

F. OUTDOOR LIGHTING

All streets, commercial developments and improved open space areas in *French Valley* shall have uniform lighting standards with regard to style, materials and colors in order to ensure consistent design. Each residential enclave may develop its own lighting standards, provided that the selected lighting fixture style is used consistently throughout the project. Lighting fixtures shall be well integrated into the visual environment and the appropriate architectural theme. All lighting in the *French Valley* Specific Plan area shall comply with the following regulations and provisions:

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

Outdoor lights, such as streetlights, spot lights, floodlights, and reflector lights, shall be of unbreakable plastic, recessed, or otherwise designed to reduce the problems associated with damage and replacement of fixtures. Fixtures shall be vandal-proof, yet should not look institutional.

- Neon and similar types of lighting are prohibited in all areas of the *French Valley* Specific Plan area except those of retail commercial developments.
- All exterior lighting design should develop a sense of hierarchy by varying fixtures and illumination levels. Proper lighting helps to define the organization of streets and recreation areas. Entry areas (both pedestrian and vehicular): The commercial area, schools, and recreation areas shall be creatively lit to develop a sense of place and arrival.
- All exterior lighting designs shall address the issue of security. Parking lots, pedestrian walkways, and dwelling unit entrances shall be well lighted for security reasons.
- All exterior lights should be shielded where feasible and focused to minimize spill light into the night sky or adjacent properties.
- No freestanding lighting fixtures shall exceed 25 feet in height. In no case shall overwash occur beyond the property lines.
- All electrical meter pedestals and light switch/control equipment shall be located with minimum public visibility or shall be screened with appropriate plant materials, walls and/or fencing.
- The level of on-site lighting as well as lighting fixtures, shall comply with any and all applicable requirements and policies of the County of Riverside and of the Mount Palomar Observatory.
- Energy conservation, safety and security should be emphasized when designating any lighting system.

- Within the French Valley Airport Safety Zone, any use that would direct a steady light or flashing light of red, white, green or amber color associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach landing at the French Valley Airport shall be prohibited.