6.12 **OUTDOOR LIGHTING GUIDELINES**

All commercial and residential development shall have uniform lighting standards with regard to style, materials, and colors in order to ensure a consistent and unified design. Lighting within each land use type, e.g., retail, office, business park and residential, shall create a unified theme. Figure 6-47 provides examples of lighting fixtures that establish an overall hierarchy and visual palette that is consistent with the design theme of the Colton’s Hub City Centre Specific Plan Amendment (CHCCSP) project area.

All lighting fixtures in the CHCCSP area shall comply with the following regulations and provisions:

1. 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 or adjoining property.

2. Lights shall be break resistant plastic, recessed, or otherwise designed to reduce the problems associated with damage and replacement of fixtures. Fixtures shall be vandal proof.

3. Neon and similar types of lighting are prohibited in all areas except in Retail areas in conjunction with the entertainment center unless otherwise approved by the Planning Commission.

4. Community entry monuments, commercial and residential entry monuments, the major entry monument and fountain at the northwest corner of Valley Boulevard and Pepper Avenue, and public plazas in the retail site should be creatively lit to develop a sense of place and arrival.

5. All exterior lighting designs shall address safety and security. Parking lots and commercial building entrances shall be well lighted for security reasons to a minimum average of one footcandle, unless otherwise approved by the police department.

6. All exterior lights should be shielded where feasible and focused to minimize spill light into the night sky or adjacent properties.

7. No freestanding lighting fixtures shall exceed forty feet (40’) in height, unless approved by the Development Services Director or his / her designee.

8. Service area lighting shall be contained within the service yard boundaries and enclosure walls.

9. 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.

10. The level of on-site lighting as well as lighting fixtures shall comply with any and all applicable illumination requirements and policies of the City of Colton. Energy conservation including use of LED lighting systems should be emphasized when designing any light system.

11. All community landscape common areas, private facilities, streetscapes, and other use areas may contain accent or other night lighting elements subject
The following lighting examples establish an overall hierarchy and palette to create continuity within the community. Along local residential public and private streets, a fixture similar to the photo will create continuity and complement the overall community character. Within retail areas, include thematic lighting consistent with the architectural theme. For parking areas in all Business / Office and Retail areas, provide simple and elegant cut-off style fixture that will minimize glare.

FIGURE 6-47
LIGHTING GUIDELINES
to approval of the Development Services Director or his / her designee.

12. Pedestrian corridors shall be lit to ensure safe walking environments throughout the project area.

6.13 LANDSCAPE PLANTING GUIDELINES

6.13.1 PLANT MATERIAL GUIDELINES

The quality and long-term appearance for all landscaped areas will depend on many factors including the initial selection of the plant materials, soil preparation and installation, irrigation management and care and maintenance. These guidelines apply to all public or private common areas that will be maintained by a landscape maintenance district, homeowners associations, or similar entity.

GENERAL LANDSCAPE REQUIREMENTS

1. All areas required to be landscaped should be planted with turf, ground-cover, shrub and / or trees selected from the plant palette contained in these guidelines or as supplemented by the City of Colton Development Services Director or his / her designee. In general, the plant materials designs should provide a layered appearance, with lower growing plants in the foreground and larger growing plants in the background.

2. 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 a ground cover to protect the slope from erosion and instability. Slopes exceeding fifteen feet (15’) in vertical height shall be planted with 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 spacing, in addition to the groundcover. The plants selected and planting methods shall be suitable for the soil and climatic conditions.

3. Reference should be made to the City of Colton Standards for erosion control methods for slopes and other landscaped areas.

CLIMATE

The Plant material palette has been selected based on compatibility with the climatic conditions among other considerations discussed below.

HORTICULTURAL SOILS TEST REQUIREMENTS

Soil characteristics within the site may be variable. The developers / builders for parcels that require landscape development within public areas shall procure a horticultural soils report in order to determine proper planting and maintenance recommendations for proposed plant materials. Soils testing 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.

INVASIVE SPECIES

Non-native invasive plant species shall not be used in landscape plans.