

**EL DORADO HILLS
TOWN CENTER**

**COUNTY REVIEW
DEVELOPMENT STANDARDS**

**TOWN CENTER EAST
(PD 94-04)**

APPROVED AND ADOPTED:

Planning Commission
July 27, 1995
Board of Supervisors
August 15, 1995

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Introduction

Planned Development application PD94-04, a development plan for Town Center East (the "Development Plan"), was approved by the Planning Commission on July 27, 1995 and the Board of Supervisors on August 15, 1995. The standards and exhibits included herein are a combination of the standards adopted as part of the Development Plan and those Conditions of Approval of Planned Development PD94-04 (the "Conditions of Approval") that are relevant to project reviews.

Throughout this document, *Italics are used to present statements, policies and guidelines expressed in the El Dorado Hills Specific Plan.*

Brackets [] indicate the numeric assignment given a statement in the original and complete Development Standards and Design Guidelines document.

. . . [Intentionally deleted] . . . indicates a Design Guideline, or portion thereof, applicable to the Town Center East Design Review Committee review and not to County staff review.

1. Purpose

1.1 To provide accurate information regarding development standards to potential developers within Town Center East;

1.2 To establish a clear process for reviewing project proposals within Town Center East; and

1.3 To provide Planning Staff with a reference document for use in reviewing project proposals within Town Center East.

While the County has responsibility for dispersing information regarding the standards noted herein, due to their complexity, it will be the policy of the Planning Department to limit its response over the telephone regarding development standards until the caller has either read the provisions of the *Town Center East Design Guidelines and Development Standards* and the Conditions of Approval or has contacted the Town Center East Design Review Committee.

2. The Review Process

Project reviews and approvals are a ministerial act with final authority resting with the Planning Director and/or other department heads where other departments are affected. Prior to issuance of a building permit, County staff shall make the following findings

2.1 The proposed project has received the approval of the Town Center East Design Review Committee;

2.2 The proposed project is consistent with the Development Plan;

2.3 The proposed project is consistent with applicable County Ordinance when applicable ordinance is not in conflict with the Development Plan; and

2.4 The proposed project is consistent with applicable Conditions of Approval of the Development Plan.

In those situations where in the opinion of the Planning Director there is a significant departure from the Development Plan, or if issues are discovered which are not readily clarified in the Conditions of Approval, then the Planning Director shall first present such situation to the Planning Commission at a regularly scheduled meeting (not requiring hearing notification) to determine if the Planning Commission can make a finding of consistency. If the Planning Commission cannot make such a finding, the proposed project may be modified and brought into conformance or an application to amend the necessary portion(s) of the Development Plan may be filed for Planning Commission consideration at a public hearing.

The Review and Building Permit Process shall include the following:

2.5 Applicant shall submit proposed project to the Town Center East Design Review Committee for approval. This committee is established within the Town Center East Covenants, Conditions and Restrictions. Design Review Committee approval shall be noted on the proposed plans. Plans lacking the approval of the Design Review Committee will not be accepted by the Planning Department for processing.

2.6 Applicant shall submit one (1) set of plans along with the appropriate processing fee to the Planning Department.

2.7 Applicant shall submit the required number of plans along with the appropriate plan check fee to the Building Department. (Other County departments may also require permits. To aid in you in submitting your plan, the Building Department has a handout you should obtain which describes the Commercial building permit process, submittal requirements and fees.)

2.8 Applicant shall submit a Water Conservation Landscape Plan in accordance with Resolution 69-93, except in those instances where the use of reclaimed water is proposed, or the proposed landscape area is less than 2,500 square feet.

2.9 Projects found to be in compliance with the standards defines herein and applicable County ordinances shall be stamped "Approved" by the Planning Department. No building permit will be authorized by the Building Department until such Planning Department approval is given.

2.10 The Planning Department shall complete an on-site inspection of the project prior to issuance of a Certificate of Occupancy to determine compliance with the approved plans.

3. Development Plan Review Fees

The review of projects by the El Dorado County Planning Department shall commence upon the payment of a fee deposit of Four hundred and 00/100 dollars (\$400.00). Actual cost to provide development plan review and subsequent field checking will be based on the total hours involved, charged at the Department's then current hourly billing rate. If the actual cost exceeds the initial Four hundred and 00/100 dollars (\$400.00) deposit, the difference shall be paid prior to obtaining a Certificate of Occupancy.

Where amendment or modification to the Development Plan is requested or where a Special Use Permit is required, Applicant shall pay all applicable fees.

4. Uses Not Specified [1.4]

Additional uses may be permitted when, by determination of the Director ~~of~~ Planning, such uses are found to be similar in nature to those established within the Town Center East Planned Development for the affected Planning Area. Should the Director ~~of~~ Planning be unable to make such a determination, the Applicant may request the Planning Commission make a finding permitting such use pursuant to El Dorado County Zoning Ordinance Section 17.32.220 and, by resolution of record, set forth its findings and its interpretations. If the Planning Director or Planning Commission cannot make the findings required in Section 17.32.220, the proposed use may be approved by processing a Special Use Permit application wherein the Planning Commission shall make findings required of Special Use Permits required in Section 17.22.050, and additionally, find the proposed use is consistent with the intent of the Development Plan.

5. Approval Process [1.5]

Site specific project approvals shall be a ministerial act of the Director ~~of~~ Planning. Prior to submitting a building permit application to the County, site specific projects shall be approved by the Town Center East Design Review Committee as defined in the Covenants, Conditions and Restrictions for the El Dorado Hills Town Center East. Prior to issuance of a building permit, County staff shall find the proposed site specific project has received approval from the Design Review Committee and is consistent with the Development Plan, the Development Standards and other conditions of approval of the Town Center East Planned Development.

6. The Development Standards

The **Town Center East** Development Plan defines a commercial center of three planning areas summarized in Figure 6.1.

Figure 6.1 Approximate Acreage and Planned Building Square Footage

	Approximate Acres	Planned Building Square Footage
Planning Area One	23.6	(plus 150 rm hotel) 143,000
Planning Area Two	18.8	211,000
Planning Area Three	46.3	571,000
Central Creek Corridor	4.4	
Roads	7.6	
Total	100.7	925,000

6.1 Planning Area One - Highway and Neighborhood Services - consists of approximately 23.6 acres. Planned building square footage is 143,000 square feet. Also allowed is a 150 room hotel. The following list of permitted uses supersedes those uses listed in Section 17.32.180 of the County Zoning Ordinance. Only those uses listed shall be permitted. Uses not listed may be permitted as defined in Section 4.

Planning Area One - Permitted Uses

Auto Care

Auto Parts
Auto Repair
Auto Speciality
Auto wash and detail
Lube & Tune

Highway Commercial

Fast food restaurant
Sit-down restaurant
Service station
Mini-mart
Hotel/Motel

Retail

Book store
Newsstand/magazine shop
Speciality gifts
Stationers
Video Store
Office supplies/ equipment

Financial Services

Bank
Savings & Loan
Finance company
Brokerage
Title company

Foods

Bakery
Candy shop
Delicatessen
Ice Cream/Yogurt
Speciality foods

Personal Services

Barber
Cleaners/Laundry
Hair Salon
Florist
Tailor/Alterations
Travel Agent

Planning Area One (cont.)

Offices

Medical
Dental
Optometric

Legal
Accounting
Professional services

Insurance
Real Estate
Government Services

Drive-thru facilities are allowed as a component of all permitted uses upon review and approval of the Design Review Committee.

6.1.1 Maximum Building Height - 35 feet except that within Planning sub-Area G, building height shall be limited to 50 feet.

6.1.2 Minimum Front Setbacks - shall be applicable to all lots having frontage on a public street.

Front Setbacks - Planning Area One

	Building		Parking	
	from ROW	from toe/top of slope	from ROW	from toe/top of slope
Latrobe Road	25'	30'	25'	5'
Town Center Boulevard	15'	5'	10'	5'
Post Street	15'	5'	7'	5'
Private Roads	10'	5'	5'	5'

6.1.3 Minimum Side lot and Rear lot Setback - When not abutting a public street, side and rear lot setback for buildings and parking shall be 10 feet except that zero feet setback shall be allowed upon approval of the Design Review Committee, the El Dorado Hills Fire Department and when in conformance with county building codes. For every building or portion of a building of which an exterior wall of the first floor is located more than 150 feet from a fire access roadway, as measured by an approved route around the exterior of the building, a fire access roadway shall be provided subject to the approval of the El Dorado Hills Fire Department.

6.1.4 Maximum Impervious Surface - eighty-five percent.

6.1.5 Minimum Lot Area - 3,000 square feet.

6.1.6 Minimum Lot Width - 50 feet.

6.1.7 PG&E Easement - a 102 foot PG&E easement affects the southern boundary of Planning Area One. Uses within the easement are limited to roadways, driveways, walkways, bikeways, parking and landscape and are subject to approval by PG&E.

6.1.8 Planning Area One Specific Development Standards

6.1.8.1 Access to individual users within the Highway and Neighborhood Services area shall be from Town Center Boulevard, Post Street and/or internal private streets. No individual users shall be allowed direct access from Latrobe or White Rock Roads. [3a.1]

6.1.8.2 Shared/common driveways shall be used where feasible to minimize the number of curb cuts required. [3a.2]

6.1.8.3 Buildings shall be oriented toward Post Street and sited so that an informal, irregular pattern results along Latrobe Road. To the extent possible, loading and service areas shall be oriented so as not to create a "back door" look along Latrobe Road. See Appendix 1 - Street Cross Section Criteria and Exhibit A - Town Center East Development Plan. [3a.3]

6.1.8.4 Streetscape, parking lot and other on-site landscaping and lighting shall conform to the standards set for the planning area. See Appendix 3 - Specific Landscape Criteria and Appendix 4 - Specific Lighting Criteria. [3a.5]

6.1.8.5 Loading and service areas shall be located away from Post Street and the primary access face of adjacent parcels and screened from view of Latrobe Road. [3a.6]

6.2 Planning Area Two - Town Square - consists of approximately 18.8 acres. Planned building square footage is 211,000 square feet. Buildings at Town Square may be multiple stories; professional offices may be located over retail uses. The following list of permitted uses supersedes those uses listed in Section 17.32.180 of the County Zoning Ordinance. Only those uses listed shall be permitted. Uses not listed may be permitted as defined in Section 4 .

Planning Area Two - Permitted Uses

Financial Services

Bank
Savings & Loan
Finance company
Brokerage
Title company

Foods

Bakery
Candy
Delicatessen
Ice Cream/Yogurt
Specialty foods
Liquor/wine/cheese

Restaurants

Recreation/Entertainment
Cinema
Sports club
Arcade

Offices

Medical
Dental
Optometric

Legal
Accounting
Professional services

Insurance
Real Estate
Government Services

Planning Area Two (cont.)

Sports/Hobby/Special Interest

Camera/Photography	Toys/Games	Bicycle shop
Coins/Cards	Pet/pet supplies	Outfitters
Collectibles	Arts/Crafts	Ski shop
	Fabrics	Sporting goods

Retail

Clothing	Bath Shop	Stationers
Shoes/Athletic footwear	Book store	Video store
Fashion Accessories	Box/packing store	Office supplies/equipment
Jewelry & Cosmetics	Copying/Printing services	Gifts/Specialty
Home furnishings/accessories	Newsstand/magazine shop	Art Gallery
Interior design	China/glassware/crystal/ cutlery	Luggage/leather
Floor coverings	Gourmet cookware	Imports
Drapes/blinds		

Personal Services

Barber shop	Formalwear rental	Travel agent
Cleaners/Laundry	Shoe repair	Photography studio
Hair Salon	Tailor/Alterations	Key shop
Florist		Eyeglasses/optician

Drive-thru facilities may be permitted as a component of all permitted uses upon review and approval of the Design Review Committee.

6.2.1 Maximum Building Height - 50 feet.

6.2.2 Minimum Front Setback - shall be applicable to all lots having frontage on a public street.

Front Setbacks - Planning Area Two

	Buildings		Parking	
	from ROW	from toe/top of slope	from ROW	from toe/top of slope
Town Center Boulevard	0'	NA	10'	5'
Post Street	15'	5'	7'	5'
Post Court	7'	5'	7'	5'
Private Streets	7'	5'	7'	5'
Central Creek Corridor	75' from centerline of creek		65' from centerline of creek	

Prior to issuance of any building permits on land adjacent to the Central Creek Corridor, a drainage study shall be completed and approved by the Department of Transportation which identifies the limits of the 100 year storm flood channel. Building setbacks shall be established from the 100 year flood line limit. Under no circumstances shall a building be located within the 100 year flood plane.

6.2.3 Minimum Side lot and Rear lot Setback - when not abutting a public street, side and rear lot setback for buildings and parking shall be 10 feet except that zero feet setback shall be allowed upon approval of the Design Review Committee and when in conformance with county building codes. When abutting the Central Creek Corridor, building and parking setback shall be 75 feet from the centerline of the Creek. For every building or portion of a building of which an exterior wall of the first floor is located more than 150 feet from a fire access roadway, as measured by an approved route around the exterior of the building, a fire access roadway shall be provided subject to the approval of the El Dorado Hills Fire Department.

6.2.4 Maximum Impervious Surface - eighty-five percent.

6.2.5 Minimum Lot Area - 2,500 square feet.

6.2.6 Minimum Lot Width - 50 feet.

6.2.7 Planning Area Two Specific Development Standards

6.2.7.1 Vehicular access to the Town Square shall occur from Town Center Boulevard, Post Street and Post Court. [3b.1]

6.2.7.2 On-street, parallel parking shall be allowed on Town Center Boulevard within the Town Square. [3b.2]

6.2.7.3 Buildings shall orient to Town Center Boulevard, Post Street and/or the Central Creek Corridor. [3b.5]

6.2.7.4 A pedestrian promenade with continuous street trees shall provide pedestrian circulation along the "Main Street" element. Pedestrian connections shall be provided to other areas of Town Center East along Town Center Boulevard and via trail connections within the Central Creek Corridor. [3b.7]

6.2.7.5 Loading and service areas shall be away from the Central Creek Corridor. Where buildings have multiple front faces, breezeways and alleyways may be used to create areas for loading and service which can be screened from view of adjacent uses. [3b.8]

6.2.7.6 The Central Creek Corridor shall be utilized as an open space element within the Town Square and shall be maintained as both a landscape feature and as an integral component of the engineered drainage system. [3b.9]

6.3 Planning Area Three - Major Retail - consists of approximately 46.3 acres. Planned building square footage is 571,000 square feet. Buildings within the Major Retail Area may be multiple stories; professional offices may be located over retail uses. The following list of permitted uses supersedes those uses listed in Section 17.32.180 of the County Zoning Ordinance. Only those uses listed shall be permitted. Uses not listed may be permitted as defined in Section 4.

Planning Area Three - Permitted Uses

Food	General Merchandise	Home Improvement
Supermarket	Drug/Super Drug	Building Materials
Liquor	Department store	Paint/Wallpaper
Restaurant	Jr. department store	Hardware
Fast Food restaurant	Variety store	Nursery
	Discount department store	
Auto Care	Recreation	Offices
Auto Parts	Bowling center	Medical / Dental
Auto Repair	Skating center	Optometric
Auto Speciality	Arcade	Legal
Auto wash and detail	Cinema	Accounting
Lube & Tune	Sports/Exercise Club	Professional services
Service Station		Insurance
		Real Estate
		Government Services
Sports/Hobby/Special Interest		
Camera/Photography	Toys/Games	Bicycle shop
Coins/Cards	Pet/pet supplies	Outfitters
Collectibles	Arts/Crafts	Ski shop
	Fabrics	Sporting goods
Retail		
Clothing	Bath Shop	Stationers
Shoes/Athletic footwear	Book store	Video store
Fashion Accessories	Box/packing store	Office supplies/equipment
Jewelry & Cosmetics	Copying/Printing services	Gifts/Specialty
Home furnishings/accessories	Newsstand/magazine shop	Art Gallery
Interior design	China/glassware/crystal/	Luggage/leather
Floor coverings	cutlery	Imports
Drapes/blinds	Gourmet cookware	

Planning Area Three (cont.)

Personal Services

Barber shop
Cleaners/Laundry
Hair Salon
Florist

Formalwear rental
Shoe repair
Tailor/Alterations

Travel agent
Photography studio
Key shop
Eyeglasses/optician

Drive-thru facilities may be permitted as a component of all permitted uses upon review and approval of the Design Review Committee.

6.3.1 Maximum Building Height - 50 feet.

6.3.2 Minimum Front Setback - shall be applicable to all lots having frontage on a public street.

Front Setbacks - Planning Area Three

	Buildings		Parking	
	from ROW	from top/toe of slope	from ROW	from top/toe of slope
White Rock Road	N/A (0' from PG&E easement) 5'		30'	5'
U.S. Highway 50	50'	5'	20'	5'
Private Street	0'	5'	7'	5'
Central Creek Corridor	75' from centerline of creek		65' from centerline of creek	

Prior to issuance of any building permits on land adjacent to the Central Creek Corridor, a drainage study shall be completed and approved by the Department of Transportation which identifies the limits of the 100 year storm flood channel. Building setbacks shall be established from the 100 year flood line limit. Under no circumstances shall a building be located within the 100 year flood plane.

6.3.3 Minimum Side lot and Rear lot Setback - when not abutting a public street, side and rear lot setback for buildings and parking shall be 10 feet except that zero feet setback shall be allowed upon approval of the Design Review Committee and when in conformance with county building codes. When abutting the Central Creek Corridor, building and parking setback shall be 25 feet from the nearest edge of the Corridor.

6.3.4 Maximum Impervious Surface - eighty-five percent.

6.3.5 Minimum Lot Area - 2,500 square feet.

6.3.6 Minimum Lot Width - 50 feet.

6.3.7 PG&E Easement - a 102 foot PG&E easement affects the southern boundary of Planning Area Three. Uses within the easement are limited to roadways, driveways, walkways, bikeways, parking and landscape and are subject to approval by PG&E.

6.3.8 Planning Area Three Specific Development Standards

6.3.8.1 Access to Area Three shall be from Town Center Boulevard and from one or more driveway/access points along White Rock Road, one of which shall intersect with the entry to the planned Valley View community. [3c.1]

6.3.8.2 Buildings within the Major Retail area shall orient inward and toward the Town Square except that buildings located along White Rock Road may orient toward the road provided that service areas not be oriented inward to the planning area or to Town Square. [3c.2]

6.3.8.3 Pedestrian walkways shall connect parking areas with retail entries at intervals and shall be delineated with paver material as indicated in Appendix 2 - Approved Hardscape Elements. [3c.3]

6.3.8.4 Enhanced pedestrian connections shall be provided along the retail face, the extension of Town Center Boulevard and along the north and south edges of the planning area linking Planning Area Three to the Town Square. [3c.4]

6.3.8.5 Loading and service areas shall be located between the Major Retail main building structure and the cut slope at the east boundary of the planning area. Loading and service areas for pad uses within the planning area shall not be oriented to the Central Creek Corridor and shall be screened from view of adjacent uses. [3c.5]

6.3.8.6 Grading cut slopes shall not exceed 40 feet in height and may incorporate a crib or other type of earth/stone retaining wall not exceeding 30 feet in height. Grading fill slopes shall not exceed 40 feet in height with a slope not to exceed 2:1. The resulting manufactured slopes shall be revegetated with approved ground cover plant materials. See Appendix 3 - Specific Landscape Criteria. [3c.6]

6.4 General Circulation Standards

6.4.1 Primary access to Town Center East shall occur at Latrobe Road via Town Center Boulevard, a landscaped enhanced, divided parkway and at White Rock Road via Post Street. Additional access may occur consistent with the Development Plan and subject to the approval of the Director of the Department of Transportation at one or more driveway outlets along White Rock Road. See Exhibit A - Town Center East Development Plan. [2.1.1]

6.4.2 Provision shall be made for public transportation services as required by a Trip Reduction Ordinance or other public transportation regulation. This may take the form of bus or van pull-outs at designated locations, passenger waiting facilities and/or alternative vehicle

parking and/or storage facilities. In these instances, *all street furniture (bus shelters, benches, trash receptacles, etc.) shall utilize a common design theme as provided for in the Design Guidelines.* See Appendix 2 - Approved Hardscape Elements. [2.1.2]

6.4.3 Parking and loading spaces shall conform to El Dorado County Zoning Ordinance Chapter 17.18 as to size and number. Requests for reduction in the number of spaces required shall be processed in accordance with the provisions of said ordinance. [2.1.3]

6.4.4 *Common access drives shall be used where feasible to minimize the number of driveways occurring along internal streets and shall be adequately sized to accommodate anticipated traffic.* [2.1.4]

6.4.5 *The dimensions of all driveways and aisles shall be adequate to serve the number and design requirements of the parking spaces provided, and shall be in conformance with County standards* where no stated or depicted Town Center East Design Guideline standard is established. [2.1.5]

6.4.6 *Pedestrian and auto circulation shall be separated.* Separations may take the form of buffer plantings, grade changes, or the provision of additional distance between these circulation systems. [2.1.6]

6.4.7 Walkways shall be located on both sides of all internal and peripheral public streets. See Appendix 1 - Street Cross Section Criteria. [2.1.7]

6.4.8 *Trees shall be planted along all streets to provide shade, to soften the appearance of the hard streetscape, and to create a tree canopy to enhance pedestrian comfort.* See Appendix 1 - Street Cross Section Criteria and Appendix 3- Town Center East Specific Landscape Criteria. [2.1.8]

6.4.9 *All pedestrian pathways shall be paved and at a minimum of 4 feet in width. All sidewalks that combine bicycle and pedestrian use shall be a minimum of 6 feet in width.* Walkways adjacent to public streets shall be the minimum width indicated on the appropriate street cross section. See Appendix 1 - Street Criteria Cross Sections. [2.1.10]

6.4.10 Bicycle lanes shall be located within the right-of-way of Latrobe Road and White Rock Road and Post Street. Bicycle lanes shall be located within the right of way of Town Center Boulevard in that segment between Latrobe Road and Post Street. See Appendix 1 - Street Cross Section Criteria. [2.1.13]

6.4.11 A pedestrian and bicycle pathway shall be located within the 25 foot landscape corridor along White Rock Road as conceptually indicated on the Development Plan. See Appendix 1 - Street Cross Section Criteria. [2.1.14]

6.4.12 *All commercial projects shall provide one bicycle parking space for every 20*

parking stalls. Bicycle parking shall be conveniently located but shall not conflict with pedestrian or auto circulation. [2.1.15]

6.5 General Site Planning Concepts

6.5.1 Corner cut-offs and related landscape and monument signage shall provide a strong entry sequence into Town Center East as well as project identification. See Appendix 3 - Specific Landscape Criteria and Appendix 5 - Town Center East Master Signage Program. [2.2.2]

6.5.2 Site specific entry elements shall replicate the major and minor Town Center East entries and shall incorporate user identification monument signage. See Appendix 3 - Specific Landscape Criteria and Appendix 5 - Town Center East Master Signage Program. [2.2.3]

6.5.3 Planned pedestrian circulation systems shall be represented in individual concept site plans and shall provide space and alignment for walkways to encourage safe pedestrian movement. [2.2.4]

6.5.4 *All walls and fences shall be of a design compatible with adjacent architecture. Heights of walls and fences shall be as required for their intended use but shall not exceed 8 feet unless approved by the Design Review Committee. [2.2.5]*

6.5.5 *Where serving as a visual or noise barrier for enclosure of storage areas, open work areas or refuse collection areas, wall and fence heights and materials shall be sufficient to ensure that adjacent properties and public streets are protected from visual or noise impacts. [2.2.6]*

6.5.6 *Loading docks and delivery points shall be located away from major vehicular and pedestrian circulation areas, as well as residences and meeting places utilized by the general public. No vehicle loading or unloading shall be permitted on public roads or private shared access roads. [2.2.7]*

6.5.7 *All loading and storage areas shall be screened from view and located at the rear of buildings. Screening can be achieved by mounding, plantings, fences, walls, or a combination of these elements. [2.2.8]*

6.5.8 *Trash enclosures will be required for all trash containers and be consistent with the individual project architectural style. All enclosures shall have gates to facilitate pickup and litter control. All enclosures shall be of adequate height to screen the trash container from view. [2.2.9]*

6.5.9 *Where trash enclosures can be viewed from a second story level, a roof, trellis or other similar screening technique shall be used to screen the trash enclosures from view. Trash compactors within tenant spaces are recommended to minimize the size and number of trash*

containers. [2.2.10]

6.5.10 Antennas or other transmission devices, transformers and electrical equipment whether attached to or separate from the building shall be screened from view with walls, berms, plant material or full height screens. [2.2.11]

6.5.11 Overall site grading shall be consistent with the Grading Concept Plan. *Grading may be natural or architectural in form and should complement the architecture or land use of a site in a pleasing manner.* No lot shall be additionally graded so as to alter the flow of surface run-off away from the engineered and constructed storm drain system. [2.2.12]

6.6 Overall Architectural Character

6.6.1 . . . [Intentionally deleted]. Stucco, concrete block, brick and wood siding shall be the standard. Brick, stone heavy timbers and materials replicating and reflecting these and the natural surroundings shall be used as both functional and ornamental components. [2.3.1]

6.6.2 Rooflines shall be integrated with the overall design of the building. Roof elements shall conceal roof-top mechanical equipment from view of adjacent public streets and highways and be incorporated so as to be perceived as unified with the building mass. [2.3.4]

6.6.3 . . . [Intentionally deleted]. Wood shakes and shingles, concrete and architectural grade composition roof coverings imitative of wood shakes and shingles, slate tiles and metal channeled roofing materials shall be the standard for all accent and decorative roof areas. . . . red clay tiles . . . [intentionally deleted] are not acceptable. [2.3.5]

6.6.4 . . . [Intentionally deleted]. Reflective glass is not acceptable. [2.3.7]

6.6.5 Building signage shall conform to the Town Center Master Signage Program. See Appendix 5 - Master Signage Program. [2.3.8]

6.7 General Landscape Concepts

6.7.1 *Site development and landscaping shall provide a variety of spaces and unique experiences for the resident and visitor. This can be accomplished through changes of elevation and use of courtyards, breezeways, arbors, fountains and accent landscaping.* [2.4.1]

6.7.2 *Retail areas will not be defined by walls and solid fencing but will be buffered from adjacent noncommercial land uses by landscaping, setbacks, drainage easements, open space easements, streets, grade separations, or a combination of these features.* [2.4.2]

6.7.3 A major landscape and monument sign entry statement shall be located at the intersection of Town Center Boulevard and Latrobe Road. A minor entry statement shall be constructed at Post Street and White Rock Road. See Appendix 3 - Specific Landscape Criteria

and Appendix 5 - Master Signage Program. [2.4.3]

6.7.4 All public streets shall have a continuous and consistent softscape and hardscape treatment. *Planting adjacent to streets shall blend with the streetscape planting.* See Appendix 1 - Street Cross Section Criteria and Appendix 3 - Specific Landscape Criteria. [2.4.4]

6.7.5 Within each planning area, common "background" tree plantings shall be utilized to create an overall "grove" character and reinforce a sense of landscape unity within the planning area and throughout the Center. See Appendix 3 - Specific Landscape Criteria. [2.4.5]

6.7.5 Visibility from adjacent arterials to retail uses shall be preserved by clustering streetscape and on-site trees in a manner allowing sufficient "view windows" to on-building signage and signature architectural elements. [2.4.6]

6.7.6 Initial tree plantings shall be as indicated in Appendix 3 - Specific Landscape Criteria. Subsequent plantings shall be matched to maturing tree size or 36" box, whichever is smaller. [2.4.7]

6.7.7 *Trees shall be planted and maintained throughout surfaced parking lots to ensure that, within 15 years after planting, a minimum of 40 percent of the parking lot will be shaded.* [2.4.8]

6.7.8 *Areas to be planted with turf shall not slope in excess of 3:1. Areas within the public right-of-way that are to be planted with turf shall not slope in excess of 4:1. All areas which are to be planted with ground cover shall not slope in excess of 2:1. All planting areas shall be graded to drain at 2 percent minimum grade.* [2.4.9]

6.7.9 *Mounding and berming shall be utilized where practical to add topographical variety to the landscape. Planting adjacent to streets shall blend with the streetscape planting.* [2.4.10]

6.7.10 *To the maximum extent possible, landscape design shall incorporate native trees and shrubs and should be drought resistant.* (This criteria will be most applicable along the central creek corridor and on the easterly open space edge adjacent to Area Three.) [2.4.11]

6.7.11 *All landscaped areas will be maintained with an automatic irrigation system. Where possible, drip irrigation is recommended.* [2.4.12]

6.8 General Lighting Concepts

6.8.1 *Lighting shall include project and building entry lighting, parking lot lighting, pathway lighting, and accent lighting for landscaping and architecture. Security lighting also should be included when necessary.* [2.5.1]

6.8.2 Lighting intensities shall vary throughout the site to minimize ambient light levels in the community, to concentrate lighting on entry areas and to conserve electricity. See Appendix 4 - Specific Lighting Criteria. [2.5.2]

6.8.3 *Lighting fixture design shall be consistent in shape, material and color throughout the site and shall be compatible with other site elements.* See Appendix 2 - Approved Hardscape Elements. [2.5.3]

6.8.4 *Lighting fixtures within commercial areas shall be designed to deflect light and glare away from the viewsheds of adjacent residences, parks, and open space areas. Fixture placements are to be approved by the Design Review Committee in accordance with Appendix 4 - Specific Lighting Criteria. Cutoff-type fixtures are preferred to minimize light spillage and glare.* Lighting fixtures in parking areas shall be mounted with the light source parallel to the ground. [2.5.5]

6.8.5 Flashing lights, strings of lights, search lights, laser light beams and colored lights shall not be permitted. Christmas lighting displays may be permitted upon approval of the Design Review Committee. [2.5.6]

6.8.6 *All electrical, telephone, and other cable services shall be installed underground. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts, and other facilities necessary and appurtenant to underground facilities, street lighting, and the irrigation system may be placed above ground when necessary. Public utilities may be provided in private streets with recorded easements to ensure access as required for maintenance.* [2.5.11]

Appendix 1 - Street Cross Section Criteria

NOTE:

“A” Street is designated “Town Center Boulevard.”

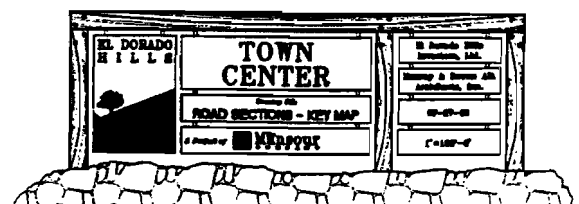
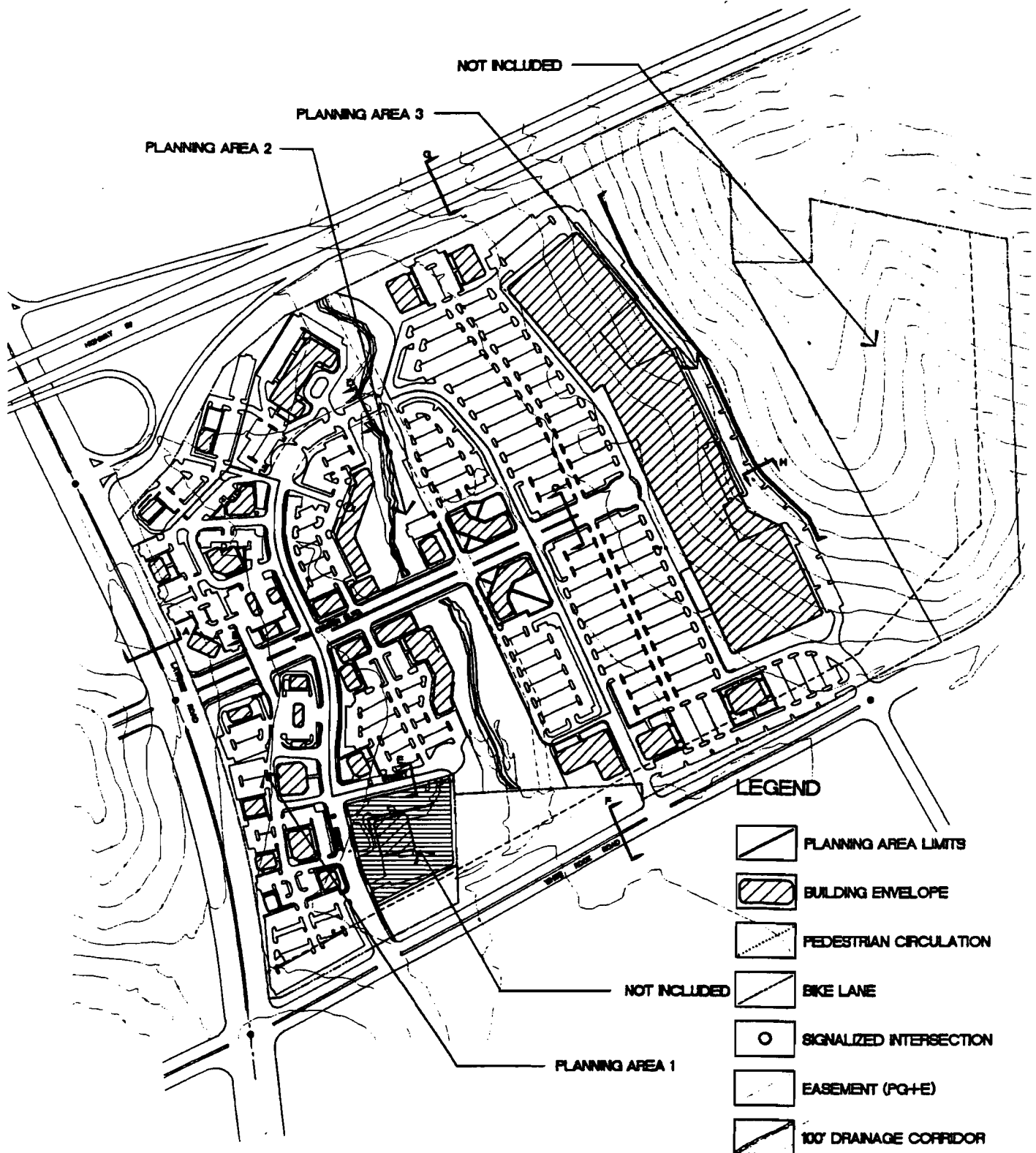
“B” Street is designated “Post Street.”

“C” Street is designated “Post Court.”

TOWN CENTER

KEY MAP

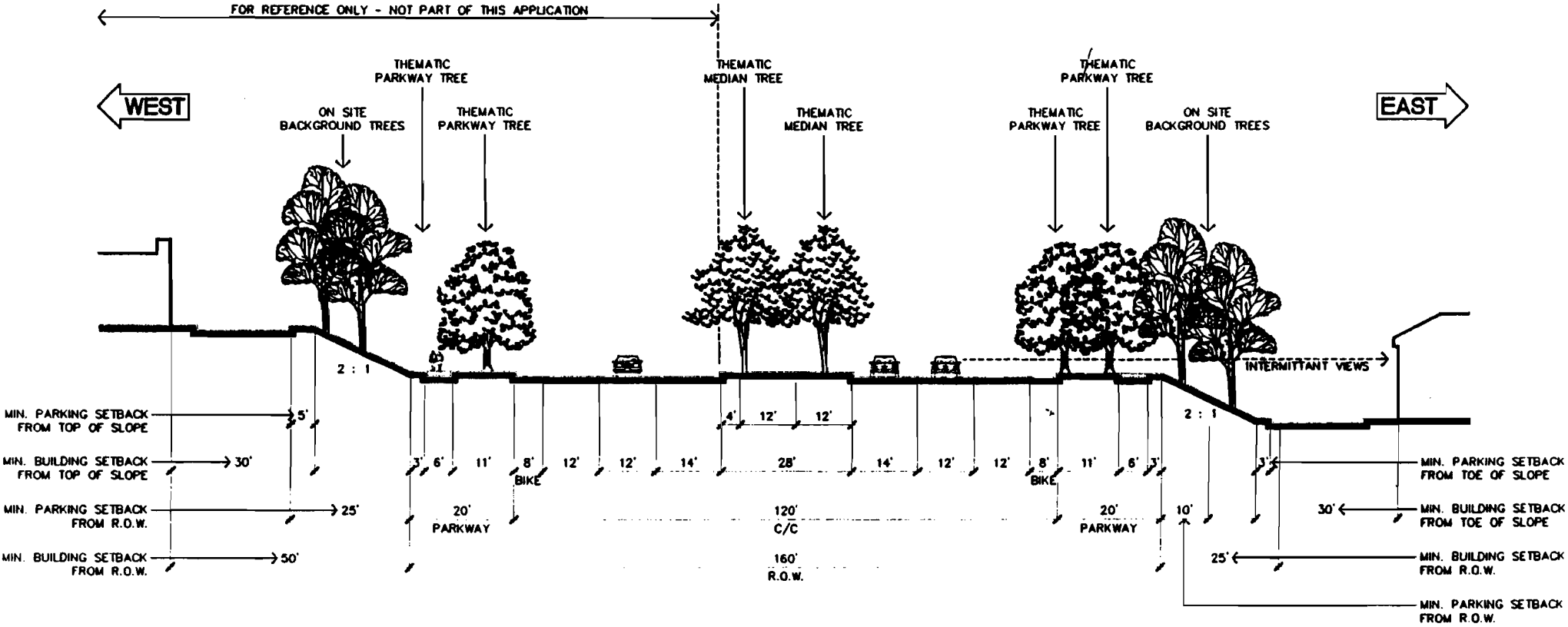
EAST



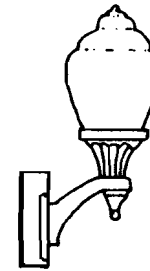
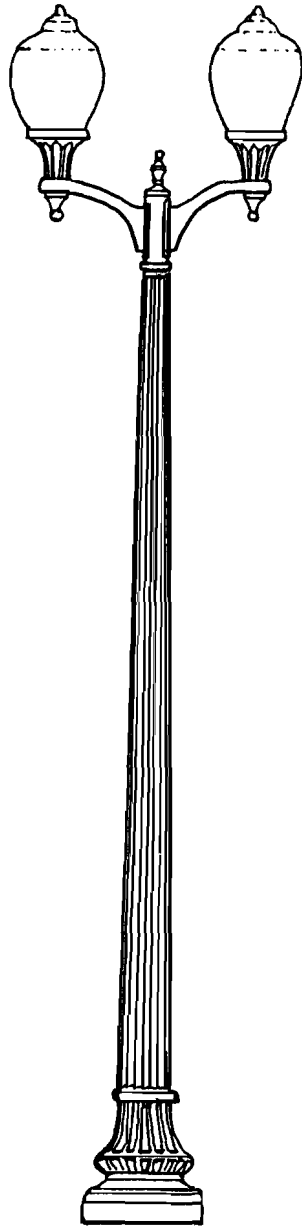
TOWN CENTER

LATROBE ROAD

ULTIMATE - SECTION A

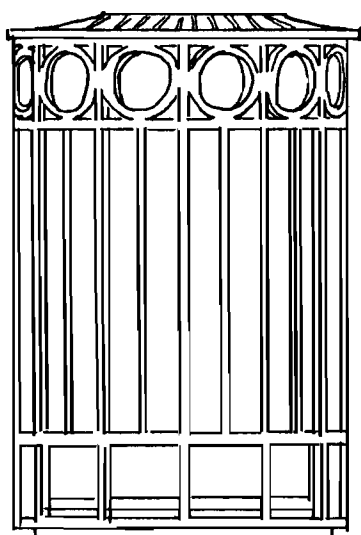
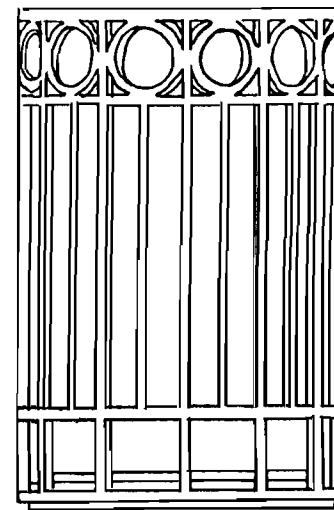
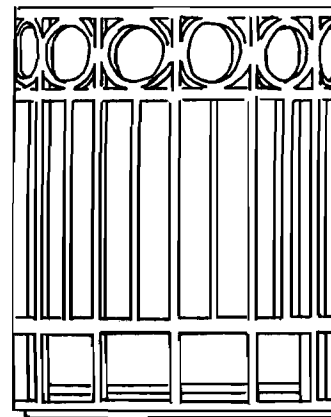
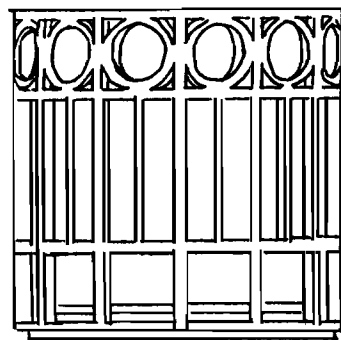
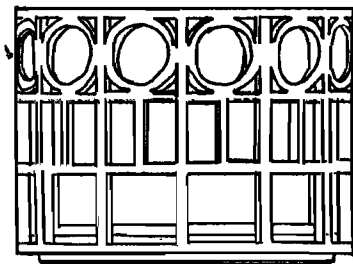


EL DORADO HILLS	TOWN CENTER SECTION A A Project of MINDSOUT	El Dorado Hills Investors, LLC Murray & Brown AM Architects, Inc. 00-07-1000 SCALE : N.T.S.
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Public and Private Street Lighting

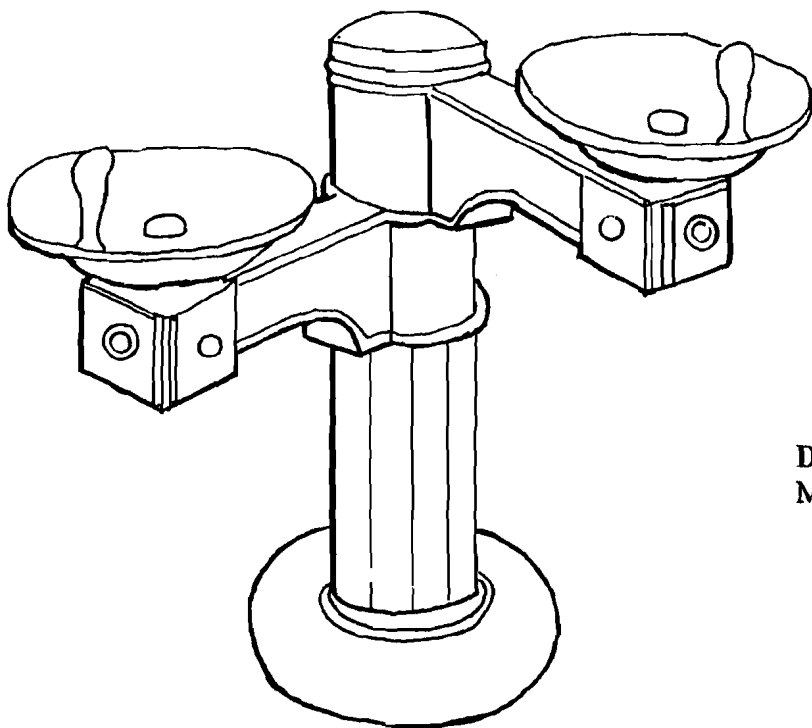
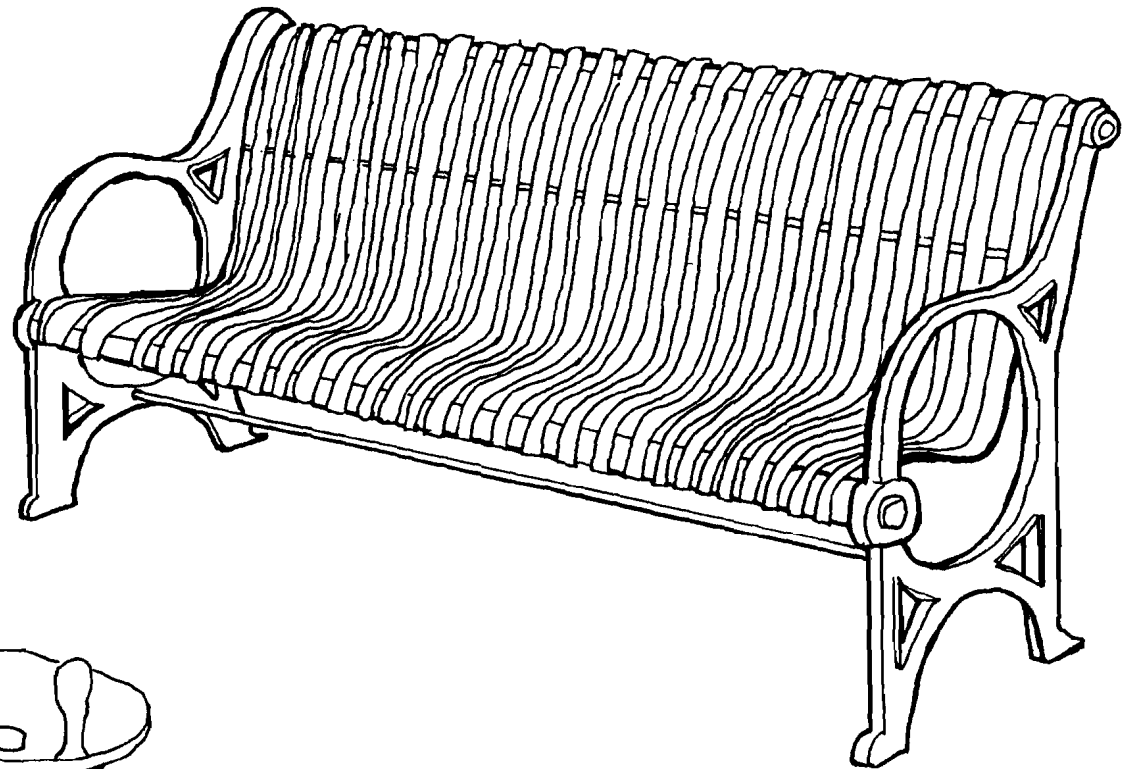
- | | |
|-----------------|---|
| - Austin Series | Antique Street Lamps, Inc
8412 South Congress
Austin, Texas 78745
(512) 282-9780 |
| - Luminaire | WAT23 |
| - Pole | A14/14; A14/20 |
| - Crossarm | ACA1; ACA2; ACA4 |



Trash Receptacles
Pennsylvania Avenue Series

Free Standing Planters
Pennsylvania Avenue Series

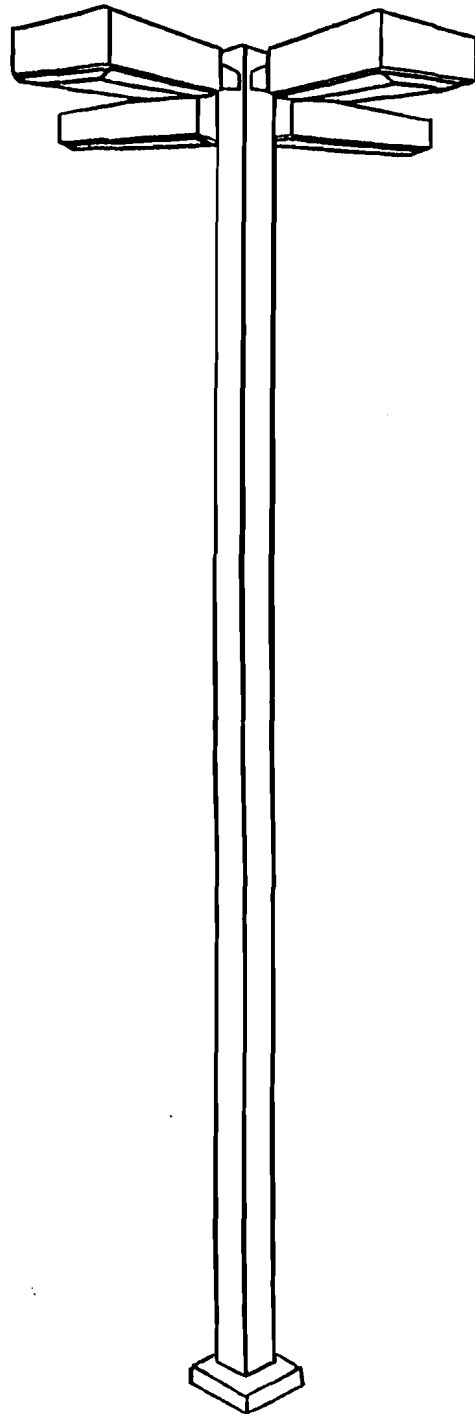
Canterbury International
 5632 W. Washington Blvd.
 Los Angeles, CA 90016
 (213) 936-7111



Drinking Fountains
Metro Series

Seating
Bowery Bench (w/cast iron leg)

Canterbury International
5632 W. Washington Blvd.
Los Angeles, CA 90016
(213) 936-7111



Parking Lot Lighting
Down Light Box (typical)

Appendix 3 - Specific Landscape Criteria

The following Specific Landscape Criteria is comprised of two components: 1) the elements specific to the street rights-of-way and 2) the elements specific to the individual Planning Areas. It is suggested the user first familiarize himself with the elements of the street rights-of-way adjacent to his parcel before referring to his individual Planning Area.

Planting spacing, size, species and types may be modified provided that such modification is approved by the Town Center East Design Review Committee and the El Dorado County Planning Department. Any modification shall be determined to be consistent with the intent of the Development Plan and any existing landscaping within Town Center East.

Initial plantings shall be of the size indicated. Subsequent plantings shall be matched to maturing tree size or 36" box, whichever is smaller.

Planting species and types not named herein may be found acceptable in specific instances. Where a project proponent chooses to propose a species and/or type not listed, a statement of the purpose, reason and justification shall accompany the initial landscape plan when submitted to the Town Center East Design Review Committee for approval.

Appendix 3 - Specific Landscape Criteria (cont.)

LATROBE ROAD

1. Thematic Median Tree - trunk to trunk spacing not to exceed 30'
Planting Size: 15 gallon 100%
Coast or Interior Live Oak *Quercus agrifolia* or *wislizenii* (as available)
2. Thematic Parkway Tree - trunk to trunk spacing not to exceed 30'
Planting Size: 15 gallon 100%
American Sweetgum or Red Maple *Liquidambar Styraciflu* 'Palo Alto' *or* *Acer rubrum* 'Red Sunset' (as available)
3. Shrub Palette- Nursery stock sizes chosen by the initial landscape architect shall become the standard for future phases.
 - 3.1 Median
Compact Oregon Grape *Mahonia aquifolium* 'Compacta'
Cotoneaster (varieties)
 - 3.2 Roadside
Howard McMinn Manzanita *Arctostaphylos* d. 'Howard McMinn'
Crimson Spot Rockrose *Cistus ladanifer*
Cotoneaster (varieties)
Hybrid Oregon Grape *Mahonia* 'Golden Abundance'
Toyon *Heteromeles arbutifolia*
Day Lilly *Heemerocallis* (Hybrid varieties)
Fortnight Lily *Dietes vegeta*
Escallonia *Escallonia fradesii*
4. Ground Cover Palette - Nursery stock sizes chosen by the initial landscape architect shall become the standard for future phases.
 - 4.1 Median
St. Johnswort *Hypericum calycinum*
India Hawthorne *Raphiolepis indica* 'clara'
 - 4.2 Roadside
Turf-type tall fescue 'Trophy' or 'Survivor' Endophyte-enhanced
St. Johnswort *Hypericum calycinum*
Knotweed *Polygonum Capitatum*

Appendix 3 - Specific Landscape Criteria (cont.)

WHITE ROCK ROAD

1. Thematic Median Tree - trunk to trunk spacing not to exceed 30'

Planting Size: 15 gallon 100%

Red Horsechestnut *Aesculus carnea* 'Briotii'

2. Thematic Parkway Tree - trunk to trunk spacing not to exceed 30'

Planting Size: 15 gallon 100%

London Plane Tree *Platanus acerfolia* 'bloodgood'

3. Shrub Palette - Nursery stock sizes chosen by the initial landscape architect shall become the standard for future phases.

3.1 Median

Juniper *Juniperus* (varieties)
Spiraea *Spiraea bumalda*

3.2 Roadside

Glossy Abelia *Abelia grandiflora* 'Edward Goucher'
Cotoneaster (varieties)
Hybrid Oregon Grape *Mahonia* 'Golden Abundance'
Zabel Laurel *Prunus* l. 'Zabeliana'
Juniper *Juniperus* varieties)
Spiraea *Spiraea bumalda*

4. Ground Cover Palette - Nursery stock sizes chosen by the initial landscape architect shall become the standard for future phases.

4.1 Median

St. Johnswort *Hypericum calycinum*
Knotweed *Polygonum capitatum*

4.2 Roadside

Turf-type tall fescue 'Trophy' or 'Survivor' Endophyte-enhanced
Low Cotoneaster *Cotoneaster* 'lowfast'
St. Johnswort *Hypericum calycinum*
Knotweed *Polygonum Capitatum*

Appendix 3 - Specific Landscape Criteria (cont.)

TOWN CENTER BOULEVARD (all segments)

1. Thematic Median Tree - trunk to trunk spacing not to exceed 30'
Planting Size: 15 gallon 100%
Purple-leaf Plum *Prunus cerasifera* 'Krauter-Vesuvius'
2. Thematic Parkway Tree - trunk to trunk spacing not to exceed 30'
Planting Size: 15 gallon 100%
London Plane Tree *Platanus acerfolia* 'bloodgood'
3. Entry Accent Tree - (beside major entry driveways) Planting Size: 24" box 100%
Coast Live Oak *Quercus agrifolia*
4. Shrub Palette- Nursery stock sizes chosen by the initial landscape architect shall become the standard for future phases.

4.1 Median

Juniper	<i>Juniperus</i> (varieties)
Lily-of-the-Nile	<i>Agapanthus africanus</i>
Spiraea	<i>Spiraea bumalda</i>
Annuals	Varities

4.2 Roadside

Spiraea	<i>Spiraea bumalda</i>
Sumac	<i>Rhus</i> (varities)
Flowering Currant	<i>Ribes</i> (varities)
Privet	<i>Ligustrum</i> (carieties)
Glossy Abelia	<i>Abelia grandiflora</i> 'Edward Goucher'
Flowering Quince	<i>Chaenomeles</i> (varieties)
India Hawthorne	<i>Raphiolepis indica</i> 'clara'

Appendix 3 - Specific Landscape Criteria (cont.)

Town Center Boulevard (cont.)

5. Ground Cover Palette - Nursery stock sizes chosen by the initial landscape architect shall become the standard for future phases.

5.1 Median

Dwarf Periwinkle	Vinca minor
Knotweed	Polygonum capitatum
Turf-type tall fescue	'Trophy' or 'Survivor' Endophyte-enhanced

5.2 Roadside

Low Cotoneaster	Cotoneaster 'Lowfast'
English Ivy	Hedera helix
Dwarf Periwinkle	Vinca minor
Turf-type tall fescue	'Trophy' or 'Survivor' Endophyte-enhanced

Appendix 3 - Specific Landscape Criteria (cont.)

POST STREET

1. Thematic Parkway Tree - trunk to trunk spacing not to exceed 30'
Planting Size: 15 gallon 100%

Aristocrat Pear *Pyrus calleryana* 'aristocrat'

2. Entry Accent Tree - beside major entry driveways Planting Size: 24" box 100%

Coast Live Oak *Quercus agrifolia*

3. Shrub Palette- Nursery stock sizes chosen by the initial landscape architect shall become the standard for future phases.

Glossy Abelia	<i>Abelia grandiflora</i> 'Edward Goucher'
Flowering Currant	<i>Ribes</i> (varieties)
Cotoneaster	(varieties)
Hybrid Oregon Grape	<i>Mahonia</i> 'Golden Abundance'
Zabel Laurel	<i>Prunus</i> l. 'Zabeliana'
India Hawthorne	<i>Raphiolepis indica</i> 'clara'

4. Ground Cover Palette - Nursery stock sizes chosen by the initial landscape architect shall become the standard for future phases.

Turf-type tall fescue	'Trophy' or 'Survivor' Endophyte-enhanced
Low Cotoneaster	Cotoneaster 'lowfast'
St. Johnswort	<i>Hypericum calycinum</i>
Knotweed	<i>Polygonum capitatum</i>

Appendix 3 - Specific Landscape Criteria (cont.)

POST COURT

1. Shrub Palette - Nursery stock sizes chosen by the initial landscape architect shall become the standard for future phases.

Glossy Abelia	Abelia grandiflora 'Edward Goucher'
Flowering Currant	Ribes (varieties)
Cotoneaster	(varieties)
Hybrid Oregon Grape	Mahonia 'Golden Abundance'
Zabel Laurel	Prunus l. 'Zabeliana'

2. Ground Cover Palette - Nursery stock sizes chosen by the initial landscape architect shall become the standard for future phases.

Turf-type tall fescue	'Trophy' or 'Survivor' Endophyte-enhanced
Low Cotoneaster	Cotoneaster 'lowfast'
St. Johnswort	Hypericum calycinum
Knotweed	Polygonum capitatum

Appendix 3 - Specific Landscape Criteria (cont.)

ENTRY CORNER CUT-OFF ELEMENTS

1. Major and Minor Entries - shall incorporate Town Center West Identification Monument signage at intersection of Town Center Boulevard with Latrobe Road and *Post* Street with White Rock Road.

Planting Size: 24"box 100%

1.1 Entry Accent Tree

Coast Live Oak *Quercus agrifolia*

2. Shrub Palette - Nursery stock sizes chosen by the initial landscape architect shall become the standard for future phases.

Spiraea	<i>Spiraea Bumalda</i>
Flowering Currant	<i>Ribes</i> (varieties)
Juniper	<i>Juniperus</i> (varieties)
Hybrid Oregon Grape	<i>Mahonia</i> 'Golden Abundance'
Day Lillies	<i>Hemerocallis</i> (hybrid varieties)
Crimson Spot Rockrose	<i>Cistus ladanifer</i>
Red-Leaf Photinia	<i>Photinia fraseri</i>
Boxwood	<i>Buxus microphylla japonica</i>

3. Groundcover Palette - Nursery stock sizes chosen by the initial landscape architect shall become the standard for future phases.

Turf-type tall fescue	'Trophy' or 'Survivor' Endophyte enhanced
English Ivy	<i>Hedera Helix</i>
Juniper	<i>Juniperus</i> (varieties)
Dwarf Periwinkle	<i>Vinca minor</i>

Appendix 3 - Specific Landscape Criteria (cont.)

U.S. HIGHWAY 50 CORRIDOR

1. On-Site Background Trees - clustered into groves at random locations with trunk to trunk spacing not to exceed 30 feet and groves not farther than 75 feet apart measured between trunks of outermost trees within each grove.

Planting Sizes:	15 gallon	60%
	24" box	30%
	36" box	10%

1.1 Evergreen

Japanese Black Pine *Pinus thumbergiana*

1.2 Deciduous

River Birch *Betula nigra*
Washington Hawthorne *Crataegus phaenopyrum*

2. Shrub Palette - Nursery stock sizes chosen by the initial landscape architect shall become the standard for future phases.

Manzanita *Arctostaphylos* d. 'Howard McMinn'
Parney Cotoneaster *Cotoneaster Lacteus*
Toyon *Heteromeles arbutifolia*
Italian Buckthorn *Rhamnus alternatus*
Silktassel *Garrya* e. 'James Roof'
Flannel Bush *Fremontodendron* 'California Glory'

3. Groundcover Palette - Nursery stock sizes chosen by the initial landscape architect shall become the standard for future phases.

Turf-type tall fescue 'Trophy' or 'Survivor' Endophyte enhanced
Dwarf Coyote Brush *Baccharis pilularis* 'Twin Peaks'
Low Cotoneaster *Cotoneaster* 'Lowfast'

Appendix 3 - Specific Landscape Criteria (cont.)

PLANNING AREA 1 - Neighborhood and Highway Services

1. On-site Background Trees - adjacent to parkway plantings; clustered into groves at random locations with trunk to trunk spacing not to exceed 30 feet and groves not farther than 75 feet apart measured between trunks of outermost trees within each grove.

Planting Sizes: 15 gallon 70%
24"box 30%

1.1 Evergreen

Coast Redwood	<i>Sequoia sempervirens</i> 'Aptos Blue'
Japanese Black Pine	<i>Pinus thunbergiana</i>
Glossy Privet	<i>Ligustrum lucidum</i>

1.2 Deciduous Trees

Little Leaf Linden	<i>Tilia cordata</i>
European Hackberry	<i>Celtis australis</i>
River Birch	<i>Betula nigra</i>
Washington Hawthorne	<i>Crataegus phaenopyrum</i>

2. On-site General Purpose Trees - Planting sizes shall be consistent with the proposed application and subject to approval of the Design Review Committee.

Planting Sizes: 15 gallon 70%
24" box 30%

2.1 Evergreen Trees

Coast Redwood	<i>Sequoia sempervirens</i> 'Aptos Blue'
Italian Stone Pine	<i>Pinus Pinea</i>
California Bay	<i>Umbelularia californica</i>
Glossy Privet	<i>Ligustrum lucidum</i>
Deodar Cedar	<i>Cedrus deodara</i>

Appendix 3 - Specific Landscape Criteria (cont.)

Planning Area 1 (cont.)

2.2 Deciduous Trees

Norway Maple	<i>Acer platanoides</i>
European Hackberry	<i>Celtis australis</i>
Sweetgum	<i>Liquidambar styraciflua</i> 'Palo Alto'
White Birch	<i>Betula pendula</i>
Saucer Magnolia	<i>Magnolia soulangeana</i>
Crabapple	<i>Malus</i> Liset
Flowering Pear	<i>Pyrus</i> 'Aristocrat'
Purple Plum	<i>Prunus Cerasifera</i> 'Thundercloud'
Tulip Tree	<i>Liriodendron tulipifera</i>

3. Parking Lot Tree - Trees shall be planted and maintained throughout surfaced parking lots to ensure that within 15 years after planting a minimum of 40 percent of the parking lot will be shaded.

Planting Sizes: 15 gallon 100%

Honeylocust *Gleditsia triacanthos* 'Shademaster'

4. Shrub Palette

Planting Sizes: 1 gallon 20%
5 gallon 60%
15 gallon 20%

Crimson Spot Rockrose	<i>Cistus ladanifer</i>
California Lilac	<i>Ceanothus</i> 'Julia Phelps'
Zabel Laurel	<i>Prunus</i> l. 'Zabeliana'
Spiraea	<i>Spiraea bumalda</i>
Compact Oregon Grape	<i>Mahonia aquifolium</i> 'Compacta'
Strawberry Tree	<i>Arbutus unedo</i>
Flowering Currant	<i>Ribes</i> (varieties)
Flowering Quince	<i>Chaenomeles</i> (varieties)
Western Dogwood	<i>Cornus stolonifera</i>
Rhododendron	<i>Rhododendron</i> (varieties)
Manzanita	<i>Arctostaphylos</i> (varieties)
Privet	<i>Ligustrum</i> (varieties)
Common Lilac	<i>Syringa</i> (varieties)
Viburnum	<i>Viburnum</i> (varieties)

Appendix 3 - Specific Landscape Criteria (cont.)

Planning Area 1 (cont.)

4. Shrub Palette (cont.)

Pyracantha	Pyracantha (varieties)
Glossy Abelia	Abelia grandiflora 'Ed Goucher'
Boxwood	Buxus (varieties)
Cotoneaster	Cotoneaster (varieties)
Day Lilly	Hemerocallis (varieties)
Juniper	Juniperus (varieties)

5. Groundcover and Vine Palette - Planting sizes shall be consistent with the proposed application and subject to approval of the Design Review Committee.

Evergreen Clematis	Clematis armandii
Boston Ivy	Parthenocissus tricuspidata
Lady Banks Rose	Rosa banksaea 'Alba Plena'
Gazania	Gazania (varieties)
Purple Chinese Wisteria	Wisteria sinensis
Hahn's Ivy	Hedera helix 'Hahn's'
Dwarf Periwinkle	Vinca minor
Turf-type Tall Fescue	'Trophy' or 'Survivor' Endophyte-enhanced

Appendix 3 - Specific Landscape Criteria (cont.)

PLANNING AREA 2 - Town Square

1. On-site Background Trees - adjacent to parkway plantings; clustered into groves at random locations with trunk to trunk spacing not exceeding 30 feet and groves not farther than 75 feet apart measured between trunks of outermost trees within each grove.

Planting Sizes: 15 gallon 70%
24" box 30%

1.1 Evergreen

Coast Redwood	<i>Sequoia sempervirens</i> 'Aptos Blue'
Japanese Black Pine	<i>Pinus thunbergiana</i>
Glossy Privet	<i>Ligustrum lucidum</i>

1.2 Deciduous Trees

Little Leaf Linden	<i>Tilia cordata</i>
European Hackberry	<i>Celtis australis</i>
River Birch	<i>Betula nigra</i>
Washington Hawthorn	<i>Crataegus phaenopyrum</i>

2. On-site General Purpose Trees -

Planting Sizes: 15 gallon 70%
24" box 30%

2.1 Evergreen Trees

Coast Redwood	<i>Sequoia sempervirens</i> 'Aptos Blue'
Italian Stone Pine	<i>Pinus Pinea</i>
California Bay	<i>Umbelularia californica</i>
Glossy Privet	<i>Ligustrum lucidum</i>

2.2 Deciduous Trees

Norway Maple	<i>Acer platenoides</i>
European Hackberry	<i>Celtis australis</i>
Sweetgum	<i>Liquidambar styraciflua</i> 'Palo Alto'
White Birch	<i>Betula pendula</i>
Saucer Magnolia	<i>Magnolia soulangeana</i>
Crabapple	<i>Malus Liset</i>
Flowering Pear	<i>Pyrus</i> 'Aristocrat'
Purple Plum	<i>Prunus Cerasifera</i> 'Thundercloud'

Appendix 3 - Specific Landscape Criteria (cont.)

Planning Area 2 (cont.)

3. Parking Lot Tree - Trees shall be planted and maintained throughout surfaced parking lots to ensure that, within 15 years after planting, a minimum of 40 percent of the parking lot will be shaded.

Planting Size: 15 gallon 100%

Honeylocust *Gleditsia triacanthos* 'Shademaster'

4. Thematic Courtyard/Plaza Tree -

Planting Size: 24"box 100%

Chinese Pistache *Pistachia chinensis*

5. Shrub Palette

Planting Sizes: 1 gallon . 20%
5 gallon 60%
15 gallon 20%

Crimson Spot Rockrose	<i>Cistus ladanifer</i>
California Lilac	<i>Ceanothus</i> 'Julia Phelps'
Zabel Laurel	<i>Prunus</i> l. 'Zabeliana'
Spiraea	<i>Spiraea bumalda</i>
Compact Oregon Grape	<i>Mahonia aquifolium</i> 'Compacta'
Strawberry Tree	<i>Arbutus unedo</i>
Flowering Currant	<i>Ribes</i> (varieties)
Flowering Quince	<i>Chaenomeles</i> (varieties)
Western Dogwood	<i>Cornus stolonifera</i>
Rhododendron	<i>Rhododendron</i> (varieties)
Manzanita	<i>Arctostaphylos</i> (varieties)
Privet	<i>Ligustrum</i> (varieties)
Common Lilac	<i>Syringa</i> (varieties)
Viburnum	<i>Viburnum</i> (varieties)
Pyracantha	<i>Pyracantha</i> (varieties)

Appendix 3 - Specific Landscape Criteria (cont.)

Planning Area 2 (cont.)

5. Shrub Palette (cont.)

Glossy Abelia	Abelia grandiflora 'Ed Goucher'
Boxwood	Buxus (varieties)
Cotoneaster	Cotoneaster (varieties)
Day Lilly	Heemerocallis (varieties)
Juniper	Juniperus (varieties)

6. Groundcover and Vine Palette - Planting sizes consistent with proposed application and subject to approval of the Design Review Committee.

Evergreen Clematis	Clematis armandii
Boston Ivy	Parthenocissus tricuspidata
Lady Banks Rose	Rosa banksaea 'Alba Plena'
Gazania	Gazania (varieties)
Purple Chinese Wisteria	Wisteria sinensis
Hahn's Ivy	Hedera helix 'Hahn's'
Dwarf Periwinkle	Vinca minor
Turf-type tall fescue	'Trophy' or 'Survivor' Endophyte-enhanced

Appendix 3 - Specific Landscape Criteria (cont.)

PLANNING AREA 3 - Major Retail

1. On-site Background Trees - adjacent to parkway plantings; clustered into groves at random locations with trunk to trunk spacing not exceeding 30 feet and groves not farther than 75 feet apart measured between trunks of outermost trees within each grove.

Planting Sizes:	15 gallon	70%
	24" box	30%

1.1 Evergreen

Coast Redwood	<i>Sequoia sempervirens</i> 'Aptos Blue'
Japanese Black Pine	<i>Pinus thunbergiana</i>
Glossy Privet	<i>Ligustrum lucidum</i>

1.2 Deciduous Trees

Little Leaf Linden	<i>Tilia cordata</i>
European Hackberry	<i>Celtis australis</i>
River Birch	<i>Betula nigra</i>
Washington Hawthorn	<i>Crataegus phaenopyrum</i>

2. On-site General Purpose Trees -

Planting Sizes:	15 gallon	70%
	24" box	30%

2.1 Evergreen Trees

Coast Redwood	<i>Sequoia sempervirens</i> 'Aptos Blue'
Italian Stone Pine	<i>Pinus Pinea</i>
California Bay	<i>Umbelularia californica</i>
Glossy Privet	<i>Ligustrum lucidum</i>

Appendix 3 - Specific Landscape Criteria (cont.)

Planning Area 3 (cont.)

2.2 Deciduous Trees

Norway Maple	<i>Acer platanoides</i>
European Hackberry	<i>Celtis australis</i>
Sweetgum	<i>Liquidambar styraciflua</i> 'Palo Alto'
White Birch	<i>Betula pendula</i>
Saucer Magnolia	<i>Magnolia soulangeana</i>
Crabapple	<i>Malus</i> Liset
Flowering Pear	<i>Pyrus</i> 'Aristocrat'
Purple Plum	<i>Prunus Cerasifera</i> 'Thundercloud'
Crepe Myrtle	<i>Lagerstroemia indica</i>

3. Parking Lot Trees - Trees shall be planted and maintained throughout surfaced parking lots to ensure that, within 15 years after planting, a minimum of 40 percent of the parking lot will be shaded.

Planting Size: 15 gallon 100%

3.1 Parking Bay element

Honeylocust *Gleditsia triacanthos* 'Shademaster'

3.2 Aisle Delineator

Aristocrat Pear *Pyrus calleryana* 'Aristocrat'

4. Shrub Palette

Planting Sizes: 1 gallon 20%
5 gallon 60%
15 gallon 20%

Crimson Spot Rockrose	<i>Cistus ladanifer</i>
California Lilac	<i>Ceanothus</i> 'Julia Phelps'
Zabel Laurel	<i>Prunus</i> l. 'Zabeliana'
Spiraea	<i>Spiraea bumalda</i>
Compact Oregon Grape	<i>Mahonia aquifolium</i> 'Compacta'
Strawberry Tree	<i>Arbutus unedo</i>

Appendix 3 - Specific Landscape Criteria (cont.)

Planning Area 3 (cont.)

4. Shrub Palette (cont.)

Flowering Currant	Ribes (varieties)
Flowering Quince	Chaenomeles (varieties)
Western Dogwood	Cornus stolonifera
Rhododendron	Rhododendron (varieties)
Manzanita	Arctostaphylos (varieties)
Privet	Ligustrum (varieties)
Common Lilac	Syringa (varieties)
Viburnum	Viburnum (varieties)
Pyracantha	Pyracantha (varieties)
Glossy Abelia	Abelia grandiflora 'Ed Goucher'
Boxwood	Buxus (varieties)
Cotoneaster	Cotoneaster (varieties)
Day Lilly	Hemerocallis (varieties)
Juniper	Juniperus (varieties)

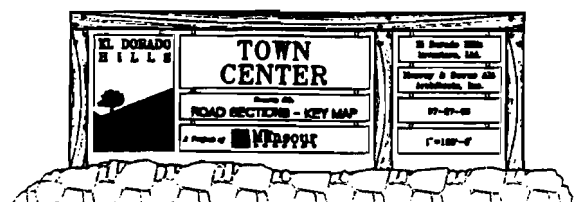
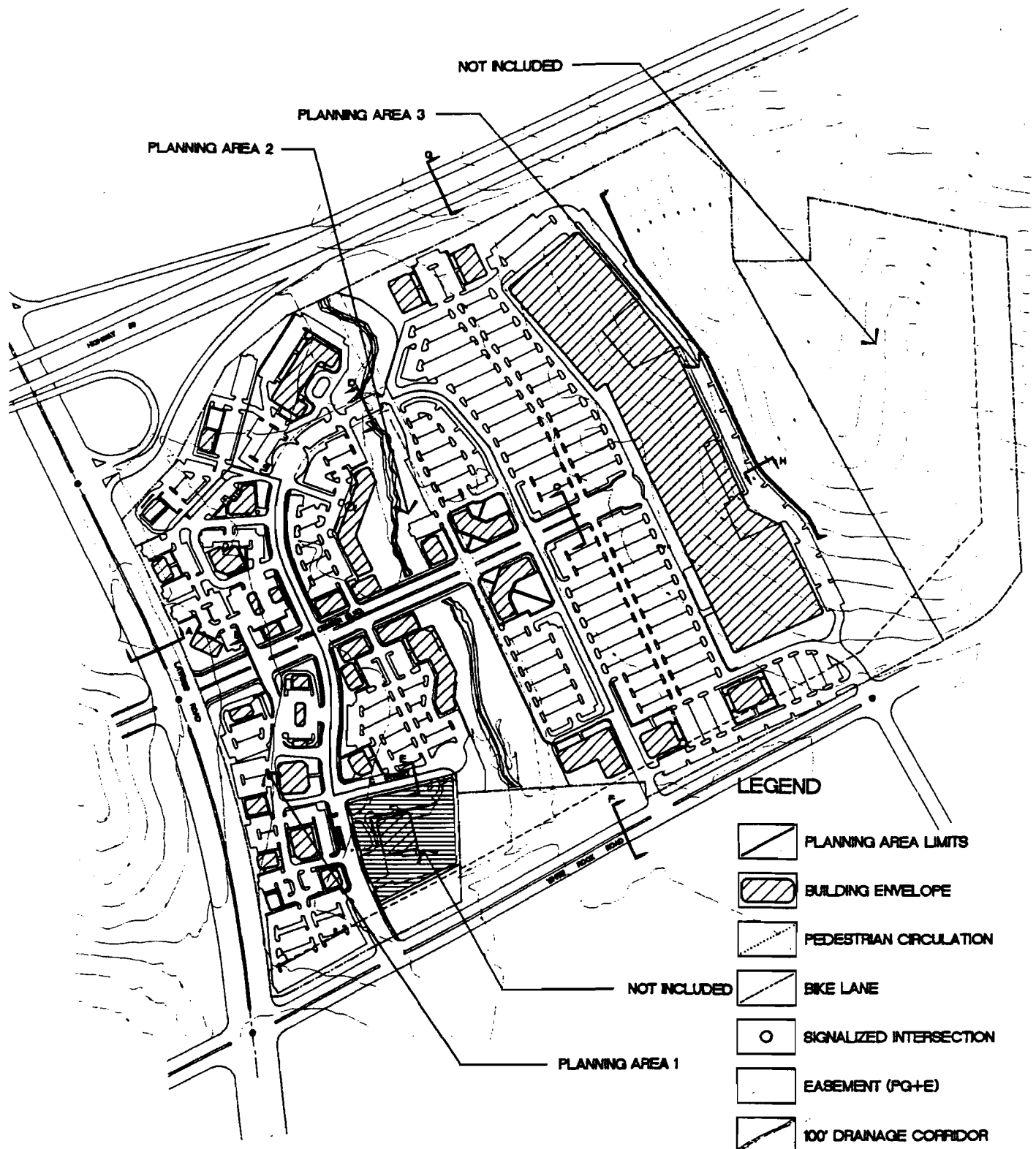
5. Groundcover and Vine Palette - Planting sizes consistent with proposed application and subject to approval of the Design Review Committee.

Evergreen Clematis	Clematis armandii
Boston Ivy	Parthenocissus tricuspidata
Lady Banks Rose	Rosa banksaea 'Alba Plena'
Gazania	Gazania (varieties)
Purple Chinese Wisteria	Wisteria sinensis
Hahn's Ivy	Hedera helix 'Hahn's'
Dwarf Periwinkle	Vinca minor
Turf-type Tall Fescue	'Trophy' or 'Survivor' Endophyte-enhanced

TOWN CENTER

KEY MAP

EAST

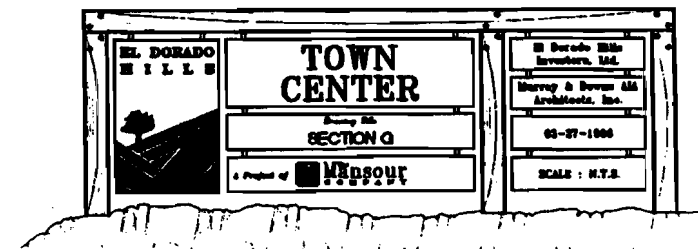
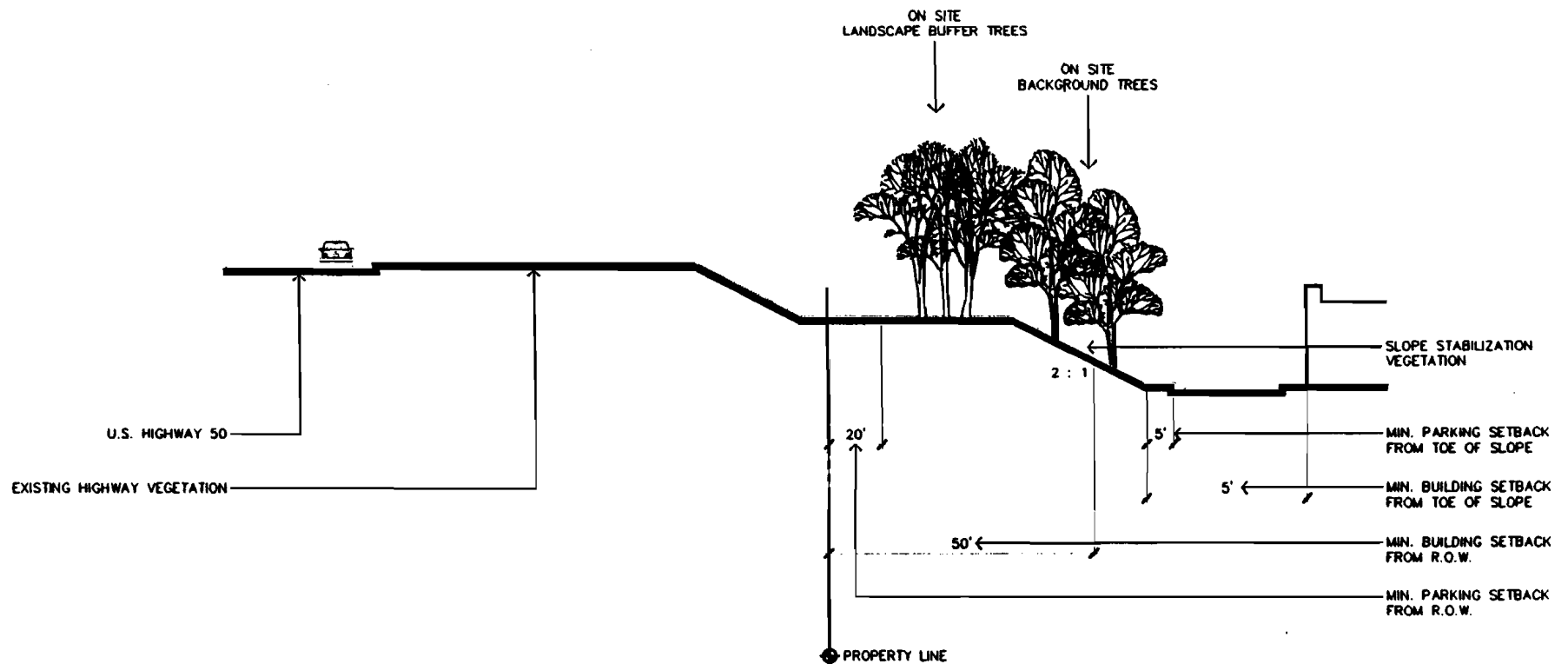


TOWN CENTER

EAST

U.S. HIGHWAY 50

SECTION G

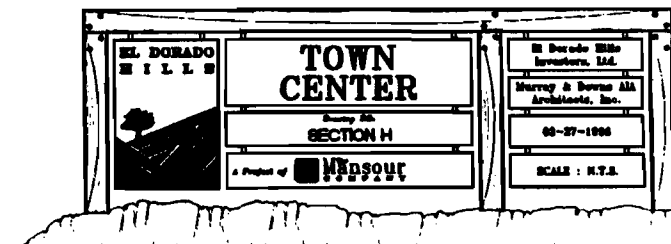
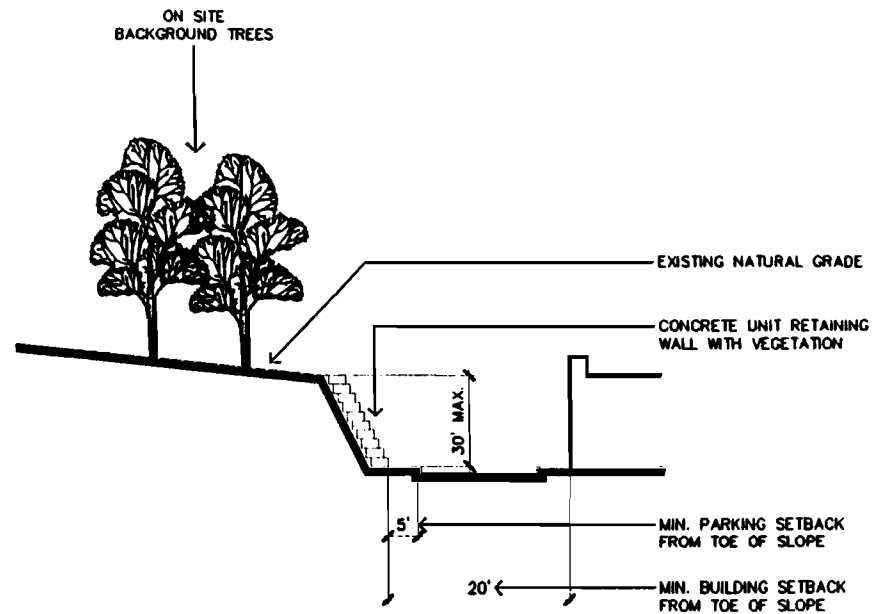


TOWN CENTER

EAST

ON-SITE RETAINING WALL

SECTION I



Appendix 4 - Specific Lighting Criteria

The Specific Lighting Criteria is comprised of three components: 1) the elements specific to the street rights-of-way, 2) the elements specific to parking lots and 3) the elements specific to the individual Planning Areas. It is suggested the user first familiarize himself with the elements of the street right-of-way adjacent to his parcel before referring to the individual Planning Area.

(Manufacturer may be substituted provided material and fabrication is determined to be "equal or better" by the Design Review Committee.)

1. Town Center Boulevard - The following standards are provided as criteria only and may or may not reflect final project design components.

1.1 Entry Intersection	Austin Series: Pole Height: Footcandles: Spacing:	5-globe unit; one unit per corner Uniform; not to exceed 24 feet 1.5 standard As required to maintain standard
1.2 Median	Austin Series Pole Height: Footcandles: Spacing:	2-globe unit; triangulated with roadside unit Uniform; not to exceed 24 feet 1.0 As required to maintain standard
1.3 Roadside	Austin Series: Pole Height: Footcandles: Spacing:	1- globe unit; triangulated with median unit Uniform; not to exceed 24 feet 0.25 As required to maintain standard

2. Post Street and Post Court

2.1 Roadside	Austin Series: Pole Height: Footcandles: Spacing:	1- globe unit Uniform; not to exceed 24 feet 0.25 As required to maintain standard
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Appendix 4 - Specific Lighting Criteria

3. Parking Lot Lighting - PLANNING AREAS 1 and 3

3.1 Standard Interior	(To Be Named):	Downlight cutoff "shoebox" fixture (model # to be determined)
	Pole Height:	Uniform; not to exceed 24 feet
	Footcandles:	1.5
	Spacing:	As required to maintain standard
3.2 End Aisle Accent	Austin Series:	(as determined by user)
	Pole Height:	Uniform; not to exceed 16 feet
	Footcandles:	0.25

4. Other Lighting

4.1 Walkway Intersections	Austin Series:	(as determined by user)
	Pole Height:	Uniform; not to exceed 16 feet
	Footcandles:	0.25
4.2 Accent Post Lighting	Austin Series	(as determined by user)
	Pole Height:	Uniform; not to exceed 16 feet
	Footcandles:	0.25
4.3 Supplemental Pedestrian Lighting	Austin Series	Bollard
	Height:	Uniform; not to exceed 42"
	Footcandles:	0.25
	Spacing:	As required to maintain standard

5. Parking Lot Lighting - PLANNING AREA 2

5.1 Standard Interior	Austin Series:	(as determined by user)
	Pole Height:	Uniform; not to exceed 16 feet
	Footcandles:	1.5
	Spacing:	As required to maintain standard
5.2 End Aisle Accent	Austin Series:	(as determined by user)
	Pole Height:	Uniform; not to exceed 16 feet
	Footcandles:	0.25

Appendix 4 - Specific Lighting Criteria

6.0 Other Lighting

- | | | | |
|-----|-------------------------------------|--|---|
| 6.1 | Walkway Intersections | Austin Series:
Pole Height:
Footcandles: | (as determined by user)
Uniform; not to exceed 16 feet
0.25 |
| 6.2 | Accent Post Lighting | Austin Series
Pole Height:
Footcandles: | (as determined by user)
Uniform; not to exceed 16 feet
0.25 |
| 6.3 | Supplemental
Pedestrian Lighting | Austin Series
Height:
Footcandles:
Spacing: | Bollard
Uniform; not to exceed 42"
0.25
As required to maintain standard |

Appendix 5 - Master Signage Program

TOWN CENTER EAST

Table of Contents

- 1.0 Introduction
- 2.0 Signage Concept
- 3.0 General Design Requirements
- 4.0 Town Center Identification Signage
 - 4.1 Highway Oriented Sign
 - 4.2 Major Town Center East Entry Signs
 - 4.3 Minor Town Center East Entry Signs
- 5.0 Directional and Regulatory Signage
 - 5.1 General Directional Signs
 - 5.2 Auto/Pedestrian Directional Signs
 - 5.3 Building Address Display
- 6.0 User Identification/Information Signs
 - 6.1 Town Center East
 - 6.1.1 Multi-User Freestanding Identification Monument or Pylon Sign
 - 6.1.2 Lot/Pad User Identification Monument Sign - All Planning Areas
 - 6.1.3 Lot/Pad User On-Building Identification Sign - All Planning Areas
 - 6.1.4 In-Line User On-Building Identification Sign - less than 20,000sf
 - 6.1.5 In-Line User On-Building Identification Sign - Mini Major 20,000sf +
 - 6.1.6 In-Line User On-Building Identification Sign - Major User Speciality Store
 - 6.1.7 In-Line User On-Building Identification Sign - Major User 50,000sf +
 - 6.1.8 In-Line User On-Building Identification Sign - Major User 75,000sf +
 - 6.1.9 On Building Identification Sign - Hotel User
 - 6.1.10 On-Site Directional/Convenience Signs - All Planning Areas
 - 6.1.11 On-Building Information Signs - All Planning Areas
 - 6.2 Town Center West (intentionally deleted)

**Appendix 5 - Master Signage Program
Town Center East (cont.)**

**Table of Contents
(Continued)**

- 7.0 Temporary Signage
 - 7.1 Flags and Banners
 - 7.2 Special Event Signs/Devices
 - 7.3 Marketing/Construction Signs

**El Dorado Hills Town Center
Master Signage Program**

TOWN CENTER EAST

1.0 Introduction

1.1 Objectives

The planning, architecture and landscaping of the El Dorado Hills Town Center reflect the intention that Town Center provide a high quality environment for its tenants, patrons and the community-at-large. Recognizing that development within Town Center will progress in stages according to market demand, the signage program will respond to properly reflect the scope and scale of Town Center's development during the build-out time frame.

1.2 Intent

The following Master Signage Program has been prepared for the El Dorado Hills Town Center in order to establish overall standards for the design and regulation of signs and other graphic elements throughout the project. The program is intended to create a consistency in sign design that reinforces the overall image of Town Center while maintaining the means for individual user identification.

The Master Signage Program included general guidelines for the following sign types:

Project Identification Signage

Directional and Regulatory Signage

User Identification/Information Signage

Temporary Signage

Appendix 5 - Master Signage Program Town Center East (cont.)

2.0 Signage Concept

2.1 Project Identification Signage

The design of project identification elements will utilize the rail fence and rock wall theme developed for the Town Center. Colors shall be:

Forest Green (equal to PMS 555)

Golden Tan (equal to PMS 465 or equivalent as reflected in metals or metallic materials)

Materials, methods of construction and typeface style will be established by the initial developer and shall become the standard.

Perimeter signage shall consistently display the project symbol/logotype as a unifying graphic image.

Sign materials shall consist of steel I-beam members, natural or painted wood, painted metal and metal or composite dimensional letters. Materials shall be consistent with the proposed application and shall be approved by the Design Review Committee.

2.2 Directional/Information Signage

All auto and pedestrian oriented directional/informational signs shall use a common format based on the rail fence theme. Materials, colors and the project typeface and symbol/logotype shall be consistently applied to these elements throughout the project. Regulatory signs shall be similarly designed subject to approval by the Director of the Department of Transportation or other authority.

2.3 User Identification Monument Signage

User Identification Monument Signage shall replicate Project Identification Signage using the rail fence and rock wall theme. Users may display their individual corporate colors, symbols/logotypes and identities within the established format.

Appendix 5 - Master Signage Program Town Center East (cont.)

3.0 General Design Requirements

3.1 Site Specific Project Planner/Architect/Builder Responsibility

Each site specific project proponent shall review the El Dorado Hills Town Center Master Signage Program before preparing designs of specific project signs. Although previous signing practices with the Town Center will be considered, they will not govern the signs being currently submitted nor be the basis for deviation from the current standards. Approval by the Design Review Committee does not constitute approval by any County, State or other regulatory agency and does not relieve the specific project proponent from complying with all other jurisdictional regulations as may be applicable.

3.2 Design Review Committee Responsibility

The Design Review Committee will be responsible to interpret the Master Signage Program, review sign submittals and issue approvals of same. The Design Review Committee shall inspect completed signs to ensure compliance with the Master Signage Program only.

3.3 Property Owners Association

The Property Owners Association shall be responsible for the enforcement of the standards set forth in the Master Signage Program.

3.4 Non-Conforming Signs

The Design Review and/or Property Owners Association at their discretion, and at the project proponent's expense, will correct, replace or remove any sign that is installed without written approval and/or that is deemed not to be in conformance with this Master Signage Program and the approved sign plans.

3.5 Prohibited Signs

Only those signs provided for herein and specifically approved in writing by the Design Review Committee shall be allowed. No temporary wall or fascia signs, pennants, banners, flags, trailer signs, vehicles used for sign identity purposes, inflatable displays or sandwich boards shall be allowed except as provided under Section 7.

Appendix 5 - Master Signage Program

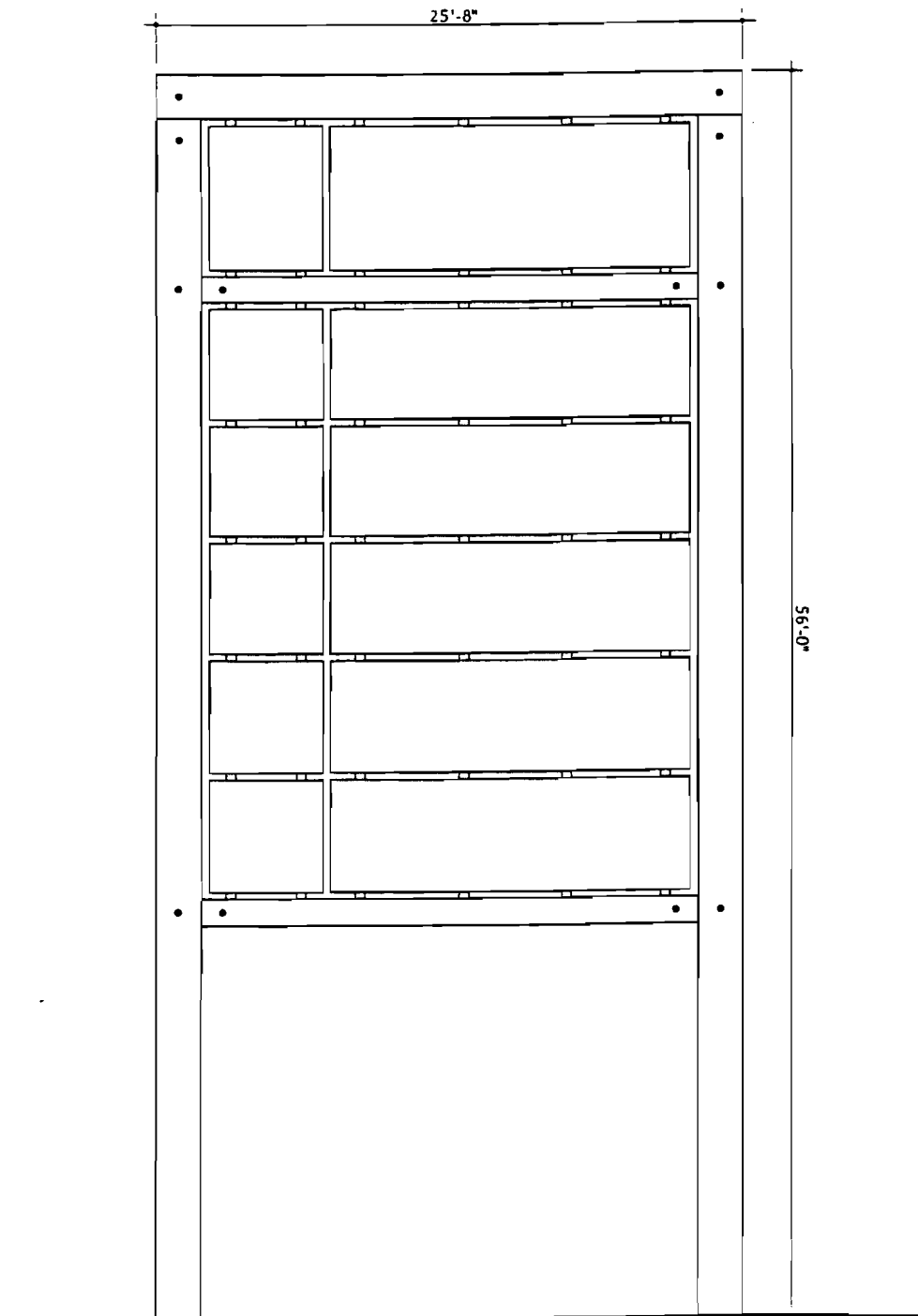
Town Center East (cont.)

4.0 Town Center Identification Signage

4.1 Highway Oriented Signs

Description:	Illuminated, double-faced, freestanding pylon sign utilizing the rail fence and rock wall theme and displaying the El Dorado Hills Town Center symbol/logotype with provision for the display of a maximum of twelve (12) retail commercial user names and/or symbols/logotypes
Location:	Adjacent to U.S. Highway 50 approximately 150 feet west of the centerline of the Central Creek Corridor and 125 feet south of the U.S. Highway 50 ROW line
Setback:	125 feet from property line/U.S. Highway 50 ROW line
Height:	56' from grade to top of sign
Overall Size:	28 feet wide, 40 feet high - 1120 square feet
Total Number of Signs:	One (1)

Exhibit 4.1
Highway Oriented Sign



Appendix 5 - Master Signage Program

Town Center East (cont.)

4.0 Town Center Identification Signage

4.2 Major Town Center East Entry Sign

Description:	Illuminated single-faced freestanding ground monument sign using the rail fence and rock wall theme and displaying the El Dorado Hills Town Center symbol/logotype, Town Center East designation and no more than three (3) corporate user symbols/logotypes
Location:	Within landscaped corner cut-offs at major entry at Latrobe Road and Town Center Boulevard
Setback:	minimum of 15 feet from ROW
Height:	5' - 6"
Maximum Square Footage	120 square feet (60 square feet each sign)
Total Number of Signs:	two (2) - one on each corner of intersection of Latrobe Road and Town Center Boulevard

Appendix 5 - Master Signage Program

Town Center East (cont.)

4.0 Town Center Identification Signage

4.3 Minor Town Center East Entry Signs

Description:	Illuminated single-faced freestanding ground monument sign displaying the El Dorado Hills Town Center symbol/logotype and the Town Center East designation
Location:	Within landscaped corner cut-offs at minor entry at White Rock Road and B Street and at major driveway access onto White Rock Road within Planning Area 3
Setback:	minimum of 10 feet from ROW
Height:	4' - 6"
Maximum Square Footage:	80 square feet (40 square feet each sign)
Total Number of Signs:	two (2) - one on each corner of intersection of White Rock Road and D Street

Appendix 5 - Master Signage Program

Town Center East (cont.)

5.0 Directional and Regulatory Signage

5.1 General Directional Signs

Description:	Illuminated and Non-illuminated, single or double-faced, freestanding post and panel sign based on the rail fence theme
Location:	As required
Setback:	As required
Maximum Height:	4' - 6"
Maximum Square Footage:	As required
Total number of Signs:	As required

5.2 Auto/Pedestrian Directional Signs

Description:	Illuminated and Non-illuminated, single or double-faced, freestanding post and panel sign based on the rail fence theme
Location:	As required
Setback:	As required
Maximum Height:	4' - 6"
Maximum Square Footage:	As required
Total number of Signs:	As required

5.3 Building Address Display

Description:	Mandatory address numerals
Location:	To be uniformly displayed on the building face most visible from the street fronting the site
Height:	Planning Area 1 - Not to exceed 9" Planning Area 2 - Not to exceed 6" Planning Area 3 - Not to exceed 9"

Exhibit 5.1
General Directional Sign

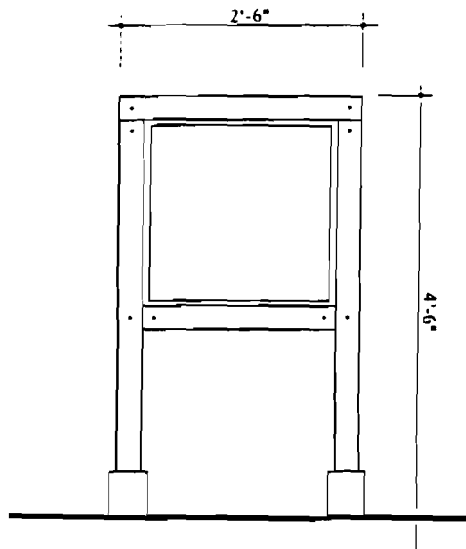
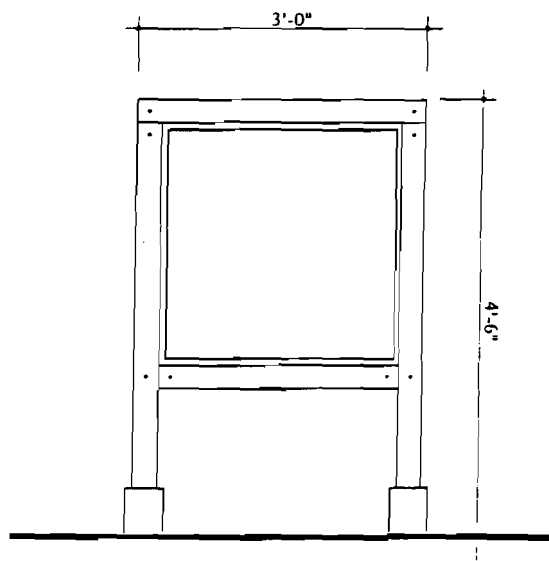


Exhibit 5.2
Auto / Pedestrian Directional Sign



Appendix 5 - Master Signage Program

Town Center East (cont.)

6.0 User Identification/Information Signs

6.1 Town Center East

6.1.1 Multi-User Freestanding Identification Monument or Pylon Sign

Description:	Internally and/or externally illuminated, freestanding monument or pylon sign displaying up to four (4) major user names. Individual corporate identification by symbol/logotype and/or color shall be permitted within the established format subject to approval of the Design Review Committee
Location:	Planning Area 2 - At driveway entries on north and south side of Town Center Boulevard, driveway entries on east side of B Street and north side of C Street Planning Area 3 - At entry to Planning Area 3 from extension of Town Center Boulevard
Setback:	Minimum of 3' from any point of the sign to any vehicular access lane or driveway
Height:	Planning Area 2 - 6' - 6" Planning Area 3 - 8' - 0"
Maximum Square Footage:	Planning Area 2 - 28 square feet Planning Area 3 - 40 square feet
Total Number of Signs:	Planning Area 2 - Four (4) signs Planning Area 3 - One (1) sign

Appendix 5 - Master Signage Program

Town Center East (cont.)

6.0 User Identification/Information Signs

6.1 Town Center East

6.1.2 Lot/Pad User Identification Monument Sign - All Planning Areas

Description:	Internally and/or externally illuminated, freestanding monument sign displaying user name. Individual corporate identification by symbol/logotype and/or color shall be permitted within the established format subject to approval of the Design Review Committee
Location:	At primary off-street entry to individual lot/pad
Setback:	Minimum of 3' from any point of the sign to any vehicular access lane or driveway
Height:	4' - 0"
Maximum Square Footage:	30 square feet
Total Number of Signs:	One (1) sign per lot/pad except where a lot/pad fronts on two streets, public or private, one (1) sign per street frontage shall be allowed

Exhibit 6.1.1
Multi-User Freestanding Identification
Monument or Pylon Sign

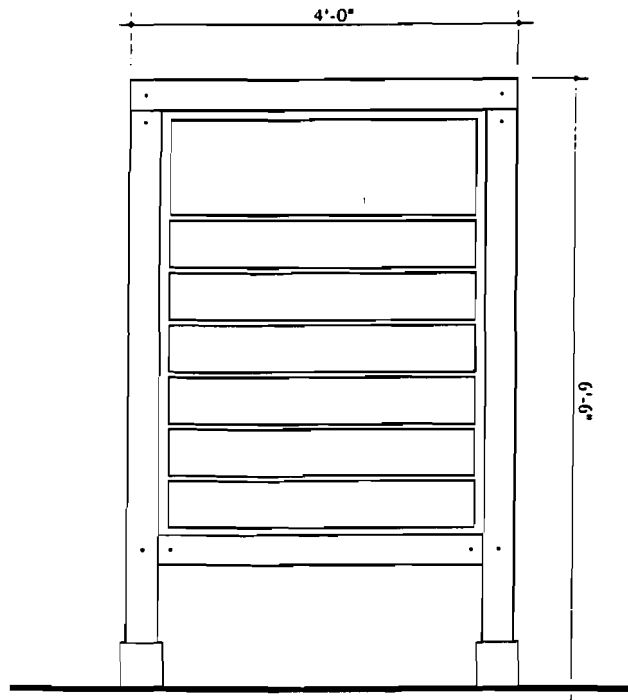
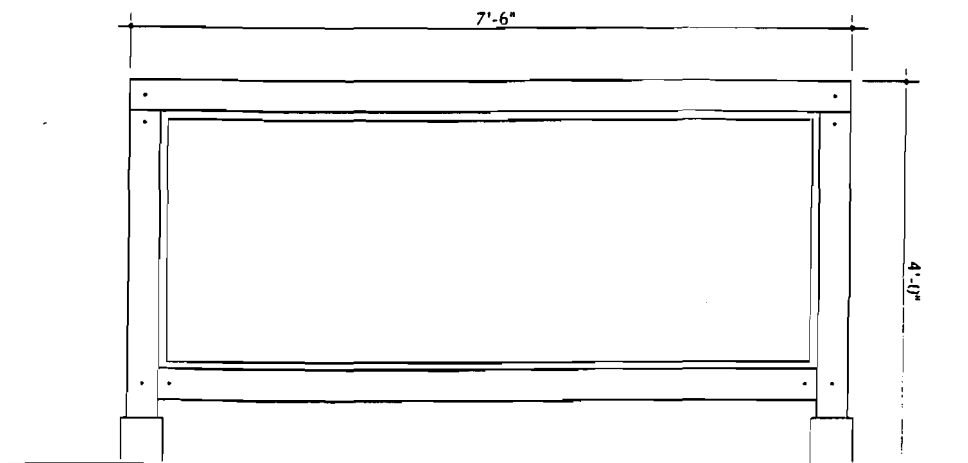


Exhibit 6.1.2
Lot / Pad User Identification
Monument Sign



Appendix 5 - Master Signage Program
Town Center East (cont.)

6.0 User Identification/Information Signs

6.1 Town Center East

6.1.3 Lot/Pad User On-Building Identification Sign - All Planning Areas

Description:	Illuminated user identification sign limited to trade name, symbols/logotypes on designated building elevations. Product or service description, unless a part of the trade name, shall not be permitted
Location:	Building fascia, parapet or wall
Height:	Maximum letter height - 24 inches Maximum symbol height - 30 inches
Color and Materials:	Town Center East approved sign colors or trade mark colors subject to Design Committee approval
Maximum Square Footage:	(length of sign may not exceed 70 percent of fascia, parapet or wall length on which sign is attached)
Total Number of Signs:	Two (2) signs

Appendix 5 - Master Signage Program

Town Center East (cont.)

6.0 User Identification/Information Signs

6.1 Town Center East

6.1.4 In-Line User On-Building Identification Sign - Planning Areas 1 and 2 and those users in Planning Area 3 occupying less than 20,000 square feet

Description:	Illuminated user identification sign limited to trade name, symbols/logotypes on designated building elevations. Product or service description, unless a part of the trade name, shall not be permitted
Location:	Building fascia, parapet or wall
Height:	Maximum letter height - 18 inches Maximum symbol height - 24 inches
Color and Materials:	Town Center East approved sign colors or trade mark colors subject to Design Committee approval
Maximum Square Footage:	(overall length of sign may not exceed 70 percent of the front footage of the store between lease lines or exceed an overall sign area of 35 square feet)
Total Number of Signs:	One (1) sign per tenant storefront except that stores occupying a corner site may have one (1) sign per elevation with a maximum of two (2) signs

Appendix 5 - Master Signage Program

Town Center East (cont.)

6.0 User Identification/Information Signs

6.1 Town Center East

6.1.5 In-Line User On-Building Identification Sign - Planning Area 2 and 3: users designated as mini major and occupying 20,000 square feet and above

Description:	Illuminated user identification sign limited to trade name, symbols/logotypes on designated building elevations. Product or service description, unless a part of the trade name, shall not be permitted
Location:	Building fascia, parapet or wall
Height:	Maximum letter height - 36" Maximum symbol height - 42"
Color and Materials:	Town Center East approved sign colors or trade mark colors subject to Design Committee approval
Maximum Square Footage:	(overall length of sign may not exceed 50 percent of the front footage of the store between lease lines)
Total Number of Signs:	One (1) sign per tenant storefront except that stores, occupying a corner site may have one (1) sign per elevation with a maximum of two (2) signs

Appendix 5 - Master Signage Program

Town Center East (cont.)

6.0 User Identification/Information Signs

6.1 Town Center East

6.1.6 In-Line User On-Building Identification Sign - Planning Area 3: speciality store with a separate entrance within a designated major user store occupying 75,000 square feet and above. (Example: a Garden Center within a major Discount Store)

Description: Illuminated speciality store identification

Location: Building fascia, parapet or wall

Height: Maximum letter height - 18"

Color and Materials: Town Center East approved sign colors or trade mark colors subject to Design Committee approval

Maximum Square Footage: (as determined by maximum letter height)

Total Number of Signs: One (1) sign per primary speciality store entrance

Appendix 5 - Master Signage Program

Town Center East (cont.)

6.0 User Identification/Information Signs

6.1 Town Center East

6.1.7 In-Line User On-Building Identification Sign - Planning Area 3: Major user occupying 50,000 square feet of space and above

Description:	Illuminated user identification signs limited to trade name, symbols/logotypes on designated building elevations. Product or service description, unless a part of the trade name, shall not be permitted
Location:	Building fascia, parapet or wall
Height:	Primary Signs (front elevation) Maximum letter height - 54" Maximum symbol height - 66" Secondary Sign (side elevation where applicable) Maximum letter height - 24" Maximum symbol height - 30"
Color and Materials:	Town Center East approved sign colors or trade mark colors subject to Design Committee approval
Maximum Square Footage:	(as determined by maximum letter height)
Total Number of Signs:	One (1) sign per front elevation and one (1) sign per side elevation when user occupies a space at a corner or end of building

Appendix 5 - Master Signage Program
Town Center East (cont.)

6.0 User Identification/Information Signs

6.1 Town Center East

6.1.8 In-Line User On-Building Identification Sign - Planning Area 3: Major user occupying 75,000 square feet of space and above

Description:	Illuminated user identification signs limited to trade name, symbols/logotypes on designated building elevations. Product or service description, unless a part of the trade name, shall not be permitted
Location:	Building fascia, parapet or wall
Height:	Primary Signs (front elevation) Maximum letter height - 72" Maximum symbol height - 84" Secondary Sign (side elevation where applicable) Maximum letter height - 54" Maximum symbol height - 66"
Color and Materials:	Town Center East approved sign colors or trade mark colors subject to Design Committee approval
Maximum Square Footage:	(as determined by maximum letter height)
Total Number of Signs:	One (1) sign per front elevation and one (1) sign per side elevation when user occupies a space at a corner or end of building

Appendix 5 - Master Signage Program

Town Center East (cont.)

6.0 User Identification/Information Signs

6.1 Town Center East

6.1.9 On-Building Identification Sign - Hotel User

Description:	Illuminated user identification signs limited to trade name, symbols/logotypes on designated building elevations. Product or service description, unless a part of the trade name, shall not be permitted
Location:	Building fascia, parapet or wall
Height:	Primary Signs (front elevation) Maximum letter height - 48" Maximum symbol height - 54" Secondary Sign (side elevation where applicable) Maximum letter height - 30" Maximum symbol height - 42"
Color and Materials:	Town Center East approved sign colors or trade mark colors subject to Design Committee approval
Maximum Square Footage:	(as determined by maximum letter height)
Total Number of Signs:	One (1) sign per front elevation and one (1) sign per side elevation

Appendix 5 - Master Signage Program

Town Center East (cont.)

6.0 User Identification/Information Signs

6.1 Town Center East

6.1.10 On-Site Directional/Convenience Signs - All Planning Areas (previously incorrectly indicated as Section 6.2.3 On-Site Convenience Signs - All Planning Areas)

Description:	Illuminated and non-illuminated on-building or freestanding directional and convenience signs identifying parking, exits, service/delivery entrances and code required regulatory signage; may be single or double faced.
Location:	On-site as needed
Setback:	As required
Maximum Height:	4' - 0"
Maximum Square Footage:	4 square feet
Total Number of Signs:	Four (4) signs per lot/pad (not including regulatory signs)

Appendix 5 - Master Signage Program Town Center East (cont.)

6.0 User Identification/Information Signs

6.1 Town Center East

6.1.11 On-Building Information Signs - All Planning Areas

Description:	Illuminated and non-illuminated information and convenience signs identifying product, service, hours of operation, trade name and/or logo—
Location:	Building wall and/or window (utilization of window area shall be limited to non-illuminated painted or decal application and shall not obscure window view area)
Maximum Height:	4' - 0"
Maximum Square Footage:	4 square feet per sign
Maximum Number of Signs:	Four (4) signs per individual use/user; no more than 2 on-building signs in combination with 2 window signs on any one wall

Appendix 5 - Master Signage Program

Town Center East (cont.)

7.0 Temporary Signage

7.1 Flags and Banners - No flags or Banners shall be flown or installed at the Town Center unless they are part of an authorized program and approved by the Design Review Committee

7.1.1 American, State or County flags may be flown subject to approval by the Design Review Committee of the method and location of display

7.1.2 Decorative banners of a semi-permanent nature may be displayed only when part of an overall Town Center program.

7.2 Special Event Signs/Devices - Special event signs may be approved for a limited period of time as a means of publicizing events such as "Grand Opening", charitable events or annual sales. Permission to display such devices must be applied for and granted by the Design Review Committee prior to their installation.

7.3 Construction /Marketing Signs

7.3.1 Construction Signs - Temporary signs which identify the future use of a site shall be permitted on each development site and may be approved for a period of time corresponding to the duration of the construction process. Proposed signs are subject to review and approval by the Design Review Committee.

7.3.2 Marketing Signs - Temporary signs offering any property for sale, rent or lease shall be permitted subject to review and approval by the Design Review Committee.

The following criteria apply to all temporary signs.

Maximum Height: 10'

Maximum Square Footage: 60 square feet

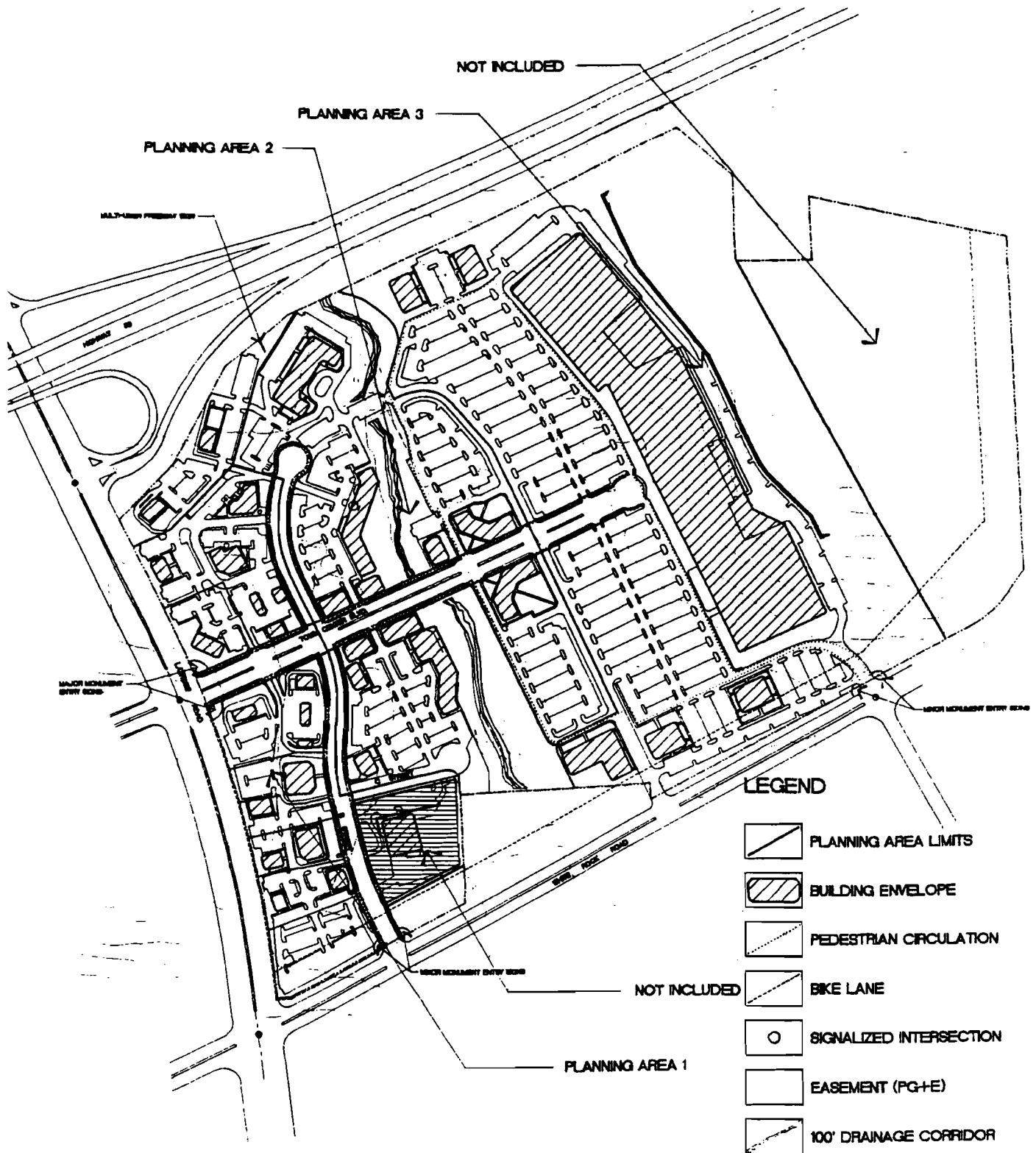
Color and Materials: Town Center East approved sign colors or trade mark colors subject to Design Committee approval

Total Number of Signs: One (1) per project site

TOWN CENTER

DEVELOPMENT PLAN

EAST



LEGEND

- PLANNING AREA LIMITS
- BUILDING ENVELOPE
- PEDESTRIAN CIRCULATION
- BIKE LANE
- SIGNALIZED INTERSECTION
- EASEMENT (PG+E)
- 100' DRAINAGE CORRIDOR

NOTES:

1. PLANNING AREA 1, 2, AND 3 ARE FOR PLANNING AND DESIGN PURPOSES ONLY AND DO NOT NECESSARILY CORRELATE WITH EXISTING OR FUTURE ZONING DISTRICTS.

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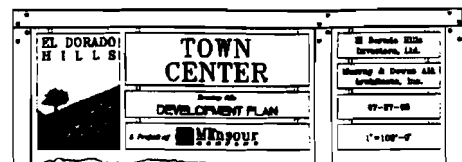
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