

**EXHIBIT F**

**SIGN CRITERIA**

**MONTANO DE EL DORADO**

**Montano De El Dorado**

**White Rock rd & Latrobe rd. El Dorado Hills , CA**

April 15 2009

**EXHIBIT N - EXISTING MONTANO DE EL DORADO PHASE I SIGN PROGRAM**

**Montano De El Dorado  
White Rock Rd & Latrobe Rd.  
El Dorado Hills, CA**

**A. Purpose and Intent**

The purpose of this criteria is to establish standards and specifications to assure that a quality identity is depicted on and around the building.

By establishing a high standard of construction and durability along with aesthetic considerations we will ensure that the Montano De El Dorado Shopping Plaza will be an integral part of the neighborhood. Flexibility of design is encouraged, conformity with this criteria will be enforced by the Landlord and the county. Any sign non-conforming or unapproved will be brought into conformity at Tenant's expense.

**B. Submittal and approvals**

To obtain Landlords approval submit four (4) copies as outlined in Section C of this criteria, to the Landlord at the following address. For questions or correspondence regarding this sign program should be directed to:

Property Manager  
C/O **Perkins Commercial Group, Inc.**  
1000 White Rock Road, #700  
El Dorado Hills, CA 95762  
(916) 284-2555

**C. Approval Requirements**

1. Prior to sign fabrication the Tenant or their sign contractor shall submit to the Landlord for approval four (4) sets of detailed shop drawings showing size, color, materials and fabrication method. In addition to the aforementioned drawings, submissions shall also include elevations drawings showing placement on building and a site rendition showing location in relation to a site plan. Installation method will be shown as a cross section diagram. This approval must be obtained prior to submittal to the County of El Dorado.
2. Following the Landlord approval of proposed signage, the sign contractor shall submit to the County the drawings which were approved as well as all applications for permits as required by the County of El Dorado.
3. The fabrication and installation of all signs shall be performed in accordance with the standards and specifications outlined in these criteria and in the final approved plans that have the approval from both the Landlord and the County.

**D. General Requirements**

1. The owners Tenant shall be allowed to install signage that is in accordance with this approved sign criteria. All other or additional signage are prohibited and shall be removed at the Tenant's expense.

**EXHIBIT N - EXISTING MONTANO DE EL DORADO PHASE I SIGN PROGRAM**

2. The Tenant shall be responsible for the following expenses relating to signage for the tenant's space:
3. Permit and application fees.
4. Fabrication, installation and removal of signage, including primary power from provided hook up point. This service will need to be provided by a licensed electrician.
5. All maintenance and repair.
6. All signs shall be reviewed for conformance with this criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of the Landlord.
7. Prior to the installation and manufacture of any sign, the Tenant shall obtain a sign permit from the County of El Dorado.
8. Each Tenant shall pay all costs for its' signs including manufacture, installation, maintenance and County permits.
9. Each Tenant shall be responsible for and repair any damage to any surface caused by the signage or its installation.
10. Landlord reserves the right to periodically hire an independent electrical engineer, at Tenant's sole expense, to inspect the installation of all Tenant's signs. Tenants will be required to have any discrepancies and/or code violations corrected at Tenant's expense. Any code violations, requests for sign removals or discrepancies not corrected within fifteen (15) days of notice, may be corrected by the Landlord at Tenant's expense.
11. Tenant's sign contractor shall carry workman's compensation and public liability insurance in the amount of \$1,000,000 per occurrence for any damage suffered or done by any and all persons and/or property while engaged in the construction or erection of signs. Evidence of this insurance must be provided to Landlord prior to installation.
12. Upon vacancy, Tenant shall remove sign and restore fascia to original condition at Tenant's sole cost and expense within fifteen (15) days of expiration of term or earlier termination of Tenant's lease.

**E. GENERAL SIGN CONSTRUCTION**

1. All signs and their installation shall comply with all applicable County building and electrical codes, and bear UL label.
2. Tenant's sign contractor shall completely install and connect sign display and primary wiring at sign location per Landlord's approval. Signs are to be connected to the J-box provided by the Landlord, which is connected to Landlord's house panel for uniform control hours of illumination unless otherwise directed by Landlord.
3. All penetrations of exterior fascia to be sealed watertight, and finish to match adjacent material, subject to Landlord's approval.

**EXHIBIT N - EXISTING MONTANO DE EL DORADO PHASE I SIGN PROGRAM**

4. All signs shall be kept in good condition, be legible, adequately repaired, maintained, and painted by the Tenant thereof at all times. All repairs shall be equal in quality and design to the original signs. The standards for maintenance and repair of signs shall be that which will assure the highest visual quality.
5. All exterior signs shall be secured by concealed fasteners, stainless steel, nickel or cadmium plated.
6. Plastic surfaces to be 3/16<sup>th</sup>” as manufactured for outdoor advertising.
7. All exterior signs shall be mounted ½” from the building for proper drainage.

**B. SIGN TYPES**

1. Type 1 – Business Identification Signs – Multi-Shop In Line Tenants.

Type 2 – Multi Shop Pad Building Tenants

Each shop Tenant (less than 5,000 sq. ft. leased space) shall install one set of back lit illuminated, individual channel letters on the fascia space as directed by Landlord. All sign copy shall be one uniform color throughout and one font/letter style. Except in cases where Tenant is part of a national or regional chain (4 or more stores) whose graphics are a part of a registered trademark, in which case, said Tenant would be allowed a letter color in accordance with their corporate specifications. Also, in registered trademark cases, said Tenant will be allowed the letter style(s) in accordance with their corporate specifications. Landlord, at Landlord’s discretion, will review signs with the intention of varying the sign colors of adjacent Tenant signs so that adjacent signs are not the same plexiglass color. No can signs shall be allowed except logos not to exceed 10% of allowed area. Maximum vertical sign height for sign Type 1 and 2 is 30” for caps\*. Sign length shall not exceed 75% of the leased linear frontage. Maximum sign area is 2 sq. ft. of sign area for each linear foot of tenant building frontage up to a maximum allowed per the County of El Dorado’s Sign Ordinance. All specifications and locations per Exhibit ‘B’.

*\* A descending stem may drop 7” below baseline provided stem is attached to fascia. No part of any sign will be allowed to extend from the fascia.*

2. Type 3 – Business Identification Signage – Second Elevation

Business with a second or third elevation facing onto a street frontage or parking area may have two additional signs at Landlord’s and County of El Dorado’s discretion duplicating the primary sign up to a maximum square footage as described above. See Exhibit ‘C’.

**EXHIBIT N - EXISTING MONTANO DE EL DORADO PHASE I SIGN PROGRAM**

3. Type 4 – Business Identification – Tower Signs

Tenants in Buildings where leased premises are located at a tower, signage shall conform to sign Type 1 or as otherwise directed by Owner. Maximum length of sign will be 80% of tower width. All other specifications shall adhere to sign Type 1 or 2. See Exhibit 'D'.

4. Type 5 – Business Identification – Mid-Size Tenants

Each mid-size Tenant in excess of 5,000 sq. ft. or more of leased space or occupant of a Single User Pad Tenant shall use one (1) set individual back lit illuminated channel letters. All shall conform to sign Type 1 and 2 with the exception of an allowable maximum letter height of 36" and length shall not exceed 80% of leased lineal frontage. Maximum sign area is the two square feet of building sign area for each linear foot of tenant frontage up to a maximum of allowed per the County of El Dorado's Sign Ordinance. A Single User Tenant of Pad may install matching set of letters on each elevations subject to County of El Dorado's approval and maximum area restrictions.

5. Type 6 – Business Identification – Under Canopy Signage

Tenant's in Buildings where leased premises are located at canopy, signage shall install (1) prototypical wall mounted sign as designed by landlord. Install above or to the side of tenants storefront. See Exhibit 'E'.

6. Type 8 – Typical Storefront Vinyl Lettering (Optional)

Each Tenant shall be permitted to place upon or adjacent to their entrance no more than 144 square inches of vinyl Scotchal #3680-20 White Lettering, letter style Helvetica. Application shall not exceed 2" (two inches) in height, indicating hours of business, emergency telephone numbers, etc.

7. Type 9 – Service Door Signage

Tenant shall install service door signage. The purpose of this signage is to identify service door for delivery and emergency purposes only. Sign shall be a 12" (twelve inch) high by 12" (twelve inch) long sheet metal plaque affixed to the rear door with a minimum of four (4) self-tapping sheet metal screws. Plaque shall be painted to match door color. Letters may be maximum 4" (four inches) high. Sign is to be centered on the door with bottom edge located 4'-6" (four feet six inches) from floor.

8. Type 10 – Monument Signs

Two double-faced internally illuminated monument signs in general accordance with locations shown on the Site Plan. Maximum 15'-0" high, 50 square feet maximum area on each side. See Exhibits H1 & H2.

**EXHIBIT N - EXISTING MONTANO DE EL DORADO PHASE I SIGN PROGRAM**

**C. MISCELLANEOUS**

1. Drive-through Restaurant Menu Boards (TBD)

Pad Tenant with drive-through facilities shall be allowed one menu-board per drive through entrance subject to County of El Dorado's sign code.

2. Directional Signs (TBD)

Pad Tenant shall be allowed four (4) directional signs, subject to restrictions of County of El Dorado Sign Code, each not exceeding four (4) square feet in area and a height of four (4) feet. Said directional sign shall contain only that information necessary for on-site circulation, parking and site information without any advertising. All costs associated with the installation of these signs including any electrical requirements shall be at the sole cost of the Landlord. (See Exhibit 'C')

3. Banners

Seasonal banners attached to the parking lot light poles will be subject to County of El Dorado's approval.

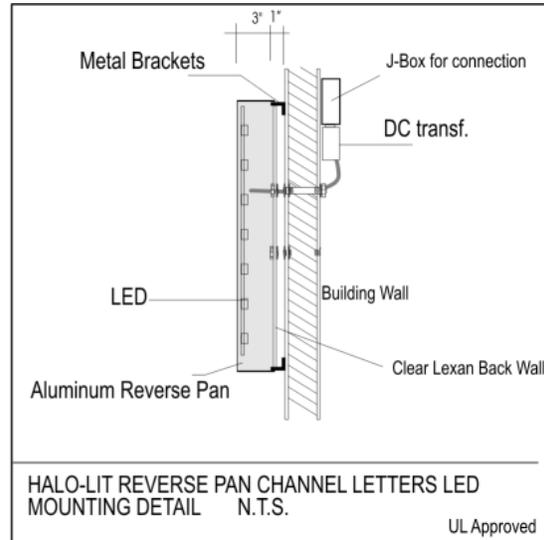
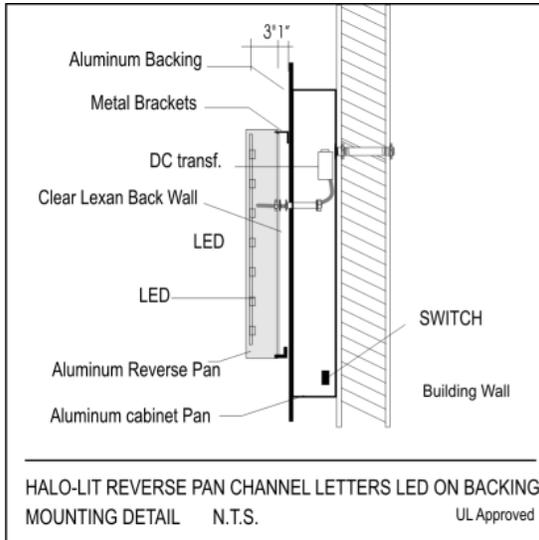
**F. Signage Specifications and Requirements**

**A. Wall Signs**

1. The signs shall be composed of individual 3" returns Aluminum reverse pan channel letters mounted on Aluminum panel with halo illumination { LED recommended}.
2. Colors used in the fabrication of the tenant sign is subject to the property owner's approval.
3. Letter style shall be approved by the property owner.
4. Total wall sign area shall not exceed 2 square foot of signage per lineal foot of façade length on that the sign is located on.
5. The length of signs shall not exceed 75% of the length of the signable area.
6. Letter Size: Staff will determine proper height upon seeing example on a building elevation.
7. Logo's are to be no larger than 36" in height with a illuminated front faces[LED recommended].Aluminum construction max of 5" returns
8. No sign maker's labels or other identification labels shall be visible on exposed surfaces. (Except and required by code or law)

**EXHIBIT N - EXISTING MONTANO DE EL DORADO PHASE I SIGN PROGRAM**

8. No signs of any sort shall be permitted on the roof except on the corner towers as long as they are not installed over the roof line of the tower.
9. All sign circuits are to be provided by the Tenant



**Tenant Fascia Sign Types**

**Standards:**

Tenant signs shall be no longer than 75% of leasehold width. Tenants Square footage will be (2) two sq. ft per each linear ft of frontage. Logos are to be a maximum of 30% of the net sign area and 36" max HT. Signs may consist of colors per landlord approval. Tenants with registered or copyrighted logos or trademarks shall be allowed full color logos. Each tenant may have one (1) on-building sign. Tenants with more than one street frontage may have 2 two per frontage on-building signs the sign area for the lesser length frontage shall be sq. ft of sign area per linear ft of frontage.

**Materials & Finishes Palette**

All signs & sign structures shall be fabricated from a palette of materials & finishes that complements the predominant materials of the project architecture. All signage shall be fabricated of highest quality materials (aluminum), processes (routed sign faces, fabricated aluminum cabinets)

**TYPE A1 – Fascia Tenant signs.**

The signs shall be composed of internally illuminated Halo lighting Reverse pan channel letters (EXHIBIT A1)  
 For one line, sign letters can be a maximum of 24" in height. (EXHIBIT A1b)  
 For two lines, the maximum height of the sign can be 30" in height. (EXHIBIT A1a)  
 Tenant signs shall be no longer than 75% of leasehold width.  
 Tenants' area will be allowed Two (2) square ft per each linear ft. of storefront  
 Logos are to be a maximum of 30% of the net sign area and 36" Ht.

EXHIBIT N - EXISTING MONTANO DE EL DORADO PHASE I SIGN PROGRAM



EXHIBIT A1.



EXHIBIT F – SIGN CRITERIA

**EXHIBIT N - EXISTING MONTANO DE EL DORADO PHASE I SIGN PROGRAM**

EXHIBIT A2

**TYPE A2- Tower Tenants**

The signs shall be composed of internally illuminated Halo lighting Reverse pan channel letters (EXHIBIT A2)  
For one line or two sign letters can be a maximum of 36" in height.  
Tenant signs shall be no longer than 80% of Tower width.  
Tenants' area will be allowed Two (2) square ft. per each linear ft. of storefront  
Logos are to be a maximum of 30% of the net sign area and 36" Ht.



EXHIBIT A2



NIGHT VIEW

**EXHIBIT N - EXISTING MONTANO DE EL DORADO PHASE I SIGN PROGRAM**

**TYPE A3– Street Back Tenant signs**

The signs shall be composed of internally illuminated Halo lighting Reverse pan channel letters (EXHIBIT A3)  
For one line, sign letters can be a maximum of 24" in height.  
For two lines, the maximum height of the sign can be 30" in height.  
Tenant signs shall be no longer than 75% of leasehold width.  
Tenants' area will be allowed Two (2) square ft per each linear ft. of storefront  
Logos are to be a maximum of 30% of the net sign area and 36" Ht.



EXHIBIT A3

**B. Monument Signs.**

1. Four (4) internally illuminated monument sign is allowed for use in identifying tenants. The maximum size is 144 sq. ft of copy area with an over all height of 15'. The maximum size of the monument sign shall be no grater that 15' tall, 12' in length and 18" thick. This sign shall be located out side of the visibility triangle (TBD) and shall be fabricated in such a method to complement the buildings architecture and colors. As per attached rendering.
2. No sign maker's labels or other identification labels shall be visible on exposed surfaces. (Except and required by code or law)

EXHIBIT N - EXISTING MONTAÑO DE EL DORADO PHASE I SIGN PROGRAM



EXHIBIT B

**C. Directional Signs.**

1. Directional signs are permitted as needed to adequately direct pedestrian and vehicular traffic.
2. The maximum height of directional signs are to be 4' tall
3. The maximum sq ft of a directional sign shall not exceed 15 sq ft
4. No sign maker's labels or other identification labels shall be visible on exposed surfaces. (Except and required by code or law)

EXHIBIT N - EXISTING MONTAÑO DE EL DORADO PHASE I SIGN PROGRAM

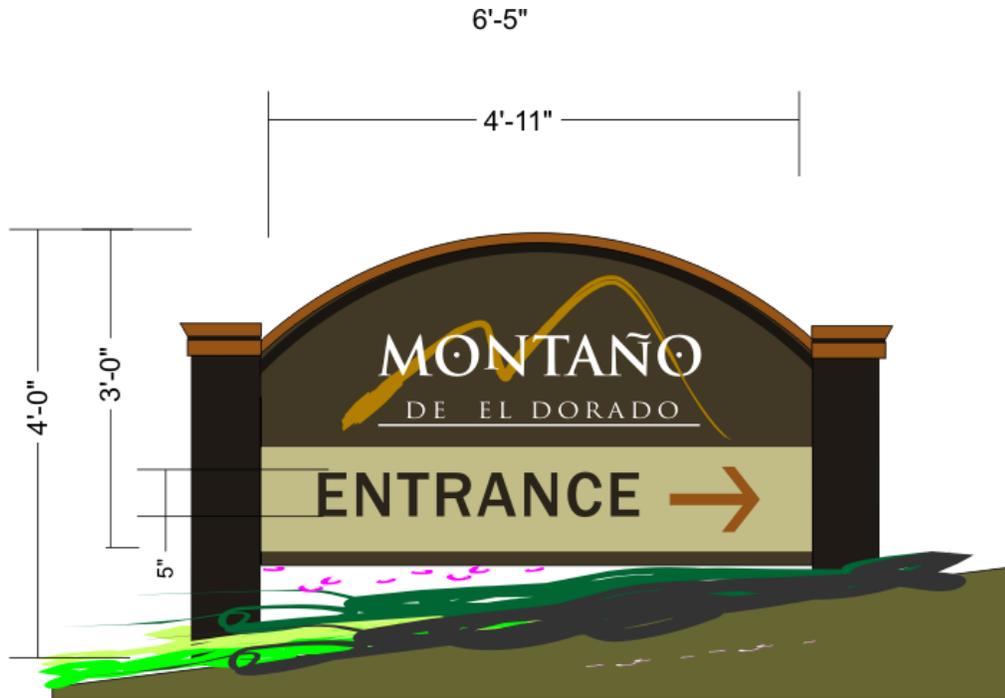


EXHIBIT C

**D. Undercanopy sign**

One under canopy sign allow per entrance max of 4 sq. ft area panels shall have an aluminum background with tenant name (EXHIBIT C). Maintenance of the entire sign shall be the responsibility of the Landlord, with the exception of the Tenant panels, which shall be the responsibility of the Tenant utilizing the panel.

EXHIBIT N - EXISTING MONTANO DE EL DORADO PHASE I SIGN PROGRAM

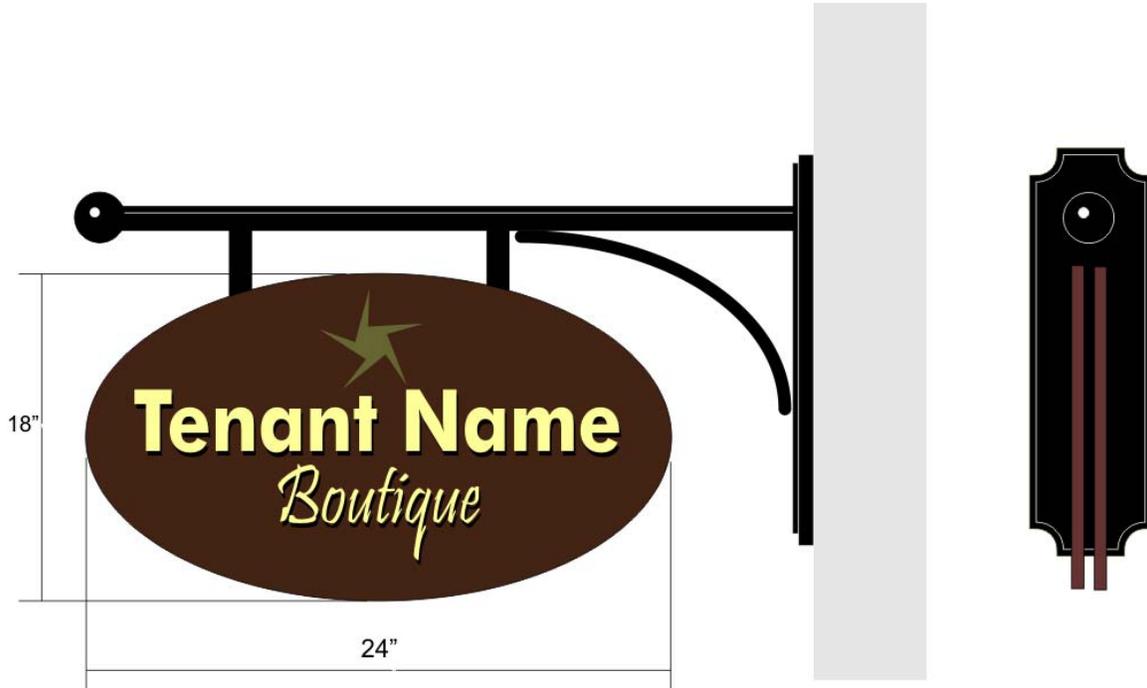


EXHIBIT D

**E. Directional Signs.**

5. Directory signs are permitted as needed to adequately direct pedestrian
6. The maximum height of directional signs are to be 7' tall
7. The maximum sq ft of a directional sign shall not exceed 15 sqft
8. No sign maker's labels or other identification labels shall be visible on exposed surfaces. (Except and required by code or law)

EXHIBIT N - EXISTING MONTANO DE EL DORADO PHASE I SIGN PROGRAM

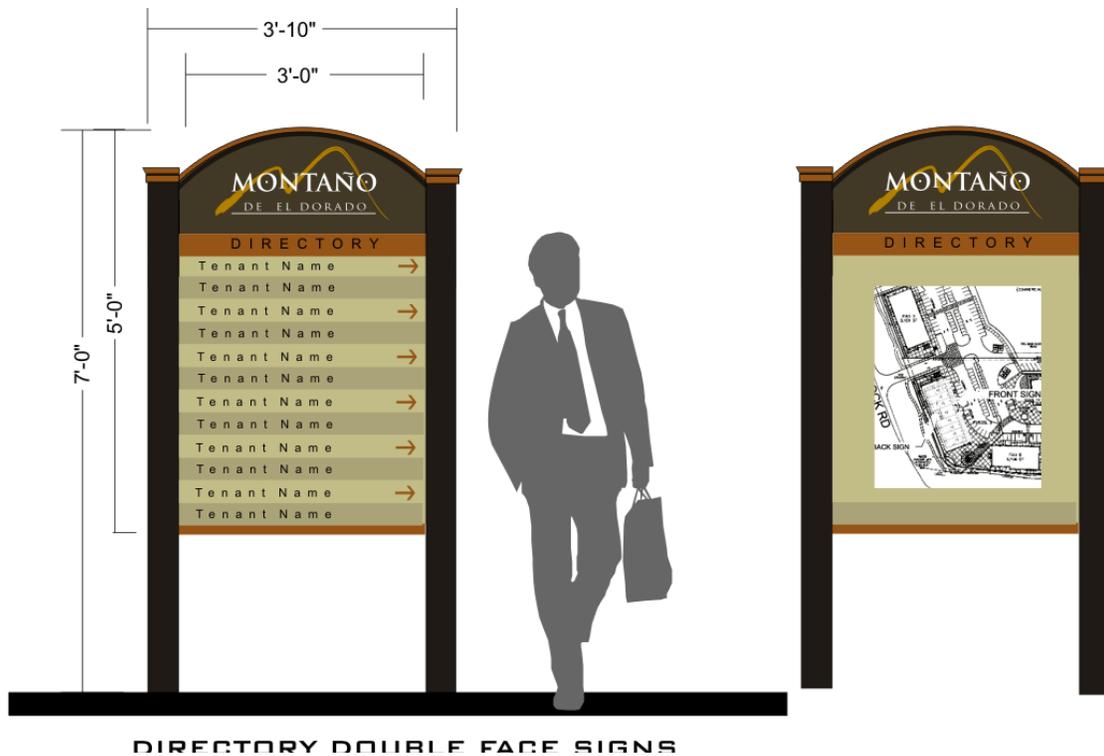


EXHIBIT E

**F. Window Signs**

1. All window signs shall be restricted to a maximum of 20% of a single window area, or 10% aggregate of all storefront window area.

**G. Awnings**

1. Awnings / Entry canopies are allowable and shall be dark brown in color. Exact color to match awning color of the awnings found on the new development and to be approved by the property owner.

**H. Banners**

2. Banners are allowable and shall be to be approved by the property owner.

EXHIBIT N - EXISTING MONTANO DE EL DORADO PHASE I SIGN PROGRAM

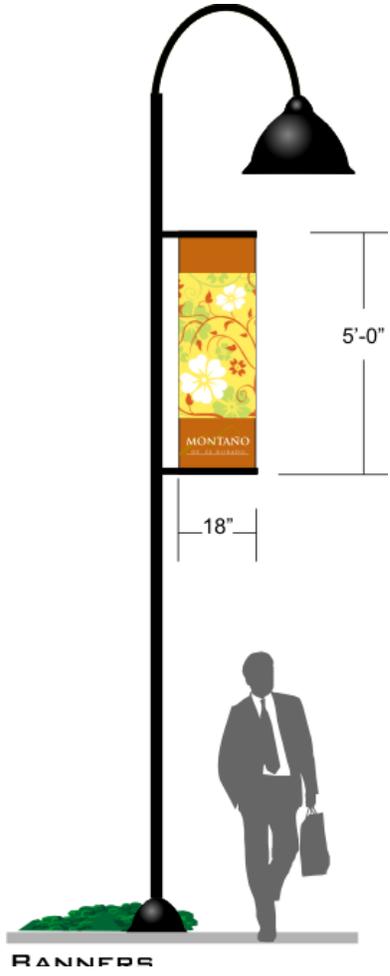


EXHIBIT H

**I. Additional free standing signs**

1. The following free standing signs are approvable if needed
  - A. Menu board for the Drive Thru
  - B. Speaker pedestal for the drive thru
  - C. Clearance bar for the drive thru
  - D. Pre sale menu board for the drive thru

**Section 4  
Prohibited Signs**

Prohibited signs include any flashing or rotating signs, signs not installed on a permanent structure, banners, temporary signs, roof mounted signs, and any sign not approved by the Property Owner and the City of Oakley.

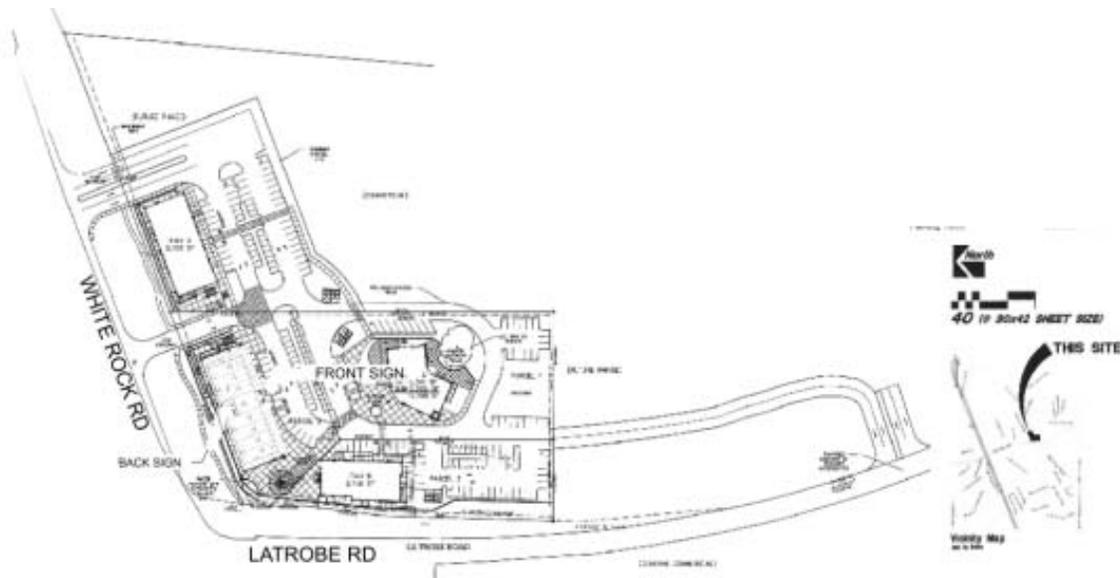
EXHIBIT N - EXISTING MONTANO DE EL DORADO PHASE I SIGN PROGRAM

**Section 5  
Additional Signs**

This project has signage that is not for advertising purposes that the City has mandated as conditions of approval for the project. All signage that is mandated by the conditions of approval shall be installed however will not impact the advertising space allowed. Additional signage includes that signage that will be designed to accommodate the Noise Attenuation Plan (NAP) found in the conditions of approval. No noise is allowed after 10 pm. As per attached rendering.

**Section 6  
Attachments**

- A. Monument sign. The final design is not determined however will not exceed the measurements and intent of the attached rendering
- C. Site plan is for general reference. Exact placement of the monument sign may change during the permit process.



**COMPARISON CHART:  
EXISTING PHASE I SIGN PROGRAM AND CHAPTER 130.36 (SIGNS)**

Existing Phase I Sign Program (DR04-0019)		2014 Sign Ordinance Update (Chapter 130.36)		
Sign Type	Development Standard	County Sign Standard (CR Zone)	Title 130 Reference	Consistent?
<p><u>Multi-Shop Signs:</u></p> <p>1. In-line or pad tenants (&lt;5,000 sf)</p> <p>2. Mid-Size Tenants (&gt;5,000 sf)</p>	<p>1. Total wall sign length shall not exceed 2 sf of signage per lineal foot of façade length.</p> <p>2. Wall signs shall not exceed either 75% or 80% of the length of the signable area, based on whether leased area is greater than or less than 5,000 sf.</p> <p>3. Logo signs limited to 30% of net sign area and max 36" height.</p>	<p>Allowed as Building-Attached signs:</p> <p>1 or more signs per establishment based on floor area as follows:</p> <p>a) &lt; 10,000 sf floor area = 50 sf max sign area</p> <p>b) 10,001—25,000 sf floor area = 75 sf max sign area</p> <p>c) &gt; 25,001 sf floor area = 100 sf max sign area</p>	<p><b>Table 130.36.070.1b:</b> Standards for Permanent On-Site Signs (Building-Attached Signs)</p>	<p><b>Consistent.</b></p> <p>Based on existing building lease areas, single building-attached signs are generally less than combined max of 60 sf.</p>
<p>3. Additional building frontage(s) (All Tenants)</p>	<p>Additional tenant frontage signs are allowed. Additional signs shall not exceed the dimensions of the primary sign.</p>	<p>Allowed as Building-Attached signs. Max sf is based on establishment floor area (see above)</p>	<p><b>Table 130.36.070.1b</b></p>	<p><b>Generally consistent.</b></p> <p>However, some signs exceed the combined max total of 60 sf per establishment.</p>
<p>4. Tower Signs</p>	<p>Size limited to 80% of the width of tower wall. All other specs to meet standards of Type 1 or 2 above.</p>	<p>Allowed as Building-Attached signs. Max sf is based on establishment floor area (see above)</p>	<p><b>Table 130.36.070.1b</b></p>	<p><b>Generally consistent.</b></p> <p>However, some signs exceed the combined max total of 60 sf per establishment.</p>
<p>5. Under Canopy Signage</p>	<p>One under-canopy sign, not to exceed 4sf, shall be allowed per business entrance.</p>	<p>Allowed as a Building-Attached sign. Sign lettering shall not exceed 25 % of total surface area and shall be an integral part of the overhead awning/canopy.</p>	<p><b>Section 130.36.070(H)(2)</b> (Awning and Canopy Signs)</p>	<p><b>Consistent.</b></p>
<p>6. Storefront Lettering</p>	<p>Business ID signage, Max 144 square inches</p>	<p>Allowed. Addressing and business identification info is exempt from sign permit.</p>	<p><b>Chapter 130.36.030</b> (Exemptions)</p>	<p><b>Consistent.</b></p>
<p>7. Service Door Signs</p>	<p>12" high x 12"long</p>	<p>Allowed. Addressing and business ID info is exempt from sign permit.</p>	<p><b>Chapter 130.36.030</b> (Exemptions)</p>	<p><b>Consistent.</b></p>

**COMPARISON CHART:  
EXISTING PHASE I SIGN PROGRAM AND CHAPTER 130.36 (SIGNS)**

Existing Phase I Sign Program (DR04-0019)		2014 Sign Ordinance Update (Chapter 130.36)		
Sign Type	Development Standard	County Sign Standard (CR Zone)	Title 130 Reference	Consistent?
8. Freestanding (Monument) Signs	Up to four internally illuminated monument signs with max 144 sf each. Max height 15'.	1 multi-tenant sign per public street frontage as follows: > First street frontage: 80 sf max area, 20' max height > Other street frontage(s): 40 sf., 10' max height.	<b>Table 130.36.070.1b</b> (Integrated Developments) and <b>Section 130.36.080 (B)</b> (Uniform Sign Program Required)	<b>Not Consistent.</b> Sign size and height exceed maximum standards (incl. 20% deviation for integrated sign program). Height of second frontage sign limited to 12'. Max allowed sizes limited to 96 sf (first street frontage) and 48 sf (other street frontages).
9. Drive-Through Menu Boards	One menu board allowed for each drive through restaurant consistent with County standards.	Max 60 sf of total signage allowed, not to exceed 30 sf per individual sign.	<b>Section 130.36.070(K)(4)</b> (Menu/Order Board Signs for Drive- Through Uses)	<b>Consistent.</b>
10. Directional Signs	One or more pedestrian-oriented tenant directory signs as needed: Max 7' high/15 sf	Directional signs limited to traffic signage only. Max 42" high and 6 sf.	<b>Section 130.36.030(B)(1)</b> (Exempt Signs With Limitations)	<b>Not consistent.</b> Sign type not specified in new ordinance. Recommend consultation with Planning staff to explore available options.
11. Temporary Banners	Allowed subject to property owner approval.	Exempt from permit. Limited to 1 sign per establishment per street frontage. Max area 50 sf.	<b>Section 130.36.050</b> (Temporary Signs) and <b>Table 130.36.050.1</b> (Temporary On-Site Sign Standards)	<b>Consistent.</b>
12. Window Signs	Max 20% of single window area or 10% aggregate of all tenant storefront window area	Exempt From Permit. Max 25% coverage of any window.	<b>Section 130.36.030(B)(1)</b> (Exempt Signs With Limitations)	<b>Consistent.</b>



**MONTAÑO**  
DE EL DORADO  
**PHASE 2 - MASTERPLAN**

**(Preliminary)  
SIGN PROGRAM**

**Montano De El Dorado**

*White Rock Road & Latrobe Road, El Dorado Hills , CA*

February 15<sup>th</sup>, 2021

# Montano De El Dorado

White Rock Road & Latrobe Road  
El Dorado Hills, CA 95762

## A. Purpose and Intent

The purpose of this **PRELIMINARY SIGNAGE PROGRAM** is to establish initial plaza (Phase 2) standards that are consistent with El Dorado County's current Sign Ordinance with specifications to assure that a quality identity is depicted within the boundaries of the Montano de El Dorado Shopping Center, upon its Buildings, at its Entry points, and within its Directories located throughout the project.

The intent of applicant/developer is to establish a preliminary guide that, prior to construction of any structures, will be shaped and finalized into a proposed Final Signage Program and therein become the El Dorado County approved "Signage Criteria" for Montano de El Dorado Shopping Center (Phase 2). Once approved, the finalized and enforceable signage criteria is to be followed by the owners, the tenants, and occupants of this project in perpetuity. Under separate application the developer shall submit a more detailed and finalized Signage Program that will depict the final specifications of the individual monument signs, building facia signs, directional signs and all other signage related items which may be applicable to the Updated County Sign Ordinance at the time of application.

This Preliminary Signage Program has been designed for the following purposes:

1. To submit as part of development application package, and for illustration purposes, a preliminary program that, once approved under separate application, will accomplish the following:
  - a. Complies with **El Dorado County Updated 2014 Signage Ordinance, Title 130, Article 3** and Planned Development (PD) overlay designation as the case may be.
  - b. Establishes a preliminary intent to provide documentation and illustrations to "blend" the current and established Signage Criteria and Standards now approved with El Dorado County as it relates to the existing project (Phase 1). This criterion is now memorialized as an executed Exhibit document within all existing plaza leases and enforced at Montano De El Dorado (Phase one) plaza.
  - c. Illustrate the approximate dimensions, attributes, and entry point locations of Monument Signage placement within the new masterplan – subject to change once the final signage application is submitted with all details and exhibits.

By establishing a high standard of construction and durability along with aesthetic considerations we will ensure that the Montano De El Dorado Shopping Plaza Sign Program will present itself to be an elegant representation of the project, an integral element of the neighborhood and the upscale community commercial zone, and generally be presented within an unobtrusive format. Flexibility of design is encouraged but ordinance and program conformity will be enforced by the Landlord and the County of El

# Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT P CONCEPTUAL DRAFT PHASE II SIGN PROGRAM

Page 3 of 19

Dorado. Any sign which is deemed non-conforming or unapproved will be immediately brought into conformity.

## **B. Tenant Submittal and approvals**

Prior to submittal of Sign applications to County, Tenants must obtain Landlords approval by submitting four (4) copies as outlined in this criteria, to the Landlord at the following address. For questions or correspondence regarding this sign program should be directed to:

Property Manager  
C/O PERKINS COMMERCIAL  
GROUP, INC.  
White Rock Road  
El Dorado Hills, CA 95762  
(916) 284-2555

## **C. Tenant Signage Approval Requirements**

1. Prior to sign fabrication the Tenant or their sign contractor shall submit to the Landlord for approval four (4) sets of detailed shop drawings showing size, color, materials, and fabrication method. In addition to the aforementioned drawings, submissions shall also include elevations drawings showing placement on building and a site rendition showing location in relation to a site plan. Installation method will be shown as a cross section diagram. This approval must be obtained prior to submittal to the County of El Dorado.
2. Following the Landlord approval of proposed signage, the sign contractor shall submit to the County the drawings which were approved as well as all applications for permits **as required by the County of El Dorado.**
3. The fabrication and installation of all signs shall be performed in accordance with the standards and specifications outlined in these criteria and standards set by **final approved plans that have the approval from both the Landlord and the County.**

## **D. General Requirements**

1. The Tenants shall be allowed to install signage that is in accordance with the County & Plaza approved sign criteria. All other or additional signage are prohibited and shall be removed at the Tenant's expense.
2. The Tenant shall be responsible for the following expenses relating to signage for the tenant's space:
3. Permit and application fees.
4. Fabrication, installation, and removal of signage, including primary power from provided hook up point. This service will need to be provided by a licensed electrician.

# Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT P CONCEPTUAL DRAFT PHASE II SIGN PROGRAM

Page 4 of 19

5. All maintenance and repair.
6. All signs shall be reviewed for conformity with this criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of the Landlord.
7. Prior to the installation and manufacture of any sign, the Tenant shall obtain a sign permit from the County of El Dorado.
8. Each Tenant shall pay all costs for its' signs including manufacture, installation, maintenance, and County permits.
9. Each Tenant shall be responsible for and repair any damage to any surface caused by the signage or its installation.
10. Landlord reserves the right to periodically hire an independent electrical engineer, at Tenant's sole expense, to inspect the installation of all Tenant's signs. Tenants will be required to have any discrepancies and/or code violations corrected at Tenant's expense. Any code violations, requests for sign removals or discrepancies not corrected within fifteen (15) days of notice, may be corrected by the Landlord at Tenant's expense.
11. Tenant's sign contractor shall carry workman's compensation and public liability insurance in the amount of \$2,000,000 per occurrence for any damage suffered or done by all persons and/or property while engaged in the construction or erection of signs. Evidence of this insurance must be provided to Landlord prior to installation.
12. Upon vacancy, Tenant shall remove sign and restore fascia to original condition at Tenant's sole cost and expense within fifteen (15) days of expiration of term or earlier termination of Tenant's lease.

## **E. GENERAL PLAZA SIGN CONSTRUCTION (ALL SIGNS)**

1. All signs and their installation shall comply with all applicable County building and electrical codes and bear the UL label.
2. Tenant's sign contractor shall completely install and connect sign display and primary wiring at sign location per Landlord's approval. Signs are to be connected to the J-box provided by the Landlord, which is connected to Landlord's house panel for uniform control hours of illumination unless otherwise directed by Landlord.
3. All penetrations of exterior fascia to be sealed watertight, and finish to match adjacent material, subject to Landlord's approval.
4. All signs shall be kept in good condition, be legible, adequately repaired, maintained, and painted by the Tenant thereof at all times. All repairs shall be equal in quality and design to the original signs. The standards for maintenance and repair of signs shall be that which will assure the highest visual quality.
5. All exterior signs shall be secured by concealed fasteners, stainless steel, nickel or cadmium plated.

6. Plastic surfaces to be 3/16<sup>th</sup> as manufactured for outdoor advertising.
7. All exterior signs shall be mounted 1/2" from the building for proper drainage.

**B. SIGN TYPES**

Business Identification Signs – Multi-Shop In-Line Tenants.

**Type 1 – Multi Shop Pad Building Tenants (Halo Style Signage)**

Each shop Tenant shall install one set of back lit illuminated, individual channel letters on the fascia space as directed by Landlord. All sign copy shall be one uniform color throughout and one font/letter style. Except in cases where Tenant is part of a national or regional chain (4 or more stores) whose graphics are a part of a registered trademark, in which case, said Tenant would be allowed a letter color in accordance with their corporate specifications. Also, in registered trademark cases, said Tenant will be allowed the letter style(s) in accordance with their corporate specifications. Landlord, at Landlord's discretion, will review signs with the intention of varying the sign colors of adjacent Tenant signs so that adjacent signs are not the same plexiglass color. No can signs shall be allowed except logos not to exceed 10% of allowed area. Maximum vertical sign height for sign Type 1 and 2 is 30" for caps and must conform to the following:

- A. Tenants with less than (<) 10,000 sf of floor area - signs shall not exceed **50 square feet of Maximum signage area**. Maximum sign area shall not exceed the maximum allowed per the County of El Dorado's Sign Ordinance or the final county approved signage criteria. All specifications and locations per Exhibit A or B.
- B. Tenants with 10,001 sf to 25,000 sf of floor area - signs shall not exceed **75 square feet of Maximum signage area**. Maximum sign area shall not exceed the maximum allowed per the County of El Dorado's Sign Ordinance or the final county approved signage criteria. All specifications and locations per Exhibit A or B'.
- C. Tenants over 25,000 sf of floor area - signs shall not exceed **100 square feet of Maximum signage area**. Maximum sign area shall not exceed the maximum allowed per the County of El Dorado's Sign Ordinance or the final county approved signage criteria. All specifications and locations per B.
- D. **Hotel Signage** – Comprehensive Signage Package per Marriott International Springhill Suites Concept to be submitted under mutually exclusive and separate Signage Application at a later date.

**2. Type 2 – Business Identification Signage – Second Elevation**

Business with a second or third elevation facing onto a street frontage or parking area may have two additional signs at Landlord's and County of El Dorado's discretion duplicating the primary sign up to the maximum square footage as described above or as otherwise approved by landlord and County of El Dorado. See Exhibit 'D'.

**3. Type 3 – Business Identification – Tower Signs**

Tenants in Buildings where leased premises are located at a tower, signage shall conform to sign Type 1 or as otherwise directed by Owner. Maximum length of sign will be consistent with the Maximum allowable per the leased floor area as followed in Type 1 and Type 2 above. See Exhibit 'C'.

**4. Type 4 – Business Identification – Under Canopy Signage**

Tenant's in Buildings where leased premises are located at canopy, signage shall install (1) prototypical wall mounted sign as designated by landlord. Install above or to the side of tenant's storefront (upon Landlords approval). Sign lettering shall not exceed 25% of the total surface area and shall be an integral part of the overhead. No signage shall be placed upon the Canopy without the approval of Landlord and County of El Dorado.

**5. Type 5 – Typical Storefront Vinyl Lettering (Optional)**

Each Tenant shall be permitted to place upon or adjacent to their entrance no more than 144 square inches of vinyl #3680-20 White Lettering, letter style Helvetica. Application shall not exceed 2" (two inches) in height, indicating hours of business, emergency telephone numbers, etc.

**6. Type 6 – Service Door Signage**

Tenant shall install service door signage. The purpose of this signage is to identify service door for delivery and emergency purposes only. Sign shall be a 12" (twelve inch) high by 12" (twelve inch) long sheet metal plaque affixed to the rear door with a minimum of four (4) self-tapping sheet metal screws. Plaque shall be painted to door color. Letters may be maximum 4" (four inches) high. Sign is to be centered on the door with bottom edge located 4'-6" (four feet six inches) from floor.

**7. Type 7 – Monument Signs**

Applicant/Developer to install Two (2) double-faced, internally illuminated monument signs in general accordance with locations shown on the Site Plan attached to this Preliminary Signage Program.

A. **MONUMENT SIGN #1 (Primary)** shall be fabricated and placed at a safe and conspicuous location at the primary entrance to the Shopping Center (Latrobe Road at Post Street) as approved by County. It shall conform to the 2014 Sign Ordinance update (Chapter 130.36) with any variation as may be approved by County approved PD Overly consideration. It shall consist of no more than 80 square feet Maximum Area, and a Maximum 20' height (per current code). See Exhibit E and attached site plan as an example of look and location.

B. **MONUMENT SIGN #2 (Secondary)** shall be fabricated and placed at a safe and conspicuous secondary (right in/right out) entrance to the Shopping Center (Latrobe Road - between Golden Foothill Parkway & Post Street). It shall conform to the 2014 Sign Ordinance update (Chapter 130.36) with any variation as may be approved by County approved PD Overly considerations. It shall consist of no more than 40 square feet Maximum Area, and a Maximum 10' height

# Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT P CONCEPTUAL DRAFT PHASE II SIGN PROGRAM

Page 7 of 19

(per current code). See Exhibit F and attached site plan as an example of look and location.

## C. MISCELLANEOUS

### 1. Drive-through Restaurant Menu Boards

Pad Tenant with drive-through facilities shall be allowed one menu-board per drive through entrance subject to County of El Dorado's sign code. No more than 60 Maximum total square feet of signage, with no more than 30 square feet per individual sign.

### 2. Directional Signs

Limited to traffic Signage Only. Such signage shall have a maximum of 42" and be placed 6 feet in height by pole or otherwise.

### 3. Banners

Seasonal banners attached to the parking lot light poles will be subject to County of El Dorado's approval.

## F. Signage Specifications and Requirements

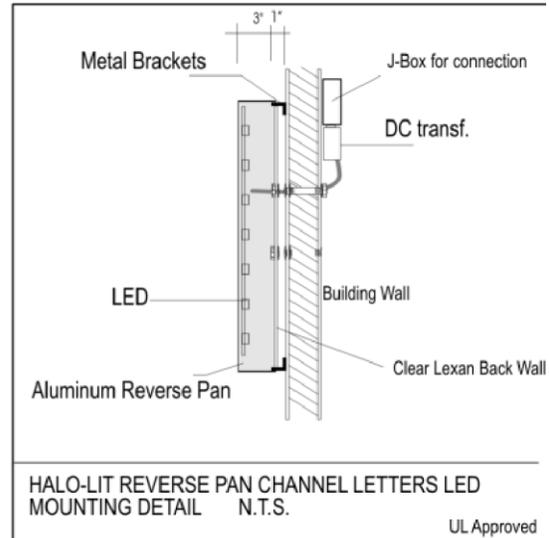
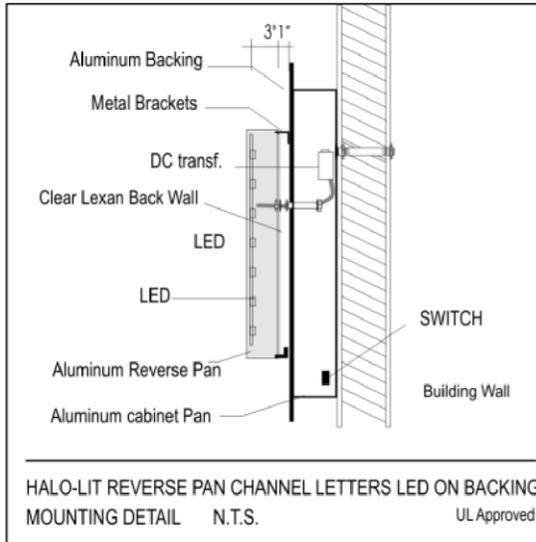
### A. Wall Signs

1. The signs shall be composed of individual 3" returns Aluminum reverse pan channel letters mounted on Aluminum panel with halo illumination { LED recommended}.
2. Colors used in the fabrication of the tenant sign is subject to the property owner's approval.
3. Letter style shall be approved by the property owner.
4. Total wall sign area shall not exceed 2 square foot of signage per lineal foot of façade length on that the sign is located on.
5. The length of signs shall not exceed 75% of the length of the signable area.
6. Letter Size: Staff will determine proper height upon seeing example on a building elevation.
7. Logos are to be no larger than 36" in height with an illuminated front or Halo face [LED recommended]. Aluminum construction max of 5" returns

# Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT P CONCEPTUAL DRAFT PHASE II SIGN PROGRAM

Page 8 of 19

8. No sign maker's label or other identification labels shall be visible on exposed surfaces. (Except and required by code or law)
9. No signs of any sort shall be permitted on the roof except on the corner towers so long as they are not installed over the roof line of the tower.
10. All sign circuits are to be provided by the Landlord.



## Tenant Fascia Sign Types

### Standards:

SF of signage shall be consistent with El Dorado County Signage Ordinance and County approved Plaza Signage Criteria.

Logos are to be a maximum of 30% of the net sign area and 36" max height.

Signs may consist of colors per landlord approval.

Tenants with registered or copyrighted logos or trademarks shall be allowed full color logos.

Each tenant may have one (1) on-building sign. Tenants with more than one street frontage may have 2 two per frontage on-building signs with Landlord approval.

### Materials & Finishes Palette

All signs & sign structures shall be fabricated from a palette of materials & finishes that complements the predominant materials of the project architecture.

All signage shall be fabricated of highest quality materials (aluminum), processes (routed sign faces, fabricated aluminum cabinets)

### TYPE A1 – Fascia Tenant signs.

The signs shall be composed of internally illuminated Halo lighting.

# Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT P CONCEPTUAL DRAFT PHASE II SIGN PROGRAM

Page 9 of 19

Reverse pan channel letters (EXHIBIT A)

For one line, sign letters can be a maximum of 24" in height. (EXHIBIT A) For two lines, the maximum height of the sign can be 30" in height. (EXHIBIT B) Tenant signs shall be no longer than 75% of leasehold width.

**Tenants total area signage shall not exceed the Maximum square footages specified within this Signage Program (depending upon the total square footage of Tenants total floor area) as discussed herein.**



**EXHIBIT A**

Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT P  
CONCEPTUAL DRAFT PHASE II SIGN PROGRAM

Page 10 of 19



EXHIBIT B

**TYPE A2– Tower Tenants**

The signs shall be composed of internally illuminated Halo lighting  
Reverse pan channel letters (EXHIBIT C)

For one line or two sign letters can be a maximum of 36" in height.

Tenant signs shall be no longer than 80% of Tower width.

**Tenants total area signage shall not exceed the Maximum square footages specified within this Signage Program (depending upon the total square footage of Tenants total floor area) as discussed herein.**



EXHIBIT C



## NIGHT VIEW -Back lit "Halo"

### TYPE A3- Street Back Tenant signs

The signs shall be composed of internally illuminated Halo lighting

Reverse pan channel letters (EXHIBIT D)

For one line, sign letters can be a maximum of 24" in height.

For two lines, the maximum height of the sign can be 30" in height.

Tenant signs shall be no longer than 75% of leasehold width.

**Tenants total area signage shall not exceed the Maximum square footages specified within this Signage Program (depending upon the total square footage of Tenants total floor area) as discussed herein.**



## EXHIBIT D

### B. Monument Signs.

1. The Master planned Phase 2 Area will have (2) internally illuminated monument signs - 1 Primary and 1 secondary. MS1 is to be allowed for use **for identifying a selection of limited individual tenants**. MS2 shall be used to identify the placement of the secondary entrance (ingress/egress area) and is to basically host the name "Montano de El Dorado". The maximum size and height of BOTH monument signs shall be in conformance with the 2014 El Dorado County Ordinance Update, the established and approved Signage Criteria and the specifications illustrated in this Preliminary Signage Program. The signs shall be safely located as approved by County and shall be fabricated in such a method to complement the buildings architecture and colors as per attached renderings.
2. No sign maker's label or other identification labels shall be visible on exposed surfaces. (Except and required by code or law)

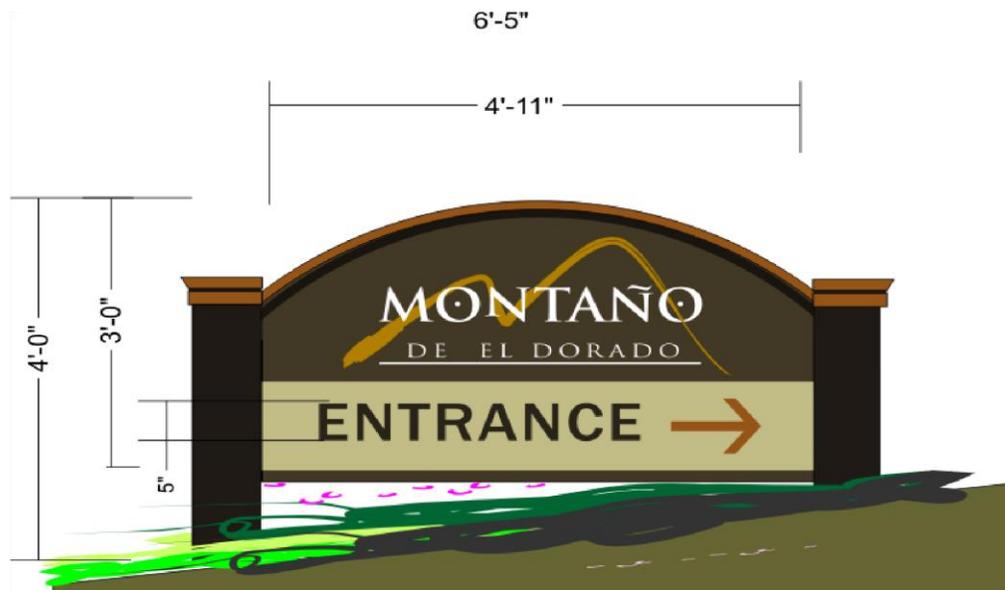
**Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT P  
CONCEPTUAL DRAFT PHASE II SIGN PROGRAM**

Page 13 of 19

DEPICTION OF GENERIC "PRIMARY MONUMENT SIGN THAT MAY BE SIMILAR TO THE SINGAGE REQUEST IN THE COMING UNDER SEPARATE FORMAL APPLICATION.



**EXHIBIT E - PRIMARY MONUMENT SIGN EXAMPLE  
(Dimensions to be sized to Code Compliance)**



**EXHIBIT F - PRIMARY MONUMENT SIGN EXAMPLE  
(Dimensions to be sized to Code Compliance)**

**C. Directional Signs.**

1. Directional signs are permitted as needed to adequately direct pedestrian and vehicular traffic.
2. The maximum height of directional signs to be 4' in height.
3. The maximum square feet of a directional sign shall not exceed 15 square feet.
4. No sign maker's label or other identification labels shall be visible on exposed surfaces. (Except and required by code or law)

**D. Under Canopy sign**

One Under Canopy sign allow per entrance max of 4 sq. ft area panels shall have an aluminum background (non-lit) with tenant name. Sign Lettering shall not exceed 25% of total surface area and shall be an integral part of the overhead awning/canopy. Maintenance of the entire sign shall be the responsibility of the Landlord, except for the Tenant panels, which shall be the responsibility of the Tenant utilizing the panel.



**EXHIBIT G - PRIMARY OVERHEAD SIGN EXAMPLE  
(Dimensions to be sized to Code)**

**E. Vehicular Traffic & Pedestrian Directional Signs.**

5. Directory signs shall be limited to vehicular traffic signs only.
6. The maximum height of directional sign pole to be 6' tall with the actual sign being a maximum 42" high.

# Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT P CONCEPTUAL DRAFT PHASE II SIGN PROGRAM

Page 15 of 19

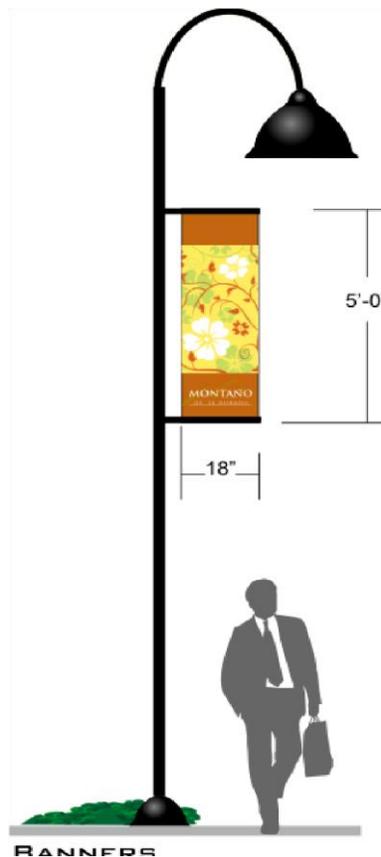
7. The maximum sq ft of a directional sign shall not exceed 15 sq ft or the maximum allowable under current traffic safety codes, as the case may be.
8. No sign maker's label or other identification labels shall be visible on exposed surfaces. (Except and required by code or law)
9. Pedestrian Directory Signs may be proposed as part of a future application if necessitated for safety or circulation – to be placed within certain strategically located common areas.

## F. Window Signs

1. All window signs shall be restricted to a maximum of 25% of a single window area, or 10% aggregate of all storefront window area, whichever is less.

## G. Banners

1. Seasonal Banners are allowable and shall be to be approved under the control of the property owner.



## EXHIBIT H – SEASONAL BANNERS (Dimensions to be sized to Code)

Montano De El Dorado. PHASE 2 – MASTERPLAN  
El Dorado Hills. California  
Preliminary - 2021

# Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT P CONCEPTUAL DRAFT PHASE II SIGN PROGRAM

Page 16 of 19

## I. Additional free-standing signs

1. The following free-standing signs are approvable under separate application (to be approved by owner and County) on a case-by-case basis if needed -
  - A. Menu board for the Drive Thru
  - B. Speaker pedestal for the drive thru
  - C. Clearance bar for the drive thru
  - D. Pre-sale menu board for the drive thru

## Section 4 Prohibited Signs

Prohibited signs include any flashing or rotating signs, signs not installed on a permanent structure, banners, temporary signs, roof mounted signs, safety rail mounted signs, and any sign not approved by the Property Owner and the County of El Dorado.

## Section 5 Additional Signs

This project may have signage that is not for advertising purposes that the County of El Dorado may mandate as conditions of approval for the project. All signage that is mandated by the conditions of approval shall be installed however will not impact the advertising space allowed.

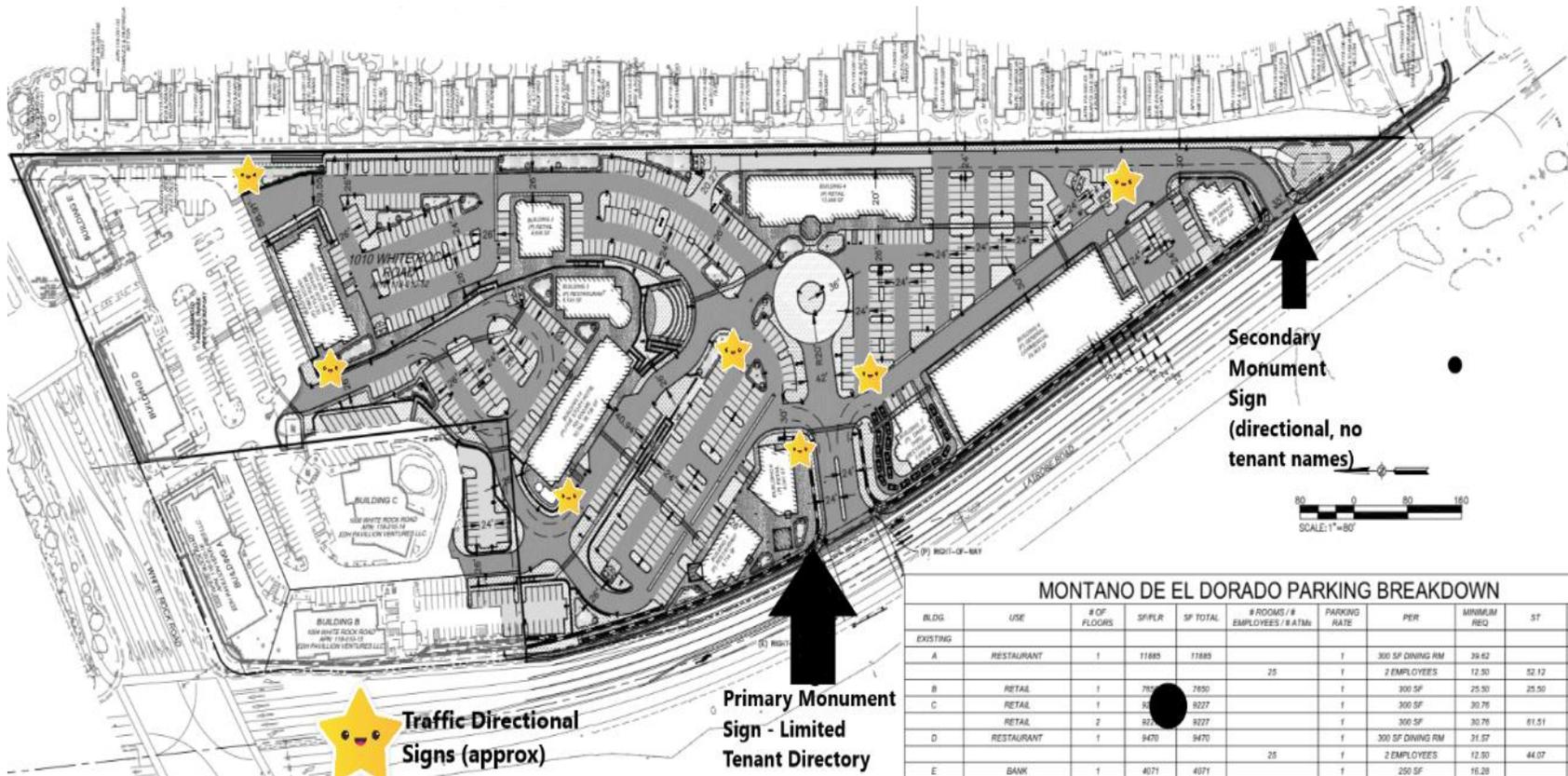
## Section 6 Attachments:

- A. **Masterplan (Phase 2) Site Plan – Signage Placement** - for general reference. Exact placement of the Primary and Secondary Monument Signs and/or Traffic Circulation Signs may change during the permitting process per County requirement and final construction drawings.
  
- B. **Table illustrating comparison** of current signage standards (*2014 Signage Program Update 2014, Chapter 130.36*) with current approved & existing Montano Phase 1 Signage Program.

# Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT P CONCEPTUAL DRAFT PHASE II SIGN PROGRAM

ATTACHMENT A

PRELIMINARY LAYOUT OF SIGNAGE LOCATION WITHIN THE MASTERPLAN. The 'Arrows' illustrate general location of the Primary & Secondary monument signs, while the 'Stars' illustrate the general location of Traffic Direction Signs.



MONTANO DE EL DORADO PARKING BREAKDOWN									
BLDG	USE	# OF FLOORS	SF/FLR	SF TOTAL	# ROOMS / # EMPLOYEES / # ATM	PARKING RATE	PER	MINIMUM REQ	ST
EXISTING									
A	RESTAURANT	1	11885	11885	25	1	300 SF DINING RM	39.62	
							2 EMPLOYEES	12.50	52.12
B	RETAIL	1	750	750		1	300 SF	25.50	25.50
C	RETAIL	1	927	927		1	300 SF	30.76	
	RETAIL	2	927	927		1	300 SF	30.76	61.51
D	RESTAURANT	1	9470	9470		1	300 SF DINING RM	31.57	
					25	1	2 EMPLOYEES	12.50	44.07
E	BANK	1	4071	4071		1	250 SF	16.28	

# Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT P CONCEPTUAL DRAFT PHASE II SIGN PROGRAM

## Exhibit B. SIGN ORDINANCE COMPARISON CHART

**Comparison of the Existing Montano De El Dorado Phase I Sign Program and Current Sign Standards (Chapter 130.36):**

Existing Phase I Sign Program (DR04-0019)		2014 Sign Ordinance Update (Chapter 130.36)		
Sign Type	Development Standard	County Sign Standard (CR Zone)	Title 130 Reference	Consistent?
<p><u>Multi-Shop Signs:</u></p> <p>1. In-line or pad tenants (&lt;5,000 sf)</p> <p>2. Mid-Size Tenants (&gt;5,000 sf)</p>	<p>1. Total wall sign length shall not exceed 2 sf of signage per lineal foot of façade length.</p> <p>2. Wall signs shall not exceed either 75% or 80% of the length of the signable area, based on whether leased area is greater than or less than 5,000 sf.</p> <p>3. Logo signs limited to 30% of net sign area and max 36" height.</p>	<p>Allowed as Building-Attached signs:</p> <p>1 or more signs per establishment based on floor area as follows:</p> <p>a) &lt; 10,000 sf floor area = 50 sf max sign area</p> <p>b) 10,001—25,000 sf floor area = 75 sf max sign area</p> <p>c) &gt; 25,001 sf floor area = 100 sf max sign area</p>	<p><b>Table 130.36.070.1b:</b> Standards for Permanent On-Site Signs (Building-Attached Signs)</p>	<p><b>Consistent.</b></p> <p>Based on existing building lease areas, single building-attached signs are generally less than combined max of 60 sf.</p>
<p>3. Additional building frontage(s) (All Tenants)</p>	<p>Additional tenant frontage signs are allowed. Additional signs shall not exceed the dimensions of the primary sign.</p>	<p>Allowed as Building-Attached signs. Max sf is based on establishment floor area (see above)</p>	<p><b>Table 130.36.070.1b</b></p>	<p><b>Generally consistent.</b></p> <p>However, some signs exceed the combined max total of 60 sf per establishment.</p>
<p>4. Tower Signs</p>	<p>Size limited to 80% of the width of tower wall. All other specs to meet standards of Type 1 or 2 above.</p>	<p>Allowed as Building-Attached signs. Max sf is based on establishment floor area (see above)</p>	<p><b>Table 130.36.070.1b</b></p>	<p><b>Generally consistent.</b></p> <p>However, some signs exceed the combined max total of 60 sf per establishment.</p>
<p>5. Under Canopy Signage</p>	<p>One under-canopy sign, not to exceed 4sf, shall be allowed per business entrance.</p>	<p>Allowed as a Building-Attached sign. Sign lettering shall not exceed 25 % of total surface area and shall be an integral part of the overhead awning/canopy.</p>	<p><b>Section 130.36.070(H)(2)</b> (Awning and Canopy Signs)</p>	<p><b>Consistent.</b></p>
<p>6. Storefront Lettering</p>	<p>Business ID signage, Max 144 square inches</p>	<p>Allowed. Addressing and business identification info is exempt from sign permit.</p>	<p><b>Chapter 130.36.030</b> (Exemptions)</p>	<p><b>Consistent.</b></p>
<p>7. Service Door Signs</p>	<p>12" high x 12"long</p>	<p>Allowed. Addressing and business ID info is exempt from sign permit.</p>	<p><b>Chapter 130.36.030</b> (Exemptions)</p>	<p><b>Consistent.</b></p>

# Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT P CONCEPTUAL DRAFT PHASE II SIGN PROGRAM

### Comparison of the Existing Montano De El Dorado Phase I Sign Program and Current Sign Standards (Chapter 130.36):

Existing Phase I Sign Program (DR04-0019)		2014 Sign Ordinance Update (Chapter 130.36)		
Sign Type	Development Standard	County Sign Standard (CR Zone)	Title 130 Reference	Consistent?
8. Freestanding (Monument) Signs	Up to four internally illuminated monument signs with max 144 sf each. Max height 15'.	1 multi-tenant sign per public street frontage as follows: > First street frontage: 80 sf max area, 20' max height > Other street frontage(s): 40 sf., 10' max height.	<b>Table 130.36.070.1b</b> (Integrated Developments) and <b>Section 130.36.080 (B)</b> (Uniform Sign Program Required)	<b>Not Consistent.</b> Sign size and height exceed maximum standards (incl. 20% deviation for integrated sign program). Height of second frontage sign limited to 12'. Max allowed sizes limited to 96 sf (first street frontage) and 48 sf (other street frontages).
9. Drive-Through Menu Boards	One menu board allowed for each drive through restaurant consistent with County standards.	Max 60 sf of total signage allowed, not to exceed 30 sf per individual sign.	<b>Section 130.36.070(K)(4)</b> (Menu/Order Board Signs for Drive- Through Uses)	<b>Consistent.</b>
10. Directional Signs	One or more pedestrian-oriented tenant directory signs as needed: Max 7' high/15 sf	Directional signs limited to traffic signage only. Max 42" high and 6 sf.	<b>Section 130.36.030(B)(1)</b> (Exempt Signs With Limitations)	<b>Not consistent.</b> Sign type not specified in new ordinance. Recommend consultation with Planning staff to explore available options.
11. Temporary Banners	Allowed subject to property owner approval.	Exempt from permit. Limited to 1 sign per establishment per street frontage. Max area 50 sf.	<b>Section 130.36.050</b> (Temporary Signs) and <b>Table 130.36.050.1</b> (Temporary On-Site Sign Standards)	<b>Consistent.</b>
12. Window Signs	Max 20% of single window area or 10% aggregate of all tenant storefront window area	Exempt From Permit. Max 25% coverage of any window.	<b>Section 130.36.030(B)(1)</b> (Exempt Signs With Limitations)	<b>Consistent.</b>