

## ATTACHMENT "A"

### SCENIC CORRIDOR DEVELOPMENT GUIDELINES

The following guidelines shall apply to development projects located within the City designated Scenic Corridors:

#### General Requirements for Development:

- o Development projects within the City designated Scenic Corridors shall comply with all applicable general plan, zoning ordinance and/or specific plan development policies.
- o Development projects within the City designated Scenic Corridors shall incorporate mitigation measures designed to reduce exposure to fire hazards, seismic safety, pollutant runoff, erosion control and other natural hazards.
- o The advisory agency shall require that all utilities installed in new subdivisions be placed underground, where feasible.
- o All roofs visible from Scenic Corridors shall be surfaced with medium dark colored fire-retardant, non-glare materials, and no obtrusive equipment shall be placed thereon. This provision shall not apply to solar energy devices, if they are deemed visually compatible with adjacent surfaces.
- o The roofs of buildings constructed on sloping land shall be parallel to the natural topography in order to protect the line-of-sight within the view corridor. Projecting elements above roof lines shall be minimized and shall be integrated into structure's overall design.
- o All structures within Scenic Corridors shall avoid large straight, blank facades. Upper floor levels on multi-story buildings should be stepped-back from their base, thus opening up the view corridor both vertically and horizontally.
- o The color of fences and walls shall blend with the natural environment.
- o The use of reclaimed water shall be facilitated for irrigation where available.
- o Developers shall be required to submit water conservation and landscaping plans in advance of building and/or grading permits for projects within, and

adjacent to, Urban Scenic Corridors, in accordance with the City's Water Efficient Landscape Criteria Ordinance, as amended.

- o All structures shall be designed and situated on site to minimize adversely impacting views.
- o Vines and/or other clinging plant material shall be used to visually accent walls and fences where space may preclude the use of other larger plants.
- o Building setbacks from freeways and open spaces between buildings adjacent to the freeways, shall be increased to allow landscaping and reduced visual impact. Distances shall be determined by viewshed, site topography and configuration, and architectural design of the proposed structures.
- o Landscaping and tree planting should visually enhance, soften, or conceal, as much as possible, developments and commercial properties within visual proximity of any Urban Zone.
- o Lighting standards within Urban Scenic Corridors rights-of-way shall use fixtures with cut-offs that focus the light directly onto the street and shoulders, and shall be redesigned and placed in such a manner as to prevent ambient illumination beyond the boundaries of the project site.
- o Vehicle parking lots within Urban Scenic Corridors shall be screened by utilizing combinations of earthen berm, landscaping, and innovative decorative wall designs to reduce the visual impact of rows of vehicles. Appropriate building placement can also serve as a method of screening parking lots.
- o All development shall include drainage system designs which result in no increase in flows and non point source pollution control devices which remove all urban pollutants including herbicides and pesticides.

### **Grading**

- o Grading for public and private projects shall be kept to an absolute minimum. All grading shall be contour grading gently sculptured and softened to blend with natural contours, and landscaped with environmentally appropriate trees and shrubs.

- o All grading performed on unimproved property, and which is exploratory in nature, shall be returned to its original contour or as close as is reasonably possible and revegetated with native and indigenous plant species, as determined by the Director of Community Development.
- o In rural areas, grading of more than 100 cubic yards of material, within 100 feet of a blue line stream, or within a sensitive wildlife habitat area is prohibited without all necessary City, County, State and Federal grading and/or development permits.
- o All manufactured berm shall incorporate grading techniques which emphasize and enhance a natural condition. Manufactured slopes shall consist of undulating contours of various slope ratios. Use of boulders and other native rock material is most desirable.

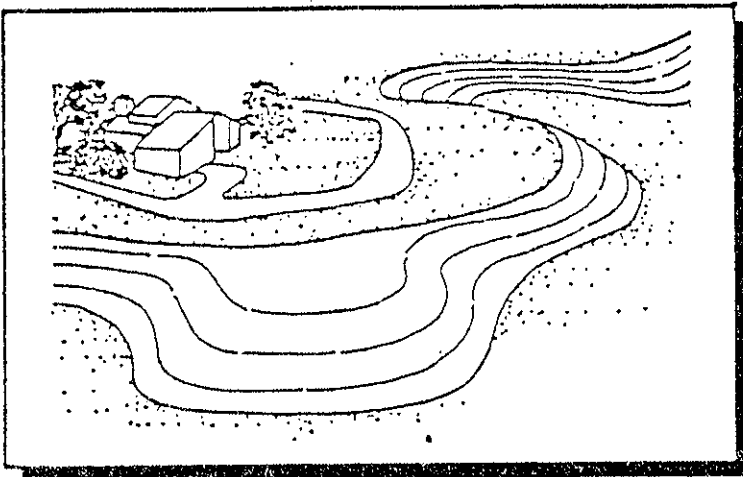
### Signage

- o No residential or real estate for sale or for rent sign exceeding six square feet shall be allowed in any area visible from the Rural Scenic Corridors.
- o Off-site signage and signage located within public rights-of-way are prohibited.
- o Within Rural Scenic Corridors, temporary real estate signs shall be limited to the subject property, or as otherwise permitted by state law.
- o All signage within the Scenic Corridor shall comply with the design guidelines as outlined within the Site Plan Review Ordinance, the Old Town Overlay Ordinance, and any or all ordinances in place pertaining to signage. Lighting both interior and external should be kept to an absolute minimum, except for the commercial urban areas.
- o All signage should be visually proportionate to the building facade and have balance and scale with the overall building mass. Color, lettering style and size should be consistent with adjacent signs, and/or a Master Sign Program should be submitted, for projects with multiple tenants. In rural areas, signs shall be subject to the review and approval by the Director of Community Development.

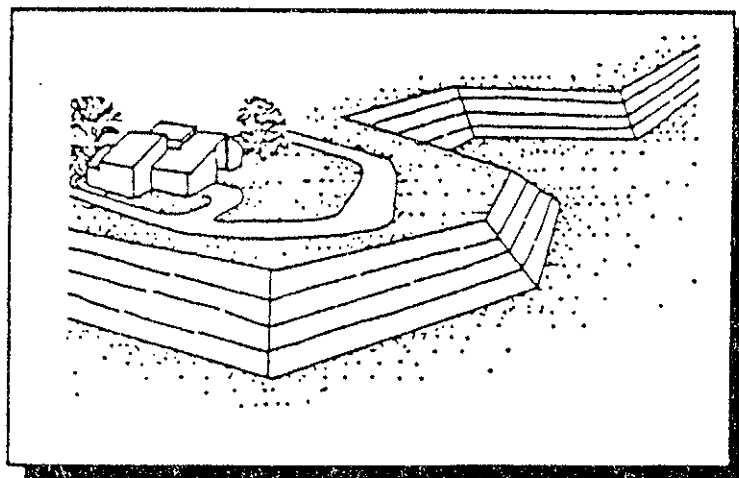


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ORDINANCE NO. 94-69



**ACCEPTABLE**  
Varied Slopes - Smooth Cut

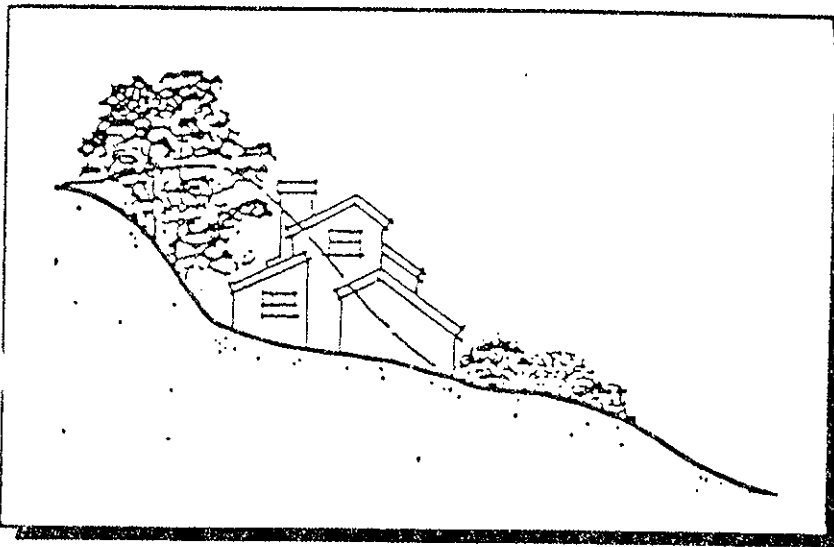


**UNACCEPTABLE**  
Regular Slopes - Sharp Cut

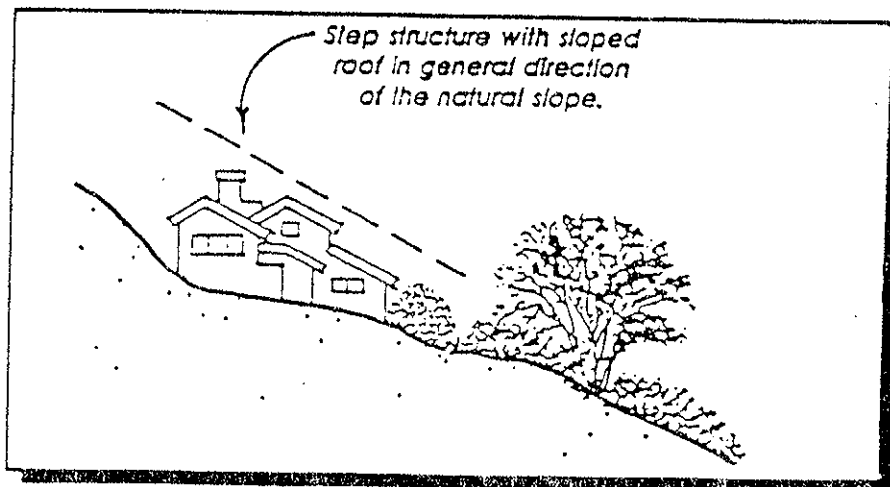


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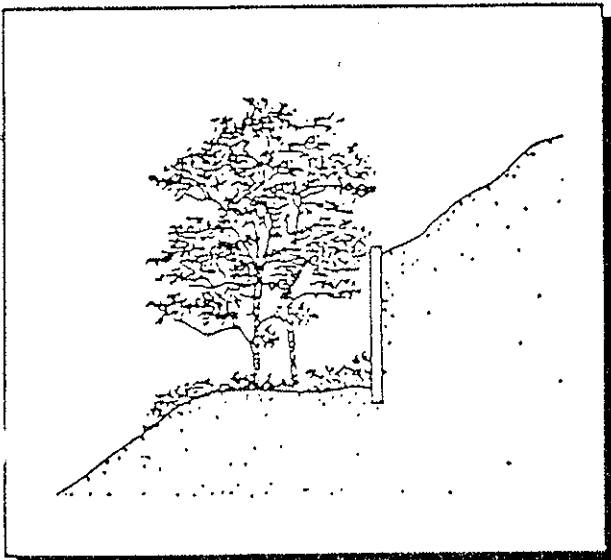
Use landscape plant material as a supplement  
for ridgeline backdrop if ridge is graded





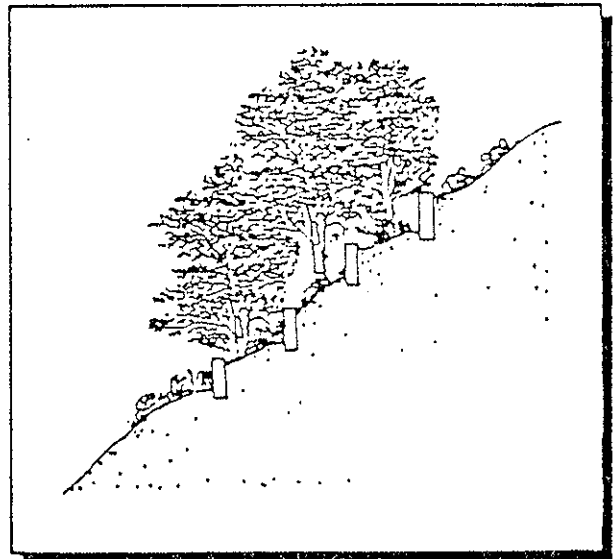
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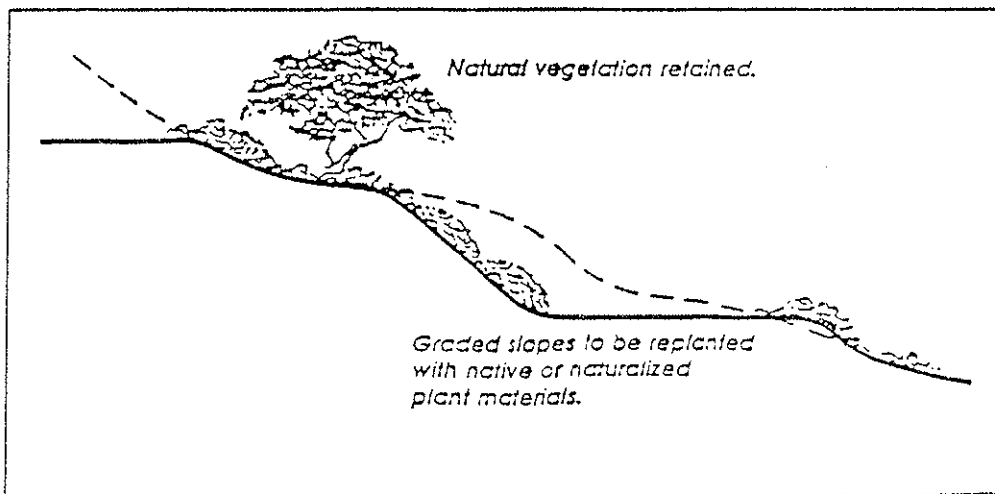
**UNACCEPTABLE**

Single retaining wall makes a massive scar on hillside and is difficult to screen.



**ACCEPTABLE**

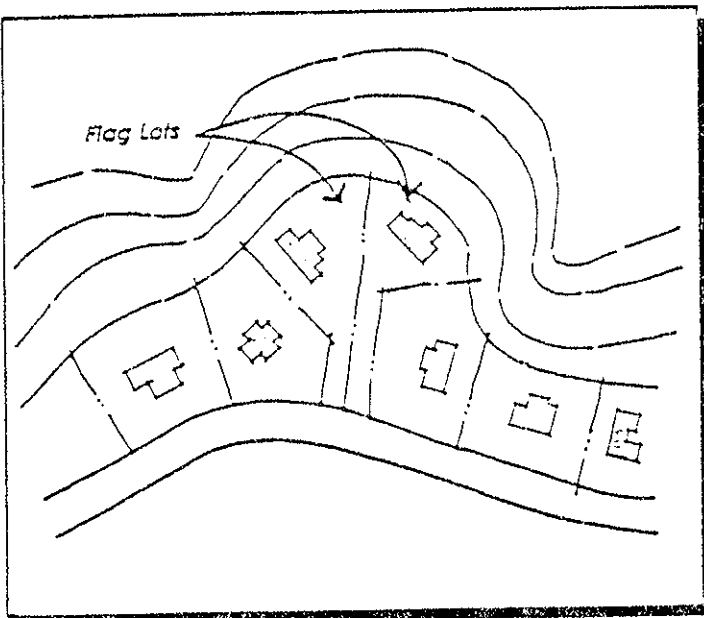
Terraced retaining walls break up mass and are easier to screen.



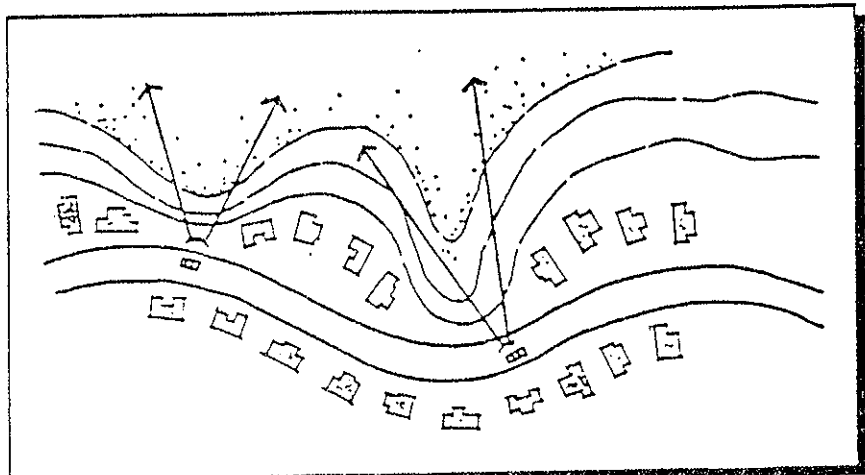


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Use of flag lots can help maintain natural grades  
and reduce the amount of cut and fill



Leave openings for views at selected locations

