



Staff Report to the Zoning Administrator

Application Number: **131032**

Applicant: Elizabeth Schmidt
Owner: Ken and Kathleen Bunter
APN: 065-091-02

Agenda Date: September 20, 2013
Agenda Item #: 1
Time: After 9:00 a.m.

Project Description: The proposal is to add approximately 42 square feet of additional corporate signage to the existing gas station canopy to include one name/graphic sign and three logo signs (Valero); to add a 12 square foot business name sign (Felton Pit Stop) over the entrance to the convenience store; and to allow for five double sided advertising signs of between 8 and 10 square feet each, three to be mounted on the canopy pillars and two signs to be free standing. This requires the approval of a Variance to exceed the maximum 50 square feet of allowed sign area, to allow more than one business sign and to allow advertising signage for a commercial use in the SU-GH zone district.

Location: The property is located on the south side of Graham Hill Road (6225 Graham Hill Road) at the intersection with Covered Bridge Road.

Supervisory District: Fifth District (District Supervisor: Bruce McPherson)

Permits Required: Variance
Technical Reviews: none

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 131032, based on the attached findings and conditions.

Exhibits

- | | | | |
|----|--|----|--|
| A. | Categorical Exemption (CEQA determination) | D. | Project plans |
| B. | Findings | E. | Assessor's, Location, Zoning and General Plan Maps |
| C. | Conditions | | |

Parcel Information

County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor, Santa Cruz CA 95060

Parcel Size: 17,946.7 square feet (0.41 acres)
Existing Land Use - Parcel: Gas station with a convenience store
Existing Land Use - Surrounding: To the north, Commercial retail/shopping center; to the west, Public Park; to the south, residential neighborhood and to the east, miscellaneous commercial uses (store)
Project Access: Graham Hill road and Covered Bridge Road
Planning Area: San Lorenzo Valley Planning Area
Land Use Designation: C-S (Service Commercial)
Zone District: SU-GH (Special Use with a Geologic Hazards Combining District)
Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal ☐ Yes ☒ No
Comm.

Environmental Information

Geologic Hazards: The parcel lies within the Floodway of the San Lorenzo River
Soils: N/A
Fire Hazard: Not a mapped constraint
Slopes: N/A
Env. Sen. Habitat: The parcel is mapped as having biotic resources however the entire site is currently developed and no additional disturbance is proposed.
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archeology: The parcel is mapped as having archaeological resources however the entire site is currently developed and no additional disturbance is proposed.

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: San Lorenzo Valley Water District
Sewage Disposal: Septic Tank
Fire District: Felton fire Protection District
Drainage District: Flood Control Zone 8

Project Setting

The "Felton Pit Stop" gas station and convenience store occupies a prominent site at the eastern entry to the town of Felton on the corner of Graham Hill Road and Covered Bridge Road. The parcel is located across from the Felton Fair shopping center and adjacent to the Felton Covered Bridge County Park.

History

Following the approval of application 681-U for a service station in April of 1961, a gas station with auto service bays was constructed on this parcel (formerly a portion of 065-091-01) under Building Permit #9975. Other than a change of signage authorized by 77-96-PD there were no changes to the service station until 1982, when Planned Development Permit 82-154-PD authorized the conversion of a portion of the existing gas station building that had been used for automotive repair, to a convenience store. Later, two Minor Variations were granted, 93-0408 for further revisions to the signage for the gas station and 98-0678 for the replacement of the underground fuel storage tanks.

In 2012, following a change in the ownership of the gas station, application 121011 was approved for upgrades to the convenience store that included a revised entry with a new porch, the addition of a walk-in cooler and interior remodeling. Later that year, application 121177 was approved to revise the signage to reflect a change from Sturdy Oil to Valero and to upgrade the existing pump canopy, gas pumps and other fixtures on the site to reflect Valero colors. The proposed revisions to signage approved under 121177 specifically did not include approval of additional business signage or advertising signs that would require the approval of a Variance as set out in County Code section 13.10.581.

At the time that this application was submitted in early 2013 a visit to the site by staff showed that the gas station was not operating in compliance with the conditions of approval of 121011 and 121177 in that advertising signage had not been removed. Therefore it was determined that the property owner would seek approval for appropriate advertising signage at the gas station along with this application.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 17,946.7 square feet (0.41 acres), located in the SU-GH (Special Use with a Geologic Hazards Combining District) zone district, with a (C-S) Service Commercial General Plan designation. The existing gas station with convenience store is an allowed use within the Service Commercial General Plan designation and SU zone district, subject to the approved use/development permits.

Proposed project

The business/corporate signage that is proposed will result in a total of 6 separate signs that have a combined area of 86 square feet. In addition, five permanent advertising sign locations are proposed that have a combined area of 46 square feet. This requires the approval of a Variance to erect more than one business sign with a combined area that exceeds the allowed 50 square foot size limitation and to provide a location for temporary advertising signage at the pump canopy.

The existing approved signage at the gas station includes one 32 square foot, double sided monument sign that is located adjacent to Graham Hill Road at the edge of the existing paved forecourt area and set back approximately five feet from the edge of the right of way, and directional signage (Valero) on each of the pump toppers.

The proposal is to add additional corporate signage and logos (Valero) at the existing pump canopy to include one 18 square foot name sign with an associated yellow wavy line of around 9 square feet and three approximately 5 square foot logo signs. In addition a new business sign

(Felton Pit Stop) of 12 square feet, is proposed to be added above the entrance to the convenience store. Further, as previously stated, in addition to corporate/business signage this application includes recognition of appropriate locations for temporary advertising signage adjacent to the fuel pumps. The requested advertising signage consists of three double sided signs of approximately 10 square feet each to be mounted one on each of the canopy support poles and also two free standing signs of around 8 square feet each to be located adjacent to the pumps and facing Graham Hill Road.

The approval of a Variance for additional signage at the Felton Pit Stop gas station is justified in that the proposed signage is consistent with the type of signage commonly associated with gas station uses and the proposed additional signs will not materially alter the impact of the existing gas station on the surrounding land uses.

Felton Town Plan

Although the Felton Pit Stop/Valero gas station is mapped on the County GIS as being within the Felton Town Plan, the parcel is located outside the general study area addressed in the report and therefore there are no specific guidelines or recommendations pertaining to the site.

Design Review

The additional signage at the Felton Pit Stop gas station will not materially alter the visual impact of the gas station from the adjacent park and other surrounding land uses or on the natural landscape and therefore complies with the requirements of the County Design Review Ordinance.

Environmental Review

The proposed project is eligible for a Categorical Exemption, per the requirements of the California Environmental Quality Act (CEQA) under Class 1 - Existing Facilities (Section 15301), since the proposed signage will be associated with an existing gas station/convenience store and the use is allowed within the parcel's Service Commercial General Plan designation and SU zone district, subject to the approved use/development permits.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **131032**, based on the attached findings and conditions.

Supplementary reports and information referred to in this report are on file and available

for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

Report Prepared By: Lezanne Jeffs
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-2480
E-mail: lezanne.jeffs@co.santa-cruz.ca.us

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 131032

Assessor Parcel Number: 065-091-02

Project Location: 6225 Graham Hill Road, Felton

Project Description: Proposal to add approximately 42 square feet of additional signage at the existing gas station canopy to include one name/graphic sign and three logo signs, to add a 12 square foot business name sign over the entrance to the convenience store and to allow for five double sided advertising signs of between 8 and 10 square feet each, three to be mounted on the canopy pillars and two signs to be free standing.

Person or Agency Proposing Project: Elizabeth Schmidt

Contact Phone Number: (925) 969 9778

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

Specify type:

E. ☒ **Categorical Exemption**

Specify type: Class 1 - Existing Facilities (15301)

F. Reasons why the project is exempt:

Additional signage for an existing gas station with a convenience store, no other changes.

In addition, none of the conditions described in Section 15300.2 apply to this project.

Lezanne Jeffs, Project Planner

Date: _____

Development Permit Findings

- 1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.**

This finding can be made in that the signs will be located in an area designated for commercial uses and will be erected at an existing approved gas station. The proposed additional signage will not deprive adjacent properties or the neighborhood of light, air, or open space. The increase in the total allowed business related sign area from the already approved 32 square feet to approximately 54 square feet, which allows for the addition of corporate signage on the pump canopy and business signage on the convenience store, and the addition of approximately 46 square feet of advertising signage associated with the fuel pumps and canopy, will not materially change the impact of the gas station on surrounding uses. The proposed signage will comply with the requirements of County Code section 13.10.581 in that no signs that are visible from adjacent residential properties will be illuminated and all signs have been designed to be an integral part of the existing gas station structures.

- 2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.**

This finding can be made, in that the proposed location of the signs and the conditions under which they would be operated or maintained will be consistent with all pertinent County ordinances, subject to the approval of a Variance, and the purposes of the Service Commercial General Plan designation and SU zone district, as the primary use of the signs will be for advertising the location of one Valero gas station with an associated convenience store "Felton Pit Stop" that meets all current site standards for the zone district and conforms to all previous development approvals. Variance Findings are included in this report.

- 3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.**

This finding can be made, in that the proposed signs are consistent with the use requirements specified for the Office (C-O) land use designation in the County General Plan.

The proposed project will result in a compatible commercial design as specified in General Plan Policies 2.14.6 (Quality of Commercial Design), 8.5.2 (Commercial Compatibility with Other Uses) and 8.5.3 (Commercial Design – Areas with Unique Design Guidelines) in that the signs at the existing gas station and convenience store will be consistent with signage permitted at all other similar gas stations in the County and are therefore consistent with these General Plan Policies. The proposed signage at the gas station and convenience store will be consistent with the intent of all previous development approvals and will not adversely impact surrounding uses and will be appropriately sized to complement the scale of the existing structures.

Although the Felton Pit Stop/Valero gas station is mapped on the County GIS as being within the Felton Town Plan, the parcel is located outside the general study area addressed in the report and therefore there are no specific guidelines or recommendations pertaining to the site. The area immediately adjacent to the gas station that is referred to in the Felton Town Plan as "Felton Commons" (now the Felton Covered Bridge County Park) was identified as an area that could be developed to provide a sense of entry into the village core. Improvements to the gas station that include upgrades to the convenience store and new landscaping at the corner of Graham Hill Road and Covered Bridge Road have already been installed to upgrade the appearance of the site as viewed by those entering Felton along Graham Hill Road. The proposed signage will not have any visual impact as viewed from the adjacent park and will not detract from the sense of entry into Felton.

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the additional signage will not alter the expected level of traffic generated by the existing gas station.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed signage is consistent with the scale and type of sign installed at most gas stations in the County and other jurisdictions. The proposed signage will be an integral part of the canopy/convenience store designs and the signs are to be mounted on the existing pump canopy and convenience store and will not extend above the upper line of the roof fascia of either structure. The proposed corporate signs will be located on the pump canopy only on the sides that face away from the adjacent residential neighborhood so that the proposed low level illumination will not create any glare or disturbance to the nearby dwellings. No lighting is proposed for the business sign at the convenience store or the proposed advertising signage associated with the pump canopy.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the proposed additional signage at the gas station will be of an appropriate scale and type of design that will not detract from the aesthetic qualities of the surrounding properties or the Felton Covered Bridge County Park and will not reduce or visually impact available open space in the surrounding area.

A remodel of the original gas station that was approved under previous permits 121011 and 121177 has already been completed and, in addition, landscaping that was required under those permits is being well maintained and is now beginning to mature so that overall the appearance of the gas station has been significantly upgraded.

Variance Findings

- 1. That because of the special circumstances applicable to the property, including size, shape, topography, location, and surrounding existing structures, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.**

The special circumstance that applies to this lot is that the commercial sign regulations as set out in County code section 13.10. 581 primarily regulate signage at individual commercial buildings and for shopping centers but do not allow for the type of signage that is commonly associated with gas stations. A majority of gas stations that are located in the County of Santa Cruz are either out of compliance with the sign regulations or have otherwise been granted a Variance or other development approval that has permitted additional signage.

The additional corporate signage on the canopy will have a minimal additional impact on the appearance of the gas station because the company name and logos will be mounted on the existing canopy, which has already been retrofitted and upgraded to reflect the teal and yellow corporate colors for Valero subject to the approval of 121177. All of the proposed canopy signage will be within the teal-colored area and will not extend above or below the existing structure.

Although the convenience store is associated with the gas station, it is not owned or operated by Valero, the corporate name that is displayed on the monument sign, canopy and fuel pumps and that is only associated with the brand of gasoline that is sold at the gas station. "Felton Pit Stop" is the business name associated with the property owner and convenience store which is completely separate from the corporate name for the oil company. Currently, other than a logo on one window blind, there is no business signage at the convenience store. It is therefore appropriate to permit an additional 12 square foot business sign for the convenience store. The proposed sign is to be mounted on the entry porch at the doorway to the store, below the roof line, and is of an appropriate scale for the building. There is no proposal to light this sign.

The proposal to allow for temporary advertising signage associated with the fuel pumps appropriate for a gas station in that, temporary signage is allowed by right on commercial parcels as set out in County Code section 13.10.581(B). However, the ordinance only allows for advertising signage in window areas of a structure and does not address the need for similar signage related to windowless structures such as a pump canopy at a gas station. Advertising signage at the pump canopy is very commonly associated with all gas station uses and as with other gas stations, the canopy acts to visually reduce the perception of clutter by consolidating the advertising posters together with the pumps.

Additional temporary advertising signs associated with the convenience store do not require the approval of a Variance and are subject to the provisions set out in County Code, which allows for permanent or temporary window signs that are not displayed for more than two weeks, and that are limited to a maximum of 20% of the window area of the building.

2. That the granting of such variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety or welfare or injurious to property or improvements in the vicinity.

This finding can be made in that the project is located in an area designated for commercial uses. The proposed installation of one additional name sign/logo and three logo signs on the existing pump canopy, a new business sign at the convenience store and advertising signage adjacent to the pumps will not deprive adjacent properties or the neighborhood of light, air, or open space. Further, the proposed canopy signs will be located on only the north, east and west elevations of the canopy, with the main corporate name sign facing Graham Hill Road, therefore these signs will not be visible from any residential neighborhoods and there will be no disturbance to adjacent dwellings from the proposed low level interior illumination. The increase in the total allowed corporate sign area from 32 square feet to approximately 74 square feet, to allow for the addition of name brand signage and logos at the pump canopy, the addition of one 12 square foot business sign at the convenience store and recognition of the existing advertising signage affixed to the canopy support posts and adjacent to the pumps, will not materially change the impact of the gas station on surrounding uses.

3. That the granting of such variance shall not constitute a grant of special privileges inconsistent with the limitations on other properties in the vicinity and zone in which such is situated.

This finding can be made, in that the granting of a Variance to increase the total corporate sign area to 74 square feet, to add one 12 square foot business sign and to allow for advertising signage adjacent to the fuel pumps, and to increase the number of business signs/logos to a total of six signs, will not constitute a grant of special privilege to this parcel as similar signage exists at the majority of gas stations within the County of Santa Cruz and throughout California. It is common practice for a gas station to include signage that includes a monument sign to advertise gasoline prices and corporate signage denoting the gasoline supplier, displayed on the pump canopy and pumps. In addition, since the business name for a service station is not generally the same as the corporate oil company name, many gas stations also include a separate business name for an associated convenience store or automobile service business. Therefore the inclusion of additional corporate signage on the pump canopy and the addition of one business name sign at the convenience store is not a grant of special privilege.

Similarly, advertising signage associated with fuel pumps and the canopy is found on most gas stations, although in many cases this is not specifically permitted. Temporary signage is allowed by right on commercial parcels as set out in County Code section 13.10.581(B) but the ordinance only allows for advertising signage in window areas of a structure and does not address the need for similar signage related to windowless structures such as a pump canopy at a gas station. In this case a specific Variance has been included to the application to address the need for advertising signage so that the gas station will be able to operate in full compliance with all County regulations and development approvals.

Conditions of Approval

Exhibit D: 6 sheets prepared by Sign Development Inc , 4 sheets dated 6/24/12, 2 sheets dated 4/29/13

- I. This permit authorizes the addition of additional signage at and existing gas station with a convenience store, to include: one illuminated name/graphic sign and three illuminated logo signs (Valero) at the pump canopy; a 12 square foot business name sign (Felton Pit Stop) at the entrance to the convenience store, and to allow for five double sided advertising signs of between 8 and 10 square feet each, three to be mounted on the canopy pillars and two signs to be free standing. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit or previous permits. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development.
 - B. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
 - A. All improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.

IV. Operational Conditions

- A. Temporary advertising signs associated with the convenience store shall comply with County Code section 13.10.581(B). Advertising signage is limited to window signs that are not displayed for more than two weeks, and that are limited to a maximum of 20% of the window area of the building.
- B. Additional signage not specifically approved by this permit or by previous permit 121177, is not allowed unless a separate application for a Variance has been approved.
- C. Ongoing maintenance of all landscaped areas is required, including watering on a regular basis until plants are well established, then on an as needed basis thereafter to ensure survival, and ongoing removal of all weeds to maintain a tidy appearance. Any plants that fail shall be replaced.
- D. All weed control netting is to be maintained completely covered by bark mulch.
- E. The installed landscaping is subject to ongoing review. If deemed necessary, additional plantings and a drip irrigation system may be required to be installed as a Condition of Approval of a future permit.
- F. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:

1. COUNTY bears its own attorney's fees and costs; and
 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor'(s) in interest, transferee(s), and assign(s) of the applicant.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the corporate and business signs described in the development permit. Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

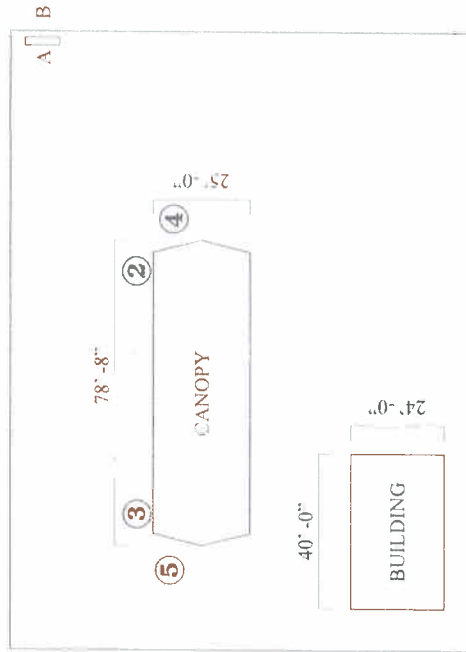
Wanda Williams
Deputy Zoning Administrator

Lezanne Jeffs
Project Planner

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.



GRAHAM HILL RD.



SITE PLAN
SCALE: 1/32" = 1'-0"

COVERED BRIDGE RD.



EXISTING SITE

IMPORTANT NOTE:

THESE DRAWINGS ARE
STRICTLY A REPRESENTATION
OF THE DESIRED VALERO
IMAGE AND COLOR SCHEME
AND MAY NOT REPRESENT
THE FINAL IMAGE STRATEGY
FOR THIS SITE WHICH MAY
HAVE TO BE ADJUSTED DUE
TO PERMITTING AND/OR
BUDGETARY ISSUES



Sign Development Inc.

Upland, CA 91786 (909) 920-5535

PROPRIETARY INFORMATION. The information disclosed in this document, including all drawings, designs and related materials, is the valuable and proprietary information of Sign Development Inc. It is provided solely for the use of the customer and is not to be reproduced, copied, or otherwise used without the written consent of Sign Development Inc. All rights are reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Sign Development Inc. All copyright and other proprietary rights to this document, including all design, manufacturing, reproduction, use, and sales rights thereto, © 2011 SIGN DEVELOPMENT INC.

CUSTOMER APPROVAL

SIGN AND PRINT FULL NAME _____

DATE _____


NO. 13110
DATE: 06.24.12BA
REV:

PAGE: 1 OF 3

VALERO
6225 GRAHAM HILL RD.
FELTON, CA



EXISTING NORTH CANOPY ELEVATION



Sign Development Inc.

Upland, CA 91786 (909) 920-5535



6225 GRAHAM HILL RD.
FELTON, CA

NO. 13110
DATE: 06.24.12BA
REV:

PAGE: 2 OF 3

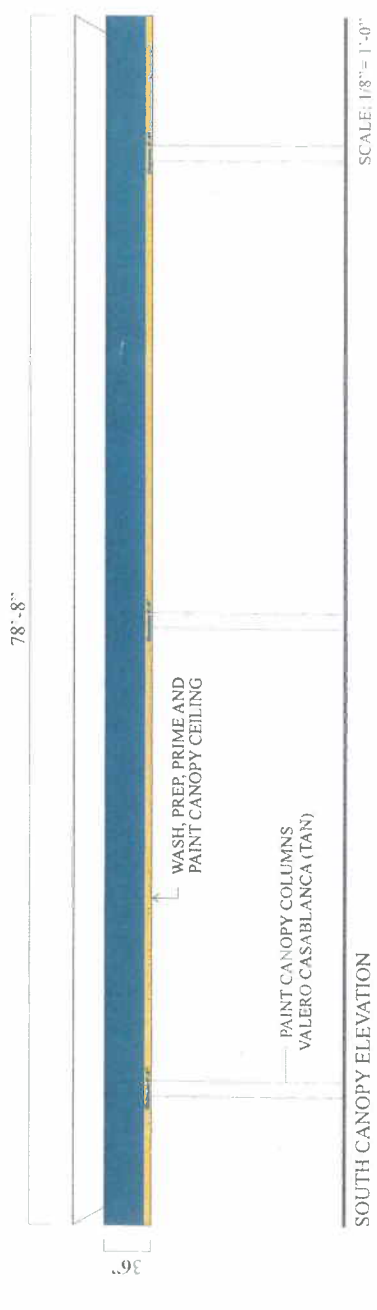
CUSTOMER APPROVAL

SIGN AND PRINT FULL NAME _____ DATE _____

PROPRIETARY INFORMATION: The information disclosed in this document, including all drawings, designs and related materials, is the valuable and proprietary information of Sign Development Inc. It is provided solely for the use of the customer and is not to be reproduced, copied, or otherwise used without the express written authorization of Sign Development Inc. Any use, reproduction, or disclosure of this information without the express written authorization of Sign Development Inc. may result in legal action. Sign Development Inc. reserves all rights in and to this information, including all design, manufacturing, reproduction, use, and sales rights therein. © 2011 SIGN DEVELOPMENT INC.



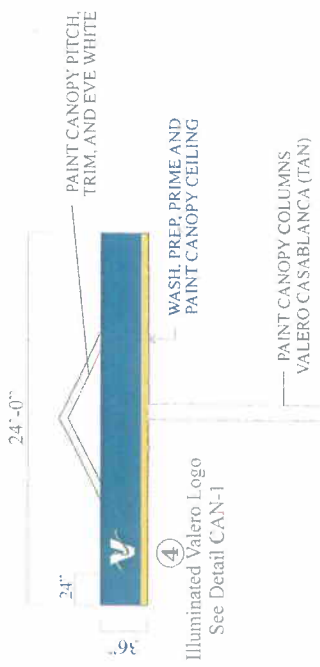
NOTES:
PAINT ALL EXISTING BUMPER POLES VALERO TEAL.
PAINT CANOPY COLUMNS VALERO CASABLANCA (TAN).
REMOVE ANY AD SIGNS AND BANNERS ON BUMPER POLES OR CANOPY COLUMNS.
REMOVE EXISTING TRASH AND WASH CADDIES AND INSTALL NEW VALERO TRASH CADDIES.





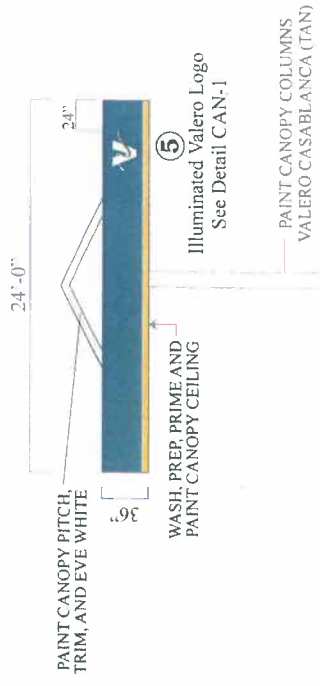
EXISTING WEST CANOPY ELEVATION

PAINT CANOPY PITCH,
TRIM, AND EVE WHITE




WEST CANOPY ELEVATION SCALE: 1/8" = 1'-0"

NOTES:
PAINT ALL EXISTING BUMPER POLES VALERO TEAL.
PAINT CANOPY COLUMNS VALERO CASABLANCA (TAN).
REMOVE ANY AD SIGNS AND BANNERS ON BUMPER POLES OR CANOPY COLUMNS.
REMOVE EXISTING TRASH AND WASH CADDIES AND INSTALL NEW VALERO TRASH CADDIES.



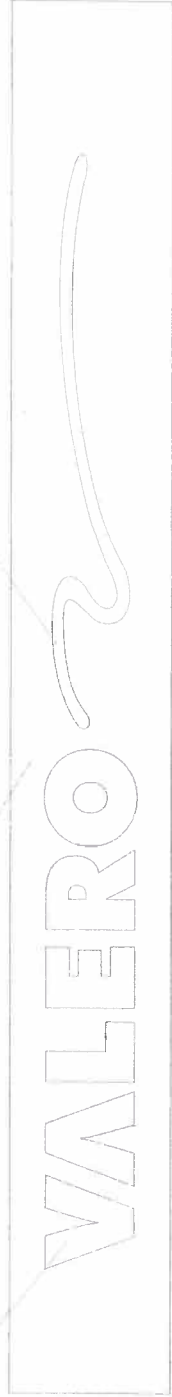
EAST CANOPY ELEVATION SCALE: 1/8" = 1'-0"

 <p>Sign Development Inc. Upland, CA 91786 (909) 920-5535</p>	<p>NO. 13110 DATE: 06.24.12BA REV:</p>	<p>PAGE: 3 OF 3</p>	<p>CUSTOMER APPROVAL</p> <p>SIGN AND PRINT FULL NAME _____ DATE _____</p>	<p>PROPRIETARY INFORMATION: The information disclosed in this document, including all drawings, designs and related materials, is the valuable and proprietary information of Sign Development Inc. It is provided solely for the use of the client and is not to be reproduced, copied, or otherwise used without the written consent of Sign Development Inc. It is not to be disclosed or duplicated, in whole or in part, for any reason. Sign Development Inc. expressly reserves all copyright and other proprietary rights to this document, including all design, manufacturing, reproduction, use, and sales rights therein. © 2011 SIGN DEVELOPMENT INC.</p>
<p>6225 GRAHAM HILL RD. FELTON, CA</p>				

VALERO TEAL (PANTONE 315C)

VALERO YELLOW (PANTONE 123C) - 3M OPAQUE VINYL

WHITE

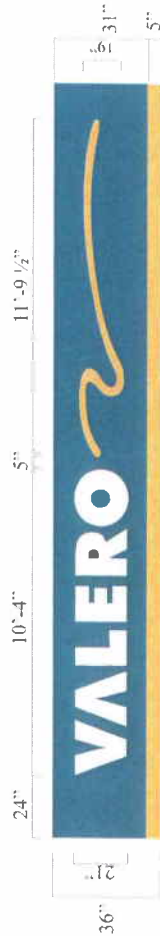


VALERO YELLOW (PANTONE 123C) - 3M TRANSLUCENT VINYL
VALERO TEAL (PANTONE 315C) - 3M OPAQUE VINYL

WHITE



VALERO YELLOW (PANTONE 123C) - 3M OPAQUE VINYL
VALERO TEAL (PANTONE 315C) - 3M TRANSLUCENT VINYL



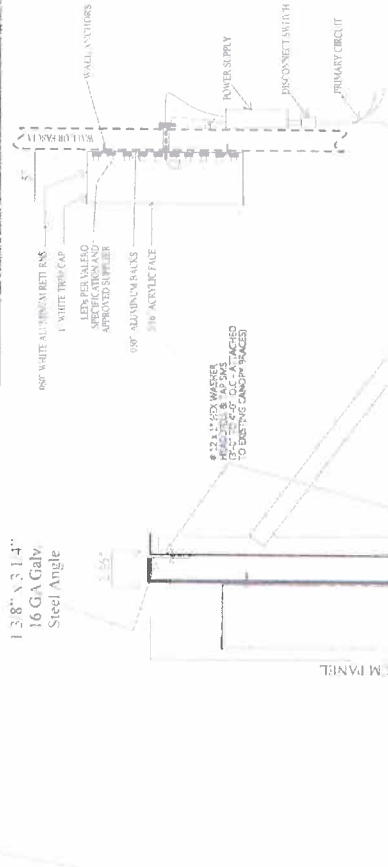
②

2'-10 7/16"



③ ④ ⑤

CHANNEL LETTER DETAILS, LED ILLUMINATION



ACM FASCIA WITH ILLUMINATED COPY

CAN-1



Sign Development Inc.

Upland, CA 91786 (909) 920-5535

CUSTOMER APPROVAL

PAGE:

NO. 13110

DATE: 06.24.12BA

REV:

DATE

SIGN AND PRINT FULL NAME

PROPRIETARY INFORMATION. The information disclosed in this document, including all drawings, designs and related materials, is the valuable and proprietary information of Sign Development Inc. It is provided solely for the use of the customer and is not to be reproduced, copied, or otherwise used without the written consent of Sign Development Inc. Sign Development Inc. may not be disclosed or duplicated, in whole or in part, for any reason. Sign Development Inc. expressly reserves all patent, copyright and other proprietary rights to this document, including all design, manufacturing, reproduction, use, and sales rights thereto. © 2011 SIGN DEVELOPMENT INC.

6225 GRAHAM HILL RD.
FELTON, CA

VALERO



STOREFRONT ELEVATION

48"



36"

STOREFRONT SIGN

related materials, is the valuable and proprietary information of Sign Development Inc. It is provided solely for the use of the client and is not to be used for any other purpose. Sign Development Inc. may not be held responsible for any errors or omissions in this document. Sign Development Inc. reserves all copyright and other proprietary rights to this document, including all design, manufacturing, reproduction, use, and sales rights thereto. © 2011 SIGN DEVELOPMENT INC.

SIGN AND PRINT FULL NAME

DATE

NO. I3110
DATE: 06.24.12BA
REV: 04.29.13SP

PAGE:

SUPPLEMENT PAGE 1 OF 2



Sign Development Inc.

Upland, CA 91786 (909) 920-5535

VALERO

6225 GRAHAM HILL RD.
FELTON, CA



FRONT CANOPY ELEVATION



CANOPY COLUMNS AD SIGNS
46" HIGH x 31" WIDE



PORTABLE LOTTO SIGN
53" HIGH x 28" WIDE



PORTABLE PROPANE SIGN
42" HIGH x 28" WIDE



Sign Development Inc.

Upland, CA 91786 (909) 920-5535

VALERO 6225 GRAHAM HILL RD.
FELTON, CA

SUPPLEMENT PAGE 2 OF 2

NO. I3110

PAGE:

DATE: 06.24.12BA

REV: 04.29.13SP

DATE

SIGN AND PRINT FULL NAME

related materials, is the valuable and proprietary information of Sign Development Inc. It is provided solely for the use of the client and its authorized personnel. No part of this document, including all design, manufacturing, reproduction, use, and sales rights thereto, may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Sign Development Inc. All rights reserved. © 2011 SIGN DEVELOPMENT INC.