Citywide

DESIGN GUIDELINES




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City Vision Statement

Lake Forest will continue to be a safe, attractive and healthy community environment in which to live, worship, work and play. Our diverse community will foster the active involvement of its citizenry and businesses, and reflect a distinctive, suburban identity that relies upon an established image of lakes, creeks, forest and open space.

Design Guidelines Mission Statement

To contribute to the City Vision by ensure that new and renovated projects in the City are developed in context with the surrounding areas and designed in a high quality manner which promotes a positive City Image.

Lake Forest Commercial Areas

The City of Lake Forest consists of numerous commercial and business park areas that were developed during different times resulting in a diversity of architectural styles and development character.

Many of these areas were developed to serve their respective planned communities and in many cases, are immediately adjacent to residential areas. As the redevelopment of older properties occurs, attention is needed to ensure that the overall character of these areas is maintained in order to preserve the quality of life in surrounding areas, particularly residential neighborhoods.

What are Design Guidelines?

The Land Use Element of the General Plan contains goals and policies about establishing an image and identity and ensuring land use compatibility. These guidelines are an outgrowth of those policies.

Design guidelines are intended to supplement the development standards found in the Zoning Ordinance and applicable Planned Community texts. Design guidelines are more generalized statements, alternatives or illustrations of what is expected and encouraged. Furthermore, they facilitate the development review process by better defining expectations and providing direction on issues not typically covered by the development standards, such as building orientation, architectural styles, or building materials.

The common objective of design guidelines is to ensure that proposed development is constructed in an aesthetically-pleasing and high-quality manner that is within the character of the community. Communities with design guidelines have reaped many benefits over time, as developments have been distinct in quality. However, because the addition of design guidelines may create a perception of increased review times, it is essential to inform and educate property and business owners, contractors and developers about the Design Guidelines.

The Design Guidelines should be viewed as qualitative rather than mandatory development standards and may be interpreted with some flexibility. Design Guidelines that utilize the term “shall” are to be applied as the preferred mechanism for developing projects. Guidelines that use the world “should” are discretionary and alternative measures may be considered if those measures meet or exceed the intent of the Guidelines.

Guiding Principles

1. Promote new development that is contextually sensitive with adjacent older neighborhoods by incorporating gradual and well-designed transitions while allowing flexibility for new and creative concepts.
2. Promote in-fill development that is compatible with surrounding properties in terms of building mass and form, architectural consistency, and site design.
3. Promote high-quality and aesthetically-pleasing developments.
4. Assist with encouraging sustainable design by providing information that supports newer concepts such as water quality management, efficient parking resources, and improved connectivity within properties and neighborhoods.
5. Serve as a reference document that fits within the current development review process administered by staff and the Planning Commission, without requiring an additional review process.

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Appendix:

Aesthetic Image Plan

Applicability

The Citywide Design Guidelines apply to projects in all geographical areas within the City with the following exceptions:

- Single-Family Residences (new individual homes; additions; and remodels)
- Ministerial Projects (building permits; tenant improvements)
- Public Schools
- City Parks
- Projects consisting of maintenance-only activities with no structural modifications

Areas within the City that are subject to their respective design guidelines documents include:

- Properties within the A.J. West Area Plan
- Properties within the Redevelopment Project Area
- Properties within the Opportunities Study Area

Types of development that Design Guidelines apply to include, but are not limited to:

- Non-residential projects – New construction or exterior modifications
- Residential projects with 4 or more units – New construction or exterior modifications
- New residential subdivisions
- Industrial / Utility – New construction or exterior modifications

Additional use-specific guidelines are included for certain land uses, such as automotive repair facilities, drive-through establishments, service stations, and other uses which have an increased potential for visual impacts.

How to Use the Guidelines

1) Consult with the Development Services Department planning staff early in the development review process to become familiar with the design guidelines and the review process.

2) Refer to the General Guidelines Section for best design practices on a various aspects of site and building design.

3) Refer to the Use Specific Section for uses which may benefit from additional design consideration.

4) Consult the District Specific Guidelines Section to determine whether the project is located within a certain area where contextual guidelines are available.

Introduction

The Design Guidelines should be viewed as qualitative rather than mandatory development standards and may be interpreted with some flexibility. Design Guidelines that utilize the term "shall" are to be applied as the preferred mechanism for developing projects. Guidelines that use the word "should" are discretionary and alternative measures may be considered if those measures meet or exceed the intent of the Guidelines.

A. General Guidelines

(Applicable to all areas)

1. Neighborhood Context

A development is considered to be "compatible" with an existing or adjacent area when it is designed in a manner that blends in with the scale, building mass and form, and appearances of that area.

The design of each nonresidential project in Lake Forest should:

a) Contribute towards reinforcing or establishing a distinct architectural and environmental image for the district within which the project site is located.

b) Consider the scale, proportion and character of development in the surrounding area.

c) Establish attractive, inviting, imaginative and functional site arrangement of buildings and parking areas, and a high quality architectural and landscape design which provides for proper access, visibility and identity.

d) Facilitate and encourage pedestrian activity and mitigate adverse automobile oriented land use patterns.

e) Minimize excessive or incompatible impacts of visual character.

f) Preserve and incorporate natural amenities unique to the site such as hillside views, mature trees, etc. into the project development proposal, whenever possible.

2. Transitions in Land Use

a) Residential uses should be buffered from commercial development. Intensified landscaping and appropriate building orientation should be utilized as a means of providing adequate separation between such land uses.

b) Linkages (e.g. walkways, common be landscape areas, and building orientation) between compatible commercial and residential uses are encouraged where appropriate.

3. Architecture and Building Design

a) No particular architectural style is required for commercial structures. However, high quality, innovative and imaginative architecture that complements the City vision and neighborhood character is encouraged.

b) The selected architectural style/design should consider compatibility with surrounding character, including harmonious building style, form, size, color, materials and roofline. In developed areas, infill projects should meet or exceed the standards of quality which have been set by surrounding development.

c) The mixing of architectural styles and elements from different eras within the same project is discouraged.

d) Building design should reflect variations on all elevations in order to create visual interest. In all cases the selected architectural style should be employed on all visible building elevations.

e) Buildings should contain low, medium and high elevation massing elements. Vertical and horizontal offsets should be provided to minimize building bulk.

f) Building color and materials may also be used to emphasize elevation massing elements.

g) Articulated building facades along street frontages are encouraged.

h) Building entries should be readily identifiable.

i) Building elevation design should allow spaces for the installation of signage and other attachments, such as address numbers, awnings, canopies, etc.

j) Corporate franchise tenant buildings should utilize colors and materials which are complementary to the overall design theme and consistent with the colors/materials palette for the commercial development.

k) Horizontally-oriented buildings should incorporate varied rooflines (shapes and height) to create interest and movement.

l) Buildings should incorporate a full roof with built-in roof top wells for mechanical equipment screening.

m) Consider vertical architectural elements such as towers as focal points.

n) Stairways should be designed as an integral part of the building architecture.

o) Gutters and downspouts should be concealed unless designed as a decorative architectural feature.

p) Rooftop access ways should be integrated into the building and not exposed to public view.

q) All rooftop mechanical equipment must be screened from view of public streets and areas, and neighboring properties.

r) Methods to screen mechanical equipment should be architecturally consistent with the rest of the building.

4. Building Siting and Orientation

a) The placement and design of structures should include well-articulated building facades oriented close to the street, in order to establish a street edge.

b) Building facades along the street frontage should be active (with entries and storefront windows) when the surrounding area has an established pedestrian-oriented character.

c) Site and design buildings on corner and mid-block parcels to establish a strong tie to the street frontage. Buildings with angled corners or plazas are encouraged at corner locations.

5. Vehicular Access/Circulation/Parking

a) Vehicular entries to commercial development should be enhanced with ornamental landscaping, decorative paving, raised medians, gateway structures and/or monument signage.

b) Parking lots should be designed with a clear hierarchy of circulation: major access drives with no direct access to parking spaces; major circulation drives with little or no parking; and parking aisles for direct access to parking spaces. Loading and service areas should be provided with separate access and circulation whenever possible.

c) When possible, provide internal connections between separate commercial properties.

d) Parking areas should be screened by buildings and landscaping.

e) Customer parking lots should be separated from buildings by a raised walkway (minimum 4 feet wide) or landscape strip (minimum 4 feet wide).

f) Concrete pavers should be provided within landscape strips when connecting parking areas and concrete walkways.

6. Pedestrian Circulation

a) Clearly defined pedestrian paths should be provided from parking areas to primary building entrances and sidewalks along the site's perimeter.

b) Raised pathways, decorative paving, landscaping, or decorative bollards should be used to separate pedestrian paths from vehicular circulation areas to the maximum extent possible.

7. Plazas and Courtyards

a) Shade trees or architectural elements which provide shelter and relief from direct sunlight are encouraged in plazas and courtyards.

b) Landscaping, water feature, and public art should be incorporated into plaza and courtyard design.

8. Loading & Delivery

a) Loading and delivery service areas should be located and designed to minimize their visibility, circulation conflicts and adverse noise impacts to the maximum extent feasible.

b) Loading and delivery service areas should be screened with portions of the building, architectural wing walls, freestanding walls and landscape planting.

9. Utility and Mechanical Equipment

a) Utility and mechanical equipment (e.g. electric and gas meters, electrical panels, transformers and junction boxes) should be screened from view or incorporated into the architecture of the building. All screening devices should be compatible with the architecture, materials and colors of adjacent structures.

10. Refuse and Storage Areas

a) Trash and storage enclosures should be architecturally compatible with the project design. Landscaping should be incorporated into the design of trash enclosures to screen them and deter graffiti.

b) Trash enclosures should be unobtrusive and conveniently accessible for trash disposal and collection but should not impede circulation during loading operations.

c) Trash enclosures should be located away from residential uses to minimize nuisance to adjacent properties.

d) Trash receptacle design should coordinate with other streetscape furnishings.

11. Walls and Fences

a) Solid walls with pilasters, decorative caps and offsets are recommended for screening purposes. Low solid wall segments with integrated landscaped planters are encouraged for outdoor gathering or open areas.

b) Landscaping should be used to soften the appearance of wall surfaces.

12. Paving

a) Decorative paving should be incorporated into parking lot design, driveway entries, pedestrian walkways and crosswalks.

b) Paving materials should complement the architectural design. The use of stamped concrete, stone, brick, pavers, exposed aggregate or colored concrete is encouraged.

13. Lighting

a) The type and location of parking area and building lighting should avoid direct glare onto adjoining property, streets, or skyward.

b) The design of the light fixtures and their structural support should be architecturally compatible with the theme of the building or development.

c) Light fixtures should be in scale with their location. For example, a balcony lamp will be smaller than a decorative lamp mounted on the second floor of a building.

d) Pedestrian scale/decorative light fixtures are encouraged. High mast poles are discouraged.

14. Other Site Amenities

a) Seating should be included in the plaza and courtyard design. Where possible, seating should be provided in active and passive areas.

b) Between the buildings and within landscaped areas, create "people spaces," such as courtyard spaces that provide shading and benches that provide outdoor seating.

c) To provide visual interest for blank walls, consider placing pots and planters in building recesses.

d) Planter materials should complement the project architecture. Use of cast stone and masonry is encouraged.

e) Cart storage should be integrated within the building exterior and site design. Large freestanding enclosures or unscreened "cart corrals" are discouraged.

f) The placement of directories should maximize their visibility while minimizing the potential for creating a traffic hazard.

15. Landscaping

a) Landscaping should enhance the quality of developments by framing and softening the appearance of structures, defining site functions, screening undesirable views and buffering incompatible uses.

b) Landscaped areas should generally incorporate planting utilizing a three tiered system: 1) grasses and ground covers, 2) shrubs and vines, and 3) trees. All areas not covered by structures, service yards, walkways, driveways, and parking spaces should be landscaped, in accordance with City requirements.

c) All landscaped areas should be served by an automatic irrigation system. Water-conserving planting and irrigation design is encouraged.

d) The use of specimen trees (36-inch box or larger) in informal groupings or rows at major focal points is encouraged.

e) For landscaping which abuts the public right-of-way, consider plant palettes that are compatible with nearby right-of-way (parkway or median) landscaping.

16. Parking Lot Landscaping

a) Parking lot landscaping should accent driveways, frame the major circulation aisles, and highlight pedestrian pathways.

b) Shade canopy trees located in a planter wells should be interspersed at even intervals throughout the parking lot to visually break up long rows of parked vehicles and provide shade.

c) Landscaping materials which are used for screening edges of parking lots from the public right-of-way should be implemented by utilizing one or a combination of the following:

I. An evergreen hedge, to create a solid hedge.

II. A maximum 42-inch high earth berm with a contoured, gradual slope.

B. Special Consideration Use Guidelines

1. Vehicle Dealerships

a) Outdoor vehicle displays oriented toward streets should be limited to permanent at-grade display areas that are architecturally compatible with the project.

b) The showroom should be oriented toward major public streets.

c) Onsite loading areas, with access for trucks, should be made available for the unloading of vehicles from carriers.

d) No potentially noisy activity, such as vehicle repair, cleaning or testing, should be located near or oriented toward residential properties.

e) Sufficient space should be provided for service drop-offs to prevent vehicle stacking on public streets.

f) Service uses and activities should be entirely contained within the building(s). Vehicle access to the individual service bays should be provided via on-site circulation in all cases. The access points to the service bays should not be visible to the public.

g) All storage areas should be screened from public view from any adjoining property and from the public right-of-way by appropriately designed walls, fencing and landscaping.

h) Provisions should be made for a vehicle washing area. The wash rack should not be located visible or audible from any public street or residential area.

i) Landscaping should be provided along all display perimeters but should be maintained at a low level (less than 32 inches in height.)

2. Service Stations and Car Washes

a) Service and carwash bays should not face residential properties or the public street. The visibility of service bays and carwash opening should be minimized.

b) Gas pump canopies should be ancillary to the main building structure. The retail market/office building segment of the facility should be oriented along the street frontage, whenever possible.

c) Site-specific architectural design contextual to surroundings is strongly encouraged. Designs based solely on corporate or franchise models are strongly discouraged.

d) All structures on the site (including kiosks, carwash buildings, gas pump columns, etc.) should be architecturally consistent and related to an overall architectural theme.

e) Canopy light fixtures should be recessed into the canopy.

f) Each gas pump island should include stacking for at least two vehicles (40 feet) onsite, on at least one end of the pump island.

g) Outdoor equipment, such as vent risers and clean air separators, should be screened either with an enclosure or if site topography permits, with landscaping and grade differential.

3. Auto Repair Services

a) Vehicle drop-off areas should be provided to prevent vehicle overflow to adjacent streets.

b) The interior of work bays should not be visible from a public street or any adjacent residential property or designated open space.

c) Building design should be stylistically consistent, and compatible with surrounding buildings through use off similar scale, materials, colors, and/or detailing.

d) Building materials should have the appearance of substance and permanency; lightweight metal or other temporary appearing structures are discouraged.

4. Drive-Through Businesses

a) The building, as opposed to parking lots or drive-through lanes, should be the predominant visual element along street frontages.

b) Drive-through lanes should be located towards the rear of the building, away from the street frontage, and screened from adjacent parking areas.

c) Drive-through lane should provide adequate on-site queuing distance. No portion of the queuing lane should serve as a parking aisle.

d) Drive-through lanes should not exit directly to the site's main entrance.

e) Drive-through lanes should be designed to avoid crossing pedestrian walkways, when feasible. When this design is necessary, adequate signage should be installed to alert drivers of pedestrians.

f) Drive-through lanes should be setback from adjacent property lines with a minimum of five (5) feet of landscaping.

g) An opaque screen, consisting of either landscaping or wall, shall be used to shield headlights from nearby rights-of-way.

h) Drive-through lane elements, such as menu boards, speaker boxes, clearance bars, should be designed to match the building through the use of similar colors, materials, textures, and finishes.

5. Lodging Facilities

a) To address repetitive fenestration (window) patterns typical of lodging facilities, variations in the building plane (using materials and color) should be incorporated in order to break up the repetition and add architectural interest.

b) An entry element, such as a porte cochere or an entry building should be part of the hotel's design.

c) Buildings should have a distinct base, mid-section, and roof element.

d) Rooftops should be varied in configuration or height. Flat roofs which are not capped with a cornice are discouraged.

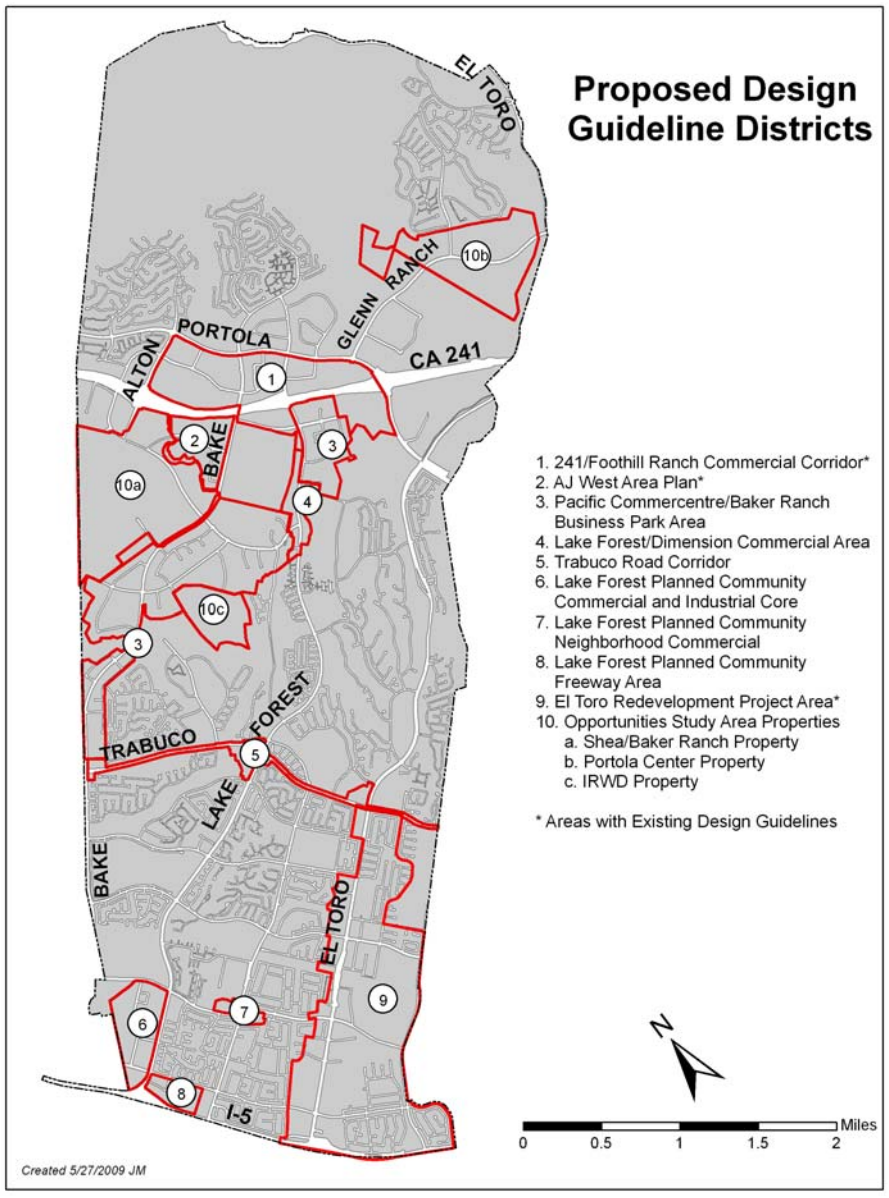
e) Exterior balconies and walkways should have solid screens that have materials consistent with the building.

f) Individual cooling and heating window units should be avoided. A central duct system, roof or ground-mounted, can be screened more effectively.

C. District-Specific Guidelines

Introduction

The District-Specific Guidelines provide design direction that reinforces the unique character of certain Lake Forest districts.



The guidelines are intended to be used in conjunction with applicable land use specific design guidelines in this manual and to supplement the development standards in the zoning code and applicable Planned Community texts.

Site-specific standards and guidelines shall take precedence when in conflict with the following guidelines. Where site-specific standards or guidelines are silent, these guidelines will serve as a supplement.

1. SR-241/Foothill Ranch Commercial Corridor

Identifying Features and Characteristics

- Regional commercial area also serving local neighborhoods
- Large-scale destination shopping center, automobile-oriented
- Mediterranean-inspired modern buildings with tiled-roofs, arcade walkways
- Modern office buildings with geometrical shapes, large amounts of glass
- Parkway landscaping, slopes, palm trees
- Palm trees at sunset visible from Foothill Ranch residential neighborhood
- Visibility from the SR-241 corridor
- Has area-specific association that reviews architectural requirements through a separate review process

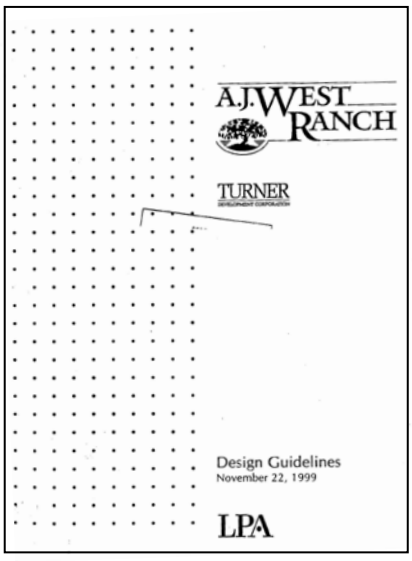
District-Specific Guidelines

The following guidelines are intended to supplement other applicable guidelines in this manual and reinforce positive attributes unique to the SR 241/Foothill Ranch Commercial Corridor Area.

- Ensure that efforts to accommodate freeway-oriented signage and elevations do not detract from the overall building appearance.
- Use consistent architecture on all sides, given high visibility of the corridor
- Incorporate landscaping that softens the appearance of buildings along the freeway.
- In designing fencing along the freeway, incorporate colors and materials compatible with the building architecture, to the fullest extent possible.

2. A.J. West Area Plan

Please consult the A.J. West Area Design Guidelines for properties within this district.



3. Pacific Commercentre/Baker Ranch Business Park Area

Identifying Features and Characteristics

- Business park serving as regional employment destination; South of SR-241; limited commercial
- Landscaped corridors with mature trees and topography screen many buildings from the street
- Modern, suburban business park buildings
- Concrete tilt-up construction, flat roofs, scored walls, reflective glass, entry treatments, variety of different neutral colors
- Curving parkways, views of mountains

District-Specific Guidelines

The following guidelines are intended to supplement other applicable guidelines in this manual and reinforce positive attributes unique to the Pacific Commercentre/Baker Ranch Business Park Area

- Ensure that properties bordering areas with distinct styles or designs (i.e. Foothill Ranch) are in context with nearby development.
- Industrial buildings, which are typically boxy, should incorporate architectural elements to break up unrelieved facades.

- Buildings should have a distinct entry, created by a popout building element or architectural enhancements using materials and colors.
- Consider signage locations when placing façade embellishments, such as scoring bands, on the building.

- Provide on-site “people spaces”, such as courtyards, plazas, and seating areas.
- On-site perimeter landscaping should incorporate existing landscape species from parkway or nearby median landscaping, in order to achieve a cohesive appearance.

4. Lake Forest Drive and Dimension Commercial Area

Identifying Features and Characteristics

- Business service area serving nearby commercial and office uses
- Commercial/service/retail/restaurant node near business parks
- Mediterranean-inspired architecture on commercial buildings
- Tiled-roofs and stucco finishes; service stations reflect corporate brands; modern commercial buildings
- Variety of accent landscaping, evenly-spaced street trees, parking lot landscaping; Lack of perimeter landscaping to screen outdoor uses
- Topography, vistas
- Residences overlook this area from a hillside above.

District-Specific Guidelines

The following guidelines are intended to supplement other applicable guidelines in this manual and reinforce positive attributes unique to the Lake Forest Drive and Dimension Commercial Area.

- Rooftop design and screening of roof equipment should be given special consideration given the visibility of these buildings from above.
- Coordinate architecture with more recently-approved and remodeled buildings. Consider the use of Mediterranean-styled elements to reflect recently-developed commercial buildings.
- Minimize unrelieved horizontal rooflines by incorporating vertical roof elements.
- Increase perimeter landscaping. Corner landscaping patterns should be consistent throughout an intersection to create a cohesive appearance.
- Lighting should be shielded and directed downward to minimize impact on residences above.

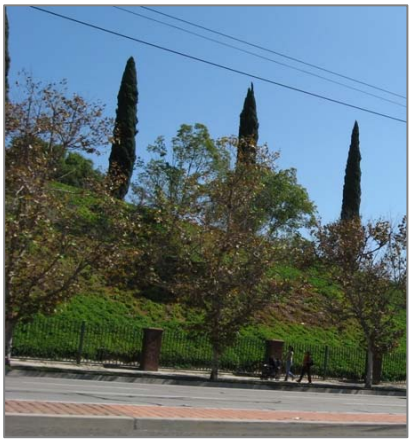
5. Trabuco Road Corridor

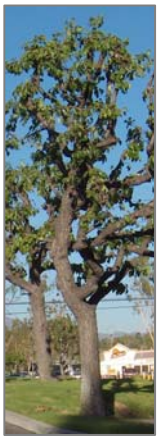
Identifying Features and Characteristics

- Major arterial corridor connecting Lake Forest to Mission Viejo
- Evenly-spaced, mature, evergreen trees, median and parkway landscaping
- Suburban shopping centers featuring varied architecture, but including rustic and village-like features
- Appearance of commercial nodes at major intersections is not coordinated
- Residential homes are located behind screen walls and landscaping
- Topography, vistas

District-Specific Guidelines

The following guidelines are intended to supplement other applicable guidelines in this manual and reinforce positive attributes unique to the Trabuco Road Corridor.





- Complement existing suburban character by incorporating overhead shades with structures and trees and natural elements such as stone.
- Commercial centers should invoke a rustic, village concept through architecture and amenities such as patios and courtyards.
- Remodels for anchor or larger tenants within a center should be designed with the goal of setting the architectural tone for subsequent remodels in the center.
- Perimeter trees and landscaping should be consistent with established streetscape patterns in order to retain consistency.
- Orient courtyards and plazas toward the street to “open up” commercial centers to Trabuco Road. Decorative planter walls and landscape should buffer these areas.
- Use earth tones to establish a subtle building appearance with evergreen trees as a backdrop.

6. Lake Forest Planned Community Commercial and Industrial Core

Identifying Features and Characteristics

- Suburban commercial area serving local and limited regional uses, with the Lake Forest Town Center shopping center as a focal point
- Large business and industrial park complexes; limited street frontage and signage opportunities
- Mixture of business parks, shopping centers and smaller commercial parcels with individual buildings
- Varied contemporary and non-descript architecture, horizontal single- or two-story buildings, flat rooflines, stucco finishes
- Established, but sparse landscaping

District-Specific Guidelines

The following guidelines are intended to supplement other applicable guidelines in this manual and reinforce positive attributes unique to the Lake Forest Planned Community Commercial and Industrial Core.

- Building architecture should generally feature traditional proportions, earth-toned exteriors, varied roofline and building planes, and incorporate a focal point when appropriate.
- The architectural style for standalone buildings (not located within a center) should be compatible with nearby larger buildings, in order to create a coordinated appearance.

- Due to the high number of driveways, incorporate decorative paving at driveway entrances. Consolidate driveways or provide interconnects between sites, whenever possible.
- Increase the presence of perimeter landscaping by incorporating berms, hedges, shrubs, and trees.

7. Lake Forest Planned Community Neighborhood Commercial

Identifying Features and Characteristics

- Commercial area serving immediate adjacent neighborhood residential uses
- Quiet, residential, suburban community
- Spanish-inspired architecture with tiled roofs, arcades and walkways with wood structures
- Variety of different building materials
- Development is human scale
- Proximity to lake
- Evenly-spaced, mature, evergreen trees

District-Specific Guidelines

The following guidelines are intended to supplement other applicable guidelines in this manual and reinforce positive attributes unique to the Lake Forest Planned Community

- The architecture and intensity of new commercial development should respect the character and scale of existing adjacent residences.
- The architecture of individual centers should be compatible with new or recently-renovated anchor tenants.
- Development should be designed to respect existing building edge conditions, promote compatibility with adjacent uses, and include human scale design elements.
- Orient courtyards, plazas, and outdoor dining areas toward the street to “open up” commercial centers to the major streets. Decorative planter walls and landscape should buffer these areas from the street.
- Promote pedestrian walkways into and throughout the centers, given the proximity of local users.
- Use natural materials, such as stone, brick, and wood.

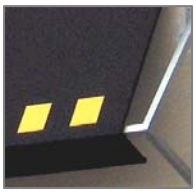
8. Lake Forest Planned Community Freeway Area

Identifying Features and Characteristics

- Established local and regional commercial area with mature landscaping
- Primarily hotel, office, retail uses
- Deep building setbacks from the street
- Building mass set towards the freeway
- Rockfield Boulevard buffers commercial from residential area
- Mix of 1980s architecture
- Building heights range from single-story to five stories
- Closely-spaced, mature, evergreen trees
- High freeway visibility

District-Specific Guidelines

The following guidelines are intended to supplement other applicable guidelines in this manual and reinforce positive attributes unique to the Lake Forest Planned Community Freeway Area.



- Orient taller building elements toward to the freeway and retain lower heights near the street front, to retain the street-edge conditions.
- Ensure that efforts to accommodate freeway-oriented signage and elevations do not detract from the overall building appearance.
- Use consistent architecture on all sides, given high visibility of the freeway corridor.
- Incorporate landscaping that softens the appearance of buildings along the freeway, yet continues the existing streetscape and landscaping patterns on City streets.
- In designing fencing along the freeway, incorporate colors and materials compatible with the building architecture, to the fullest extent possible.

9. El Toro Redevelopment Project Area

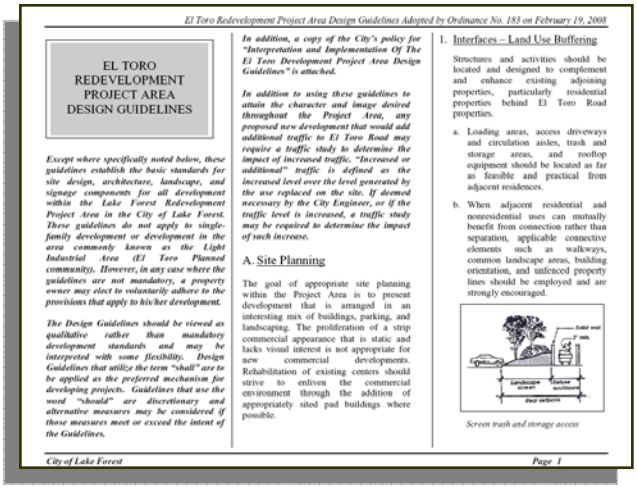
Identifying Features and Characteristics

- Arbor-themed City gateway
- Regional commercial destination featuring retail, office, restaurant, and service uses in a highly-accessible location
- High-quality architecture focusing on Craftsman-styled elements
- Prevalent street and median landscaping
- Transition of older commercial properties by updating appearance and businesses to be consistent with newer development within The Arbor

District-Specific Guidelines

Projects within this District must strive to continue the transition of the Redevelopment Area consistent with the vision of The Arbor.

New and redeveloped properties within this District must refer to the El Toro Redevelopment Project Area Design Guidelines or if applicable, the Light Industrial Area Design Guidelines (pending adoption).



El Toro Redevelopment Project Area Design Guidelines Adopted by Ordinance No. 183 on February 19, 2008

EL TORO REDEVELOPMENT PROJECT AREA DESIGN GUIDELINES

Except where specifically noted below, these guidelines establish the basic standards for site design, architecture, landscape, and signage components for all development within the Lake Forest Redevelopment Project Area in the City of Lake Forest. These guidelines do not apply to single-family development or development in the area commonly known as the Light Industrial Area (El Toro Planned community). However, in any case where the guidelines are not mandatory, a property owner may elect to voluntarily adhere to the provisions that apply to his/her development.

The Design Guidelines should be viewed as qualitative rather than mandatory development standards and may be interpreted with some flexibility. Design Guidelines that utilize the term "shall" are to be applied as the preferred mechanism for developing projects. Guidelines that use the word "should" are discretionary and alternative measures may be considered if those measures meet or exceed the intent of the Guidelines.

In addition, a copy of the City's policy for "Interpretation and Implementation Of The El Toro Development Project Area Design Guidelines" is attached.

In addition to using these guidelines to attain the character and image desired throughout the Project Area, any proposed new development that would add additional traffic to El Toro Road may require a traffic study to determine the impact of increased traffic. "Increased or additional" traffic is defined as the increased level over the level generated by the use replaced on the site. If deemed necessary by the City Engineer, or if the traffic level is increased, a traffic study may be required to determine the impact of such increase.

A. Site Planning

The goal of appropriate site planning within the Project Area is to present development that is arranged in an interesting mix of buildings, parking, and landscaping. The proliferation of a strip commercial appearance that is static and lacks visual interest is not appropriate for new commercial developments. Rehabilitation of existing centers should strive to enliven the commercial environment through the addition of appropriately sited pad buildings where possible.

1. Interfaces – Land Use Buffering

Structures and activities should be located and designed to complement and enhance existing adjoining properties, particularly residential properties behind El Toro Road properties.

a. Loading areas, access driveways and circulation aisles, trash and storage areas, and rooftop equipment should be located as far as feasible and practical from adjacent residences.

b. When adjacent residential and nonresidential uses can mutually benefit from connection rather than separation, applicable connective elements such as walkways, common landscape areas, building orientation, and unfenced property lines should be employed and are strongly encouraged.

Screen trash and storage access

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10. Opportunities Study Areas

Identifying Features and Characteristics

[To be added at a later date, pending review of Area Plans and associated design guidelines.]

District-Specific Guidelines

[To be added at a later date, pending review of Area Plans and associated design guidelines.]

City of Lake Forest

Aesthetic Image Plan for the Landscape Enhancement Program

Prepared for:

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MAY 21, 1996

Citywide Design Guidelines
Appendix

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1. Introduction

The City of Lake Forest was incorporated in 1991. Prior to incorporation, the landscape architectural right-of-way development of median islands, parkways, tree wells, and slopes was governed by the County of Orange. Upon incorporation, the City acquired the responsibility to maintain the softscape and hardscape within the rights-of-way. Softscape maintenance has included some replanting of overgrown areas and the establishment of low plantings in previously unplanted areas.

Since incorporation, the desire to establish a discernable City identity has gained importance. The initial component developed to represent the new City was the City seal.

The City seal was, in turn, incorporated into the City of Lake Forest's rustic wood and stone entry monuments. The entry monuments have been, and will be, located at key entrances to the City. The entry monuments provide a strong visual symbol to residents and non-residents alike, as they enter the City from the surrounding communities.

With acceptance and recognition of the City seal and the City entry monuments, the City began focusing on additional components which would further contribute to the community's sense of identity. Those components were to be derived from the images created by the landscape architecture of City-maintained rights-of-way.

To assure that funding for the City-maintained right-of-way enhancements be spent wisely, Berryman & Henigar (B&H) was requested to develop a reference document to guide the fulfillment of the community's aesthetic landscape image. Following orientation meetings with City staff, B&H began taking slides of the City of Lake Forest in general, and the landscape maintenance areas in particular (medians, parkways/tree wells, and slopes). Slides were taken of natural and man-made features.

B&H selected slides which depicted visual components contributing to, and indicative of, the City's character (i.e., residential and commercial architecture, signage, walls, forests, and creeks), and that depicted the opportunities and constraints of the existing landscape maintenance areas (i.e., slope grades, utility encroachments, existing plant material, entry monuments, and enhanced paving).

The slides were reviewed and evaluated by the consultant to determine the fundamental items contributing to the City's identity. Such visual elements as forms, textures, colors, and scale were considered. The slides, along with the evaluation, were presented to the Planning Commission and then to the City Council.

Input from City staff, the Planning Commission, and the City Council was incorporated into the development of the Concepts presented in this document.

The City of Lake Forest currently has a diverse range of plant material within its limits. The City's most distinctive character comes from its groves of Eucalyptus trees which were planted 20 to 30 years ago, and as far back as the 1900's. The effect of these trees is quite dramatic. As development occurred over the years, other species of trees and shrubs were introduced. There is a strong influence of Sycamores, Pines, and Liquidambars. Because of the density of the trees and shrubs, the overall effect is, indeed, that of a 'forest'. It is within that image that the more specific Concepts were developed.

The Concepts were divided into three basic areas: commercial, residential, and outlying areas (e.g., El Toro Road east of Trabuco Road). Within these three areas, there are subgroupings for median islands, parkways/tree wells, and slopes.

The plants listed for the Concepts were selected for their durability, drought tolerance, and adaptability to local soil and climatic conditions. The intent of the palettes for the Concepts is to supplement the existing plant material within the City and to influence future planting designs for the commercial, residential, and the outlying sections within the City.

The Oak species is found in few locations in the City, although it would be attractive and appropriate in many areas. The Concepts suggest incorporation of these sturdy specimens and their inclusion in the 'Expand the Forest' Program is recommended.

Generally, dense plantings of trees and shrubs will be key to continuing the 'forest' effect. The arrangement of ground cover, shrub, and tree plantings will visually affect the overall aesthetics of the City. The arrangement should follow a tiered pattern with the lowest plants in the foreground, followed by medium-height plants in the mid-ground, with the tallest plants forming the background, or major connecting element in the case of median islands. Also, ground covers and shrubs are to be planted in large groupings to create undulating waves of color and texture. These combined elements will create a distinct aesthetic image and a pleasant environment for the residents of Lake Forest.

2. Overview of Concepts

Concept 1

Concept 1 relies on the use of the median islands to provide a strong element of continuity within the City. The medians in all three areas (commercial, residential, and outlying) receive the same treatment so that the median planting design creates an image that is easily recognizable when traveling through the City.

Commercial areas have flowering trees in the right-of-way to add color and visual interest. Dense, formal plantings of various shrubs enhance the structure of the commercial environment.

Residential areas have a softer look with stately Pines in the parkways and tree wells, with less formal groupings of shrubs and more diverse plantings of trees on slopes.

Outlying areas receive a more natural treatment with the introduction of some native trees and shrubs. Plantings are informal and maintain a rugged appearance in these areas.

Concept 2

The commercial areas in Concept 2 are highlighted by the use of the Floss Silk Trees to provide a dramatic, colorful statement in the medians. Underplantings of contrasting and textural plant material enhance and formalize the design. Row plantings of Tristanias, a relative of the Eucalyptus, provide an evergreen backdrop in the parkways and tree wells. Slope plantings of Pines, Sycamores, and Liquidambars supplement and enhance the existing plantings of these trees within the City. Dense mass plantings of various shrubs and ground covers in the right-of-way and slope areas create a lush streetscape.

Residential area median islands are planted with informal groupings of Sycamores, Pines, and Liquidambars in informal groupings. Shrub plantings are minimal to enhance the simplicity of the planting concept. Tree plantings of Sycamores in the parkways/tree wells create a natural but refined look for the streetscape. Residential slope areas receive tree plantings of Sycamores, Pines, and Liquidambars with plantings of shrub groupings in informal masses.

Outlying areas in Concept 2 are characterized by a soft, natural appearance. The use of Sycamores and Pines in the medians, parkways/tree wells, and slopes, and the addition of grasses and native, natural-looking plants enhance the rustic character of this concept.

Concept 3

For the commercial areas of Concept 3, the median islands are planted with groves of Melaleucas, with turf underneath. Melaleucas look similar to, and are related to, Eucalyptus. These groves are intended to relate to the groves of Eucalyptus within the City. Plantings of Bradford Pear in parkways and tree wells provide a colorful accent to the dense plantings of Melaleuca. Colorful ground cover and dense plantings of trees and shrubs enhance the slope areas.

In residential areas, groves of Tristania amidst shrubs and ground covers provide a refined but informal appearance. Right-of-way plantings of Crape Myrtle trees provide summer color, and interesting form and texture in the winter. Tree grove plantings of Tristania and Melaleuca on the slopes are reminiscent of the existing groves of Eucalyptus within the City. Large, spreading shrubs cover the slopes and provide color.

Outlying areas receive native and natural-looking plant material used in informal plantings. Medians are planted with California Pepper trees which add a natural, rural character to the streetscape. Eldarica Pines in the parkways and tree wells further enhance the natural character of the area. Slope areas receive a combination of Pines, Peppers, and California Sycamores under which there are informal plantings of various shrubs.

3. Plant Palettes

Concept 1 - Commercial		
Element	**Botanical Name**	**Common Name**
MEDIAN ISLANDS		
Trees	Platanus acerifolia 'Bloodgood'	London Plane Tree
Shrubs	Raphiolepis indica 'Indian Princess	NCN
	Dietes bicolor	Fortnight Lily
Ground Cover	Hedera helix 'Hahn's'	Hahn's Ivy
PARKWAYS/TREE WELLS		
Trees	Koelreuteria paniculata	Goldenrain Tree
Shrubs	Raphiolepis species	NCN
	Xylosma congestum 'Compacta'	Dwarf Xylosma
	Grevillea noelii	NCN
	Dietes bicolor	Fortnight Lily
	Pittosporum species	NCN
	Hemerocallis species	Daylily
Ground Cover	Hedera helix 'Hahn's'	Hahn's Ivy
	Lonicera japonica 'Halliana'	Hall's Honeysuckle
SLOPES		
Trees	Platanus acerifolia 'Bloodgood'	London Plane Tree
	Pinus canariensis	Canary Island Pine
	Prunus cerasifera 'Thundercloud'	Purple Leaf Plum
Shrubs	Ligustrum texanum	Wax Leaf Privet Hedge
	Raphiolepis species	NCN
	Pittosporum species	NCN
	Dietes bicolor	Fortnight Lily
	Grevillea noelii	NCN
	Hemerocallis species	Daylily
	Agapanthus africanus	Lily of the Nile
Ground Cover	Lonicera japonica 'Halliana'	Hall's Honeysuckle

Concept 1 - Residential

Element	Botanical Name	Common Name
MEDIAN ISLANDS		
Trees	Platanus acerifolia 'Bloodgood'	London Plane Tree
Shrubs	Raphiolepis indica 'Indian Princess'	NCN
	Dietes bicolor	Fortnight Lily
Ground Cover	Hedera helix 'Hahn's'	Hahn's Ivy
PARKWAYS/TREE WELLS		
Trees	Pinus canariensis	Canary Island Pine
Shrubs	Raphiolepis species	NCN
	Pittosporum species	NCN
	Grevillea noelii	NCN
	Dietes bicolor	Fortnight Lily
	Xylosma congestum 'Compacta'	Dwarf Xylosma
Ground Cover	Hedera helix 'Hahn's'	Hahn's Ivy
SLOPES		
Trees	Platanus acerifolia 'Bloodgood'	London Plane Tree
	Pinus canariensis	Canary Island Pine
	Tristania conferta	Brisbane Box
	Cedrus deodara	Deodar Cedar
	Malaleuca quinquinervia	Cajeput Tree
Shrubs	Juniperus species	Junipers
	Raphiolepis species	NCN
	Pittosporum species	NCN
	Rosmarinus 'Collingwood Ingram'	Rosemary
	Xylosma congestum 'Compacta'	Dwarf Xylosma
	Myoperum laetum	NCN
Ground Cover	Coprosma kirkii	NCN
	Myoporum pacificum	NCN

Concept 1 - Outlying

Element	Botanical Name	Common Name
MEDIANS		
Trees	Platanus acerifolia 'Bloodgood'	London Plane Tree
Shrubs	Raphiolepis indica 'Indian Princess'	NCN
	Dietes bicolor	
Ground Cover	Hedera helix 'Hahn's'	Hahn's Ivy
PARKWAYS/TREE WELLS		
Trees	Alnus rhombifolia	White Alder
Shrubs	Raphiolepis species	NCN
	Dietes bicolor	Fortnight Lily
	Pittosporum tobira 'Wheelerii'	Wheelers Dwarf Pittosporum
Ground Cover	Ceanothus 'Yankee Point'	Ceanothus
	Arctostaphylos edmundsii 'Green Carpet'	Manzanita
SLOPES		
Trees	Platanus racemosa	California Sycamore
	Pinus eldarica	Eldarica Pine
	Melaleuca quinquinervia	Cajeput Tree
	Pinus canariensis	Canary Island Pine
	Cedrus deodara	Deodar Cedar
Shrubs	Nerium oleander 'Sister Agnes'	Oleander
	Heteromeles arbutifolia	Toyon
	Rhus ovata	Sugar Bush
	Cistus species	Rockrose
	Leucophyllum texanum	Texas Ranger
Ground Cover	Acacia redolens 'Desert Carpet'	NCN

Concept 2 - Commercial

Element	Botanical Name	Common Name
MEDIAN ISLANDS		
Trees	Chorisia speciosa	Floss Silk Tree
Shrubs	Phormium tenax 'Dark Delight'	Dwarf New Zealand Flax
Ground Cover	Asparagus densiflorus 'Myers'	Myers Asparagus
	Agapanthus africanus 'Peter Pan'	Dwarf Lily of the Nile
PARKWAYS/TREE WELLS		
Trees	Tristania conferta	Brisbane Box
Shrubs	Agapanthus africanus	Lily of the Nile
	Phormium tenax species	New Zealand Flax
	Raphiolepis species	NCN
	Dietes bicolor	Fortnight Lily
	Hemerocallis species	Daylily
	Pittosporum species	NCN
	Xylosma congestum 'Compacta'	Dwarf Xylosma
Ground Cover	Lantana montevidensis	Trailing Lantana
	Trachelospermum jasminioides	Star Jasmine
	Hedera helix 'Hahn's'	Hahn's Ivy
	Lonicera japonica 'Halliana'	Hall's Honeysuckle
SLOPES		
Trees	Pinus canariensis	Canary Island Pine
	Platanus acerifolia 'Bloodgood'	London Plane Tree
	Liquidambar styraciflua 'Palo Alto'	American Sweet Gum
	Liquidambar styraciflua 'Burgundy'	American Sweet Gum
	Liquidambar styraciflua 'Festival'	American Sweet Gum
Shrubs	Xylosma congestum 'Compacta'	Dwarf Xylosma
	Raphiolepis species	NCN
	Pittosporum species	NCN
	Agapanthus africanus	Lily of the Nile
Ground Cover	Lonicera japonica 'Halliana'	Hall's Honeysuckle
	Trachelospermum jasminioides	Star Jasmine
	Lantana montevidensis	Trailing Lantana

Concept 2 - Residential

Element	Botanical Name	Common Name
MEDIAN ISLANDS		
Trees	Platanus acerifolia 'Bloodgood'	London Plane Tree
	Pinus canariensis	Canary Island Pine
	Liquidambar styraciflua 'Palo Alto'	American Sweet Gum
	Liquidambar styraciflua 'Burgundy'	American Sweet Gum
	Liquidambar styraciflua 'Festival'	American Sweet Gum
Shrubs	Raphiolepsis indica 'Ballerina'	NCN
	Raphiolepsis indica 'Indian Princess'	NCN
	Dietes bicolor	Fortnight Lily
Ground Cover	Hedera helix 'Hahn's'	Hahn's Ivy
PARKWAYS/TREE WELLS		
Trees	Platanus acerifolia 'Bloodgood'	London Plane Tree
	Pinus canariensis	Canary Island Pine
Shrubs	Rosmarinus 'Collingwood Ingram'	Rosemary
	Raphiolepsis species	NCN
	Pittosporum species	NCN
	Dietes bicolor	Fortnight Lily
	Hemerocallis species	Daylily
	Xylosma congestum 'Compacta'	Dwarf Xylosma
	Leucophyllum texanum	Texas Ranger
Ground Cover	Hedera helix 'Hahn's'	Hahn's Ivy
SLOPES		
Trees	Platanus acerifolia 'Bloodgood'	London Plane Tree
	Pinus canariensis	Canary Island Pine
	Liquidambar styraciflua 'Burgundy'	American Sweet Gum
	Liquidambar styraciflua 'Festival'	American Sweet Gum
	Liquidambar styraciflua 'Palo Alto'	American Sweet Gum
Shrubs	Xylosma congestum	Shiny Xylosma
	Pittosporum species	NCN
	Raphiolepis species	NCN
	Rosmarinus 'Collingwood Ingram'	Rosemary
	Cotoneaster species	NCN

Concept 2 - Residential (cont)		
Element	**Botanical Name**	**Common Name**
SLOPES (cont)		
Shrubs (cont)	Melaleuca nesophila	Pink Melaleuca
	Leucophyllum texanum 'Silver Cloud'	Texas Ranger
	Dodonaea viscosa	Hopseed Bush
Ground Cover	Acacia redolens 'Desert Carpet'	NCN
	Lantana montevidensis	Trailing Lantana

Concept 2 - Outlying

Element	Botanical Name	Common Name
MEDIAN ISLANDS		
Trees	Platanus racemosa	California Sycamore
	Pinus eldarica	Eldarica Pine
Shrubs	Cistus salvifolius	White Rockrose
	Leucophyllum 'Silver Cloud'	Texas Ranger
	Rosmarinus 'Collingwood Ingram'	Rosemary
	Cistus purpureus	Purple Rockrose
Ground Cover	Helictotrichon sempervirens	Blue Oat Grass
	Cotoneaster salicifolius 'Green Carpet'	Willowleaf Cotoneaster
	Arctostaphylos edmundsii 'Little Sur'	Manzanita
PARKWAYS/TREE WELLS		
Trees	Platanus racemosa	California Sycamore
	Pinus eldarica	Eldarica Pine
Shrubs	Leucophyllum texanum 'Silver Cloud'	Texas Ranger
	Cistus purpureus	Purple Rockrose
	Salvia leucophylla	Purple Sage
	Rosmarinus 'Collingwood Ingram'	Rosemary
	Galvesia speciosa	Island Bush Snapdragon
	Pittosporum species	NCN
	Raphiolepis species	NCN
Ground Cover	Ribes viburnifolium	Evergreen Currant
	Arctostaphylos edmundsii 'Emerald Carpet'	Manzanita
	Cotoneaster salicifolius 'Green Carpet'	Willowleaf Cotoneaster
	Helictotrichon sempervirens	Blue Oat Grass
	Muhlenbergia rigens	Deer Grass
SLOPES		
Trees	Platanus racemosa	California Sycamore
	Pinus eldarica	Eldarica Pine
	Pinus canariensis	Canary Island Pine
	Quercus suber	Cork Oak
	Sequoiadendron giganteum	Giant Sequoia
	Melaleuca quinquinervia	Cajeput Tree

Concept 2 - Outlying (cont)

Element	Botanical Name	Common Name
SLOPES (cont)		
Shrubs	Heteromeles arbutifolia	Toyon
	Raphiolepis species	NCN
	Pittosporum species	NCN
	Leucophyllum texanum 'Silver Cloud'	Texas Ranger
	Cistus purpureus	Purple Rockrose
	Salvia leucophylla	Purple Sage
	Salvia apiana	White Sage
	Salvia 'Allen Chickering'	Allen Chickering Sage
	Rhus ovata	Sugar Bush
	Rhus integrifolia	Lemonade Berry
	Rhamnus alaternus	Italian Buckthorn
	Galvesia speciosa	Island Bush Snapdragon
	Artemesia californica 'Montara'	California Sagebrush
	Cercis occidentalis	Western Redbud
	Sollya heterophylla	Australian Bluebell Creeper
Ground Cover	Muhlenbergia rigens	Deer Grass
	Pennisetum setaceum 'Rubrum'	Purple Fountain Grass
	Elymus condensatus 'Canyon Prince'	Giant Wild Rye
	Acacia redolens 'Desert Carpet'	NCN
	Ribes viburnifolium	Evergreen Currant

Concept 3 - Commercial

Element	Botanical Name	Common Name
MEDIAN ISLANDS		
Trees	Melaleuca quinquinervia	Cajeput Tree
Ground Cover	Turf: Marathon II	Marathon II Turfgrass
PARKWAYS/TREE WELLS		
Trees	Pyrus calleriana 'Bradfordii'	Bradford Pear
Shrubs	Agapanthus africanus	Lily of the Nile
	Raphiolepis species	NCN
	Juniperus species	Junipers
	Pittosporum species	NCN
	Trachelospermum jasminiodes	Star Jasmine
Ground Cover	Gazania 'Mitsuwa White'	White Gazania
SLOPES		
Trees	Melaleuca quinquinervia	Cajeput Tree
	Tristania conferta	Brisbane Box
	Prunus cerasifera 'Thundercloud'	Purple Leaf Plum
Shrubs	Nerium oleander 'Petite Pink'	Dwarf Oleander
	Nerium oleander 'Petite Salmon'	Dwarf Oleander
	Phormium tenax species	New Zealand Flax
	Pittosporum tobira	Mock Orange
	Abelia grandiflora 'Edward Goucher'	Dwarf Abelia
	Hemerocallis species	Daylily
	Agapanthus africanus	Lily of the Nile
Ground Cover	Bougainvillea 'Crimson Jewel'	Bougainvillea
	Lantana montevidensis	Trailing Lantana
	Myoporum pacificum	NCN
	Gazania 'Mitsuwa White'	White Gazania

Concept 3 - Residential

Element	Botanical Name	Common Name
MEDIAN ISLANDS		
Trees	Tristania conferta	Brisbane Box
Shrubs	Raphiolepis species	NCN
	Pittosporum tobira 'Wheelerii'	Wheeler's Dwarf Pittosporum
Ground Cover	Helitotrichon sempervirens	Blue Oat Grass
	Lantana montevidensis	Trailing Lantana
PARKWAYS/TREE WELLS		
Trees	Lagerstroemia indica	Crape Myrtle Tree
Shrubs	Raphiolepis 'Jack Evans'	NCN
	Raphiolepis 'Enchantress'	NCN
	Raphiolepis 'Ballerina'	NCN
	Pittosporum tobira variegata	Variegated Pittosporum
Ground Cover	Lantana montevidensis	Trailing Lantana
SLOPES		
Trees	Tristania conferta	Brisbane Box
	Melaleuca quinquinervia	Cajeput Tree
Shrubs	Jasminum mesnyi	Primrose Jasmine
	Rosa banksiae	Lady Banks' Rose
	Plumbago auriculata	Cape Plumbago
	Lantana montevidensis	Trailing Lantana

Concept 3 - Outlying

Element	Botanical Name	Common Name
MEDIAN ISLANDS		
Trees	Schinus molle	California Pepper
Shrubs	Helitotrichon sempervirens	Blue Oat Grass
	Festuca californica	California Fescue
PARKWAYS/TREE WELLS		
Trees	Pinus eldarica	Eldarica Pine
Shrubs	Cistus purpureus	Purple Rockrose
	Leucophyllum texanum	Texas Ranger
	Cistus salvifolius	White Rockrose
	Salvia mellifera prostrata	NCN
	Rosmarinus 'Collingwood Ingram'	Rosemary
	Pennisetum 'Rubrum'	Purple Fountain Grass
Ground Cover	Coprosma kirkii	NCN
	Arctostaphylos edmundsii 'Green Carpet'	Manzanita
	Ribes viburnifolium	Evergreen Currant
SLOPES		
Trees	Pinus eldarica	Eldarica Pine
	Schinus molle	California Pepper
	Platanus racemosa	California Sycamore
Shrubs	Dodonaea viscosa	Hopseed Bush
	Heteromeles arbutifolia	Toyon
	Leucophyllum texanum 'Silver Cloud'	Texas Ranger
	Cistus species	Rockrose
Ground Cover	Acacia redolens 'Desert Carpet'	NCN
	Ceanothus 'Point Reyes'	Ceanothus
	Elymus condensatus 'Canyon Prince'	Giant Wild Rye
	Muhlenbergia rigens	Deer Grass

4. Hardscape Treatments

The hardscape treatment for each Concept was selected based on the philosophy of the Concept discussed in the Overview section of this document.

Concept 1

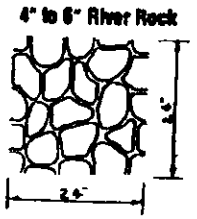
Pattern: No pattern; colored concrete with light retardant finish.

Color: L.M. Scofield #C-11 'Desert Sand'

Concept 2

Pattern: Bomanite River Rock Pattern

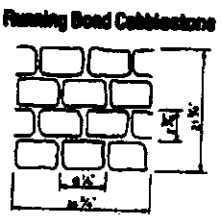
Color: Integral color concrete with applied concrete stain. Exact color combination to be determined. See sample provided.



Concept 3

Pattern: Bomanite Running Bond Cobblestone

Color: Integral color concrete with applied concrete stain. Exact color combination to be determined. See sample provided.



Optional Treatment

Pattern: Natural river rock set in concrete.

Optional Treatment

Pattern: Stain existing Terracota Running Bond stamped concrete to achieve color similiar to river rock used on the base of the City entrance monument.