



APPROVED

EL DORADO COUNTY
PLANNING COMMISSION

DATE: October 9, 2025

EXECUTIVE SECRETARY: Karen L. Garner

PD-R21-0002/CUP21-0004/P-E25-0001 CREEKSIDE PLAZA ARCO EXHIBIT M - REVISED UNIFORM SIGN PROGRAM

SIGN CRITERIA



Creekside Plaza

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ORIGINAL MSP PAGES 1-9

For further information, please contact:



REVISION TO MSP
SEE REVISION PAGES
PAGE 10- REVISED SITE PLAN

PAGE 11- ARCO AMPM ATTACHED
SIGNS TO PAD 1 NORTH & SOUTH ELEVATIONS
AND MONUMENT SIGNS A1,A2
WITH SIGNAGE TABLE FOR PAGES 11,12,13.

PAGE 12- ATTACHED SIGNS TO DRIVE THRU
CAR WASH PAD 2

PAGE 13
ATTACHED SIGNS TO FUEL PUMP CANOPY

THE INTENT OF THIS
REVISION IS TO ACCOMMODATE
***THE SINGLE USE OF ARCO AMPM**
(PAD 1)
***THE FUEL PUMP CANOPY**
***THE CARWASH(PAD 2)**

IF THE USE CONVERTS BACK TO
A MULTIPLE TENANT PROPERTY
THE MSP WILL REVERT TO ITS
ORIGINAL APPROVALS

AlphaArchitectural
Signs & Lighting
5410 WAREHOUSE WAY
SACRAMENTO, CA 95826
916-379-0225

REVISED PAGE 9



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SIGN CRITERIA

Introduction to sign Criteria

Creekside Plaza



INTRODUCTION

The purpose of this sign criteria is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing sign environment, harmonious with the architecture of the project, while maintaining provisions for individual graphic expression.

Performance of this sign criteria shall be strictly enforced and any nonconforming sign shall be removed by the tenant or his sign contractor at their expense, upon demand by the Landlord.

Exceptions to these standards shall not be permitted without approval from the Landlord and will require approval of a modification to the sign program application by the County.

Accordingly, the Landlord will retain full rights of approval for any sign used in the center.

No sign shall be installed without the written Landlord approval and the required County permits.

LANDLORD/TENANT REQUIREMENTS

1. Each Tenant shall submit to for written approval, three (3) copies of the detailed shop drawings of this proposed sign, indicating conformance with the sign criteria herein outlined.
2. The Landlord shall determine and approve the availability and position of a Tenant name on any monument or pylon signs. Tenant will be responsible for lettering of designated monument face.
3. The Tenant shall pay for all signs, related materials and installation fees (including final inspection costs).
4. The Tenant shall obtain all necessary permits.
5. The Tenant shall be responsible for fulfillment of all requirements of this sign criteria.
6. It is the responsibility of the Tenant's sign company to verify all conduit and transformer locations and service access prior to fabrication.
7. Should a sign be removed, it is the Tenant's responsibility for such removal and to patch and paint surface to match the existing color, and restore surface to original condition.



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EXHIBIT M - REVISED UNIFORM SIGN PROGRAM**

DATE: October 9, 2025

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SIGN CRITERIA

PAD TENANT

MAXIMUM 75%
OF ADJACENT SURFACE

SPECIFICATIONS

CONSTRUCTION: Plex faced channels allowed. Raceway-mounted ONLY.

ILLUMINATION: No 'halo' lit letters. Day-Night letters acceptable. LED acceptable.(see page 6)

COPY: Tenant name and/or logo

HEIGHT: 18" Maximum

LENGTH: 75% of adjacent surface

TYPEFACE: Custom logo and type OK.

COLORS: Custom Colors OK

(county codes will prevail if more restrictive than this criteria)





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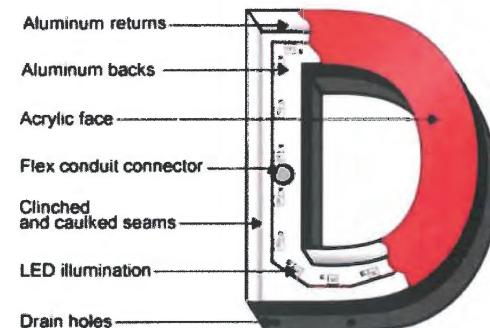
DATE: October 9, 2025

RKG

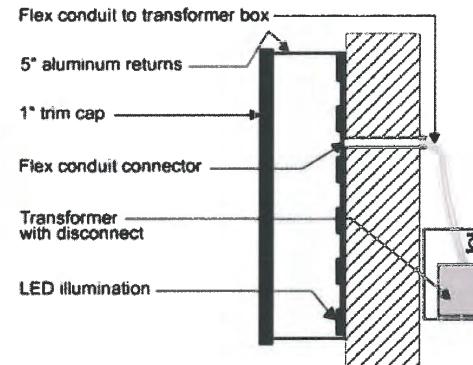
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SIGN CRITERIA

SIGN CONSTRUCTION



FRONT VIEW



SIDE VIEW

ILLUMINATED ACRYLIC FACED CHANNELS WITH THROUGH FACE ILLUMINATION.

Use standard aluminum construction with Matthews (or equivalent) satin acrylic polyurethane finish.

Faces: Use any color translucent acrylic with black trim cap, unless approved otherwise.

LED Illumination.

Paint aluminum channel any color, as per landlord approval.



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SIGN CRITERIA

PROHIBITED SIGNS:

1. 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 words, phrases, symbols, or characters in such a manner as to interfere with, mislead or confuse traffic.

2. Signs painted directly on a building surface will not be permitted.

3. Signs in Proximity to Utility Lines:

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

4. Wall signs may not project above the top of a parapet, the roof line at the wall, or roof line.

5. There shall be no signs that are flashing, moving or audible.

6. No sign shall project above or below the sign-able area. The sign-able area is defined in the attached exhibit for tenants.

7. Vehicle Signs:

Signs on or affixed to trucks, automobiles, trailers, or other vehicles which are used for advertising, identity, or provide direction to a specific use or activity not related to its lawful activity are prohibited. (i.e. Delivery trucks with tenant signage is OK)

8. Light Bulb Strings:

External displays, other than temporary decorative holiday lighting which consists of unshielded light bulbs are prohibited. An exception may be granted by the Landlord when the display is an integral part of the design character of the activity to which it relates.



9. Banners, Pennants & Balloons Used for Advertising Purposes:

Temporary flags, banners, or pennants, or a combination of same constituting an architectural feature which is an integral part of the design character of a project may be permitted subject to Municipal Code requirements, Landlord's, and County approval.

10. Billboard Signs are not permitted.

11. The use of permanent "sale" signs are prohibited. The temporary use of these signs is limited to a thirty-day period and is restricted to signs affixed to the interior of windows which do not occupy more than 20% of the window area. Each business is permitted a total of not more than ninety (90) days of temporary window sale signs per calendar year.

12. No standard plexi faced cabinet construction allowed.

ABANDONMENT OF SIGNS:

Any tenant sign left after thirty (30) days from vacating premises shall become the property of Landlord. Removal at tenants expense.

INSPECTION:

Landlord reserves the right to hire an independent electrical engineer at the Tenant's sole expense to inspect the installation of all Tenant's signs and to require the Tenant to have any discrepancies and/or code violations corrected at the Tenant's expense.

MAINTENANCE:

It is the Tenant's responsibility to maintain their signs in proper working and clean conditions at all times. Otherwise, landlord reserves the right to hire his own contractor, make the necessary corrections, and bill tenant should it be deemed necessary.



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SIGN CRITERIA

SHOP TENANT SIGNAGE SPECIFICATIONS:

The intent of this criteria is to insure a standardized uniform style throughout the center while encouraging the creativity of typographical and iconic elements to develop interest and style. Signs must be architecturally compatible with the entire center.



In order to allow creativity and artistic designs, ascending and descending shapes will be allowed to extend beyond the envelope limits provided that the overall allocated square footage is not exceeded. In other words, these areas shall be calculated individually and added to the "boxed" area for the main sign body. (See Diagram below)

STOREFRONT SIGNAGE

The following types of construction will be allowed:

- * Acrylic face channels
- * Acrylic face icons and logos

TC Tenant Copy

Descending letter elements

Irregular shaped icons & logos should be considered in sign design for increased visual impact.

Descender: (The part of the lowercase letters, as g, p, and y which extends below the other lowercase letters)



Creekside Plaza

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SIGN CRITERIA

MONUMENT SIGNS A & B:

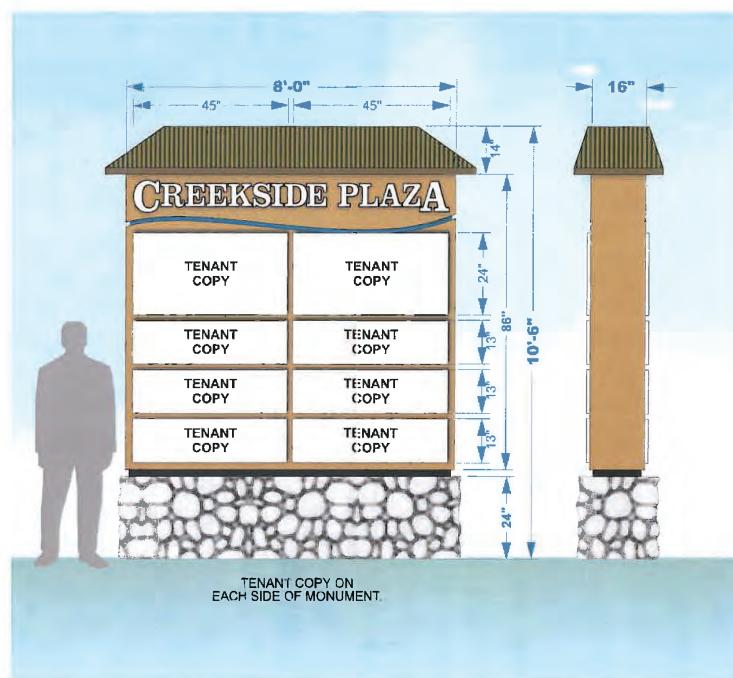
The design of the double-sided monument signs shall be commensurate with architecture of existing buildings in the Creekside Plaza.

Owner, at Owner's sole discretion, will determine which tenants will have signage on these signs.

Each sign shall be located at least one foot away from all utilities and the public right-of-way; and shall not restrict sight distances of motorists using the main driveway.

LED Internal illumination.

The color of the lettering shall match the Tenant's on building signage. Sign faces must have Owner's approval prior to manufacture or installation.





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SIGN CRITERIA

GENERAL SIGN CONSTRUCTION REQUIREMENTS:

1. All signs and their installation shall comply with all local building and electrical codes.
2. All electrical will be fabricated by U.L. approved sign company, according to U.L. specifications and bear U.L. Label.
3. Sign company to be fully licensed with the City and State and shall have full Workman's Compensation and General Liability Insurance.
4. All penetrations of building exterior surfaces are to be sealed waterproof in color and finish to match existing exterior.
5. Internal illumination to be LED, installed and labeled in accordance with the "National Board of Fire Underwriters Specifications".
6. Painted surfaces to have a satin finish. Only paint containing acrylic polyurethane products may be used.
7. Logo and letter heights shall be as specified and shall be determined by measuring the normal capital letter of a type front exclusive of swashes, ascenders, and descenders.
8. All sign fabrication work shall be of excellent quality. All logo images and type-styles shall be accurately reproduced. Lettering that approximates type-styles will not be acceptable. The Landlord reserves the right to reject any fabrication work deemed to below standard.
9. All lighting must match the exact specification of the approved working drawings. No exposed conduits or raceways will be allowed.



10. Signs must be made of durable rust-inhibiting materials that are appropriate and complimentary to the building.
11. Color coatings shall exactly match the colors specified on the approved plans.
12. Joining of materials (e.g., seams) shall be finished in way as to be unnoticeable. Visible welds shall be continuous and ground smooth. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable.
13. Finished surfaces of metal shall be free from oil canning and warping. All sign finishes shall be free from dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.
14. In no case shall any manufacturer's label be visible from the street from normal viewing angles.
15. Exposed junction boxes, lamps, tubing or LED crossovers of any type are not permitted.
16. All conduits, etc....installed on wall, corrugated metal and/or back of parapets to be painted a specific color to be obtained from the architect.

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Creekside Plaza SIGN PLAN SUMMARY



Monument Sign A1 (Missouri Flat Road)

Primary Sign measuring **8 x 10.5 feet**; 84.0 sf sign area; **10.5 ft tall**; Internal Illumination.
Double-Sided Signage.

Monument Sign A2 (Missouri Flat Road)

Primary Sign measuring **8 x 10.5 feet**; 84.0 sf sign area; **10.5 ft tall**; Internal Illumination.
Double-Sided Signage.

Tenant Wall Signs C

Carwash Wall Signs D

Landscape Wall Center I.D. Lettering E

1 Set Internally Illuminated Channel Letters with Acrylic Day/Night Faces (White/Black).
Two 14" letters, and twelve 12" Letters.
Returns to be 3", Duronotic Finish. Black Trim-Cap, 3/4".

Total Freestanding Signs

2 Signs

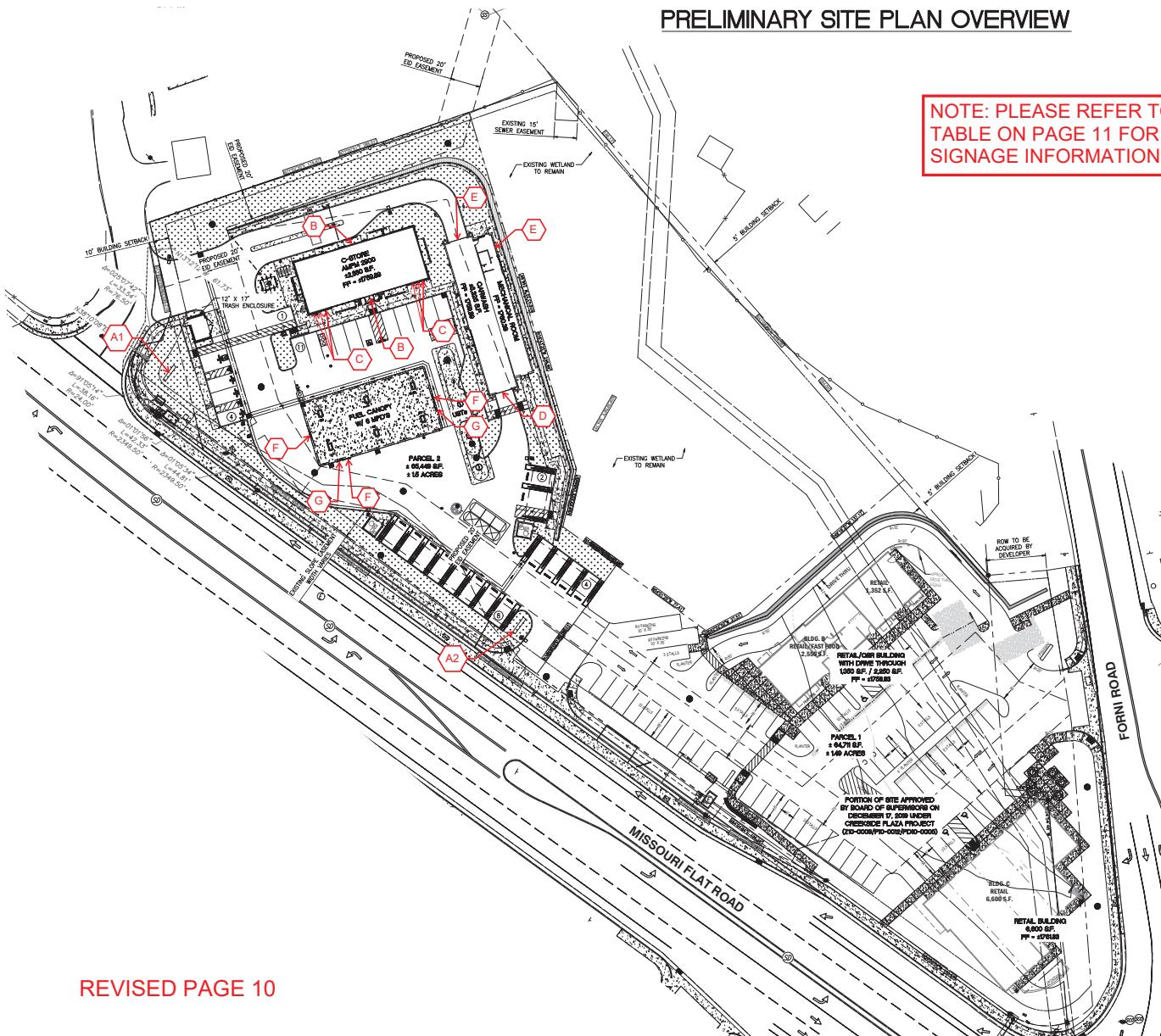


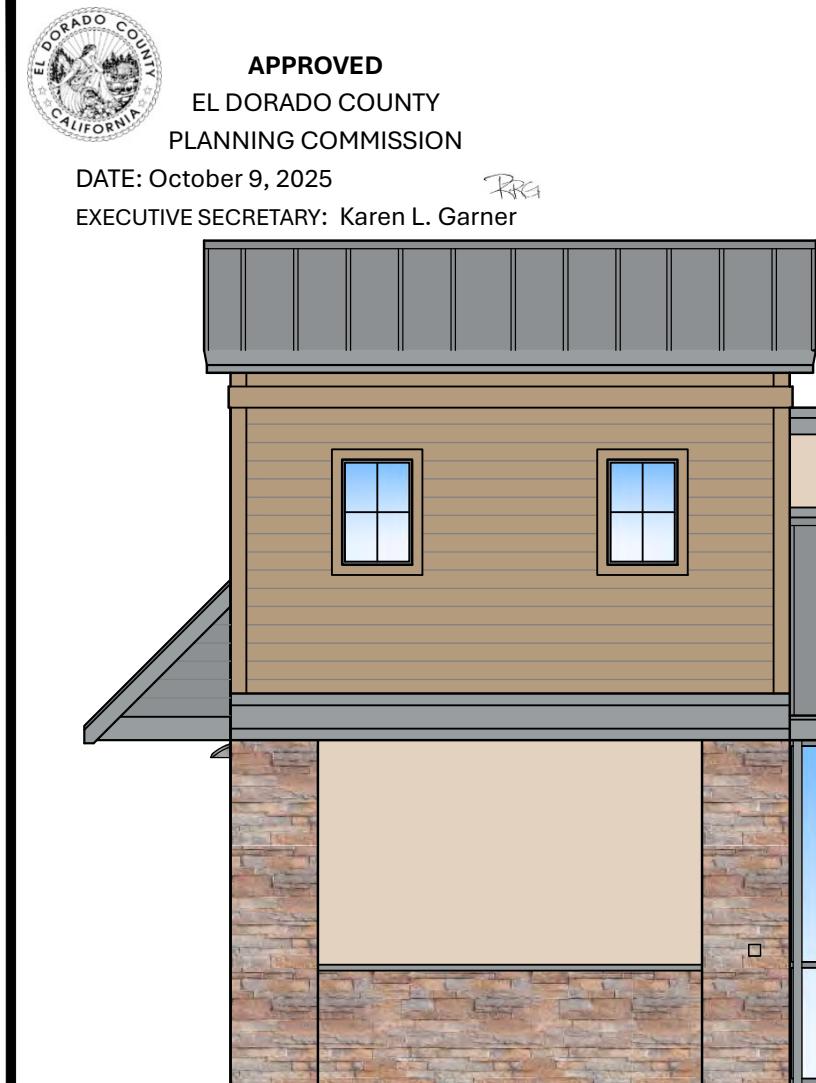
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1 PROPOSED SOUTH ELEVATION

1 SCALE: 3/1

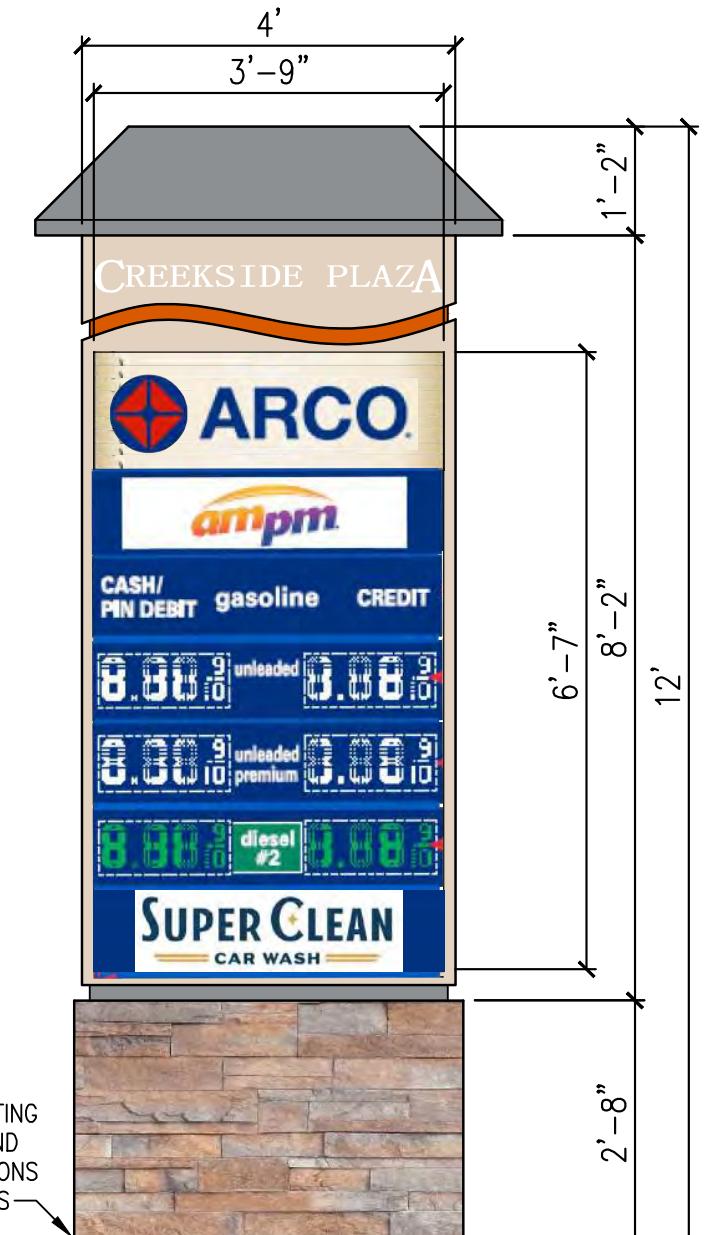


2 PROPOSED NORTH ELEVATION

2 SCALE: $3/16'' = 1'-0''$



A1 MAIN ID/PRICE SIGN- 50 S.F.
SCALE: NTS

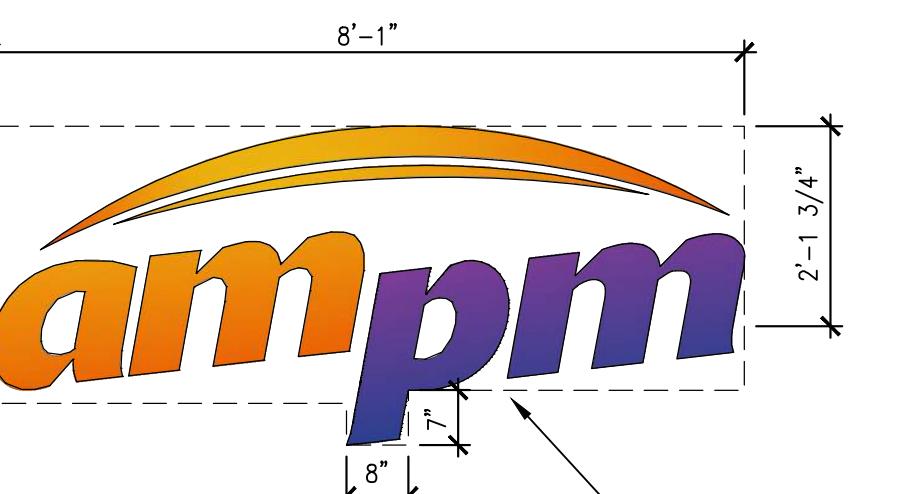


A2 PRICE SIGN- 25 S.F.
SCALE: NTS

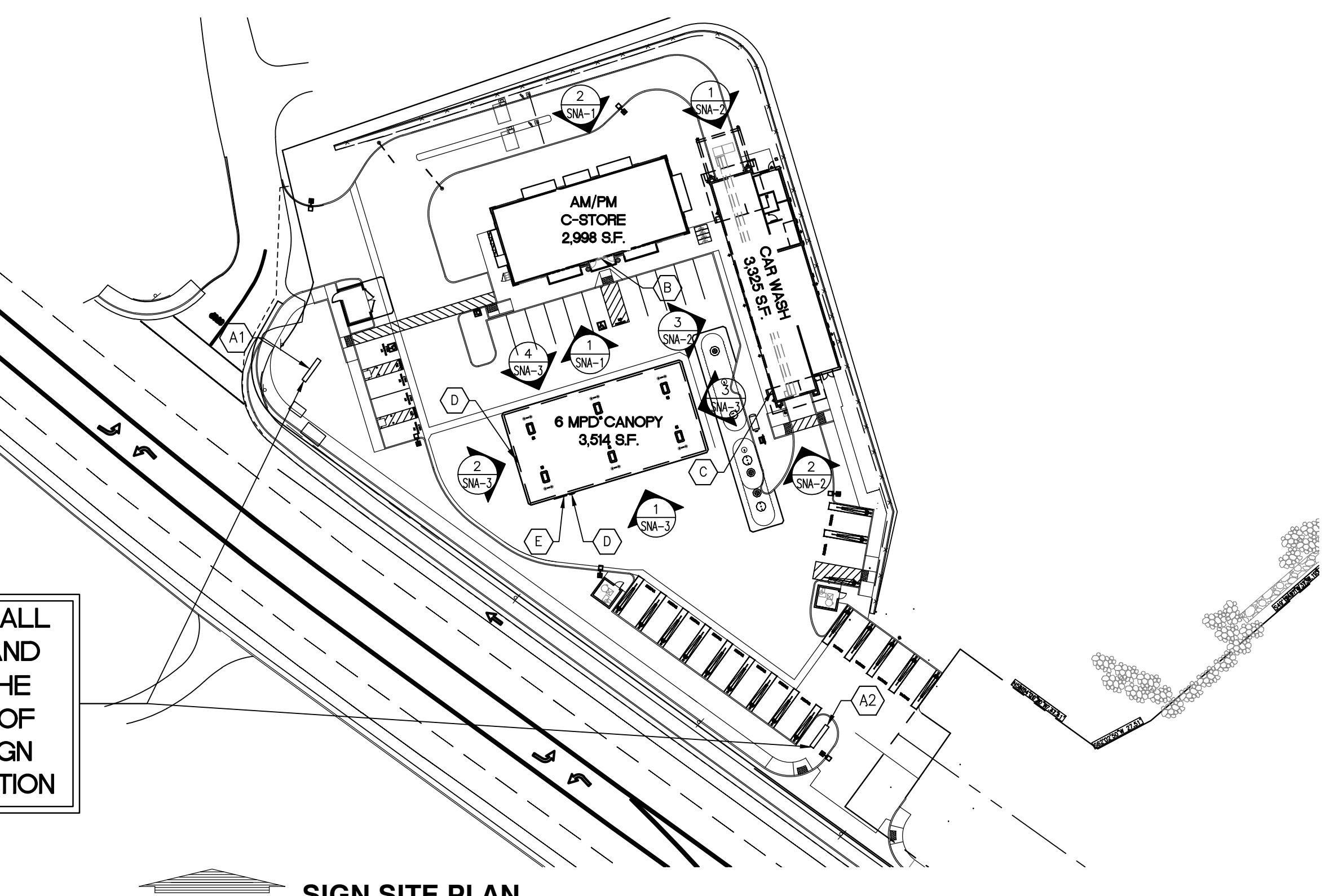
**SIGN INSTALLER SHALL
VERIFY SETBACK AND
ORIENTATION W/ THE
CITY AND OWNER OF
FREESTANDING SIGN
PRIOR TO INSTALLATION**

NOT FOR
CONSTRUCTION
CONCEPTUAL ONLY
NOT APPROVED BY
CITY

SITE SIGNAGE TABLE					
KEY	SIGN	ALLOWED AREA	QTY.	PROPOSED AREA	TOTAL AREA
(A1)	MULTI-TENANT MAIN I.D. SIGN/PRICE SIGN		1	50.0 sf	50.0 sf
(A2)	MAIN I.D. SIGN/PRICE SIGN		1	25.0 sf	25.0 sf
(B)	17" AM/PM CHANNEL LETTERS (23.78 sf ea.)	<10,000 sf FLOOR AREA = 50 sf x 20% = 60 sf MAX. SIGN AREA	1	23.78 sf	9,837 sf FLOOR AREA
(C)	SMALL CAR WASH SIGNAGE CABINET (16 sf ea.)		1	16.0 sf	
(D)	CANOPY SIGN (SPARK) (4.91 sf ea.)		2	9.82 sf	59.60 sf SIGN AREA
(E)	CANOPY "ARCO" CHANNEL LETTERS (10 sf ea.)		1	10.0 sf	



AM/PM CHANNEL LETTERS - 17 INCH



SIGN SITE PLAN

SCALE: NTS

