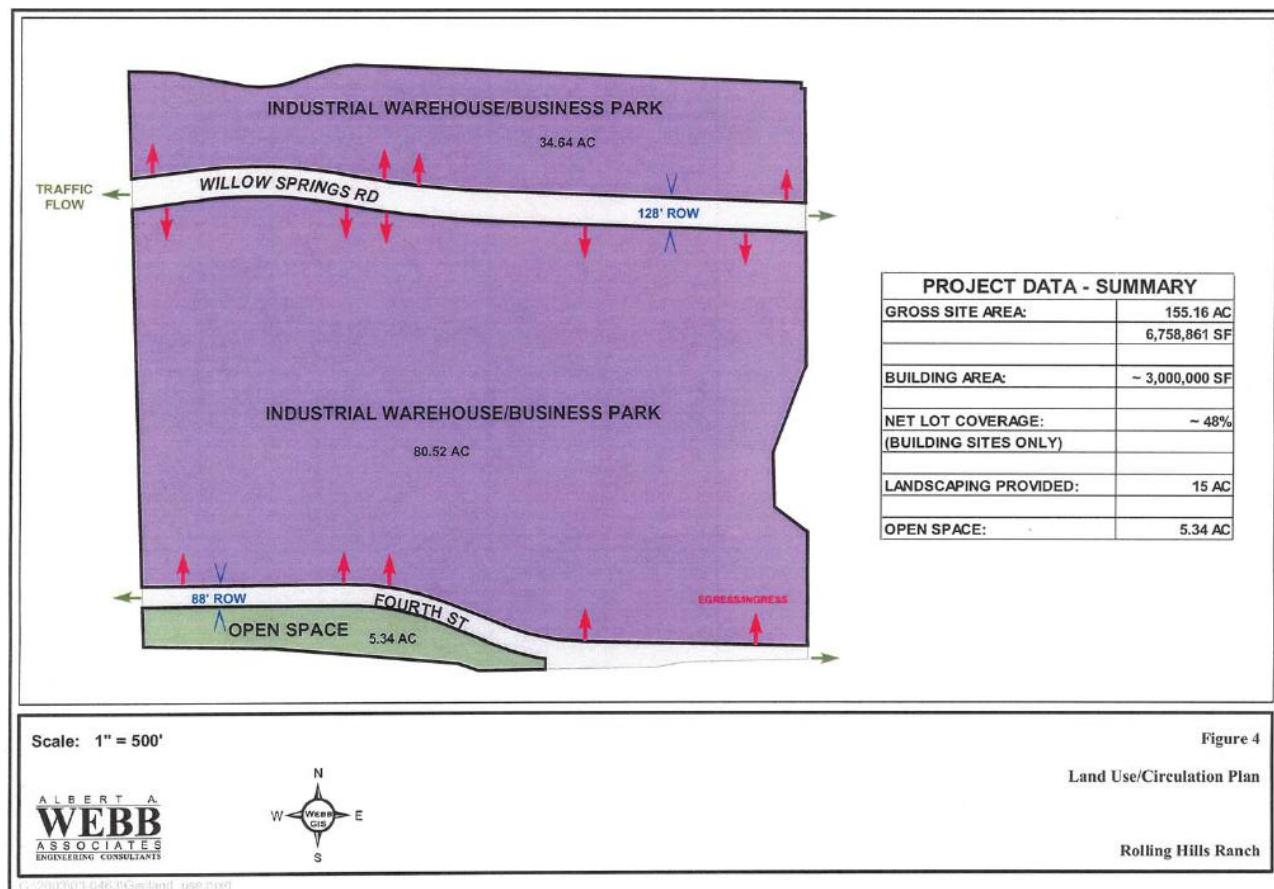
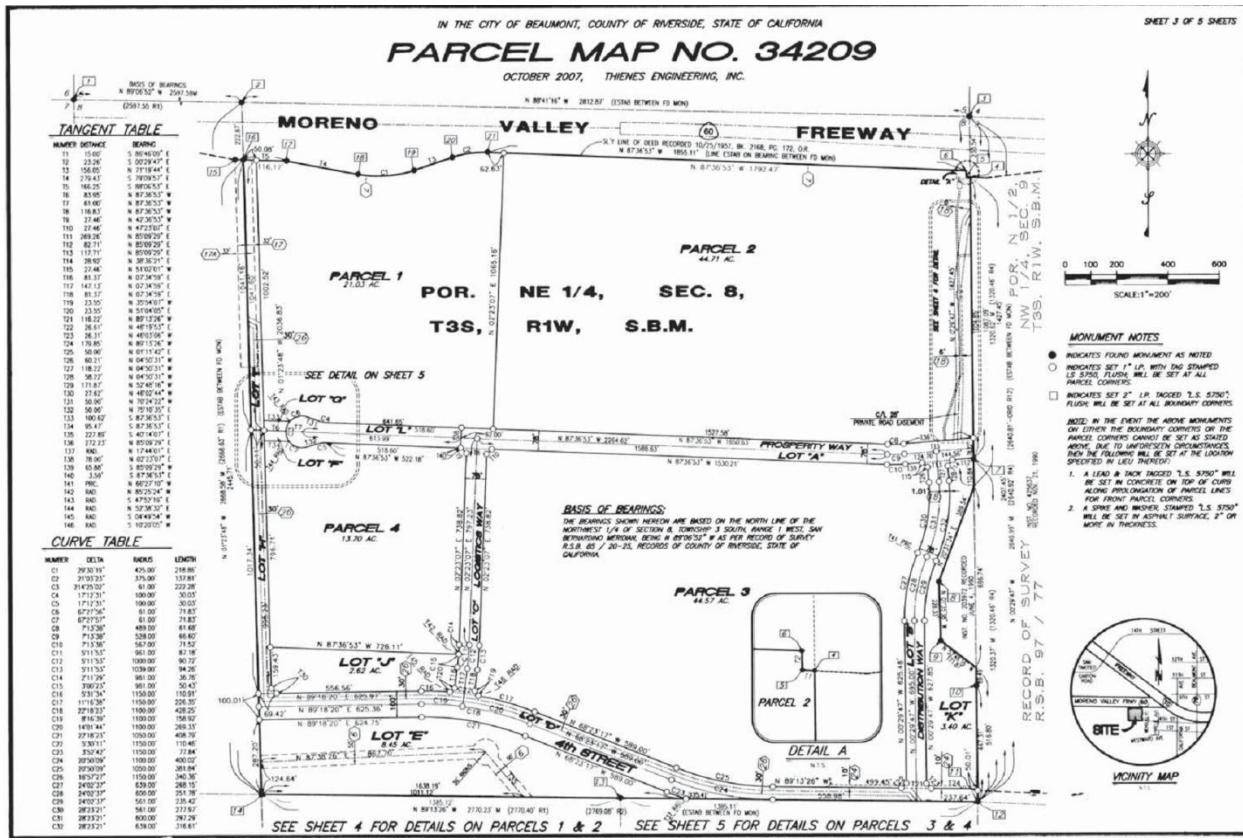


FIGURE 5



III. DEVELOPMENT REGULATIONS

1. LAND USE

The Rolling Hills Ranch Industrial Park Specific Plan, Land Use Plan has been developed in relation to many existing physical and municipal conditions. Site conditions, General Plan goals and City Zoning all influenced the plan for the site.

MANUFACTURING

The planned development will be a contemporary business park/industrial warehouse complex, supporting an estimated 3 million square feet of building space, 5.34 acres of open space, approximately 15 acres of landscaped areas and extension of 4th Street through the southern border of the property (Figure 5).

Development standards for the project site are listed below:

Table III-A: Zoning Standards

Category	Standard
Maximum building heights	50 feet for SR-60 freeway fronting buildings (Parcels 1 and 2) and 75 feet for Fourth Street fronting buildings (Parcels 3 and 4) ¹
Maximum building site coverage	50%
Minimum on-site landscaping (excluding landscaped street side easements)	10%
Minimum building setbacks ²	
Front	10 feet
Side	0 feet
Rear	10 feet
Rear or side adjacent to streets	15 feet
Off street parking	See Table III-B, below
Land uses	See Section IV and Table IV-C

1. Building height shall be measured from finished grade. Building height may vary up to 55 feet for SR-60 freeway fronting buildings (Parcels 1 and 2) and 80 feet for Fourth Street fronting buildings (Parcels 3 and 4) for architectural features such as towers, entry features or other architectural feature approved by Planning Commission.
2. Such setback areas shall be landscaped.

Off street parking standards for the proposed zoning requirement are listed below in Table III-B. Design of parking spaces and on-site circulation standards shall be in accordance with the City of Beaumont Development Code, except that truck parking stalls shall be clearly striped with single, 4-inch wide stripes on each stall sideline.

Table III-B: Parking Standards

Parking for Industrial Uses			Parking Requirement per Municipal Code
Rolling Hills Ranch Industrial, LLC Specific Plan			
Industrial Uses, including: Warehouse/Distribution and Manufacturing Uses	1 st 40,000 s.f.	1 space per 1,000 s.f.	1 space per 1,000 s.f.
	40,000+ s.f.	1 space per 4,000 s.f.	
	OR, 1 space for each employee on the largest shift.		
Office Space within Industrial Building	1 space per 200 s.f. OR 1 space for each employee on the largest shift.		1 space per 250 s.f.
Stall and Aisle Dimensions			
	Parking Stall	Aisle	
Three-Axes or More Trucks	11 feet by 55 feet	26 feet	
Passenger Cars	9 feet by 19 feet	26 feet	

2. OPEN SPACE AREAS

Approximately 5.34 acres of natural open space, containing rolling topography and Cooper's Creek, will be retained within the project at the southwestern corner of the site southerly of the proposed 4th Street extension. It is proposed that only a sidewalk and no parkway be constructed along the southern edge of 4th Street in order to provide an appropriate transition between this preserved area and the proposed industrial uses that will be developed north of the roadway.

3. CIRCULATION GUIDELINES

An updated traffic report was prepared for the site by Urban Crossroads (February 2005) as part of approval of Parcel Map 34209. The original traffic report identified the existing traffic conditions, future traffic conditions, and the distribution of project-related traffic to roads outside the project for the former residential land use. An updated traffic report was prepared for the site by Albert A. Webb Associates (March 2004) and is included in the Technical Appendix of the EIR addendum prepared for the Third Amendment. The updated analysis determined the road improvements that will be necessary to mitigate impacts of the project-generated traffic for an industrial/business park land use. With these improvements, the project will not have a significant adverse impact to surrounding traffic circulation.

The current circulation system framework is shown on Figure 5 – *Parcel Map 34209*. The main objective of the Circulation Plan is to provide an efficient and logical street system for Rolling Hills Ranch and the surrounding vicinity. The resulting plan results in the extension of Fourth Street along with an internal Roadway System.

Recommended improvements of the Circulation Plan are summarized below:

- 4th Street constructed on-site as a Modified Secondary Highway consisting of a standard 88' right-of-way with expanded landscape parkway and non-contiguous sidewalk on the project side and no parkway on the off-site side of the project. The exclusion of sidewalk and parkway on the non-project side of 4th Street will preserve the existing rural environment until such time as more urban uses are developed south of the project. It is highly recommended that no parkway ever be constructed in the length of roadway that abuts the Cooper's Creek riparian open space area. Whether a parkway should be constructed anywhere along the non-project side should be determined at the time urban uses are proposed and developed there.

4. GRADING

The site generally slopes to the south at a grade of one percent. The grading plan directs drainage to the streets and storm drain system. On-site grading was be designed to minimize the amount of earth to be moved and balance the cut and fill required so that import or export of material will not be necessary. Development of the land use proposed in this amendment will require approximately 1.5 million cubic yards of soil to be moved during grading operations in accordance with local and State grading ordinances.

5. DRAINAGE

ORIGINAL CONDITIONS

Cooper's Creek, a natural stream channel flowing from the east, traverses the southwest corner of the site and continues west along the San Timoteo Canyon. The Cooper's Creek drainage area, approximately 1,400 acres, drains approximately two-thirds of the City and extends from the hills south of the site to 14th Street / San Timoteo Canyon Road on the north. Surface flows on-site travel in a southwesterly direction through the project over relatively flat terrain by means of two natural drainage courses.

IMPROVEMENTS

The site grading and storm drain system have been designed and installed to accommodate the natural drainage pattern, as well as provide for the prevention of significant diversion of flow. Underground storm drain facilities are proposed for this project where the street flow carrying capacity is exceeded or where site grading has resulted in a sump condition. The proposed storm drain facilities are routed through the site to the south where they will tie into Cooper's Creek. Using standard Riverside County Flood Control and Water Conservation methodology, the project will generate approximately 325 cubic feet per second (cfs) of storm runoff during peak conditions. The final design flow rates and storm drain sizes will be determined during the design process to accommodate this runoff. Because Cooper's Creek has historically handled about 8,000 cfs of runoff at the point closest to the development site, there is more than adequate capacity provided by the existing streambanks during a major storm.

6. WATER

ORIGINAL CONDITIONS

Although no water facilities exist on site, the project previously funded and caused for the construction of a 24" water line within 4th Street. This line has been constructed to the southeast corner of the project and would serve as the connection point for water service from the Beaumont/Cherry Valley Water District (BCVWD). The project applicant has processed an application for annexation into this District, and the Local Agency Formation Commission (LAFCO) is anticipated to grant annexation into the District prior to or concurrent with the processing to approval of this Specific Plan Amendment. Domestic water service will be provided in accordance with the BCVWD Master Water Plan.

IMPROVEMENTS

The Rolling Hills Ranch industrial project proposes the development of approximately 3.0 million square feet of warehouse/distribution buildings on a 155-acre site. Large buildings from 0.4 to 1.3 million square feet each will be located in the southerly 70% of the project area. The remaining northerly portion of the project consists of three smaller buildings with 70,000 to 170,000 square feet. A 13-acre site is also proposed for the development of future small buildings.

Based upon past experience, it has been determined that industrial warehouse developments require minimal domestic water supply. For planning purposes, 1,000 gallons per acre/day is appropriate to determine the domestic water requirements of the proposed project at 155,000 gallons per day. Therefore, the average daily flow rate is approximately 108 gallons per minute (gpm). The estimated peak flow rate of 432 gpm (400% of average day flow) occurs during the night time to irrigate landscaped areas. As a condition of providing water service, the proposed large warehouse/distribution buildings shall install separate water meters for domestic service, landscape irrigation, and fire protection.

The water distribution system will be sized to provide a fire flow of 4,000 gpm. A 24-inch diameter water pipeline will connect to the existing 24-inch water pipeline located in 4th Street at the southeast corner of the project. This water pipeline will extend along the south boundary in proposed 4th Street to the project west boundary. To provide circulation, 18-inch diameter water pipelines will be installed in the project's internal streets, and connect to the 24-inch diameter water pipeline proposed in 4th Street.

7. SEWER

ORIGINAL CONDITIONS

Sewage system service will be provided to Rolling Hills Ranch Industrial by the City of Beaumont, and sewage treatment will be undertaken at the Beaumont Wastewater Plant, which is located just southeast of the project site. Through a Community Facilities District (CFD 93-01), the previous project funded and caused for construction a 6-inch force main from the sewage treatment plant to the project's southeast boundary. This pipeline was intended to provide conveyance of waste from Rolling Hills Ranch to the treatment plant. The CFD also participated in the expansion of the plant in order to insure appropriate capacity for treatment.

The previous project's participation in creating conveyance and capacity capability in excess of project needs resulted in the reservation of sewer credits.

Under a design originally proposed by the adopted Specific Plan, a sewer lift station was to be constructed at the southwest corner of the site, which would have employed the 6" force main to convey sewage to the treatment plant. Subsequent to that approval, a decision was made by the City to locate the lift station off-site and to the west of the project, and to transport waste from this station to the wastewater treatment via a 15" force main. If the City has not constructed the lift station and the 15" force main at the time it is needed by the Rolling Hills Ranch Industrial project, the applicant/developer reserves the right to construct a temporary lift station on-site and a 6" force main that would connect the lift station to the wastewater treatment plant in order to serve the project. The location of this lift station would most likely be at or near the location identified.

IMPROVEMENTS

For planning purposes, it is assumed that approximately 75% of domestic water delivered to large warehouse/distribution buildings (0.3 to 1.5 million square feet) is tributary to the wastewater treatment facilities. Based on this criteria, it is determined that the quantity of wastewater is 116,000 gallons per day (0.116 MGD). The project average daily wastewater flow will be 80 gpm with a peak rate of 250% of average daily flows, or 200 gpm.

8. UTILITIES and COMMUNITY SUPPORT

8.1 ELECTRICITY

ORIGINAL CONDITIONS

Southern California Edison (SCE) will provide electrical service to the project. SCE has an above-ground 115kV transmission line that crosses the site at the southwest corner. The Marichino Substation is located at the southeast corner of 4th Street and Minnesota Avenue and will provide service to the proposed development. Aerial distribution circuits (12kV) extend from the substation to the site and will provide electricity to the proposed on-site underground electrical system.

IMPROVEMENTS

Rolling Hills Ranch Industrial will construct a 12kV underground on-site electrical system within the project roadways. These lines will connect to the existing 12kV aerial lines at the southeast corner of the site and the 115kV lines will remain in place.

8.2 NATURAL GAS

ORIGINAL CONDITIONS

There are no gas facilities existing on-site. The project site is within the Southern California Gas Company service area and it will be the service provider, as needed.

IMPROVEMENTS

No proposed improvements at this time.

8.3 TELEPHONE

ORIGINAL CONDITIONS

No telephone facilities exist on-site. The nearest connection point is located at 4th Street and California Avenue.

IMPROVEMENTS

Rolling Hills Ranch Industrial will be serviced by the Verizon Company. According to Verizon representatives, service will be provided to the site via a system to be designed and constructed upon review of and in response to the proposed design, the City's circulation improvements and facility demand by proximate development.

8.4 FIRE PROTECTION

Fire Protection for Rolling Hills Ranch will be provided by the City of Beaumont Fire Department. The nearest fire station is Station #66, located at 629 Maple Avenue approximately two miles from the project site. Response time to all points within the project is under five minutes. Fire fighting equipment supported by the station include three engines, one squad and one rescue unit. A back up station, Station #20, is located at 1550 6th Street, approximately 3 1/2 miles from the site. Access to the site for fire fighting equipment will be obtained via Willow Springs Road or 4th Street.

8.5 POLICE PROTECTION

Police protection for Rolling Hills Ranch Industrial will be provided by the City of Beaumont Police Department, located at 660 Orange Avenue approximately two miles from the project site. Response time from the station to the site is under five minutes. The Beaumont Police Department is staffed with twenty sworn and six non-sworn personnel. Each shift during the day puts three officers out on patrol.

8.6 PUBLIC TRANSPORTATION

The Riverside Transit Agency (RTA) and the City of Beaumont operate transit systems within the Beaumont area. RTA operates a fixed-route bus service consisting of two routes that provide access to and from Pass Community Hospital in the City of Banning from the cities of Hemet and Moreno Valley. Upon completion of Rolling Hills Ranch Industrial and other adjacent projects, service may be expanded to include the City of Beaumont. At this time, no such service expansions are planned.

The City of Beaumont's transit system consists of two inter-city fixed routes and a "Dial-a-Ride" service. Passengers using the Beaumont Transit System may connect with the Banning Transit System and the Riverside Transit Agency routes. The City of Beaumont's "Dial-a-Ride" is a demand response transportation service operating between 9:00 a.m. and 5:00 p.m., Monday through Friday. The service is used primarily by low income, disabled, retired and elderly persons who are unable to drive. The Dial-a-Ride transit system is currently operating at capacity with seven vehicles transporting ten or more passengers per hour. Because the project site is undeveloped, these services do not operate in the area. However, it is anticipated that such service would be extended to the site when the project is developed.

8.7 CABLE TELEVISION

The project area is served by TCI Cablevision, located at 1722 Orangetree Lane in the City of Redlands. This facility is capable of 70 channels and is providing 67 that transmit analog television and three that transmit digital information. The three digital channels are part of a digital pack and each provides 12 channels of digital television.

8.8 WASTE DISPOSAL

Solid waste disposal for the City of Beaumont is provided by Waste Management of Inland Valley which is owned by Waste Management, Inc. Through a contract with the City, Waste Management of Inland Valley provides residential, commercial and industrial refuse removal. Service will be extended to Rolling Hills Ranch Industrial when it is developed.

8.9 HEALTH CARE

Health care facilities for project employees will be available at the Pass Community Hospital in the City of Banning.

9. PROJECT PHASING

Rolling Hills Ranch will be phased over an approximate five to seven year period in accordance with a logical and orderly extension of roadways, public utilities and infrastructure. Phasing also will respond to market demand and an assumed rate of absorption. In consideration of these factors, the project may develop through a different phasing process than that anticipated at this time. As the project evolves, the phasing plan may be altered without need of amending this document so long as appropriate and necessary circulation and other infrastructure elements are provided in a timely and logical manner.

IV. ZONING ORDINANCE

1. INTRODUCTION

The Regulations found in this chapter govern one type of land use: Business Park, and one type of zoning: Manufacturing. The regulations constitute the primary zoning provisions for the Rolling Hills Ranch Industrial Specific Plan. Specifically, the regulations are intended to:

- Provide opportunities for a range employment opportunity.
- Guide development within the project to meet the goals and objectives of the entire plan.
- Provide for the scale and nature of uses which can make the most efficient use of the existing site configuration.
- Establish a consistent standard for both visual and functional attributes of the area to help create a desirable employment center.
- Expand the traffic handling capacity of arterial highways and local streets that serve the area to accommodate new development, made possible in part by use changes or intensification.

2. ZONING

In order to ensure that proposed development projects conform to this Specific Plan, project applicants shall follow the general steps outlined below. City of Beaumont staff should also be familiar with these steps in order to assist project applicants and to be able to efficiently check development plans for procedural errors and omissions.

- Identify the land use type that is designated for the subject property by consulting the Land Use Plan.
- Identify Permitted, Conditionally Permitted, and Prohibited Uses designated for the property (follow City procedures for building permits and conditional use permits accordingly).
- Identify the development regulations that will apply to the proposed development plan.
- Identify relevant general regulations.
- Become familiar with the Design Guidelines (i.e., landscape, circulation) and incorporate them into preliminary and/or conceptual plans.

3. DEVELOPMENT REGULATIONS

This Specific Plan establishes three levels of land use appropriateness for the proposed land use.

- *Permitted Uses* are those that most closely support the intent and character of a particular land use type.
- *Conditionally Permitted Uses* are those that may support the intent of a land use type but which need to meet special design requirements in order to be deemed compatible with permitted uses. An example would be a service station in a community commercial area. This use may be deemed appropriate by the Planning Director if it meets certain site planning, operational or other requirements. Conditional uses are implemented through the City's Conditional Use Permit process.
- *Prohibited Uses* are those deemed inappropriate for a land use type (e.g., a furniture store in a single family residential area). Where a use is not specifically enumerated within this Section III, Section IV and/or Table IV-C herein, such use shall not be permitted.

3.1 ZONING STANDARDS

This section identifies the land use for Rolling Hills Ranch Industrial. It is intended to be complete enough to adequately describe uses that are compatible with the land use type. Whenever a use has not specifically been listed as being a permitted use in the project site and it is an allowed use in any other area within the City, it shall be the duty of the Planning Director or designee to determine if the use is (1) consistent with the intent of this Fourth Amendment, and (2) if the use is compatible with other listed permitted uses. Any person aggrieved by the determination may appeal that decision to the Planning Commission with a right of subsequent appeal to the City Council.

SPECIFIC PLAN AREA (SPA)

The planned development will be a contemporary industrial warehouse complex, supporting an estimated 3 million square feet of building space, 5.34 acres of open space, approximately 15-acres of landscaped areas and construction of internal roadways and extension of 4th Street through the southern border. Development standards for the project site under the proposed zoning are listed below.

Table IV-A: Zoning Standards

Category	Standard
Maximum building heights	50 feet for SR-60 freeway fronting buildings (Parcels 1 and 2) and 75 feet for Fourth Street fronting buildings (Parcels 3 and 4) ¹
Maximum building site coverage	50%
Minimum on-site landscaping (excluding landscaped street side easements)	10%
Minimum building setbacks ²	
Front	10 feet
Side	0 feet
Rear	10 feet
Rear or side adjacent to streets	15 feet
Off street parking	See Table III-B
Land uses	See Section IV and Table IV-C

1. Building height shall be measured from finished grade. Building height may vary up to 55 feet for SR-60 freeway fronting buildings (Parcels 1 and 2) and 80 feet for Fourth Street fronting buildings (Parcels 3 and 4) for architectural features such as towers, entry features or other architectural feature approved by Planning Commission.
2. Such setback areas shall be landscaped.

Table IV-B: Parking Standards

Parking for Industrial Uses			Parking Requirement per Municipal Code
Rolling Hills Ranch Industrial, LLC Specific Plan			
Industrial Uses, including: Warehouse/Distribution and Manufacturing Uses	1 st 40,000 s.f. 40,000+ s.f.	1 space per 1,000 s.f. 1 space per 4,000 s.f.	1 space per 1,000 s.f.
	OR, 1 space for each employee on the largest shift.		
Office Space within Industrial Building	1 space per 200 s.f. OR 1 space for each employee on the largest shift.		1 space per 250 s.f.
Stall and Aisle Dimensions			
	Parking Stall	Aisle	
Three-Axes or More Trucks	11 feet by 55 feet	26 feet	
Passenger Cars	9 feet by 19 feet	26 feet	

PERMITTED LAND USES

In addition to the Permitted Land Uses for Base Zone District set forth in Table IV-C below, the following are specific Permitted Land Uses allowed in this Specific Plan Area to the extent that they are not expressly stated in Table IV-C below:

1. receiving, storing, assembling, shipping, distributing, preparing, parcel delivery, and selling products, materials, food, grocery, pharmaceuticals and liquor items (including but not limited to canned and frozen foods, dairy products, fresh fruits and vegetables, and fresh (raw) and prepared meats, fish, poultry) and for food preparation, for onsite retail sales as an accessory use (provided that on-site retail sales are limited to sales to customers who are participating in tours of the Property sponsored by occupant or who are employed by occupant, for limited direct customer product pick-up from self-service kiosks);
2. the parking, storage, incidental maintenance, fueling and use (including driving into and through the building for loading and unloading and parking inside the building) of automobiles, trucks, machinery and trailers, including outdoor loading and unloading, processing customer returns;
3. for light assembly and repairs (except that vehicle repairs, other than minor maintenance not involving the changing of vehicle oil or other vehicle fluids, shall not be permitted);
4. printing; assembling, making products on demand, and other ancillary and related uses;
5. warehouse and distribution and office and data center, use, and light manufacturing provided such use is allowed in Table IV-C.
6. using, handling or storing hazardous materials in the ordinary course of business, including (A) in any packaged merchandise to be sold, handled, and/or held for shipment to customers, (B) maintenance of trucks and machinery, and (C) fuel (including liquefied hydrogen or other alternative fuels) or batteries for any trucks, generators or other machinery or the equipment described in clause;
7. installing and operating rooftop equipment such as satellite dishes, cellular antenna, and renewable energy systems, including solar energy systems and hydrogen fuel cell tanks and related equipment;
8. installing and operating battery storage systems, electrical generators, and fuel tanks; and
9. sit-down restaurants and restaurants serving alcohol which are ancillary to the property use;
10. grocery and liquor sales for shipment from the property to consumers;
11. grocery and liquor sales on the property which is ancillary to the property use;
12. ancillary and related uses for any of the foregoing uses and all of those uses in Table IV-C, all on a twenty-four-hour, seven-days-per-week, fifty-two-weeks-per-year basis.

4. GENERAL REGULATIONS

The following regulations apply to land use types within the Specific Plan area. The Rolling Hills Ranch Industrial Design Guidelines shall also be consulted for additional requirements (Section V).

4.1 SEISMIC STANDARDS

- Geological studies should be implemented to determine potential fault zones and soil conditions.

- Site layout and structure design should incorporate the geological consideration to reasonably avoid primary and secondary seismic hazards in conformance with the Uniform Building Code, Chapter 23, Section 12.
- Any determination regarding the suitability of various land uses based upon seismic hazards must be influenced by considerations for community safety and disaster recovery before and after the occurrence of an earthquake.
- With respect to critical and essential components of the infrastructure, the lack of available alternatives for the location of such facilities as major highways, bridges, and gas and electric distribution lines, electric power inter-tie systems and aqueducts should also be considered when designing this project.

4.2 CIRCULATION STANDARDS

- The circulation improvements will be phased in accordance with this plan.
- The individual development plans shall be designed in accordance with this Specific Plan, will incorporate the recommended improvements outlined in the Circulation Plan, and will be reviewed by the City Engineer.
- Private streets shall be designed in accordance with City standards.
- Landscape recommendations will be reviewed by the City Planning Director, and are based on street width and area allocated to landscaping within the right-of-way.
- Roadway improvements may be financed through an assessment district or similar financing mechanisms.
- Project applicants shall participate in the City's Park-and-Ride and Dial-a-Ride programs.

4.3 DRAINAGE STANDARDS

- Drainage facilities shall be constructed in accordance with Standard Specifications, the Water Conservation District and the City of Beaumont.
- Adequate grading design should effectively collect and convey the tributary sheet flows from the northeast into adequate drainage facilities.

4.4 WATER AND SEWER STANDARDS

- All water and sewer lines shall be placed underground within public right-of-way or dedicated easement.

- All water and sewer lines shall be installed in accordance with requirements and specifications of the Beaumont/Cherry Valley Water District (BCVWD) and the City of Beaumont, respectively, or appropriate purveyor.
- Water and sewer facilities shall be installed in accordance with requirements and specifications of the Riverside County Health Department, and the City of Beaumont and the BCVWD.
- Permission shall be obtained from the affected offsite property owners for any offsite grading works.
- Community Facilities District 93-01 has been established by and for the project. The formation of an additional assessment district or a community facilities district may be established by the City of Beaumont to facilitate the development of infrastructure.
- Water conserving plumbing fixtures shall be used for residential and commercial construction, and reclaimed water will be encouraged for landscape irrigation for the public rights-of-ways, landscape easements, and park areas within the Specific Plan.
- For water safety purposes, there shall be a 125-foot building setback from the perimeter of the off-site landfill. No foundation or underground construction may take place in this building setback. The first 50 feet of the setback will be dedicated to the County of Riverside. Additionally, a lining shall be used for all foundations and underground structures located within 250 feet of the landfill.

4.5 GRADING STANDARDS

- All grading activities shall be in conformance with the overall Preliminary Grading Plan.
- All public areas and right-of-way landscaping shall have automatic irrigation systems that water either in the early morning or late afternoon.
- For a complete list of the project wide plant palette see the Rolling Hills Industrial Design Guidelines, included in Section V.

Installation of Landscaping: All required landscaping shall be properly installed, irrigated, and maintained prior to dedication to the City.

Maintenance of Landscaping:

- Maintenance of approved landscaping shall consist of regular watering, pruning, fertilizing, clearing of debris and weeds, the removal and replacement of dead plants, and the repair and replacement of irrigation systems.

- With the final approval of the development plan, the developer shall be required to enroll the project in or establish a landscaping maintenance district approved by the City of Beaumont to ensure proper care of all public landscaped areas.

Applicable Regulations:

All landscape plans shall be subject to the applicable regulations of this Section.

- Landscaping for projects within Rolling Hills shall conform to the criteria found in the Rolling Hills Industrial Design Guidelines.

Landscaping Maintenance:

- Lawn and groundcovers are to be trimmed or mowed regularly. All planting areas are to be kept free of weeds and debris.
- All plantings are to be kept in a healthy and growing condition. Fertilization, cultivation and tree pruning shall be a part of regular maintenance.
- Irrigation systems shall be kept in working condition. Adjustments, replacements, repair and cleaning shall be a part of regular maintenance.
- Stakes, guys and ties on trees shall be checked regularly for correct function. Ties are to be adjusted to avoid creating abrasions or girdling on trunks or branches.

4.12 PARKING

The purpose of this section is to assure the provision and maintenance of safe, adequate, well designed off-street parking facilities in conjunction with any use of development. The intent is to reduce street congestion and traffic hazards and to promote an attractive environment through design and landscaping standards for parking areas. Parking design requirements are outlined in Section III – Development Regulations.

- Vehicles that display any form of advertising for a business or industrial enterprise, including names, phone numbers, logos or associated artwork, shall be prohibited from
- parking in street rights-of-ways within public view. These vehicles include, but are not limited to, cars, trucks, vans, trailers and motorized cycles.
- Within the Rolling Hills Ranch Industrial, parking for vehicles referenced above is limited to properly screened loading areas and other approved off-street parking that is adequately screened from public view.

4.13 ACCESS

- Every building shall have a frontage upon a public street or permanent means of access to a public street by way of a public or private easement.

4.14 SIGNAGE

- All signs associated with non-residential uses shall comply with Chapter 17.65, Sign Regulations of the Beaumont Municipal Code.

4.15 OUTDOOR LIGHTING

- No glare incidental to any use shall be visible beyond any boundary line of the parcel.
- Exterior lighting shall be shielded or recessed so that direct glare and reflections are contained within the boundaries of the parcel. No lighting shall blink, flash, or be of unusually high intensity or brightness. All lighting fixtures shall be appropriate in scale, intensity and height to the use it is serving.
- Outdoor lighting for the illumination of landscaping, buildings, signage, parking plazas and pathways shall be in conformance with the Rolling Hills Ranch Industrial Design Guidelines and meet the requirements of the City of Beaumont.
- Lighting shall be designed and installed so that all direct rays are confined to the site and adjacent properties are protected from glare. Light standards shall not exceed 30 feet in height or the height of the building, whichever is less.

4.16 TRASH STORAGE

- Every parcel with a building or structure shall have a trash receptacle on the premises. The trash receptacle shall be of sufficient size to accommodate the trash generated.
- Trash storage for non-residential uses shall be screened from public view by a screening structure enclosed on three sides and consisting of walls six (6) feet high. A solid gate shall be required on all such structures. The trash enclosure shall be located away from main public rights-of-way. Design of trash enclosures shall be compatible with the architectural character of the buildings they serve, and will be reviewed by the City Planning Department and the waste management collection service. The review shall focus on architectural character, location and design.

4.17 EQUIPMENT AREAS

- All equipment areas are subject to City of Beaumont ordinance number 685 which addresses public nuisances.
- Building materials for use on the same premises may be stored on the parcel during the time that a valid building permit is in effect for construction.

- Equipment and mechanical devices shall not be located in any required setback area or side yard except for electrical or telephone equipment installed by the utilities. Screening of equipment areas shall be accomplished with materials and designs that are compatible with the architectural character of the building.

4.18 LOADING AND DELIVERY AREAS

- Areas of receiving and loading of materials must be located away from the public street to which the use is oriented. To the greatest extent possible, loading areas should be screened from all public streets. This shall be accomplished through careful site planning, and the use of screen walls and landscaping in conformance with the Rolling Hills Industrial Design Guidelines.

4.19 UNDERGROUNDING OF UTILITIES

- Utilities internal to the project shall be placed underground, except for electrical lines of 69kv or greater.

4.20 EXTERIOR STORAGE AREAS

- Exterior storage areas shall be screened by structures or landscaping, or limited to those areas shown on the site development plan.

Table IV-C: Land Uses

Permitted Land Uses For Rolling Hills Ranch Industrial Specific Plan	
Land Use	M
Administrative Professional Services	
Administrative/Professional Offices	P
Advertising Agencies	C
Architectural/Engineering/Design Services	C
Attorney/Legal Services	C
Business Management Services	C
Government Offices	P
Travel Agencies	C
Agricultural Uses	
Animal Keeping (Commercial Use)	C
Animal Keeping (Accessory Use)	C
Animal Rescue Facilities	C
Apiaries	N
Aviaries	C
Catteries	C
Commercial Growing Establishments	C
Dairies	N
Kennels (all Classes)	C
Produce Stands	N
Stables	N
Alcohol Service and Sales	
Bars or Cocktail Lounges	C
Liquor Stores	N
Restaurants with Alcoholic Beverage Sales	C
Automotive Services	
Automobile, Motorcycle, and Marine Craft Sales (<i>New and Used</i>)	C
Automobile Parking Facilities	P
Automobile Rental Agencies	P
Automobile Repair Facilities	P
Automobile Towing and/or Wrecking Facilities	C
Body and Paint Shops	C
Car Wash	C
Gas/Service Stations	C
Limousine Services	P
Towing Services With Indoor Vehicle Service	C
Towing Services With Outdoor Vehicle Storage	C
Truck/Trailer Rentals	P

Communications Facilities	
Cellular Communication Facilities	C
Cellular – Stealth	C
Cellular – Non-Stealth	C
Radio and Television Broadcasting Studios	P
Recording and Sound Studios	P
Satellite Dishes (Non-Private)	P
Satellite Dishes (Private Use)	C
Ham Radio Antennae (Private Use)	P
Daycare Facilities	
Commercial Day Care Facilities	C
Educational Establishments	
Elementary, Junior, and High Schools/Private & Charter	C
Elementary, Junior, and High Schools/Public	C
College or University	C
Tutoring & Testing	C
Vocational and Trade Schools	C
Food and Beverage Sales	
Bakeries	P
Catering Establishments	P
Convenience Markets	P
Grocery Stores/Supermarkets	N
Grocery Store, Alcohol Sales	N
General Merchandise and Trade	
Antique Sales	A
Appliance Sales	C
Art Galleries and Supplies	N
Beauty Supplies	N
Books and Magazines	N
Building Materials	P
Building Materials with outdoor sales/storage	P
Camera and Photographic Supplies	N
Candy Stores	N
Cigar/Cigarette Shops	N
Clothing Stores	N
Department Stores	N
Discount Stores	N
Electronic Equipment Sales	C
Equipment Sales and Rentals	P
Florists	N
Freight Forwarding Services	P
Furniture and Home Furnishings	N
Garden Supply	N
Gifts, Crafts, and Novelties	N
Guns and Ammunition	C

Hardware Stores	N
Hobby, Toy and Game Stores	N
Indoor Swap Meets	C
Jewelry Sales and Repair	N
Leather Goods	N
Office Equipment, Furniture and Supplies	C
Pet Sales and Supplies	C
Records, Tapes, and Videos	N
Retail, Other Specialty	N
Sporting Goods and Equipment	N
Surplus Stores	C
Thrift and Second-Hand Stores	N
Variety Stores	N
Wholesale Establishments	C
Lodging	
Bed and Breakfast Facilities	N
Emergency Shelters	C
Hotels and Motels	C
Residence Inns	N
Single-Room Occupant (SRO) Facilities	N
Trailer Parks and Campsites	N
Transitional Housing	N
Manufacturing and Industrial	
Apparel/Textile Products	P
Assembly Plants	P
Bottling Plants	P
Bulk Postal Service Facilities	P
Chemicals	P
Contract Construction Services	P
Data Services	P
Exterminating Services	P
Feed and Fuel Yards	P
Food and Kindred Products	P
Furniture	P
Lumber/Wood Products	P
Moving and Storage Establishments	P
Metal Salvage Yards	P
Paper Products	P
Petroleum-Related Materials	C
Primary Metal Industries (Electroplating)	C
Printing/Publishing	P
Professional/Scientific/Electronic Products	P
Research Services and Laboratories	P
Retail Sales of Products Manufactured or Stored On-Site	P
Sandblasting and Beadblasting	C
Taxidermy	C

Medical/Health Care	
Ambulance Services	P
Animal Hospitals/Veterinaries	P
Clinics	C
Convalescent Homes	N
Chemical Dependency Clinics	N
Hospitals	N
Medical/Dental Offices	N
Pharmacies	N
Pharmacies, with drive-through	N
Personal Services	
Banking, Credit Unions, Financial Services	N
Barbers and Beauty Parlors	N
Cemeteries	C
Check Cashing Services	N
Commercial Pet Grooming Services	C
Dry Cleaners	N
Funeral Parlors, Mortuaries	C
Laundries, Laundromats	C
Locksmith and Key Shops	P
Pawnbrokers	N
Photocopying and Photo Developing Services	P
Photography Studios	N
Shoe Repair Shops	C
Tailors	C
Tattoo/Body Piercing Services	N
Public and Quasi-Public Uses	
Community Recreation Centers	N
Cultural Facilities	N
Libraries	N
Museums	N
Parks	N
Public Safety Facilities	P
Senior Citizen Activity Centers	N
Recreation and Entertainment	
Adult-Oriented Businesses	C
Amusement Parks	C
Athletic Fields	N
Batting Cages	C
Billiard and Pool Halls	N
Bowling Alleys	N
Dance Studios	N
Golf Driving Ranges	C
Health Clubs and Gymnasiums	C

Miniature Golf Courses	N
Off-Road Mini-Bike and Motorcross Courses	C
Public Auditorium/Auditoriums	N
Shooting Range (<i>Indoor</i>)	C
Skating Rinks	C
Video Arcades	N
Recycling	
Collection Facilities	C
Processing Facilities	C
Religious Institutions	
Churches	C
Monasteries, Convents, or Similar Religious Use	C
Repair Services	
Electrical and Household Appliances Repair	P
Furniture Refinishing	P
Furniture Reupholstering	P
Lawnmower Repair/Sales Shops	P
Machine Shops	P
Welding Shops	P
Residential Uses	
Accessory Guest Houses	N
Accessory Rental Units (“Granny Flats”)	N
Boarding or Rooming Houses	N
Caretaker’s Unit	C
Congregate Care Facilities	N
Day Care Centers, Small Family – 1 to 8 Children	N
Day Care Centers, Large Family – 7 to 14 Children	N
Duplexes	N
Group or Community Care Facilities – 6 or fewer persons	N
Group or Community Care Facilities – 7 or more persons	N
Home Occupation Businesses	N
Mobile Home Parks	N
Mobile Home or Manufactured Housing Units Single Lot	N
Multiple-Family, Apartment & Condominiums	N
Planned Residential Developments	N
Senior Housing Developments	N
Single-Family Dwellings	N
Restaurant	
Delicatessens	P
Fast-Food Restaurants – Without Drive-Thru	N
Fast-Food Restaurants – With Drive-Thru	N
Sit-Down Restaurants	N
Sit-Down Restaurant with Live Entertainment	N
Restaurant, serving alcohol	N

Service Organizations	
Philanthropic and Charitable Institutions	C
Service Organizations	C
Temporary Uses	
Street/Craft Fairs and Farmers' Markets	N
Temporary Structures (Subdivision Sales Office)	P
Christmas Tree/Pumpkin Lots, and Similar, Not Exceeding 30 Days	C
Outdoor Displays	C
Parking Lot Sales	C
Amusement Enterprises	C
Transportation Facilities	
Bus Passenger Terminals	C
Charter Bus Companies	C
Motor Vehicles Transportation (Taxi/Shuttle)	C
Truck Stops and Terminals	C
Utilities	
Public Utility/Service Structures	P
Sewage Disposal Facilities/Waste Transfer	P
Utility Company Offices	P
Water Storage, Distribution, and Collection Facilities	N
Public Storage Facilities	C

N = Not Permitted P = Permitted C = Conditionally Permitted
A = Permitted as an Accessory Use

V. DESIGN GUIDELINES

1. INTRODUCTION

The intent of these Design Guidelines is to serve as a compendium of suggestions, standards and criteria to be used by planners, landscape architects, and architects in the design of land uses which will implement this Specific Plan Amendment. It is not the purpose of this document to answer all design questions, or to provide specific design standards for every situation. Rather, these guidelines lay down a framework, providing specific standards in some situations, general statements of intent in others. These guidelines also provide standards both for project-wide features, landscaping and grading, and for specific situations, such as local streetscapes.

2. LANDSCAPING

As a reflection of both the Beaumont climate and a growing regional awareness of the need to conserve water, landscaping for this project provides unique identity in part through the use of plant species and planting designs which are both attractive and *xeriphytic* (using less water than conventional landscapes).

To provide this character, an overall theme of “*California Xeriscape*” has been selected for use in project-wide landscape designs. This theme, which incorporates landscape elements that are characteristic of Beaumont, will provide both water conservation and a unique identity through the following:

- Use of drought tolerant species. The “local climate” provides a logical framework for the establishment of landscape design which incorporates water conserving and drought tolerant plant materials. See Table V-A for recommended tree species.
- Replacement of some planted areas with alternative materials. Attention to water conservation and the establishment of Rolling Hills Ranch’s identity includes the use of alternative landscaping materials in some locations. This includes the replacement of some planted areas with rock mulch, decomposed granite (d.g.), or similar materials.
- Drip Irrigation as an Alternative. For all tree and shrub planting areas, drip irrigation systems should be encouraged, which will reduce evaporation and run-off by applying water directly to each plant.

Landscaping of the industrial sites within Rolling Hills Ranch Industrial should conform to the criteria outlined in Section IV – Zoning Ordinance, of this document. The guidelines for parking lot landscaping are described below:

- To allow flexibility and superior design, the use of clustered plantings of trees is specifically encouraged.
- The use of trees in parking lots which have wide-spreading canopies or otherwise provide significant shade is encouraged. Species should be deeply rooted to avoid damage to curbs or

paving. The use of vertical trees or species lacking significant shade shall be discouraged, except as part of an accent planting.

3. HARDSCAPE CRITERIA

The following criteria shall apply to the design of hardscape elements within Rolling Hills Industrial Ranch retail/commercial/industrial sites:

- The design of hardscape elements shall conform to the overall project theme.
- The use of groundcover in ground-level planters is strongly discouraged, unless a mow curb or other raised edge is provided to discourage trampling of the plants.
- To provide visual variety and opportunity for use by patrons, the use of seatwalls, raised planters, and similar features shall be encouraged in areas accessible to the general public or employees.
- The design of trash enclosures shall be in keeping with the overall architectural theme. Enclosures visible to the general public shall be designed to be attractive.

Table V-A: Recommended Trees¹

Scientific Name	Common Name
<i>Ginkgo biloba</i>	Ginkgo tree
<i>Gleditsia triacanthos inermis</i>	Thornless honey locust
<i>Lagerstroemia indica "Indian Tribe"</i>	Crape Myrtle
<i>Platanus acerifolia</i>	London plane tree
<i>Rhus Lancea</i>	African sumac

1. Other trees which exhibit open branch and/or leaf structures may also be used at the discretion of the Landscape Architect preparing landscape designs for the proposed buildings.

4. STREETSCAPES

Below are listed the landscape/hardscape elements of the two distinct streetscape environments in the project.

- **4th STREET**
 - 88-foot right-of-way, 64 feet of pavement, 4 travel lanes, 2 bike lanes.
 - One north-side 23-foot parkway with non-contiguous sidewalk. Sycamore, birch and Alders in informal groupings.
 - North side: shrubs and groundcover, one 6-foot concrete sidewalk, 6-foot buffer wall at property lines where screening is required.
 - South side: native grasses, natural open space.

5. ARCHITECTURAL DETAILS

- FORM AND MASS:
 - Staggered or stepped articulation, or architectural features to visually break-up long walls are encouraged.
 - Square “box-like” buildings without façade fenestration or intent are discouraged.
- MATERIALS AND COLORS:
 - Cementitious materials such as concrete, stone or masonry.
 - Light or neutral colors with contemporary accent colors.
- OPENINGS:
 - Emphasized through materials or color.
 - Windows deeply set or defined with molded frames.
 - Protected by overhangs.
- ROOF SHAPES AND DETAILS:
 - Rooftop equipment enclosed and hidden from view.
 - Roof lines articulated with shorter elements to reduce building mass.
 - Streetlight standards, pedestrian and building lighting play a vital role in defining a safe and secure appearance. This lighting concept has been devised to provide a hierarchy of lighting effects which will contribute to the overall cohesiveness of the community image.
 - Warm white lighting is encouraged. Bright colored or blinking lights shall not be allowed.
 - Light standards should blend architecturally with buildings, pedestrian areas and other hardscape elements.
 - Fixtures and standards shall conform to state and local safety and illumination requirements.
 - Design and placement of site lighting must minimize glare affecting adjacent properties, buildings, and roadways.
 - Automatic timers on lighting should be designed to maximize personal safety during nighttime use while saving energy.

5.1 ROADWAY LIGHTING

Lighting fixtures and standards within the public right-of-ways play a crucial role in displaying a level of quality of the development along streets.

- Lighting should be positioned to enhance the safety of vehicular and

pedestrian flows at key points along the roadway. Light should be concentrated at intersections and pedestrian crosswalks.

- Lighting shall comply with the City's outdoor lighting standards.

5.2 PARKING AREA LIGHTING

Where visibility to buildings is crucial and landscaping may be less dense, pedestrian area them lighting tied to architectural styles must be continued through parking area islands.

- The maximum height of parking area lights shall be twenty (30) feet.
- Concrete may be used for light standard bases in parking area islands to protect lighting from damage.
- Lighting shall comply with the City's outdoor lighting standards.