

CITY COUNCIL

Chris Dobbs, Mayor
Bruce T. Roundy, Vice-Mayor
Jeffrey A. Tolley
John McDermott
Mathew Romano

CITY OFFICIALS

Jennifer Schmitke
City Clerk

Leticia Espinosa
City Treasurer

CITY OF ORLAND

INCORPORATED 1909

815 Fourth Street
ORLAND, CALIFORNIA 95963
Telephone (530) 865-1600
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CITY MANAGER

Peter R. Carr

**Meeting Place: Carnegie Center
912 Third Street
Orland CA 95963**

AGENDA

REGULAR MEETING, ORLAND PLANNING COMMISSION

Thursday, August 17, 2023 at 5:30 P.M.

Public comments are welcomed and encouraged in advance of the meeting by emailing the City Clerk at jtschmitke@cityoforland.com or by phone at (530) 865-1610 by 4:00 p.m. on the day of the meeting.

The public is encouraged to participate in the meeting via Zoom or can participate at Carnegie Center.

ZOOM Link: www.zoom.us

WEBINAR ID# 839 2447 3772

ZOOM Telephone - Please call: 1 (669) 900-9128

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. ORAL AND WRITTEN COMMUNICATIONS**

Citizen Comments:

Members of the public wishing to address the Commission on any item(s) not on the agenda, may do so at this time when recognized by the Chairperson; however, no formal action or discussion will be taken unless placed on a future agenda. Public is advised to limit discussion to one presentation per individual. While not required, please state your name and address for the record. **(Oral communications will be limited to three minutes).**

5. CONSENT CALENDAR

- A. Approval of Prior Minutes: May 18, 2023 (p.1)
- B. Approval of Prior Minutes: June 15, 2023 (p.4)

6. PUBLIC HEARING

Conditional Use Permit: CUP 2022-05A – Maverik Fueling Center Pole Sign (4473 Commerce Lane). (p.6)

A public hearing will be held to consider a request for a Conditional Use Permit (CUP) Amendment to permit the use of a "Pole Sign" as required by Orland Municipal Code Section 17.78.250. The project is proposed to be located at 4463 Commerce Lane (APN 045-170-043) in the City of Orland. The property is currently owned by Maverik, Inc..

7. STAFF REPORT (Verbal Updates)

- A. Following from City Council meeting presentations**
- B. Quiet Creek California Environmental Quality Act (CEQA)**
- C. Follow up about Money for Roads**

8. COMMISSIONER REPORTS

9. FUTURE AGENDA ITEMS

10. ADJOURN

CERTIFICATION: Pursuant to Government Code Section 54954.2(a), the agenda for this meeting was properly posted on August 10, 2023.

A complete agenda packet is available for public inspection during normal business hours at City Hall, 815 Fourth Street, Orland, CA.

In compliance with the Americans with Disabilities Act, the City of Orland will make available to members of the public any special assistance necessary to participate in this meeting. The public should contact the City Clerk's Office at (530) 865-1610 to make such a request. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

**PLANNING COMMISSION MINUTES
May 18, 2023**

1. Call to Order – The meeting was called to order by Chairperson Stephen Nordbye at 5:30 PM.

2. Pledge of Allegiance

3. Roll Call:

Commissioner's present –	Chairperson Stephen Nordbye, Vice Chairperson Wade Elliott Commissioners Sharon Lazorko, Michelle Romano, and Vern Montague
Commissioner's absent -	None
Councilmember present -	Councilmember McDermott
Staff present-	City Planner Scott Friend and City Clerk Jennifer Schmitke

4. ORAL AND WRITTEN COMMUNICATIONS

Citizen Comments

John McDermott, City Councilmember, thanked the Commission for all the hard work they do for the community.

5. CONSENT CALENDAR

Chairperson Nordbye asked to move the consent of the April 20th meeting minutes to the next meeting so that the minutes could be reviewed for clarification.

6. ITEMS FOR DISCUSSION

PENBROOK SUBDIVISION: TSM 2022-01

City Planner Mr. Friend explained that the proposed discussion is regarding the wording of the City of Orland's General Plan policy 3.2.b.2, *Collector Street Standards #6*. Mr. Friend invited Steven Butler, Precision Surveying, (applicant representative on behalf of Lakeport Parkside, LLC) to discuss the letter he submitted to Council at the April Planning meeting about the proposed *Penbrook subdivision*.

Mr. Butler shared that the company he is representing would like to see Orland's General Plan have more flexibility when it comes to development. Mr. Butler reminded the Commission that the issue is with the restriction of houses facing major collectors. Mr. Butler gave examples of areas in nearby communities that have had similar restrictions on projects and shared how they resolved the issues.

Mr. Friend stated that City staff are not supportive of changing the City's General Plan but agreed with Mr. Butler that there are some practical things that can be done to the proposed project to resolve the problems. Mr. Friend reminded the Commission that a change to the General Plan isn't limited to one project, it will change every arterial and/or any major collector streets in the City.

Commissioners discussed with City Staff changing the general plan standards and alternative street designs options. Many Commissioners shared experiences of visiting similar residential areas in Chico and stated their concerns over safety around the proposed project.

Chairperson Nordbye stated he felt that the Commission has brought forward many good ideas and options that the developer may be interested in. Chairperson Nordbye asked Mr. Friend if City Staff could meet with the developer to go over the Commissions ideas to see if any of the alternatives may work for the City and developer to bring forward a resolution that does not require the City to change the general plan.

Mr. Friend stated that City Staff is interested in making this project work and thanked Mr. Butler for coming forward to speak to the Commission.

7. STAFF REPORT

Mr. Friend brought forward a brief discussion about design standards, sharing what standards the City currently has and discussing the use and application of the terms 'should' vs. 'shall'. Mr. Friend showed pictures and spoke about aesthetics of local businesses in Orland compared to the same business in other nearby communities sharing that the Commission has the ability and the tools available to make the community look the way they want or believe is appropriate for the City. Mr. Friend asked if the Commission felt the design standards needed to be changed or strengthened.

Commissioners discussed but did not direct staff to come back with changes to the design standards.

Mr. Friend updated the Commission on the Habitat for Humanity project, McDonalds, Maverik and Quiet Creek projects.

8. COMMISSIONERS REPORTS

- Chairperson Nordbye nothing to report.
- Commissioner Romano shared she has heard negative feedback about the Woodward Family Apartments regarding it being 3-stories and shared an experience she had helping move furniture into the new Habitat for Humanity Project – Purpose Place.
- Vice Chairperson Elliott nothing to report.
- Commissioner Montague nothing to report.
- Commissioner Lazorko stated she will not be present for the July Commission meeting.

9. FUTURE AGENDA ITEMS

Vice Chairperson Elliott asked staff to bring a list of areas of concern to a future meeting so the Commission can discuss areas of the code that may need amending.

Chairperson Nordbye asked Commissioner Romano if she would like to bring forward her presentation on Streetscapes for the next meeting.

10. ADJOURNMENT – 6:41 PM

Respectfully submitted,

Jennifer Schmitke, City Clerk

Stephen Nordbye, Chairperson

PLANNING COMMISSION MINUTES
June 15, 2023

1. Call to Order – The meeting was called to order by Chairperson Stephen Nordbye at 5:30 PM.

2. Pledge of Allegiance

3. Roll Call:

Commissioner's present –	Chairperson Stephen Nordbye, Vice Chairperson Wade Elliott Commissioners Sharon Lazorko, Michelle Romano, and Vern Montague
Commissioner's absent -	None
Councilmember present -	Councilmember McDermott
Staff present-	City Planner Scott Friend and City Clerk Jennifer Schmitke

4. ORAL AND WRITTEN COMMUNICATIONS

Citizen Comments - None

5. CONSENT CALENDAR

Chairperson Nordbye shared that Commissioners would like to make a correction in section 7 of the April 20th meeting minutes. Commissioner Lazorko suggested replacing the statement about the Commission stating their concerns about roundabouts to the Commission discussed roundabouts and asked questions about where they would be useful in the City.

ACTION: Vice Chairperson Elliott moved, seconded by Commissioner Lazorko to approve consent calendar with the amendment of wording in section 7. Motion carried unanimously by a voice vote, 5-0.

6. ITEMS FOR DISCUSSION

Commissioner Romano shared a presentation she created on City Streetscapes to help make Orland walkable and safer. Commissioner Romano stated that she had met with many City staff department heads to discuss concerns and how Complete Streets could be integrated into different areas in Orland. Commissioner Romano's key speaking points were about narrowing streets to make them safer, the pros and cons of urban forests, bulb outs and bike lanes.

Commissioners discussed asking the community to help with planting trees or possibly looking into doing an adopt-a-streets program for business or community groups. The Commission spoke about funding options to help with street upgrades.

Commissioners thanked Ms. Romano for collecting and sharing the City Streetscape information. City Planner Scott Friend shared that City Staff was appreciative that Commissioner Romano took the time to listen to their concerns and needs relative to the timing of the presentation and distribution of the presentation materials.

7. STAFF REPORT

Mr. Friend shared that at the next Planning Commission meeting in July Vehicle Miles Travelled (VMT) preview, a modified application for a freeway pole sign for Maverik and possibly two new commercial developments will be on the agenda.

Quiet Creek's CEQA document is close to being complete, the Commission will possibly see this item in September for recommendation to City Council.

8. COMMISSIONERS REPORTS

- Chairperson Nordbye indicated that he had nothing to report.
- Commissioner Romano shared she was saddened to hear about the Phase 2 expansion of the Habitat for Humanity project funding being voted down by City Council.
- Vice Chairperson Elliott shared his concerns in regard to staff's comment that the City had not heard back from Schellinger Brothers on the Penbrook project yet.
- Commissioner Montague indicated that he had nothing to report.
- Commissioner Lazorko stated that she was sad to see the house on Cortina Ct for sale and shared her concern about what would happen to the additional housing options on the parcels next door.

9. FUTURE AGENDA ITEMS

None

10. ADJOURNMENT – 6:52 PM

Respectfully submitted,

Jennifer Schmitke, City Clerk

Stephen Nordbye, Chairperson



CITY OF ORLAND Staff Report

TO: **City of Orland Planning Commission**
FROM: Scott Friend, AICP – City Planner
MEETING DATE: August 17th, 2023; 5:30 p.m., Carnegie Center, 912 Third Street, Orland, CA 95963

SUBJECT: **Conditional Use Permit Amended CUP#2022-05**: A request to approve a Conditional Use Permit (CUP) *Amendment* to permit the erection of a “Pole Sign” on an existing parcel identified as 4473 Commerce Lane and further as Glenn County APN 045-170-043. The parcel is currently in the process of being developed as a Maverik-branded Fueling Center. The subject parcel is designated *Commercial (C)* on the General Plan land use map and is in the *C-H (Highway Service Commercial)* zoning district.

Pursuant to Orland Municipal Code (OMC) Chapter 17.78.250(A), the proposed action requires the approval of a Conditional Use Permit (CUP) by the Planning Commission due to the request involving an **AMENDMENT** to a previously approved CUP requesting to permit the erection of a “Pole Sign” with an increase in the permitted sign advertising square footage and total sign pole height. The **AMENDED** CUP (current action) is requesting to permit the erection of a **SECOND** “Pole Sign” onsite, replacing a previously approved “Monument Sign” (AUP #2022-32) and moving the previously approved “Pole Sign” (CUP #2022-05) to an alternative location onsite. Pursuant to OMC 17.78.450(C)(a), a CUP may be granted to exceed the allowable advertising surface for a pole sign and to exceed the maximum permitted pole sign height, if the sign is located within a freeway interchange property.

Environmental Review: Staff recommends that the Planning Commission determine that the proposed action is exempt from further review pursuant to Section 15061.b.3 of the Government Code, also known as the “Common Sense Exemption.”

Summary:

The City of Orland has received a request to **AMEND** a previously approved request for a Conditional Use Permit (CUP#2022-05) and an Administrative Use Permit (AUP #2022-32) on an existing parcel of land identified as 4473 Commerce Lane and further as Glenn County APN 045-170-043. The parcel is currently in the process of being developed as a Maverik-branded fueling facility.

The subject parcel is designated *Commercial (C)* on the General Plan land use map and located in the *C-H (Highway Service Commercial)* zoning district. The property is currently vacant and undeveloped. The parcel is owned by Maverik Inc. The proposed action is only applicable to the

Pole Sign(s) request and does not affect or otherwise alter any prior approvals or actions on the site.

Discussion:

Project Background

The proposed action would result in the approval of a new **SECOND** “Pole Sign” on the site that would replace a previously approved “Monument Sign” (AUP 2022-32), and the relocation of a previously approved “Pole Sign” (CUP #2022-05). The existing parcel is approximately 5.56 acres in size. Staff is currently working with the property owner (Maverik Inc.) to construct a previously approved fueling center project and various off-site improvements. The proposed action is only applicable to the proposed advertising Pole Sign(s).

The proposed project would permit the erection of two (2) “Pole Signs” onsite to be seen by passenger vehicles traveling on Interstate 5. The first proposed, and previously approved, “Pole Sign” would exceed advertisement space and pole height standards found in the Orland Municipal Code section 17.78.250(B). OMC provides a maximum advertisement space of 100 square feet and maximum Pole Sign height of 70 feet. This previously approved “Pole Sign” (CUP #2023-05) is proposed to be **reshaped** (V-shape) and **relocated** approximately 300ft southwest, in the landscaped area halfway between the C-Store and the southern project boundary, from its current **approved** location adjacent to commerce lane. This new location would be approximately 440ft from the location of the proposed 2nd Pole Sign. The reshaping of the sign is going from a flat double-sided pole sign to a ‘V-Shaped’ pole sign, as seen in the pictures starting on Page 8 below.

The second proposed “Pole Sign” under the **current action** would replace a previously **DENIED** “Pole Sign”, that was later altered to be a “Monument Sign” displaying fuel prices, which resulted in an approved AUP by Staff as it complied with the OMC Sign Ordinance 17.78.300 Monument Signs. The purpose for the original **DENIAL** of the “Pole Sign” was due to the project site having exceeded the total **accumulated** advertising space of all proposed signs onsite and resulted in inconsistencies with OMC Section 17.78.050 General Standards.

OMC Sign Definitions

Pole Signs – “Pole Sign” or “Post Sign” means any advertising of any nature which is wholly supported by one or more pole or posts set in or attached to the ground.

Note: The Planning Commission has previously referred to the “single pole” Pole Signs as “Lollypop Signs”, of which a second “Lollypop Sign” is being proposed in this action.

Monument Signs – “Monument Sign” is a freestanding ground mounted sign not exceeding eight feet above ground level.

Project Inconsistencies with the OMC:

Pursuant to OMC Section 17.78.050(A) *General Standard* – Multiple Use Parcel: Two hundred and fifty (250) square feet maximum for lots with street frontage less than one hundred (100) linear feet measured from the longest single street frontage. For lots equal to or greater than one hundred (100) linear feet of street frontage measured from the longest single street frontage: one additional square foot of area for every five (5) linear feet of a street frontage of one parcel subject to the other requirements of Chapter 17.78, with the exception of an allowed increase of fifty (50) percent of permitted individual sign area described in Sections 17.78.100 through 17.78.400. This exception does not allow for the increase of accumulated sign area beyond those

discussed previously. No combining of multiple parcel street frontages is allowed. Total sign area is not to exceed three hundred and fifty (350) square feet.

The subject parcel has a total street-frontage length of 510 ft along Commerce Lane. The total allowed advertising space is 302ft².

Inconsistency with OMC: *With the previously approved CUP #2022-05 Pole Sign application (includes 100' Pole Sign of 1,692.8ft² which does not include 40ft² of exempt fuel pricing), the total square footage of sign area allowed on the parcel had already been exceeded (combined total of 1,908.5ft²). Beyond CUP #2022-05, the previously approved AUP application (AUP 2022-32) had the following advertisement square footages that when combined exceeded the 302ft² allowed as well:*

- (Red ink indicates additions proposed under current action)*
- (1) Double-faced Pole Sign (minus 40ft² for gas prices) – ~~275.6ft²~~
 - *This was changed to a “Monument Sign”, approved with an advertising square footage (not including 40ft² for gas prices) of 89.92ft².*
 - *Now proposed to change back to “Pole Sign” with the below advertising square footage:*
- *(1) Double-faced Pole Sign (minus 40ft² for gas prices) – 456.4ft² (July 31st version)*
- (3) Wall-Mounted Display Signs – 113.8ft²
 - *Remaining the same as approved (AUP 2022-32)*
- (1) Double-faced Traffic Signs (“Maverik” side only)– 6ft²
 - *Remaining the same as approved (AUP 2022-32)*
- *(1) Double-faced Traffic Signs (“Maverik” side only)– 6ft² (June 7th version)*
- **Total Sign Square Footage of approved AUP 2022-32** (not including CUP 2022-05) – ~~375.6ft²~~
- ***Total Proposed Sign Square Footage (updated as proposed, and not including CUP 2022-05 Pole Sign) – 582.2ft² (July 31st version)***

***Note:** Pursuant to OMC 17.78.750(h), gasoline price signs not exceeding twenty (20) square feet per side, with no more than two separate signs per parcel, are exempt from being considered in the total allowed sign advertising space for the parcel. Pursuant to OMC Section 17.78.750(B)(j), signs placed in parking lots to direct traffic and inform users of parking requirements are exempt also exempt from being considered in the combined total advertising space allowed on the parcel.*

The OMC Design and Construction requirements for a Pole Sign (17.78.250.B) include:

1. A maximum height of (70) feet above finished grade and a maximum total sign shall be 100 square feet for a single (one use) pole sign and 250 square feet for a multi-use sign;
2. Pole signs shall only be allowed within (600) feet of Interstate-5 in the C-2, C-H, or PD Zoning Districts;
3. Pole signs shall be spaced a minimum of (330) feet from an existing pole sign when possible. Where it is not possible to achieve a (330) foot separation, the new pole sign

- shall be located as far from an existing pole sign(s) as practicable on the parcel and to the extent practicable shall not otherwise obstruct or block an existing sign;
4. No pole sign shall project over any public right-of-way or sidewalk. Pole signs erected over a private vehicular drive shall be erected so as to provide not less than (15) feet vertical clearance;
 5. All such signs shall be required to provide an architectural enhanced treatment for the sign base, pole and supports compatible with the individual business or the complex/center. Pole covers and sign base shall be a minimum of (25) percent of the full sign width;
 6. Engineering plans shall be required in accordance with Section 17.78.050 for all pole signs;
 7. The grounds surrounding the pole base shall be clear of all brush, vegetation, weeds and debris within a (15) foot perimeter at all times;
 8. Pursuant to the provisions of Section 17.78.450, exceptions, a conditional use permit may be granted by the planning commission to exceed the allowable advertising surface for pole signs, to construct a pole sign within (33) feet of an existing pole sign or to exceed the maximum permitted pole sign height.

OMC Requirements for Wall/Pole Signs include:

1. Pursuant to OMC Section 17.78.250, pole signs shall not be located within 330 feet of an existing pole sign.

*As indicated on the submitted plans, the applicant is requesting approval for an **additional** Double-Faced Pole Sign, that was previously denied, then changed to a monument sign and approved through AUP 2022-32, and is now proposed to change back to a Double-faced Pole Sign, approximately 440ft from the proposed relocation of the previously-approved Pole Sign (CUP #2022-05, the previously-approved Pole Sign is proposed to be changed to a "V"-shaped Pole Sign).*

2. Pursuant to OMC Section 17.78.250(B)(9), a Conditional Use Permit may be granted by the Planning Commission to exceed the allowable advertising surface for a Pole Sign, to construct a pole sign within three hundred and thirty (330) feet of an existing pole sign and to exceed the maximum permitted pole sign height.

***Note:** Although the above OMC states that a Conditional Use Permit may be granted by the Planning Commission to exceed the OMC requirements, it does not allow for a **SECOND** Pole Sign onsite.*

3. Pursuant to OMC Section 17.78.400(C), the advertising surface of a wall sign or a combination of wall signs shall not exceed one hundred (100) square feet.

***Inconsistency with OMC:** As indicated above, the total amount of square footage of wall signs exceeds the 100ft² maximum allowed space.*

The following table summarizes Staff's understanding of the requested **AMENDMENT**:
(Red ink indicates additions proposed under current action)

Proposed/Approved Sign(s)	Required Action	OMC Requirements			Exempt from OMC?	Total Square Footage
		Height	Ad Space	Distance to others		
Directional Signs (2)	AUP	N/A	N/A	N/A	Yes	N/A
Directional Sign (1)	AUP	N/A	N/A	N/A	Yes: 1-side No: 1-side	N/A 6
<i>Directional Sign (1)</i>	<i>AUP</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>Yes: 1-side No: 1-side</i>	<i>N/A 6</i>
<i>Pole Sign (100' tall) Proposed to be in a 'V' shape and relocated under current action</i>	<i>CUP 2022-05 Amended</i>	<i>70'</i>	<i>250ft²</i>	<i><330'</i>	<i>-20ft² per side for gas prices</i>	<i>1,692.8 (Does not include exempt gas pricing)</i>
Monument Sign	AUP 2022-32	70'	250ft ²	<330'	-20ft ² per side for gas prices	88.2 (Approved Monument Sign)
<i>Amended Proposed 2nd Pole Sign (35' tall) Replacing Approved Monument Sign from AUP 2023-32</i>	<i>CUP 2022-05 Amended</i>				<i>-20ft² per side for gas prices</i>	<i>456.4 (Does not include exempt gas pricing)</i>
Wall Sign (Entrance)	AUP	N/A	100ft ² combined w/ other wall signs	N/A	No	49.7
Wall Sign (south wall)	AUP	N/A	100ft ² combined w/ other wall signs	N/A	No	49.7
Wall Sign (west wall)	AUP	N/A	100ft ² combined w/ other wall signs	N/A	No	14.4
Total Combined Wall Sign Square Footage						113.8
Maximum allowed Wall Sign(s) Combined Square Footage						100
Amount Over Allowable Wall Signs						13.8
Total Combined Advertisement Space of Signage on Parcel including 100' Pole Sign from CUP 2022-05						2,275
Total allowed Advertisement Space of Signage on Parcel (Allowable by Code – By-Right) (Additional Based Upon Street Frontage)						302 200 sqft 102 sqft
<i>Proposed Total Advertisement Space for Amended CUP 2022-05 (not including space from 100' Pole Sign) and AUP 2022-32</i>						<i>582.2</i>
<i>Updated Amount Over Allowable</i>						<i>280.2</i>

The proposed Signage, as indicated on **Attachment B, AMENDED Site Plan and Pole Sign Specifications**, would have approximately 2,218.2ft² of total advertisement space. Additionally, Staff is aware of the required fuel advertising and labeling requirements that the State of California imposes on fueling stations^{1, 2}. Staff believes that the advertising space that OMC Section 17.78.50 exempts (20 square feet per side for each sign, and up to 2 signs in total) for this State requirement is adequate to cover the minimum requirements for compliance.

OMC Section 17.78.450 – Exceptions

C. Height and Size Exceptions — Conditions for Granting.

i. The planning commission, through a conditional use permit, may grant exceptions upon the verified application of any property owner as to the maximum overall height of any sign above natural ground level or as to the maximum square feet of advertising surface, whenever one or more of the conditions hereinafter set forth exist.

a. The proposed sign location is located within freeway interchange properties designated by resolution of the city council and is a dining, lodging, vehicle fueling, vehicle service business, or unique tourist attraction whose primary clientele are the motoring public on Interstate 5.

As established in OMC Section 17.78.450, the Planning Commission may grant exceptions to the proposed project to exceed the General Standards for signage advertising space, as proposed.

Conditional Use Permit:

Chapter 17.80 of the OMC provides the legal authority and basis for the issuance of a Conditional Use Permit in the City. Section 17.80.010 establishes that:

“A request for a use permit may be granted, granted subject to conditions, or denied by the planning commission for any use for which a use permit is permitted or required by these regulations, or for any use which, while not specifically enumerated in these regulations, is, in the opinion of the planning commission, similar to and compatible with the uses permitted in the zone in which the subject property is situated.”

Section 17.80.040 of the OMC states that, *“Approval of an application for a use permit shall be based upon a written finding that:*

Establishment, maintenance, or operation of the use of building applied for will not, under the circumstances of the particular case, be materially detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be materially detrimental to property of improvements in the neighborhood or to the general welfare of the City.”

Citations:

1. CA Fueling Price Sign Provisions: https://california.public.law/codes/ca_bus_and_prof_code_section_13530; Sections 13530 – 13540
2. State Manual on Uniform Traffic Control Devices: <https://dot.ca.gov/programs/safety-programs/camutcd>



30—40 feet high "Lollipop" Pole Sign



100 feet high "V-Shape" Pole Sign



30—40 feet high "H-Shaped" Pole Signs



Monument Signs

Conclusion:

It is the decision of the applicant to submit an application for signage that goes well-beyond the requirements of the State fuel advertising and labeling, and in turn go well-beyond the maximum allowed space under the City of Orland Municipal Code. As similar fueling stations in the City of Orland have erected similar 100' tall Pole Signs with advertising square footage well-beyond the allowable space per parcel, Staff is counting the 100' tall Pole Sign separate from the remaining signage onsite, and not towards the total allowable advertising space. However, the addition of the **SECOND** "Lollypop" Pole Sign, as proposed by the current action (which was originally denied and that is approximately 311.4ft² [on its own being 9ft² beyond total combined space for the site] more than the Monument Sign it is replacing), is not in conformity with the OMC nor the surrounding fueling stations that only have one "Lollypop" Pole Sign.

*Staff is not in agreement with the current parameters of the proposed action and does not support the amendment of CUP #2023-05, which would allow for the **FIRST-EVER** erection of a second "Lollypop" Pole Sign on a project site.*

Staff does believe that a sign shaped like an 'H' like the Pilot Station (across Commerce Lane from the project site) would be adequate and greatly exceed the minimum State requirements for fuel advertising and labeling (see photo below).

Environmental determination:

The City of Orland, as the Lead Agency for the project pursuant to the requirements of the California Environmental Quality Act (CEQA), has reviewed the proposed project and determined that the project is exempt from further review under the California Environmental Quality Act (CEQA). This project is exempt from environmental review under the "Common Sense Exemption" of the California Government Code, §15061(b)(3), as it has been determined that this project does not have the potential for causing a significant effect on the environment. Staff has determined that this project meets the requirements for this exemption and is recommending a determination of such to the Planning Commission.

Upon review of the application, staff believes that the establishment, maintenance, or operation of the proposed project will not, under the circumstances of the particular case, be materially detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be materially detrimental to property or improvements in the neighborhood or to the general welfare of the City.

Recommendation:

Based upon the information contained in this report and after consideration of the attributes specific to the proposed site, staff is recommending that the Planning Commission **DENY** the **AMENDMENT** of Conditional Use Permit #2022-05, a request to approve a new **SECOND** Pole Sign to replace a previously approved Monument Sign, the relocation and reshaping of a previously approved Pole Sign, and the addition of one (1) Directional Sign on an existing parcel of land identified as Glenn County Assessor's parcel number 045-170-043.

However, Staff has included a Resolution, Findings of Approval, and Amended Conditions of Approval if the Planning Commission so desires to make changes and approve the project, Staff will come back at a later date with amended Conditions of Approval and Resolution to present to the Commission for the consideration of approval.

ATTACHMENTS

- **Attachment A – Project Location Map**
- **Attachment B - *AMENDED* Project Site Plan and Sign Specifications V 06.07.23**
- **Attachment C - *AMENDED* Project Site Plan and Sign Specifications V 07.31.23**





New Store Sign Package by



Salt Lake Region

Salt Lake Office
1605 South Gramercy Road
Salt Lake City, UT 84104
801-487-8481

Version

ART R10 OPY-44636
Date: 06.07.2023

Address

Maverik Store
4473 Commerce Lane
Orland, CA 95963

GENERAL NOTES:

All work shall comply with
2019 California Building Code
2019 California Electrical Code
2019 California Energy Code, Title 24
2019 California Existing Building Code
2019 California Fire Code
2019 California Green Building Standards Code
2019 California Mechanical Code
2019 California Referenced Standards Code

NOTE: CUSTOMER TO PROVIDE
TITLE 24 COMPLIANT SIGN
LIGHTING CONTROLS
(AUTOMATIC TIME SWITCH &
PHOTO CELL)

CUSTOMER TO PROVIDE PRIMARY
POWER TO SIGN LOCATION



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



DESIGN

1605 South Gramercy Rd.
Salt Lake City, UT 84104
801.487.8481

www.yesco.com

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This drawing was created to assist you in visualizing our proposal. The original ideas herein are the property of YESCO LLC. Permission to copy or revise this drawing can only be obtained through a written agreement with YESCO.

The colors shown are only approximated on any computer monitor, inkjet or laser print. The final product may vary slightly in color from your computer monitor or print.

This sign is installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Revisions

No.	Date / Description
Org.	04.18.2022
10.	06.07.2023 Relocate sign #1 (GB)

JO #

Approval

A/E Sign / Date

Client Sign / Date

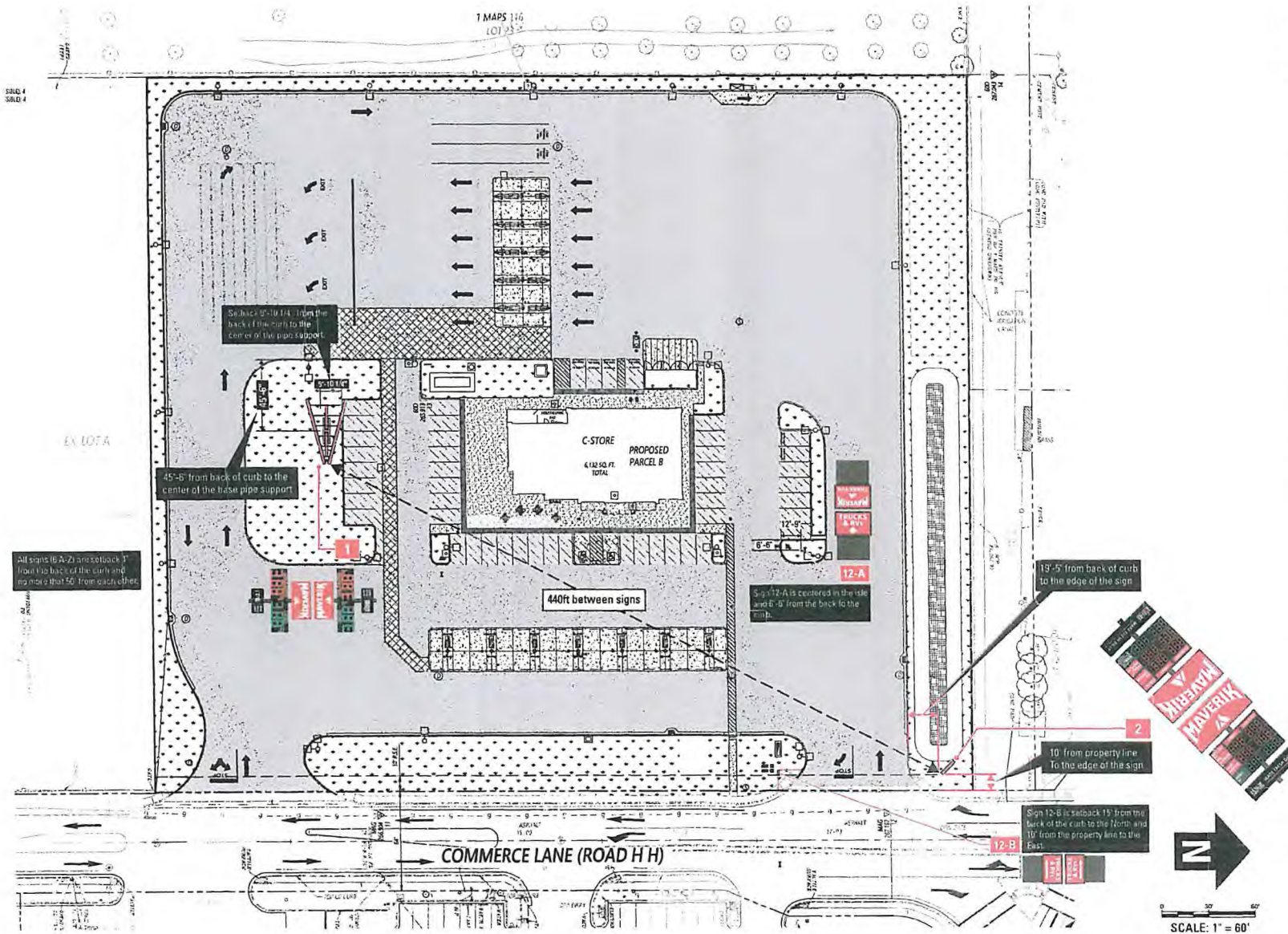
Maverik Store #TBD

4473 Commerce Lane
Orland, CA 95963

Acct. Exec: Matt Wren
Designer: Glery Becerra

OPY-44636 R10

LOC 0.1





DESIGN

1605 South Gramercy Rd.
Salt Lake City, UT 84104
801.487.8481

www.yesco.com

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Revisions

No.	Date / Description
Org.	04.18.2022
1	06.07.2023 Revised sign location (GB)
2	12.08.2022 No changes (GB)
3	01.06.2022 No changes (GB)
4	03.21.2022 No changes (GB)
5	04.03.2022 No changes (GB)
6	04.28.2023 Showing V-shaped sign (GB)
7	05.15.2023 No Changes (IMS)
8	
9	

JO #

Approval

A/E Sign / Date

Client Sign / Date

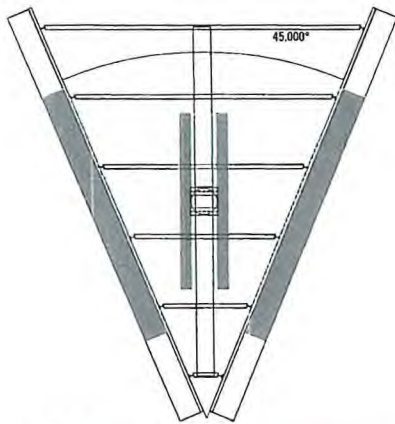
Maverik Store #TBD

4473 Commerce Lane
Orland, CA 95963

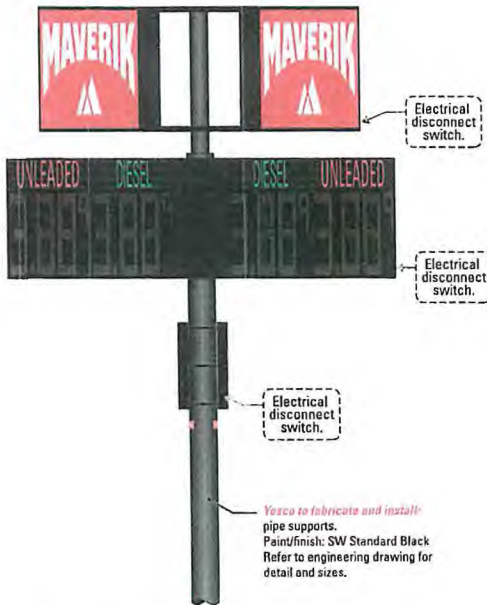
Acct. Exec: Matt Wren
Designer: Glery Becerra

OPY-44636 R10

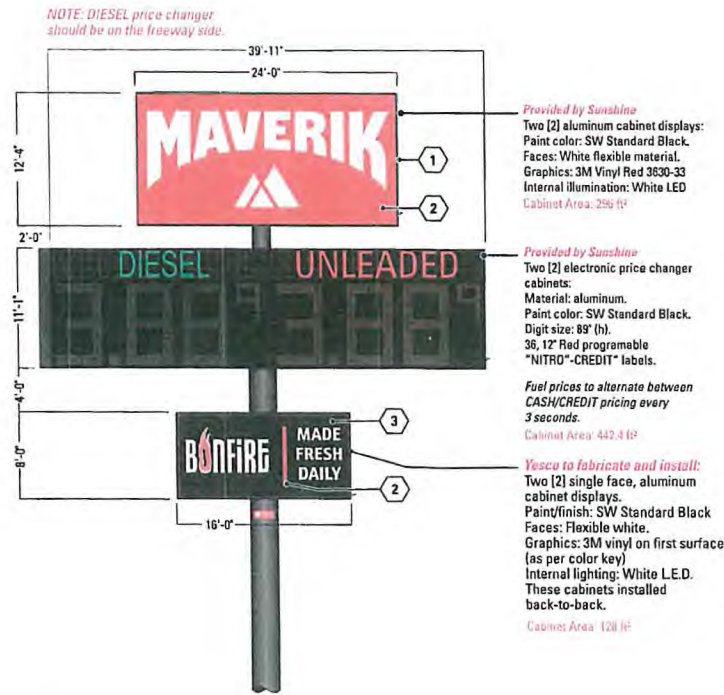
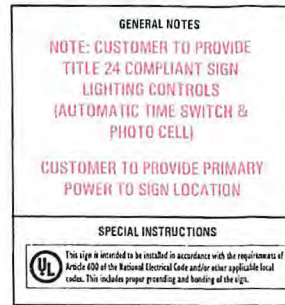
LOC 0.2



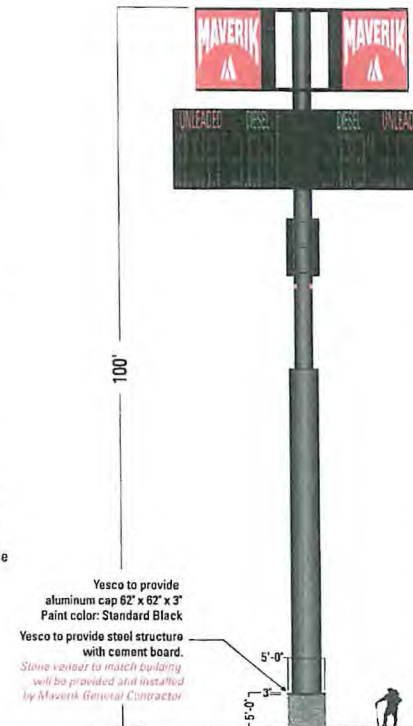
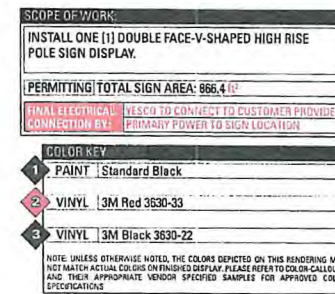
1.3 PLAN VIEW (TO BE VERIFIED BY ENGINEER)
SCALE: 3/32" = 1'-0"



1.1 END VIEW



1.0 DOUBLE FACE-V-SHAPE HIGH RISE POLE SIGN SCALE: 3/32" = 1'-0"



1.2 FULL VIEW (OPPOSITE SIDE) SCALE: 1/16" = 1'-0"



DESIGN

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Revisions

No.	Date / Description
01	04.18.2022
02	06.07.2022 No changes (GB)

JO #

Approval

A/E Sign / Date

Client Sign / Date

Maverik Store #TBD

4473 Commerce Lane

Orland, CA 95963

Acct. Exec: Matt Wren

Designer: Glarry Becerra

OPY-44636 R10

ART 1.0



LOOKING SOUTH



DESIGN

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Revisions

No.	Date / Description
Org.	04.18.2022
1	11.10.2022 Sign location revised (GB)

JO #

Approval

A/E Sign / Date

Client Sign / Date

Maverik Store #TBD

4473 Commerce Lane
Orland, CA 95963

Acct. Exec: Matt Wren
Designer: Glery Becerra

OPY-44636 R10

ART 1.1



DESIGN

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Revisions

No.	Date / Description
Org.	04.18.2022

JO #

Approval

A/E Sign / Date

Client Sign / Date

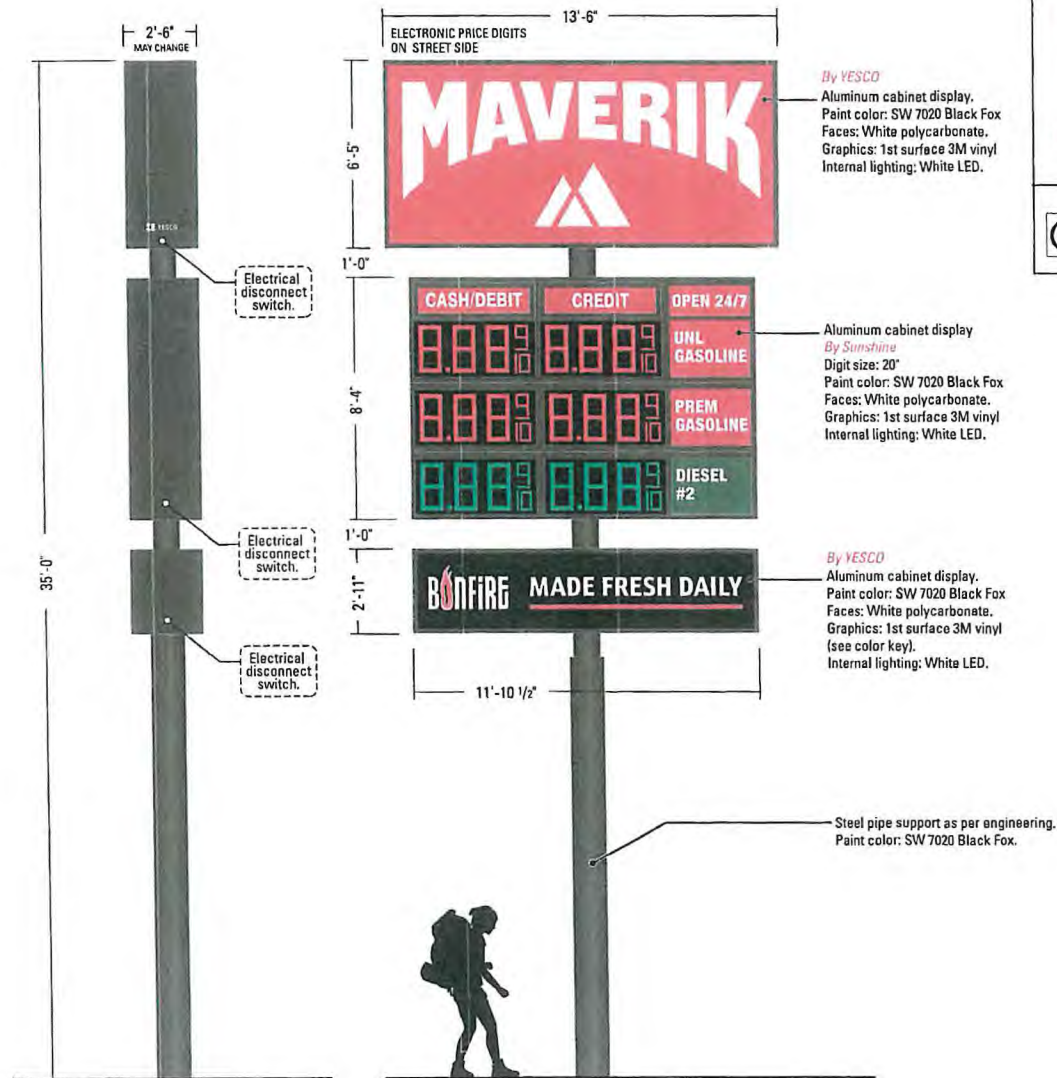
Maverik Store #TBD

Acct. Exec: Matt Wren
Designer: Glyery Becerra

OPY-44636 R10

ART 1.2





2.1 SIDE VIEW

2.0 DOUBLE FACE MIDRISE POLE SIGN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

NOTE: CUSTOMER TO PROVIDE TITLE 24 COMPLIANT SIGN LIGHTING CONTROLS (AUTOMATIC TIME SWITCH & PHOTO CELL)

CUSTOMER TO PROVIDE PRIMARY POWER TO SIGN LOCATION

SPECIAL INSTRUCTIONS

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

SCOPE OF WORK	
SUPPLY AND INSTALL <i>(ONE)</i> DOUBLE FACE POLE SIGN DISPLAY.	
PERMITTING	
AREA	
LOGO CABINET	86.62 (H)
PRICE CHANGER CABINET	98.95 (H)
ACCESSORY CABINET	34.6 (H)
TOTAL	220.17 (H)
ELECTRICAL	
POWER TO DISPLAY LOCATION: BY OTHERS OR EXISTING	
HOOKEUP AT DISPLAY: BY YESCO	
COLOR KEY	
1 PAINT	Sherwin Williams 7020 Black Fox
2 VINYL	3M 3630-33 Red
3 VINYL	3M 3630-26 Green
4 VINYL	3M 3630-22 Black
NOTE: UNLESS OTHERWISE NOTED, THE COLORS DEPICTED ON THIS RENDERING MAY NOT MATCH ACTUAL COLORS ON PRINTED DISPLAY. PLEASE REFER TO COLOR-CALLOUTS AND THEIR APPROPRIATE VENDOR SPECIFIED SAMPLES FOR APPROVED COLOR SPECIFICATIONS.	



2.2 OPPOSITE SIDE VIEW - NTS



DESIGN

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Revisions

No.	Date / Description
01	04.18.2022
02	06.07.2023 Replaced monument with midrise pole sign (MS)
03	
04	
05	
06	
07	
08	
09	
10	

JO #

Approval

A/E Sign / Date

Client Sign / Date

Maverik Store #TBD

4473 Commerce Lane
Orland, CA 95963

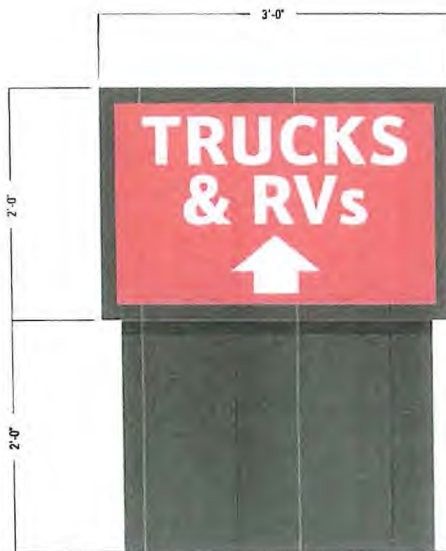
Acct. Exec: Matt Wren
Designer: Glery Becerra

OPY-44636 R10

ART 2.0



2 SIGN 12 (A-B) - SIDE VIEW
SCALE: 1" = 1'-0"



1 SIGN 12 (A-B) - D/F DIRECTIONAL SIGN (TYP.)
SCALE: 1" = 1'-0"



3 SIGN 12 (A-B) - OPPOSITE FACE
SCALE: 1" = 1'-0"

SCOPE OF WORK

MANUFACTURE AND INSTALL TWO (2)
DOUBLE FACE DIRECTIONAL SIGNS.

TOTAL SIGN AREA: 12 ft²

FINAL ELECTRICAL CONNECTION:

YESCO TO CONNECT SIGN TO CUSTOMER
PROVIDED PRIMARY POWER TO SIGN
LOCATION

COLOR KEY

P1 | SW 7020 Black Fox
V1 | 3M 3630-33 Red

Note: unless otherwise noted, the colors depicted on this rendering may not match actual colors on finished display. Please refer to color callouts and their appropriate vendor specified samples for approval

GENERAL NOTES:

CUSTOMER TO PROVIDE
TITLE 24 COMPLIANT SIGN
LIGHTING CONTROLS
(AUTOMATIC TIME SWITCH
& PHOTO CELL).

CUSTOMER TO PROVIDE PRIMARY
POWER TO SIGN LOCATION

SPECIAL INSTRUCTIONS

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Aluminum cabinet.
Paint finish: SW 7020
Faces: White polycarbonate
w/1st surface 3M vinyl graphics.
Internal lighting: White LED.
Sign area: 6 ft²

V1

Aluminum base
Paint finish: SW 7020

P1



DESIGN

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Revisions

No.	Date / Description
Org.	04.18.2022
10	06.07.2023 No changes (GB)

JO #

Approval

A/E Sign / Date

Client Sign / Date

Maverik Store #TBD

4473 Commerce Lane
Orland, CA 95963

Acct. Exec: Matt Wren
Designer: Glery Becerra

OPY-44636 R10

ART 12.0

DESIGN

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Revisions

No.	Date / Description
Org.	04.18.2022
10	06.07.2023 No changes (GB)

JO #

Approval

A/E Sign / Date

Client Sign / Date

Maverik Store #TBD

4473 Commerce Lane
Orland, CA 95963

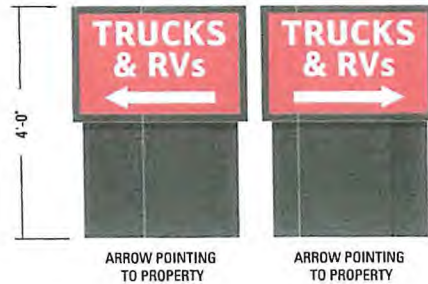
Acct. Exec: Matt Wren
Designer: Glery Becerra

OPY-44636 R10
ART 13.0

12.A



12.B



GENERAL NOTES:

CUSTOMER TO PROVIDE
TITLE 24 COMPLIANT SIGN
LIGHTING CONTROLS
(AUTOMATIC TIME SWITCH
& PHOTO CELL).

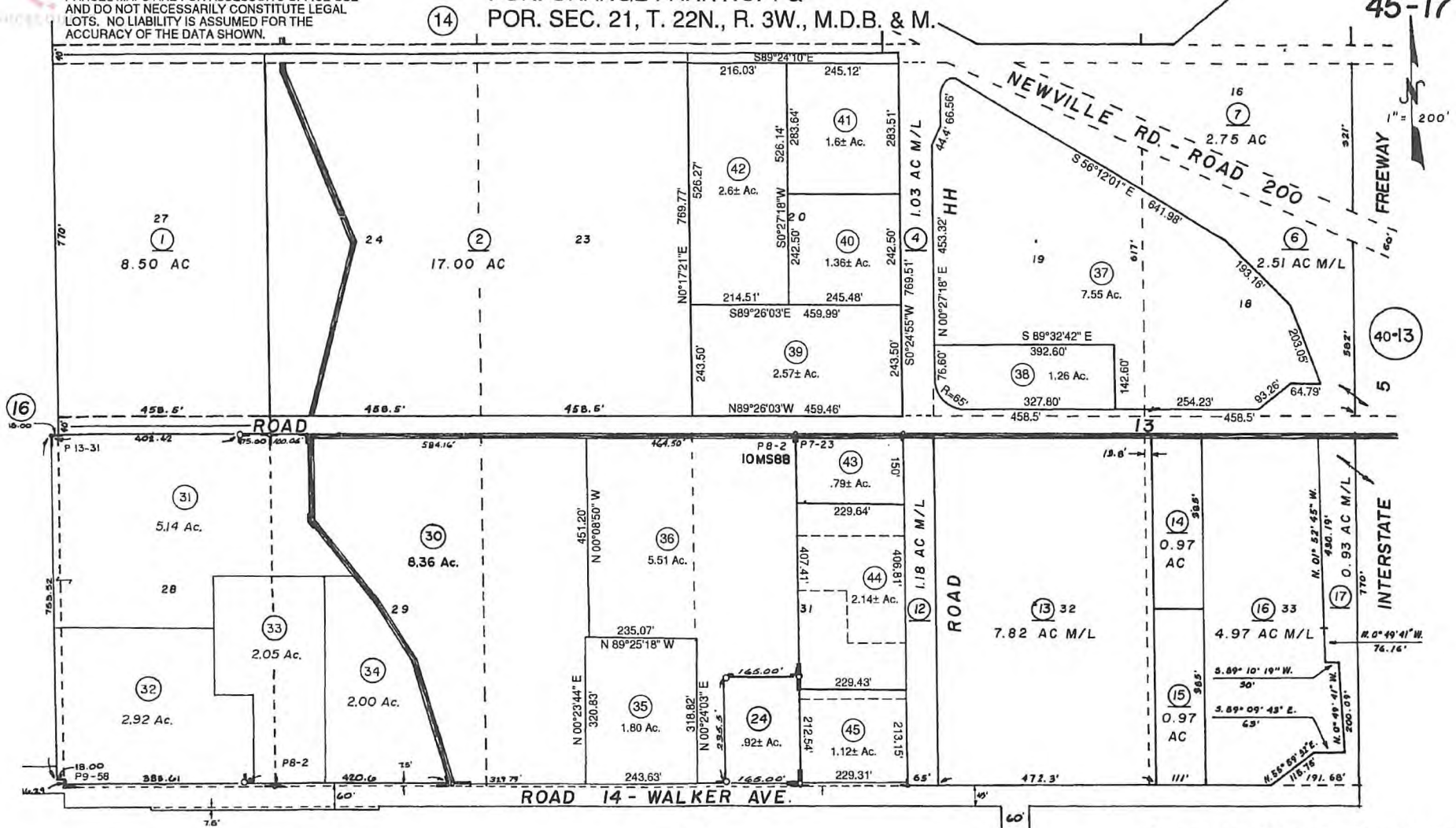
CUSTOMER TO PROVIDE PRIMARY
POWER TO SIGN LOCATION

SPECIAL INSTRUCTIONS

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NOTE: ALL INFORMATION SHOWN ON ASSESSOR
PARCEL MAPS ARE FOR ASSESSOR'S OFFICE USE
AND DO NOT NECESSARILY CONSTITUTE LEGAL
LOTS. NO LIABILITY IS ASSUMED FOR THE
ACCURACY OF THE DATA SHOWN.

POR. ORANGE PARK NO. 1 &
POR. SEC. 21, T. 22N., R. 3W., M.D.B. & M.



M. & S. Bk. 1, Pg. 116 - Orange Park No. 1
P.M. Bk. 7, Pg. 23; Bk. 8, Pg. 2; Bk. 9, Pg. 58
MS. Bk. 10, Pg. 88
P.M. Bk. 13, Pg. 31
M. & S., Bk. 14, Pg. 45
P.M. Bk. 13, Pg. 82
M. & S., Bk. 15, Pg. 22

(21)

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 45 - Pg. 17

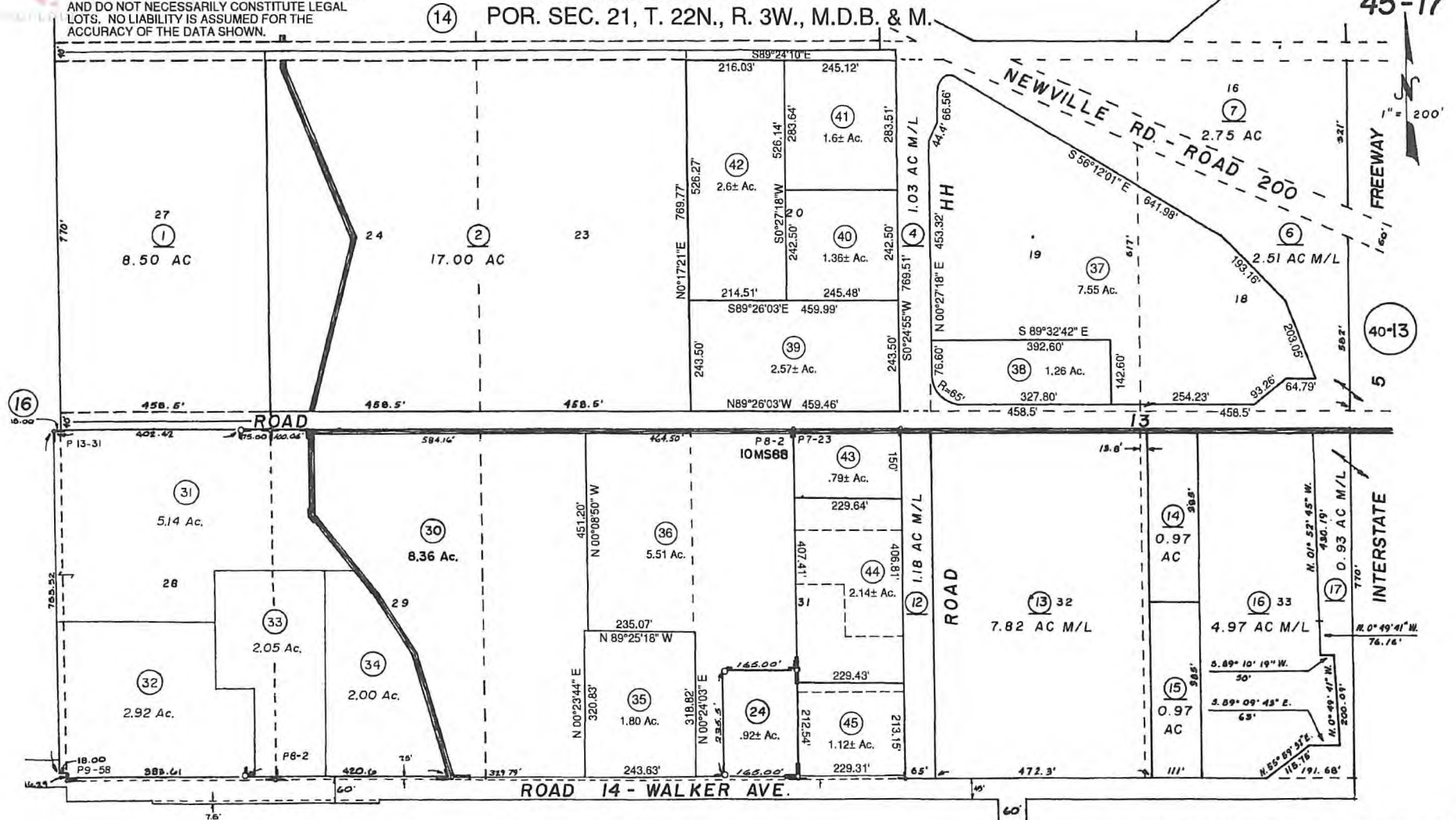
County of Glenn, Calif.

(2021)

generated by
PARCELQUEST

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POR. SEC. 21, T. 22N., R. 3W., M.D.B. & M.



M. & S. Bk. 1, Pg. 116 - Orange Park No. 1
P.M. Bk. 7, Pg. 23; Bk. 8, Pg. 2; Bk. 9, Pg. 58
M.S. Bk. 10, Pg. 88
P.M. Bk. 13, Pg. 31
M. & S., Bk. 14, Pg. 45
P.M. Bk. 13, Pg. 82
M. & S., Bk. 15, Pg. 22

(21)

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 45 - Pg. 17

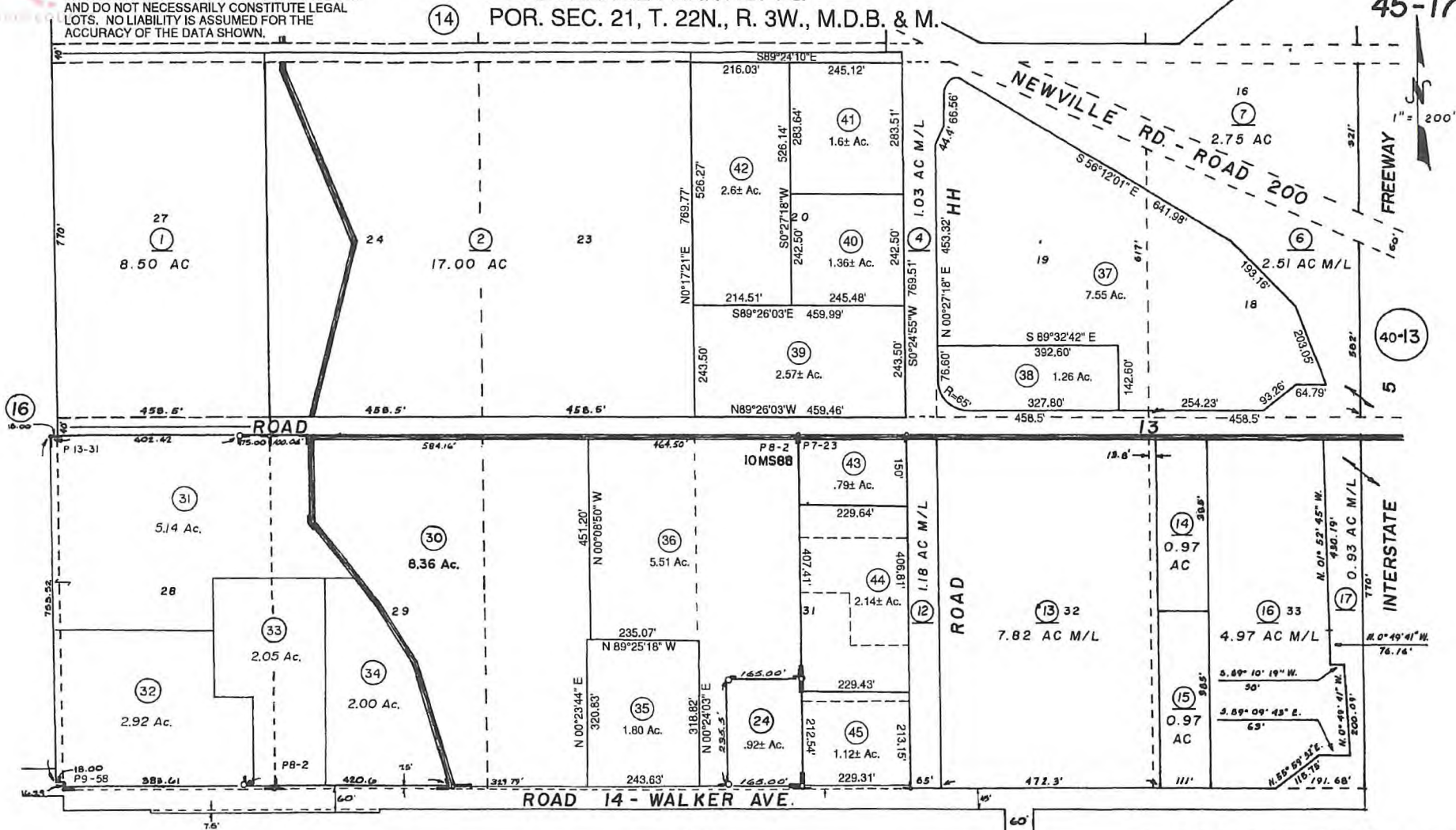
County of Glenn, Calif.

2021

PARCELQUEST

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LOTS. NO LIABILITY IS ASSUMED FOR THE
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POR. ORANGE PARK NO. 1 &
POR. SEC. 21, T. 22N., R. 3W., M.D.B. & M.



M. & S. Bk. 1, Pg. 116 - Orange Park No. 1
P.M. Bk. 7, Pg. 23; Bk. 8, Pg. 2; Bk. 9, Pg. 58
MS. Bk. 10, Pg. 88
P.M. Bk. 13, Pg. 31
M. & S., Bk. 14, Pg. 45

P.M. Bk. 13, Pg. 82
M. & S., Bk. 15, Pg. 22

(21)

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 45 - Pg. 17

County of Glenn, Calif.

2021

generated by
PARCELQUEST



New Store Sign Package by



Salt Lake Region

Salt Lake Office
1605 South Gramercy Road
Salt Lake City, UT 84104
801-487-8481

Version

ART R12 OPY-44636

Date: 07.31.2023

Address

Maverik Store
4473 Commerce Lane
Orland, CA 95963

SCOPE OF WORK:

Revision to CUP #2022-05 with the following changes:

FREEWAY POLE SIGN:

- Change sign cabinet to V-shape
- Add legally required descriptor under fuel pricing (increased sign area)
- Relocate sign to interior of property

PRICING SIGN

- Allow freestanding sign that exceeds height that is allowed by code
- Allow freestanding sign that exceeds area that is allowed by code

GENERAL NOTES:

All work should comply with
2022 California Building Code
2022 California Electrical Code
2022 California Energy Code, Title 24
2022 California Fire Code
2022 California Green Building Standards Code
2022 California Mechanical Code
2022 California Referenced Standards Code

NOTE: CUSTOMER TO PROVIDE
TITLE 24 COMPLIANT SIGN
LIGHTING CONTROLS
(AUTOMATIC TIME SWITCH &
PHOTO CELL)

CUSTOMER TO PROVIDE PRIMARY
POWER TO SIGN LOCATION



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



DESIGN

1605 South Gramercy Rd.
Salt Lake City, UT 84104
801.487.8481

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Revisions

No.	Date / Description
Orig.	04.18.2022
1	06.07.2023 Relocate sign #1 (GB)
2	07.27.2023 Update sign #2 (GB)
3	07.31.2023 Update sign #1 (GB)

J0 #

Approval

A/E Sign / Date

Client Sign / Date

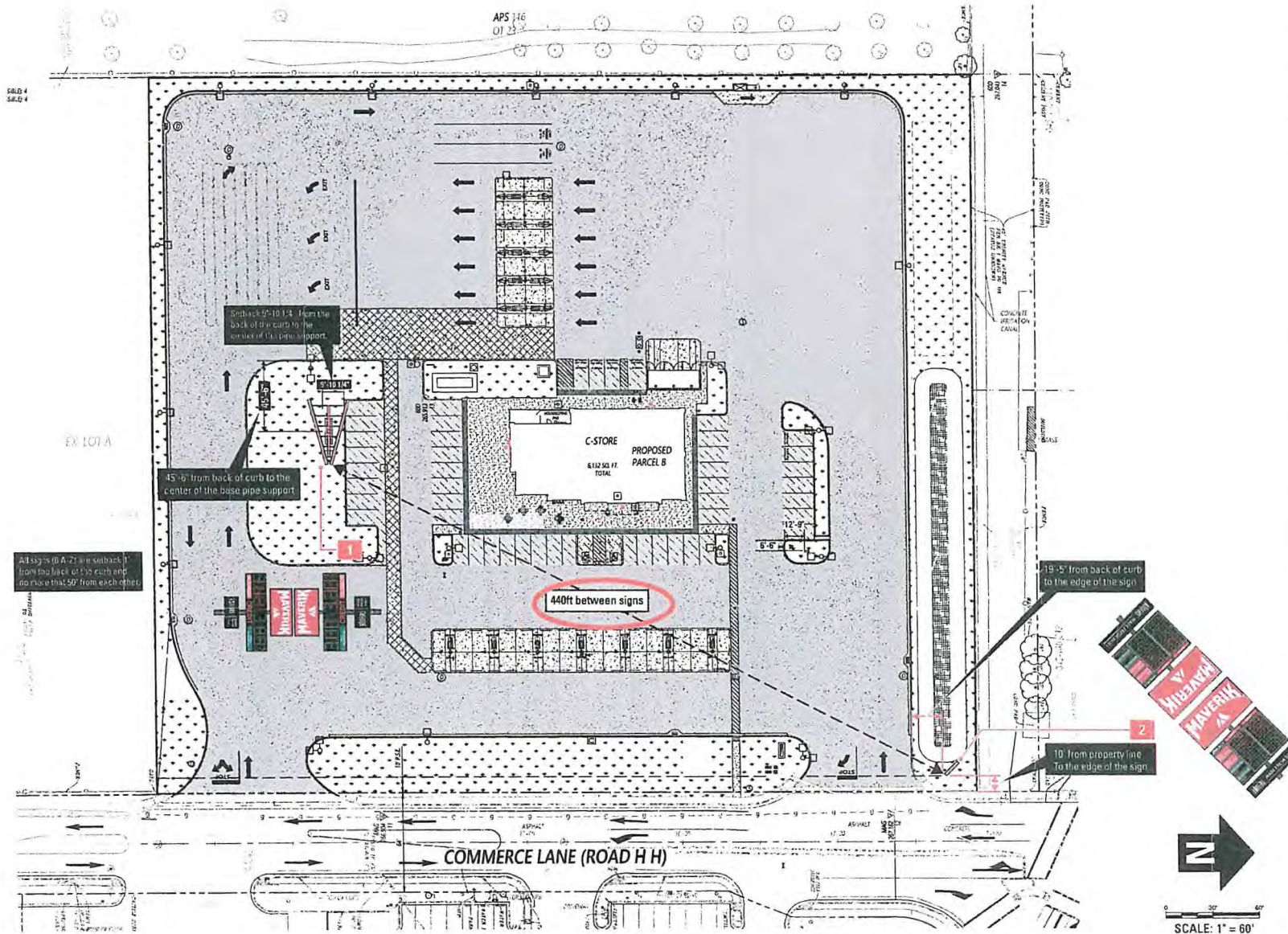
Maverik Store #697

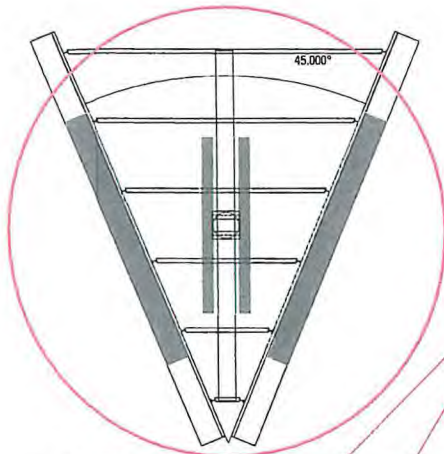
4473 Commerce Lane
Orland, CA 95963

Acct. Exec: Matt Wren
Designer: Glery Becerra

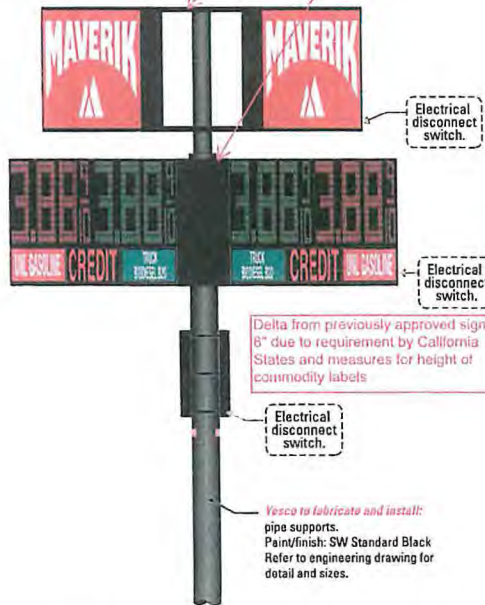
OPY-44636 R12

LOC 0.1





1.3 PLAN VIEW (TO BE VERIFIED BY ENGINEER)
SCALE: 3/32" = 1'-0"



1.1 END VIEW

Delta from previously approved sign; Top Maverik cabinet and price changer to be in "V" shape so as to increase visibility to freeway traffic as the sign is being moved into the property in order to maintain required distance from mid rise sign on corner

GENERAL NOTES

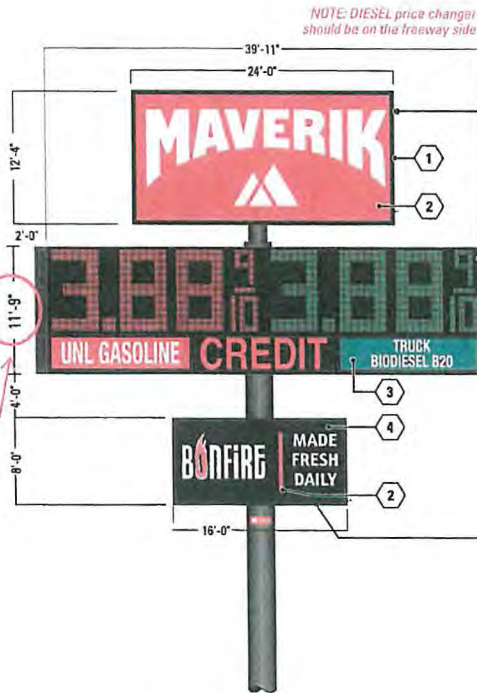
NOTE: CUSTOMER TO PROVIDE TITLE 24 COMPLIANT SIGN LIGHTING CONTROLS (AUTOMATIC TIME SWITCH & PHOTO CELL)

CUSTOMER TO PROVIDE PRIMARY POWER TO SIGN LOCATION

SPECIAL INSTRUCTIONS

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120 Volts, UNLEADED = 14 Amps draw for each side.
DIESEL = 17 Amps draw for each side.
6, 30 Amp 120 circuits required (4 for prices, 2 for programmable labels).



1.0 DOUBLE FACE-V-SHAPE HIGH RISE POLE SIGN SCALE: 3/32" = 1'-0"

Delta from Previously approved sign. Due to increase in commodity labels, Overall sign area increases by 26.62 sq feet (previously approved sign at 886.4 sq feet)

SCOPE OF WORK

INSTALL ONE (1) DOUBLE FACE-V-SHAPE HIGH RISE POLE SIGN DISPLAY.

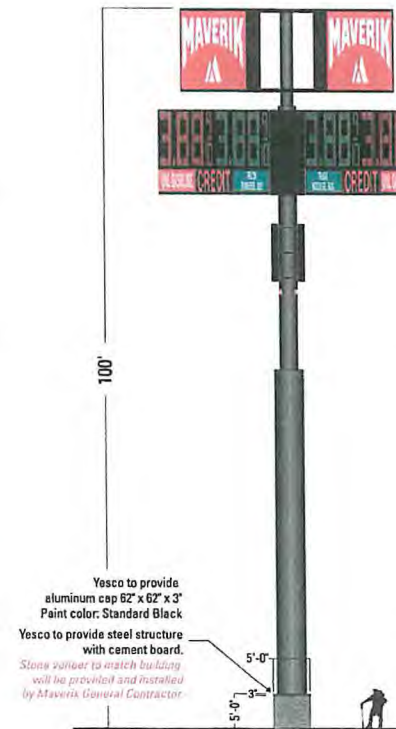
PERMITTING TOTAL SIGN AREA: 893.02 sq ft

FINAL ELECTRICAL CONNECTION BY: 1. CAPTIVE CONSUMER TO CUSTOMER PROVIDED
2. PRIMARY POWER TO SIGN LOCATION

COLOR KEY

1	PAINT	Standard Black
2	VINYL	3M Red 3630-33
3	VINYL	3M Green 3630-26
4	VINYL	3M Black 3630-22

NOTE: UNLESS OTHERWISE NOTED, THE COLORS DEPICTED ON THIS RENDERING MAY NOT MATCH ACTUAL COLORS ON FINISHED DISPLAY. PLEASE REFER TO COLOR-CALLOUTS AND THEIR APPROPRIATE VENDOR SPECIFIED SAMPLES FOR APPROVED COLOR SPECIFICATIONS



1.2 FULL VIEW (OPPOSITE SIDE) SCALE 1/16" = 1'-0"



DESIGN

1605 South Gramercy Rd.
Salt Lake City, UT 84104
801.487.8481

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Revisions

No.	Date / Description
Orig.	04.18.2022
1A	06.07.2022 No changes (GB)
1B	07.27.2023 No changes (GB)
1C	07.31.2023 Sunshine cabinets revised (GB)

J0

Approval

A/E Sign / Date

Client Sign / Date

Maverik Store #697

4473 Commerce Lane

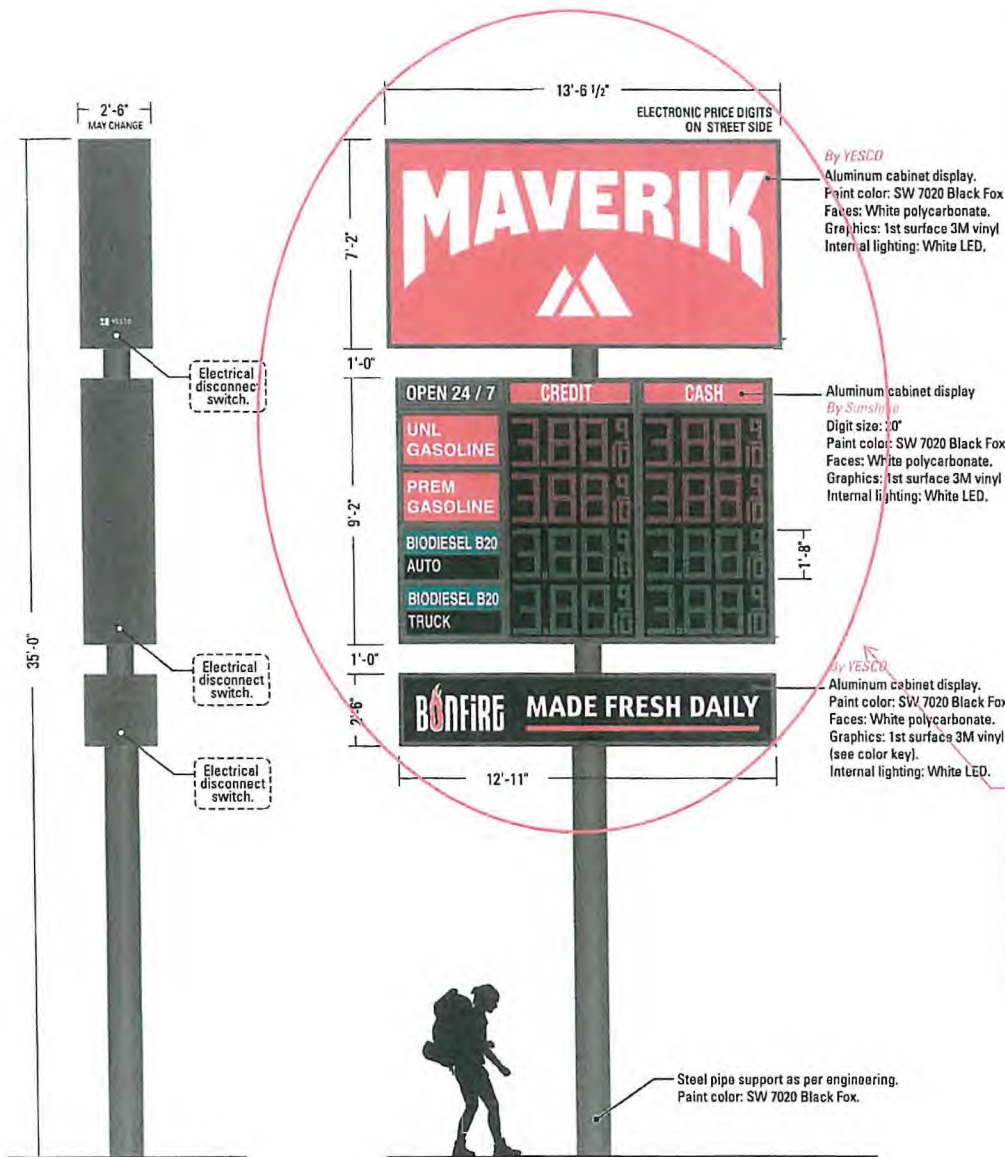
Orland, CA 95963

Acct. Exec: Matt Wren

Designer: Glory Becerra

OPY-44636 R12

ART 1.0



2.1 SIDE VIEW

2.0 DOUBLE FACE MIDRISE POLE SIGN

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

GENERAL NOTES

NOTE: CUSTOMER TO PROVIDE TITLE 24 COMPLIANT SIGN LIGHTING CONTROLS (AUTOMATIC TIME SWITCH & PHOTO CELL)

CUSTOMER TO PROVIDE PRIMARY POWER TO SIGN LOCATION

SPECIAL INSTRUCTIONS

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SCOPE OF WORK

SUPPLY AND INSTALL ONE (1) DOUBLE FACE POLE SIGN DISPLAY.

PERMITTING

AREA	LOGO CABINET	97 SQ
	PRICE CHANGER CABINET	118.5 SQ
	ACCESSORY CABINET	32.5 SQ
	TOTAL	248 SQ

ELECTRICAL

POWER TO DISPLAY LOCATION: BY OTHERS OR EXISTING

HOOKUP AT DISPLAY: BY YESCO

COLOR KEY

1	PAINT	Sherwin Williams 7020 Black Fox
2	VINYL	3M 3630-33 Red
3	VINYL	3M 3630-26 Green
4	VINYL	3M 3630-22 Black

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2.2 OPPOSITE SIDE VIEW - NTS



DESIGN

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Salt Lake City, UT 84104
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Revisions

No.	Date / Description
Org.	04.18.2022
1	06.07.2023 Replaced monument with midrise pole sign (MS)
2	07.27.2023 New cabinet sizes (GB)
3	07.31.2023 Sunshine art update (GB)

J0 #

Approval

A/E Sign / Date

Client Sign / Date

Maverik Store #697

4473 Commerce Lane
Orland, CA 95963

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