

DATE November 18, 2021

BY Christopher Perry NKB
EXECUTIVE SECRETARY

PD97-0011 Original Signage Conditions of Approval

12. The project will be permitted no more than one shopping center pylon sign (announcing various shopping center tenants) of not to exceed 1,021 square feet per side or 50 feet in height along the project frontage on U.S. Highway 50 for Phase 1 development. One additional shopping center pylon sign (announcing various shopping center tenants) of not to exceed 654 square feet per side or 35 feet in height will be allowed along the project frontage on Missouri Flat Road for Phase 2 development. The location of the shopping center pylon signs shall be in accordance with County Code 17.16.050. Minor adjustments may be made to the area of the pylon signs as long as the combined total area of 1,675 square feet is maintained. If individual back lighted letters are used in total or in part for this sign instead of the typical interior lighted "can" sign, a larger area may be allowed if approved by the Planning Commission.
13. No more than two onsite monument shopping center signs, not to exceed 10 feet in height and 80 square feet of area, will be permitted along entrance areas of the project. The final location of the monument signs shall be approved by the El Dorado County Planning Department.
14. One tenant monument sign will be permitted for each free-standing use not to exceed 6 feet in height and 48 square feet in area.
15. Building wall signs will be permitted not to exceed an average of 10 percent of the square footage of the building frontage on which it appears and meet the other standards specified in County Code §17.16.030. The frontage will include parapets or other wall features that extend beyond the structure of the wall.
16. Menu boards and directional signs for the fast food restaurants will be subject to the approval of the Planning Director.
17. Prior to issuance of any building permit, the applicant shall submit a sign design program as a minor amendment to the Development Plan which addresses criteria for color, style, sizes, materials for the pylon, monument, and wall signs. Such criteria, when approved by the Planning Commission, shall be applied to all permitted on-site signs. Temporary signing and banners are not permitted unless standards are provided in the sign program for such signing, including length of time such temporary signs are allowed.
18. All sign locations will comply with El Dorado County site distance requirements as defined in the "Design and Improvements Standards Manual."

PD-R20-0001

Exhibit D: Original Conditions of Approval

SIGN CRITERIA
FOR

SUNDANCE PLAZA
PLACERVILLE, CALIFORNIA

PREPARED FOR:
ROEBBELEN LAND COMPANY
1241 HAWKS FLIGHT COURT, STE 102
EL DORADO HILLS, CA 95762
(916) 939-4055

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE November 18, 2021
BY Christopher Perry/KCB
EXECUTIVE SECRETARY

PREPARED BY


ARCHITECTS

JANUARY 22, 1998
MCG JOB NO. 95.407.01

PD-R20-0001

Exhibit E: Original Approved Sign Criteria

MCG
McClellan/Cruz/Gaylord
Architecture - Planning - Interiors
Sign Criteria

PROJECT: Sundance Plaza
Placerville, California
MCG Project No.: 95.407.01

DATE: January 22, 1998

A. INTRODUCTION

The intent of this Sign Criteria is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing signage environment at the above-mentioned project.

Performance of this Sign Criteria shall be rigorously enforced and any nonconforming signs shall be removed by the tenant or his sign contractor at their expense, upon demand by Owner.

Exceptions to these standards shall be reviewed by the Owner. However, based upon our field experience, deviations will generally result in serious inequities between tenants. Accordingly, the Owner will retain full rights of review of any sign used in the center.

B. GENERAL OWNER/TENANT REQUIREMENTS

1. Each tenant shall submit to the Owner for written review, five (5) copies of the detailed shop drawings of his proposed sign, (one in full color) indicating conformance with the sign criteria herein outlined, Send to:

Roebbelen Land Company
1241 Hawks Flight Court, Ste. 102
El Dorado Hills, CA 95762
Attn: Bob Brown
(916) 939-4055

2. The tenant shall submit a sign drawing approved by the Owner and reviewed by the Owner to the appropriate City authority for approval prior to the start of any sign construction or fabrication.

14. The maximum allocated sign area for the aggregate of all permanent signs (except exempt and convenience signs) shall be as noted herein except corporate logos as approved by the Community Development Director.
15. NOTE! No sign shall be constructed until approved building permits from City Planning and Building and Safety Departments are received.
16. When a tenant vacates a suite the fascia shall be repaired and sign removed at tenant's sole cost.

C. GENERAL SIGN SPECIFICATIONS

1. All sign copy shall consist of individual channel cut letters. No **can or internally illuminated cabinet signs** are permitted, including corporate logos, except as approved by the Owner and Community Development Director.
2. No exposed raceway, crossovers, conduits, conductors, transformers, etc. shall be permitted.
3. All lettering shall be restricted to the "net sign area". See accompanying design criteria for specific information.
4. No projection above or below the "net sign area" will be permitted (except as otherwise approved in writing).
5. All signs and their installation must comply with all local building and electrical codes and bear a U.L. label placed in an inconspicuous location.
6. For purposes of store identification, tenant will be permitted to place upon each entrance to its demised premises no more than 144 square inches of gold leaf or decal application lettering not to exceed 2 inches in height, indicating hours of business and emergency telephone. Additional verbiage subject to Owner's written approval. The number and letter type shall be subject to Owner's review. (See Door Signage Design Criteria).
7. Typical Undercanopy Sign: (Blade Signs)
 - a. Shops and pad signs shall be attached in designated areas only.

- b. Pad buildings signs shall be attached in designated areas only.
 - c. The face of the individual letters and logos shall be constructed of an acrylic plastic (3/16" thick minimum) or an approved equal ("Sta-Tuf" or "Lexan"). All letter returns and trim caps shall be finished to match storefront.
 - d. The "copy" (letter type), logos and their respective colors shall be submitted to the Owner for written review prior to fabrication.
 - e. Individual shop logos may be located anywhere within the "net sign area", provided their heights does not exceed the height of the "net sign area".
 - f. Shop tenants shall display only their established trade name of their basic product name, e.g. "John's Jeans", or combination thereof.
9. All penetrations of the building structure required for sign installation shall be sealed in a watertight condition and shall be patched to match adjacent finish.
10. Signage at back of buildings shall not exceed 30 square feet per in line tenant, except for majors and national chains, which shall be approved by the Owner.
11. Monument signs shall be halo lit or externally illuminated.
12. All signs shall be installed on the sign band as noted in the exhibit drawings attached hereto.

D. PROHIBITED SIGNS

1. Signs Constituting a Traffic Hazard:

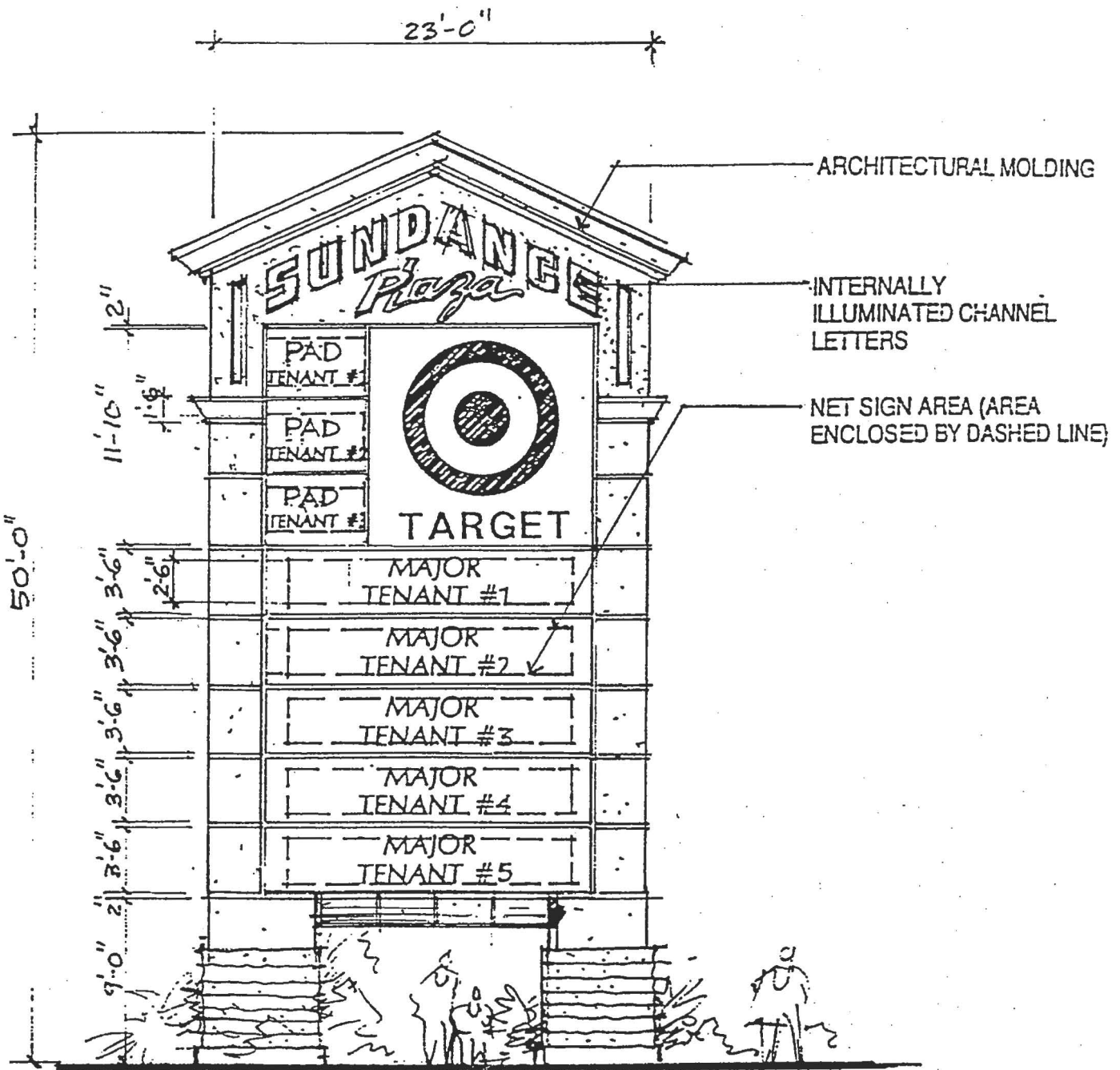
No person shall install or maintain or cause to be installed or maintained any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words, "STOP", "LOOK", "DANGER", or any other words, phrases, symbols, or characters in such a manner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

7. Light Bulb Strings and Exposed Tubing:
External displays, other than temporary decorative holiday lighting, which consist of unshielded light bulbs, are prohibited. An exception hereto may be granted by the Owner when the display is an integral part of the design character of the activity to which it relates.

8. Banners, Pennants, and Balloons Used for Advertising Purposes:
Flags, banners, or pennants, or a combination of same constituting an architectural feature which is an integral part of the design character of the project may be permitted subject to landlord, MCG, and City approved.

9. Signs in Proximity to Utility Lines:
Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines than that prescribed by the laws of the State of California are prohibited.

10. Internally Illuminated Can or Cabinet Signs:
Prohibited except logos as approved by Community Development Director. All can or cabinet logos with text must be reviewed and approved by the Community Development Director.

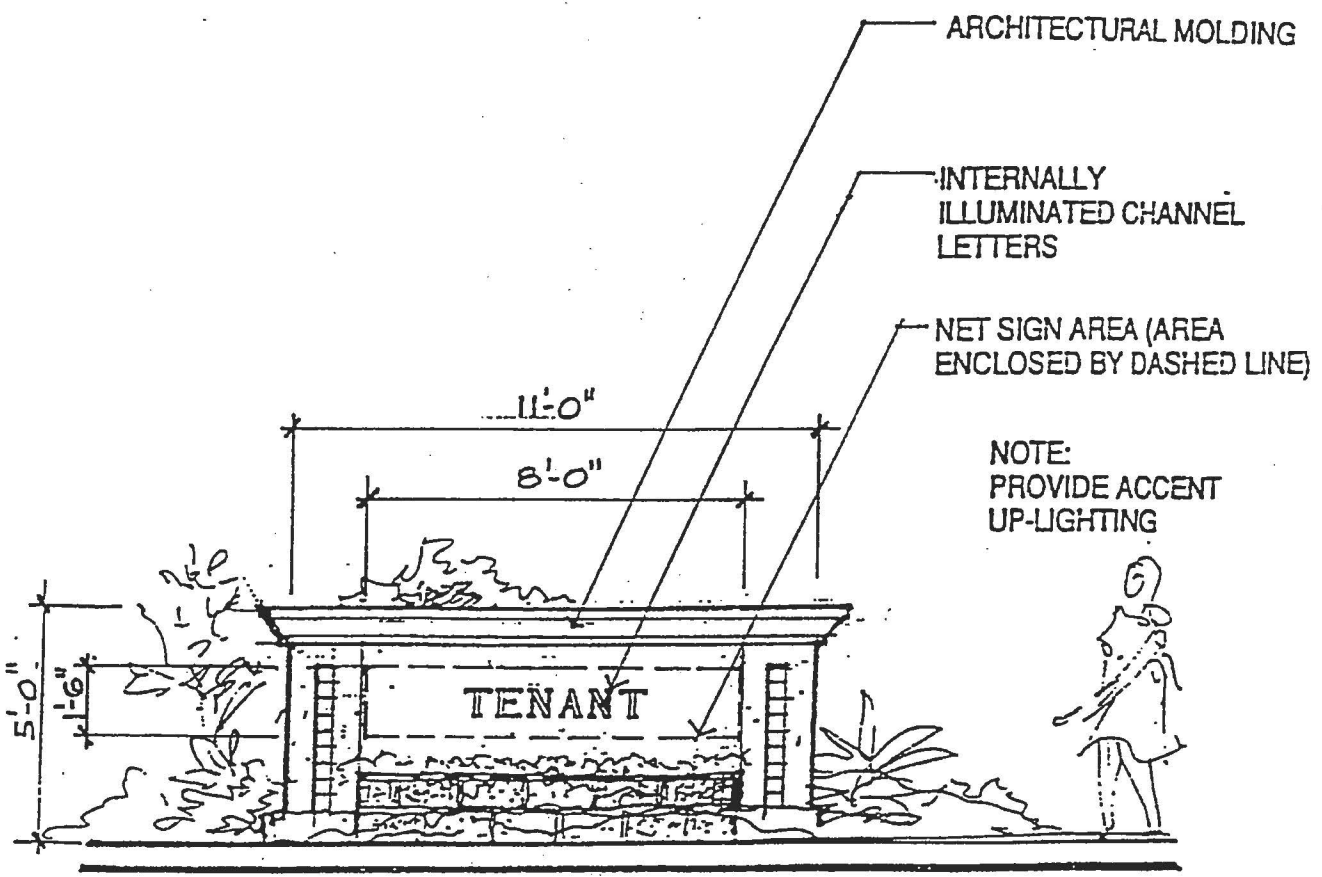
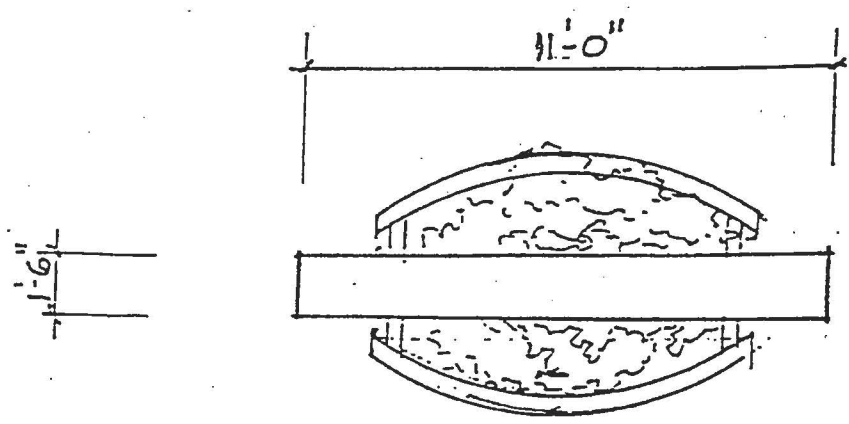


TYPICAL PYLON SIGN $\frac{1}{8}'' = 1'-0''$
 #1, #2

PD-R20-0001

Exhibit E: Original Approved Sign Criteria



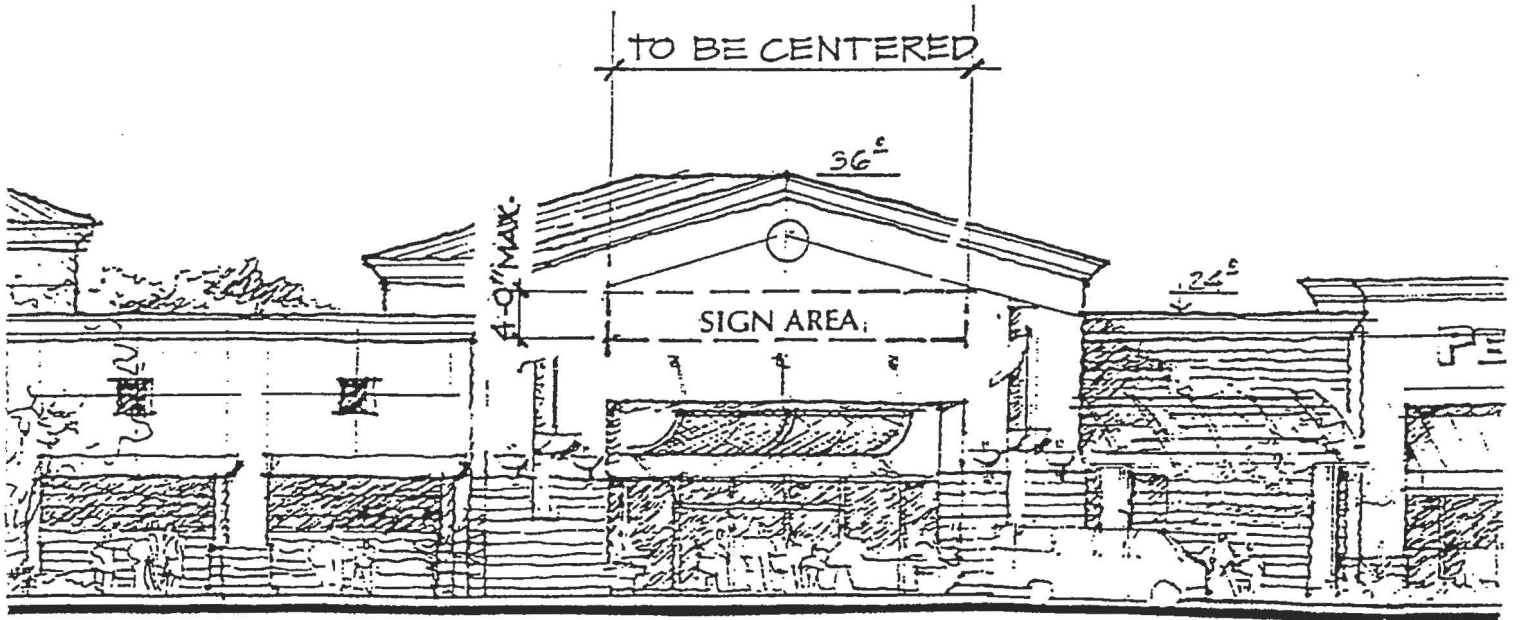
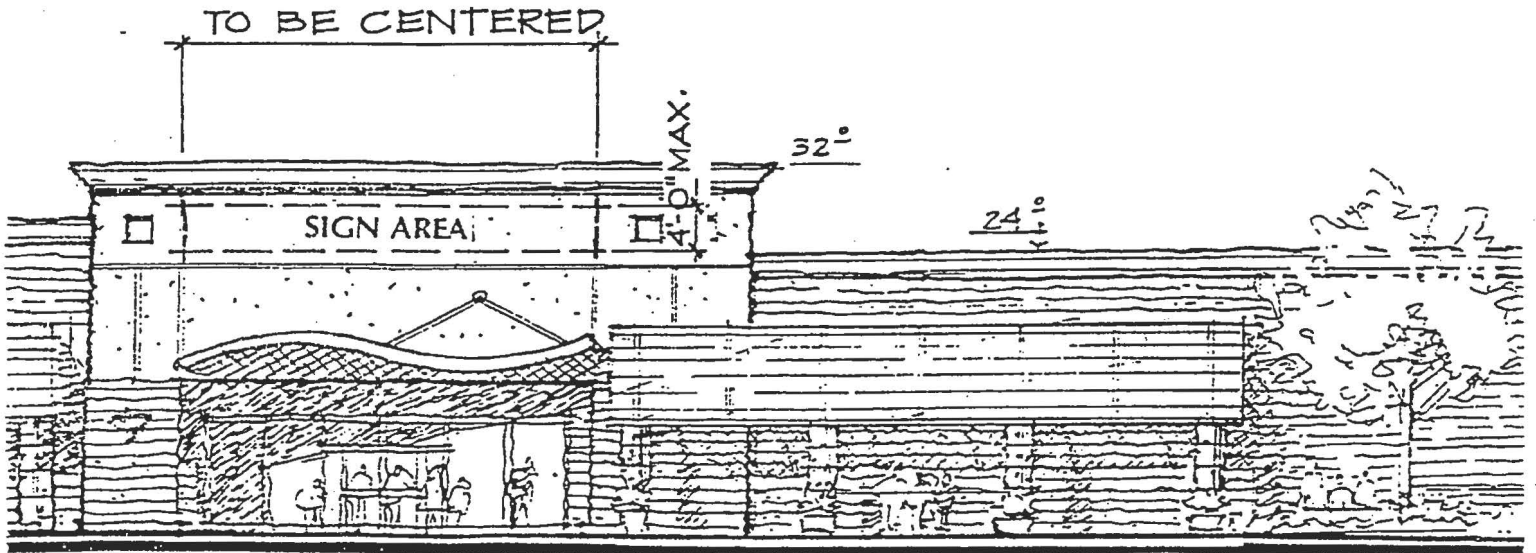


PAD TENANTS: MONUMENT SIGN $\frac{1}{4}" = 1'-0"$
 #5, #6, #7, #8, #9 and #10

PD-R20-0001

Exhibit E: Original Approved Sign Criteria





TENANTS 15,000 SQ. FT. TO 40,000 SQ. FT. FLOOR AREA

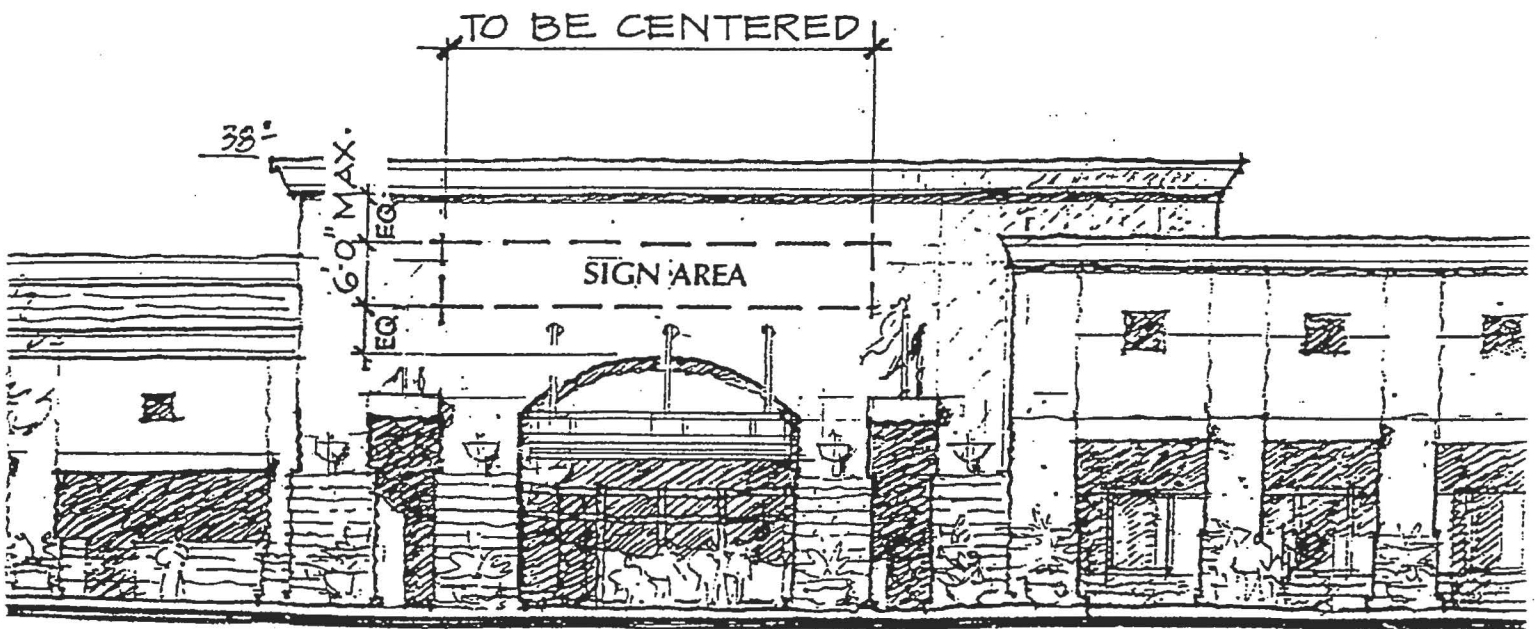
PD-R20-0001

Exhibit E: Original Approved Sign Criteria

Attachment

Page 13





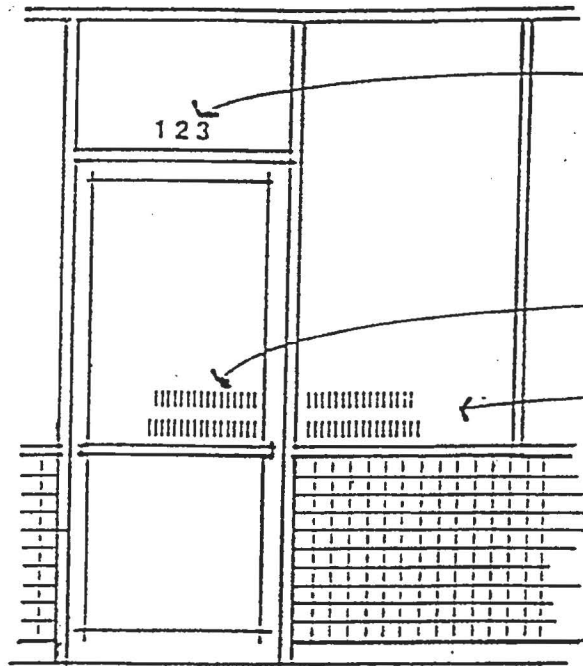
TENANTS GREATER THAN 40,000 SQ. FT. FLOOR AREA

PD-R20-0001

Exhibit E: Original Approved Sign Criteria



Attachment 3
Page 15



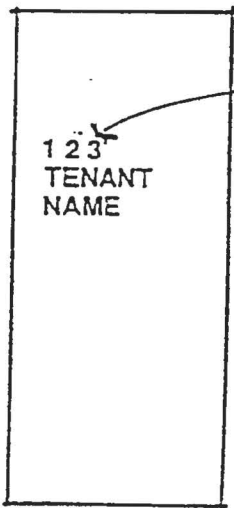
TENANT ADDRESS NUMBER (CENTERED) SHALL BE QUICK-ALIGN-3 HELVETICA MEDIUM REVERSE DIECUT AS DISTRIBUTED BY BRADY SIGNMARK DIVISION OR EQUIVALENT, "REFLECTIVE WHITE", NUMBER, SIZE AND HEIGHT AS REQUIRED BY GOVERNING AGENCIES.

STOREFRONT DOOR

FIXED GLASS (IN STOREFRONT)

LOCATION OF TENANT INFORMATION NOT TO EXCEED 144 SQ. IN.

TYPICAL TENANT ADDRESS SIGNAGE



TENANT ADDRESS NUMBER

DOOR SHOWN IS TYPICAL FOR NON-CUSTOMER TYPE DOOR FOR RECEIVING MERCHANDISE, ETC. OCCURS GENERALLY AT REAR OF CENTER. (VERIFY WITH LEASE PLAN EXACT LOCATIONS FOR INDIVIDUAL TENANTS)

TYPICAL TENANT NAME ONLY. (TWO LINES PERMITTED, IF REQUIRED.) 6" HIGH WITH 1/2" SPACING BETWEEN LINES. NOTE: ALL LETTERING AND NAUMERALS SHALL BE PAINTED OR ADHESIVE VINYL AS SHOWN IN ELEVATION ABOVE. TYPICAL COLOR SHALL BE WHITE ON DARK DOORS - BLACK ON LIGHT DOORS.

TYPICAL LOADING DOOR SIGNAGE

DOOR SIGNAGE DESIGN CRITERIA

PD-R20-00071

Exhibit E: Original Approved Sign Criteria



Crossings at El Dorado

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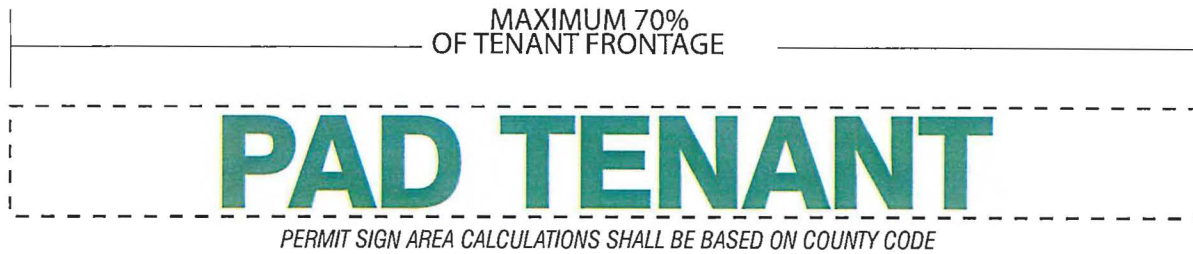
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APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE November 18, 2021
BY Christopher Perry/KCB
EXECUTIVE SECRETARY

SIGN CRITERIA

PAD TENANT

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)



S I G N C R I T E R I A

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 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 are 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 plex 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.

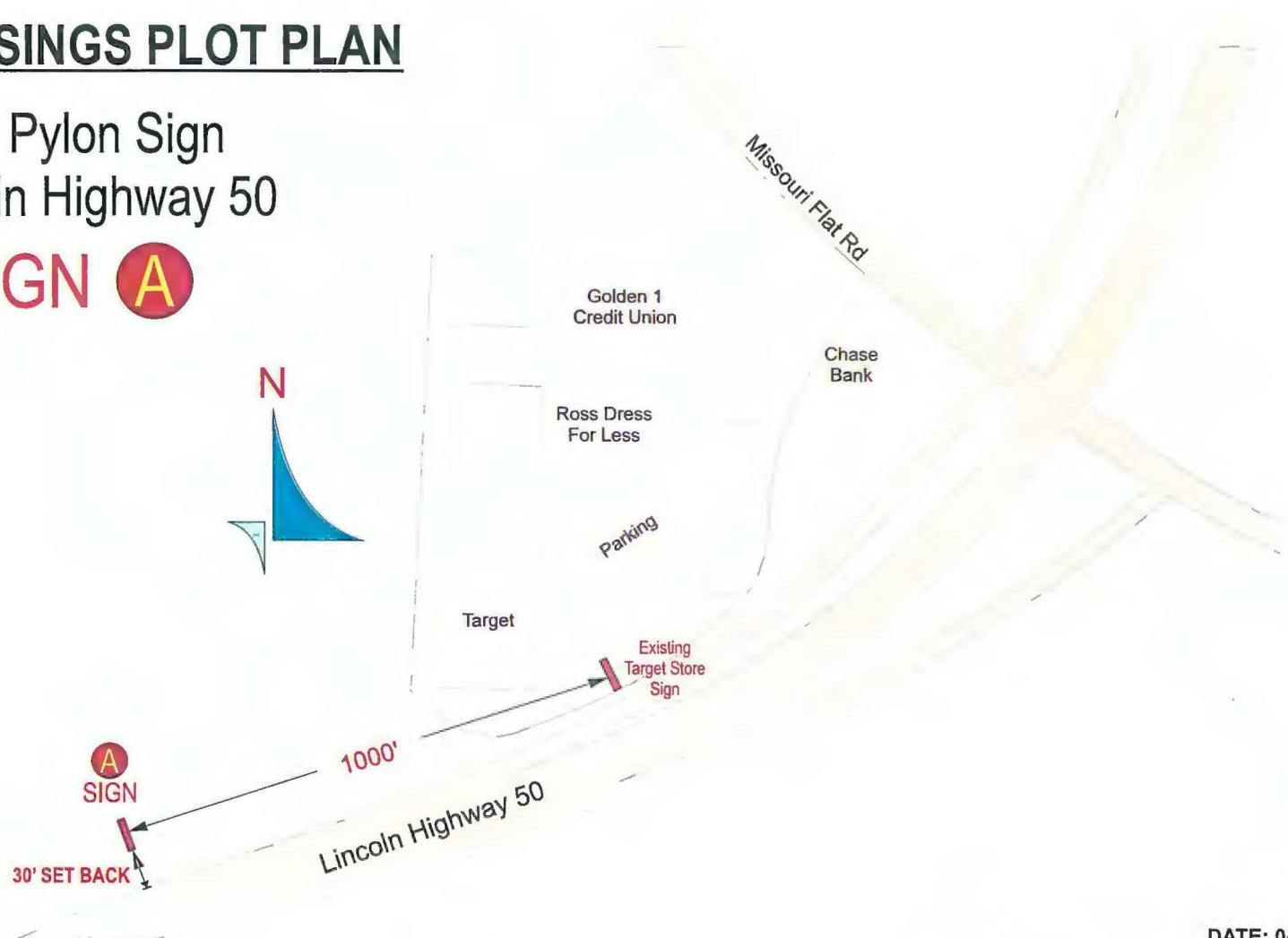
MAINTENANCE:

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.

THE CROSSINGS PLOT PLAN

50' Pylon Sign
Lincoln Highway 50

SIGN A



PD-R20-0001
Exhibit F: Crossings at El Dorado Sign Program

 Alpha Architectural
Signs & Lighting
DATE: 04-30-21
5410 WAREHOUSE WAY
SACRAMENTO, CA 95826
916-379-0225

LARGE PYLON SIGN A

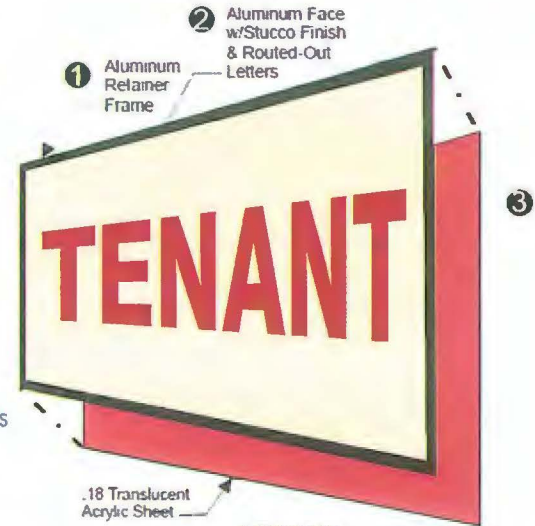
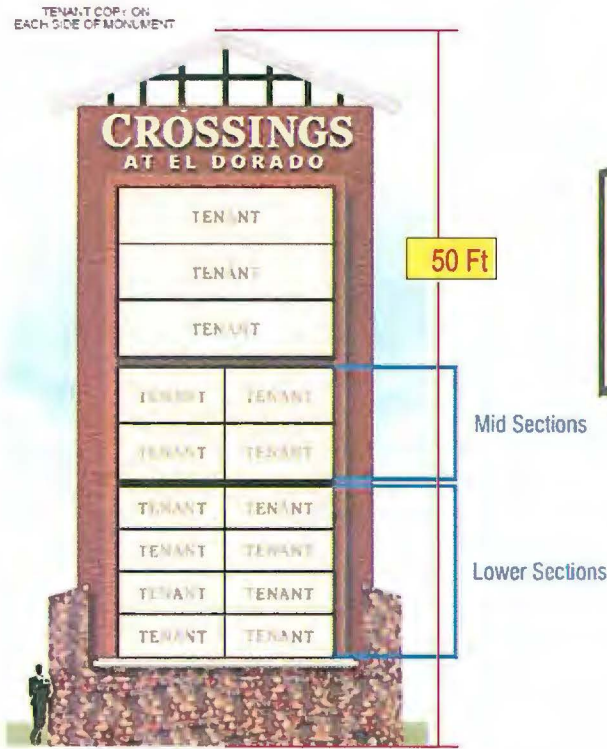
Mid & Lower Sections

The design of the double-sided pylon sign shall be commensurate with architecture of existing buildings in the Crossings shopping center.

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.

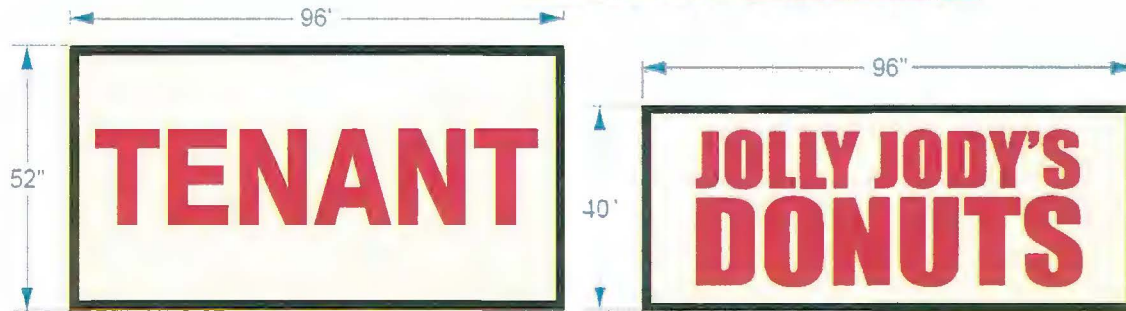


LEGEND

U.L. APPROVED
FABRICATED CONSTRUCTED-WELD / RIVET
SEALED W/WHITE SILICONE

- 1) Aluminum Retainer Frame Attached w/Metal Screws min. 2 each side.
- 2) .040 Aluminum Routed Faces w/Stucco Finish
- 3) .18 Translucent Acrylic laminated to interior side faces.

INSTALLATION: Install flush on substrate.



Mid Sections

PD-R20-0001 Lower Sections

Exhibit F: Crossings at El Dorado Sign Program

DATE: 04-30-21

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

SMALL PYLON SIGN **B** **C**

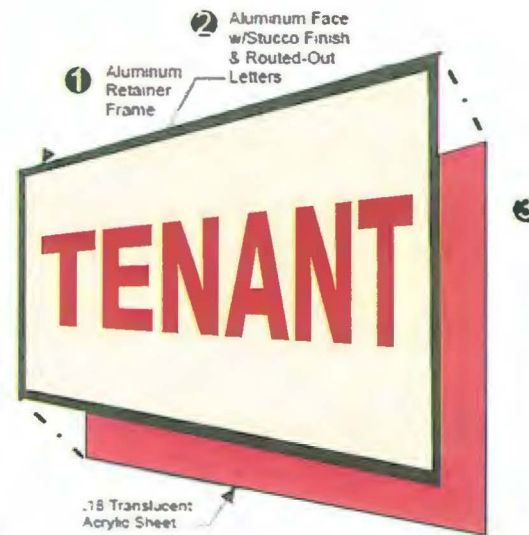
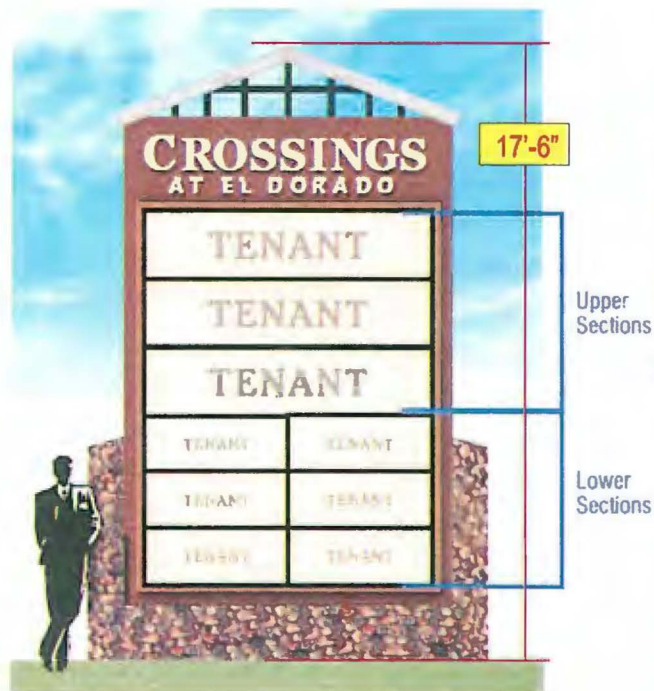
Upper & Lower Sections

The design of the double-sided pylon sign shall be commensurate with architecture of existing buildings in the Crossings shopping center.

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.



LEGEND	
U.L. APPROVED FABRICATED CONSTRUCTED-WELD / RIVET SEALED W/WHITE SILICONE	
1)	Aluminum Retainer Frame Attached w/Metal Screws min. 2 each side.
2)	.040 Aluminum Routed Faces w Stucco Finish
3)	.18 Translucent Acrylic laminated to interior side faces.
INSTALLATION: Install flush on substrate.	



Upper Sections



Lower Sections

PD-R20-0001

Exhibit F: Crossings at El Dorado Sign Program



DATE: 04-30-21

5410 WAREHOUSE WAY
SACRAMENTO, CA 95826
916-379-0225