



City of Rancho Cucamonga
Planning Department
(909) 477-2750

DRC 2010 - 00537

Sign Permit Application

GENERAL INFORMATION

Names of Business TERRA VISTA VILLAGE Date 7/19/10
 Address HAVEN & BASELINE, RANCHO CUCAMONGA, CA
 Applicant's Name SIGNS AND SERVICES CO. Phone (714) 761-8200
 Address 10980 BOATMAN AVE, STANTON, CA 90680 Fax (714) 761-5031
 Business Owner's Name LEWIS RETAIL CENTERS Phone (909) 949-6715
 Address 1156 N. MOUNTAIN AVE, UPLAND, CA 91785 Fax _____

OWNER'S CERTIFICATION

Legal Property Owner's Name LEWIS RETAIL CENTERS Signature _____
 Property Manager's Name BOB FELLER Signature [Signature]
 Address 1156 N. MOUNTAIN AVE., UPLAND, CA 91785 Phone _____

SIGN DESCRIPTION

Number and type of sign(s): Temporary Wall Monument Canopy
 Subdivision Window Uniform Sign Program Directional Pedestrian
 Other Notice of Filing Sign

Size:	Length	Depth	Overall Height	Sq. Ft.	Bldg. Face Sq. Ft.
Sign 1:	_____	_____	_____	_____	_____
Sign 2:	<u>Uniform Sign Program Amendment</u>				
Sign 3:	<u>Existing Criteria #64</u>				
Sign 4:	_____	_____	_____	_____	_____
Sign 5:	_____	_____	_____	_____	_____

If temporary or subdivision: Date of installation _____ Date of Expiration _____

Cash deposit amount: _____

Indicate sign copy, sign, color and materials on plans described on the attached sheets.

ACTION

PHOTO

Approved Denied By: MIKE S.
 Date: 5/11/11

Comments: USP #64 AMENDMENT
TO INCLUDE NEW FUEL SERVICE STATION

FEE: \$1834.00 RECEIPT NO.: #144610 CASH DEPOSIT: _____

FILE NO.: DRC 2010-00537 DATE: 7/29/10 RECEIVED BY: [Signature]
 Account # for Sign Permit fee: 10010004508
 Account # for Deposit: 18820002310

RELATED FILES: DRC 2010.00348, .00348D

510H100105K0016D12345X

CITY OF RANCHO CUCAMONGA

CITY HALL
FINANCE DEPARTMENT
10500 CIVIC CENTER DRIVE
RANCHO CUCAMONGA, CA 91730
909-477-2700

RECEIPT: CR144610 DATE: 07/20/10
CASHIER ID: CSF07202 TIME: 11:16:40

DRC2010-00537
Planning Fees
1001000 4500
Planning Fees
1001000 4500

1,832.00
CK
2.00
CA

TOTAL PAID 1,834.00

RECEIVED FROM:
SIGNS AND SERVICES CO

SIGN CRITERIA

TERRA VISTA VILLAGE

Planning Department Approval

City of Rancho Cucamonga

Date: 5/11/11 By: MIKE S.

File No.: DRC2010.00537

For: USP # 64 AMENDMENT

Please contact the Planning Division at
(909) 477-2750 for final inspection.

THE PURPOSE OF THIS SIGN CRITERIA IS TO ESTABLISH THE SIGN STANDARDS NECESSARY TO ENSURE COORDINATED PROPORTIONAL EXPOSURE FOR ALL TENANTS. PERFORMANCE SHALL BE STRICTLY ENFORCED AND ANY INSTALLED NON-CONFORMING SIGNS SHALL BE REMOVED BY THE TENANT, AT THE TENANTS EXPENSE. LANDLORD HAS DEVELOPED THE FOLLOWING SIGN CRITERIA, WHICH ALLOWS EACH TENANT ROOM FOR CREATIVITY WITHIN LIMITS OF THEIR LEASEHOLD.

I. GENERAL REQUIREMENTS:

- A. ALL SIGNS AND THEIR INSTALLATION MUST COMPLY WITH ALL LOCAL BUILDING AND ELECTRICAL CODES.
- B. NO ANIMATED, FLASHING OR AUDIBLE SIGNS WILL BE PERMITTED.
- C. NO EXPOSED LAMPS, RACEWAYS, CROSSOVERS, CONDUITS, CONDUCTORS, TRANSFORMERS, OR ANY SIMILAR DEVICE SHALL BE PERMITTED.
- D. ALL TENANTS MUST HAVE INSTALLED PRIOR TO OPENING FOR BUSINESS AND MAINTAIN THE FOLLOWING SIGNS:
 - 1. INDIVIDUAL ALUMINUM CHANNEL LETTERS WITH PLEXIGLAS, FACES, INTERIOR ILLUMINATED W/ LED OR NEON.
 - 2. THREE INCH HIGH STORE ADDRESS NUMBERS ARE TO BE PAINTED ON THE PLASTER AREA ABOVE REAR DOORS. NUMBER STYLE TO BE BOOKMAN. COLOR TO BE DARK BROWN.
 - 3. STORE ADDRESS NUMBERS OR LETTERS ARE TO BE THREE INCHES HIGH AND SHOULD BE INSTALLED ON DOORS USING WHITE VINYL.
- E. UPON REMOVAL OF ANY SIGN BY THE TENANT, ANY DAMAGE TO THE BUILDING FASCIA OR SIGN AREA WILL BE REPAIRED BY THE TENANT, OR BY THE LANDLORD AT THE TENANT'S EXPENSE. REPAIR WORK TO BE COMPLETED WITHIN A TEN DAY PERIOD.
- F. EXCEPT AS PROVIDED HEREIN, NO ADVERTISING PLACARDS, BANNERS, PENNANTS, NAMES, INSIGNIA, TRADEMARKS, OR OTHER DESCRIPTIVE MATERIAL SHALL BE AFFIXED OR MAINTAINED UPON ANY AUTOMATED MACHINE, GLASS PANES OF THE BUILDING, LANDSCAPE AREAS, STREETS OR PARKING AREAS, EXCEPT AS PERMITTED FROM TIME TO TIME BY LANDLORD, AND IN COMPLIANCE WITH THE CITY'S SIGN ORDINANCE.

- G. EACH TENANT SHALL SUBMIT TO LANDLORD FOR APPROVAL BEFORE FABRICATION, TWO (2) COPIES OF DETAILED DRAWINGS INDICATING THE LOCATION, SIZE, LAYOUT, DESIGN AND COLOR OF THE PROPOSED SIGN, INCLUDING ALL THE LETTERING AND/OR LOGO, PRIOR TO SUBMITTING TO THE CITY OF RANCHO CUCAMONGA FOR REVIEW AND APPROVAL.
- H. ALL PERMITS FOR SIGNS AND THEIR INSTALLATION SHALL BE OBTAINED BY THE TENANT OR ITS REPRESENTATIVE. TENANT SHALL BE RESPONSIBLE FOR SUBMITTING ITS SIGN DRAWING TO THE APPROPRIATE CITY AGENCY FOR APPROVAL. THE TENANT SHALL ALSO BE RESPONSIBLE FOR OBTAINING FINAL INSPECTION ON THESE SIGNS.
- I. TENANTS SHALL BE RESPONSIBLE FOR THE FULFILLMENT OF ALL THE REQUIREMENTS AND SPECIFICATIONS SET FORTH IN THESE GENERAL REQUIREMENTS.

II. SPECIFICATIONS FOR TENANT SIGNS-INDIVIDUAL ILLUMINATED CHANNEL LETTERS:

INDIVIDUAL ILLUMINATED LETTERS WILL BE AN ALUMINUM PAN CHANNEL LETTER FIVE (5") INCHES DEEP. LETTER FACES WILL BE OF ACRYLIC PLEXIGLASS WITH A 3/4 INCH TRIMCAP MOLDING FOR SECURING THE PLEXIGLAS LETTER FACE TO THE METAL LETTER. ILLUMINATION OF THE LETTERS WILL BE WITH LED OR NEON MOUNTED INSIDE METAL LETTERS WITH THE LETTERS MOUNTED ONTO THE BUILDING FASCIA. THE METAL RACEWAYS THAT ARE TO ACCOMMODATE THE ELECTRICAL EQUIPMENT REQUIRED FOR ILLUMINATING THE CHANNEL LETTERS SHALL BE MOUNTED ON THE INSIDE OF THE BUILDING FASCIA.

A. DEFINITION OF TENANT TYPE:

- 1. MAJOR TENANTS ARE RALPHS AND ANY OTHER TENANT THAT IS 10,000 S.F. OR LARGER.
- 2. SUB-MAJOR TENANTS ARE THOSE TENANTS THAT ARE 4,000 S.F. UP TO 9,999 S.F.
- 3. MINOR TENANTS ARE LESS THAN 4,000 S.F.

B. LETTER STYLE OR LOGO RESTRICTION:

MAJOR, SUB-MAJOR AND MINOR TENANTS MAY HAVE THE LETTER STYLE OR STYLES OF THEIR CHOICE. LOGO'S MAY BE ROUND, SQUARE OR RECTANGULAR PROVIDED THEY DO NOT EXCEED THE MAXIMUM HEIGHT ALLOWABLE.

C. SIGN AREA:

- 1. MAJOR TENANTS WILL BE ALLOWED A SIGN AREA NOT TO EXCEED 150 S.F.
- 2. SUB-MAJOR TENANTS WILL BE ALLOWED A SIGN AREA NOT TO EXCEED 75 S.F.

Planning Department Approval

City of Rancho Cucamonga

Date: 5/11/11 By: MIKE F.

File No.: DRC 2010-00537

For: VSP #64 AMENDMENT

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3. MINOR TENANTS SIGN AREA SHALL NOT EXCEED 70% OF THE LENGTH OF THEIR LEASED STORE FRONT DIMENSION MULTIPLIED BY THE MAXIMUM ALLOWABLE HEIGHT, NOT TO EXCEED 20 FEET, WHICHEVER IS LESS.
 4. FUEL STATION SIGNS NOT TO EXCEED WILL BE ALLOWED A SIGN AREA NOT TO EXCEED 54 S.F. PER FASICA.
- D. LETTER HEIGHT RESTRICTIONS:
1. MAJOR TENANTS LETTER HEIGHT SHALL NOT EXCEED SIX FEET (6') OVERALL.
 2. SUB-MAJOR TENANTS LETTER HEIGHT SHALL NOT EXCEED THREE FEET (3') OVERALL.
 3. MINOR TENANTS MAXIMUM OVERALL LETTER HEIGHT SHALL NOT EXCEED EIGHTEEN INCHES (18") FOR ONE OR TWO LINE SIGNS WITH A MINIMUM LETTER HEIGHT OF FOURTEEN INCHES (14").
 4. FUEL STATION MAXIMUM OVERALL LOGO HEIGHT TO BE 2'-10" AND LETTERS ARE NOT TO EXCEED 24 INCHES (24").
- E. TENANTS WHO OCCUPY A SPACE IN SHOP BUILDING #1, #2, #3, #4 OR PAD BUILDINGS "B", "C", "E" AND "D" WILL BE ALLOWED ONE (1) SIGN FOR EVERY BUILDING ELEVATION THEY OCCUPY. BUT, IN NO EVENT, TO EXCEED A TOTAL OF THREE (3) SIGNS.
- F. LETTER AND LOGO COLOR RESTRICTIONS (MAJOR/MINOR TENANTS)
1. ALL TENANTS INDIVIDUAL ILLUMINATED CHANNEL LETTERS SHALL BE PAINTED WHITE INSIDE AND DARK BRONZE #313 ON THE OUTSIDE SURFACE OF THE LETTERS, UNLESS APPROVED BY LANDLORD AND CITY.
 2. ALL CHANNEL LETTER PLEXIGLAS FACES SHALL BE AS FOLLOWS:
 - a. MAJOR TENANTS SHALL BE ALLOWED TO USE THEIR CORPORATE COLORS, LETTER STYLE AND LOGO SUBJECT TO LANDLORD AND CITY APPROVAL.
 - b. SUB-MAJOR TENANTS MAY USE THEIR CORPORATE COLORS AND LOGOS IF THE TENANT HAS SIX (6) OR MORE LOCATIONS UTILIZING THESE COLORS, LETTER STYLE AND LOGO SUBJECT TO LANDLORD AND CITY APPROVAL.
 - c. MINOR TENANTS SIGNS MAY USE THEIR CORPORATE COLORS AND LOGOS IF THE TENANT HAS SIX (6) OR MORE LOCATIONS UTILIZING THESE COLORS, LETTER STYLE AND LOGO SUBJECT TO LANDLORD AND CITY APPROVAL.
 - d. FUEL STATION SHALL BE ALLOWED TO USE THEIR CORPORATE COLORS, LETTER STYLE AND LOGO SUBJECT TO LANDLORD AND CITY APPROVAL.

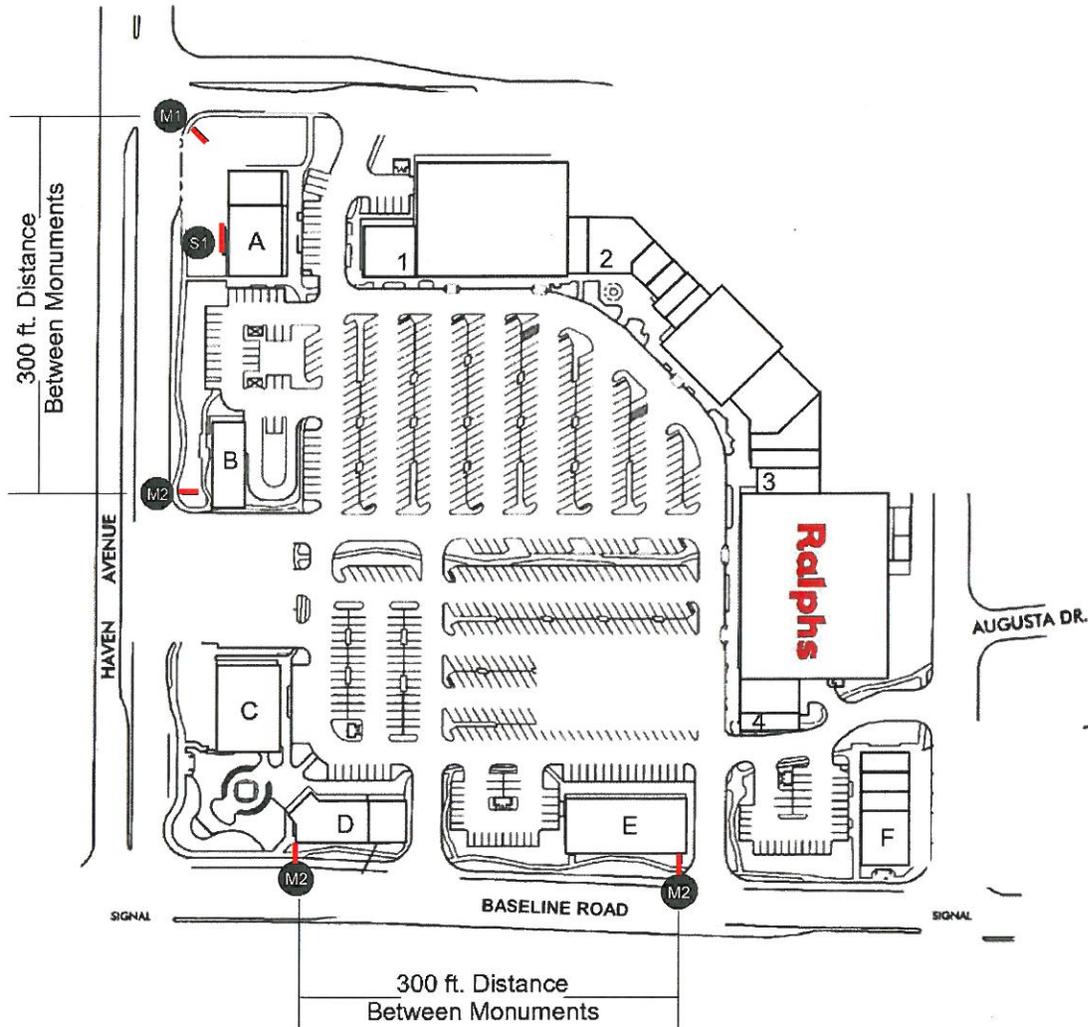
3. GRAPHIC LOGO FACE COLORS MAY VARY PROVIDED THE COLOR IS IN KEEPING WITH THE TENANTS ESTABLISHED CRITERIA. EXCESSIVE COPY OR COLORS WILL NOT BE ALLOWED. LOGO COLORS SHALL BE REVIEWED BY LANDLORD AND CITY.
- G. THE LEASE SPACE AT THE END OF THE BUILDING MAY BE ALLOWED TWO WALL SIGNS, ONE ON EACH BUILDING FACE.
- H. NO MORE THAN THREE SIGNS – A COMBINATION OF WALL AND MONUMENT SIGNS – ARE ALLOWED TO IDENTIFY ANY ONE BUSINESS WITHIN THIS SHOPPING AREA.
- I. SHOP BUILDING ADDRESS NUMBERS (BY DEVELOPER);
- BUILDING ADDRESS NUMBERS ARE TO BE PAINTED DARK BROWN ON THE BUILDING FACE AND TO BE LOCATED IN A LIGHTED AREA AS REQUIRED BY THE CITY FIRE DEPARTMENTS. NUMBERS TO BE 6: MAXIMUM, BOOKMAN STYLE.
- J. BANNERS AND OTHER ADVERTISING DEVICES MUST HAVE WRITTEN APPROVAL FROM LANDLORD AS WELL AS ANY NECESSARY CITY PERMITS.

Planning Department Approval
City of Rancho Cucamonga

Date: 5/11/11 By: MICHAEL S.
File No.: DRC 2010-00537
For: UJP # 84 AMENDMENT

Please contact the Planning Division at
(909) 477-2760 for final inspection.

SITE PLAN



Sign Inventory:

- M1 D/F Illuminated Monument w/ LED Fuel Center Sign
- M2 D/F Illuminated Tenant Monument Sign
- S1 Ralphs Fuel Center Canopy Sign

Planning Department Approval

City of Rancho Cucamonga

Date: 5/11/11 By: MIKE S

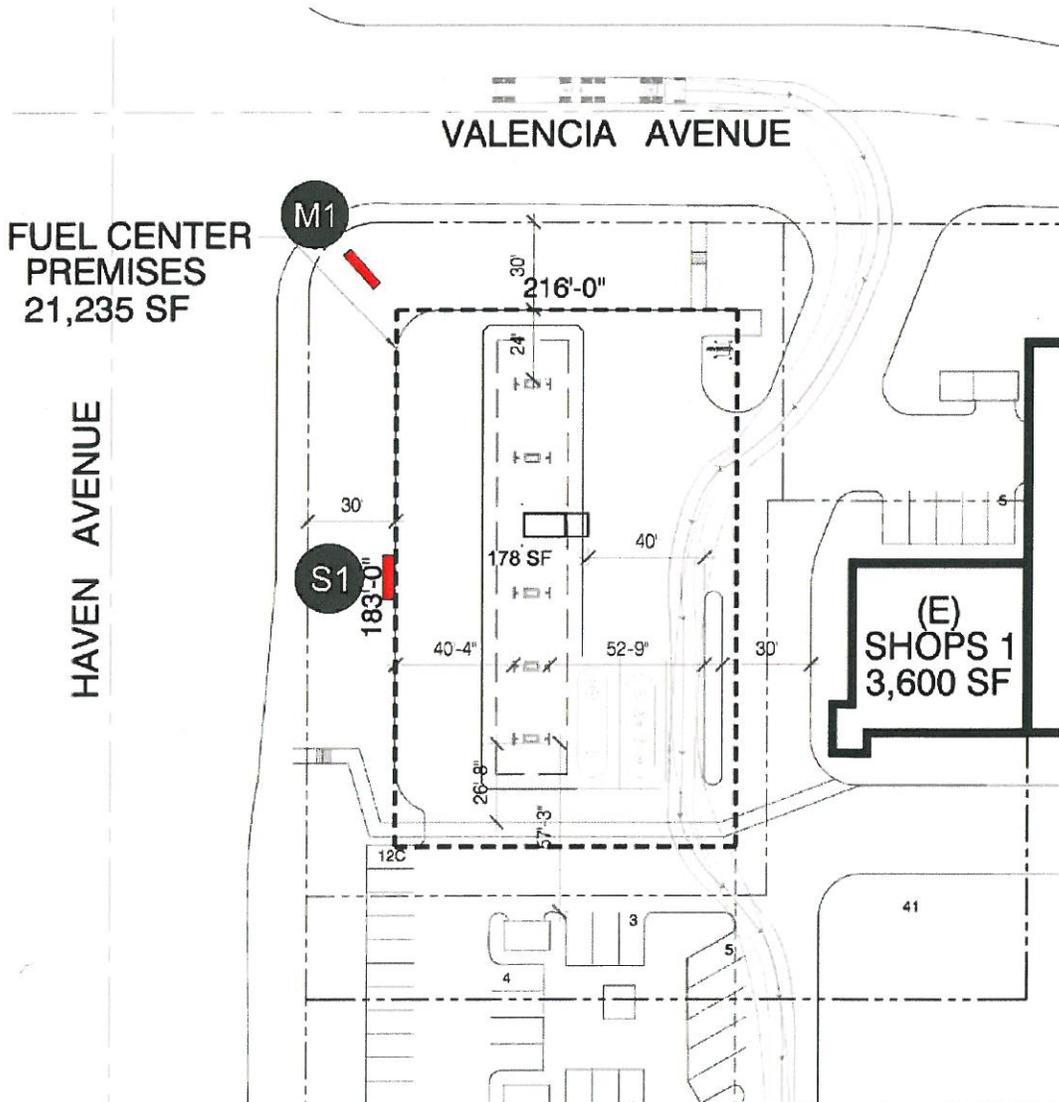
File No.: DRC 2010-00537

For: USP #64 MONUMENT

Please contact the Planning Division at (909) 477-2750 for final inspection.

SITE PLAN

Fuel Center



Planning Department Approval
 City of Rancho Cucamonga

Date: 5/11/11 By: MIKE S.

File No.: DRR2010-0537

For: USP #64 AMENDMENT

Please contact the Planning Division at
 (909) 477-2750 for final inspection.

Planning Department Approval
 City of Marcho Cucamonga
 Date: 5/11/17 By: Mike S.
 File No.: DR2010-00537
 For: USP # 64 JUANMONT

Please contact the Planning Division at
 (909) 471-2780 for final inspection.

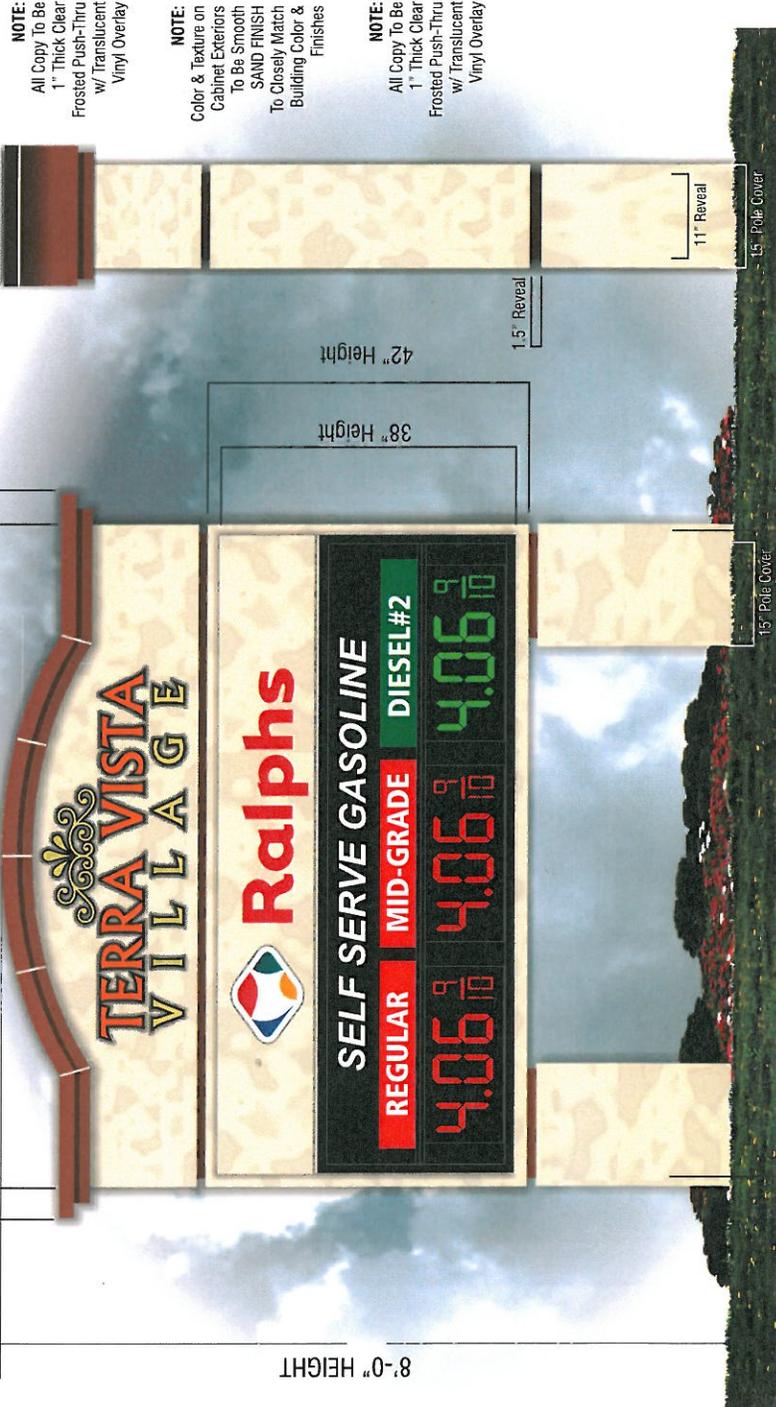
NOTE:
 All Colors To Closely Match
 Existing Building Colors
 On Site.

7'-11" Overall Tile Cap Width

7'-2" Overall Top Cabinet Width (Smooth SAND FINISH on Cabinet Exteriors)

18.5" Overall Decorative Cap Depth

15" Cab Depth



NOTE:
 All Copy To Be
 1" Thick Clear
 Frosted Push-Thru
 w/ Translucent
 Vinyl Overlay

NOTE:
 Color & Texture on
 Cabinet Exteriors
 To Be Smooth
 SAND FINISH
 To Closely Match
 Building Color &
 Finishes

NOTE:
 All Copy To Be
 1" Thick Clear
 Frosted Push-Thru
 w/ Translucent
 Vinyl Overlay

Fabrication Note:
 Monument Sign to be fabricated from
 aluminum. All internal illumination to be
 fluorescent lamps. All copy to be 1"
 thick acrylic push thru.

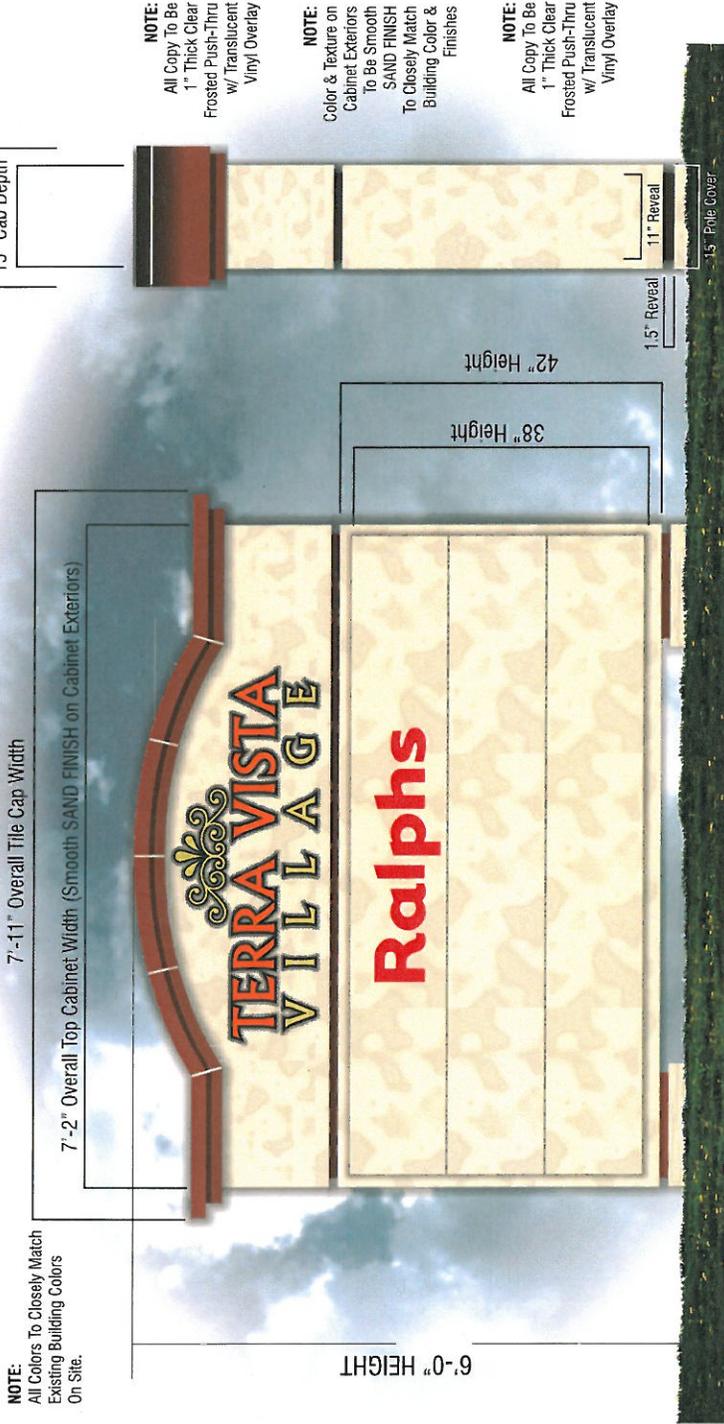
6'-10" Fuel Sign

Note: Maximum Sign Area for this
 Monument Sign is 36 sq. ft.

Note: This Monument Reserved for
 Fuel Station Only

8'-0" HEIGHT

Planning Department Approval
 City of Rancho Cucamonga
 Date: 5/11/11 By: MIKE S.
 File No.: TRC2010-00537
 For: USP #64 Monument
 Please contact the Planning Division at
 (909) 471-2750 for final inspection.



Note: Maximum Sign Area for this Monument Sign is 24 sq. ft.

M2 D/F Illuminated Monument

Planning Department Approval

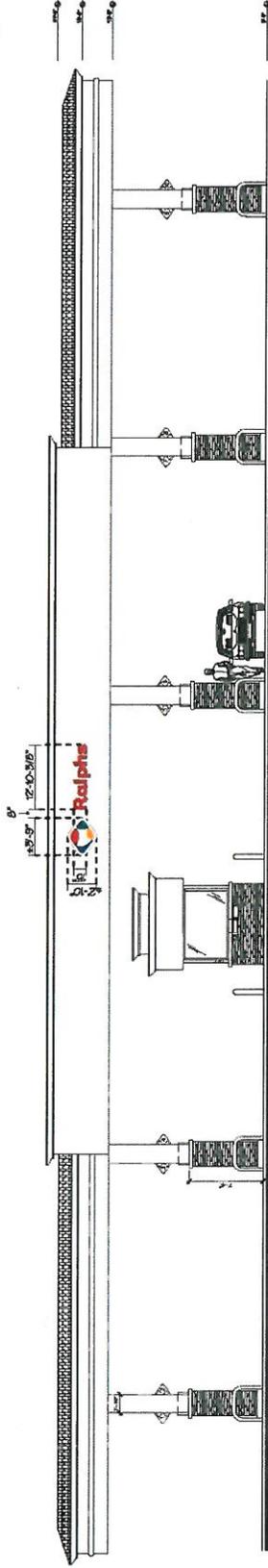
City of Rancho Cucamonga

Date: 5/17/11 By: Mike S.

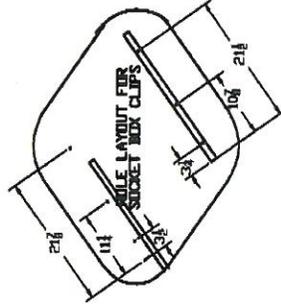
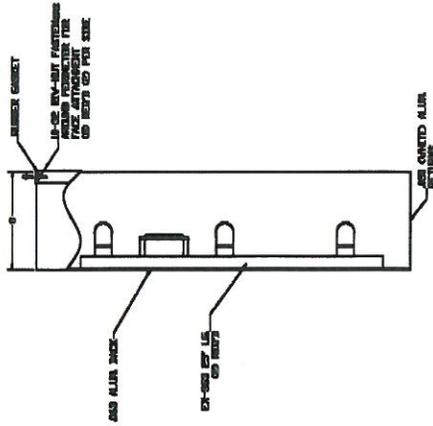
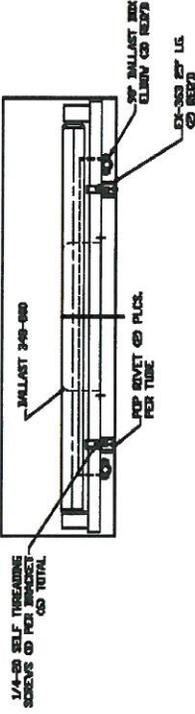
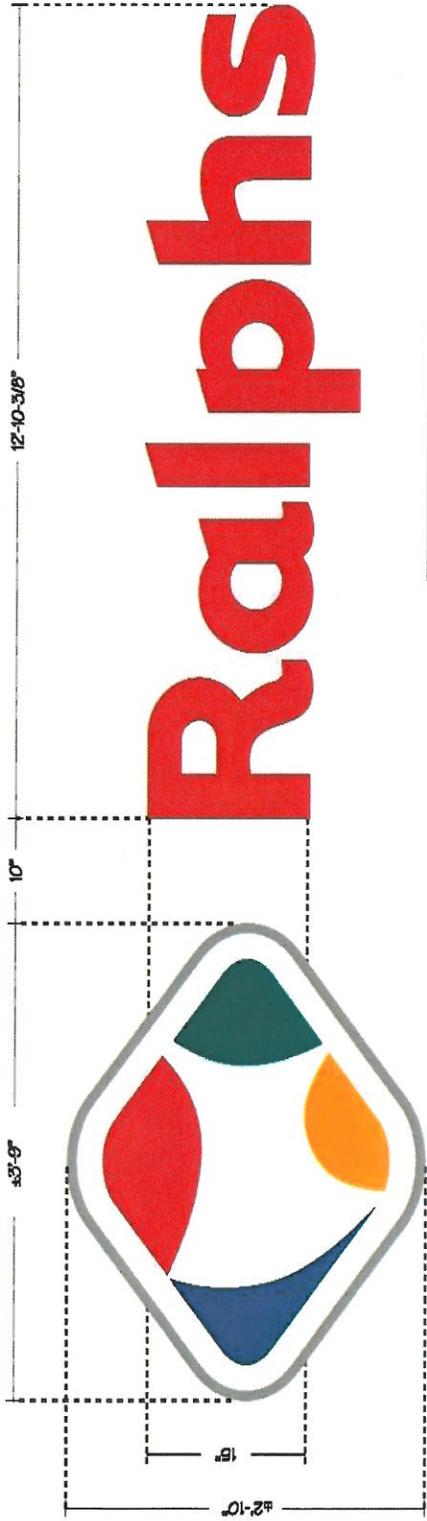
File No.: TRC 2010. 00537

For: VSP # 64 Amendment

Please contact the Planning Division at (909) 477-2750 for final inspection.



S1 West Elevation: Ralph's Fuel Center Canopy Sign



3M46660-350K2	3M46660-240TEALGREEN
3M46660-740KINDU ATORANGE	3M46660-875ULTANBLUE
3M46660-561 VERGRAY	WHITE

N.T.S. SECTION-B-B

SECTION-A-A
N.T.S.

Planning Department Approval
City of Marcho Cucamonga

Date: 5/11/19 By: MIKE S.

File No.: DEC 2010-0537

For: USP #64 JMBURKHUT

Please contact the Planning Division at
(909) 477-2750 for final inspection.

S1 Ralph's Fuel Center Canopy Sign

Summary of Sign Criteria

	Shop Tenants sq. ft. (under 4,000)	Submajor Tenants Sq. ft. (4,000- 9,999)	Major Tenants over (10,000) sq. ft.	Gas Station Sign	Monument Sign
Sign Width	70% or 20ft. whichever is less	Not to exceed 75 sq. ft.	Not to exceed 150 sq. ft.	18 feet maximum	See Pages 7 & 8
Sign Height	18" single line or double line, including space between	3 ft. single line or double line, including space between	6 ft. single line or double line, including space between	3 ft. single line	See Pages 7 & 8
Sign Area	32 square feet	75 square feet	150 square feet	54 square feet	See Pages 7 & 8
Colors	Choose one color #2793 Red #2146 White #2108 Green #2114 Blue	Choose one color #2793 Red #2146 White #2108 Green #2114 Blue	Open	Open	Open
Logo (Graphics)	Meet the sign height	Landlord/City Planner Approval	Landlord/City Planner Approval	Landlord/City Planner Approval	Landlord/City Planner Approval
Sign Style	Individual channel letters	Individual channel letters	Individual channel letters	Individual channel letters	Acrylic push thru letters
No. of Signs	One per business frontage (3max. including monument sign)	One per business frontage (3max. including monument sign)	One per business frontage (3max. including monument sign)	Two (2) wall/canopy signs and one (1) monument sign	Three (3) standard monument signs and one (1) fuel station monument sign

ALLOWED

SIGN

*must not exceed maximum sign area

**NOT
ALLOWED**

SIGN