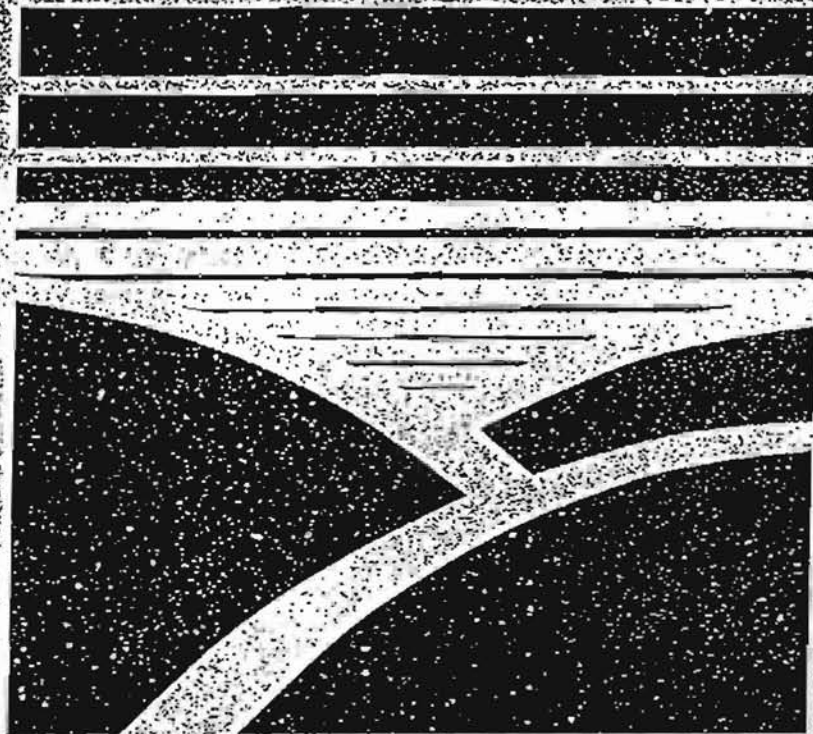


EL DORADO HILLS BUSINESS PARK



DESIGN GUIDELINES

CEMO INC.

In association with
CABLE DATA

Prepared by

WADE ASSOCIATES
URBAN PLANNING AND DESIGN

January 1, 1992

BOOK 3952 PAGE 471

FEE SCHEDULE FOR APPLICATION PROCESSING AND PLAN REVIEW - 1992

EDHBP Architectural Review Committee

FEE	DESCRIPTION	
\$800	2 Acres or Less	1 Building
\$1,000	2 Acres	2 Buildings
\$1,000	3 Acres	1 Building
\$1,200	3 Acres	2 Buildings
\$1,200	4 Acres	1 Building
\$1,350	4 Acres or More	2 Buildings
\$1,500	4 Acres or More	3 Buildings
\$150 (add)	Master Plan	Various

Fee to be submitted in full with complete set of plans.
All checks payable to EDHBP Architectural Review Committee.

Fee schedule subject to change upon review annually.

All exceptions must be requested in writing and submitted to the EDHBP ARC.

Wayne Hammer
EDHBP Architectural Review Committee
3290 Monier Circle
Rancho Cordova, Ca. 95670

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1. Introduction

1.1 Purpose

The El Dorado Hills Business Park encompasses approximately 900 acres and will ultimately be the largest single employment center in western El Dorado County. As such, the perception of the general character of commerce and industry in the County will be established, to a significant degree, by the character of the Business Park itself. The mix of uses included in the Business Park, the quality of the individual buildings, and the care given to the overall setting will reflect on the quality and organization of the businesses operating in the Park.

In addition to the significance of the Business Park as an employment and economic center, it is also very prominently located at the primary gateway to El Dorado County. The Park is located less than one mile from Highway 50, and is highly visible at the point that a driver enters the County. (Figure 1.1, Location Map) Moreover, Latrobe Road, which serves as the primary frontage and entry to the Park, will ultimately be a major thoroughfare in the western portion of the County. The Business Park lies in a shallow valley and the hills to the east provide a dramatic backdrop. (Figure 1.2, Vicinity Map)

The residential community of El Dorado Hills will constitute the gateway to the County on the north side of Highway 50. The visual quality of development already afforded by the existing golf course north of the freeway and that planned for the future residential areas, should be mirrored in the industrial and business uses in the Business Park that will constitute the gateway on the south side of Highway 50.

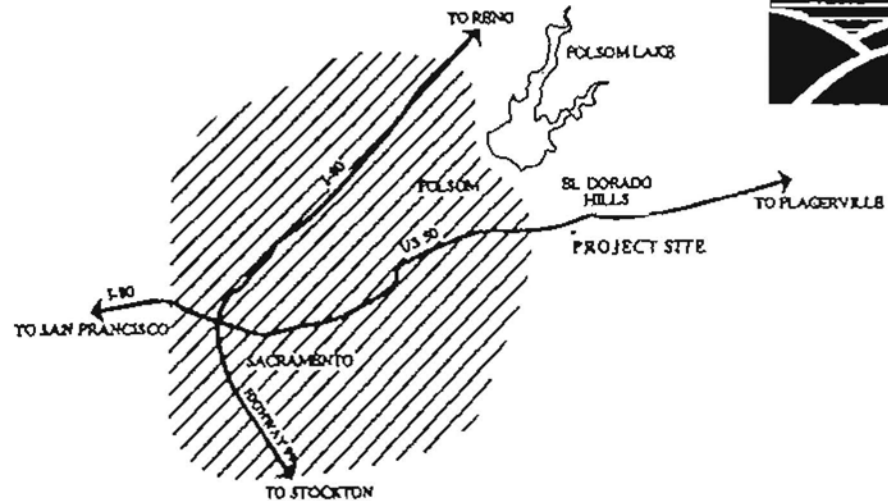


Figure 1.1 Location Map

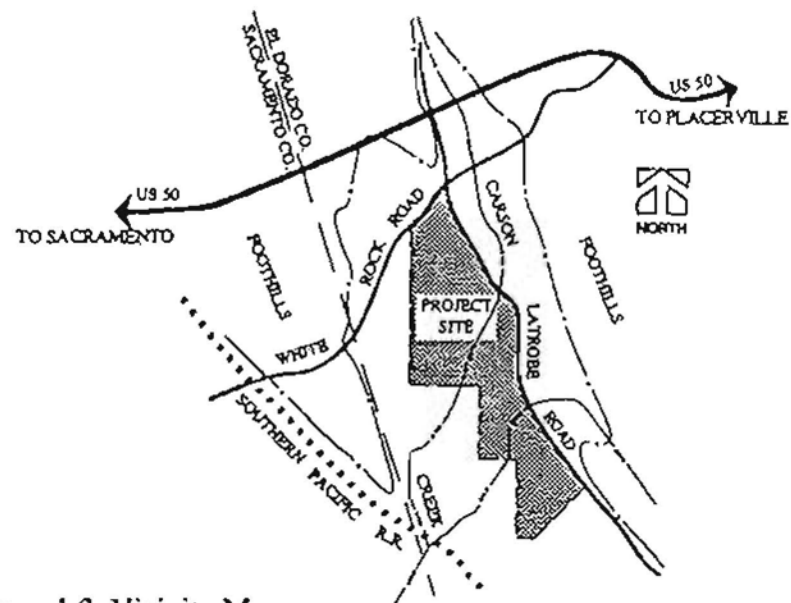


Figure 1.2 Vicinity Map

These Design Guidelines are intended to ensure a high quality of development for individual projects within the El Dorado Hills Business Park such that the overall park will be compatible with the natural setting and will enhance the visual impression.

1.2 Design Review Authority

An Architectural Review Committee (ARC) is established by the Declaration of Protective Covenants El Dorado Hills Business Park (referred to as the CC&R's) to review all required plan submissions. All submitted plans will be reviewed by the El Dorado Hills Business Park Architectural Review Committee who will employ an architect and a landscape architect to assist in determining the acceptability of design in compliance with the CC&R's and these design guidelines.

1.3 Land Use Regulations

1.3.1 General Plan and Zoning

The El Dorado Hills Business Park is designated for Industrial use in the El Dorado County General Plan, and is zoned in the Research and Development Zone District (R&D), Chapter 17.35 in the El Dorado County Code.

The purpose of the Research and Development Zone District is to provide areas for the location of high technology, non-polluting manufacturing plants, and related facilities in a campus-like setting. This zone is combined with a design review district to ensure a high quality, aesthetic environment.

1.3.2 Permitted Uses

The following are categories of permitted uses in the research and development zone. Uses not listed, and which are similar in nature, may be determined by the El Dorado County

Community Development Director as a permitted use:

A. Manufacturing Uses:

1. Assembly, manufacturing or finishing of goods including the storage and distribution of such goods;

B. Service uses:

1. Delivery and mail service,
2. Janitorial,
3. Laboratories (medical, dental, research, testing)
4. Blueprinting, copying,
5. Architectural and drafting,
6. Security,
7. Trade schools,
8. Day care,
9. Data processing,
10. Small appliance repair and service,
11. Telephone answering service,
12. Locksmiths;

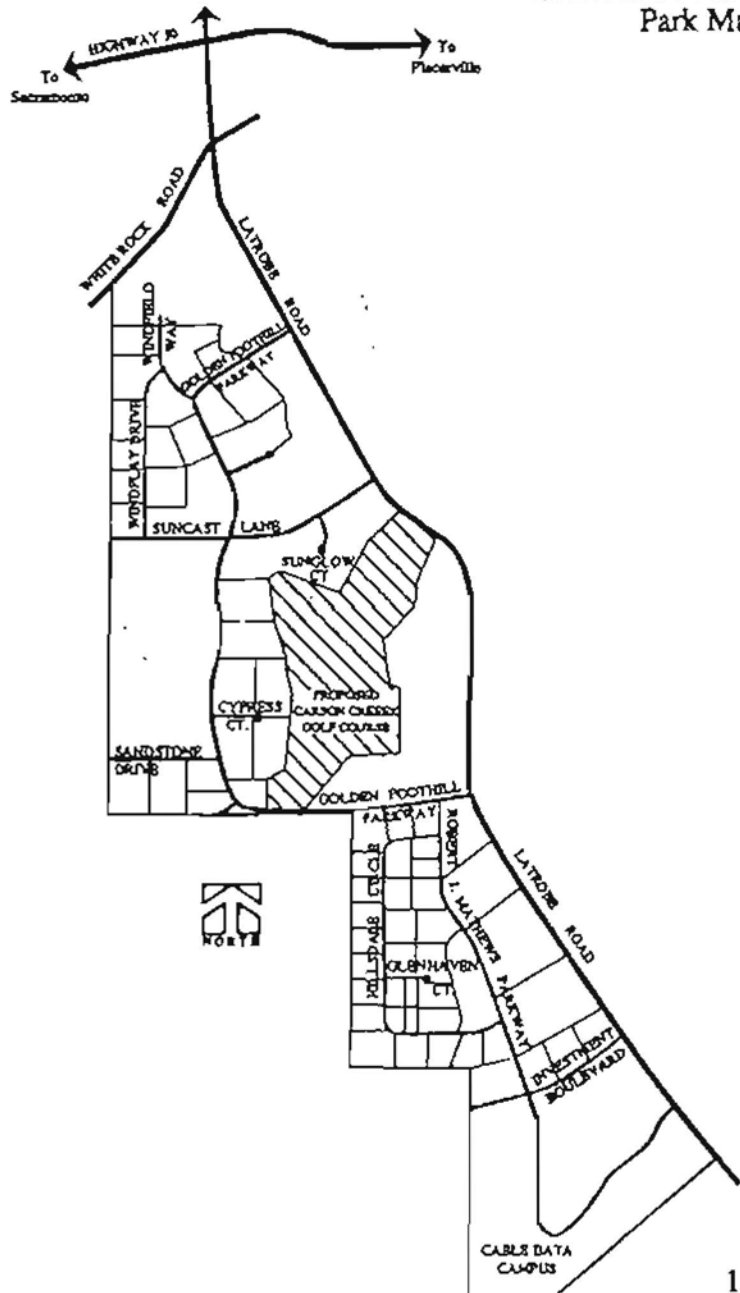
C. Office uses:

1. Professional offices including accountants, attorneys, architects, counselors, medical and dental, and other uses similar in nature
2. Government offices,
3. Financial institutions,
4. Labor unions and professional associations;

D. Warehousing and storage:

1. Wholesaling,
2. General warehousing (except mini-warehousing);

Figure 1.3
El Dorado Hills Business
Park Master Plan



E. Miscellaneous:

1. Cafes and restaurants,
2. Recreational facilities including golf courses, court games, exercise centers, swimming centers;

F. Accessory uses:

1. Retail sales when clearly incidental to the primary use conducted on the site;

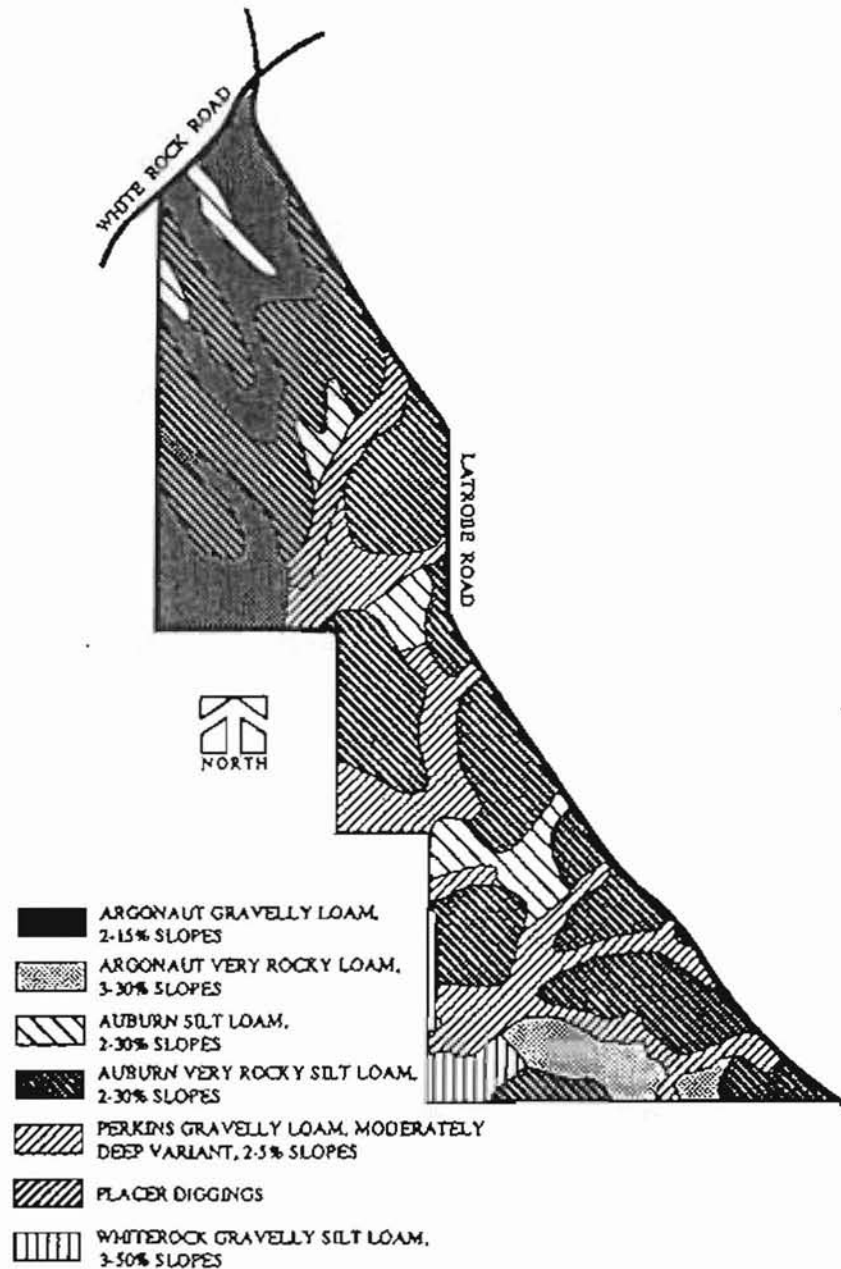
G. Special Use Permit

A special use permit shall be obtained prior to the establishment of those uses which are partially or wholly conducted outside buildings, except as provided in Section 17, 35.020, or which may, in the opinion of the Planning Director, cause measurable dust, noise, air or water pollutants, or electrical interference beyond the exterior walls or buildings which could detrimentally impact neighboring lands and uses. (El Dorado County Ord. 3298 S1 (part), 1082).

1.4 Setting

The appropriate design of the landscaping and architecture in the Business Park is determined by the physical setting. (Figure 1.3, El Dorado Hills Business Park Master Plan) Factors such as the climate and soils conditions suggest the type of plant materials that will survive and meet the objectives of the overall plan. Furthermore, close attention to these factors can result in improvement plans that significantly enhance the Park setting beyond the natural amenity that the site affords. This section briefly describes the key characteristics that have a bearing on the overall approach to the design guidelines, and on the specific recommendations they include.

Figure 1.4 Soils Map



1.4.1 Climate

Climate is a significant factor in the successful design of the Park. Not only the extremes of heat and cold, but the amount and duration of precipitation, the prevailing winds, and the solar orientation of the buildings in the Park are important parameters.

The mean temperatures range from a low of 35 to 40 degrees to a high of 55 to 60 degrees in January, and from a low of 60 degrees to a high of 90 to 105 degrees in July and August. Rainfall averages between 18 and 23 inches annually during the fall and winter months. Construction limitations could occur during 2-3 months of the period. Wind is primarily from the south with southeasterlys prevailing in the winter months, and southwesterlys occurring in the midsummer months. Wind speed averages about 6 m.p.h. annually.

1.4.2 Soils

The native soils in the El Dorado Hills area have a direct effect on the potential for landscaping, particularly for the success of large trees. (Figure 1.4, Soils Map) Trees selected as street trees and for shade are adaptable to the soils found in the area. Oak trees are indigenous to the vicinity of the Business Park, and have adapted to the relatively shallow soils and dry climate. However, there are no existing oak trees in the Park. This may reflect more on the recent use of the area for hay farming and grazing, uses that eliminate the native oak trees, rather than the inherent ability of the site to support large trees. A scattering of trees exists in the low lying area along Carson Creek. These are typically riparian species such as willow and poplar, which depend on the relatively moist environment found in the lower drainage areas.

Proposed landscape plantings will require special subsurface preparation for adequate drainage and root growth. Earth mounding to provide deeper soils is encouraged.

The principal soils are the Auburn series which occurs on the ridges and higher slopes, the Argonaut series found on foot slopes swales and saddles, and the Perkins series found along stream bottoms.

The Auburn soils occupy about 65 percent of the Business Park. These soils consist of 12 to 24 inches of silt loam over fractured rock. They usually have stones and are interspersed with rock outcrops.

Approximately 20 percent of the Park is comprised of the Argonaut series which are moderately deep over bedrock. They have a gravelly silt loam surface and a finer subsoils generally of clay loam and clay texture. Bedrock is found at about 30 inches from the surface, and there are a few scattered rock outcrops.

The Perkins series soils occupy approximately 15 percent of the Park. They are characterized by a gravelly loam surface over a gravelly clay loam subsoil overlaying hard bedrock at about 36 inches. These soils are along the narrow stream bottoms and portions are subject to occasional flooding or overflow during wet seasons. (Kennedy, 1982)

1.5 Project Review Process

1.5.1 Application Procedure

Required plan submissions shall be submitted to the El Dorado Hills Business Park Architectural Review Committee. Each stage of plan submission will require four (4) sets of plans containing the specific information described below.

Upon completion of review by the Architectural Review Committee, one set of submitted plans, if necessary, will be returned to the applicant along with a letter summarizing comments, recommendations, requirements and findings. The submissions will be reviewed in an expeditious manner by the El Dorado Hills Business Park Architectural Review Committee for all stages of plan submission. The returned plans will be marked "Approved" or "Approved subject to conditions" or "Not Approved" with the following intended meanings.

1. "Approved"-- approved documents enables the applicant to proceed to the next stage of the approval process.
2. "Approved subject to conditions"--documents so marked enable the applicant to proceed to the next stage of the approval process provided the applicant complies with the conditions specified by the Architectural Review Committee. If the applicant takes exception to the specified conditions, the applicant must do so in writing by certified mail addressed to El Dorado Hills Business Park Architectural Review Committee within ten (10) days from the date of the applicant's receipt of returned documents. Unless such action is taken, El Dorado Hills Business Park Architectural Review Committee will assume that all conditions are acceptable to and approved by the applicant.
3. "Not Approved"-- documents will be returned to the applicant with comments describing basis for disapproval. Revised documents must be resubmitted if approval is sought.
4. El Dorado Hills Business Park Architectural Review Committee's approval of the applicant's plans, specifications, calculations, or work shall not constitute an implication, representation, or certification by El Dorado Hills Business Park Architectural Review Committee that the above items are in compliance with the applicable Statutes, Codes, Ordinances or other regulations.

The El Dorado Hills Business Park Design Guidelines are in no way intended to supersede any applicable Statutes, Codes, Ordinances or regulations of controlling governmental jurisdictions. In any case, where the Design Guidelines and the County of El Dorado requirements and the CC&R's may be in conflict, the more restrictive shall take precedent. Should any portions of the El Dorado Hills Business Park CC&R's or Design Guidelines be discovered to encourage violation of applicable Statutes, Codes, Ordinances, or other governmental regulations, those discrepancies should be brought to the attention of the Architectural Review Committee.

All proposed projects in El Dorado Hills Business Park must satisfy the requirements of the Architectural Review Committee and the County of El Dorado.

The applicant shall have the sole responsibility for compliance with the County of El Dorado Zoning Code, and all other applicable Statutes, Codes, Ordinances or other regulations for all work performed on the premises by or on behalf of the applicant.

If it appears to be advantageous for clarity and timeliness to submit information beyond the requirements of the current submittal, such information will be accepted by the Architectural Review Committee. However, it is understood that the submittal and approval of such additional information is the sole responsibility of the applicant and not the Architectural Review Committee.

1.5.2 Project Review Submittal Requirements

In order to ensure that the design standards for El Dorado Hills Business Park contained in these guidelines are achieved, a series of plan submissions will be required at different stages of the design process. The number of plan submissions will vary depending upon the complexity and timing of a proposed development. Plan submissions will also be required for

significant revisions, alterations, additions, or change of use for approved or existing developments within El Dorado Hills Business Park.

1.5.3 Master Plan Design Submittal

Submission of a site Master Plan will be required only when the ultimate site development is planned to be constructed in separate phases over a period of time. The site Master Plan is to be submitted and approved before Schematic Plans are submitted.

1. All buildings and structures including:
 - a. building footprints
 - b. overhangs
 - c. gross floor area
 - d. site coverage--building-ground contact area/lot area
 - e. building coverage--gross floor area/lot area
 - f. a brief description of the use of each building or structure including an estimate of the number of employees, and total number of employees on site at any peak time, and the anticipated number of shifts and the days of their operation
2. Parking Area--Refer to County of El Dorado Zoning Ordinance and Chapter 2 of these guidelines.
 - a. configuration of parking and vehicular circulation including employee and guest parking
 - b. dimensions of typical parking stalls and parking aisles
 - c. preferential parking
 - d. total parking provided
 - e. calculation demonstrating total parking required
 - f. location and description of screening devices for truck, service and outside storage areas

3. Landscape and Pedestrian circulation concept including the location and design of all access drive curb cuts.
4. Relationship with off-site circulation including the location and design of all access drive curb cuts.
5. Relationship to adjacent properties.
6. Conceptual grading, drainage and utilities.
7. Descriptions or sketches of the architectural design concept including intended character and materials.
8. Phasing Plans--plans indicating the phasing of the ultimate Master Plan development illustrating the extent of development at the completion of each phase.

While the above information is required for all Master Plan submissions, it would be desirable for applicants to utilize all available presentation materials and media in order to fully communicate the intent and design character to the Architectural Review Committee.

1.5.4 Plan Submittal:

The Plan submission is required to convey specific information about the site planning and architecture of the proposed development. The Plan package should be submitted to the Architectural Review Committee prior to submission of plans to the County of El Dorado for Site Development Review. Plans are to be submitted and approved before construction documents are submitted. The project owner shall pay a project review fee based on the size of the project. See attached fee schedule.

The Plan submission requires each of the following exhibits:
(See Appendix C for Plan Checklists)

1. Existing Conditions Survey Maps showing the following:
 - a. existing topography
 - b. existing tree cover
 - c. existing buildings, streets or other physical features
 - d. relationship to adjacent properties
 - e. relationship with off-site circulation systems
 - f. surveyors name and date of survey
2. Site Plan indicating the following:
 - a. parcel area
 - b. total gross building floor area
 - c. site coverage--building-ground contact area/ lot area
 - d. building coverage--area of all floors/ lot area
 - e. preliminary floor plan for each building
 - f. a brief description of the use of each building or structure including an estimate of the number of employees
 - g. building footprints and dimensions to property lines
 - h. building roof overhangs
 - i. configuration of parking and vehicular circulation including employee and guest parking
 - j. dimensions of typical parking stalls and parking aisles
 - k. total parking provided
 - l. calculation demonstrating total parking required
 - m. location of parking electroliers
 - n. truck service, loading area, trash enclosures
 - o. lines of setbacks and easements
 - p. locations of on-site transformers and gas meters
 - q. adjacent roadways including curb lines, medians and median openings
 - r. location of walls, fences and signs

3. Conceptual Grading and Drainage Plan indicating:

- a. proposed finish grades, slopes and building pad elevations
- b. site drainage structures and systems
- c. grades of existing streets and curbs
- d. locations of street lighting and utility structures within landscape easement

4. Conceptual Landscape Plan indicating:

- a. plant materials, sizes, and spacing patterns
- b. materials and colors for walkways and paved areas
- c. other landscape design features such as:
 - street furniture type, location material and color
 - lighting type, location, luminaire type and light source and color
 - wall and fence materials and dimensions
 - edgers
 - percentage of parking lot shade
- d. mounds, banks and swales
- e. drop inlets, catch basins, manholes, power poles, etc.

5. Building Elevations of all sides of all proposed buildings indicating:

- a. wall and roof materials, textures and colors
- b. locations of wall mounted signing and lighting conforming to design criteria guidelines
- c. roof and parapet heights above ground floor line
- d. the profile of any roof mounted mechanical equipment which extends above the roof parapet

6. Building Roof Plans indicating:

- a. roof elevations above finish floor
- b. heights, locations, and screening of roof mounted mechanical equipment.

7. Outline Specifications of all building materials

8. Conceptual graphics and signs including ground signs and wall mounted signs for both directional and informational purposes.

- locations
- designs, materials, textures, color heights, areas
- illumination
- typography

2. Site Design Guidelines

The objective of the site design guidelines is to establish technical standards for efficient and attractive use of the land. The guidelines address key features of land use, such as setbacks and parking, and an approach to siting individual buildings and landscaping.

2.1 Site Coverage

The maximum lot coverage by all structures and buildings shall not exceed 50 percent of the lot area.

2.2 Building and Parking Area Setbacks

Setback requirements establish a coordinated streetscape image; provide enough space between buildings to ensure adequate light and privacy; and provide sufficient space between roads, buildings, and parking to ensure privacy and sound control.

2.2.1 Front Yard Setbacks

All buildings and structures, including carports and accessory structures, shall be set back 20 feet from the ultimate right-of-way. (Figure 2.1, Front, Side & Rear Setbacks) On large lots the Architectural Review Committee can require a larger setback up to 35 feet. The intent is to avoid a continuous wall set back only 20 feet from the street. The following guidelines are suggested as a means to reduce the 35 foot setback requirement:

- a. Any part of a structure and/or a parking area may encroach to a setback of 20 feet if the

landscaped area in front of the structures and/or the parking area average a setback of 30 feet for the project. No portion of a structure or a parking area with a setback greater than 50 feet may be considered in obtaining an overall average.

- b. When structures within 100 feet of the street do not exceed 24 feet in height and one story, the setbacks may be reduced to an average of 25 feet with a minimum of 20 feet when all of the following criteria are met.
 1. The parking areas are located behind the structures, or at least 50 feet from the ultimate right-of-way.
 2. Undulating landscaped berms averaging three (3) to five (5) feet in height are provided.
 3. No structures with a setback greater than 70 feet may be considered in obtaining an overall average setback.

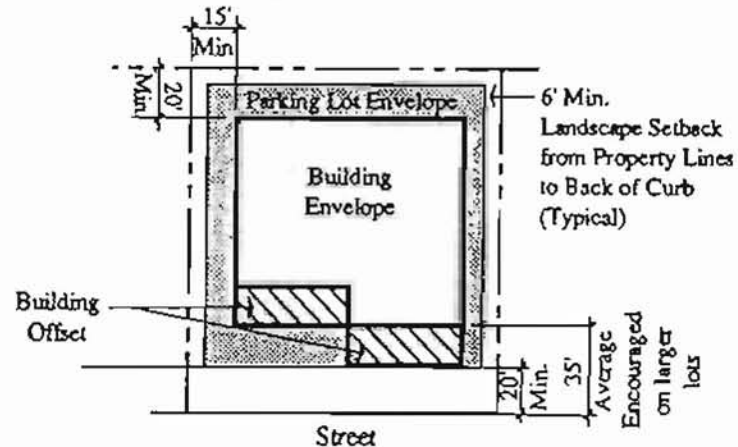


Figure 2.1 Front, Side & Rear Setbacks

2.2.2 Parking areas shall be set back a minimum of 20 feet from any public street. (Figure 2.1, Front, Side & Rear Setbacks)

2.2.3 The public street right-of-way setback requirements stated herein may be modified with the approval of the ARC, upon a showing that to do so would benefit the overall project. This may be allowed to provide interesting angled buildings which may protrude into the setback area.

2.2.4 The minimum building setback is 15 feet from side property lines and 20 feet from the rear. A six (6) foot setback from side and rear property lines is required for parking areas. There is no setback required for access driveways and parking lots shared by adjacent property owners. When a building is located at the minimum side and/or rear property line setback, all the area between the building and the property lines is to be landscaped. (Figure 2.1, Front, Side & Rear Setbacks)

2.2.5 Building Pad Landscaping

A minimum depth of continuous landscaping shall be provided adjacent to the front of each building, and adjacent to the side of an abutting parking area. (Figure 2.2, Building Pad Landscaping at Front and Figure 2.3, Building Pad Landscaping at Side)

2.2.6 All planters shall have a minimum of five (5) foot clear inside soil width. All larger planter sizes shall remain as indicated in the guidelines.

2.2.7 Vehicles may overhang landscape planters a maximum of two (2) feet providing the landscape area maintains a minimum unobstructed width of three (3) feet.

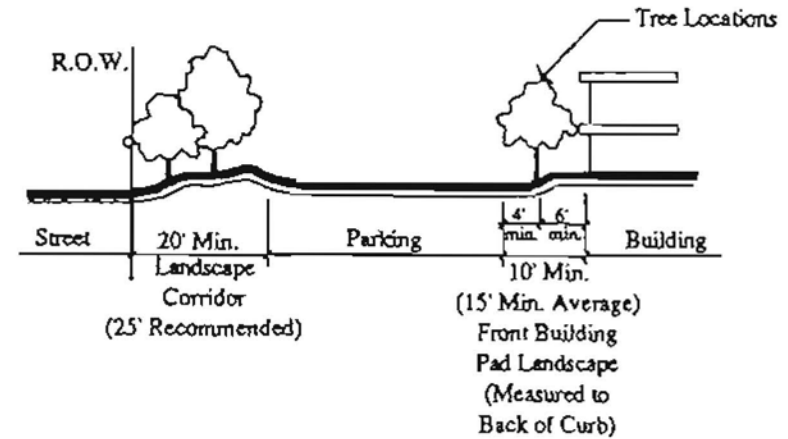


Figure 2.2 Building Pad Landscaping at Front

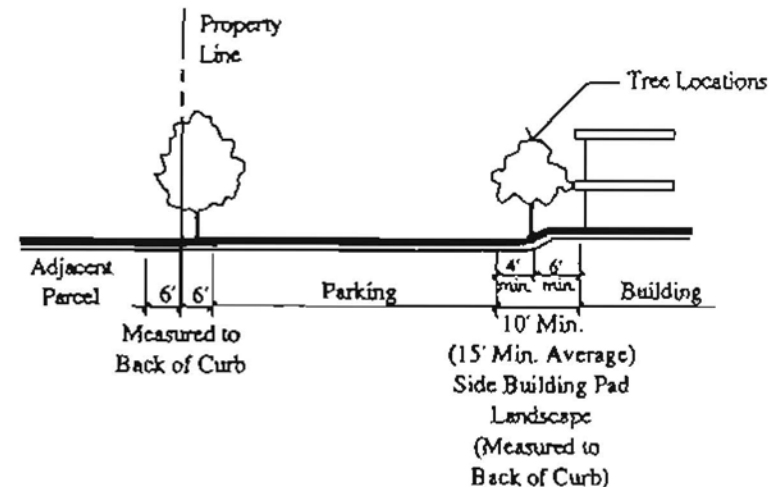


Figure 2.3 Building Pad Landscaping at Side

2.3 Site Grading

The Site Grading Guidelines provide for aesthetic treatment of finished earth forms, compatible relationships between buildings, parking, road and adjacent properties, and avoidance of poor drainage.

2.3.1 All slopes in cut and fill shall conform to the recommendations and requirements of the Soil Engineer's report. In no case shall they exceed two (horizontal) to one (vertical) unless approved by the ARC. Tops of cuts and toes of fills are to be rounded smoothly into those existing to blend with the new work insofar as possible. (Figure 2.4, Grading Concepts)

2.3.2 All site grading shall be designated to meet the following standards:

Use Areas:	Min. Slope	Max. Slope
Lawn Area	2%	33%
Landscape Areas	2%	50%
Parking Lot	2%	4%
Permanent Drive	2%	5%
Driveways, Access Drive	2%	5%
Pedestrian Pavements (Large Plaza Areas)	1%	3%
Pedestrian Pavements (Walkways)	1%	8%

2.3.3 The use of approved retaining walls is acceptable when they are required due to space limitations. Where retaining walls are required, they are encouraged to be of material compatible with the building architecture. Materials and systems which may be considered are gabions and gravity walls using modern building block units and/or "Conform" formwork product with a suitable facing material. (Figure 2.5, Retaining Wall Types)

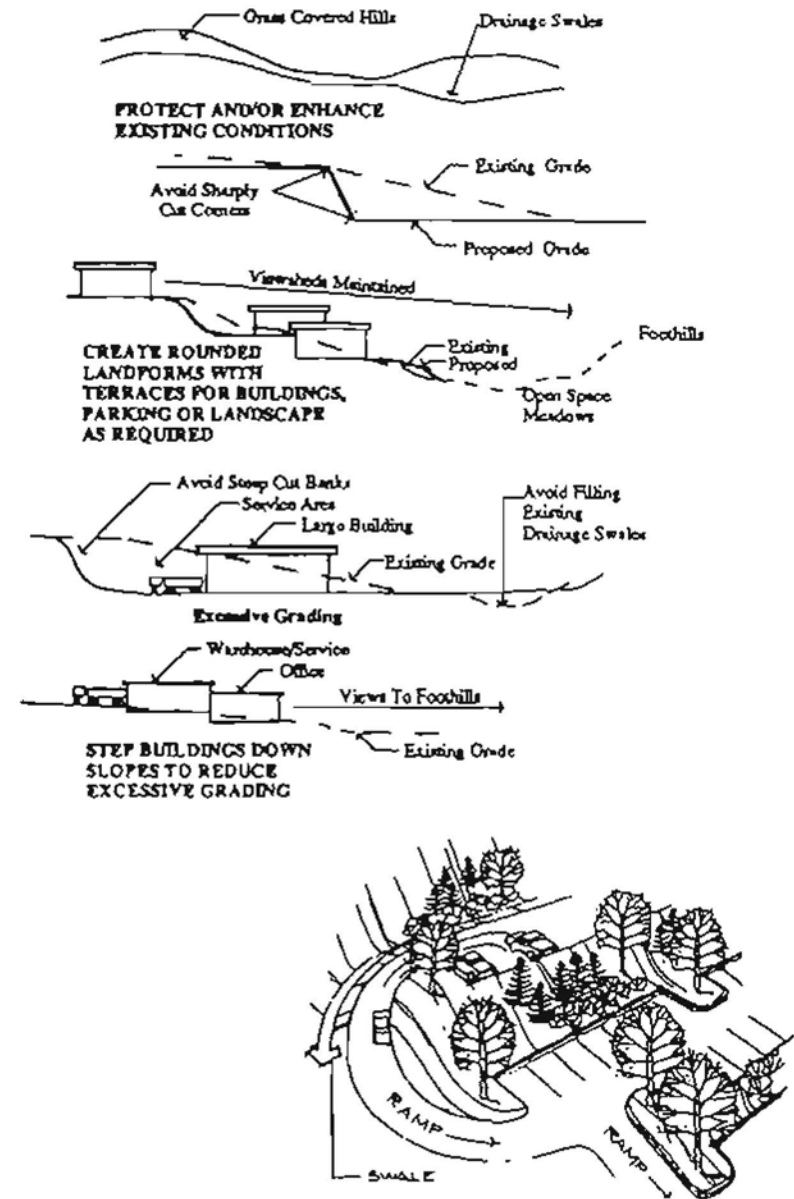
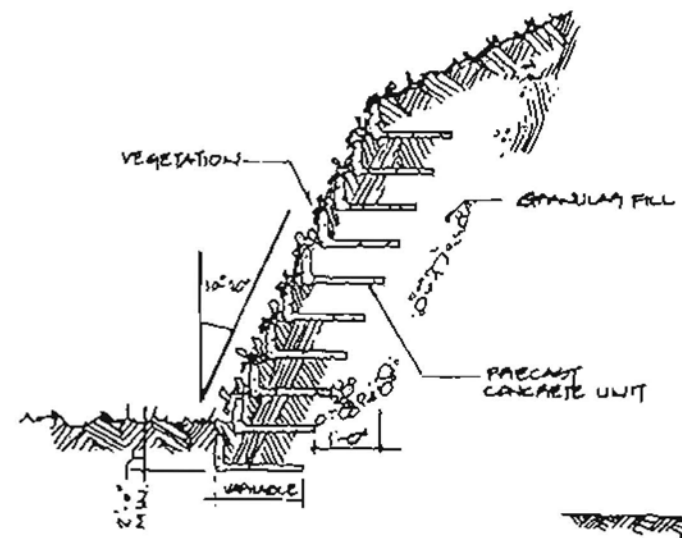
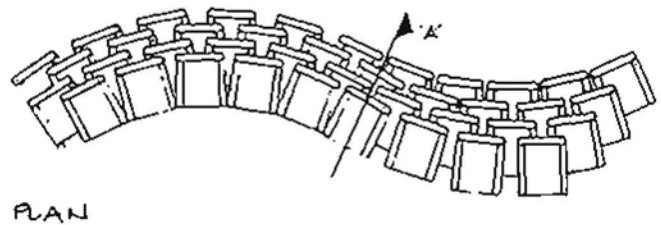
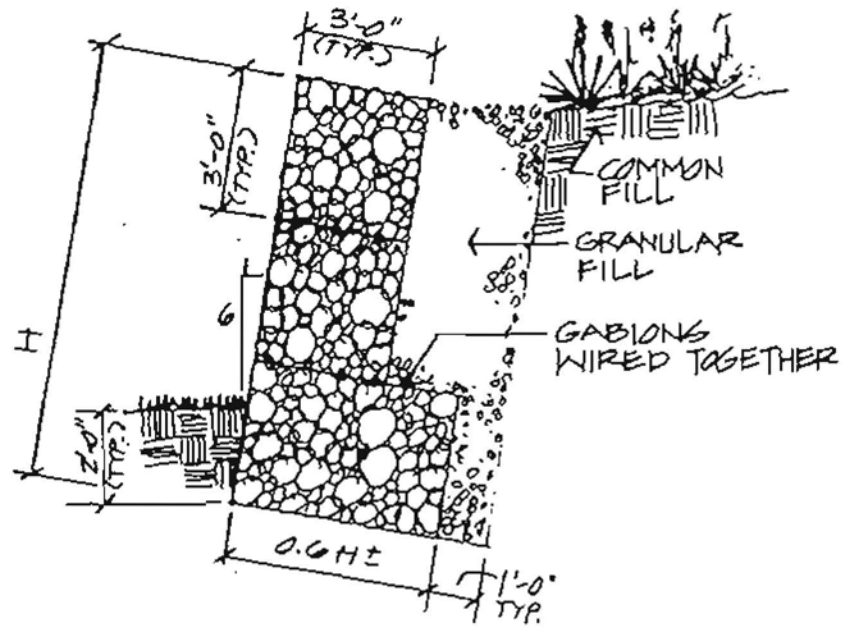


Figure 2.4 Grading Concepts



PRECAST CONCRETE UNIT RETAINING WALL



GABION RETAINING WALL

"CONFORM" UNIT FORMED WALL

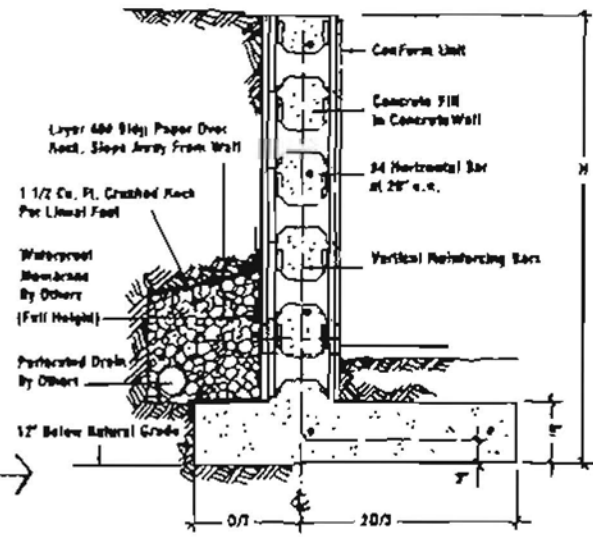


Figure 2.5 Retaining Wall Types

2.3.4 Grading operations are encouraged to be conducted to minimize the environmental impact insofar as possible. Roughgrading and underground utilities (storm drains) are encouraged to be phased and completed to maximize protection for the building site areas. Temporary berms and pumps are also encouraged to be utilized as necessary during grading and building construction operations to adequately protect the job site.

2.3.5 An erosion control plan shall be prepared and implemented which shall, as a minimum, comply with the requirements of El Dorado County. All final slopes shall be hydroseeded with a compatible seed mixture to ensure soil protection before the normal rainy season. (Appendix A--Grasses for Meadows and Hillside) Erosion control matting or geotextiles is encouraged to be used to retard erosion during revegetation.

2.3.6 Slopes adjacent to structures are to be graded to ensure surface waters do not collect and/or puddle which could cause damage or an unpleasant appearance.

2.3.7 Structure locations are to be selected so as not to adversely affect final landscaping and future pedestrian and vehicular uses. Water shall not sheet flow across walk paths, and vehicular wheel paths shall not routinely cross structure lids.

2.3.8 Grading and drainage for areas utilized for handling and storage of chemicals shall provide an intermediate containment area in the event of a chemical spill which shall prevent any spilled materials from entering the storm drainage system.

2.3.9 All drainage must be handled within the property lines of the individual parcel. No water will be allowed to drain from one parcel to another.

2.3.10 Drainage solutions which conform to the natural character of the landscape and minimize change of the existing topography and drainage network are encouraged.

2.3.11 Natural drainage courses should be incorporated in landscape plans as surface drainage, dry creek courses, and retention basins. (See Figure 2.6, Overland Drainage)

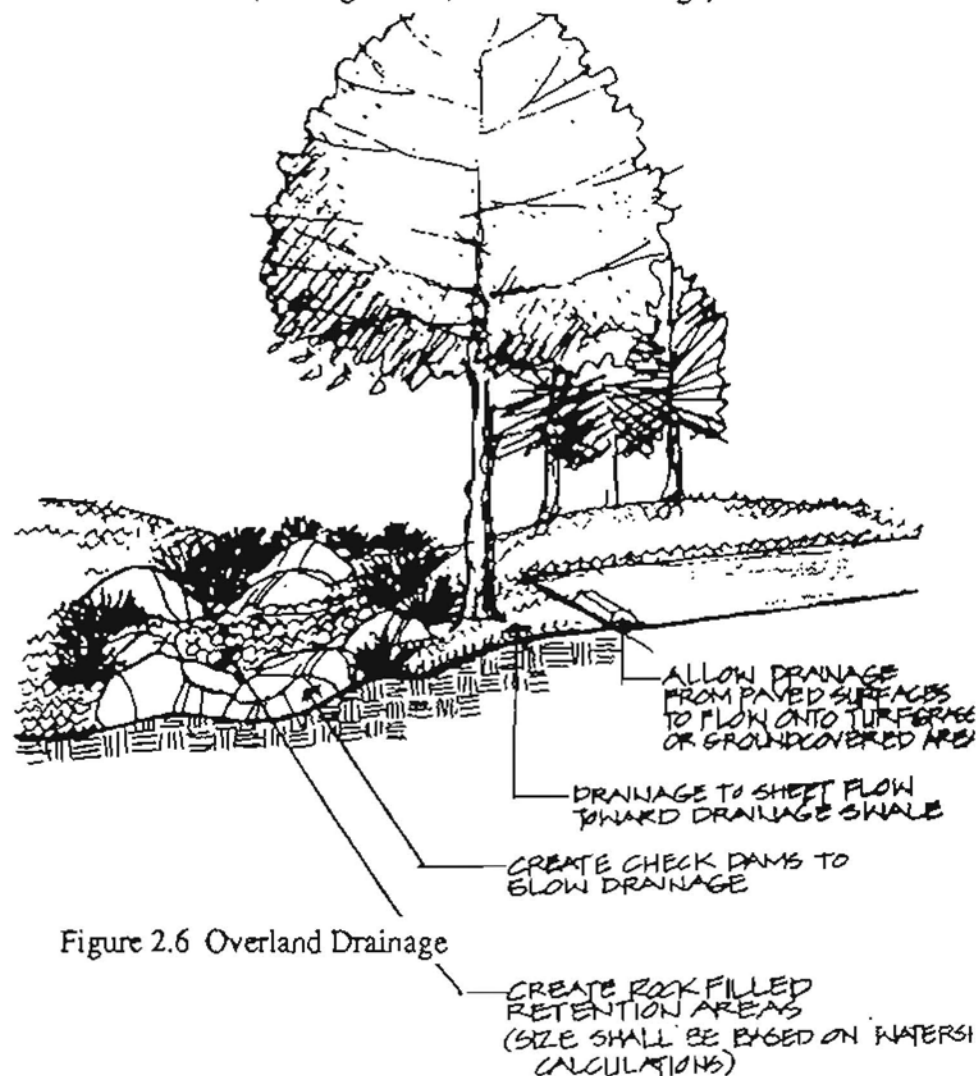


Figure 2.6 Overland Drainage

2.3.12 Any parcel proposed to be created which is less than two (2) acres in size may only be approved when processed with a Planned Development application wherein issues of grading, access and other issues which may affect the neighborhood are addressed.

2.4 Fencing and Screening Guidelines

The purpose of the fencing guidelines is to provide for security, for screening of unsightly areas; and for visual relief, buffering and variety where appropriate. In general, loading docks, service areas, cooling equipment, and other exterior equipment areas shall be located so as to be substantially screened from public streets. A combination of landscaping and architectural screen walls, compatible with overall building materials, is encouraged to be used to shield those areas and equipment from public view.

2.4.1 The construction of any fence or wall is prohibited unless specifically approved by the ARC, except when adjacent to residential zones, a ten (10) foot setback with an eight (8) foot dark colored vinyl coated chain link type fence landscaped along its out perimeter with at least nine (9) trees and nine (9) shrubs per one hundred (100) feet of length; a ten (10) foot setback with an eight (8) foot fence of solid material landscaped along its out perimeter with at least three (3) trees and nine (9) shrubs per one hundred (100) feet of length.

2.4.2 Screen walls are to be a minimum of 3 feet in height, but always a height at least equal to the materials or equipment being stored.

2.4.3 Fences and walls are to be constructed of materials compatible with the building architecture such as concrete, stone, wrought iron-like, brick or stucco. Galvanized chain link fencing erected in areas visible from adjacent properties, parking areas, public streets and walkways shall be black

vinyl, clad chain link fence with black posts and rails or screened with planting. Height shall be a minimum of six feet.

2.4.4 A combination of trees, shrubs, vines, earth forms and solid fencing should be used to screen service areas within two (2) years from the date of installation. The plant material shall be of adequate size to meet this purpose.

2.5 Storage Area

The purpose of the storage guidelines is to ensure that all stored materials will be screened from adjacent properties, parking areas, public streets and pedestrian walkways.

2.5.1 Any article, goods, material, machine, equipment, vehicle, trash or similar items to be stored other than in an enclosed, covered building shall be screened so as not to be visible from public streets, adjacent properties, parking areas or pedestrian walkways.

2.5.2 Vehicle storage shall occur only in specifically designated areas. If vehicles are to be stored for more than 48 hours, they shall be stored in an area screened from public streets, adjacent properties, parking areas and walkways.

2.5.3 Outdoor Storage

Outdoor storage of materials or finished goods shall not exceed fifty percent of the building coverage on the parcel, shall be screened from abutting roads and surrounding parcels by fencing and appropriate landscaping, and shall not lie within prescribed building setbacks.

2.6 Loading and Service Areas

The purpose of the loading and service area guidelines is to provide for the design of loading and servicing areas in a functional and aesthetically pleasing manner.

2.6.1 Loading and/or servicing facilities shall be screened from public streets or building entries and shall be designed as an integral part of the building architecture and marked appropriately.

2.7 Outdoor Refuse Collection Areas

The purpose of the outdoor refuse collection area guidelines is to ensure that all refuse containers will be screened from view and be located to provide for clear and convenient access.

2.7.1 All refuse collection areas must be visually screened with a six (6) foot high enclosure of heavy duty construction able to withstand the extremes of trash collection operations.

2.7.2 A minimum of one refuse enclosure shall be constructed for each 40,000 gross square feet of building area for industrial uses. One dumpster per 75,000 gross square feet is required for other land uses.

2.7.3 Collection areas must be placed to provide clear and convenient access to refuse collection vehicles, but cannot be located between a street and a building. In order to avoid deterioration of paving in parking lots because of trash collection operations a reinforced concrete paving pad is required to be constructed at the entry to each trash enclosure or property. See Figure 2.7, Typical Trash Enclosure.

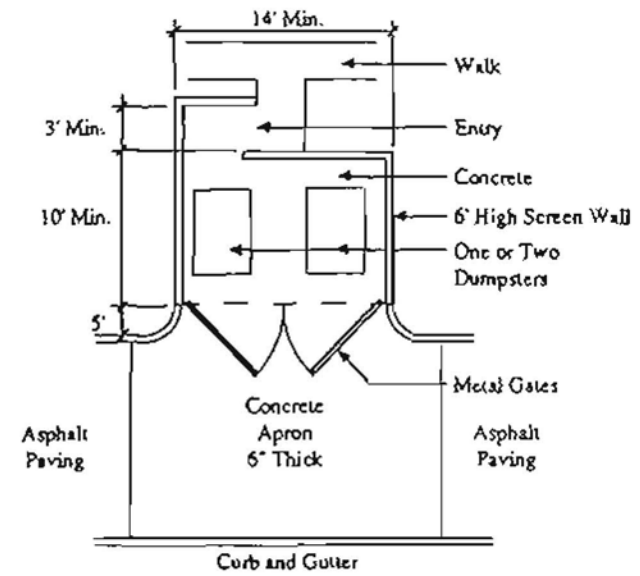


Figure 2.7 Typical Trash Enclosure

2.8 Circulation and Parking

The purpose of the Circulation and Parking Guidelines is to provide for safety and efficiency in the on-site circulation and parking areas. The guidelines address pedestrian, service and emergency vehicles, as well as employee and business vehicles. Although public transportation is currently not an option in the El Dorado Hills area, the future development of this region may support such service. The El Dorado Hills Business Park will ultimately be the primary employment center in the area, and consequently, the potential for future service should be considered in the site design for all properties within the park.

2.8.1 Internal circulation within an industrial or business park should be designed with a circular pattern that facilitates passenger loading.

2.8.2 Sight lines shall be maintained at all intersections per County standards. Figure 2.8, Vehicular Sight Lines, illustrates the minimum distances and planting requirements at intersections.

2.8.3 Employee parking areas should be consolidated and shared among adjacent uses where feasible to facilitate ridesharing. Common access drives should be used where feasible.

2.8.4 Parking will not be permitted in any space other than paved and designed parking spaces. Parking is encouraged to be located on the side or rear yard areas of the parcel.

2.8.5 In instances where the elevation of on-site surface parking exceeds the highest top of curb elevation of the immediately adjacent street curb, the parking area will be screened by shrub planting not less than three feet above the elevation of the parking area.

2.8.6 The number of on-site parking spaces shall be based on El Dorado County Development Standards Ordinance No. 3775, Chapter 17.18, Off-Street Parking and Loading.

2.8.7 Continuous poured-in-place concrete curbs shall be provided at the perimeter of planted areas within parking lots to prevent vehicular intrusion. All parking spaces must be designated by 4 inch painted lines or other approved methods. Wheel stops may be used on the perimeter to allow drainage into grass swales.

2.9 Handicapped Access

2.9.1 Ramps for the handicapped shall be provided for all handicapped parking spaces which are adjacent building sidewalks and at pedestrian drop-off and pick-up points, and shall be designed consistent with Federal and State handicapped requirements.

2.9.2 Parking spaces designated for the handicapped shall be provided near buildings to conform to State Building Code-Title 24-State of California, 1982.

2.10 Emergency Access

The parking area design shall consider the route for all emergency vehicles, including fire, ambulance, and security. A minimum driveway width of twenty (20) feet shall be required for emergency access.

3. Landscape Guidelines

3.1 Purpose and Application

3.1.1 Purpose

Landscaping on individual parcels serves a number of key purposes that help to establish the character of the business park. These include:

1. Climate Control

The placement of appropriate trees and groundcover can help to moderate the extremes of temperature that are characteristic of the El Dorado Hills climate.

2. Screening

Trees may be used to visually screen the less attractive, utilitarian features of the individual sites and buildings.

3. Setting and Visual Amenity

Landscaping provides a setting for the buildings and the parking areas.

4. Common Visual Elements

The use of uniform trees and other landscape materials along public streets provides an identity and continuity that establishes a sense of place and order for the entire Business Park.

5. Outdoor Space

Landscaping may provide a setting for outdoor activities such as lunch breaks, employee recreation, informal meetings, and relaxation.

6. Establishing Orientation

Landscaping may be effectively used to guide motorists and pedestrians into and through a project site. Signage is obviously the primary method of providing direction, but the location, size, color, and spacing of landscaping can also provide subtle direction to individuals.

7. On-Site Drainage

On-site drainage may be integrally designed with the landscaping to provide a visually aesthetic, and potentially less costly, alternative to conventional underground drainage systems. Positive drainage shall be provided throughout the entire system.

These purposes are reflected and incorporated in the specific landscape design guidelines presented in this section.

3.1.2 Area of Application

The property owner is responsible for installing and maintaining all landscaped areas within the property lines. The term "landscaped areas" refers to all areas within a given parcel not specifically utilized for building area, parking, truck loading, storage or refuse collection.



Landscape areas may only be used for:

1. planting
2. walkways, patios, entry plazas and other pedestrian uses
3. driveway access to public streets
4. connections to public utilities
5. signing/graphic elements
6. lighting and other street furniture

All landscaped areas are to be improved and developed under the guidelines set forth in this section. No portion of a project site may be left unimproved and not landscaped except those areas specifically identified in the later phase of development not to be considered a part of the current development application.

Each parcel will typically encompass three landscape zones. The distinction between zones is somewhat ambiguous because the functions of each zone tend to overlap one another. However, the designation of individual zone areas is useful in establishing the key objectives and concept for each area.

A. Public Area Zones

The public edge zones include those areas where the individual property abuts the public right-of-way, the adjacent properties not in the El Dorado Hills Business Park, or the public open space that may be incorporated in the Business Park, such as public parks, natural preservation areas, or a golf course.

B. Parking Lot Zones

C. Building Pad Zones

The building pad zone includes the area immediately around the building, and any pedestrian areas leading to the building.

The general relationship of these zones on a typical parcel is schematically illustrated in Figure 3-1, Landscape Zones.

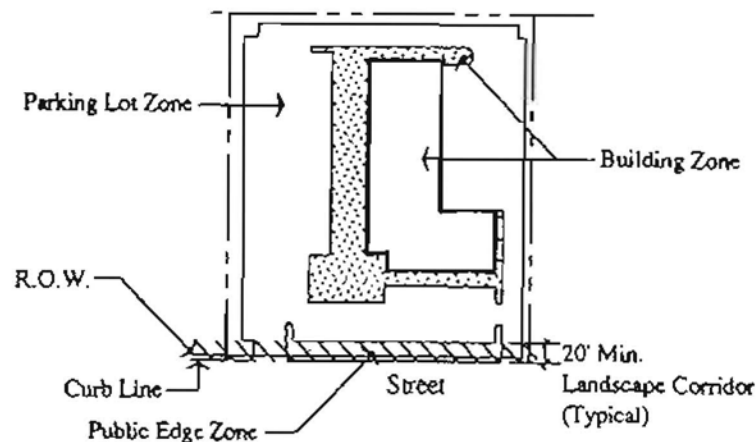


Figure 3.1 Landscape Zones

3.2 General Concept

The climate in El Dorado Hills is perhaps the most significant factor in determining the landscaping needs for the Business Park. The El Dorado Hills area is naturally arid, and water use for extensive, water demanding landscaping is discouraged. Where appropriate, the new planting should draw upon native species, and should be treated in informal groves clusters and massing to approximate the character of indigenous plants. However, it is not the intent of these guidelines to replicate the natural conditions of the area within the Business Park. Non-native trees that are adaptable to the area, and which meet

the specific objective of providing shade and of being relatively drought tolerant, once established, may be included in the landscaping of an individual project.

Much of the year the view is one of the rolling hills, covered by dry, brown grasses with scattered trees. Normally only during the late winter and spring is the area green with grasses and wildflowers. In this setting the overall concept for the landscaping in the El Dorado Hills Business Park is to establish a sense of coolness, and vertical enclosure under a canopy of trees. A person standing on the grounds of one of the developed parcels should have the perception of an open "room" with the ceiling area defined using canopy trees. The ground plane should be relatively open and uncluttered, and the view at eye level should be open to distant views, rather than screened by masses of trees. Evergreen screen trees should be avoided unless to screen objectionable views.

Trees should be used in massive groves only where there is a specific screening objective, where a massing of trees is used to frame or highlight a prominent positive feature, or where the planting is used to guide motorists or pedestrians through the landscaped area. Informal groves of trees may be used to add visual interest to a landscape, but they should be carefully placed and limited to enhance their effect.

Landscaping in the ground plane should be limited to low growing shrubs or groundcovers. The use of irrigated turf should be limited to areas where it is anticipated that people will actually use the area, or where a particular effect is required. Extensive areas of lawn are not encouraged.

3.3 General Guidelines and Conditions

1. The Landscape Plan required for submission by the applicant must be prepared by a California Registered Landscape Architect.

2. All planting is encouraged to be installed using appropriate soil amendment and subsurface drainage to ensure an adequate growing environment.

3. In order to provide a more consistent landscape character, plant lists set forth in the Design Guidelines Appendix A, are recommended to be used in completing the project landscape plans

4. The size of trees to be installed shall be predominantly 15 gallon in size. The use of balled and burlap trees is acceptable as the planting season permits usually during the wet months of mid to late winter.

5. Tree and shrub spacing shall be no closer than the minimum spacing shown on the plant lists (See Appendix A--plant lists).

6. Areas held in reserve for future development need not be fully landscaped if grading operations are controlled to prevent destruction of existing grassland vegetation. Those areas within the limit of grading area to be held in reserve must be landscaped using the recommended plants and/or seed mixtures. (See Appendix A--Grasses for Meadows and Hillsides)

7. Irrigation shall be provided for all areas to be revegetated. Irrigation systems must provide adequate coverage to ensure germination and healthy vigorous plant growth and to reduce fire hazards.

8. Mulching shall be redwood or fir bark not to exceed 3/4" in any dimension. It shall be layered 2" over finish grade within groundcover and shrub planting areas as well as for individual tree and shrub plantings. (See planting details in Appendix B.)

3.4 Irrigation Guidelines

1. All landscape irrigation systems shall be designed by a California Registered Landscape Architect.

2. All landscape areas shall be fully irrigated with an automatically controlled underground irrigation system. The system shall be valved separately to allow irrigation of turf, trees and shrubs, ground covers, etc. per their particular water requirements.

3. Landscape irrigation and domestic water services to each site shall be separately metered.

4. Each irrigation service point of connection shall have a reduced-pressure-type backflow prevention device as approved and installed per El Dorado Irrigation District requirements. Backflow units shall be located on the parcel side of the landscape corridor earth forms or screened with shrubbery so as to not be visible from the adjacent street or walkways.

5. The irrigation system shall be designed to avoid spray onto buildings and other non-planted areas.

6. The irrigation system shall be designed to prevent overflow into pedestrian walks and vehicle driveways or parking areas.

7. Drip irrigation systems are encouraged, especially in very small planters.

8. No irrigation nozzles shall be installed on risers next to walks, streets and/or pavement. Irrigation heads in these locations shall be high-pop models only installed less than 1" above finish grade.

3.5 Landscape Maintenance Guidelines

1. The owner of each parcel shall always properly maintain and keep the entire parcel, including all improvements, in a safe, clean and sightly condition, in a good state of repair, and shall comply in all respects with all governmental, health, fire and police requirements and regulations.

2. The owner of each parcel shall, at his own expense, remove rubbish of any character whatsoever which may accumulate on such parcel.

3. Each owner shall be responsible for the cleaning, maintenance and relamping of any external lighting fixtures unless otherwise specified.

4. A landscape maintenance program, prepared by the landscape architect in association with a consulting horticulturist describing the landscape characteristics and design intent is encouraged for each parcel. The landscape maintenance program should detail the following:

- Soil testing and results
- Irrigation requirements for each plant community
 - Lawns
 - Shrubs & Vines
 - Trees
 - Groundcovers
 - Hillside landscapes
 - Meadow landscapes
- Fertilization requirements for all specified plants
- Mowing, aeration and dethatching requirements
- Pruning and thinning requirements
- Edging and trimming requirements
- Raking or vacuuming requirements
- Composting of all vegetative refuse and the reuse of composted materials--Mulching requirements
- Pest management and disease control requirements using integrated control measures
- Plant replacement to maintain original landscape design
- Firebreaks

3.6 Specific Area Guidelines

3.6.1 Public Areas Zone Design Concepts

The design concepts for Business Park Streetscapes and Parcel Driveway Entries are to establish a sense-of-place or orientation while providing a common approach to the use of materials, planting, lighting, and signage.

A. Business Park Streetscapes:

1. All business park streets shall have a 20' minimum (25' encouraged) landscape corridor measured from the public right-of-way. The streetscape development concepts as shown in Figure 3.2, Business Park Conceptual Streetscape Section and 3.3, Business Park Conceptual Streetscape Plan, recommends a dominant and subordinate canopy shade tree in a semi-formal planting pattern. The dominant trees are to be planted six (6) feet from the back of curb. The subordinate trees are to be planted at sixteen (16) feet from the back of curb. The canopy trees are recommended to provide open views to and from buildings and to shade the street pavement.

Dominant and subordinate trees for each street are listed below:

Robert J. Matthews Parkway

Investment Boulevard

Dominant Tree--*Platanus acerifolia* 'Bloodgood'

London Plane Tree

Subordinate Tree--*Pyrus calleryana* 'Aristocrat'

Aristocrat Pear

Golden Foothill Parkway, Suncastr Lane

Dominant Tree--*Celtis sinensis*

Chinese Hackberry

Subordinate tree--*Liquidambar styraciflua*

American Sweet Gum

Windplay Drive

Windfield Way

Hillsdale Circle

Glenhaven Court

Dominant Tree--*Pistacia chinensis*

Sandstone Drive

Sunglow Court

Cypress Court

Any other court

Chinese Pistache

Subordinate Tree--*Fraxinus uhdei*

Evergreen Ash

Shallow rooted trees (as noted in Appendix A) planted within 10 feet from curb and gutter or sidewalks should have deep root barriers installed as manufactured by "Deep Root Corporation" or an approved equal.

2. Undulating earth mounds (2-4' high) are to be provided along the landscape corridor. Lawn shall be planted between the back of curb and the reduced edger strip. Low shrubs (2-4' high) and ground cover are to be massed in natural patterns behind the edging strip to provide visual variety. The combined mature shrub and earth mound height are not to exceed 5' above the lowest curb. The intent of the shrubs and mounding is to provide visual interest and not to screen one's views. Accent trees are also used to provide seasonal interest at various points along the landscape corridor, but especially at driveway entry points and at intersections. (Figure 3.3, Business Park Conceptual Streetscape Plan)

The plants used for shrub massing may vary from one mass to another. However, the groundcovers are to be selected from the following list to maintain a consistent appearance:

Baccharis pilularis

'Twin Peaks'

Juniperus horizontalis cvs.

Rosmarinus officinalis

'Prostratus'

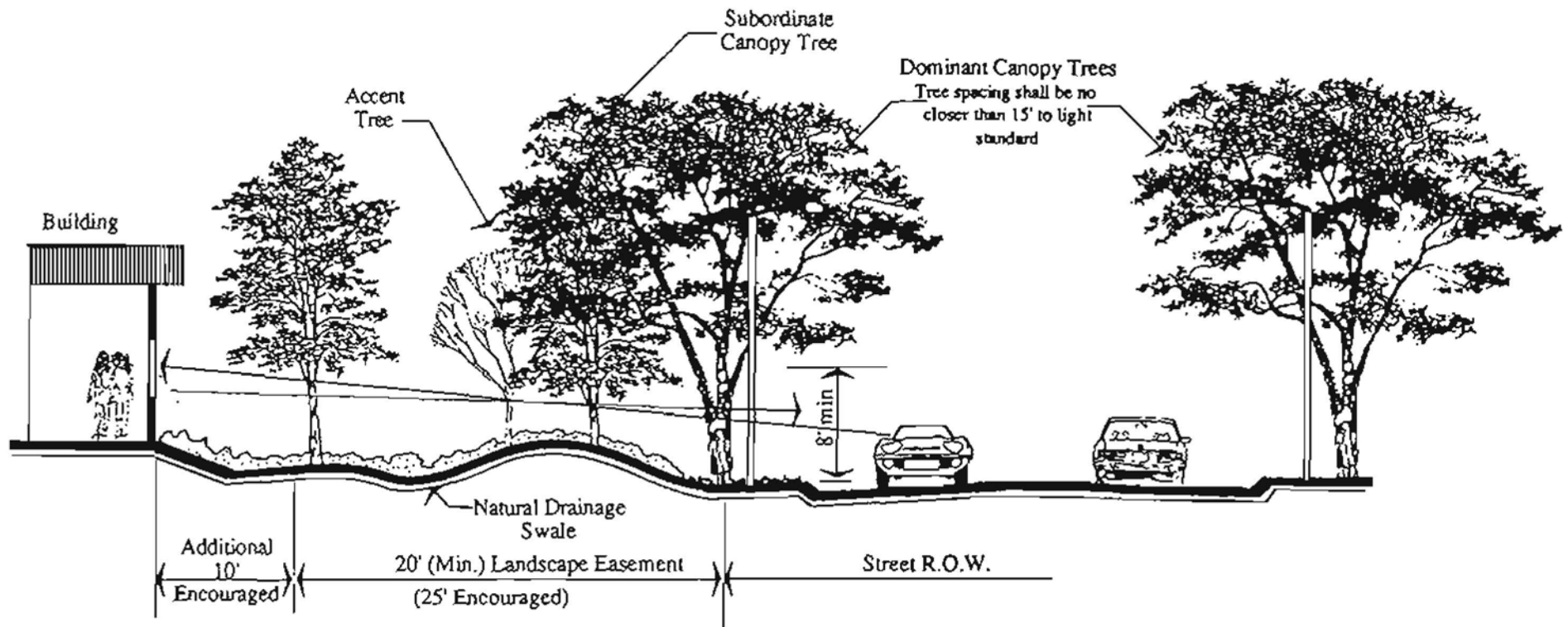
Trachelospermum jasminoides

Coyote Brush

Creeping Juniper

Dwarf Rosemary

Star Jasmine



Note: Dominant and Subordinate Trees are specified in Chapter 3 and Appendix A.

Figure 3.2
Business Park Conceptual Streetscape Section

Accent Trees
At Terminal Point
of Intersections
(Typical)

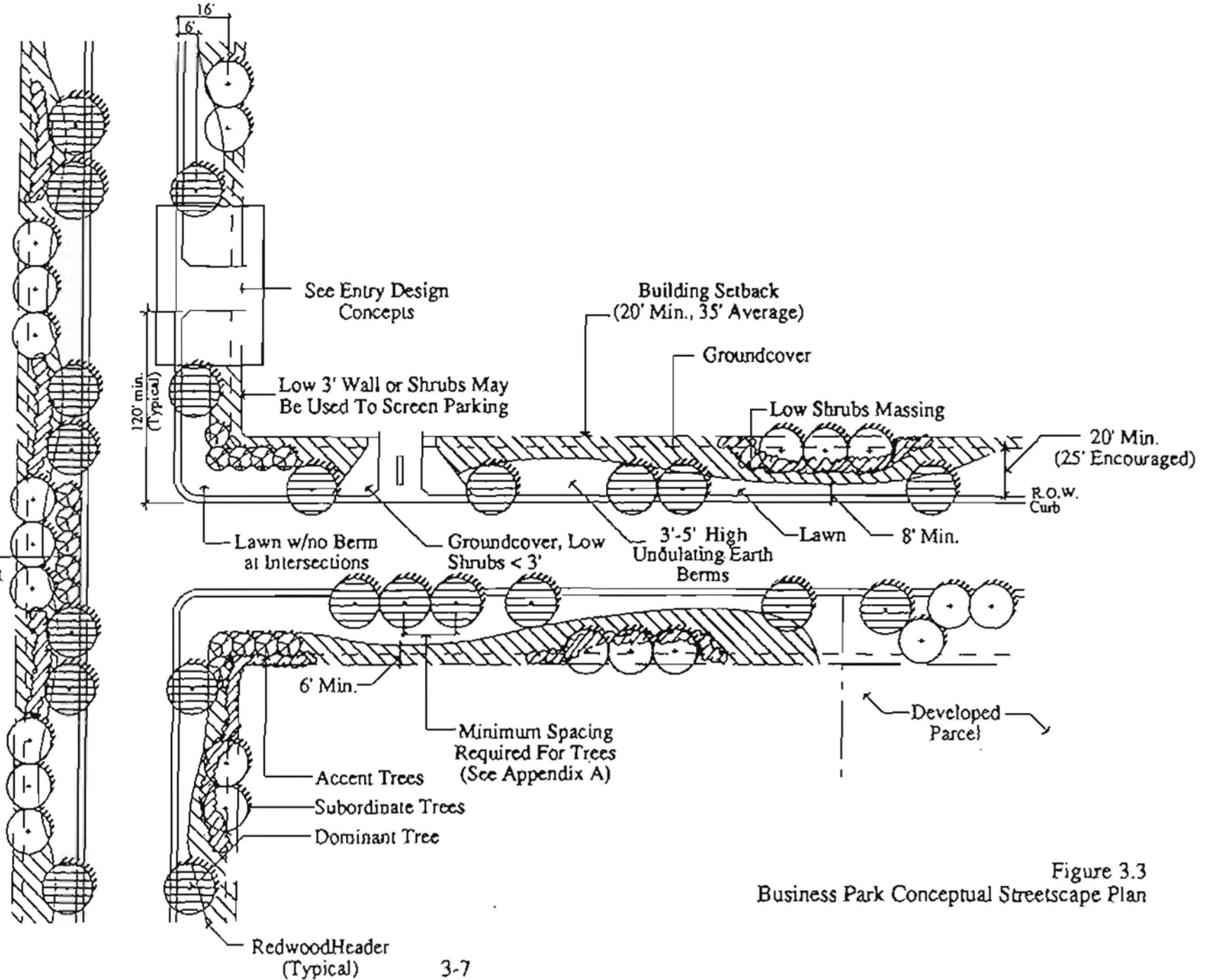


Figure 3.3
Business Park Conceptual Streetscape Plan

3. The streetscape transition, to previously developed streetscapes not under these guidelines, shall be to curve the edging strip at approximately 20' from the existing development parcel line toward the building zone and ending at a parking lot edge, building, walkway, etc. (Figure 3.3, Business Park Conceptual Streetscape Plan)

4. All dominant and subordinate trees are to have their lower branches pruned between the 5th and 10th year after planting to 8' above the highest curb grade to allow a view window between sites. (Figure 3.4, Canopy Street Tree Pruning)

5. Storm drainage from planted areas shall not sheet flow or swale across walks. Swales with check dams to slow runoff are encouraged where feasible. Swales must provide direct drainage toward yard inlets or catch basins to ensure positive drainage. (Figure 3.5, Slow Runoff Drainage Concept.)

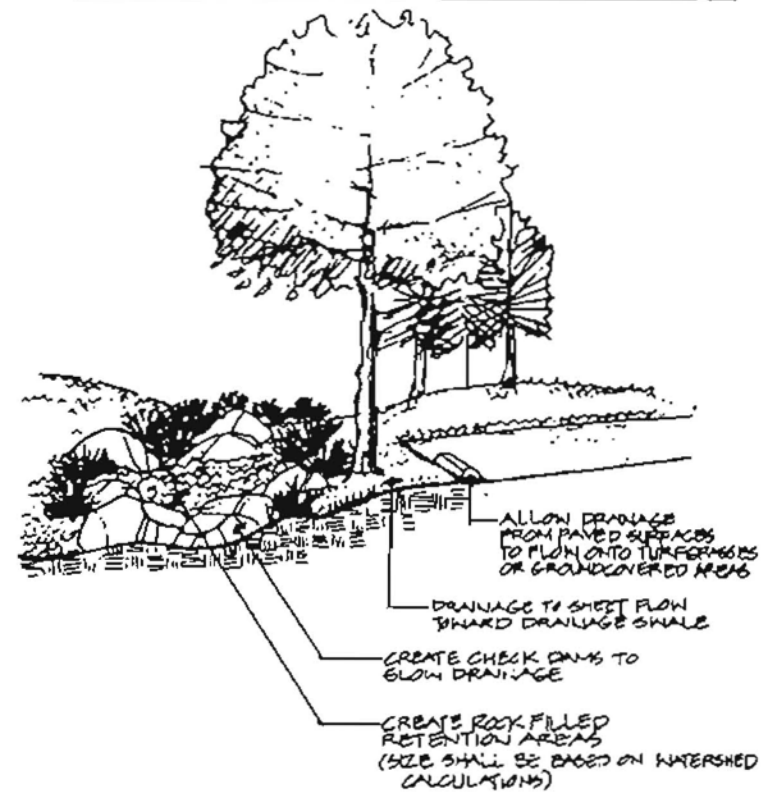


Figure 3.5 Slow Runoff Drainage Concept

B. Parcel Driveway Entry Concepts & Guidelines

1. The design concept of each parcel entry driveway is to create an aesthetic sense of arrival which is consistent throughout the business park. Either Option 'A' or 'B' may be used as shown in Figure 3.6, Driveway Entry Concept Options.

2. Only accent trees are encouraged to be used within the entry zone area. Only one accent tree for all entries in each parcel is encouraged. A different accent tree may be used for different parcels. The accent trees shall allow sight distance to be maintained by pruning lower branches to 6' above the curb after five (5) years.

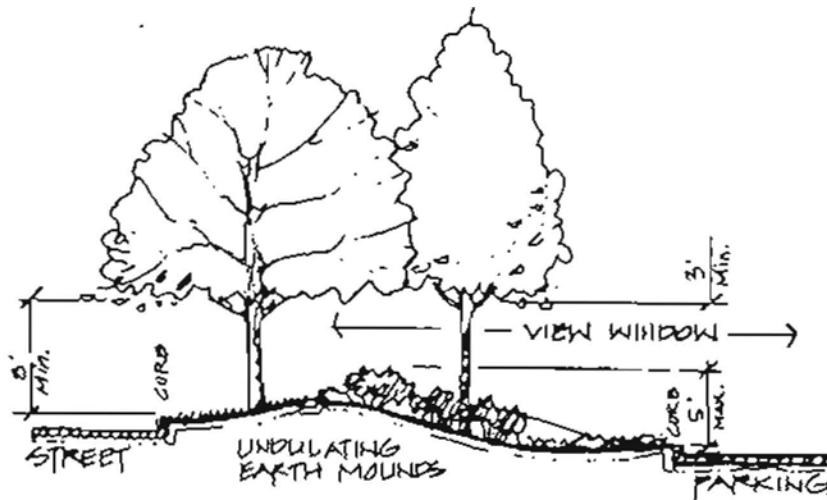
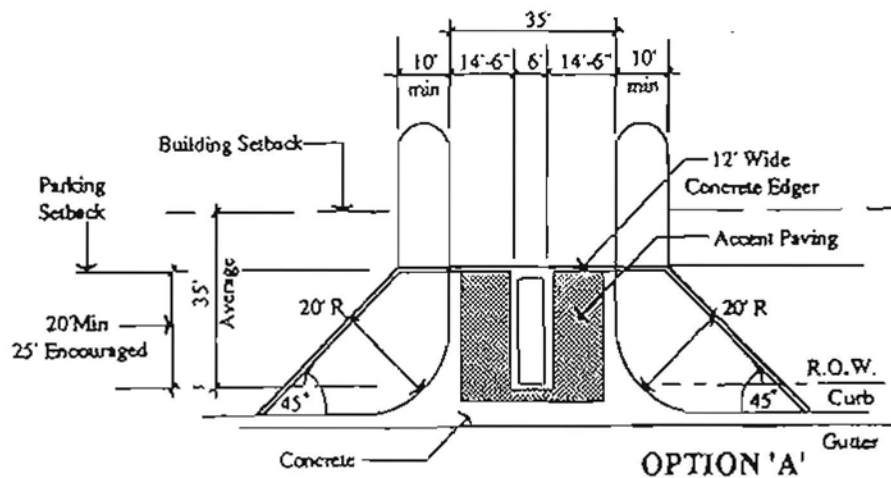
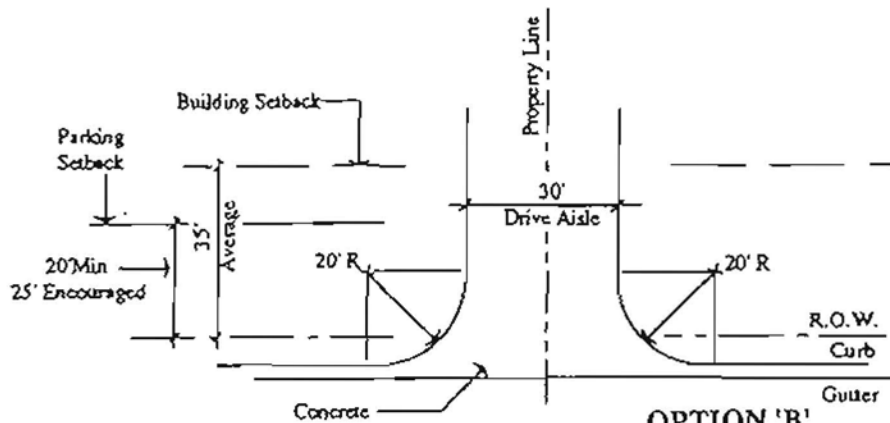


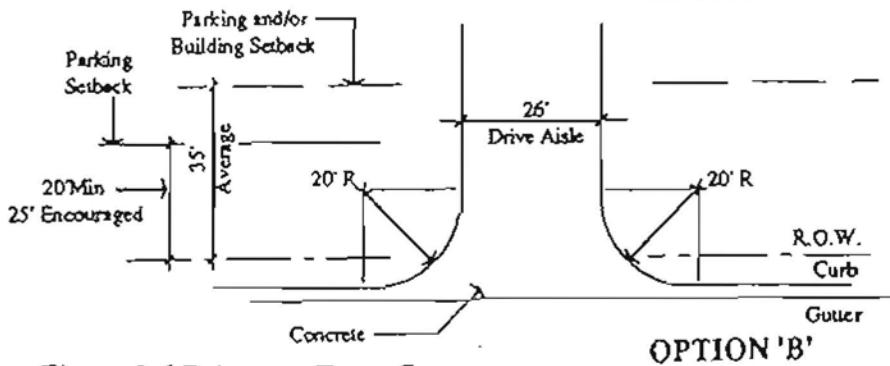
Figure 3.4 Canopy Street Tree Pruning



OPTION 'A'



OPTION 'B'



OPTION 'B'

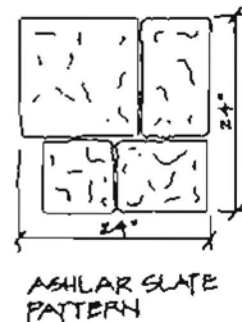
Figure 3.6 Driveway Entry Concepts

3. A 6 foot wide entrance island is encouraged, especially at main entries, to separate ingress and egress driveway traffic. An accent tree and/or focal point is encouraged to be located in each entry island as shown in Figure 3.7, Driveway Entry Concept (Option A). Low growing shrubs and/or groundcover less than 3' high are to be planted within entry islands.

4. Signage and lighting are encouraged to be located as shown in Figure 3.7, Driveway Entry Concept (Option A).

5. Entry paving within the 20' minimum landscape corridor as shown in Figure 3.8, Special Entry Paving (Option A), is encouraged to be patterned colored concrete as manufactured by "Bomacron" and specified below:

"Bomacron" or similar material
 pattern: Ashlar slate
 color: Cobblestone grey



6. Entry lighting is encouraged to be provided at each driveway and located as shown in Figure 3.7, Driveway Entry Concept (Option A).

7. Low shrubs or groundcover with a mature growing height less than 3' are to be planted within the zone immediately adjacent the driveway as shown in Figure 3.7, Driveway Entry Concept. (Option A)

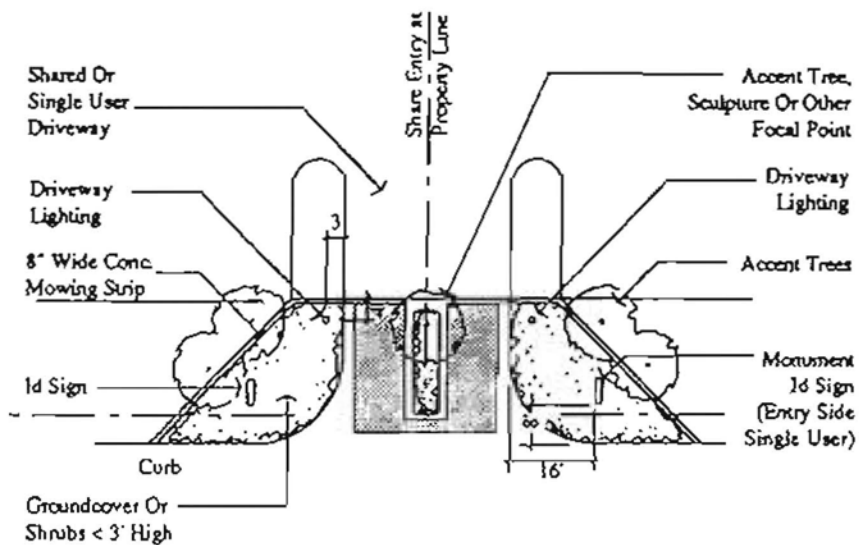


Figure 3.7 Driveway Entry Concept (Option A)

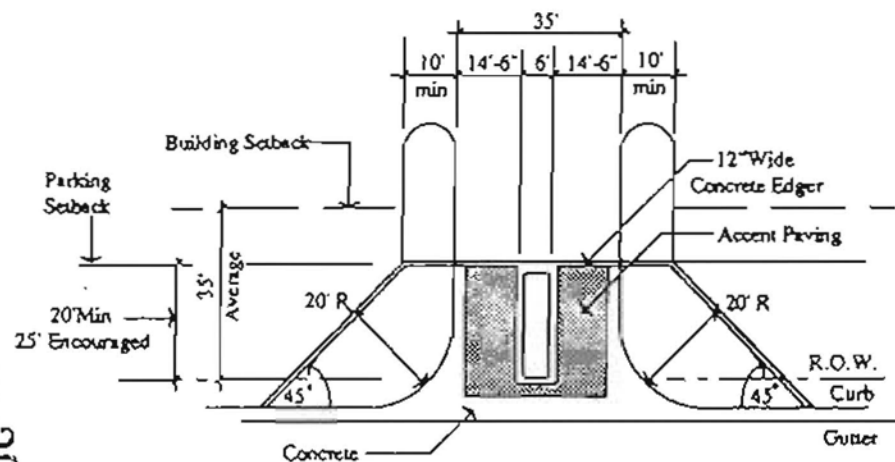


Figure 3.8 Special Entry Paving Concept (Option A)

3.6.2 Parking Lot Zones Concepts and Guidelines

This area of the business park is an extensively used, highly visible area relating to the travel experience. Because of the continuous use of this area, and circulation patterns, plant material should be hardy, fast growing and durable.

Large expanses of asphalt required for parking creates a situation in which trees become the single most important landscape element. When shrubs are used, they should be planted in masses to help break up large spaces and screen undesirable views.

Each group of trees has its own special utility, depending upon climatic, functional and aesthetic considerations. For parking areas, there are two main groups of trees.

A. Guidelines: Tree Treatment

1. Shade Trees:

Trees should have a round, high branched form and grow relatively quickly to cast a broad shadow, thus preventing the pavement from collecting excessive energy in hot summers. Deciduous trees allow winter sun to dry asphalt beneath, which helps to prevent cracking and radiates collected energy back into the surroundings (Figure 3.9, Parking Lot Landscape Concept and Planter Options.) Shade trees should be selected from the Recommended Shade Trees for Parking Lots List (Appendix A).

2. Accent or Delineator Trees

Accent or Delineator Trees are used to guide traffic, highlight entrances, terminate vistas and indicate ends of parking bays. They can be taller and more erect than the shade trees or they can contrast in foliage color (See Figure 3.9, Parking

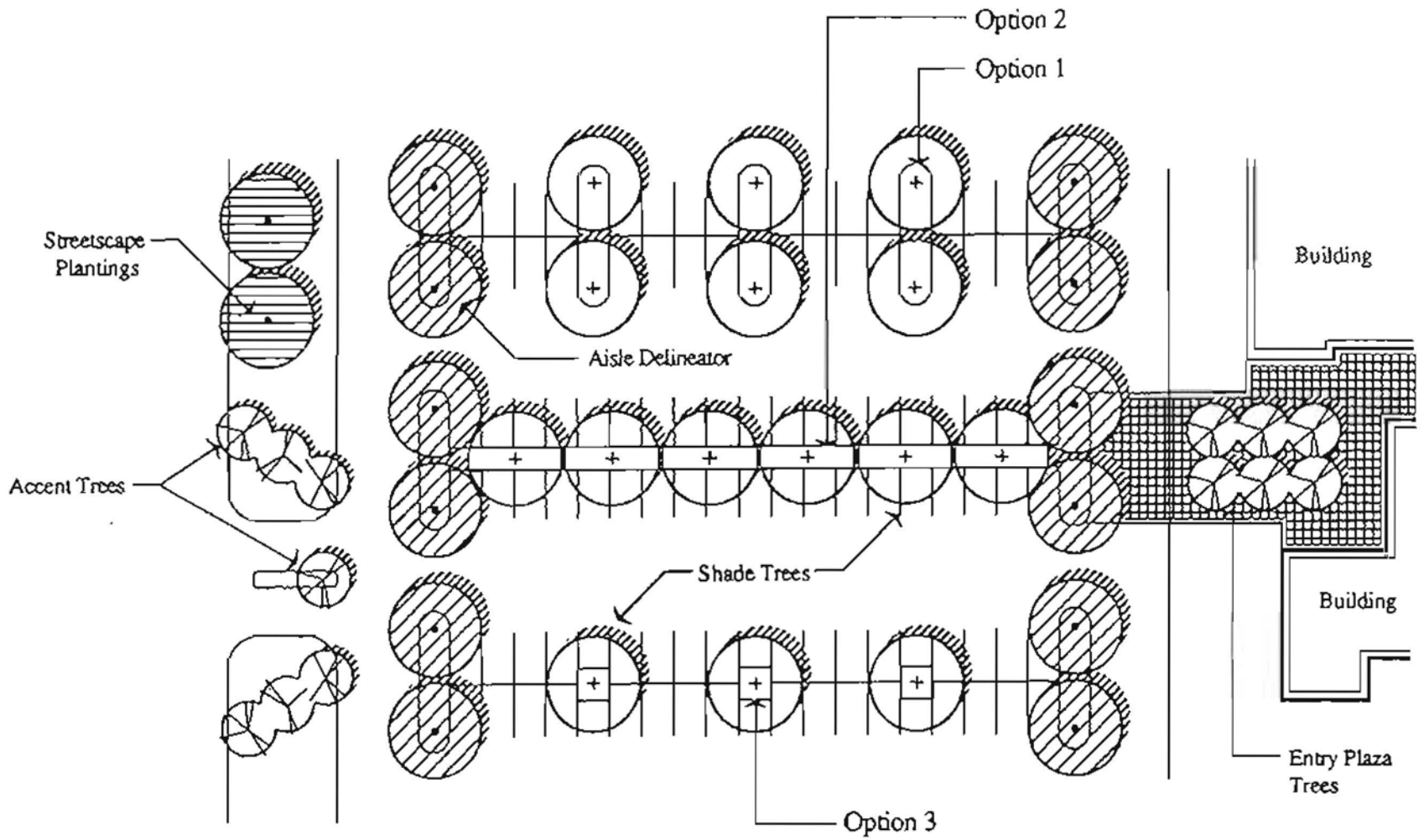


Figure 3.9
Parking Lot Landscape Concept and Planter Options

Lot Landscape Concept and Planter Options). These trees should be selected from the Recommended Accent Trees List. (Appendix A).

B. Understory/Groundplane--(Appendix A for Recommended Shrubs, Groundcovers and Vines Lists)

1. Shrubs:

- Locate shrubs so that all vehicle sight lines are maintained.
- Plants must be very hardy and durable to withstand drought and user abuse.
- Shrubs should be low to medium in height (2'-4' high).
- Plant palette should be simple with masses reading stronger than individual shrubs.

2. Ground Covers

- Must be able to withstand foot traffic. Lawn is advisable wherever pedestrian traffic occasionally occurs.
- When using evergreen foliage cover, plant closely together to obtain quick coverage.
- Avoid using plants for areas of high pedestrian traffic. Use a decorative paving to reduce maintenance expense and to avoid unsightly planters.

3. Earthwork

- Screen parking area from street using a combination of earth berms, low screen walls and plantings. However, never exceed 2:1 slope and always maintain traffic sight lines.

3.6.3 Shade and Planter Requirements for Parking Areas

The goal of these requirements is to provide adequate planting space for trees, to shade paved parking areas during summer months and to improve the overall appearance of paved parking areas.

The objective is to shade 50% of paved parking areas and to provide adequately sized growth space for trees.

1. Planter Widths

The Planter sizes shown in Appendix A, Shade and Accent Trees for Parking Lots list are required soil area widths. They do not include curb widths. For example a tree requiring 6' of soil area width will require a 7' planter including 6" wide curbs on either side.

2. Shade Determination

In order to ensure that 50% of the paved parking areas are shaded, the following method will be used to determine whether the objective is achieved on a case by case basis.

First, the shade pattern for each of the trees on the shade tree list is estimated for each of the three categories of trees. Then the amount of shading achieved is determined with partial credit given for trees at the periphery of the parking area and full credit given for trees within the interior. Trees are expected to be a minimum, of 5 gallon size with 15 gallon size preferred at the time of planting. All trees planted in front of buildings are to be 15 gallon minimum.

The shading is calculated for the fifteenth year of growth. The calculations demonstrate the technique to be used for

EXAMPLE OF SHADE CALCULATIONS

Tree	Interior Planter (100%)	South, East & West Perimeter (50%)	Corner & North Perimeter (25%)
<i>Celtis sinensis</i> Chinese Hackberry	NA	2 X (481) = 962	2 X (240) = 480
<i>Platanus acerifolia</i> "Bloodgood" London Plane Tree	3 X (962) = 2886	NA	NA
<i>Pistachia chinensis</i> Chinese Pistache	NA	2 X (481) = 962	2 X (240) = 480
<i>Liquidamber styraciflua</i> American Sweetgum	NA	2 X (354) = 708	3 X (177) = 531
<i>Sapium sebiferum</i> Chinese Tallow Tree	NA	5 X (354) = 1770	NA
CALCULATED TOTAL:	2886 +	4402 +	1491 = 8779 sf

REQUIRED TOTAL

Area of Paving (AP) 17,433 sf

Area Required to be Shaded

17,433 sf

17433 X 50% = 8716 sf

±8779 sf > 8716 sf (SHADE PROVIDED EXCEEDS AMOUNT REQUIRED)

NA = Not applicable

Note: Spacing trees closer than their designated spread will not provide more shade value as illustrated below.

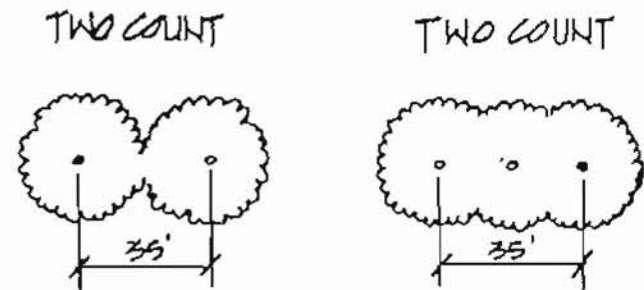
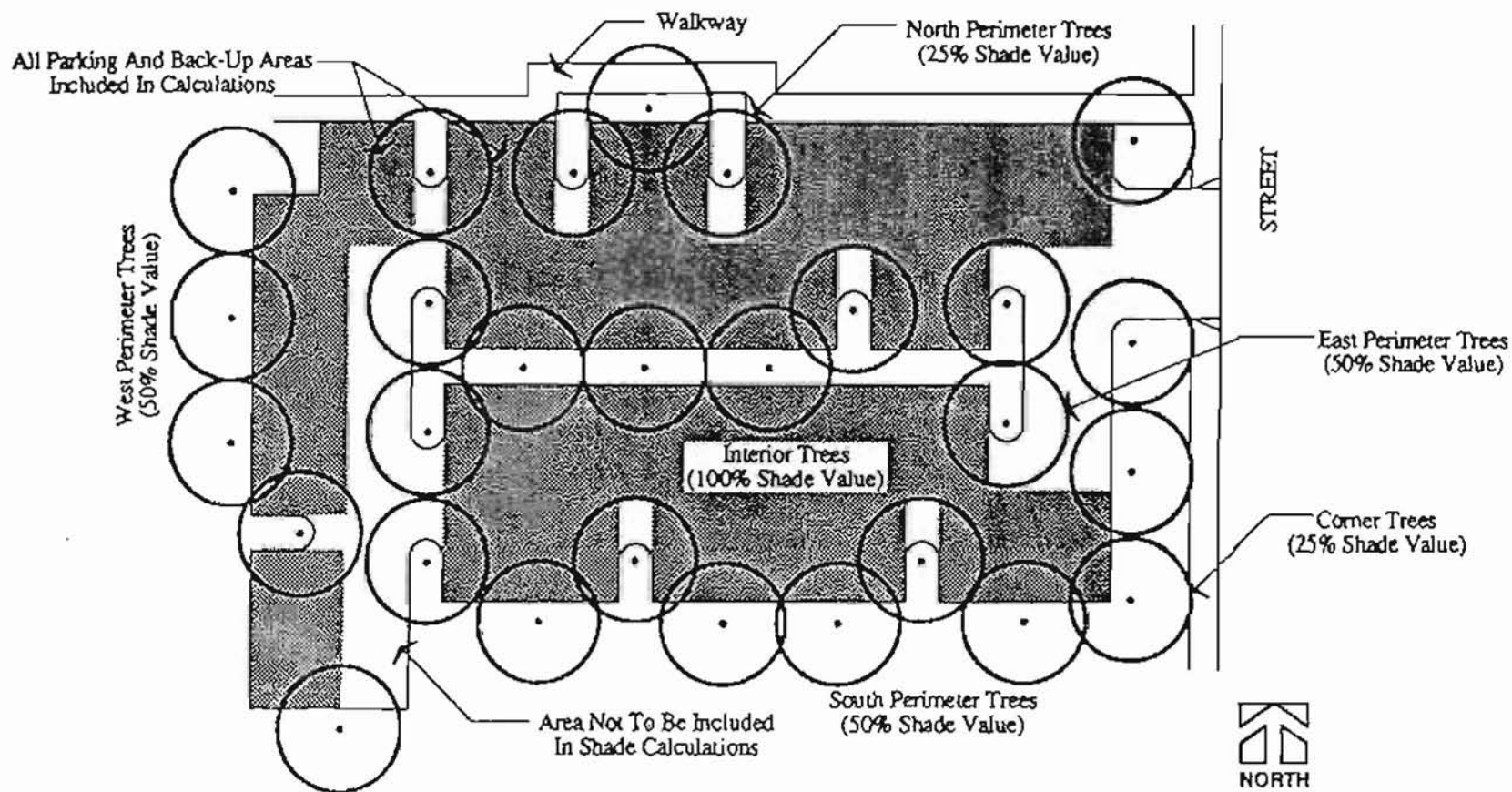


Figure 3.10 Example of Shade Calculations



- Note:
1. This diagram is intended to demonstrate the proper percentages allowed for various shade conditions
 2. This diagram is not an example of the required 50% total shade coverage
 3. Shade overlap is not counted twice

Figure 3.11
Parking Lot Shading Values

determination of shading achieved in a given case. (Figure 3.10, Example of Shade Calculations and Figure 3.11, Parking Lot Shading Values)

3. Interior Landscaping

A minimum of 7.5% of the total parking area is to be interior landscaping.

3.6.4 Building Setting Zone Concept and Guidelines

Concept: The building setting zone encompasses that area of the parcel not covered by the public edge zones or the parking zones. In general, this area should establish the personality, character and/or theme for the business. The client, architect and landscape architect team must establish the overall development theme then ensure proper design details and materials are used according to these guidelines to reflect that development theme. Guidelines:

1. Trees, shrubs, groundcovers and vines should be selected from the recommended lists provided in Appendix A. The landscape architect is encouraged to create outdoor rooms as appropriate for public and employee building entries, rest/break areas, etc.
2. Handicapped access requirements as are required by the State of California and the County.
3. Deciduous canopy trees are encouraged to be used within 30 feet from the south and west side of buildings to provide building summer shade yet winter solar heat gain.
4. No trees, shrubs or vines shall be allowed to cover first story windows.
5. Accent paving to enhance human scale is encouraged to be used for all entrance plazas and walkways. Normal grey

unpatterned concrete is not allowed. Smaller units such as brick pavers, stamped concrete, interlocking concrete or asphalt pavers are required to provide human scale.

6. Street furniture such as benches, trash/ash receptacles, planters, kiosks, bollards, drinking fountains, etc. may be used to set theme or character of the area. The architect and landscape architect must work closely to ensure the details and material selection is coordinated to enhance the intended image.

7. Site drainage shall incorporate a slow runoff concept through use of french drains and overland drainage and grass swales. Drainage shall not be allowed to sheet flow or swale across walkways or plazas.

8. Coniferous screen trees may be used to screen unsightly views of storage and refuse collection areas. (Figure 3.12, Screening Concepts) Care must be taken to not block excellent off-site views. (Appendix A-Recommended Coniferous Trees for Specified Building Zones)

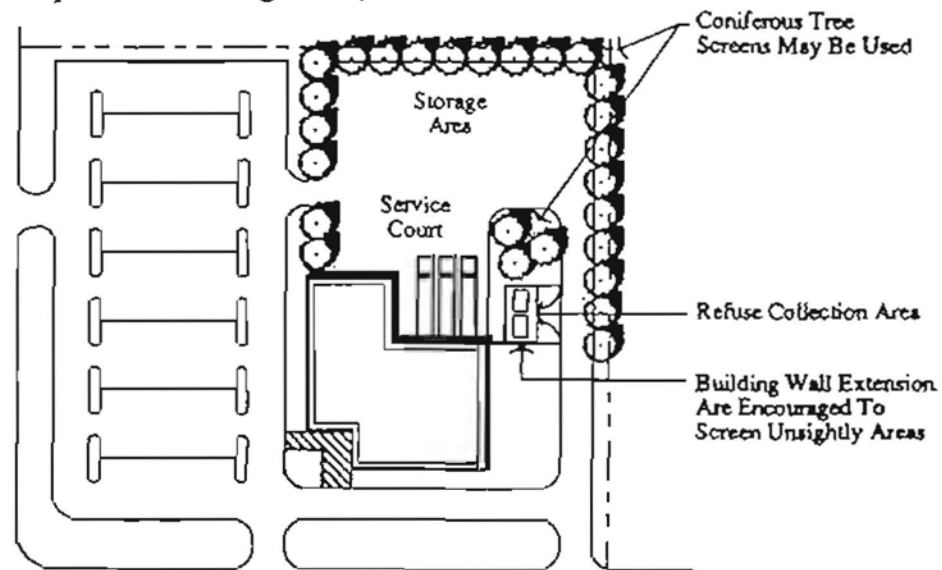


Figure 3.12 Screening Concepts

4. Architecture Guidelines

The architecture of buildings for business-professional and light industrial uses can be exemplary. However, the utilitarian nature of the uses they house and the very size of the buildings can result in a least cost alternative with minimal visual interest.

The El Dorado Hills Business Park Architectural Guidelines are intended to provide order and aesthetically pleasing developments of high-quality contemporary architecture. It is further intended that businesses locating within El Dorado Hills Business Park express themselves individually through the architectural design of their facilities.

The objective is to allow El Dorado Hills Business Park to be positively differentiated from other business parks.

4.1 General Guidelines

1. All buildings shall appear as an integrated part of an overall site design concept.
2. Period buildings are discouraged. Contemporary building forms and materials are encouraged.

4.2 Building Form and Orientation

There are two general areas of concern relating to the form and orientation of the individual buildings. These are:

A. The visual effect

The use of buildings within the Business Park may include office and research facilities, small and large assembly operations, and warehousing and distribution. Furthermore, the buildings may be occupied by a single user, or several small users, each of whom require a distinct identity. Consequently, the function, and the appropriate form, of the buildings may vary from site to site. It is likely that the buildings will be relatively large in terms of the amount of site covered, and there will be long, unbroken wall surfaces. Therefore, a primary concern will be to provide visual interest, and to avoid buildings that are out of scale with the setting.

B. The function

The form of the buildings should relate to their general function, and should be designed to function efficiently with respect to vehicular and pedestrian circulation.

Function

- Successful architectural function and form must consider the following:
 - a. views and vistas toward off-site foothills or open space areas
 - b. orientation toward major streets and thoroughfares
 - c. vehicular and pedestrian flows
 - d. the character of surrounding developments
 - e. expressions of a facility's functional organization
 - f. expressions of the individual character of each business
 - g. the satisfaction of physical, psychological, social, and functional needs of facility users
 - h. enhancement of the overall landscape



- Proposed buildings of architectural styles differing from those of the surrounding buildings shall be made compatible by such methods as screening, site breaks, color or materials.
 - Where natural or existing topographic patterns contribute to the beauty and unity of the building site and surrounding development, they shall be preserved and incorporated into the plan.
 - Monotony of texture, building line or mass shall be avoided.
3. Consideration should be given to the incorporation of design features such as:
- a. ceremonial entrance drives
 - b. enriched visitor parking areas
 - c. highlighted visitor entrance and entry plazas
 - d. highlighted employee entries and entry plazas
 - e. decorative pedestrian plazas and walkways
 - f. focal theme towers
 - g. focal site sculptures
 - h. atriums and interior courts
 - i. accent, landscaping and water features
 - j. light and shadow patterns

Climate Control

Air conditioning is likely to be the largest single factor in the annual energy bill for an industrial or business-professional building in the El Dorado Hills area. The proper orientation and shape of a building, along with proper location of shading elements, windows, and landscaping can substantially reduce solar heat gain, and thus, reduce the summer cooling cost.

Buildings should be oriented with the longest dimension along an east-west axis to minimize solar heat gain.

Roof overhangs, trellises, awnings, and other shading devices should be an integral part of the building design such that the east, south, and west walls of the building are shaded during the summer months.

Wing walls and building off-sets should be considered to shade vertical window stacks in west and southwest facing walls.

Individual buildings should be sited to facilitate solar access, wind protection, and shade to enhance the quality of outdoor space, and maximize energy efficiency.

Building shading of adjacent properties shall be considered.

Building Materials

Exterior materials should be in harmony with the external design of any neighboring structures, as well as be consistent with the theme of El Dorado Hills Business Park. The approval of exterior materials, including but not exclusively: type, color, texture and the extent of usage or combinations of materials, shall be solely at the discretion of the ARC. Applicants are encouraged to contact the ARC early in the architectural design stages of their project to discuss proposed exterior treatments.

4. All buildings are encouraged to be designed with a limited number of materials. Ideally, two basic materials including glass (glass and one other basic material) will be permitted plus the use of one accent material.

5. To ensure continuity among the many buildings constructed within El Dorado Hills Business Park, there shall be a unit of basic building materials. Basic building materials shall be as follows:

- a. Glass and glass curtain wall
- b. Poured-in-place concrete and precast concrete

- c. Brick masonry
- d. Tile
- e. Prefinished metal panel
- f. Wood
- g. Plaster

6. Pre-engineered metal buildings are not permitted within El Dorado Hills Business Park unless approved in writing by the ARC.

Building Color

It is intended that materials on buildings be limited in color. Two basic building colors, not including glass (glass color and the other basic material colors) will be permitted plus the color of one accent material. The use of primary colors is discouraged and are subject to review by the El Dorado Hills Business Park Architectural Review Committee.

Building Texture

Textures shall be limited to 2 or 3 different textures.

Windows and Doors

- In keeping with the form and proportions of the building, window patterns are encouraged to provide viewer interest while providing necessary building light and energy requirements.
- An exterior door shall be metal and/or glass construction. Doors shall provide a distinctive entry character.

Roof Form and Exposure

- Roofs shall be distinctive when exposed to view from Latrobe Road, other buildings or walkways and be a consistent style for all buildings within each parcel.

Mechanical Equipment

- Exposed roof flashing, rain gutters, vents, mechanical equipment and other roof protrusions shall be incorporated into building design such that they are screened from view and are precluded on the front side or any side visible from the front.
- Rooftop mechanical equipment, vents and ducts shall be screened from view using a screen as high as the mechanical equipment. Screens may consist of any architecturally suitable material conforming to the design of the building.
- Main gas meters shall be concealed using a three sided earth mound or shrubs and shall not be visible from any public street, pedestrian walkway or building entry.
- Fire sprinkler risers shall be located inside exterior walls.

5. Sign Guidelines

The purposes of the Sign Guidelines is to establish prescriptive and performance guidelines for coordinated graphic system within industrial and business park areas that provides for business identification and information communication in a distinctive and aesthetically pleasing manner. Effective site signage functions not as a separate entity, but as an integral part of its environment. This graphic system is a major factor in creating and preserving the design character of El Dorado Hills Business Park.

Size and placement of all signage shall be considered an integral part of site development, and a signage plan for the entire site shall be submitted for the approval of the ARC.

The signage guidelines apply to four separate categories of signage:

1. identification signage;
2. information/directory signage;
3. vehicular control signage; and
4. temporary signage.

5.1 Identification Signage

This category applies to signs used for the identification of buildings and/or owners/tenants.

5.1.1 General Guidelines

• Signs may be designed using either performance or prescriptive guidelines. The general guidelines apply for both performance and prescriptive guidelines.

• Monument identification signs shall display the name and/or symbol of the owner tenant occupying the parcel. The street address of the building occupied is encouraged and, if desired by the individual, the street name.

• For a monument sign, in the case of multiple tenants, all may be identified, up to a maximum of four tenants. When there are more than four tenants, the building should be identified with a name and the tenants listed on a directory.

• No identification sign shall exceed a sign area of fifty square feet per face. The sign area is defined as the area of the surface or surfaces which displays letters or symbols identifying the business or businesses occupying the parcel, or when the sign is of freestanding letters, the single area which fully encloses all letters or symbols identifying the business or businesses occupying the parcel. The sign area shall not include the base or pedestal to which the sign is mounted.

• It is the intention of the guidelines that sign sizes be in aesthetic balance with the site and building sizes.

• All monument identification signs shall not exceed a height of six feet above the underlying finish grade unless otherwise approved in writing by the ARC.

• All monument identification signs shall be of such materials and design as to be compatible with and complementary to the parcel design concept, as well as landscape and physical design features.

• It is allowable to illuminate identification signs with continuous and uniform internal illumination, backlighting, or ground lighting. No flashing or

unprotected lamp providing sign illumination shall be directly visible when viewed at any angle from a distance of twenty feet or more. No sign illumination shall cast a glare which will be visible from any street or access drive at another address.

- Locate monument identification signs perpendicular to approaching traffic. (Figure 5.1, Monument Identification Sign Location) The two basic rules for placement are:

1. Place the sign within the landscape corridor area at the entry.

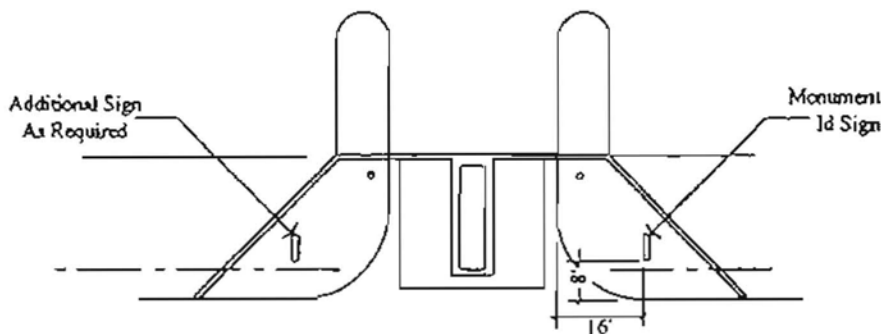


Figure 5.1 Monument Identification Sign Location

2. The sign must be placed so it does not obscure any other identification, information, or vehicular control signs. Generally, one identification sign is sufficient. More than one may be used where a site has more than one vehicular entrance on different sides of the building, or when the nature of the site and adjacent roadways require more than one sign for proper identification.

- A monument sign is the preferred method of identifying businesses. However, a single identifying sign may be placed in addition on each building with the approval of the ARC. Company names are allowed on the glass near the main building entrance. (Figure 5.2, Main Building Entrance Signage)

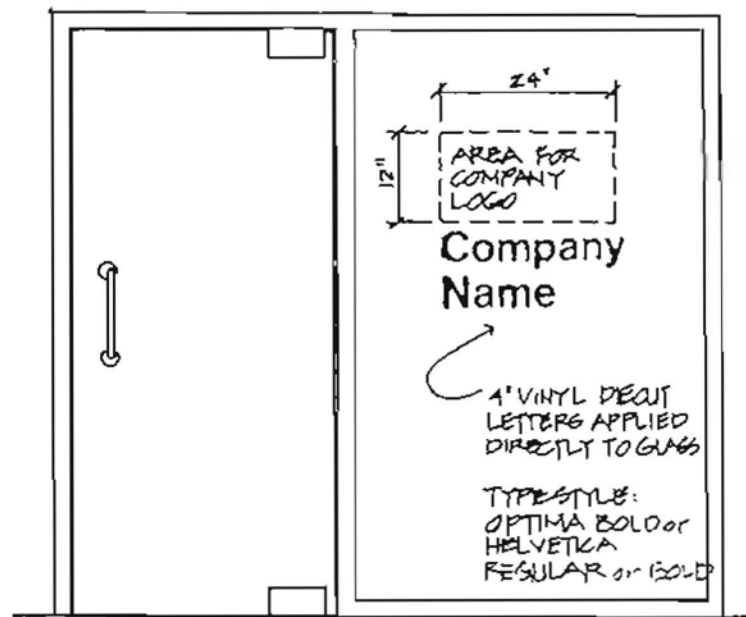


Figure 5.2 Main Building Entrance Signage

5.1.2 Performance Guidelines

- Monument identification signs may be used by those owners who desire to develop their own signage design which is sensitive to the varied site slope conditions, architectural themes and building materials.
- Signs should use the predominate or accent building materials and color as the surface or background for signage. (Figure 5.3, Identification Sign (Performance Guidelines Concept))

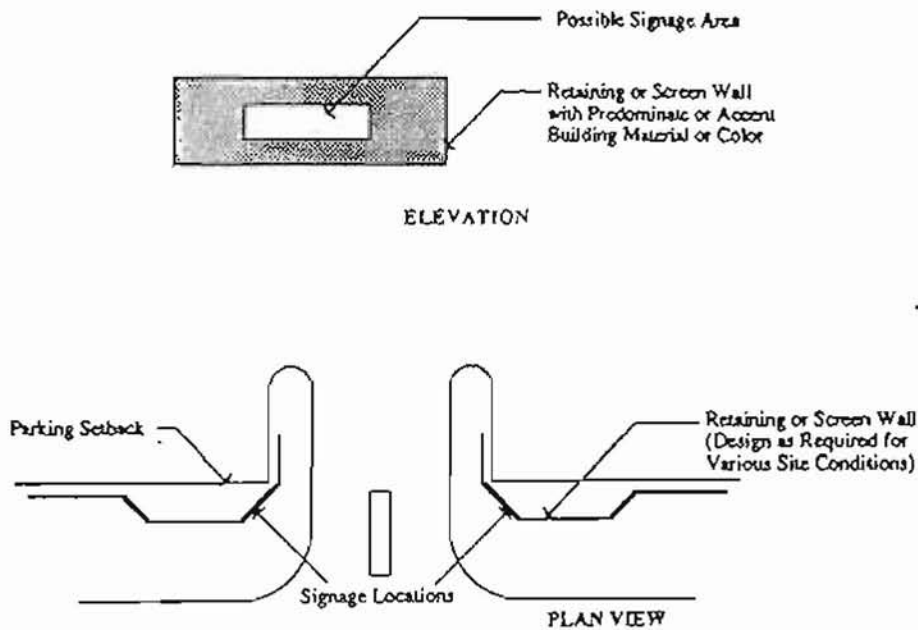


Figure 5.3 Identification Sign (Performance Guidelines Concept)

5.1.3 Prescriptive Guidelines

• The monument identification sign concept as shown in Figure 5.4, Identification Sign (Prescriptive Guidelines Concept), is encouraged for all other sites not using the performance guidelines. Sign proportions may vary from those shown.

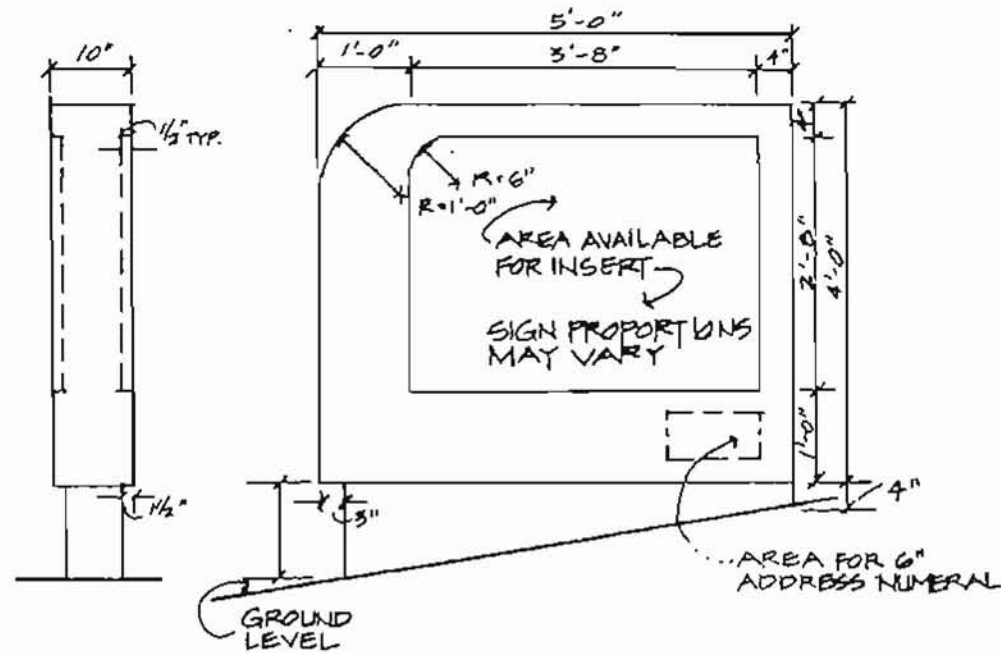


Figure 5.4 Monument Identification Sign (Prescriptive Guidelines Concept)

5.2 Information/Directory Signage

• Information/directory signage includes all information and directional signage. For sites less than 5 acres, the signs shall be of uniform design through the use of:

Post and panel sign series with rectangular posts and of duranodic, color to complement architectural material/color selection. Signage as manufactured by:

ASI Sign Systems, Inc.
2001 Tarob Court
Milpitas, California 95035

or a sign system of equal design approved by ARC may be used. (Figure 5.5, Information/Directory Signage)

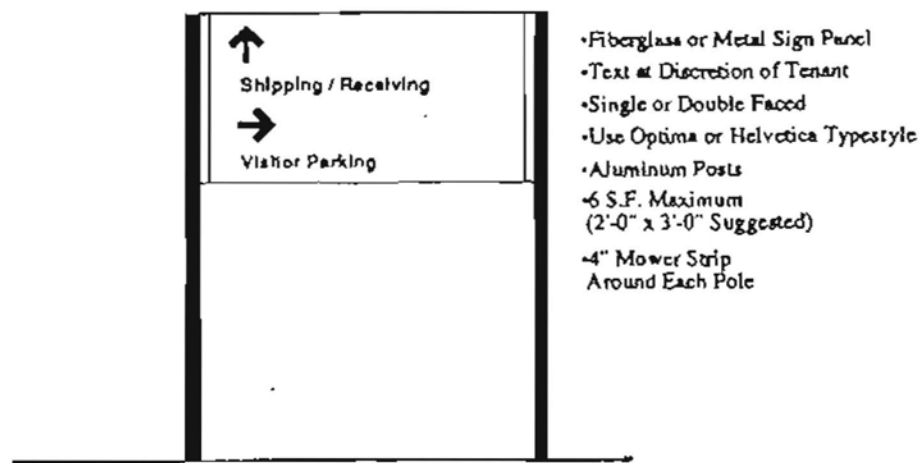
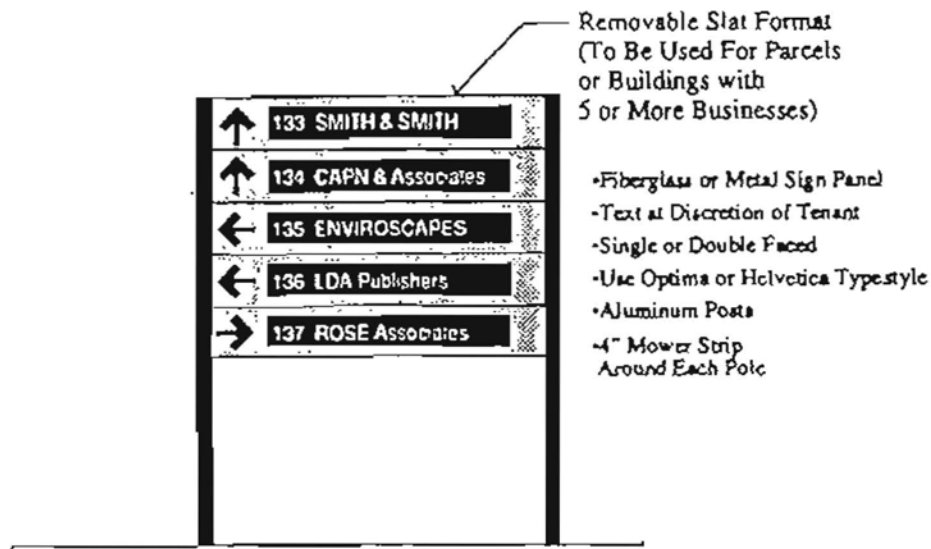


Figure 5.5 Information/Directory Signage

- Typography to be used is Optima/Helvetica Regular and/or Optima/Helvetica Bold. (Figure 5.6, Samples of Regular and bold Optima type.

Optima
Regular

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Optima
Bold

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Helvetica
Regular

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Helvetica
Bold

ABCDEFGHIJKLMNO
abcdefghijklmnopqrs
1234567890

Figure 5.6 Samples of Typography

- Information signage may be internally illuminated or non-illuminated depending on importance. The use of reflective material for typography and directional arrows is recommended on non-illuminated signs, since ambient light may not be adequate for night viewing.

• Basic rules for information signage are:

1. Word spacing should be even. Excessive variation in length of lines should be avoided.
2. All copy shall be justified left without indentation.
3. Only the first word in a sentence is capitalized unless there are proper names. Numbers under 10 are to be spelled out in the body of sign messages.
4. Do not use a period at the end of heading, subheading, title, date or any copy occupying a line by itself.
5. Do not insert a comma between numbers and street name.
6. Use a colon instead of a dash before listed matter.

• Positioning of information signage is critical to its effectiveness. Each site requires careful analysis of vehicular and pedestrian traffic. Decision points must be identified and proper information and directional signage provided.

If signage must communicate to vehicular traffic, it shall be placed so that it is visible and legible to approaching vehicles according to speed at the following distances:

Speed (m.p.h.)	Distance
5-10	50 feet
20	100 feet
25	175 feet
30	250 feet

All information signage shall be perpendicular to approaching traffic. It shall be positioned so there is clear line of sight well before the point at which direction must be changed or action taken. Information signage shall be positioned to avoid confusing backgrounds, particularly when directed to vehicular traffic.

5.3 Vehicular Control Signage

The third element in the signage system provides for vehicular control throughout the development, by combining standardized symbols or pictographs and typography to allow maximum legibility recognition and aesthetic quality. (Figure 5.7, Vehicular Control Symbols) For a copy of a complete set of symbols and guidelines for their use, write:

National Technical Information Service
Springfield, Virginia 22181
Document No.: DOT-OS-40192

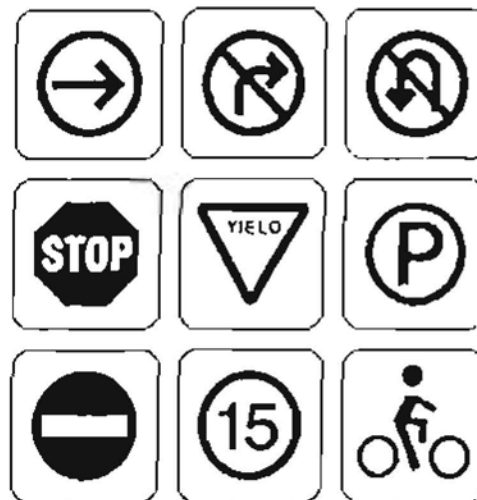


Figure 5.7 Vehicular Control Symbols

adequate sight lines from cars, buses and trucks. The use of reflective material for the symbol field and typography is required.

5.4 Temporary Signage

Temporary signs can be used for construction and design team information or future tenant identification. (Figure 5.8, Temporary Signage)

- The number of temporary signs allowed per site is as follows: On lots of five acres or less, one temporary sign per lot is permitted at any one time. On lots of more than five acres but less than ten acres, two temporary signs, and on lots of 10 acres or more, three temporary signs are permitted.
- All temporary signs must be approved by the ARC.



Figure 5.8 Temporary Signage

6. Lighting Guidelines

The purpose of the Lighting Guidelines is to provide for a safe, functional, visually attractive and coordinated site lighting system. The guidelines apply to the five areas of illumination: Parking and driveway, service, building, pedestrian and security, (Figure 6.1, Lighting Hierarchy).

6.1 General Guidelines

6.1.1 Lighting standard and fixture standardization is encouraged on each parcel and especially small parcels to help establish site design continuity.

6.1.2 Lights are not to cause glare or excessive light spillage on neighboring sites.

6.1.3 All light fixtures are to be concealed source fixtures except for pedestrian-oriented accent lights.

6.1.4 Exterior lighting fixtures are to be selected on the basis of their compatibility with the building fixtures and materials.

6.2 Parking and Driveway Illumination

6.2.1 All parking lot and driveway lighting levels are to meet Uniform Building Code and/or County standards whichever is greater.

6.2.2 Parking lot and parcel entry driveway fixtures shall be cut-off type, metal halide or high pressure sodium, aluminum, extrusion luminaires, twenty (20)

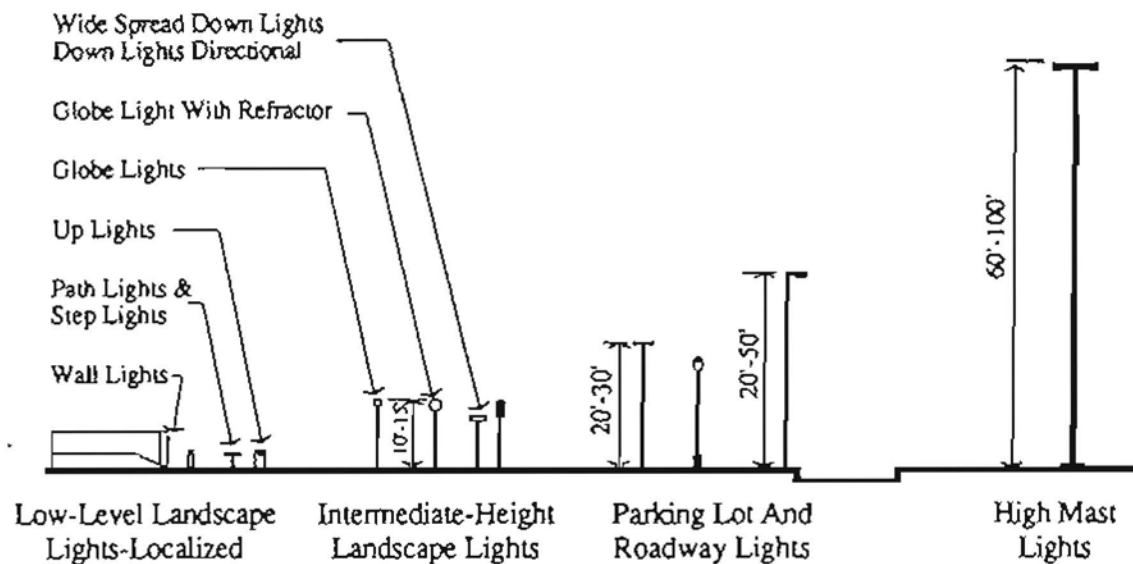


Figure 6.1 Lighting Hierarchy

foot mounting height, single or double luminaire configuration on square pole. Select the model type P116 series catalog from "Devine Design" (a subsidiary of KIDDE, Inc.) catalog, or an approved equal in writing by the ARC. (Figure 6.2, Parking Lot Fixture) Luminaire and pole shall have an anodized finish to complement building material colors.

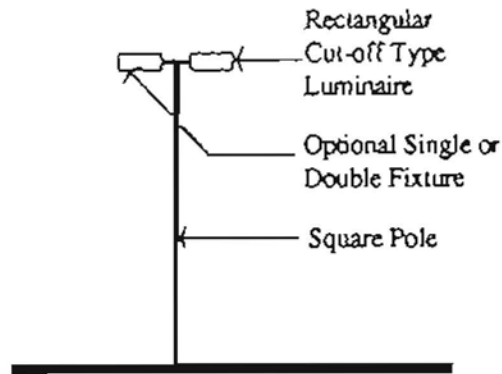


Figure 6.2 Parking Lot Fixture by "Devine Design"

6.3 Service Area Illumination

Service area lighting shall be contained within the service yard boundaries and enclosure walls. No light spillover should occur outside the service area. The light source shall not be visible from the street.

6.4 Building Illumination

- Lighting standards and fixtures shall be of a design and size compatible with the building and with adjacent areas. Lighting shall be restrained in brilliance; and glare shall be avoided onto adjacent properties.
- Building illumination and architectural lighting shall be indirect. "Wall washing", overhead down lighting, or interior illumination which spills outside is encouraged. Architectural

lighting should articulate the building design as well as provide functional lighting for the safety of pedestrian movement.

6.5 Pedestrian Area Illumination

6.5.1 Pedestrian areas such as courtyards, patios, and entryways shall articulate the building design theme and achieve lighting levels to meet the Uniform Building Code and/or County requirements whichever is greater. Lighting fixtures are to be cut-off type overhead or bollard, and metal halide or mercury vapor variety. Select from "Devine Design" catalog or an approved equal. (Figure 6.3, Pedestrian Lighting Fixtures examples.)

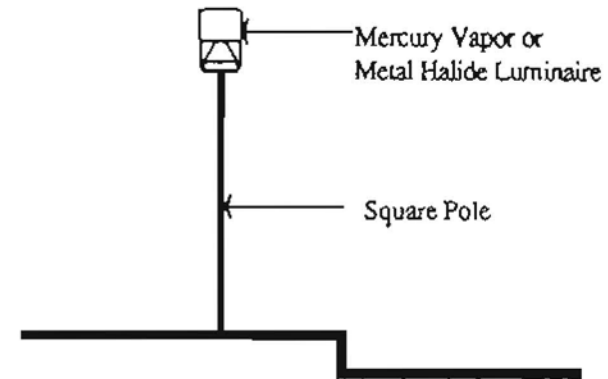


Figure 6.3 Pedestrian Lighting Fixture by "Devine Design"

6.5.2 Point-to-point lighting within pedestrian walkway areas is acceptable with no specific illumination levels required. The main emphasis in this zone should be to clearly identify the pedestrian walkway and direction of travel. Walkway and outdoor use area light fixtures shall be a maximum of 12 feet high and shall be located at exterior steps,

walk intersections, walk endings and sitting areas. Bollard style lighting may be used. Recessed step lighting may also be used to reduce overall clutter.

6.6 Security Illumination

Security lighting fixtures mounted on buildings shall be a maximum of 25 feet high, and are not to project above the fascia or roof line of the building. They are to have internal shielding, and a reflector light distribution system. The shields shall be painted to match the surface to which they are attached. Security lighting fixtures are not to be substituted for parking lot or walkway lighting fixtures and are not restricted to lighting only loading and storage locations, or other similar service areas.

6.7 Signage Lighting

When signage is lighted, a mercury vapor Prescolite "Panorama" model 5323-1 or approved equal is recommended. Provide at least one light for each side of monument identification sign (Figure 6.4, Identification Signage Lighting) Inground lighting may also be used.

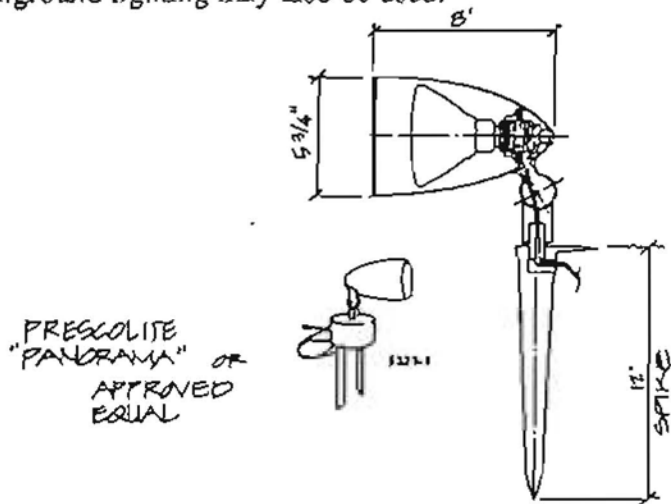


Figure 6.4 Identification Signage Lighting

APPENDIX A

Required Dominant and Subordinate Canopy Streetscape Trees

Streets & Plant Names	Dominate/ (D)/ Subordinate (S)	Deciduous/ Broadleaf Evergreen	Drought Resistance	Size	Minimum Spacing	Remarks
Golden Foothill Parkway Suncastr Lane						
<i>Celtis sinensis</i> Chinese Hackberry	D	Deciduous	Good	Large	35'	Elm like leaves and form
<i>Liquidambar styraciflua</i> cvs. * American Sweet Gum	S	Deciduous	Fair	Medium	25'	Pyramidal, crimson to yellow fall color shallow surface root system
Windplay Drive Sandstone Drive Windfield Way Cypress Court Hillsdale Circle Glenhaven Court and Sunglow Court any other court						
<i>Pistacia chinensis</i> Chinese Pistache	D	Deciduous	Good	Large	30'	Orange-red fall color, drought tolerant
<i>Fraxinus uhdei</i> * Evergreen Ash	S	Broadleaf	Fair	Large	25'	
Robert J. Matthews Parkway Investment Boulevard						
<i>Platanus acerifolia</i> 'Bloodgood' London Plane Tree	D	Deciduous	Fair	Large	35'	Brown fall color
<i>Pyrus calleryana</i> Aristocrat Pear	S	Deciduous	Fair	Medium	20'	Reddish fall colors

*Root barriers recommended

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(Appendix A)

Recommended Vines

<u>Plant Name</u>	<u>Deciduous/ Evergreen</u>	<u>Drought Resistance</u>	<u>Remarks</u>
<i>Distictis buccinatoria</i> Blood Red Trumpet Vine	Evergreen	Fair	Orange red flowers, effective on fence or high wall or arbor. Prune yearly to keep under control.
<i>Ficus pumila</i> Creeping Fig	Evergreen	Fair	Attaches to wood, masonry, or metal in barnacle fashion. Neat little leaves. Do not grow on hot south or west facing walls. Keep away from windows and doors by trimming annually.
<i>Jasminum polyanthum</i> Jasmine	Evergreen	Fair	Prune annually to prevent tangling. Flowers are white inside and rose colored outside.
<i>Lonicera japonica</i> 'Halliana' Hall's Honeysuckle	Evergreen	Fair	Vine covers 150 sq. ft. Can be used as bank ground cover and erosion control in large areas. Unless controlled, it can crowd out less vigorous plants.
<i>Parthenocissus tricuspidata</i> Boston Ivy	Deciduous	Fair	Orange to scarlet fall color. Good on walls that do not recognize painting.
<i>Parthenocissus quinquefolia</i> Virginia Creeper	Deciduous	Fair	Orange to scarlet fall color. Vigorous vine that clings or runs along the ground. Avoid planting on buildings with wood siding or shingles. Vines attach to walls using clinging tendrils and are hard to remove at painting time.

(Appendix A)

Recommended Groundcovers (Broadleaf Evergreens)

<u>Plant Name</u>	<u>Drought Resistance</u>	<u>Size</u>	<u>Form</u>	<u>Remarks</u>
<i>Arctostaphylos uva-ursi</i> Bearberry, Kinnikinnick	Fair	15' spread	Prostrate	Good cover for slopes, slowness to cover may cause weed problems. Flowers white-pinkish, glossy green leaves turning red in winter. Fruit red or pink.
<i>Arctotheca calendula</i> Cape Weed	Fair	8" - 10"	Running	Good on hillsides, yellow flowers and grey-green foliage.
<i>Baccharis pitularis</i> 'Twin Peaks' Coyote Brush	Good	8"-24" high	Dense mat	Small dark green leaves
<i>Ceanothus gloriosus exaltatus</i> "Emily Brown" Wild Lilac	Good	2-3' high	Spreading	Water to establish plants during first year then water infrequently during summer. Plants will live longer without frequent summer irrigation. Mid-blue flowers
<i>Cistus salviifolius</i> or sold as <i>Cistus villosus</i> 'Prostratus' Sageleaf Rockrose	Good	2' high 6' spread	Wide- spreading	Good bank or groundcover in rough situations. White flowers, light gray green foliage.
<i>Eriogonum fasciculatum</i> California Buckwheat	Good	1-3' high 4' spread	Clump of upright stems	Good erosion control plant. White or pinkish flowers
<i>Gazania</i> species	Fair	6-8" high	Clump or trailing	Various colors, needs good drainage.
<i>Hemerocallis</i> hybrid (Evergreen) Daylily	Fair	2' high	Cluster	Good summer color. Wide color range
<i>Hypericum calycinum</i> Aaron's Beard	Fair	1" high	Spreading	Yellow flowers, dense cover for sun or shade

Recommended Groundcovers (Broadleaf Evergreens) - (continued)

<i>Juniperus horizontalis</i> cvs. Creeping Juniper	Good	Varies 4"-18" high 4'-8' wide	Various forms	Require little maintenance, sturdy low groundcover
<i>Lantana sellowiana</i> or sold as <i>Lantana montevidensis</i>	Fair	1 1/2-2' high 3-4' spread	Trailing	Purple flowers, excellent bank cover
<i>Rosmarinus officinalis</i> "Prostratus" Dwarf Rosemary	Good	2' high 4'-8' spread	Spreading	Water infrequently-good drainage is a must
<i>Liriope muscari</i> Lily Turf	Fair	12" - 18" high	Loose clumps	Shade areas, spikelike violet flowers.
<i>Trachelospermum jasminoides</i> Star Jasmine	Fair	1 1/2-2' high	Spreading	Glossy dark green foliage, white flowers can be used as a shrub or vine, too.

(Appendix A)

Recommended Shade Trees for Parking Lots

Please note: Trees with potential surface roots are recommended to be planted with root control barriers.

"Planter Size" refers to minimum planter width excluding curb dimensions.

30 - 35' Diameter Trees

For shade calculations: 100% (Interior) = 962 sq. ft.; 50% (South, East, and West) = 481 sq. ft.; 25% (Corner and North) = 240 sq. ft.

Plant Name	Deciduous/ Broadleaf Evergreen	Drought Resistance	Height to:	Minimum Spacing	Planter Size	Remarks
<i>Celtis sinensis</i> Chinese Hackberry	Deciduous	Good	40'	35'	6'	Elm like leaves and form orange-red fall color.
<i>Pistachia chinensis</i> Chinese Pistache	Deciduous	Good	60'	30'	6'	
<i>Platanus acerifolia</i> 'Bloodgood' London Plane Tree	Deciduous	Fair	70'	35'	8'	Brown fall color

25 - 30' Diameter Trees

For shade calculations: 100% (Interior) = 707 sq. ft.; 50% (South, East, and West) = 354 sq. ft.; 25% (Corner and North) = 177 sq. ft.

<i>Gleditsia triacanthos inermis</i> 'Shademaster' Shademaster Honeylocust	Deciduous	Fair	40'=50'	25'	6'	Yellowish fall color
<i>Sapium sebiferum</i> Chinese Tallow Tree	Deciduous	Fair	35'	25'	6'	Reddish fall color
<i>Liquidambar styraciflua</i> * American Sweetgum	Deciduous	Fair	40'	20'	8'	Shallow surface roots Crimson-yellow fall color

* Root barrier recommended

(Appendix A)

Recommended Grasses for Lawn and Turf

	Seeding Rate: lbs./1000 s.f.	Mowing Height	Remarks
Fescue-Bluegrass Mixture "Fineturf"™ (Stover Seed Company) 45% Falcon Tall Fescue 45% Rebel Tall Fescue 5% Parade Kentucky Bluegrass 5% Baron Kentucky Bluegrass	8-10	2-3"	-Very good disease resistance -Good drought tolerance -Excellent wearability -Very good shade tolerance -Needs medium fertilizer requirements -Medium maintenance requirements
			-Use to hydroseed new lawns -Use to overseed thin lawns or to renovate lawns
Tall Fescue Blend "Triple Crown"™ (Stover Seed Company) 34% Falcon Tall Fescue 33% Mustang Tall Fescue 33% Rebel Tall Fescue and/or Apache Tall Fescue	7-10	2-3"	-Very good disease resistance -Good drought tolerance -Excellent wearability -Very good heat tolerance -Very good shade tolerance -Very low fertilizer requirements -Low maintenance requirements
			-Use to hydroseed new lawns
Tall Fescue Special Blend "Medalion"™ (Pacific Sod)	N/A	2 1/2"	-Use to sod lawn areas

(Appendix A)

Recommended Grasses for Meadows and Hillides

	Seeding Rate: lbs./Acre	Growing Height	Remarks
Meadow and Erosion Control Mixture (by Stover Seed Co.) Contains fine textured grasses and wild flowers	150-200	12-15"	-Good drought tolerance -Requires irrigation -Good in clay or sandy soils -Hydroseed to establish -Soil and weed control prior to seeding
Hillside Erosion Control (by Stover Seed Co.) Deep rooted grasses, legumes & wildflowers, quick establishment	150-200	20-25"	-Very good drought tolerance -Requires irrigation -Good in clay soils -Hydroseed to establish -Soil and weed control prior to seeding
Dryland Erosion Control (by Stover Seed Co.) Deep rooted, drought tolerant grasses & legumes	40-60	18-30"	-Excellent drought tolerance -Dryland or irrigated conditions -Good in clay soils -Hydroseed to establish -Soil and weed control prior to seeding

(Appendix A)

Recommended Coniferous Trees for Specified Building Zones
(see landscaping guidelines for specified uses of coniferous trees)

<u>Plant Name</u>	<u>Drought Resistance</u>	<u>Minimum Spacing</u>	<u>Remarks</u>
<i>Pinus halepensis</i> Aleppo Pine	Good	15'	Useful in poor soils. Use only in specified areas to screen views.
<i>Sequoia sempervirens</i> 'Santa Cruz' Coast Redwood	Fair	18'	Light Green Foliage Use only in specified areas to screen views.

(Appendix A)

Recommended Shrubs

<u>Plant Name</u>	<u>Deciduous/ Broadleaf Evergreen</u>	<u>Drought Resistance</u>	<u>Size (Height)</u>	<u>Minimum Spacing</u>	<u>Form</u>	<u>Remarks</u>
<i>Abelia grandiflora</i> Glossy Abelia	Broadleaf	Fair	4-8'	4'	Rounded, arching	Pinkish-white flowers
<i>Berberis thunbergii</i> Japanese Barberry	Deciduous	Good	3-6'	4'	Rounded	Outstanding fall color Good barrier
<i>Carpenteria californica</i> Bush Anemone	Broadleaf	Good	3-6'	3'	Erect branches	White flowers
<i>Chaenomeles 'Cameo'</i> Flowering Quince	Deciduous	Fair	2-3'	3'	Compact	Apricot pink flowers
<i>Cotoneaster lacteus</i> Parney Cotoneaster or Red Clusterberry	Broadleaf	Good	6-8'	4'	Arching	Holds red berries into spring.
<i>Escallonia fradesi</i> Escallonia	Broadleaf	Fair	5-6'	3'	Rounded	Pink flowers
<i>Grevillia noelli</i> Grevillia	Broadleaf	Fair-Good	4'	3'	Dense	Needs full sun, can grow in poor, rocky soil once established. Pink and white flowers. Green glossy leaves.
<i>Ilex cornuta 'Burfordii'</i> Burford Holly	Broadleaf	Fair	3-4'	3'	Compact rounded	Red berries, glossy, leatherly leaves
<i>Mahonia aquifolium</i> Oregon Grape Holly	Broadleaf	Good	4-6'	3'	Upright habit	Yellow flowers

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(Appendix A)

Recommended Shrubs (Continued)

<i>Mahonia aquifolium</i> 'Compacta' Dwarf Oregon Grape Holly	Broadleaf	Good	2'	3'	Spreading	Good massing plant Yellow flowers
<i>Nandina domestica</i> 'Compacta' Heavenly Bamboo	Broadleaf	Fair	4-5'	3'	Upright habit	Red berries, Purple to Bronze tints in fall, and fiery crimson in winter if planted in sun.
<i>Osmanthus heterophyllus</i> 'Gulfside' Holly-Leaf Osmanthus	Broadleaf	Good	4-6'	3'	Upright habit	White flowers
<i>Photinia fraseri</i> Photinia	Broadleaf	Fair	to 10'	4'	Upright, spreading	White flower cluster, new growth bright bronzy red. Prune to control height and shape as desired.
<i>Raphiolepis indica</i> cvs. India Hawthorn	Broadleaf	Good	4-5'	3'	Compact, spreading	Pink flowers
<i>Rhamnus alternus</i> 'Variegata' Italian Buckthorn	Broadleaf	Good	10-20'	4'	Spreading habit if not planted close together	Prune to control height and shape. Valuable as a screen or clipped hedge.
<i>Spiraea bumalda</i> 'Anthony Waterer' Dwarf Red Spiraea	Deciduous	Fair	2-3'	3'	Rounded, dense	Carmine flowers
<i>Xylosma congestum</i> 'Compacta' Shiny Xylosma	Broadleaf	Good	4-5'	4'	Loose, graceful, spreading	Shiny leaves, useful as a barrier, border, foundation planting or as a bank cover.

(Appendix A)

Recommended Trees for Building Pad Zones

(Note: Recommended flowering accent trees list may also be used.)

Plant Name	Deciduous/ Broadleaf Evergreen	Drought Resistance	Minimum Spacing	Size	Form	Fall Color	Remarks
<i>Alnus rhombifolia</i> White Alder	Semi-deciduous	Fair	20'	Large	Canopy		
<i>Betula pendula</i> 'Dalecarlina' Cutleaf Weeping White Birch	Deciduous	Fair	15'	Medium	Columnar, conical	Yellow	Needs plenty of water Pendulous branches
<i>Fraxinus uhdei</i> Evergreen Ash	Broadleaf	Fair	25'	Large	Arching vase		Spreading habit with age
<i>Koelreuteria paniculata</i> Golden Rain Tree	Deciduous	Good	20'	Medium	Canopy		Yellow flowers turning to interesting bean pods resembling Japanese lanterns which last into winter
<i>Pistacia chinensis</i> Chinese Pistache	Deciduous	Good	30'	Large	Canopy	Orange-Red	Sexes are separate male trees are more dense
<i>Populus nigra</i> 'Italica' * Lombardy Poplar	Deciduous	Good	8'	Large	Columnar		Good fast growing screen-short lived
<i>Rhus lancea</i> African Sumac	Broadleaf	Good	15'	Small	Dome, weeping		Somewhat messy berries
<i>Schinus molle</i> * California Pepper Tree	Broadleaf	Good	25'	Large	Canopy		Light green foliage; shallow voracious root system

*Root control barrier recommended.

(Appendix A)

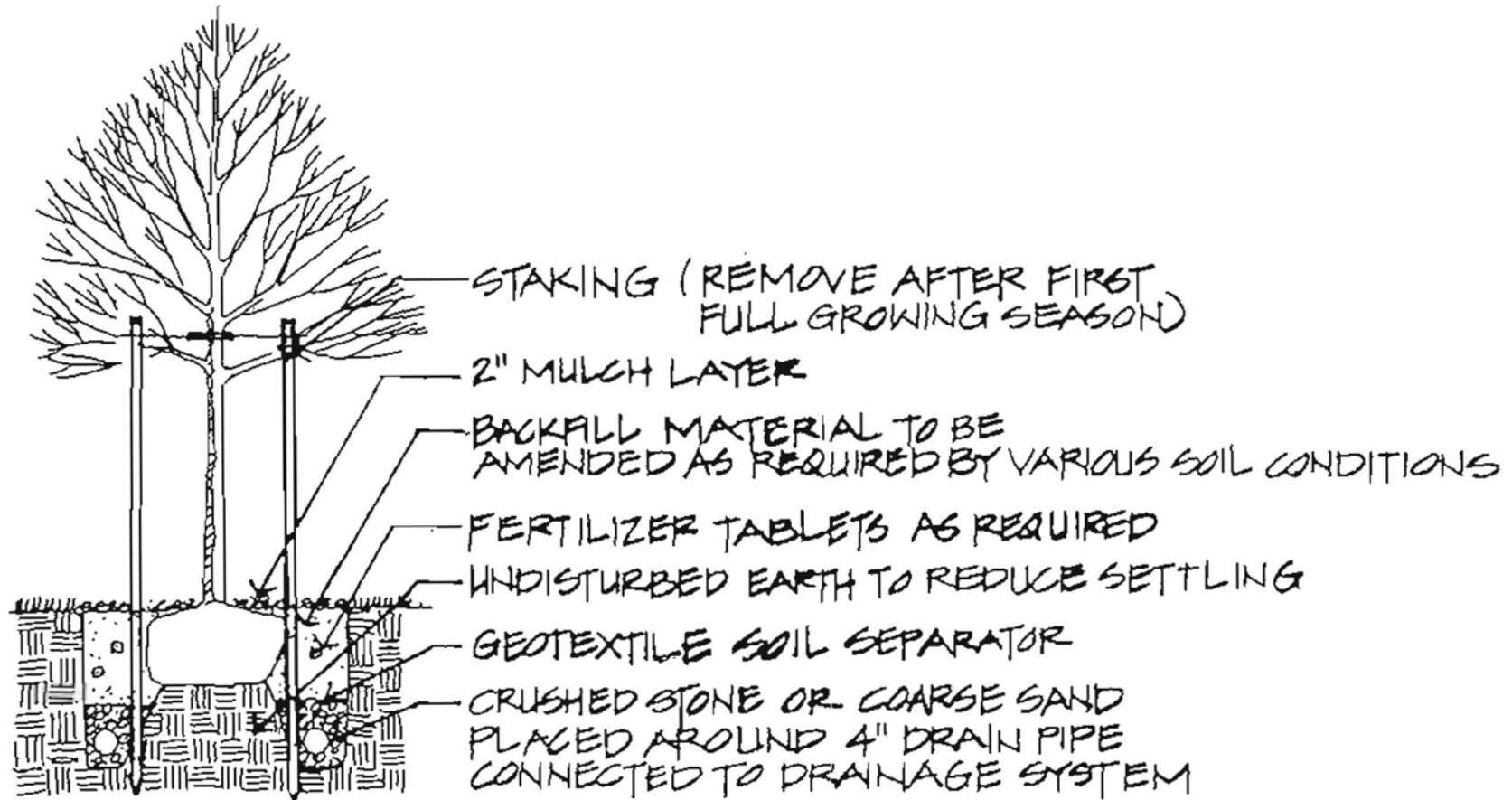
Recommended Flowering Accent Trees

15 - 20' Diameter Trees

For shade calculations: 100% (Interior) = 314 sq. ft.; 50% (South, East, and West) = 157 sq. ft.; 25% (Corner and North) = 79 sq. ft.

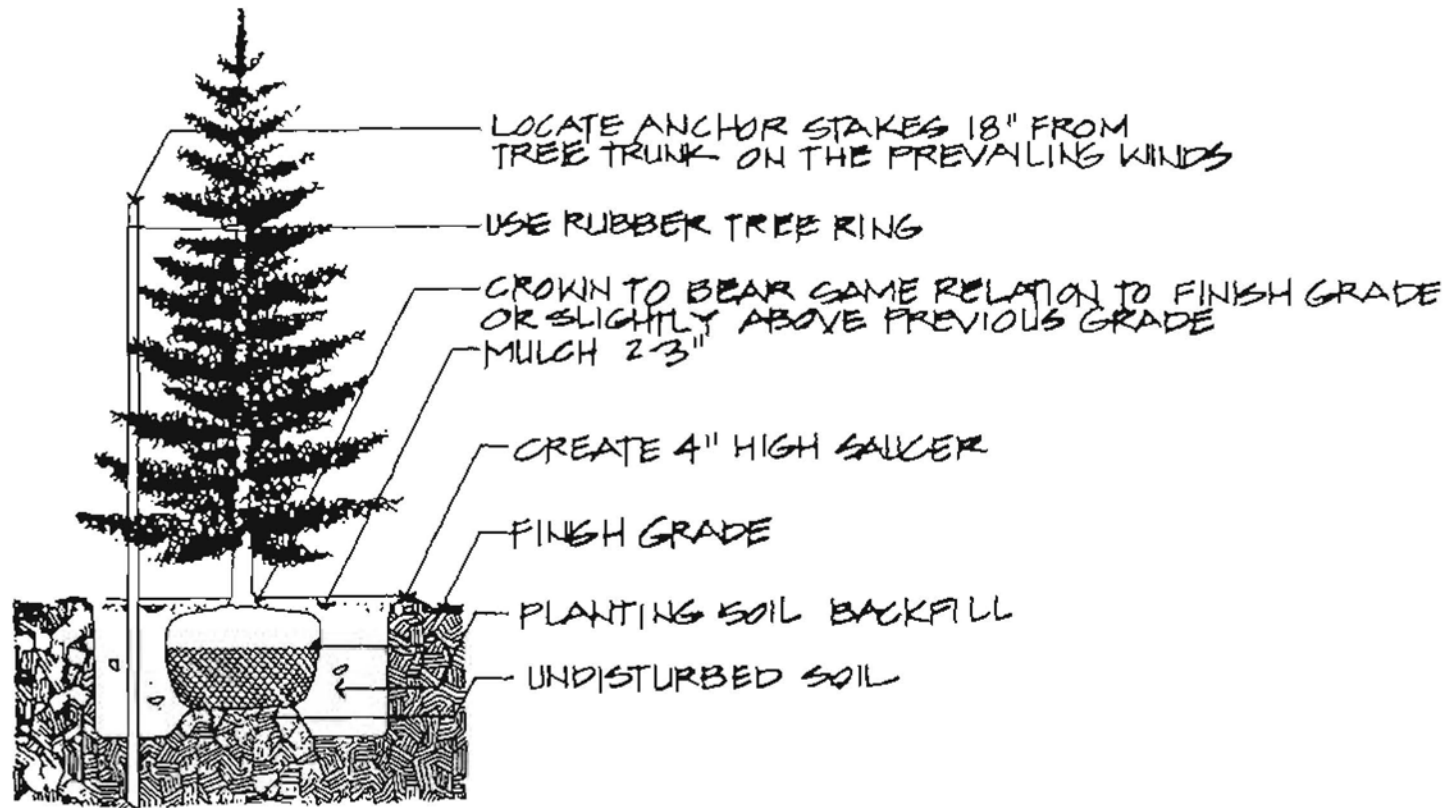
<u>Plant Name</u>	<u>Deciduous/ Broadleaf Evergreen</u>	<u>Drought Resistance</u>	<u>Height to:</u>	<u>Minimum Spacing</u>	<u>Planter Size</u>	<u>Remarks</u>
<i>Arbutus unedo</i> Strawberry Tree	Broadleaf	Good	25'	12'	4'	Dark foliage
<i>Cercis occidentalis</i> Western Redbud	Deciduous	Good	20'	12'	4'	Reddish flowers Yellow Fall Color
<i>Lagerstroemia indica</i> Crape Myrtle	Deciduous	Fair	25'	12'	4'	Red, Pink, Lavender or White Flowers
<i>Louris nobilis</i> Sweet Bay	Evergreen	Fair	30'	15'	6'	Greenish-white flowers
<i>Ligustrum lucidum</i> Glossy privet (standard)	Broadleaf	Fair	35'	12'	6'	White Flowers Very rapidly growing
<i>Nerium oleander</i> (standard)	Broadleaf	Good	20'	10'	4'	Red, Pink, White or Rose Flowers
<i>Prunus cerasifera</i> 'Thundercloud' Purple-leaf Plum	Deciduous	Fair	20'	15'	4'	Maroon foliage
<i>Pyrus calleryana</i> 'Bradford' Bradford Flowering Pear	Deciduous	Fair	50'	20'	6'	White flowers, crimson fall color
<i>Pyrus kawakami</i> Evergreen Pear	Semi- Deciduous	Fair	30'	15'	4'	White flowers, bright Shiny green foliage

APPENDIX B



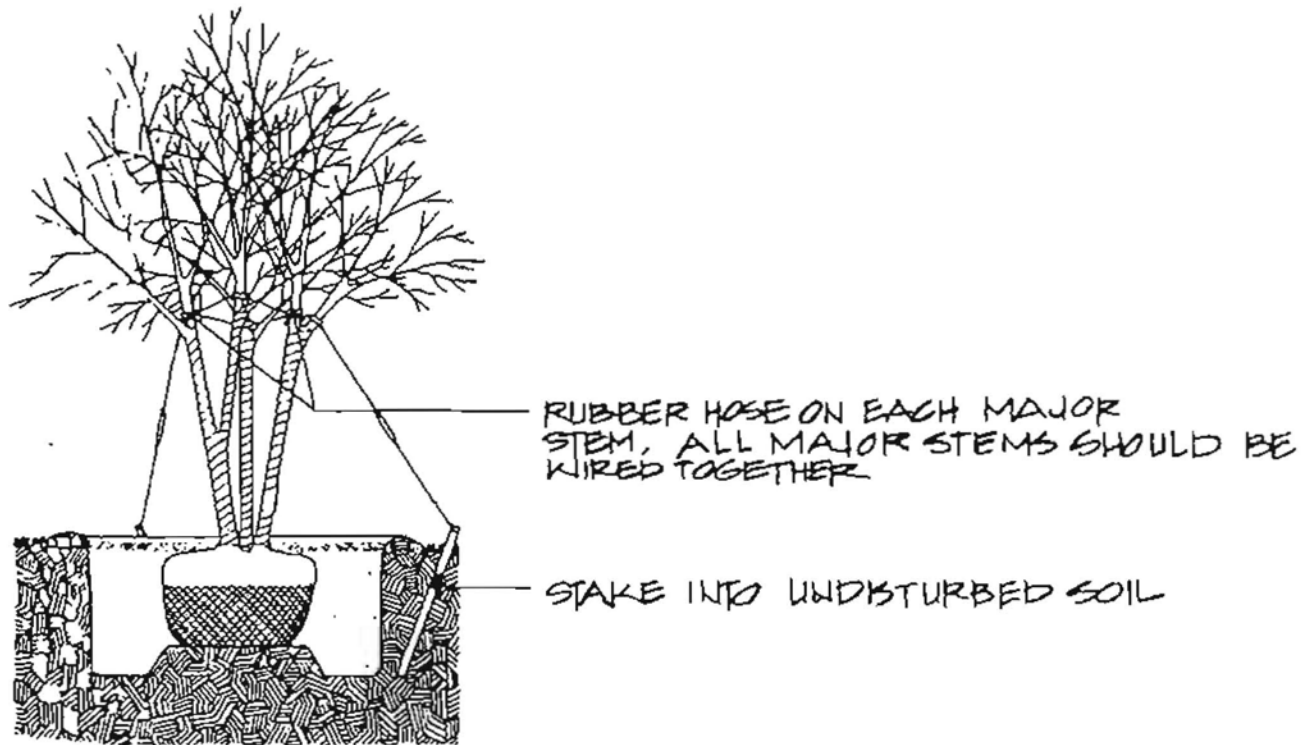
GENERAL REQUIREMENTS FOR TREE PLANTING

(Appendix B)

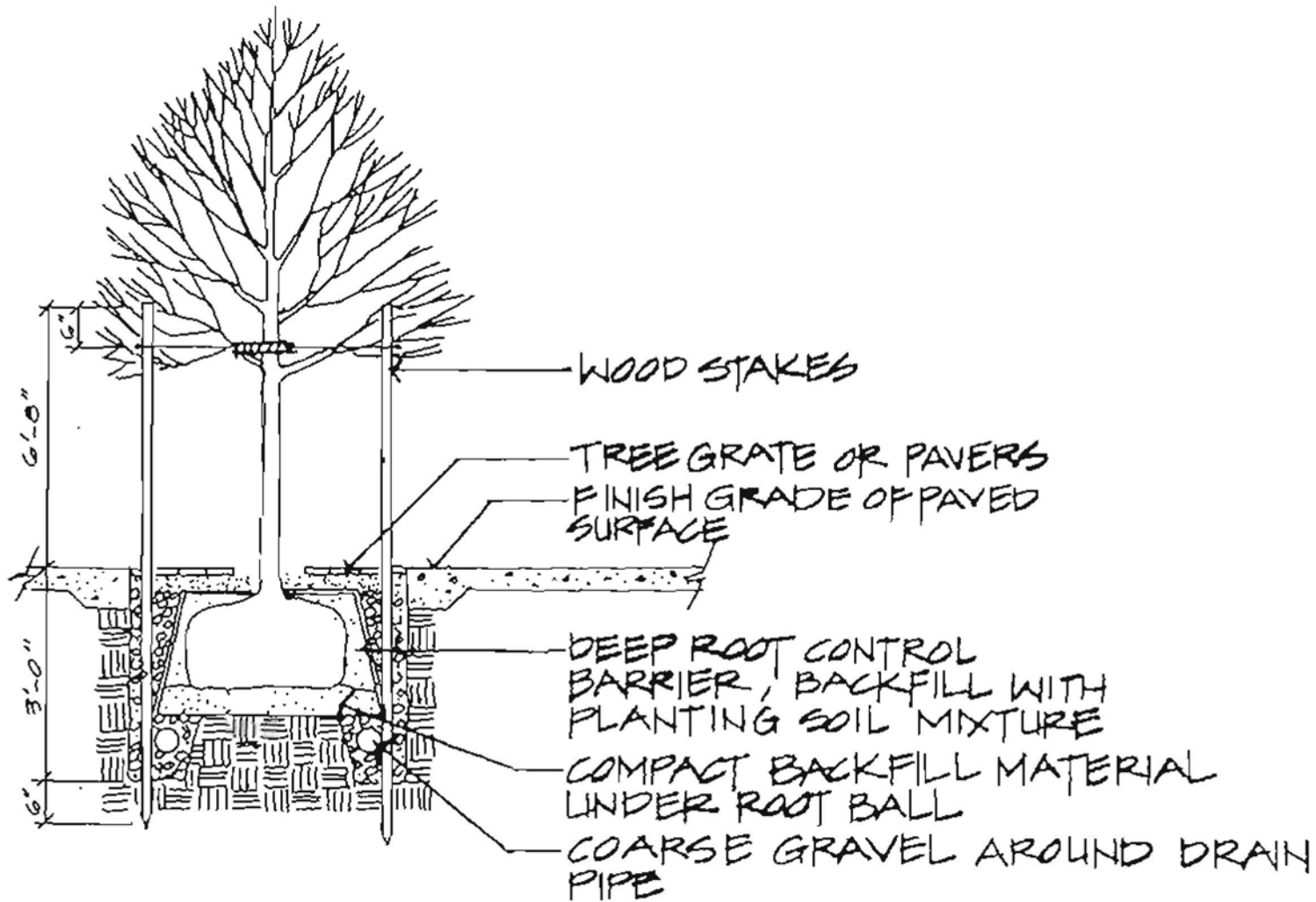


STAKING CONIFEROUS TREES

(Appendix B)

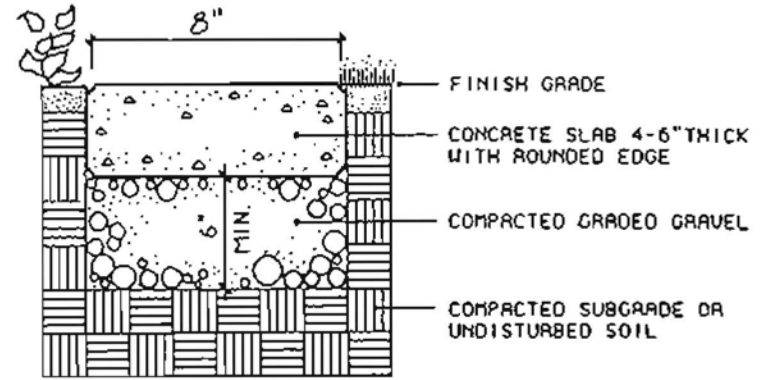


MULTI-STEM TREE
PLANTING DETAIL

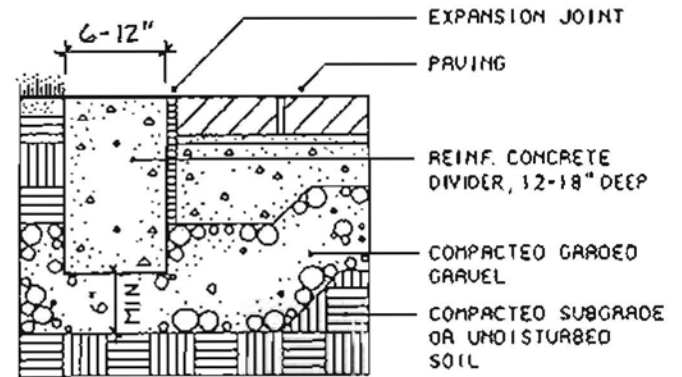


TREE PLANTING WITH DEEP ROOT CONTROL BARRIER

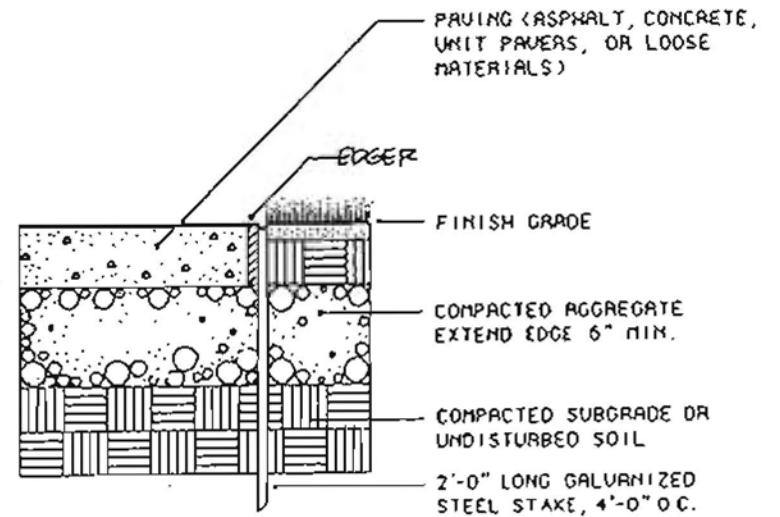
CONCRETE MOWING
EDGER



CONCRETE BAND



METAL OR
ALUMINUM EDGER



APPENDIX C

Master Plan Checklist

- All buildings and structures to include:
 - building footprints ____
 - roof overhangs ____
 - gross floor area ____
 - site coverage - building-ground contact area/net lot area ____
 - building coverage-gross floor area/lot area ____
 - brief description of the use of each building or structure including an estimate of the number of employees per building, the total number of employees on site at any peak time and the anticipated number of shifts and the days of their operation ____

- Parking area - refer to County of El Dorado Zoning Ordinance and Chapter 2 of these guidelines:
 - parking configuration and vehicular circulation patterns ____
 - typical parking stalls and aisle dimensions ____
 - preferential parking ____
 - total parking provided ____
 - calculation of total parking required ____
 - location and description of screening devices for truck, service and outside storage areas ____

- Landscape and pedestrian circulation concept including the location and design of the access drive curb cuts

- Relationship with off-site circulation including the location and design of all access drive curb cuts

- Relationship to adjacent properties

- Conceptual grading, drainage and utilities

ARCHITECTURAL REVIEW
COMMITTEE LEGEND
 SUBMITTED PLAN INFORMATION
IS ACCEPTABLE
N/A NOT APPLICABLE
N/R NOT REQUIRED FOR THIS
SUBMITTAL

Existing Conditions Survey Checklist

General Reference Data:

- Drawing title and scale (beneath drawing or on title block)
- North arrow
- Property address
- Owner's name ___ Address ___ (If not shown on title block)
- Property legal description
- Assessor's Parcel Number
- Parcel numbers of adjacent properties
- Surveyor's name ___ Address ___ Phone number ___
Registration number ___
- Survey date

Property Data:

- Property boundary lines ___ Dimensions ___ Directions of property lines shown in degrees, minutes, and seconds ___
- Monument ___ Benchmark ___ Reference points ___
Stakes ___ Reference datum ___
- Contour lines with grade elevations
- ± Notes on elevation points if grades are both above and below datum point
- On-site and adjacent easements ___ Rights-of-way ___
(Show identities and dimensions)
- Required front, rear, and side setback lines ___
Dimensions to property line ___
- Adjacent streets or roads: Names ___ Width dimensions ___
Elevation points at street centerlines ___ Elevation points at sides ___
- Adjacent streets or roads: Total rights-of-way ___
- Street storm mains ___ Basins ___ Direction and elevation points of drain slopes ___ Invert elevations ___
- Street sewer hookup ___ Sewer manhole ___ Elevation point at top of manhole ___ Elevation point at sewer invert ___ Directions of flow ___

- Street gas and electric manholes ___ electrical vaults ___
Other utilities in street or adjacent to street ___
- Existing curbs and walkways adjacent to property ___
Dimensions and elevation points ___
- Curb elevation points shown at extensions of property lines
- Traffic signal ___
- Fire hydrants ___
- Adjacent landscape corridor trees, shrubs and groundcovers
- Gas main and hookup location
- Street water main and hookup location ___ Existing water meter location ___
- Buried cable on or adjacent to property
- Existing buildings on adjacent property within 20 ft of property line ___ Known future adjacent construction ___
- Existing buildings on property ___
- Existing on-site paving, curbs, and walkways: Dimensions ___ Materials ___ Elevation points ___
- Existing fences and walls: Materials ___ Heights ___
- Existing on-site utilities ___ Sewers ___ Drain pipes ___
- Utilities easements
- Existing on-site or adjacent drainage culverts ___
- Rock outcrops ___ Rock elevation points ___
- Existing trees (Trees with trunks of less than 6-in diameter are not usually noted. Landscape architect may want smaller trees identified for removal and transplanting):
Identities ___ Trunk sizes ___ Approximate foliage area ___

ARCHITECTURAL REVIEW COMMITTEE LEGEND

- SUBMITTED PLAN INFORMATION IS ACCEPTABLE
- N/A NOT APPLICABLE
- N/R NOT REQUIRED FOR THIS SUBMITTAL

Site Plan Checklist

General Reference Data

- Setback lines as noted in El Dorado Hills Design Guidelines
- Site photos (sometimes printed on site plan transparency print and keyed to site plan drawing)
- Legends of site plan symbols and materials indications
- Civil engineer's name ___ Address ___ Phone number ___ Registration number ___
- Landscape architect's name ___ Address ___ Phone number ___ Registration number ___
- Architect's name ___ Address ___ Phone number ___ Registration number ___
- Soils engineer's name ___ Address ___ Phone number ___ Registration number ___
- Test-boring contractor's name ___ Address ___ Phone number ___
- Soil test lab's name ___ Address ___ Phone number ___
- Small-scale location or vicinity map showing neighboring streets and nearest major highway access
- Work not in contract
- Drawing title and scale
- Arrows showing compass north and reference north
- Property size in acres
- Construction limit lines
- Location and size dimensions of constructed components ___ Preliminary construction notes ___ Specification references ___

Demolition and Repair Plan (if applicable)

- Existing fences and walls: Which to retain ___ Which to repair ___ Which to remove ___
- Existing structures: Which to retain ___ Which to repair ___ which to relocate ___ Which to demolish ___

- Existing paving, walks, steps, and curbs: Which to retain ___ Which to repair ___ Which to remove ___
- Existing on-site utilities, sewers, and drains: Which to retain ___ Which to use ___ Which to remove ___
- Existing trees, shrubs and groundcover: Which to retain ___ Which to remove ___ Which to relocate and store for transplanting ___
- Areas for clearing and grubbing ___ Existing trash to be removed ___ Stumps to be removed ___
- Rock outcrops to retain ___ Rock to be removed ___

Proposed Building Construction

- Parcel area in square feet or acres ___
- Total gross building floor area ___
- Site coverage - building-ground contact area/net parcel area ___
- Building coverage - area of all floors/net parcel area
- Preliminary floor plan for each area (see separate Preliminary Floor Plan Checklist)
- A brief description of the use of each building or structure including an estimate of the number of employees
- Building footprints and overall outside dimensions ___ Dimensions to property lines ___ Outline of future buildings ___
- Building roof overhangs ___
- Configuration of parking and vehicular circulation including employee and guest parking
- Dimensions of typical parking stalls and parking aisles ___ Handicapped parking ___
- Total parking provided ___
- Calculation demonstrating total parking required ___
- Location of parking electroliers ___
- Truck service and loading areas ___
- Refuse collection areas ___
- Location of on-site transformers and gas meters ___
- Location of walls and fences

Paving, Walkways and Parking

- New public curbs and street driveway entries
- Driveways: Materials ___ Dimensions ___ Centerline elevation points ___ Drainage slopes ___ Drains ___
- Existing and new grade elevations at paving, noted at centerlines and sides of driveways
- Driveway and parking area grades
- Exterior parking located minimum 6 ft from walls and other structures ___
- Pavement humps ___ Dips ___ Warning signs to slow through traffic ___
- Restricted access roadways ___ Lockable posts or chain barriers at restricted access ___
- Painted parking lines ___ traffic control lines or markers ___ Arrows and signs painted on pavement ___
- Parking bumpers ___ Traffic control curbs ___
- Vehicular curbs, bumpers, or guard railings at vulnerable areas: Walls ___ Ledges ___ Walkways ___ Trees ___ Standards ___ Columns ___
- Wide-space parking for handicapped ___ Ramps from parking area to adjacent sidewalks ___
- New walks and steps: Materials ___ Dimensions ___ Notes ___ Elevation points ___ Direction of slopes ___ Riser number and heights ___
- Handrails at steps over three risers
- Three risers minimum at any point along walks
- Rough, nonskid surfaces at exterior walks, steps, and landings ___ Sloping walk or ramp handrails ___
- Walkways low points sloped to drain
- Exterior stair treads sloped to drain ___ side gutters at ramps ___ Identification numbers at exterior stairs ___ metal tread nosings at concrete steps ___
- Paved terraces ___ Patios ___ Off-the-ground decks ___
- Openings or gratings at trees in paved areas for watering space
- Manholes ___ Gratings ___ Cleanouts ___ Meter boxes ___
- Bicycle and handicapped ramps adjacent to walkway steps and at curbs
- New water supply main ___ New water meter ___ Water meter and shutoff box and cover ___
- Fire hydrants ___ Hose bibbs ___ Standpipes ___
- New sewer main ___ Vent and cleanout ___ Direction of slope ___ Elevation points ___
- New gas main ___ gas meter ___ Shutoff valve at building (provide a conspicuous location for shutoff, with an identifying sign) ___
- New buried electric cable ___ Phone cable ___ TV cable ___
- All utility trenches: Minimum and maximum depth limits ___ Trenching located to avoid damage to tree roots and neighboring structures ___
- Excavation warning signs/plaques along routes of buried utility lines
- Length of mains
- Exterior electric outlets and lights at building and at auxiliary structures
- Signage (identification, information/directory, vehicular control signage and temporary)
 - locations ___
 - designs ___
 - materials ___
 - textures ___
 - colors ___
 - heights ___
 - sign areas ___
 - illumination ___
 - typography ___

ARCHITECTURAL REVIEW COMMITTEE LEGEND

- SUBMITTED PLAN INFORMATION IS ACCEPTABLE
- N/A NOT APPLICABLE
- N/R NOT REQUIRED FOR THIS SUBMITTAL

Conceptual Grading and Drainage Plan Checklist

- [] Existing and new site contours ___ Existing and new finish grades ___ Elevation points ___
- [] New benchmark and/or boundary markers
- [] Cut and fill profile (may be on separate drawing)
- [] New building finish floor elevation at ground floor
- [] New finish grade elevations at building corners ___ Grade slope at building line ___
- [] Foundation limit lines
- [] New fences, gates, and walls: Materials ___ Heights ___ Dimensions ___ Footing lines ___ Drains ___
- [] New surface and subsurface soil drainage: Materials ___ Sizes ___ Slopes ___ Depths ___
- [] Culverts ___ Storm drains ___ Head walls ___
- [] Building perimeter foundation drain tile ___ Slope and direction of drain to storm sewer ___

ARCHITECTURAL REVIEW COMMITTEE LEGEND

- [X] SUBMITTED PLAN INFORMATION IS ACCEPTABLE
- N/A [] NOT APPLICABLE
- N/R [] NOT REQUIRED FOR THIS SUBMITTAL

Landscape Plan Checklist

- Existing trees, shrubs, and undergrowth: Which to retain ___ Which to remove ___ Which to relocate and store for transplanting ___
- Tree guards for protection during construction ___
- New topsoil storage area ___ Existing topsoil storage
- Temporary erosion control ___
- New landscape areas with landscape legend and keys to identify tree, plant, and lawn types
- Slopes and drainage for lawn and ground cover areas ___
All pockets and standing water areas filled or provided with drainage ___
- Planting beds ___ Mulch ___ Edgers at beds ___
- Root feeding pipes ___ Root drainage system ___
- Decorative landscape lighting and timer switch (May be shown on electrical drawings)

Appurtenances and Site Furniture (These are often combined with the landscape plan)

- New fountains, materials ___ Utilities ___
- New planters ___ Plant tubs ___ Planter drains ___
- Sculpture pedestals or support slabs
- Monument identification signs ___ Direction signs ___
Location map stands ___ Directory plaques ___ Bulletin boards ___ Kiosks ___
- Walkway and parking light standards and pedestals
- Benches
- Trash receptacles ___ Cigarette butt receptacle ___
- Pergolas ___ Lattices ___
- Drinking fountains ___ Handicapped fountains ___
- Bicycle racks ___
- Public phones ___ Emergency phones ___ Low phone for paraplegics ___ Fire alarm boxes ___

ARCHITECTURAL REVIEW COMMITTEE LEGEND

- SUBMITTED PLAN INFORMATION IS ACCEPTABLE
- N/A NOT APPLICABLE
- N/R NOT REQUIRED FOR THIS SUBMITTAL

Exterior Elevations Checklist

- Title block information (sheet title and number)
- Drawing titles and scales
- Finished floor elevations indicated with a bullet
- Column centerlines not extending through the entire elevation
- Column designation bubbles labeled
- General note about dimension system that is being used
- Finished grade at building face drawn as heavy line
- Elevation of exterior features indicated with an elevation bullet
- Wall sections cross-referenced
- Building sections cross-referenced
- Control joints labeled
- Window types indicated
- Sign locations details
- Roof scuppers noted
- Building-mounted lighting fixtures noted
- Building-mounted mechanical devices and screening noted
- Building-mounted plumbing features noted
- Roof materials indicated
- Roof slopes noted (for pitched roofs)
- Special finishing details noted
- Other miscellaneous details as required
- Material indications

ARCHITECTURAL REVIEW COMMITTEE LEGEND

- SUBMITTED PLAN INFORMATION IS ACCEPTABLE
- N/A NOT APPLICABLE
- N/R NOT REQUIRED FOR THIS SUBMITTAL

Floor Plans Checklist

- Title block information
- Drawing titles and scales
- North arrow
- Site features immediately adjacent to building
- Finished floor elevation
- Column centerlines extending through the entire plan
- General note about dimension system that is being used
- Structural bays dimensioned
- Overall building length and width dimensioned
- All changes in planes on exterior walls dimensioned
- All penetrations in exterior walls dimensioned (i.e., windows and doors)
- Interior partitions dimensioned (including partition thicknesses) by continuous strings
- All penetrations in interior walls dimensioned (i.e., door openings)
- Plumbing fixture locations
- Shafts clearly indicated
- Miscellaneous interior features
- Partition types indicated
- Wall sections
- Building section
- Enlarged plans
- Door types
- Room names and numbers
- Transformers, panel boxes, and telephone boards located
- Roof drain leaders drawn
- Floor drains drawn
- HVAC equipment location
- Structure drawn
- Directional arrows on stair plans (even if an enlarged plan is drawn)
- Material indications

ARCHITECTURAL REVIEW COMMITTEE LEGEND

- SUBMITTED PLAN INFORMATION IS ACCEPTABLE
- N/A NOT APPLICABLE
- N/R NOT REQUIRED FOR THIS SUBMITTAL

Roof Plans Checklist

- Title block information
- Drawing titles and scale
- North arrow
- Roof slope elevations labeled with spot elevations
- Column centerlines
- General note about dimensioning system that is being used
- Structural bays dimensioned
- Overall building length and width dimensioned
- Major features of roof dimensioned (including rooftop mechanical equipment)
- Roof drains dimensioned
- Roof elevations above finish floor
- HVAC equipment location and screening
- Parapet details
- Roof hatches
- Skylights
- Roof curbs
- Other miscellaneous details
- Material indications

END DOCUMENT

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ARCHITECTURAL REVIEW COMMITTEE LEGEND

- SUBMITTED PLAN INFORMATION IS ACCEPTABLE
- N/A NOT APPLICABLE
- N/R NOT REQUIRED FOR THIS SUBMITTAL

El Dorado Hills Business Park

Owners Association

Design Guidelines

First Amendment

Effective April 10, 2001

5. Sign Guidelines

The purposes of the Sign Guidelines is to establish prescriptive and performance guidelines for coordinated graphic system within industrial and business park areas that provides for business identification and information communication in a distinctive and aesthetically pleasing manner. Effective site signage functions not as a separate entity, but as an integral part of its environment. This graphic system is a major factor in creating and preserving the design character of El Dorado Hills Business Park.

Size and placement of all signage shall be considered an integral part of site development, and a signage plan for the entire site shall be submitted for the approval of the ARC.

The signage guidelines apply to four separate categories of signage:

1. identification signage;
2. information/directory signage;
3. vehicular control signage; and
4. temporary signage.

5.1 Identification Signage

This category applies to signs used for the identification of buildings and/or owners/tenants.

5.1.1 General Guidelines

- Signs may be designed using either performance or prescriptive guidelines. The general guidelines apply for both performance and prescriptive guidelines.
- Monument identification signs shall display the name and/or symbol of the owner tenant occupying the parcel. The street address of the building occupied is encouraged and, if desired by the individual, the street name.
- For a monument sign, in the case of multiple tenants, all may be identified, up to a maximum of four tenants. When there are more than four tenants, the building should be identified with a name and the tenants listed on a directory.
- No identification sign shall exceed a sign area of fifty feet per face. The sign area is defined as the area of the surface or surfaces which displays letters or symbols identifying the business or businesses occupying the parcel, or when the sign is of freestanding letters, the single area which fully encloses all letters or symbols identifying the business or businesses occupying the parcel. The sign area shall not include the base or pedestal to which the sign is mounted.

- It is the intention of the guidelines that sign sizes be in aesthetic balance with the site and building sizes.
- All monument identification signs shall not exceed a height of six feet above the underlying finish grade unless otherwise approved in writing by the ARC.
- All monument identification signs shall be of such materials and design as to be compatible with and complementary to the parcel design concept, as well as landscape and physical design features.
- No sign illumination shall cast a glare that will be visible from any street or access drive at another address.
- A single identifying sign may be placed in addition on each building with the approval of the ARC.

Landscape Treatment

Landscape elements on the site should be located or pruned so as not to obstruct the view of the sign.

Materials

All building signs must be reversed Pan Channel letters. Backs must be .063 minimum and Returns and Faces to be .040. Return colors must be Wisco Brushed Clear, Polished Chrome, Polished Gold or Brushed Gold. All signage in each project must be uniform in color for all buildings.

Electrobits will be used as the means for installing each letter. Neon color must be 6500 White. All fasteners must be stainless steel or galvanized and have silicon applied to all penetrations to seal them completely.

Illumination (Optional)

Signs will be halo illumination only, if at all.

- Locate monument identification signs perpendicular to approaching traffic. (Figure 5.1, Monument Identification Sign Location) The two basic rules for placement are:
 1. Place the sign within the landscape corridor area at the entry.

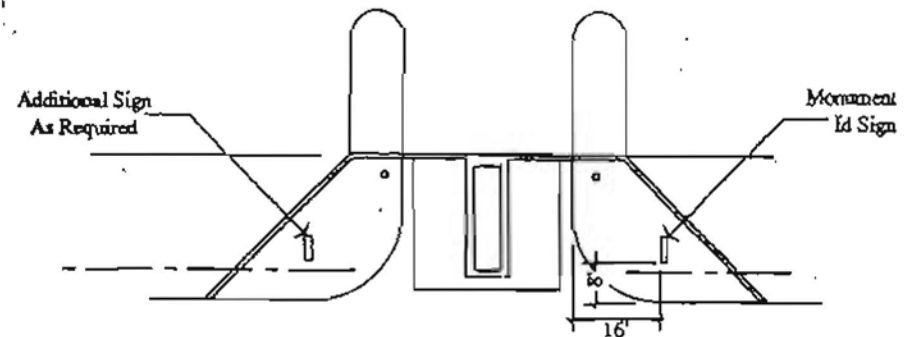


Figure 5.1 Monument Identification Sign Location

2. The sign must be placed so it does not obscure any other identification, information, or vehicular control signs. Generally, one identification sign is sufficient. More than one may be used where a site has more than one vehicular entrance on different sides of the building, or when the nature of the sign and adjacent roadways require more than one sign for proper identification.
- A monument sign is the preferred method of identifying businesses. Company names are allowed on the glass near the main building entrance. (Figure 5.2, Main Building Entrance Signage)

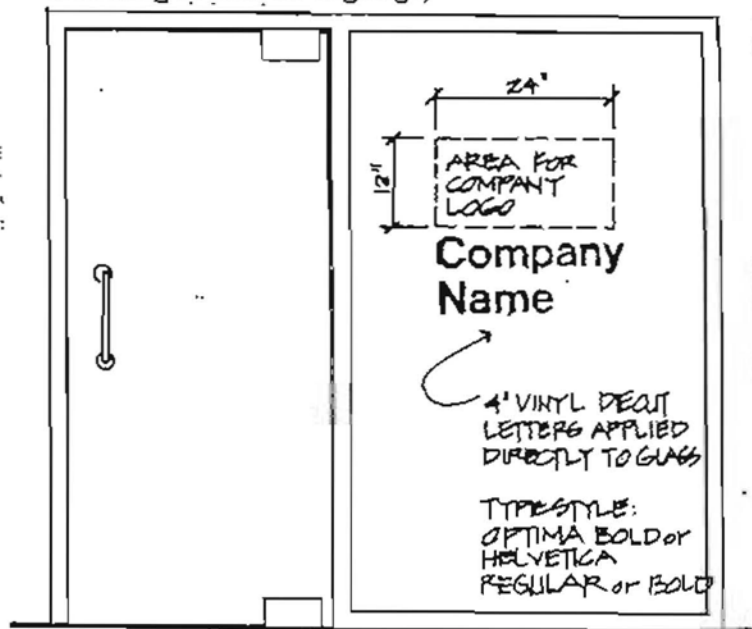


Figure 5.2 Main Building Entrance Signage

5.1.2 Performance Guidelines

- Monument identification signs may be used by those owners who desire to develop their own signage design which is sensitive to the varied site slope conditions, architectural themes and building materials.
- Signs should use the predominate or accent building materials and color as the surface or background for signage. (Figure 5.3, Identification Sign (Performance Guidelines Concept))

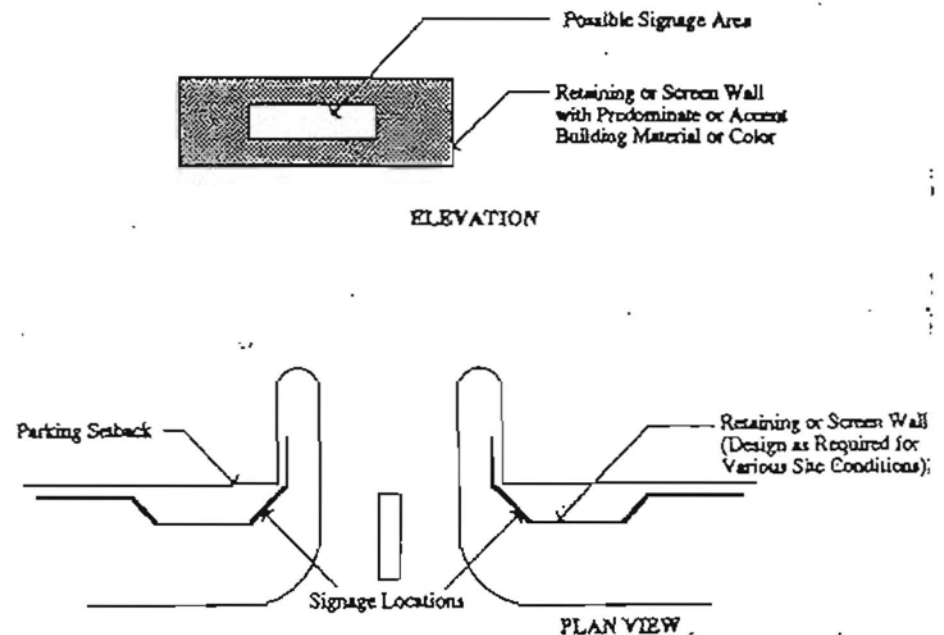


Figure 5.3 Identification Sign (Performance Guidelines Concept)

5.1.3 Prescriptive Guidelines

- The monument identification sign concept as shown in Figure 5.4, Identification Sign (Prescriptive Guidelines Concept), is encouraged for all other sites not using the performance guidelines. Sign proportions may vary from those shown.

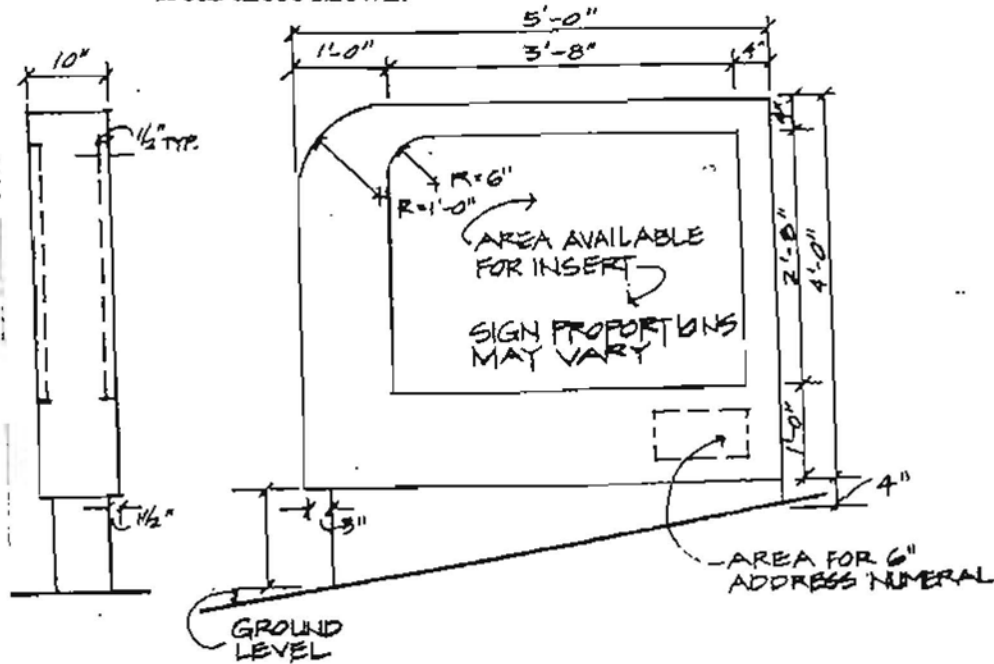


Figure 5.4 Monument Identification Sign (Prescriptive Guidelines Concept)

5.2 Information/Directory Signage

- Information/directory signage includes all information and directional signage. For sites less than 5 acres, the signs shall be of uniform design through the use of:

Post and panel sign series with rectangular posts and of duranodic, color to complement architectural material/color selection. Signage as manufactured by:

Pro-Ad Sign Company, Inc.
4325 Dominguez Rd., Suite C
Rocklin, CA 95677

Or a sign system of equal design approved by ARC may be used. (Figure 5.5, Information/Directory Signage)

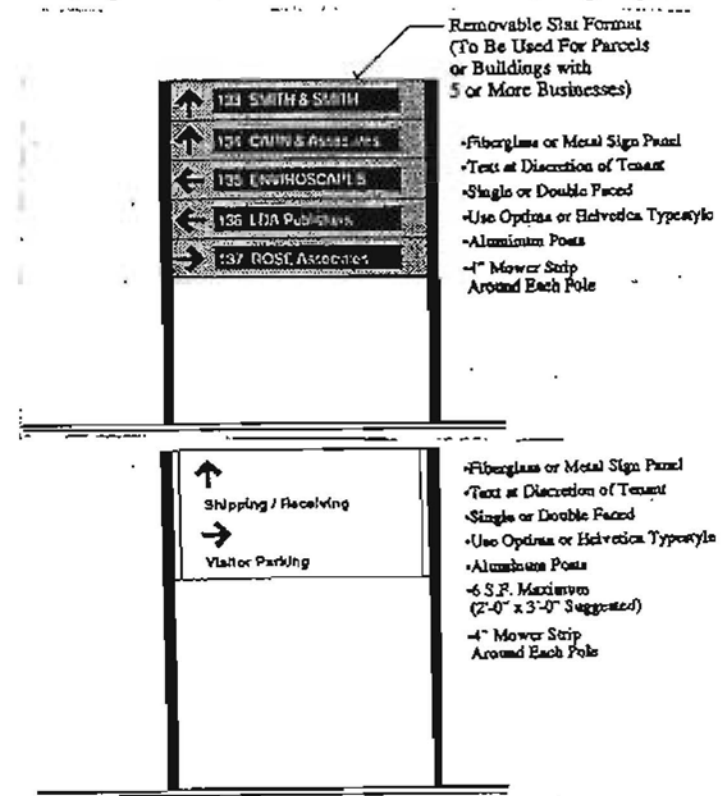


Figure 5.5 Information/Directory Signage

- Typography to be used is Optima/Helvetica Regular and/or Optima/Helvetica Bold. (Figure 5.6, Samples of Regular and bold Optima type.

Optima
Regular
ABCDEFGHIJKLMNOPQR
abcdefghijklmnopqrstuvwx
1234567890

Optima
Bold
ABCDEFGHIJKLMNOPQR
abcdefghijklmnopqrstuvw
1234567890

Helvetica
Regular
ABCDEFGHIJKLMNOPQ
abcdefghijklmnopqrstuvw
1234567890

Helvetica
Bold
ABCDEFGHIJKLMNO
abcdefghijklmnopqrs
1234567890

Figure 5.6 Samples of Typography

- Information signage may be internally illuminated or non-illuminated depending on importance. The use of reflective material for typography and directional arrows is recommended on non-illuminated signs, since ambient light may not be adequate for night viewing.
- Basic rules for information signage are:
 1. Word spacing should be even. Excessive variation in length of lines should be avoided.
 2. All copy shall be justified left without indentation.
 3. Only the first word in a sentence is capitalized unless there are Proper names. Numbers under 10 are to be spelled out in the body of sign messages.
 4. Do not use a period at the end of heading, subheading, title, date or any copy occupying a line by itself.
 5. Do not insert a comma between numbers and street name.
 6. Use a colon instead of a dash before listed matter.
- Positioning of information signage is critical to its effectiveness. Each site requires careful analysis of vehicular and pedestrian traffic. Decision points must be identified and proper information and directional signage provided.

If signage must communicate to vehicular traffic, it shall be placed so that it is visible and legible to approaching vehicles according to speed at the following distances:

Speed (m.p.h.)	Distance
5-10	50 feet
20	100 feet
25	175 feet
30	250 feet

All information signage shall be perpendicular to approaching traffic. It shall be positioned so there is a clear line of sight well before the point at which direction must be changed or action taken. Information signage shall be positioned to avoid confusing backgrounds, particularly when directed to vehicular traffic.

5.3 Vehicular Control Signage

The third element in the signage system provides for vehicular control throughout the development, by combining standardized symbols or pictographs and typography to allow maximum legibility recognition and aesthetic quality. (Figure 5.7, Vehicular Control Symbols) For a copy of a complete set of symbols and guidelines for their use, write:

National Technical Information Service
 Springfield, Virginia 22181
 Document No.: DOT-OS-40192

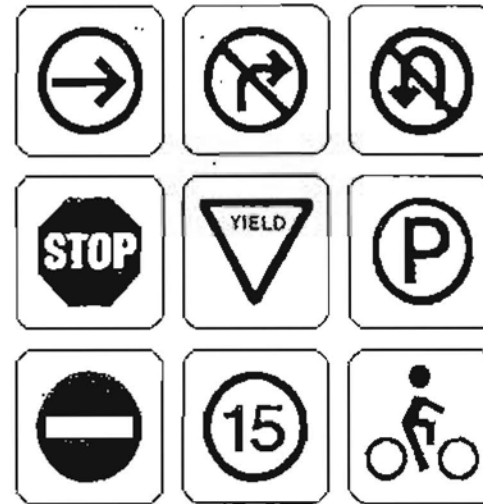


Figure 5.7 Vehicular Control Symbols

5.4 Temporary Signage

Temporary signs can be used for construction and design team information or future tenant identification. (Figure 5.8, Temporary Signage)



Figure 5.8 Temporary Signage

- The ARC must approve all temporary signs.

- The number of temporary signs allowed per site is as follows: On lots of five acres or less, one temporary sign per lot is permitted at any one time. On lots of more than five acres but less than ten acres, two temporary signs, and on lots of ten acres or more, three temporary signs are permitted.