

ambient light level, are shielded and operated by automatic timers set to shut off all exterior lights other than low pressure sodium lights after 11:00 p.m.

Building illumination and architectural lighting shall be indirect in character with no visible light source. Soft indirect lighting is encouraged.

Parking area light standards shall not exceed twenty-five feet (25') in height. Pedestrian walkway light standards shall not exceed twelve feet (12') in height. In no instance shall light overwash occur beyond property lines.

Landscape lighting shall be held to a minimum, particularly if parking areas and buildings are washed with light. Soft, directed path lighting and accent lighting at feature planting spaces shall be the extent of any landscape lighting.

Service and storage area lighting shall be contained within their boundaries and enclosed walls. In no instances shall light overwash occur outside the service and storage areas. Light sources shall not be visible from public streets.

#### 4. Signage and Graphics

##### a. General

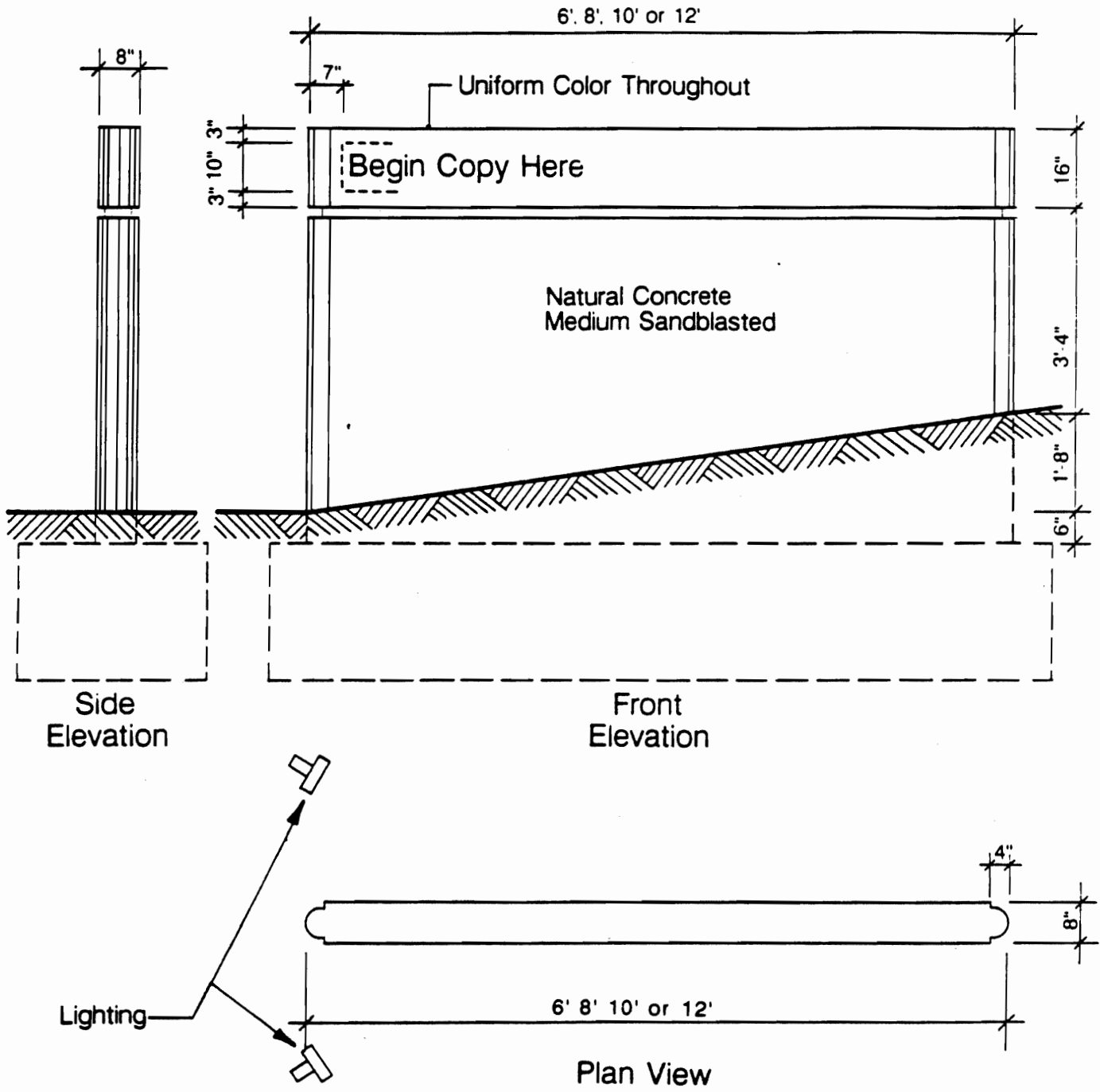
It is the responsibility of each developer to construct and maintain all signage and graphics within his parcel in conformance with County ordinances, these requirements and as approved by the ARC. Requirements for signage have been grouped under the following headings. No other signage other than signs described below will be allowed in the business park including poles and pylon signs, billboard signs, revolving, flashing, blinking, banners, boxed or can signs. Permitted signs include:

- o Perimeter Project Signage
- o Building Mounted Signage
- o Interior Site Signage
- o Temporary Signage

The following signage requirements apply to all signs which can be seen from outside the boundaries of the parcel.

- o Sign colors shall be limited to one color for the lettering and one color for the background. Additional colors are permitted when incorporating the company's logo and at the discretion of the Architectural Review Committee.
- o Typical "can" or "box" internally lit signs with entire face areas in plastic will not be permitted.
- o Signmaker's label or other identification will not be permitted on the exposed surface of signs except that those required by local ordinance shall be located in an inconspicuous location, not legible five feet (5') or more away from the sign.
- o Exposed conduit, tubing or raceways will not be permitted. All conductors, transformers and other equipment shall be concealed.
- o Directional and regulatory signs shall be installed as required with all graphics subject to the review of the A.R.C.
- o All graphics, such as stylized letters, numerals, logos and symbols, shall be subject to final review of the A.R.C.
- o Each sign shall be harmonious with the texture and color of the building to which it is affixed or in conjunction with the area in which it is employed.
- o Written approval of the A.R.C. and a sign permit, issued by the County of Riverside, are required for all signage.
- o All commercial signage shall be compatible with the overall theme established by the respective commercial developments.
- o All signs shall be of a professional quality.

# Monument Sign

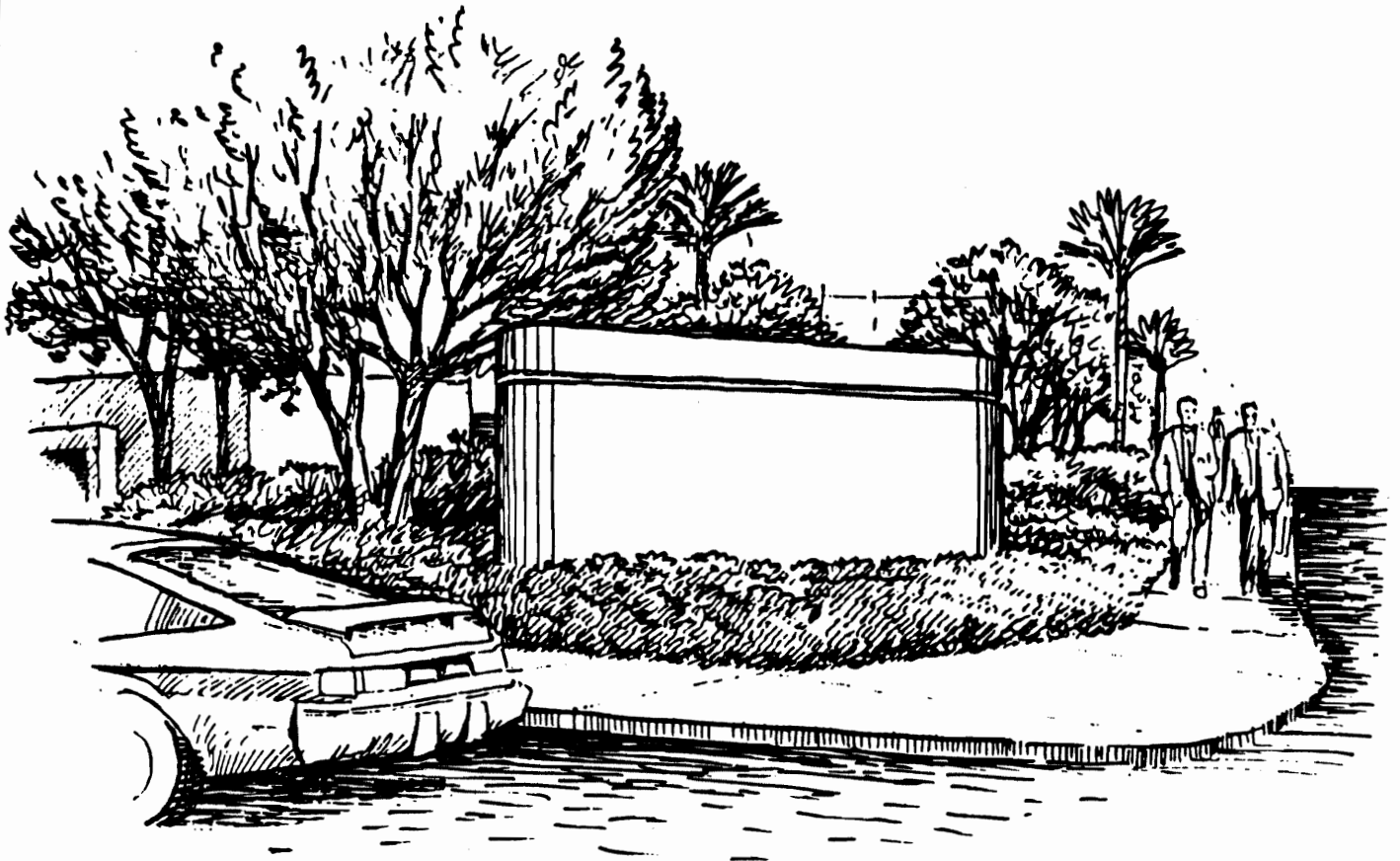


**BOREL AIRPARK**  
CENTER

**TEC** TEMECULA  
ENGINEERING  
CONSULTANTS  
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Exhibit No.: 56

Monument Sign

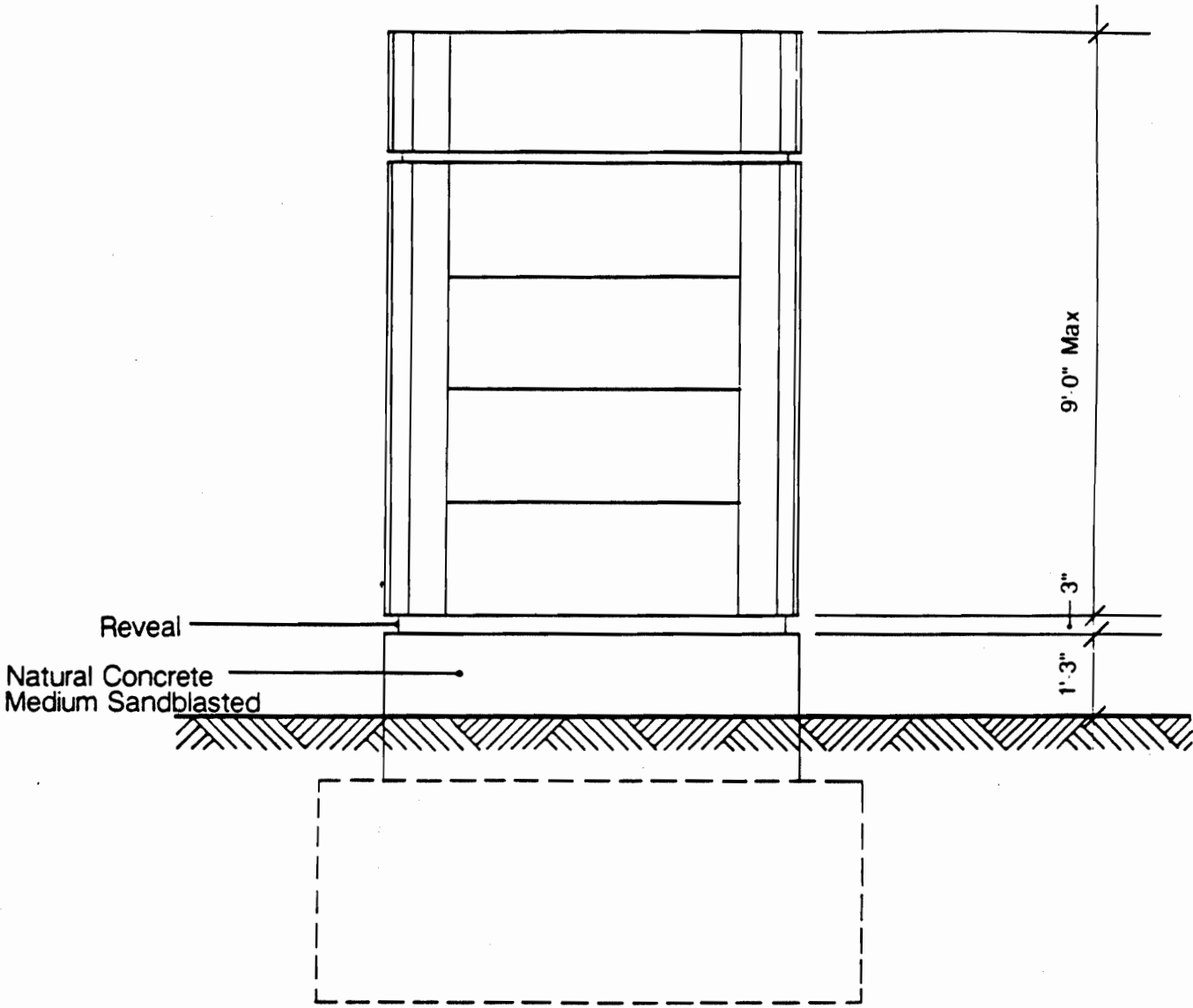


BOREL   
**AIRPARK**  
C E N T E R

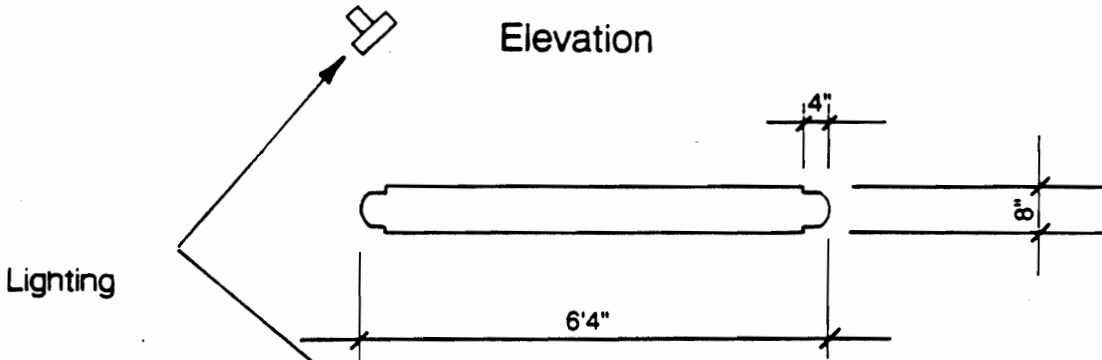
**TEC** TEMECULA  
ENGINEERING  
CONSULTANTS  
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Exhibit No.: 57

# Multi-Tenant Sign



Elevation



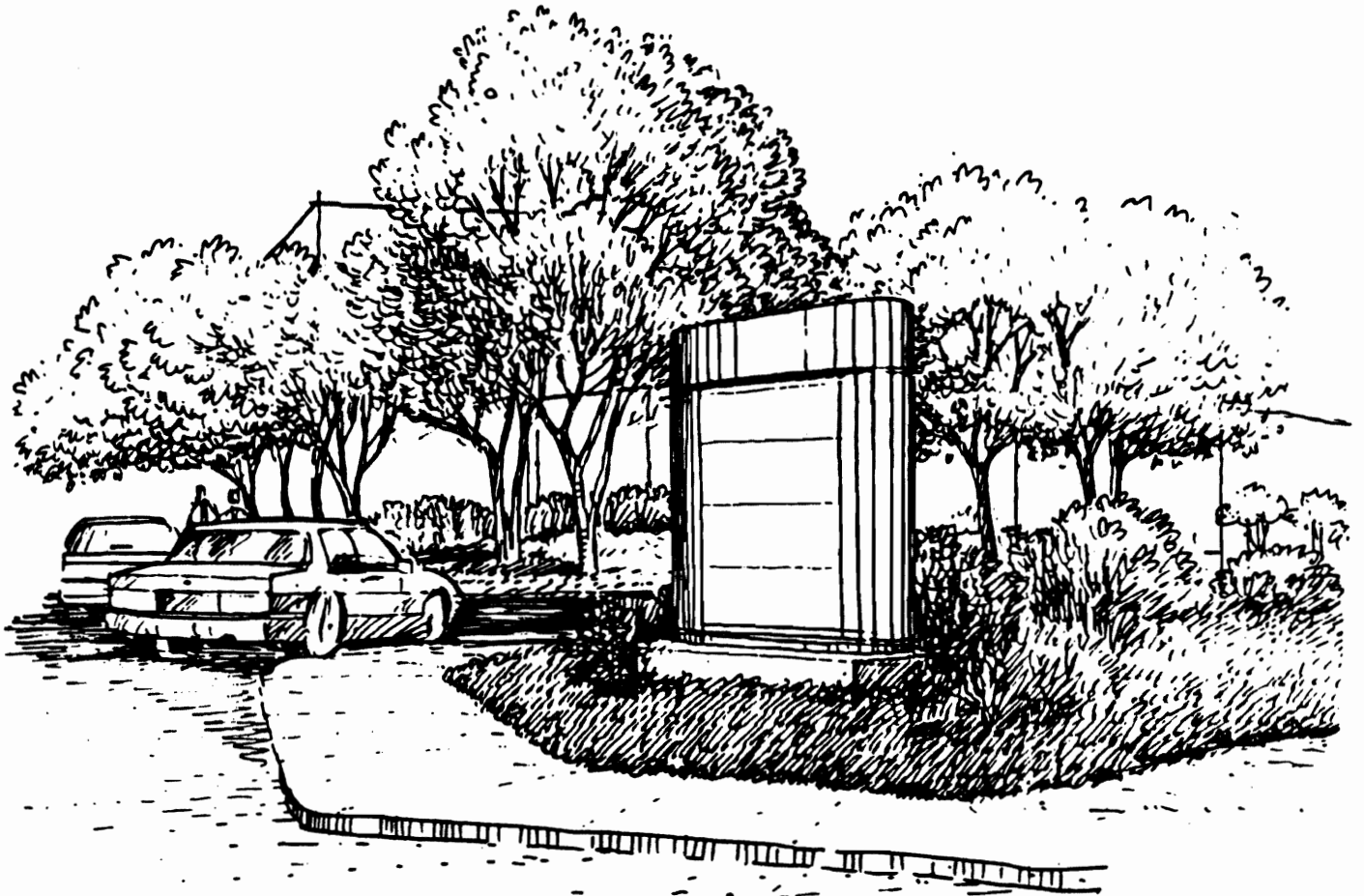
Plan View

**BOREL AIRPARK**  
C E N T E R

**TEC** TEMECULA  
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Exhibit No.: 58

Multi-Tenant Sign



BOREL   
**AIRPARK**  
C E N T E R

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CONSULTANTS  
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Exhibit No.: 59

- o No signs shall be painted directly on any building elevation.

b. Perimeter Project Signage

This type of signage is to provide identification of a building project and to provide information directing traffic movements or use of site entries, if such information is necessary. This signage shall consist of free standing monument type signs generally oriented to parcel entries (see Exhibits 58, 59, 60 and 61).

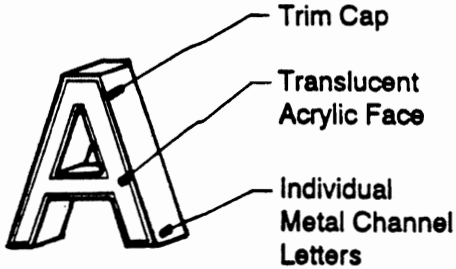
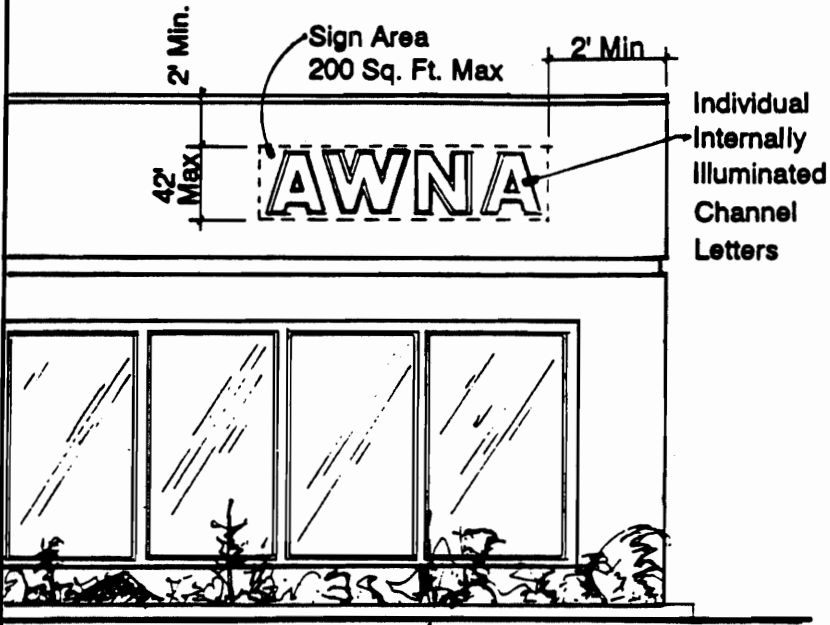
- o Monument signs shall be encouraged for all commercial developments within the specific plan.
- o All monument signs shall be well integrated into the landscape treatment.
- o Monument signs should be set back a minimum of five feet (5') from property lines and five feet (5') from any driveway.
- o Only one project identification monument sign shall be allowed on each site. However, depending upon the size and orientation of the project site, more than one monument sign may be allowed with approval of the A.R.C.
- o Multi-tenant monument signs shall be allowed for identification of major users within commercial centers.
- o Monument signs should have a concrete base with applied metal letters and should be compatible with the building architecture.
- o Double-sided monument signs are allowed.
- o Monument signs shall be externally illuminated. The external lighting source shall be well concealed and consistent with the plan area design objectives.

c. Building Mounted Signage

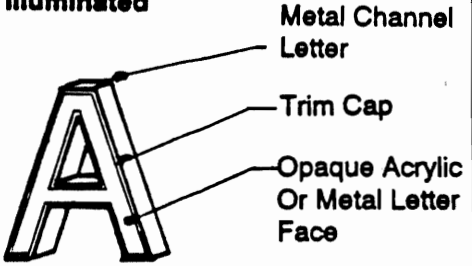
o Retail Buildings (see Exhibits No. 51 and 52)

- \* Multi-tenant commercial buildings within areas zoned for commercial land use shall have only one sign space for each tenant unless otherwise approved in writing by the A.R.C. Major tenants may be exempt from this requirement. The tenant shall verify his sign location and size with owner prior to fabrication.
- \* Tenant signage should be well integrated into the building design.
- \* Multi-tenant commercial facilities shall have a cohesive, well integrated signage program. The overall coordination of all tenant signage shall be considered in signage program design, review and approval.
- \* All multi-tenant signs shall be readily discernable only to the nearest adjacent public street.
- \* Multi-tenant signs shall be mounted no higher than the spandrel or fascia directly above the ground floor.
- \* Signs, if lighted, must be lighted internally or backlighted.
- \* Sign area must be two feet (2') below the top of parapet wall and two feet 2') from the edge of the building.
- \* Signs must be horizontal.
- \* All signs shall be similar in design, having the same size, shape and color as its neighbor. However, major tenants may be exempt from this requirement.

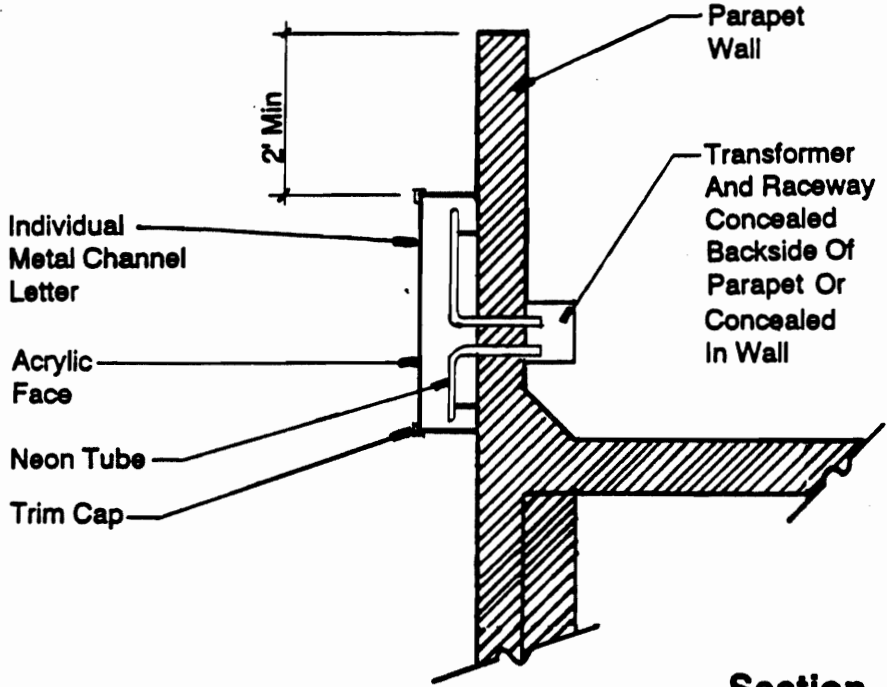
# Office / Industrial Signage



**Internally Illuminated**



**Non Illuminated Or Backlit**



## Section

**BODEL AIRPARK CENTER**

**TEC** TEMECULA ENGINEERING CONSULTANTS  
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Exhibit No.: 60

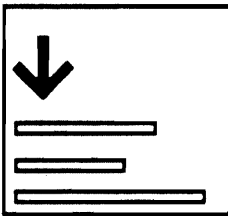
- \* Signs shall be mounted at the same height and shall be in close proximity to the entry of tenant's space.
- \* Where signs are mounted, the mounting shall be flush with the building wall and shall not be painted on.
- \* Directory signs shall not exceed five feet, six inches (5'6") mounting height. Signs shall be three feet (3') wide, four feet (4') high and shall be designed to be changeable.
- \* The tenant shall be responsible for submitting his sign drawings to County authorities for permits and approval prior to any and all construction and erection.
- \* The tenant shall pay for all signs and installation, including final connection, transformers and any other labor and materials. He shall bear the cost of all maintenance.
- \* The developer will provide preliminary electrical service terminations at the center of the allowed signage area.
- \* Store identification:  
  
Each tenant may place on or adjacent to his entrance individual identification as follows:
  - Copy may be gold leaf or decal application;
  - Maximum height of letters or numbers shall be two inches (2")

- Information may include business phone numbers, etc.
  - Maximum total of all copy shall be 144 square inches;
  - All to be subject to A.R.C. approval.
- o Office/Industrial Building (see Exhibit No. 48 and 62)
- \* Office and industrial buildings shall be allowed a building mounted sign. The maximum area of total signage per street frontage mounted on the building is equal to one square foot per lineal foot of building frontage on a given street up to a maximum of 200 square feet. This limitation applies to multiple tenant and single tenant buildings. Area is calculated on the basis of the overall dimensions of the signs.
  - \* The location of building signs must be compatible with the architectural design of the building.
  - \* Signage shall be integrated with building design.
  - \* No roof mounted signs are to be permitted and no sign shall extend above parapet or eave.
  - \* Building scale and sign placement will determine the letter size; however, the letters must not exceed 42 inches in height.
  - \* Signs must be horizontal.
  - \* Sign area must be two feet (2') below the top of parapet wall and two feet (2') from the edge of the building.

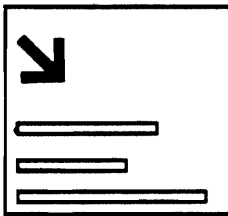
# Directional Signs

Helvetica Regular

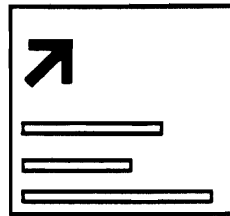
ABCDEFGHIJKLMNOPQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxyz  
1234567890



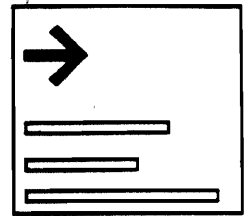
Down or ahead



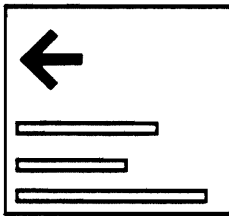
Angled Down Right



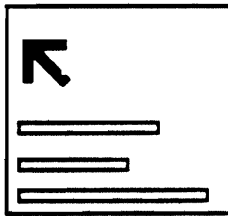
Angled Up Right



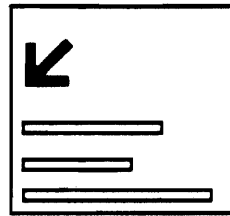
Right



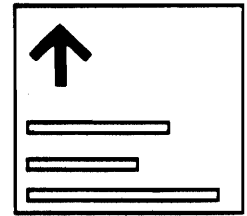
Left



Angled Up Left



Angled Down Left



Up or Ahead

## Arrow Placement

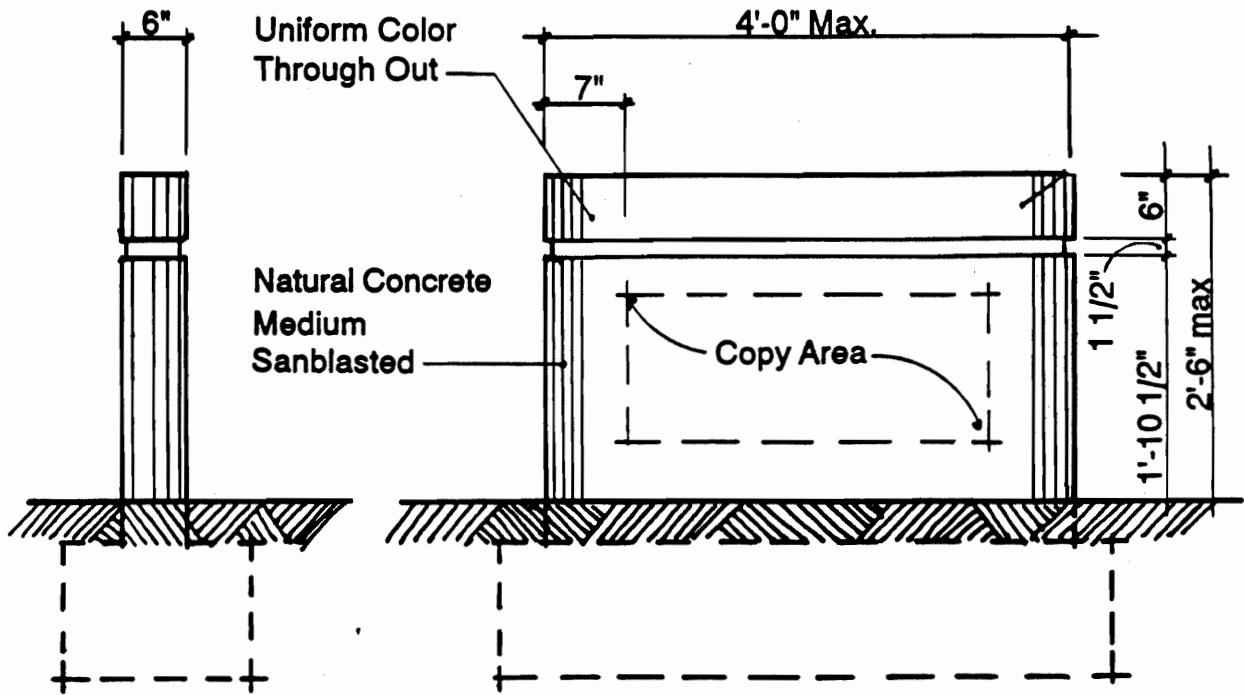
These are examples of the ASI standard system arrow and wording placement. When used on a single sign face, the arrow and words are flush left.

BOREL   
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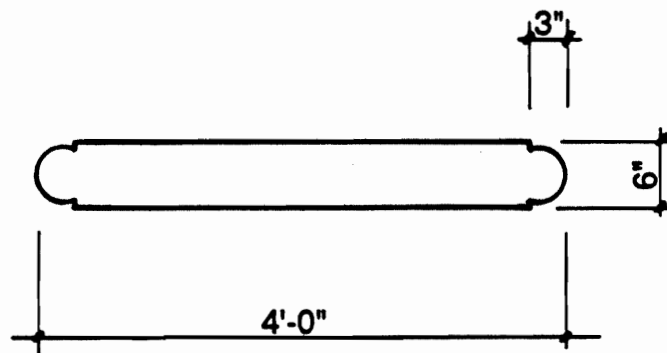
Exhibit No.: 61

# Taxiway Directional Monument Sign



Side Elevation

Front Elevation



Plan View

**BOREL**   
**AIRPARK**  
 CENTER

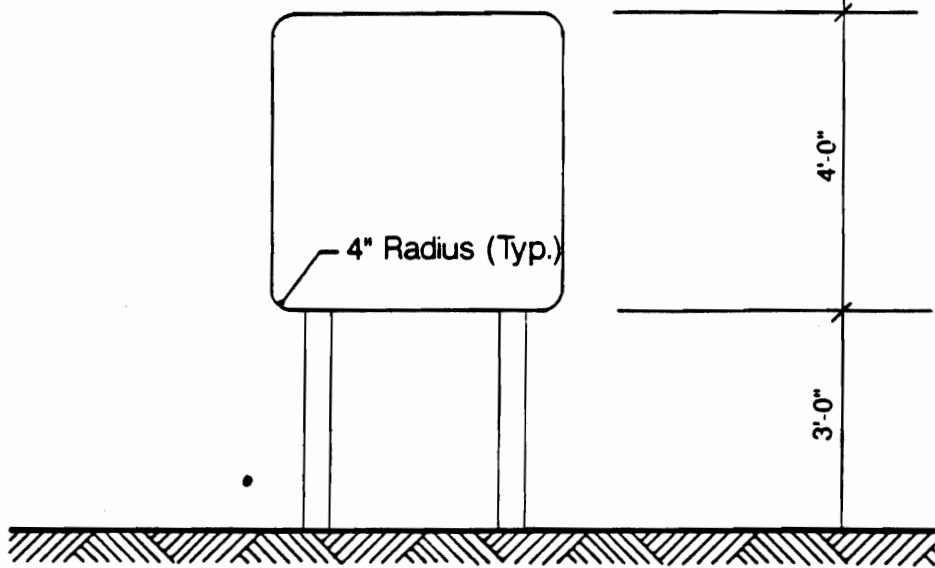
The Planning Associates  
 R.H.A Inc.

**TEC** TEMECULA  
 ENGINEERING  
 CONSULTANTS

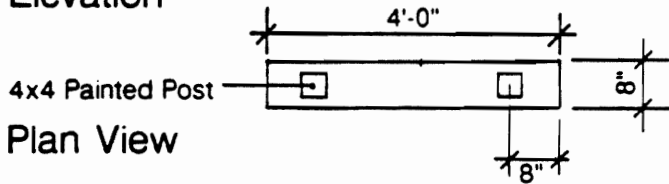
LAND PLANNING • CIVIL ENGINEERING • CONSTRUCTION CONSULTANTS

Exhibit No. : 62'

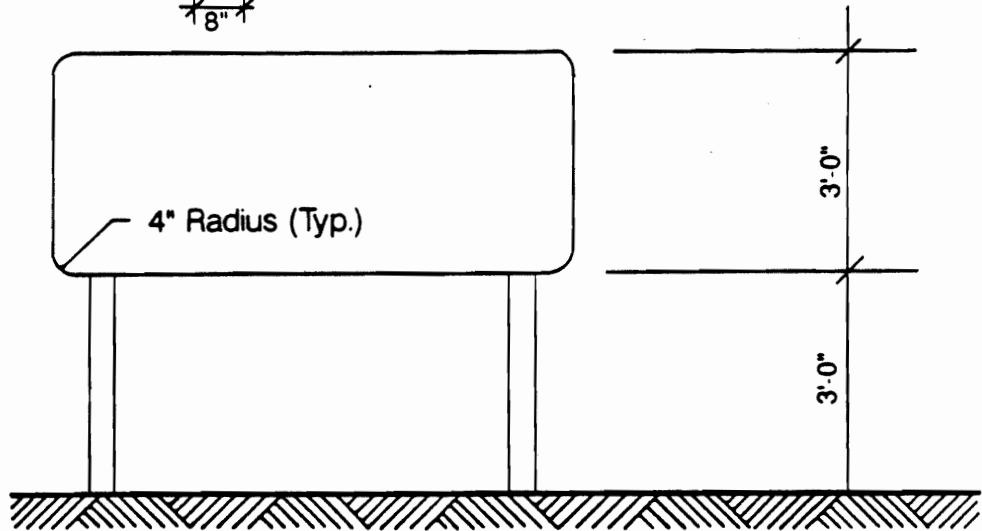
# Temporary Sign



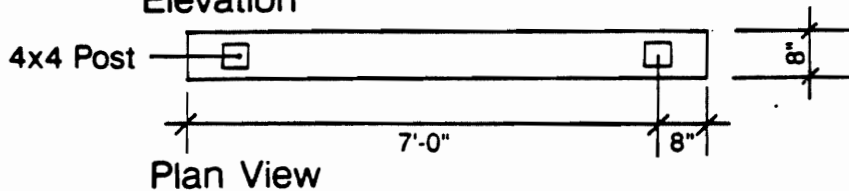
Elevation



Plan View



Elevation



Plan View

**BOREL**   
**AIRPARK**  
C E N T E R

**TEC** TEMECULA  
ENGINEERING  
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Exhibit No.: 63

- \* Signs or letters are not to be painted directly onto any building surface.
- \* Illumination of building signs may either be internal or external through use of a concealed light source.

d. Interior Site Signage

- o Interior site signage, if visible from outside the parcel, shall be only for the purpose of controlling vehicular movement or directing pedestrians to building entrances. Such signage shall be freestanding and shall not be used for the purpose of identifying uses or businesses within buildings. All traffic control signs (stop, yield, etc.) installed at parcel entries shall be identical in design to those in the street areas (see Exhibit No. 63).
- o One taxiway identification sign should be allowed per each parcel in Planning Area 3.0. It should be a free standing monument, externally illuminated and no more than thirty inches high by forty-eight inches long (see Exhibit No. 64).

e. Temporary Signage

The use of temporary signage at the business park will be strictly controlled (see Exhibit No. 65). Temporary signs must conform to the following requirements:

o Construction and Real Estate Signs

Each project is permitted two temporary signs for construction, sale or lease. One of the two signs may be located at the entry point of the site; the other at the building. Each sign is limited to thirty-two square feet per side. Sign copy is limited to the following:

Project Name  
Owner's Name

Opening Date  
Leasing Agent (Name and Phone Number)  
General Contractor  
Consultants  
Lender

Temporary signs must be set back five feet (5') (minimum) from the property line and must be placed parallel to the street frontage. Temporary signs must be located within the legal boundaries of the parcel. No temporary signs will be allowed in a street R.O.W. area, on neighboring property or on buildings.

o Design

Each temporary sign shall be an eight inch (8") thick box, with corners rounded on a four inch (4") radius, mounted on two 4 x 4 posts and shall penetrate the box rather than the box being mounted on the sides of the posts. All sides of the box shall be painted white. The posts shall be a medium warm gray.

o Height

Temporary signs shall be free-standing, maximum six feet (6') tall from grade.

o Lighting

Lighting shall not be allowed.

f. Prohibited Signs

o Signs Constituting a Traffic Hazard

No person shall install or maintain or cause to be installed or maintained any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "Stop", "Look", "Danger" or any other words, phrases, symbols or characters in such a manner as to interfere with, mislead or confuse traffic.

o Immoral or Unlawful Advertising

No person shall exhibit, post or cause to be exhibited, posted or displayed upon any sign, anything of an obscene, indecent or immoral nature or unlawful activity.

o Signs on Doors, Windows or Fire Escapes

No window signs will be permitted except as heretofore noted. No sign shall be installed, relocated or maintained so as to prevent free ingress or egress of any door. No sign of any kind shall be attached to a stand pipe except those signs as required by code or ordinance.

o Animated, Audible or Moving Signs

Any sign involving the moving, swinging, rotating, flashing, blinking or otherwise animated light is prohibited. Time and temperature displays accepted upon approval.

o Off-premise Signs

Any sign, other than a directional sign, installed for the purpose of advertising a project, event, person or subject not related to the premises upon which said sign is located, is prohibited.

o Vehicle Signs

Signs on or affixed to trucks, automobiles, trailers or other vehicles which advertise, identify, or provide directions to a use or activity not related to its lawful making of deliveries of sales or merchandise or rendering of services from such vehicles are prohibited.

- o **Special Displays**

External displays, other than temporary decorative holiday lighting, which consist of unshielded light bulbs, and open, exposed neon or gaseous light tubing, are prohibited. An exception hereto may be granted by the architect when the display is an integral part of the design character of the activity to which it is related.

- o **Displays**

Flags, banners or pennants, etc., which may constitute an architectural feature and which are an integral part of the design character of a project may be permitted subject to architecture and County approval.

- o **Utility Proximity Lines**

Signs which have less clearance from authorized communication or electrical power lines than that prescribed by the laws of the State of California are prohibited.

- o **Freestanding, Pylon (Pole) and Roof Signs**

Any sign mounted on freestanding, pylons, pipe columns or wood posts, etc., other than traffic signs, are prohibited. Roof mounted signs are prohibited.

- g. **Design Review**

All exterior signage shall be submitted to the Architectural Review Committee for approval prior to any fabrication and erection of such signage. Signage design submittals shall include:

- o Site plan showing every sign proposed for the building project (including identification signs, directional signs, traffic control signs, etc.).

- o Colored elevation of each sign (indicating overall sign dimensions, text, copy size and supporting element).
- o Building elevations indicating the location and mounting heights of all signage and graphics.
- o Colors and materials (sample board).
- o Proposed lighting (if any).

## 5. Landscape Guidelines

The design of landscaped areas, like the design of land uses and buildings, will play an important role in establishing the overall appearance of the Borel Airpark Center. Recognizing the importance of landscaping, the guidelines described in the following text and exhibits are intended to provide a general guide to the development of detailed parkway and other landscaping plans.

### a. Design Influences

A number of design influences are reflected in the landscape guidelines for the Borel Airpark Center:

1. The need to establish an identity for the project. The Borel Airpark Center, as a new project, represents an important opportunity for the County of Riverside and the project developers to build on the potential of the French Valley Airport. An important facet of this development process will be the establishment of a design theme which, while in keeping with the overall context of the Rancho California/Temecula area, provides a separate, quality identity for this project.

### 2. Climate

The Rancho California/Temecula area places a number of restrictions on the choice of plant species, which must be accommodated in the design of landscaping.