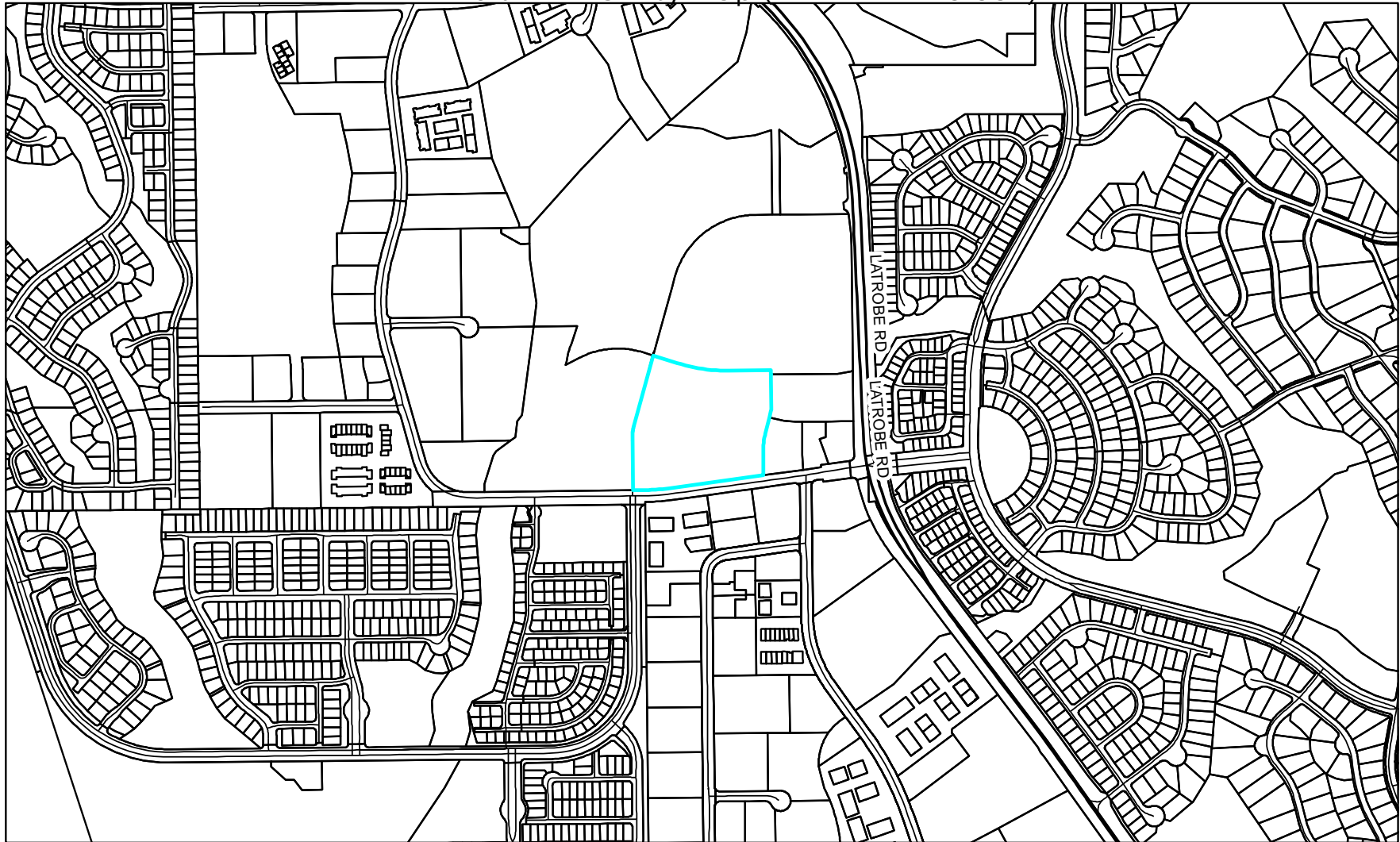


CUP25-0004 Gateway El Dorado Business Park
Uniform Sign Program Buildings 112 & 113
Exhibit A - Vicinity Map (APN 117-210-061)



0 400 800 1,600
Feet

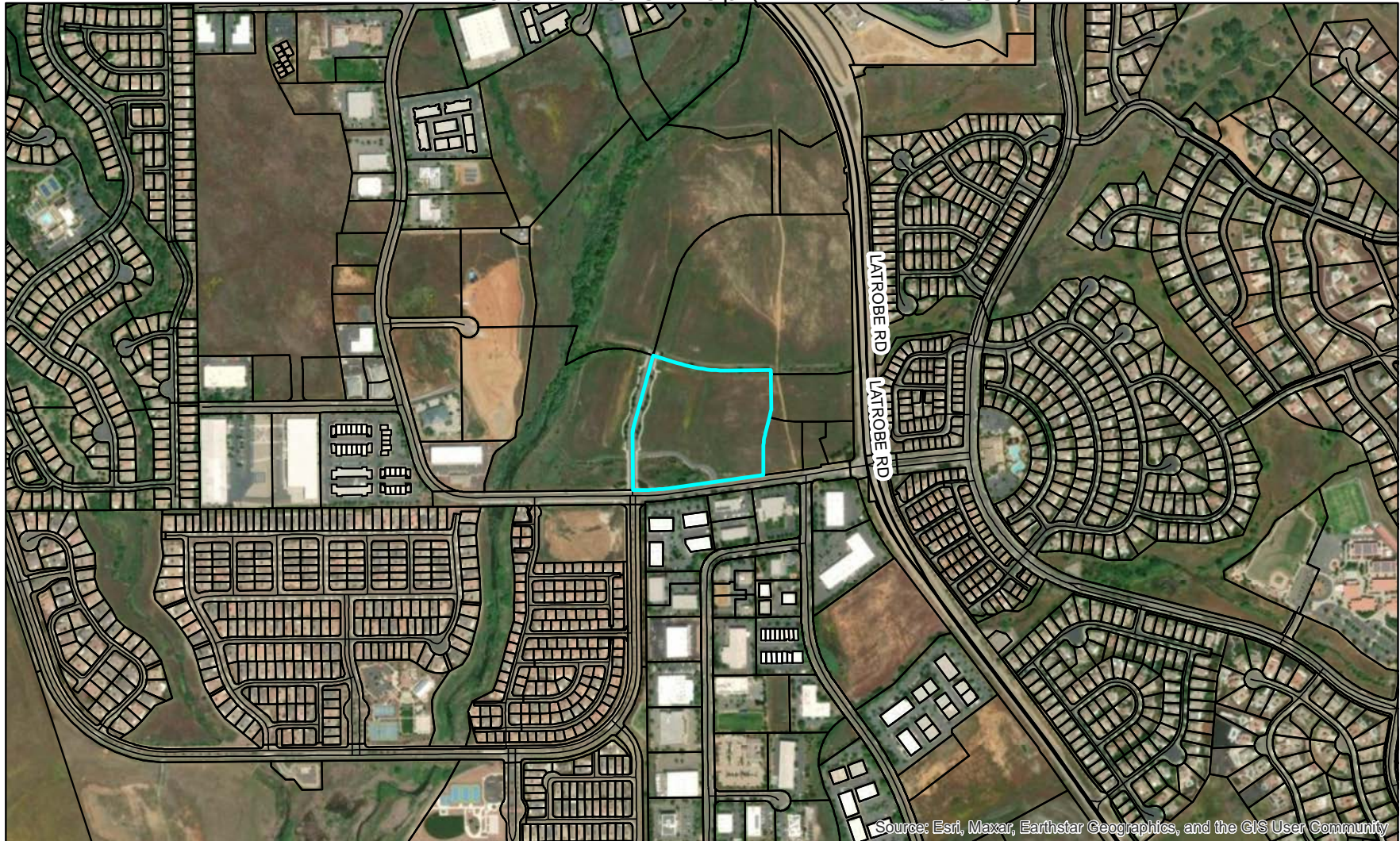
Legend

Parcel Lines

Disclaimer: Parcel boundaries in this map are illustrative only and not considered the legal boundary.

Map created August 20, 2025

CUP25-0004 Gateway El Dorado Business Park
Uniform Sign Program Buildings 112 & 113
Exhibit B - Aerial Map (APN 117-210-061)



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



0 400 800 1,600
Feet

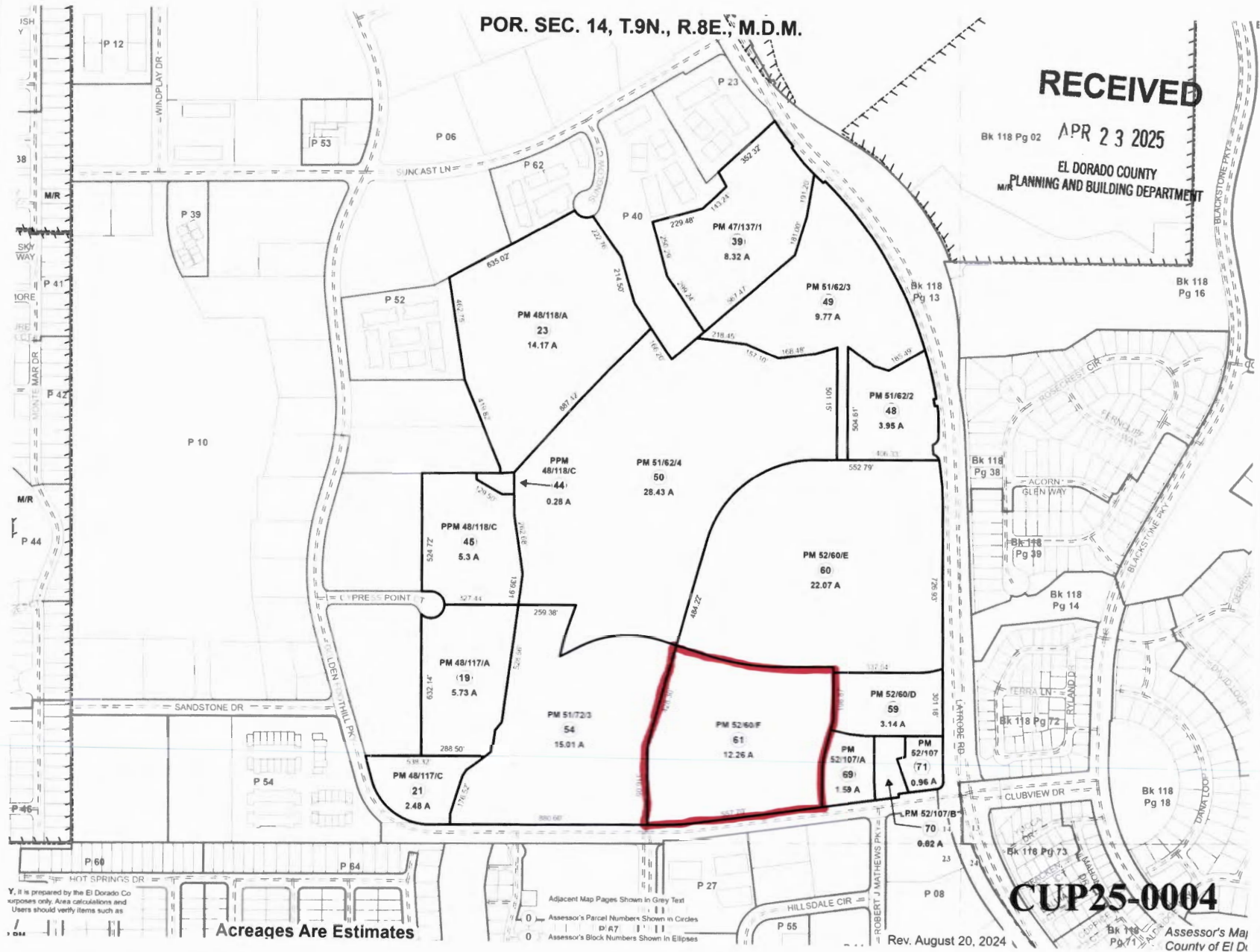
Legend

 Parcel Lines

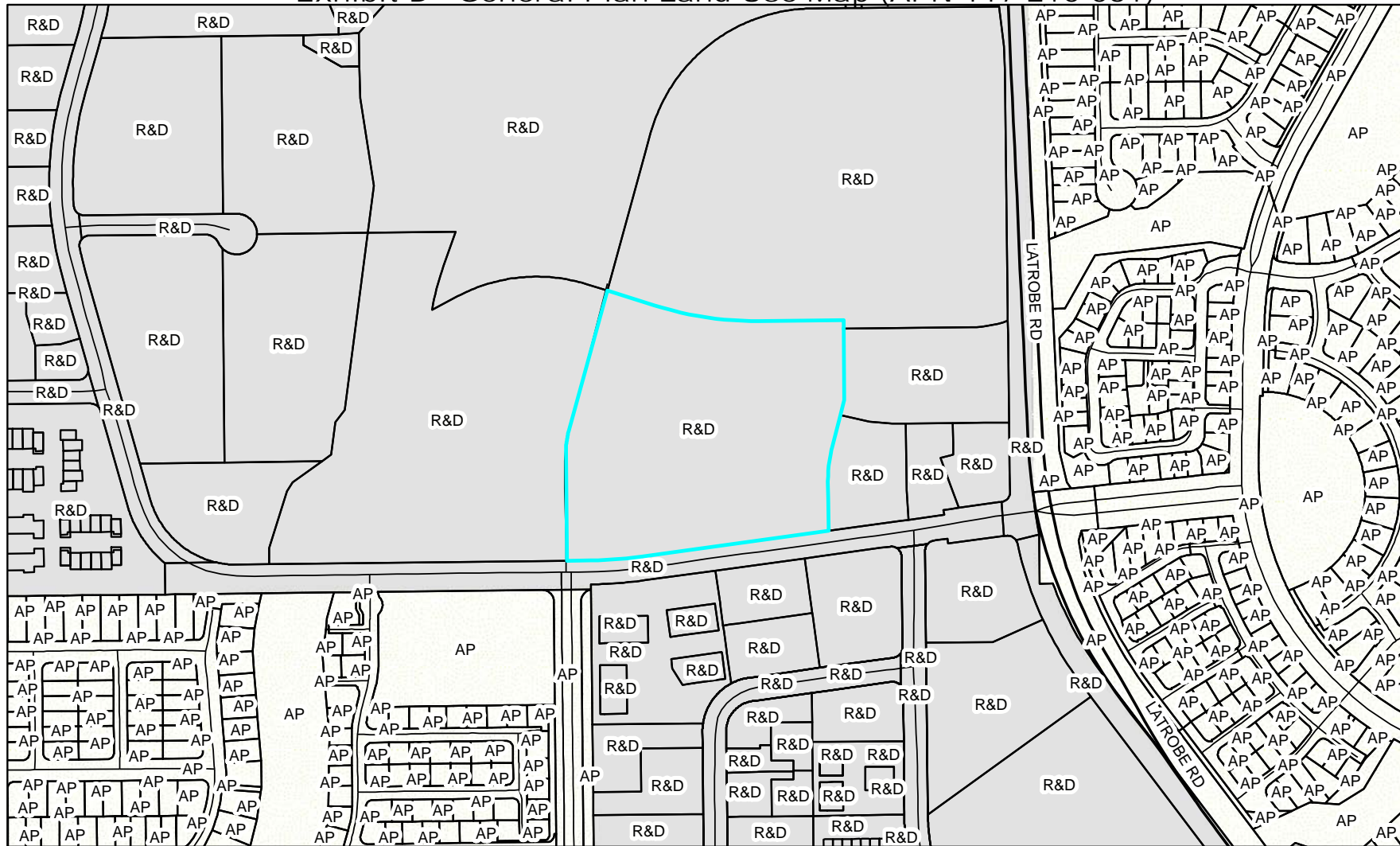
Disclaimer: Parcel boundaries in this map are illustrative only and not considered the legal boundary.

Map created August 20, 2025

**CUP25-0004 Gateway El Dorado Business Park
Uniform Sign Program Buildings 112 & 113
Exhibit C - Assessor's Parcel Page**



CUP25-0004 Gateway El Dorado Business Park
Uniform Sign Program Buildings 112 & 113
Exhibit D - General Plan Land Use Map (APN 117-210-061)



Legend

Adopted Plan



Research & Development



Parcel Lines

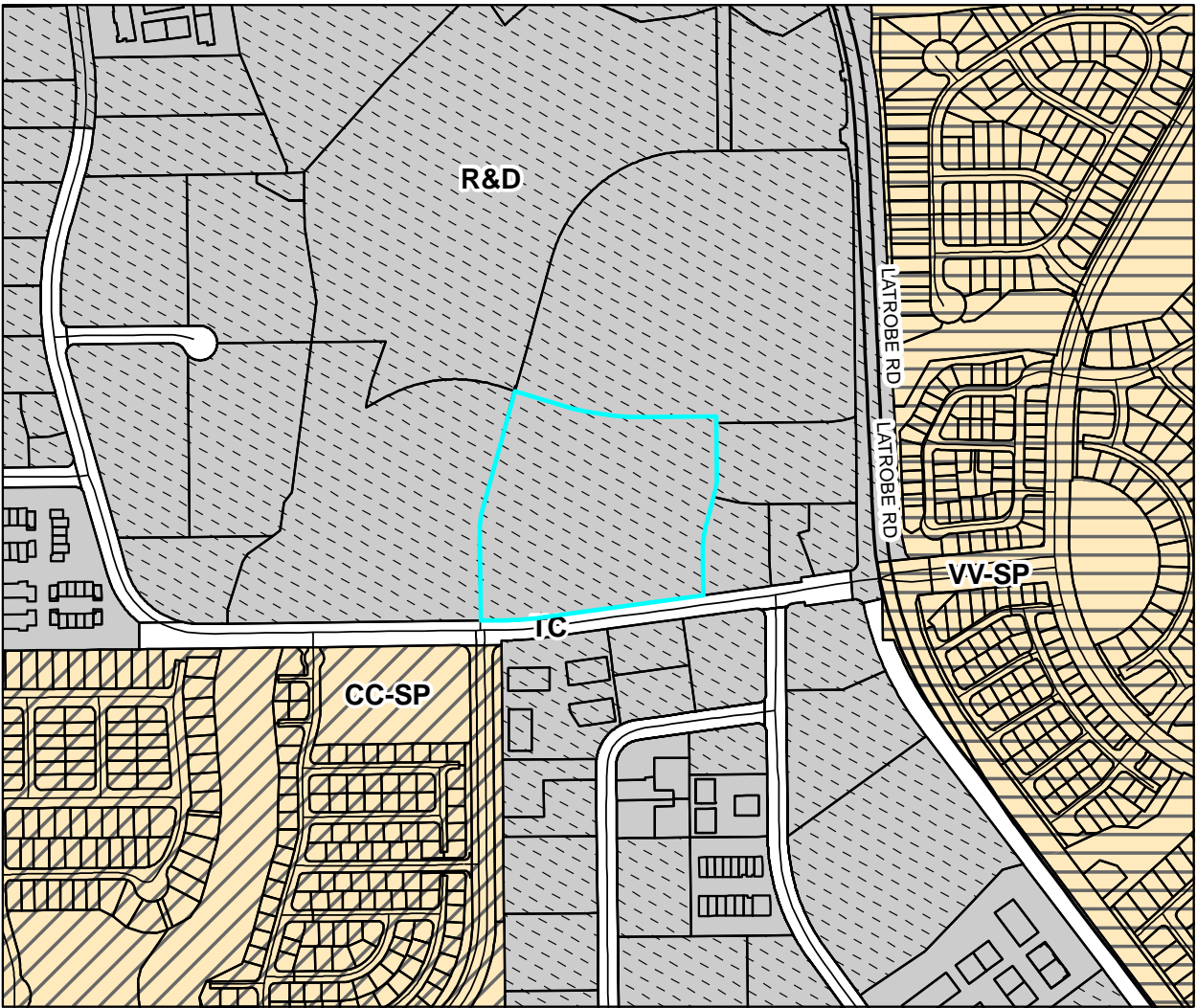
Disclaimer: Parcel boundaries in this map are illustrative only and not considered the legal boundary.

Map created August 20, 2025



0 200 400 800
Feet

CUP25-0004 Gateway El Dorado Business Park
Uniform Sign Program Buildings 112 & 113
Exhibit E - Zoning Map (APN 117-210-061)



Legend

Zoning Designations

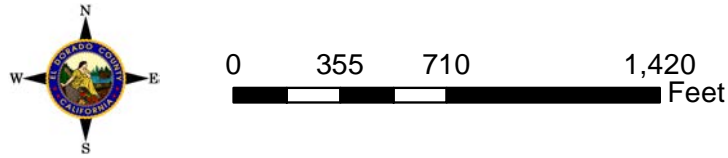
- R&D = Research & Development
- CC-SP = Carson Creek Specific Plan
- VV-SP = Valley View Specific Plan
- TC = Transportation Corridor

Design Review Combining Zone

- DC
- Parcel Lines

Disclaimer: Parcel boundaries in this map are illustrative only and not considered the legal boundary.

Map created August 20, 2025



CUP25-0004 Gateway El Dorado Business Park
Uniform Sign Program Buildings 112 & 113
Exhibit F - Proposed Uniform Sign Program



1051 46th Avenue
Oakland, Ca 94601
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F. 510.533.0815
www.arrowsigncompany.com

Project

Gateway El Dorado

4490 Golden Foothill Parkway
El Dorado, CA

Date:

8-5-24

Sales:

☐ Tom Salmon

Design:

☐ Charlie Stroud

File Name/Location:

2024/G/Gateway El Dorado

Rev.	Date	Description
------	------	-------------

E	10-22-24	Add mow strip, Revise height
---	----------	------------------------------

F	10-25-24	Revise base to concrete
---	----------	-------------------------

G	11-7-24	Correct address on reverse side
---	---------	---------------------------------

H	12-2-24	Add street side
---	---------	-----------------

I	12-30-24	Add note
---	----------	----------

J	1-3-24	Add square footage
---	--------	--------------------

K	7-11-25	Increase address number
---	---------	-------------------------

Customer Approval

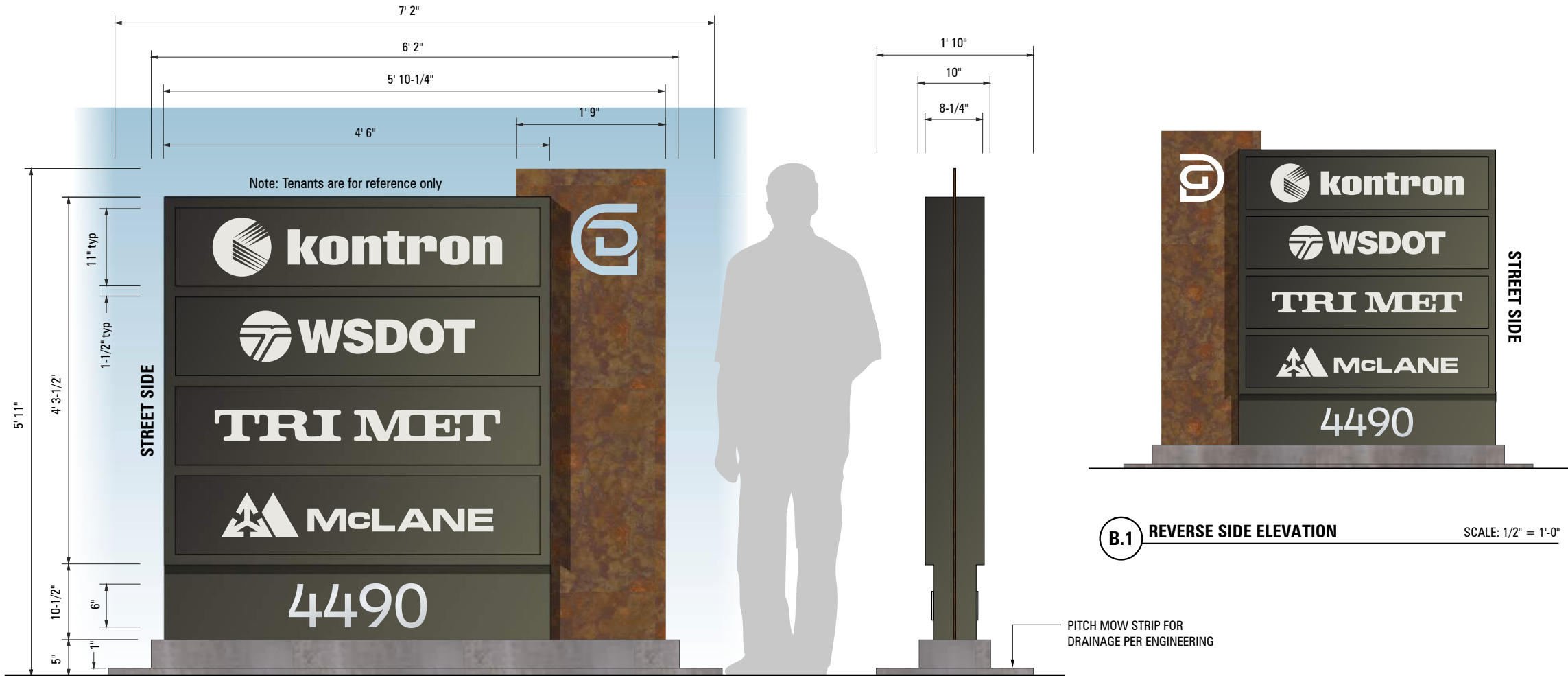
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Sheet 2

25-1560 B 6 of 10



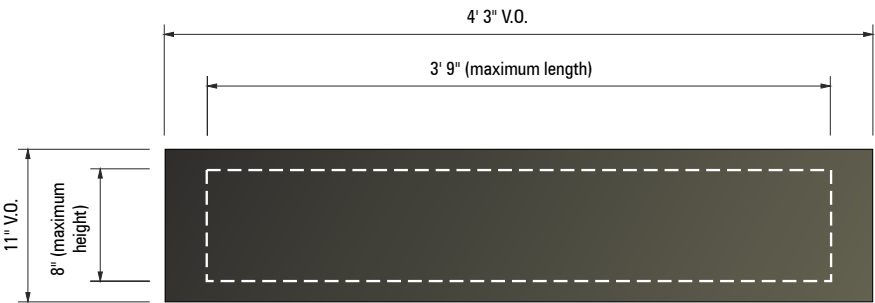
B.1 BUSINESS PARK MONUMENT ELEVATION

SCALE: 3/4" = 1'-0"

SQUARE FOOTAGE: 32 SQ FEET

One (1) double faced, illuminated monument sign.

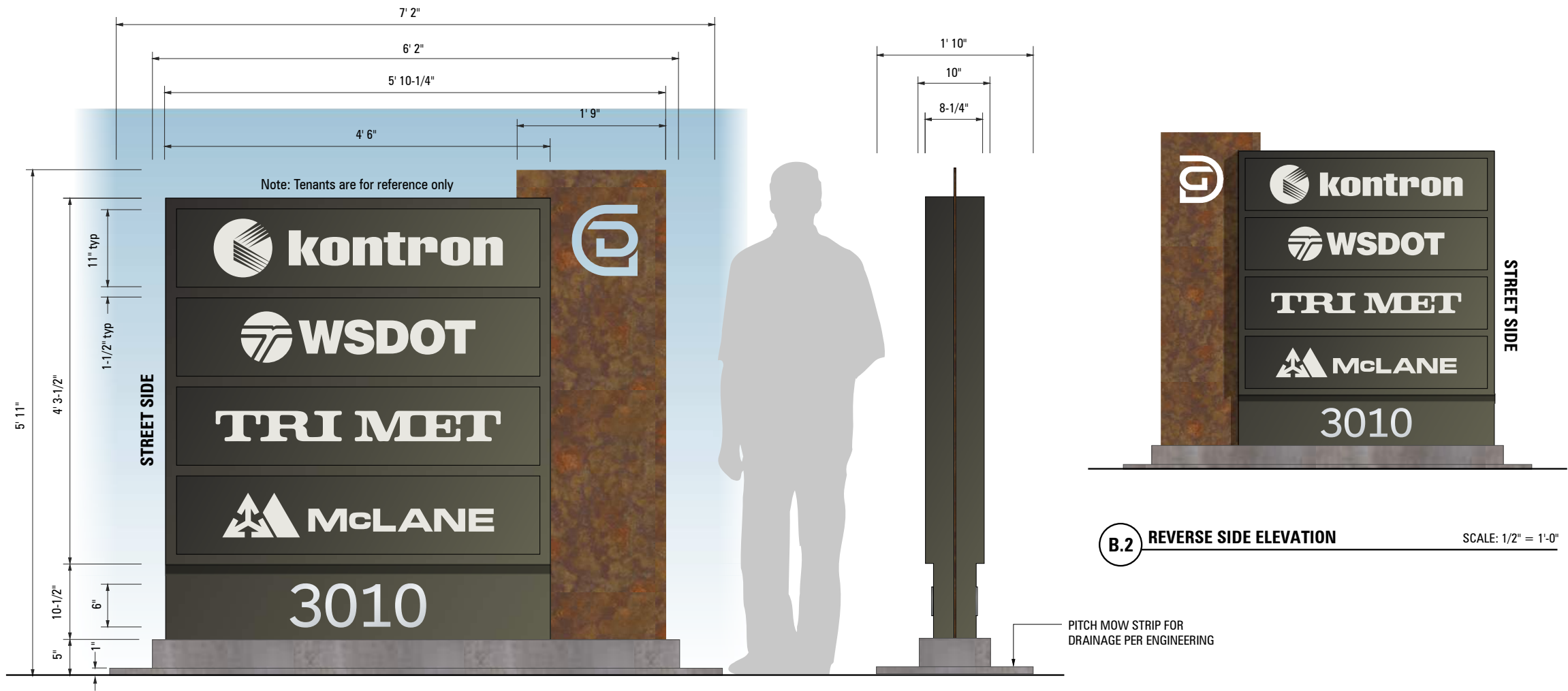
ITEM	DESCRIPTION	VENDOR	SPECIFICATION
Cabinet	Aluminum	Matthews	To match Duranodic #3630-69, satin
Cabinet face	Polycarbonate	Sabic	White lexan
Cabinet face decoration	1st surface vinyl	3M	Duranodic #3630-69
Tenant Copy	1st surface vinyl	3M	Dover White #3630-11 (by others)
Cabinet illumination	LED	Hanley LED	White
Fin	1/4" aluminum	Modern Master	3 Coat Rust Activator with Sea Sponge #2 with clear coat
Logo	Cut out		
Address numbers	1/8" FCO aluminum	Matthews	Metallic Silver #281-342, satin
Base and Mow Strip	Concrete		Natural finish



TENANT GRAPHIC AREA DETAIL

SCALE: 1" = 1'-0"

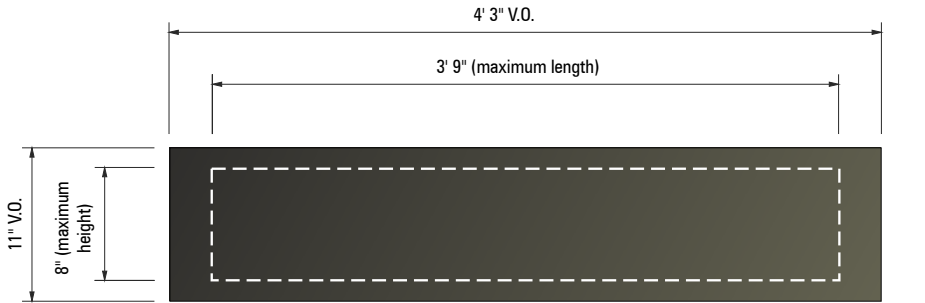
CUP25-0004 Gateway El Dorado Business Park
Uniform Sign Program Buildings 112 & 113
Exhibit F - Proposed Uniform Sign Program



B.2 BUSINESS PARK MONUMENT ELEVATION SCALE: 3/4" = 1'-0"
SQUARE FOOTAGE: 32 SQ. FEET

One (1) double faced, illuminated monument sign.

ITEM	DESCRIPTION	VENDOR	SPECIFICATION
Cabinet	Aluminum	Matthews	To match Duranodic #3630-69, satin
Cabinet face	Polycarbonate	Sabic	White lexan
Cabinet face decoration	1st surface vinyl	3M	Duranodic #3630-69
Tenant Copy	1st surface vinyl	3M	Dover White #3630-11 (by others)
Cabinet illumination	LED	Hanley LED	White
Fin	1/4" aluminum	Modern Master	3 Coat Rust Activator with Sea Sponge #2 with clear coat
Logo	Cut out		
Address numbers	1/8" FCO aluminum	Matthews	Metallic Silver #281-342, satin
Base and Mow Strip	Concrete		Natural finish



TENANT GRAPHIC AREA DETAIL SCALE: 1" = 1'-0"



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Project

Gateway El Dorado

4490 Golden Foothill Parkway
El Dorado, CA

Date:

8-5-24

Sales:

☐ Tom Salmon

Design:

☐ Charlie Stroud

File Name/Location:

2024/G/Gateway El Dorado

Rev.	Date	Description
A	10-25-24	Revise base to concrete
B	11-7-24	Correct address on reverse side
C	12-2-24	Add street side
D	12-30-24	Add note
E	1-3-25	Add square footage
F	7-11-25	Increase address number

Customer Approval

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Sheet 2.1

Project

4490 Golden Foothill Parkway
El Dorado, CA

Date:

8-5-24

Sales:

☐ Tom Salmon

Design

☐ Charlie Stroud

File Name/Location:

2024/G/Gateway El Dorado

Rev.	Date	Description
------	------	-------------

Customer Approval

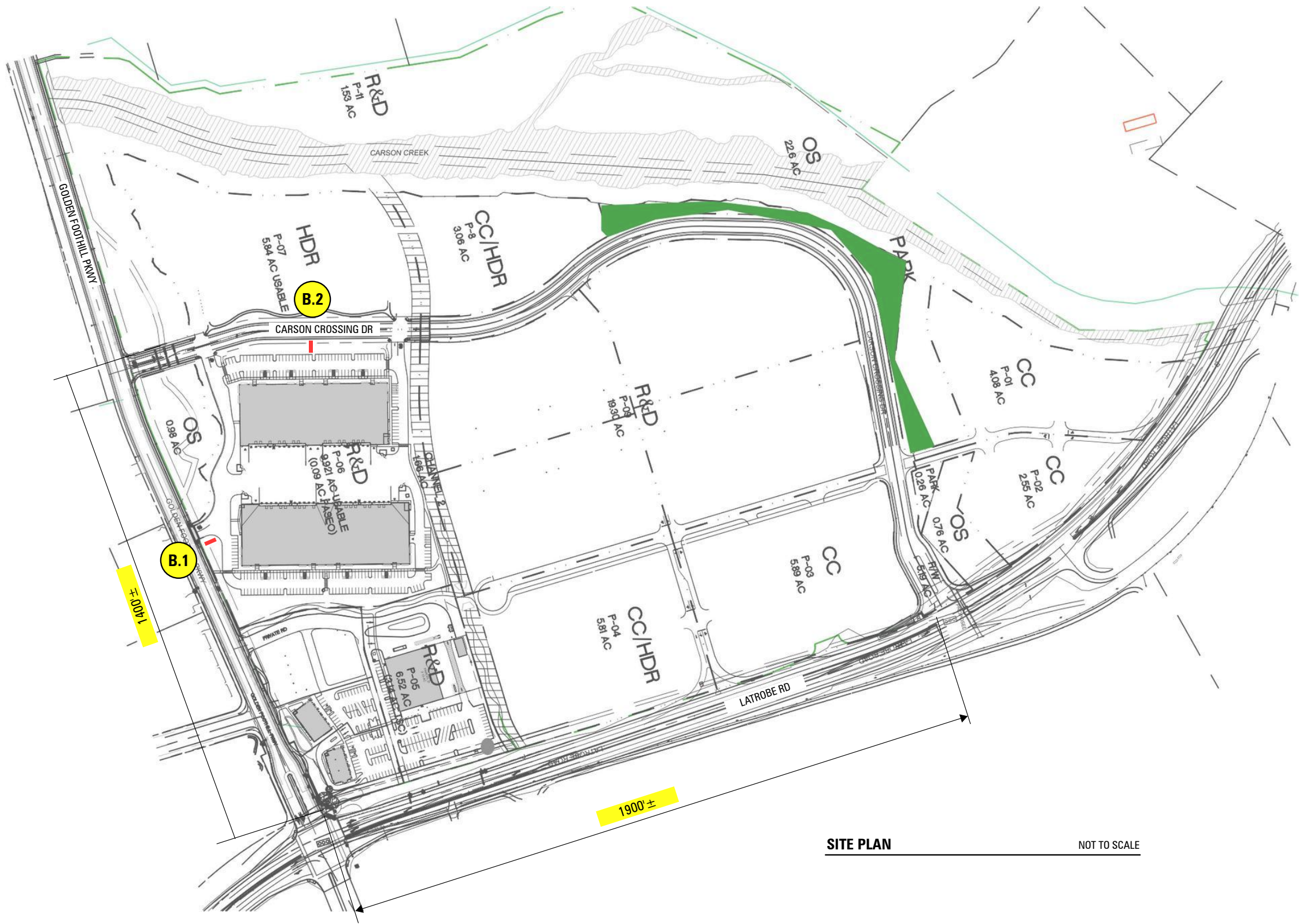
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Sheet 8.1

25-1560 B 8 of 10



SITE PLAN

NOT TO SCALE

**CUP25-0004 Gateway El Dorado Business Park
Uniform Sign Program Buildings 112 & 113
Exhibit F - Proposed Uniform Sign Program**



SIGN LOCATION

SCALE: 1" = 30'



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Oakland, Ca 94601
T. 510.533.7693
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www.arrowsigncompany.com

Project

Gateway El Dorado

4490 Golden Foothill Parkway
El Dorado, CA

Date: _____

8-5-24

Sales:

☐ Tom Salmon

Design:

☐ Charlie Stroud

File Name/Location:

2024/G/Gateway El Dorado

Rev.	Date	Description
------	------	-------------

Customer Approval

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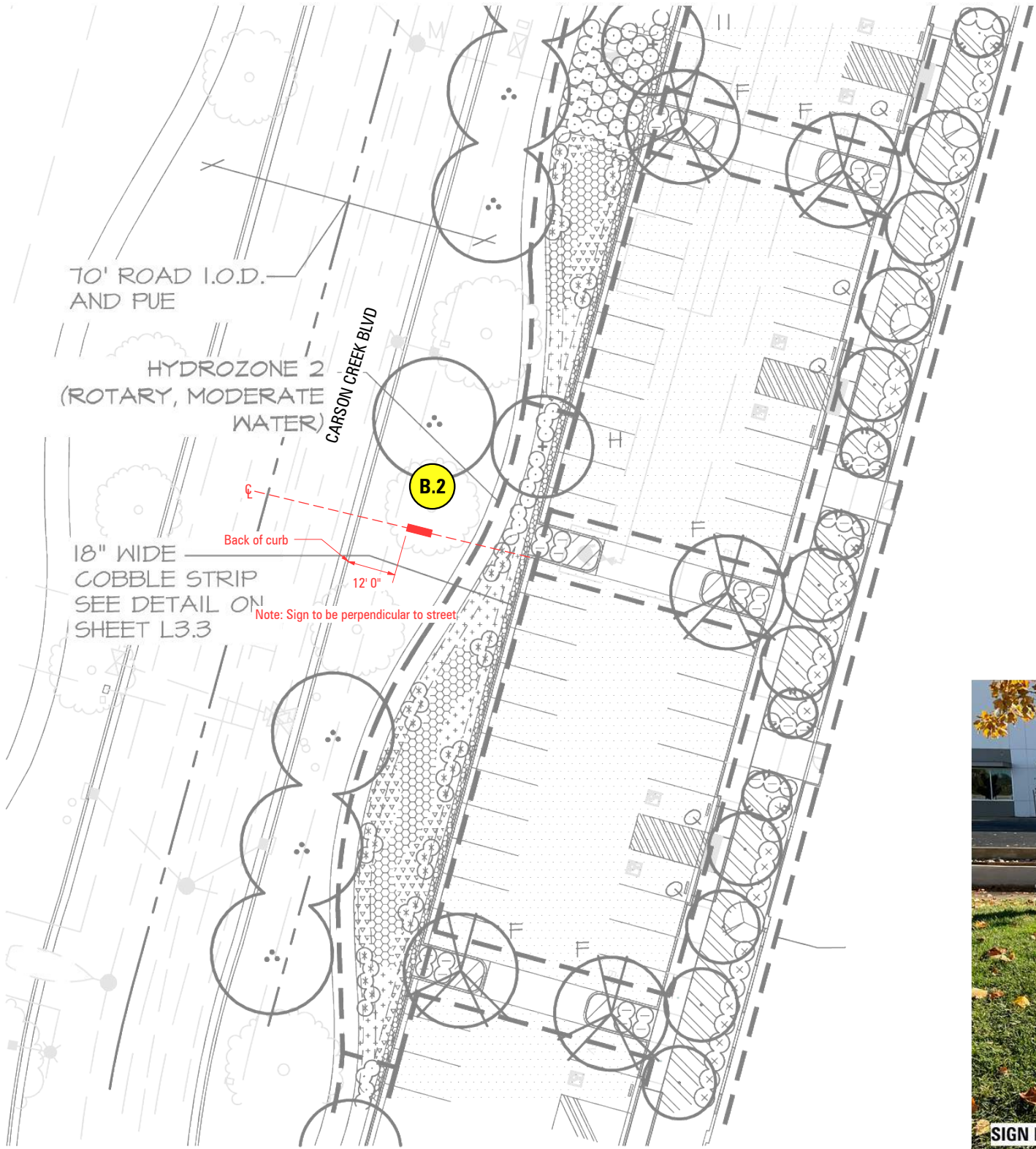
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Sheet 10

25-1560 B 9 of 10

CUP25-0004 Gateway El Dorado Business Park
Uniform Sign Program Buildings 112 & 113
Exhibit F - Proposed Uniform Sign Program



SIGN LOCATION

SCALE: 1" = 30'



SIGN LOCATION - B.2



1051 46th Avenue
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www.arrowsigncompany.com

Project

Gateway El Dorado

4490 Golden Foothill Parkway
El Dorado, CA

Date:

8-5-24

Sales:

☐ Tom Salmon

Design:

☐ Charlie Stroud

File Name/Location:

2024/G/Gateway El Dorado

Rev.	Date	Description
A	12-2-24	Revise setback

Customer Approval

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