



GRASS VALLEY

Development Review Committee Meeting

Tuesday, September 09, 2025 at 9:00 AM
Council Chambers, Grass Valley City Hall | 125 East Main Street, Grass Valley, California
Telephone: (530) 274-4310 - Fax: (530) 274-4399
E-Mail: info@cityofgrassvalley.com Web Site: www.cityofgrassvalley.com

AGENDA

Any person with a disability who requires accommodations to participate in this meeting should telephone the City Clerk's office at (530)274-4390, at least 48 hours prior to the meeting to make a request for a disability related modification or accommodation.

MEETING NOTICE

Development Review Committee welcomes you to attend the meetings electronically or in person at the City Hall Council Chambers, located at 125 E. Main St., Grass Valley, CA 95945. Regular Meetings are scheduled at 9:00 a.m. on the 2nd and 4th Tuesday of each month. Your interest is encouraged and appreciated.

Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to public@cityofgrassvalley.com. Comments will be reviewed and distributed before the meeting if received by 9 am. Comments received after that will be addressed during the item and/or at the end of the meeting. The committee will have the option to modify their action on items based on comments received. Action may be taken on any agenda item.

Agenda materials, staff reports, and background information related to regular agenda items are available on the City's website: www.cityofgrassvalley.com. Materials related to an item on this agenda submitted to the Committee after distribution of the agenda packet will be made available on the City of Grass Valley website at www.cityofgrassvalley.com, subject to City staff's ability to post the documents before the meeting.

Please note, individuals who disrupt, disturb, impede, or render infeasible the orderly conduct of a meeting will receive one warning that, if they do not cease such behavior, they may be removed from the meeting. The chair has authority to order individuals removed if they do not cease their disruptive behavior following this warning. No warning is required before an individual is removed if that individual engages in a use of force or makes a true threat of force. (Gov. Code, § 54957.95.)

Council Chambers are wheelchair accessible and listening devices are available. Other special accommodations may be requested to the City Clerk 72 hours in advance of the meeting by calling (530) 274-4390, we are happy to accommodate.

CALL TO ORDER

ROLL CALL

ANNOUNCEMENTS, AGENDA REVIEW AND CHANGES

PUBLIC COMMENT - *Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to public@cityofgrassvalley.com. There is a time limitation of three minutes per person. For items not on the agenda and within the jurisdiction or interest of the City, please address the Development Review Committee at this time. For items on the agenda please address the Development Review Committee when the number and subject matter are announced. Comments will be reviewed and distributed before the meeting if received by 9AM. Comments received after that will be addressed during the item and/or at the end of the meeting. The Development Review Committee will have the option to modify their action on items based on comments received. Action may be taken on any agenda item.*

GENERAL APPLICATION FOR REVIEW

1. Sign Exception Permit for Shell Station Sign Lighting (25PLN-31) Location/APN:
Applicant: 2001 Nevada City Highway

Environmental Status: Categorical Exemption

Recommendation: 1. That the Development Review Committee recommend that the Planning Commission approve the lighted “Shell” signage as presented, or as modified at the public meeting, which includes the following actions: a. Determine the project Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; b. Adopt Findings of Fact for approval of the Development Review Permit as presented in the Staff Report; and, c. Approve the Sign Exception Permit for the “Shell” signage in accordance with the Conditions of Approval, attached to the Staff Report.

ADJOURN

POSTING NOTICE

This is to certify that the above notice of a meeting of a Development Review Committee Meeting, scheduled for Tuesday, September 9th, 2024, at 9:00 p.m., was posted at City Hall, easily accessible to the public, as of 5:00 p.m. September 4, 2025.

Taylor Whittingslow, City Clerk



**DEVELOPMENT REVIEW
COMMITTEE
STAFF REPORT
SEPTEMBER 9, 2025**

Prepared by: Amy Wolfson, City Planner

DATA SUMMARY

Application Number: 25PLN-31
Subject: Sign Exception Permit for Shell Station Sign Lighting
Location/APN: 2001 Nevada City Highway
Applicant: Sal Pablo, Sign Development Inc, representing SEI Fuel Services
Zoning/General Plan: Central Business District (C-2)
Entitlement: Sign Exception Permit
Environmental Status: Categorical Exemption

RECOMMENDATION:

1. That the Development Review Committee recommend that the Planning Commission approve the lighted “Shell” signage as presented, or as modified at the public meeting, which includes the following actions:
 - a. Determine the project Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report;
 - b. Adopt Findings of Fact for approval of the Development Review Permit as presented in the Staff Report; and,
 - c. Approve the Sign Exception Permit for the “Shell” signage in accordance with the Conditions of Approval, attached to the Staff Report.

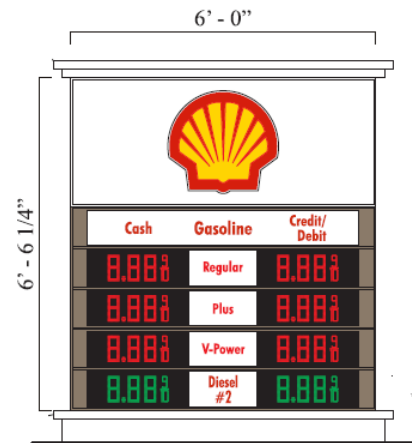
BACKGROUND:

The gas station was constructed around 1980 when the property was in the jurisdiction of Nevada County. The monument sign appears to have been installed around 1990. Most recently, the site has been operated by the gas company, Speedway. The property owner has decided to rebrand as a Shell station. In the process of this rebranding, and in reviewing the proposed signage, staff determined that several proposed signage features, all having to do with lighting, were in conflict with the signage code.

PROJECT PROPOSAL:

This Sign Exception Permit is for review of the following sign features:

- The light bar proposed around the perimeter of the two pump canopies;
- The internally illuminated price sign; and
- The internal illumination of the “Shell” symbol on the two canopies at three locations.



Proposed canopy light bar, and internally illuminated “Shell” symbol and price sign



Existing Site

Regulatory Authority: Section 17.38.050 of the City Municipal Code prohibits internally illuminated signage “except where authorized by a sign exception permit and determined by the review authority to constitute a design element that is integrated with and enhances building architecture.”

Pursuant to Table 3-9 GVMC, a sign exception permit may be granted by the planning commission, with a recommendation by the Development Review Committee, when a sign “exceeds standards specified in the sign ordinance.” In this case, the proposed signage exceeds the standard of prohibiting internally illuminated signage and explicitly states that it can only be allowed with a sign exception permit.

GENERAL PLAN AND ZONING:

General Plan: The Grass Valley 2020 General Plan identifies the site as Commercial (C). The Commercial designation is a broad category intended to encompass all types of retail commercial and commercial service establishments.

Zoning: The property has a zoning designation of Central Business District (C-2) which is intended for auto-oriented commercial development.

ENVIRONMENTAL DETERMINATION:

The proposed project qualifies for a Categorical Exemption pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines. A Class 1 Categorical Exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alternation of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed sign exception is intended to aid in navigation to the business and will not result in an expansion of use of the commercial property on which it will be located.

FINDINGS:

1. The City received a complete application for Sign Exception Application 25PLN-31.
2. The Grass Valley Development Review Committee reviewed Sign Exception Application 25PLN-31 at their regular meeting on September 9, 2025.
3. The Grass Valley Planning Commission reviewed Sign Exception Application 25PLN-31 at their meeting on _____.
4. The Grass Valley Planning Commission reviewed the project in compliance with the California Environmental Quality Act and concluded that the project qualifies for a Class 1, Categorical Exemption in accordance with the California Environmental Quality Act and CEQA Guidelines.
5. The internally illuminated light bar around the perimeters of the canopies constitute a design element that is integrated with and enhances building architecture.
6. The internally illuminated "Shell" signs placed at three locations on the two pump station canopies constitute a design element that is integrated with and enhances building architecture
7. The internally illuminated price sign constitutes a design element that is integrated with and enhances building architecture
8. The project, as conditioned, complies with the City of Grass Valley Community Design Guidelines, including that "signage should be designed as an integral architectural element of the project and site to which it relates.

A. RECOMMENDED CONDITIONS:

1. The approval date for Planning Commission review of the proposed sign is _____, with an effective date of Thursday, _____, pursuant to Section 17.74.020 GVMC. This project is approved for a period of one year and shall expire on _____, unless the project has been effectuated or the applicant requests a time extension that is approved by the Development Review Committee pursuant to the Development Code.
2. The final design shall be consistent with the Development Review application and plans provided by the applicant and approved by the Planning Commission (25PLN-31). The project is approved subject to plans on file with the Community Development Department. The Community Development Director may approve minor changes as determined appropriate.
3. Prior to any work occurring, building permits shall be obtained from the Community Development Department, Building Division.
4. The sign shall be maintained in good repair and functioning properly at all times.
5. The applicant agrees to defend, indemnify, and hold harmless the City of Grass Valley in any action or proceeding brought against the City of Grass Valley to void or annul this discretionary land use approval.

ATTACHMENTS:

1. Aerial Map
2. Vicinity Map
3. Universal Application
4. Sign Exception Permit Application
5. Sign Proposal

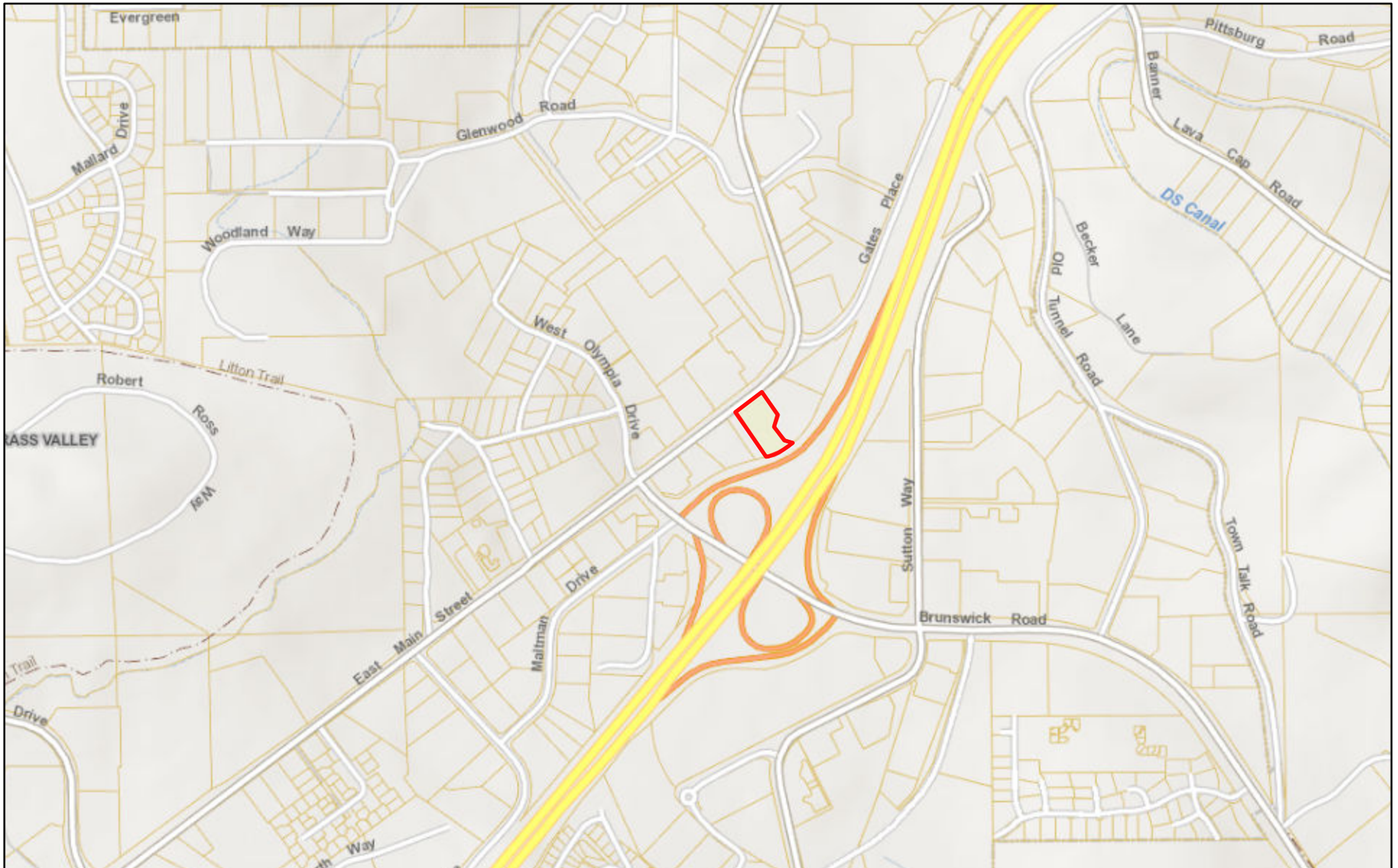
Shell Sign Exception (25PLN-31)

Conceptual Plan

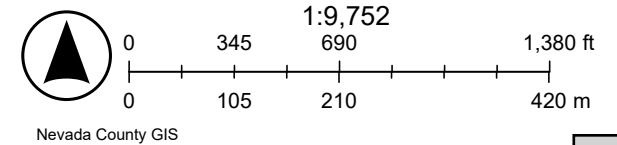
1. Vicinity/Aerial Map
2. Applications (Universal, Sign Exception)
3. Sign Proposal

2001 NC Hwy - Vicinity

Item # 1.



8/11/2025, 2:23:48 PM

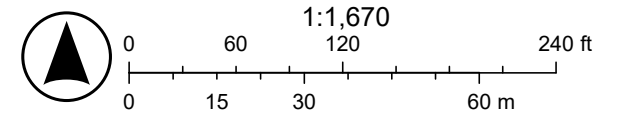


2001 NC Hwy - Aerial

Item # 1.



8/11/2025, 12:21:20 PM



UNIVERSAL PLANNING APPLICATION



Item # 1.

Application Types

Administrative

- ☐ Limited Term Permit
\$757.00
- ☐ Zoning Interpretation
\$243.00

Development Review

- ☐ Minor Development Review – under 10,000 sq. ft.
\$1,966.00
- ☐ Major Development Review – over 10,000 sq. ft.
\$3,571.00
- ☐ Conceptual Review - Minor
\$497.00
- ☐ Conceptual Review – Major
\$847.00
- ☐ Plan Revisions – Staff Review
\$342.00
- ☐ Plan Revisions – DRC / PC Review
\$901.00
- ☐ Extensions of Time – Staff Review
\$306.00
- ☐ Extensions of Time – DRC / PC Review
\$658.00

Entitlements

- ☐ Annexation
\$8,505.00 (deposit) + \$20.00 per acre
- ☐ Condominium Conversion
\$5,339.00 (deposit) + \$25 / unit or \$25 / 1,000 sf com.
- ☐ Development Agreement – New
\$20,023.00 (deposit) + cost of staff time & consultant minimum \$300
- ☐ Development Agreement – Revision
\$7,486.00 + cost of staff time & consultant minimum \$300
- ☐ General Plan Amendment
\$8,000.00
- ☐ Planned Unit Development
\$8,839.00 + \$100.00 /unit and / or \$100 / 1,000 sf floor area
- ☐ Specific Plan Review - New
Actual costs - \$18,399.00 (deposit) (+ consultant min. \$300)
- ☐ Specific Plan Review - Amendments / Revisions
Actual costs - \$7,576.00 (deposit) (+ consultant min. \$300)
- ☐ Zoning Text Amendment
\$3,364.00
- ☐ Zoning Map Amendment
\$5,501.00
- ☐ Easements (covenants & releases)
\$1,794.00

Environmental

- ☐ Environmental Review – Initial Study
\$1,858.00
- ☐ Environmental Review – EIR Preparation
Actual costs - \$34,274.00 (deposit)
- ☐ Environmental Review - Notice of Determination
\$162.00 (+ Dept. of Fish and Game Fees)

☐

Environmental Review - Notice of Exemption
\$162.00 (+ County Filing Fee)

Sign Reviews

- ☐ Minor – DRC, Historic District, Monument Signs or other districts having specific design criteria
\$330.00
- ☐ Major – Master Sign Programs
\$1,407.00
- ☒ Exception to Sign Ordinance
\$1,046.00

Subdivisions

- ☐ Tentative Map (4 or fewer lots)
\$3,788.00
- ☐ Tentative Map (5 to 10 lots)
\$5,267.00
- ☐ Tentative Map (11 to 25 lots)
\$7,053.00
- ☐ Tentative Map (26 to 50 lots)
\$9,668.00
- ☐ Tentative Map (51 lots or more)
\$14,151.00
- ☐ Minor Amendment to Approved Map (staff)
\$1,208.00
- ☐ Major Amendment to Approved Map (Public Hearing) \$2,642.00
- ☐ Reversion to Acreage
\$829.00
- ☐ Tentative Map Extensions
\$1,136.00
- ☐ Tentative Map - Lot Line Adjustments/Merger
\$1,325.00

Use Permits

- ☐ Minor Use Permit - Staff Review
\$562.00
- ☐ Major Use Permit - Planning Commission Review
\$3,292.00

Variances

- ☐ Minor Variance - Staff Review
\$562.00
- ☐ Major Variance - Planning Commission Review
\$2,200.00

Application	Fee
Exception to Sign Ordinance	\$1,046.00
Total*:	\$1,046.00

**Additional fees may be assessed by Nevada County Environmental Health and/or NSAQMD for services rendered for application review.*

Below is the Universal Planning Application form and instructions for submitting a complete planning application. In addition to the Universal Planning Application form, a project specific checklist shall be submitted. All forms and submittal requirements must be completely filled out and submitted with any necessary supporting information.

Upon receipt of the **completed forms, site plan/maps, and filing fees**, the Community Development Department will determine the completeness of the application. This review will be completed as soon as possible, but within thirty (30) days of the submittal of the application. If the application is determined to be complete, the City will begin environmental review, circulate the project for review by agencies and staff, and then schedule the application for a hearing before the Planning Commission.

If sufficient information **has not** been submitted to adequately process your application, you will receive a notice that your application is incomplete along with instructions on how to complete the application. Once the City receives the additional information or revised application, the thirty (30) day review period will begin again.

Since the information contained in your application is used to evaluate the project and in the preparation of the staff report, it is important that you provide complete and accurate information. Please review and respond to each question. If a response is not applicable, N/A should be used in the space provided. Failure to provide adequate information could delay the processing of your application.

Additional information may be obtained at www.cityofgrassvalley.com regarding the 2020 General Plan and Zoning. You may also contact the Community Development Department for assistance.

ADVISORY RE: FISH AND GAME FEE REQUIREMENT

Permit applicants are advised that pursuant to Section 711.4 of the Fish and Game Code a fee of **\$3,445.25** for an Environmental Impact Report and **\$2,480.25** for a Negative Declaration* shall be paid to the County Recorder at the time of recording the Notice of Determination for this project. This fee is required for Notices of Determination recorded after January 1, 1991. A Notice of Determination cannot be filed and any approval of the project shall not be operative, vested, or final until the required fee is paid. This shall mean that building, public works and other development permits cannot be approved until this fee is paid. These fees are accurate at the time of printing, but **increase the subsequent January 1st** of each year.

This fee is **not** a Grass Valley fee; it is required to be collected by the County pursuant to State law for transmission to the Department of Fish and Game. This fee was enacted by the State Legislature in September 1990, to be effective January 1, 1991.

*If the City finds that the project will not have an impact on wildlife resources, through a De Minimis Impact Finding, the City will issue certificate of fee exemption. Therefore, this fee will not be required to be paid at the time an applicant files the Notice of Determination with the County Recorder. The County's posting and filing fees will still be required.

4. **Cortese List:** Is the proposed property located on a site which is included on the Hazardous Waste and Substances List (Cortese List)? Y _____ N xxxxxx

The Cortese List is available for review at the Community Development Department counter. If the property is on the List, please contact the Planning Division to determine appropriate notification procedures prior to submitting your application for processing (Government Code Section 65962.5).

5. **Indemnification:** The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorney's fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this permit, or the activities conducted pursuant to this permit. Accordingly, to the fullest extent permitted by law, the applicant shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney's fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this permit, or the activities conducted pursuant to this permit. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.
6. **Appeal:** Permits shall not be issued until such time as the appeal period has lapsed. A determination or final action shall become effective on the 16th day following the date by the appropriate review authority, where no appeal of the review authority's action has been filed in compliance with Chapter 17.91 of the City's Development Code.

The 15-day period (also known as the "appeal" period in compliance with Chapter 17.91) begins the first full day after the date of decision that the City Hall is open for business, and extends to the close of business (5:00 p.m.) on the 15th day, or the very next day that the City Hall is open for business.

I hereby certify, to the best of my knowledge, that the above statements are correct.

Property Owner/*Representative Signature: _____

****Property owner must provide a consent letter allowing representative to sign on their behalf.***

Applicant Signature: _____

--OFFICE USE ONLY--	
Application No.:	Date Filed:
Fees Paid by:	Amount Paid:
Other Related Application(s):	

MASTER SIGN PROGRAM MURALS & SIGN EXCEPTIONS



SUPPLEMENTAL APPLICATION INFORMATION

Application Request: SIGN EXCEPTIONS FOR INTERNAL ILLUMINATION OF THE EXISTING PRICE/ID SIGN, NEW PROPOSED CANOPY SIGNS, AND THE NEW PROPOSED LED RED BARS ON THE CANOPY FASCIA.

Property Address or Location: 2001 NEVADA CITY HIGHWAY

SUPPLEMENTAL CHECKLIST

The following includes items required for a complete application. Some specific types of information may not apply to your project. If you are unsure, check with Planning Division Staff. A copy of this list will be returned to you if your application is determined to be incomplete.

A. Application Checklist:

- ☒ One completed copy of Universal Application form.
- ☐ One completed copy of the Environmental Review Checklist (if applicable).
- ☒ One electronic copy of the site plan and all other applicable plans/information.
- ☐ One materials sample board (if applicable).
- ☒ If a sign exemption is being requested, list the reasons for the exemption.
- ☒ The appropriate non-refundable filing fee.

B. Site Plan:

- ☒ SITE PLAN; On electronic copy of the Site Plan for the property on which the sign(s) will be placed including:
- ☒ Location of existing and proposed signs on site.
- ☒ Provide square footage and type of each sign and total square footage for all signs.
- ☒ For more than one sign, please give each sign a number starting with the number 1.
- ☐ For suspended or projecting signs please note distance from sidewalk to bottom of sign.

- ☐ For wall signs add an additional sheet showing dimensions and square footage of building walls on which signs will be placed.
- ☐ For monument, shopping center, or other freestanding signs show sight distance from driveways and intersection corners.

C. Sign Illustrations:

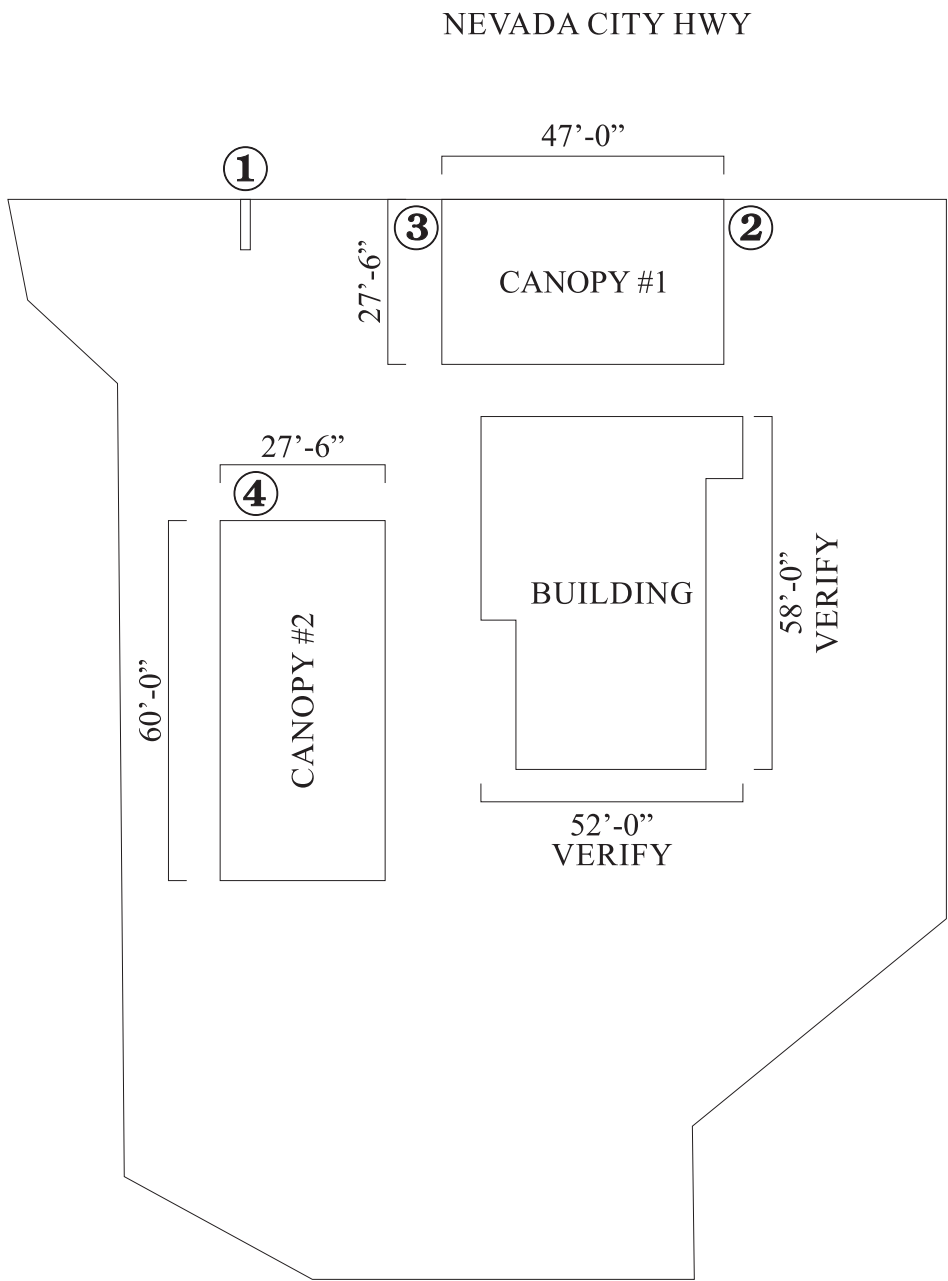
- ☒ Color drawing of each proposed sign including:
- ☒ Number each sign corresponding to number shown on the site plan.
- ☒ Message on sign including; typeface, font, and design details.
- ☒ Dimensions in feet and total square footage area of proposed sign.
- ☒ Overall height of all monument and freestanding signs.

D. Murals: A mural placed on a wall of a structure may be allowed in any commercial, industrial, and other non-residential zone subject to the following requirements. All murals shall be subject to the review and recommendation by the Development Review Committee (DRC) and approval by the Commission.

- ☐ A mural without text visible from the public right-of-way may be approved in addition to (not counted as part of) the sign area allowed by the Development Code; a mural with text shall comply with the sign area limitations applicable to the site.
- ☐ Murals that illustrate the local setting, history, or cultural significance as sources of inspiration are encouraged.
- ☐ The approval of a mural shall require that the review authority first find that the colors, placement, and size of the mural are visually compatible with the structure's architecture, and that the mural will serve to enhance the aesthetics of the City.

E. Mounting Details:

- ☐ Mounting details may be placed on the Sign Plan or as a separate sheet but must include the following:
- ☐ Description of material used in construction of sign.
- ☐ Thickness and approximate weight of sign for suspended or projecting signs.
- ☐ Means of exterior or interior lighting including shielding, type, and size of lamps (if applicable).
- ☐ For suspended signs provide details of anti-sway devices.



EXISTING SITE

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

SUBJECT TO CITY AND SHELL APPROVALS



Sign Development Inc.

License #576277

Upland, CA 91786 (909) 920-5535

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CUSTOMER APPROVAL

SIGN AND PRINT FULL NAME

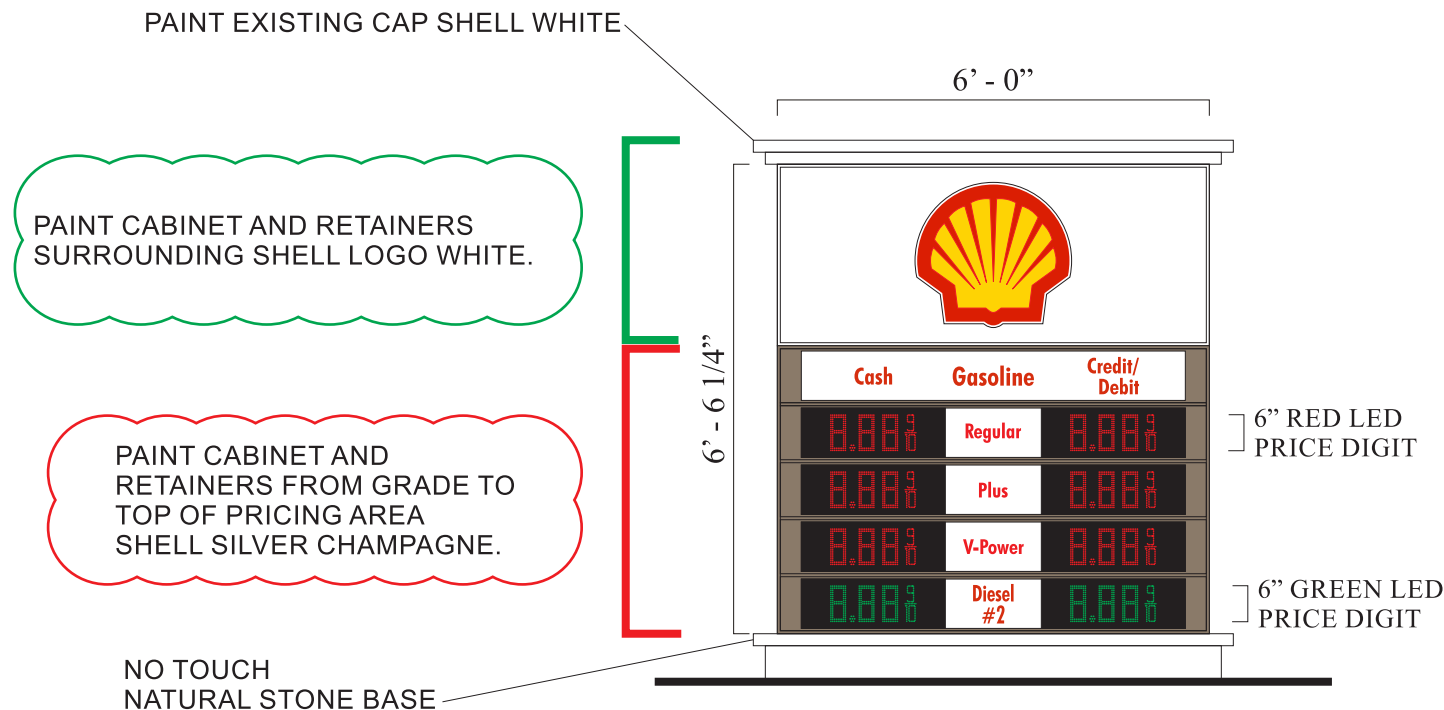
DATE

NO. Z1610
DATE: 06.10.25BA
REV: 06.11.25BA

PAGE: 1 OF 10



2001 NEVADA CITY HWY.
GRASS VALLEY, CA 95945



IMPORTANT: INSTALLER MUST REGISTER ALL LED SIGNS WITH ABLE. PLEASE CALL 614-388-8866 BEFORE 2:00PST TO REGISTER. MUST FORWARD CONFIRMATION NUMBER TO SDI AND WRITE REGISTRATION # INSIDE CABINET. FAILURE TO PROVIDE SDI WITH REGISTRATION # WILL DELAY PAYMENT.

INSTALL NEW 25 AMP PHOTO CELL TO CONTROL ALL BACKLIGHTING.

INSTALLER TO ADD SILICONE TO WIRE WAY INSIDE NIPPLE.

INCLUDES POS INTERFACE HANDSET

1. INSTALL NEW LED INTERNAL ILLUMINATION TO EXISTING SIGN CABINET. USING EXISTING ELECTRICAL. REFACE EXISTING D/F PRICE/ID SIGN.
- ELECTRICAL: EXISTING SHOULD BE DEDICATED CIRCUITS, SDI IS NOT RESPONSIBLE FOR RUNNING NEW CIRCUITS OR SEPARATING EXISTING CIRCUITS FROM OTHER EQUIPMENT.**

EXISTING SIGN CABINET DOES NOT HAVE INTERNAL ILLUMINATION

REMOVE EXISTING GROUND MOUNTED SPOT LIGHTS. DISCONNECT AND CAP ELECTRICAL.



EXISTING D/F PRICE/ID SIGN

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2001 NEVADA CITY HWY.
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CUSTOMER APPROVAL

SIGN AND PRINT FULL NAME

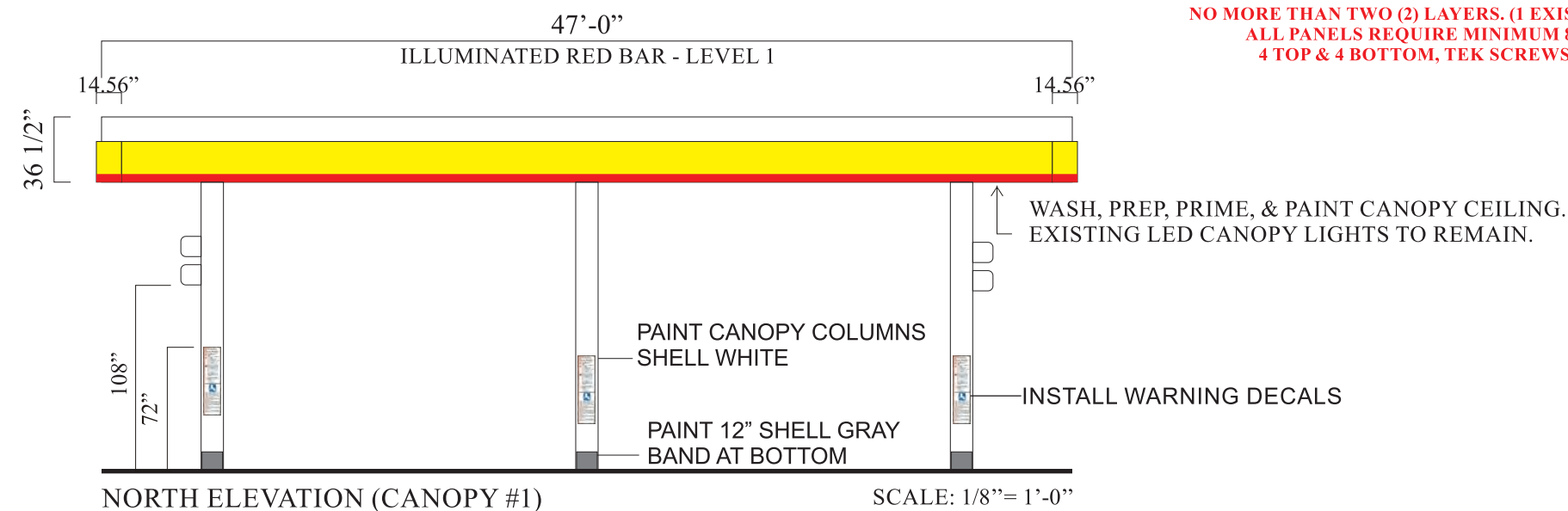
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NO. Z1610

PAGE: 2 OF 10

DATE: 06.10.25BA

REV: 06.11.25BA



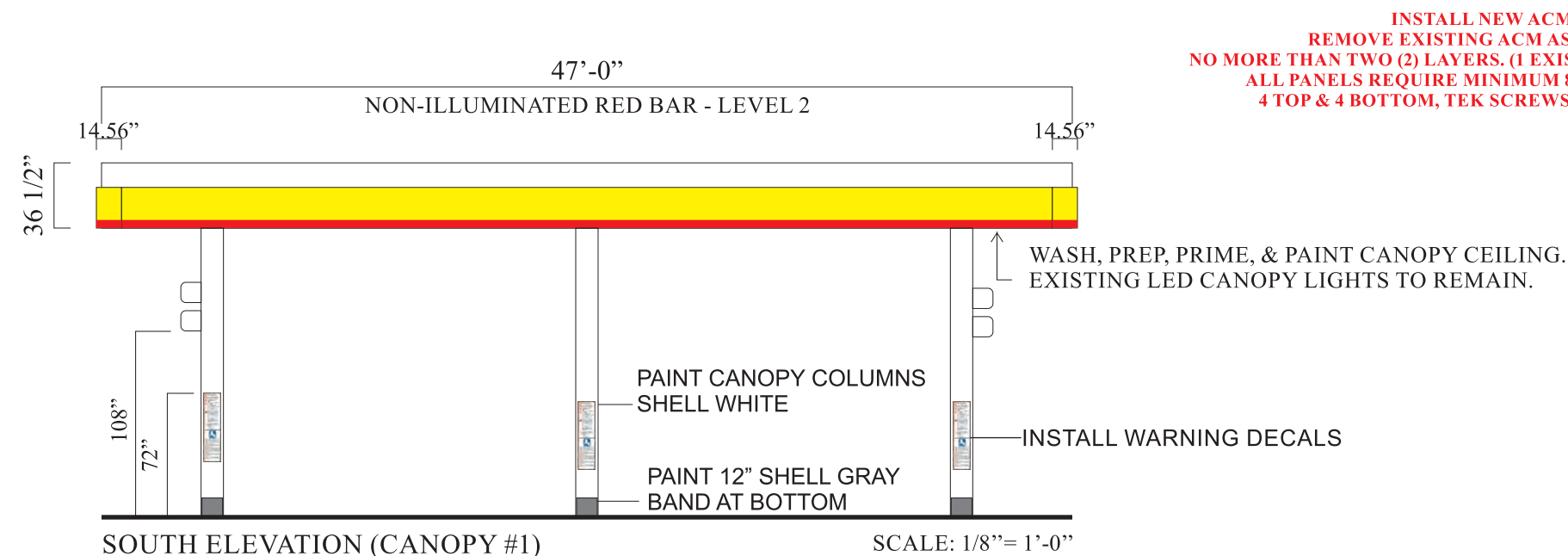
INSTALL NEW ACM.
REMOVE EXISTING ACM AS NEEDED,
NO MORE THAN TWO (2) LAYERS. (1 EXISTING + 1 NEW LAYER)
ALL PANELS REQUIRE MINIMUM 8 TECH SCREWS,
4 TOP & 4 BOTTOM, TEK SCREWS PER 10' PANEL



EXISTING NORTH ELEVATION (CANOPY #1)

PAINT CANOPY COLUMNS SHELL WHITE WITH 12" SHELL GRAY BAND AT BOTTOM.
 PAINT BUMPER POLES SHELL WHITE WITH 12" SHELL GRAY BAND AT BOTTOM.
 SUPPLY AND INSTALL FOUR (4) LARGE CSUs.
 SUPPLY AND INSTALL FLAG SIGNS.
 SUPPLY AND INSTALL TANK TAGS. (TAKE BEFORE AND AFTER PHOTOS OF NEW TANKS INSTALLED.)

PAINT FILL TANK LIDS PER EXISTING COLORS
ELECTRICAL: EXISTING SHOULD BE DEDICATED CIRCUITS,
SDI IS NOT RESPONSIBLE FOR RUNNING NEW CIRCUITS OR
SEPARATING EXISTING CIRCUITS FROM OTHER EQUIPMENT



INSTALL NEW ACM.
REMOVE EXISTING ACM AS NEEDED,
NO MORE THAN TWO (2) LAYERS. (1 EXISTING + 1 NEW LAYER)
ALL PANELS REQUIRE MINIMUM 8 TECH SCREWS,
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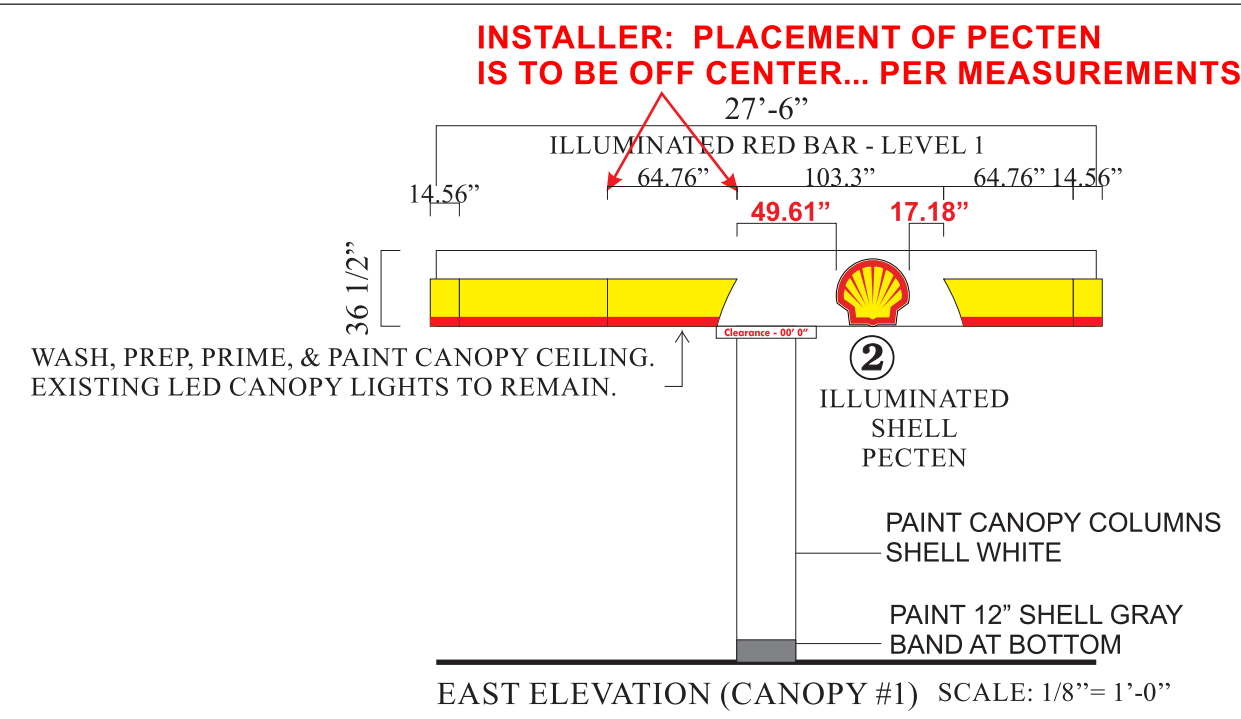
CUSTOMER APPROVAL

SIGN AND PRINT FULL NAME

DATE

NO. Z1610**PAGE: 3 OF 10****DATE: 06.10.25BA****REV: 06.11.25BA**

2001 NEVADA CITY HWY.
GRASS VALLEY, CA 95945

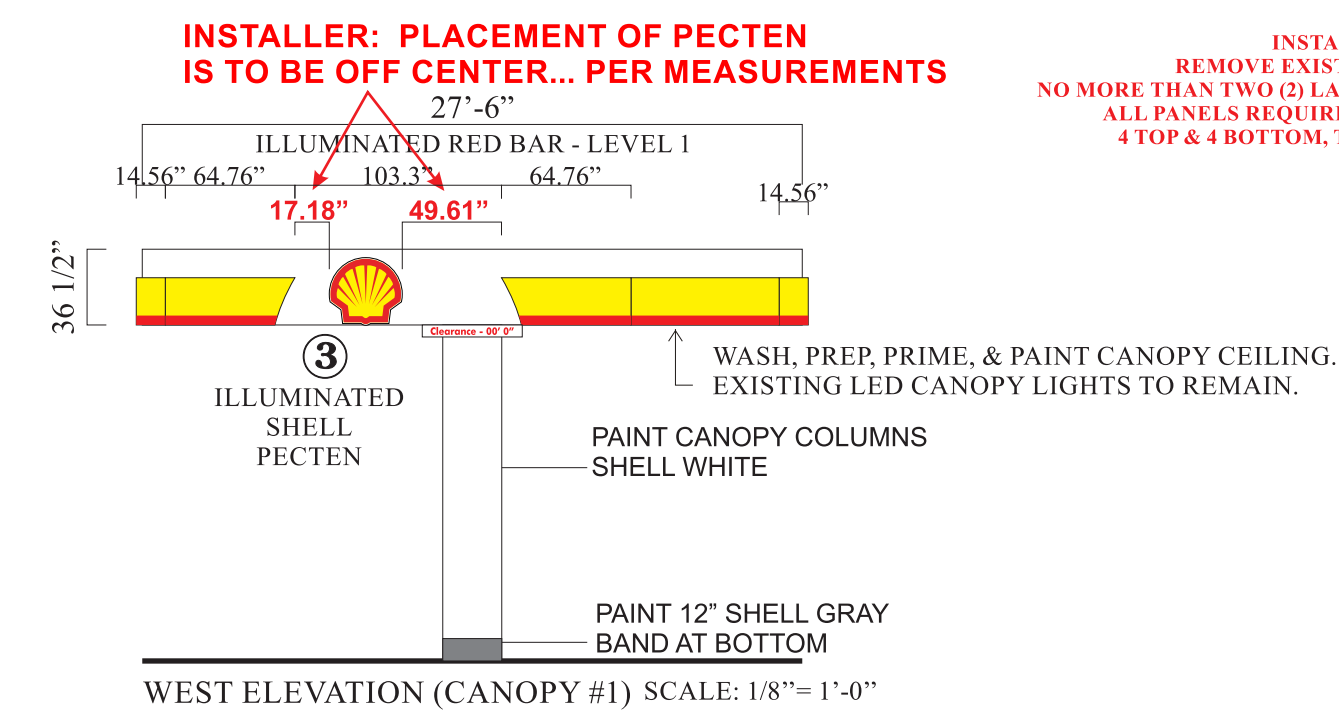


INSTALL NEW ACM.
REMOVE EXISTING ACM AS NEEDED,
NO MORE THAN TWO (2) LAYERS. (1 EXISTING + 1 NEW LAYER)
ALL PANELS REQUIRE MINIMUM 8 TECH SCREWS,
4 TOP & 4 BOTTOM, TEK SCREWS PER 10' PANEL



EXISTING EAST ELEVATION (CANOPY #1)

PAINT CANOPY COLUMNS SHELL WHITE WITH 12" SHELL GRAY BAND AT BOTTOM.
PAINT BUMPER POLES SHELL WHITE WITH 12" SHELL GRAY BAND AT BOTTOM.
SUPPLY AND INSTALL FOUR (4) LARGE CSUs.
SUPPLY AND INSTALL FLAG SIGNS.
SUPPLY AND INSTALL TANK TAGS. (TAKE BEFORE AND AFTER PHOTOS OF NEW TANKS INSTALLED.)
PAINT FILL TANK LIDS PER EXISTING COLORS
ELECTRICAL: EXISTING SHOULD BE DEDICATED CIRCUITS, SDI IS NOT RESPONSIBLE FOR RUNNING NEW CIRCUITS OR SEPARATING EXISTING CIRCUITS FROM OTHER EQUIPMENT



INSTALL NEW ACM.
REMOVE EXISTING ACM AS NEEDED,
NO MORE THAN TWO (2) LAYERS. (1 EXISTING + 1 NEW LAYER)
ALL PANELS REQUIRE MINIMUM 8 TECH SCREWS,
4 TOP & 4 BOTTOM, TEK SCREWS PER 10' PANEL

SUBJECT TO CITY AND SHELL APPROVALS



Upland, CA 91786 (909) 920-5535

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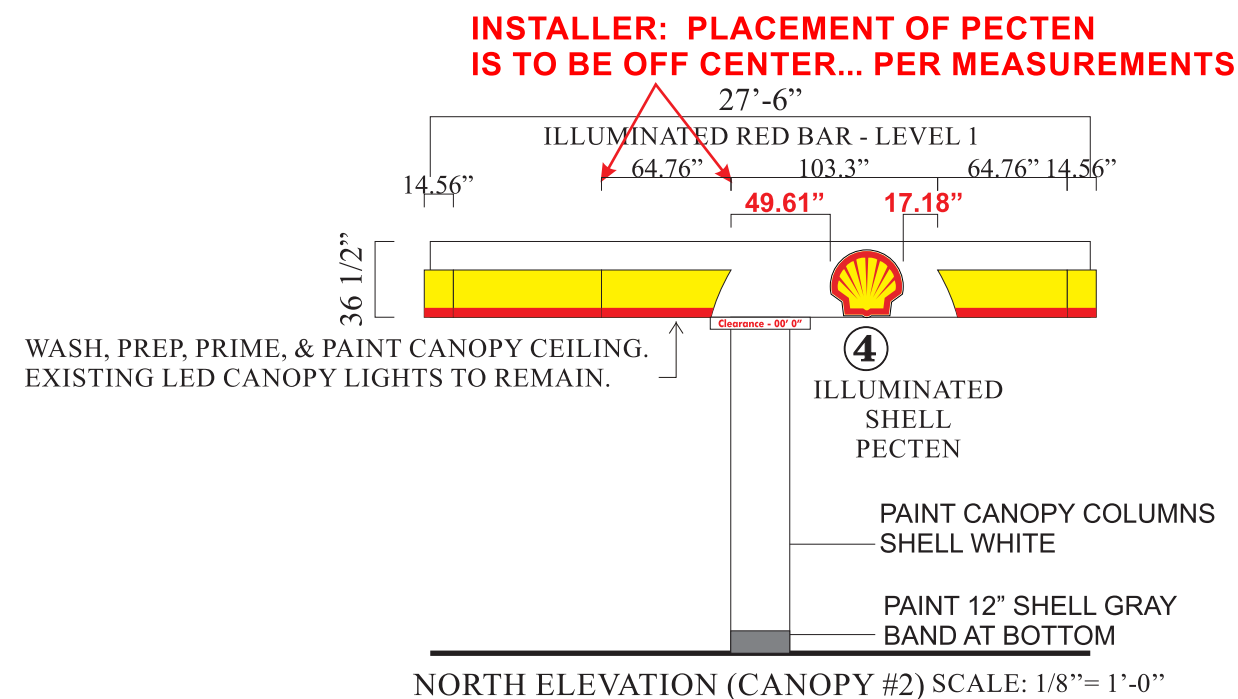
CUSTOMER APPROVAL

SIGN AND PRINT FULL NAME

DATE

NO. Z1610 **PAGE: 4 OF 10**
DATE: 06.10.25BA
REV: 06.11.25BA

 **2001 NEVADA CITY HWY.
GRASS VALLEY, CA 95945**



INSTALL NEW ACM.
REMOVE EXISTING ACM AS NEEDED,
NO MORE THAN TWO (2) LAYERS. (1 EXISTING + 1 NEW LAYER)
ALL PANELS REQUIRE MINIMUM 8 TECH SCREWS,
4 TOP & 4 BOTTOM, TEK SCREWS PER 10' PANEL

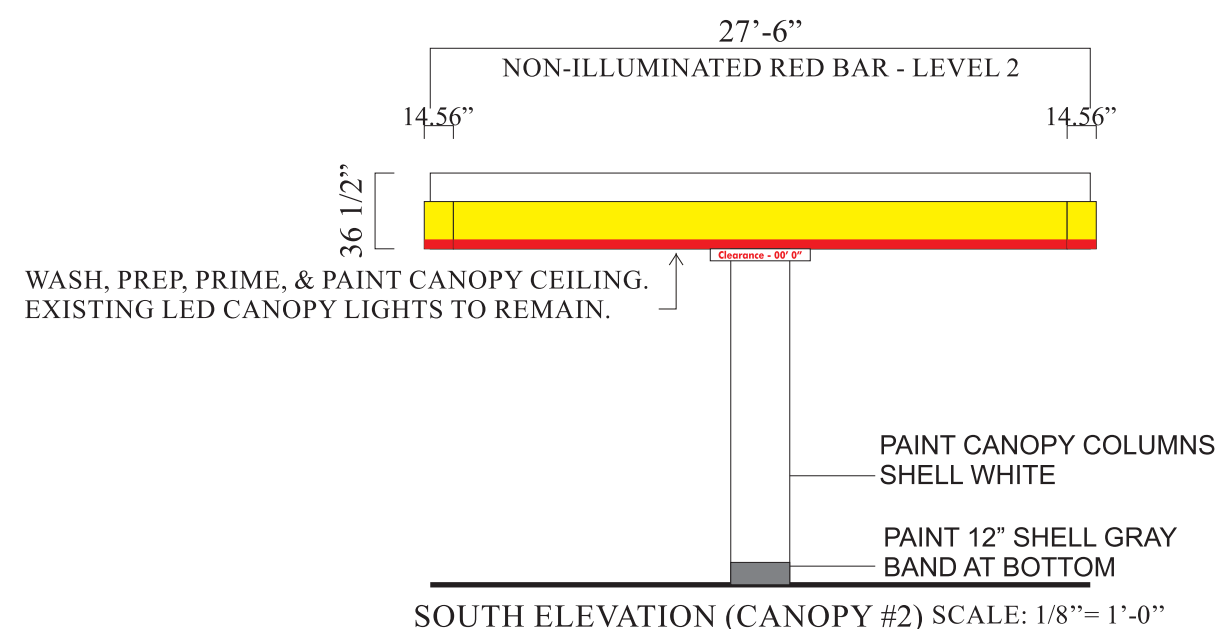


EXISTING NORTH ELEVATION (CANOPY #2)

PAINT CANOPY COLUMNS SHELL WHITE WITH 12" SHELL GRAY BAND AT BOTTOM.
PAINT BUMPER POLES SHELL WHITE WITH 12" SHELL GRAY BAND AT BOTTOM.
SUPPLY AND INSTALL FOUR (4) LARGE CSUs.
SUPPLY AND INSTALL FLAG SIGNS.
SUPPLY AND INSTALL TANK TAGS. (TAKE BEFORE AND AFTER PHOTOS OF NEW TANKS INSTALLED.)

PAINT FILL TANK LIDS PER EXISTING COLORS

**ELECTRICAL: EXISTING SHOULD BE DEDICATED CIRCUITS,
SDI IS NOT RESPONSIBLE FOR RUNNING NEW CIRCUITS OR
SEPARATING EXISTING CIRCUITS FROM OTHER EQUIPMENT**



INSTALL NEW ACM.
REMOVE EXISTING ACM AS NEEDED,
NO MORE THAN TWO (2) LAYERS. (1 EXISTING + 1 NEW LAYER)
ALL PANELS REQUIRE MINIMUM 8 TECH SCREWS,
4 TOP & 4 BOTTOM, TEK SCREWS PER 10' PANEL

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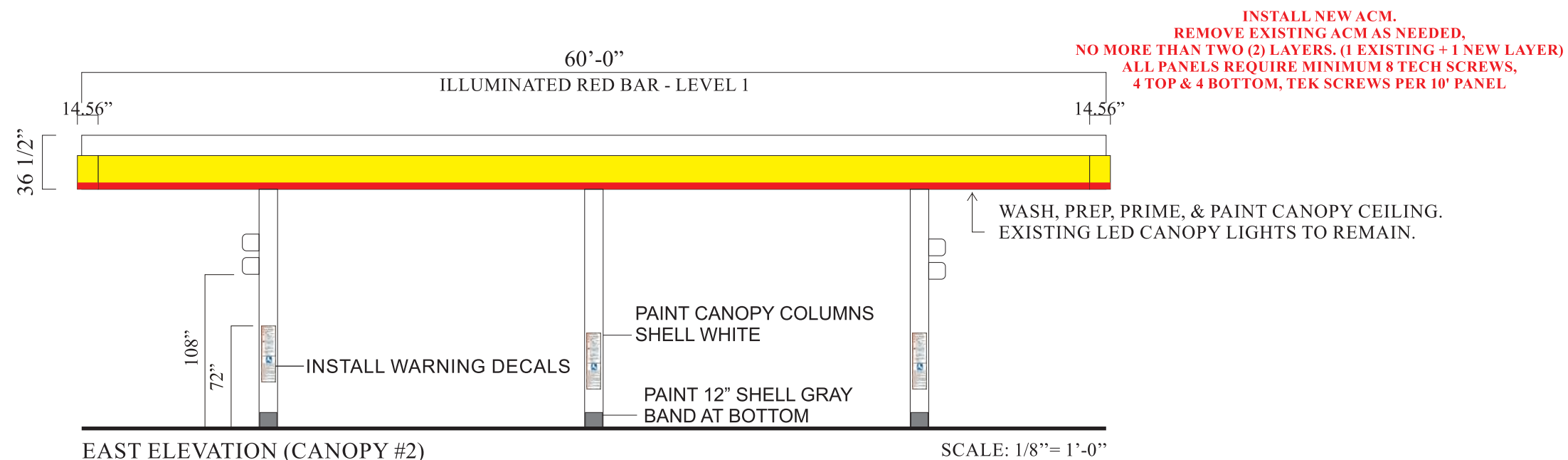
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DATE: 06.10.25BA

REV: 06.11.25BA

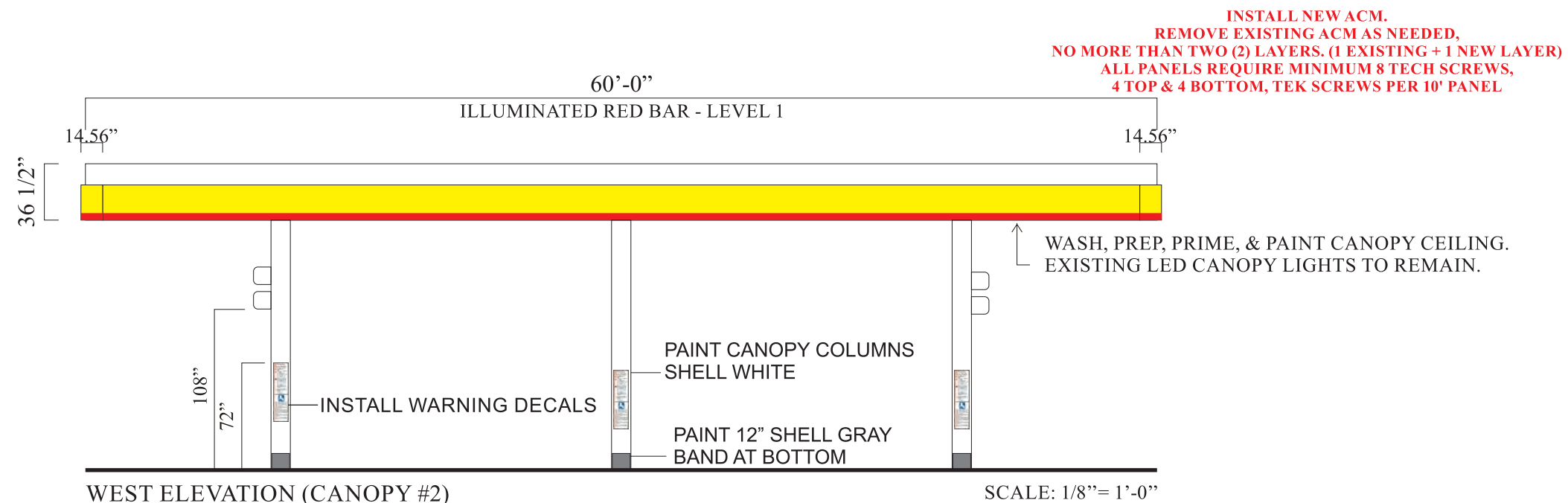


**2001 NEVADA CITY HWY.
GRASS VALLEY, CA 95945**



EXISTING EAST ELEVATION (CANOPY #2)

PAINT CANOPY COLUMNS SHELL WHITE WITH 12" SHELL GRAY BAND AT BOTTOM.
PAINT BUMPER POLES SHELL WHITE WITH 12" SHELL GRAY BAND AT BOTTOM.
SUPPLY AND INSTALL FOUR (4) LARGE CSUs.
SUPPLY AND INSTALL FLAG SIGNS.
SUPPLY AND INSTALL TANK TAGS. (TAKE BEFORE AND AFTER PHOTOS OF NEW TANKS INSTALLED.)
PAINT FILL TANK LIDS PER EXISTING COLORS
ELECTRICAL: EXISTING SHOULD BE DEDICATED CIRCUITS, SDI IS NOT RESPONSIBLE FOR RUNNING NEW CIRCUITS OR SEPARATING EXISTING CIRCUITS FROM OTHER EQUIPMENT



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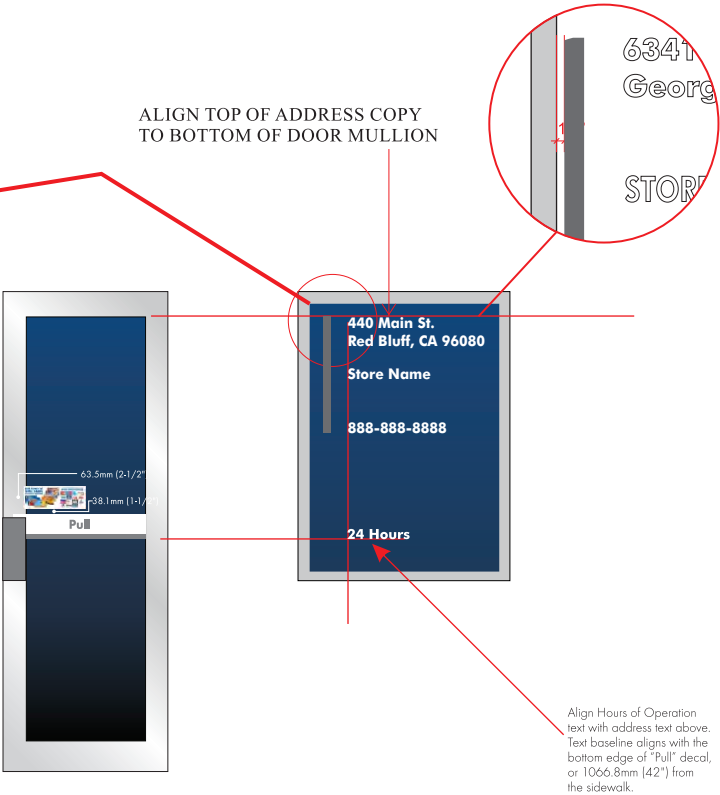
DATE

NO. Z1610 **PAGE: 6 OF 10**
DATE: 06.10.25BA
REV: 06.11.25BA

 **2001 NEVADA CITY HWY.
GRASS VALLEY, CA 95945**



NO TOUCH - DO NOT PAINT BUILDING



INSTALL SHELL REQUIRED DOOR DECALS

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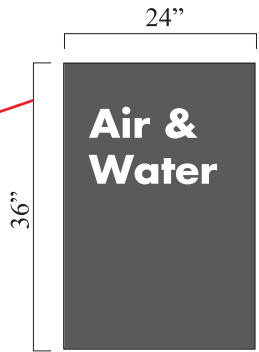
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NO. Z1610
DATE: 06.10.25BA
REV: 06.11.25BA

PAGE: 7 OF 10



2001 NEVADA CITY HWY.
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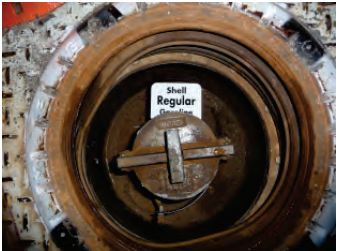


INSTALL NEW
NON-ILLUMINATED
AIR & WATER SIGN

FILL LID COLOR



REGULAR



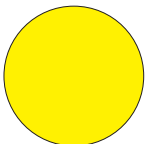
PLUS



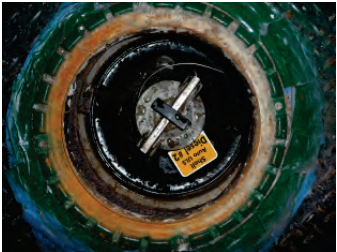
INSTALL IF NECESSARY



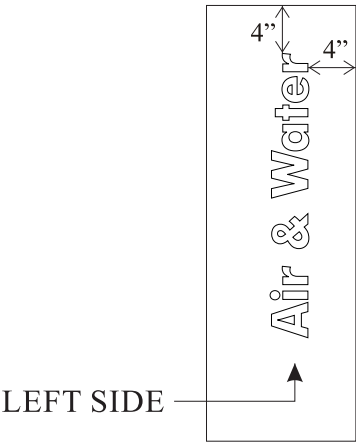
V-POWER



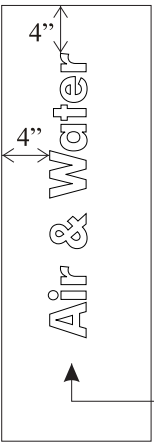
DIESEL #2



INSTALL NON-ILLUMINATED VINYL COPY
TO BOTH SIDES OF UNIT 4" FROM TOP AND
4" FROM FRONT OF CABINET.



LEFT SIDE



RIGHT SIDE

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DATE

NO. Z1610

PAGE: 8 OF 10

DATE: 06.10.25BA

REV: 06.11.25BA



OWNER TO REPAIR CANOPY DAMAGE, PRIOR TO REIMAGE.



PAINT ALL BUMPER POLES SHELL WHITE
WITH 12" SHELL GRAY BAND AT BOTTOM.
NO TOUCH - DO NOT PAINT PERIMETER WALL.
NO TOUCH - DO NOT PAINT NATURAL CONCRETE
PERIMETER CURBS.



PAINT ALL BUMPER POLES SHELL WHITE
WITH 12" SHELL GRAY BAND AT BOTTOM.
NO TOUCH - DO NOT PAINT PERIMETER WALL.
NO TOUCH - DO NOT PAINT NATURAL CONCRETE
PERIMETER CURBS.

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DATE

NO. Z1610

DATE: 06.10.25BA

REV: 06.11.25BA

PAGE: 9 OF 10



2001 NEVADA CITY HWY.
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RE-STRIPE ALL PARKING LOT STRIPES AND HANDICAP ZONES



PAINT FILL TANK LIDS PER EXISTING COLORS

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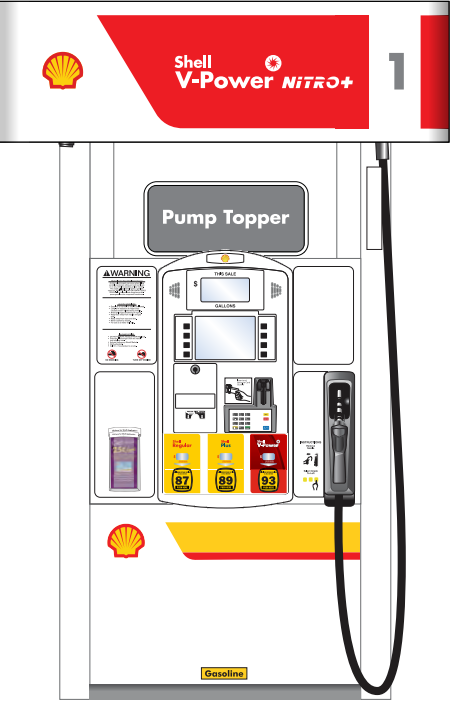
NO. Z1610

PAGE: 10 OF 10

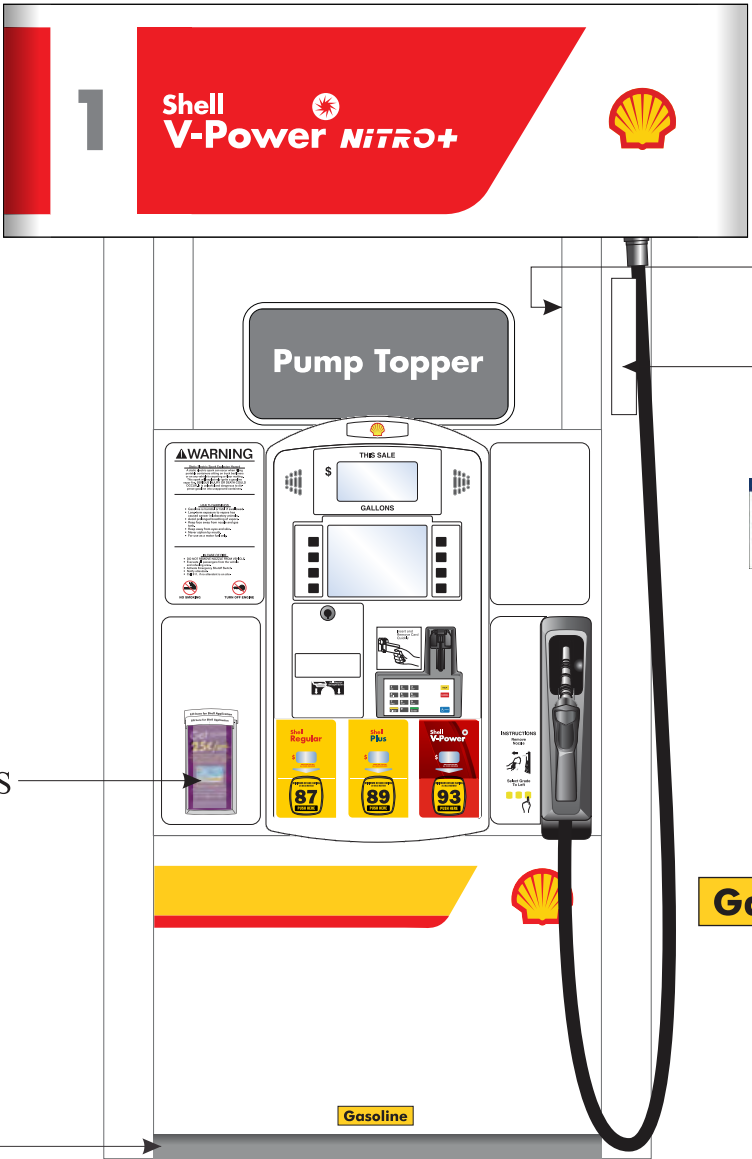
DATE: 06.10.25BA
REV: 06.11.25BA

SUPPLY AND INSTALL MATERIALS TO IMAGE FOUR (4) DISPENSERS
(2) 3+0 AND (2) 3+1
AS PER SHELL MVI IMAGE REQUIREMENTS.
INCLUDES NEW VALANCES AND WHITE FACE PLATES.
DOES NOT INCLUDE NEW RISERS.

SIDE B:



SIDE A:



WARNING:
Breathing the air in the area of this contact with petroleum products can expose you to chemicals including benzene, motor vehicle exhaust and carbon monoxide, which are known to the State of California to cause cancer and birth defects or other reproductive harm. Do not stay in this area longer than necessary.
For more information, go to: www.p65warnings.ca.gov/hazardousmaterials

INSTALL RISER PROTECTORS

IMPORTANT NOTICES
1. All Shell products are manufactured to the highest standards of quality and safety. Shell products are not intended for use as a substitute for proper maintenance or safety equipment.
2. Shell products are not intended for use as a substitute for proper maintenance or safety equipment.
3. Shell products are not intended for use as a substitute for proper maintenance or safety equipment.
4. Shell products are not intended for use as a substitute for proper maintenance or safety equipment.
5. Shell products are not intended for use as a substitute for proper maintenance or safety equipment.
6. Shell products are not intended for use as a substitute for proper maintenance or safety equipment.
7. Shell products are not intended for use as a substitute for proper maintenance or safety equipment.
8. Shell products are not intended for use as a substitute for proper maintenance or safety equipment.
9. Shell products are not intended for use as a substitute for proper maintenance or safety equipment.
10. Shell products are not intended for use as a substitute for proper maintenance or safety equipment.



Gasoline

NOTE:
CREDIT CARD APPLICATION HOLDERS MUST BE INSTALLED ON THE DISPENSERS.

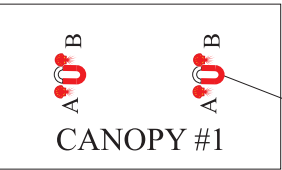
BOTTOM REVEAL BELOW DISPENSER DOOR PAINTED SHELL GRAY

INSTALL NEW SHELL BRANDED TANK TAGS.

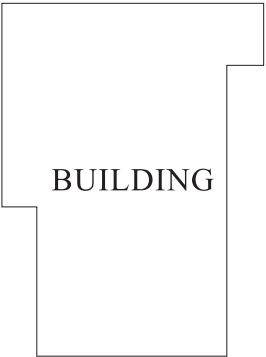


EXISTING 3+0 DISPENSER

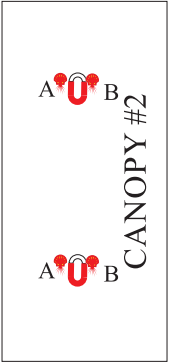
NEVADA CITY HWY



VALANCE ORIENTATION



BUILDING



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SIGN AND PRINT FULL NAME

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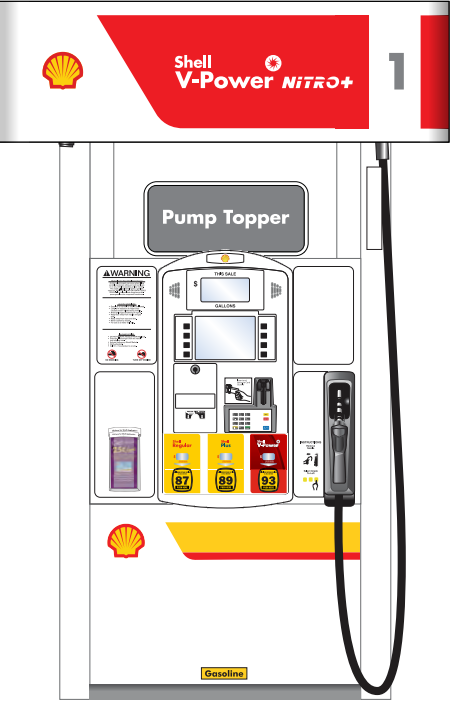
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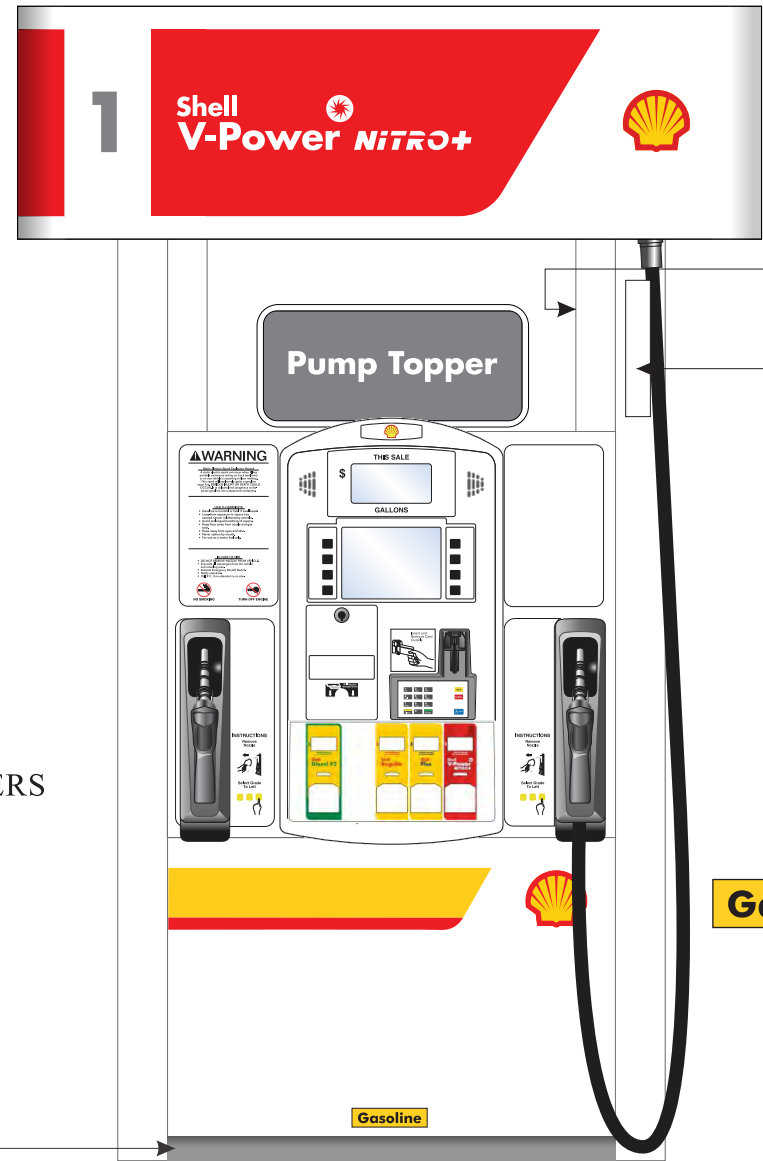
REV: 06.11.25BA

SUPPLY AND INSTALL MATERIALS TO IMAGE FOUR (4) DISPENSERS
(2) 3+0 AND (2) 3+1
AS PER SHELL MVI IMAGE REQUIREMENTS.
INCLUDES NEW VALANCES AND WHITE FACE PLATES.
DOES NOT INCLUDE NEW RISERS.

SIDE B:



SIDE A:



WARNING:
Breathing the air in the area of this contact with petroleum products can expose you to chemicals including benzene, motor vehicle exhaust and carbon monoxide, which are known to the State of California to cause cancer and birth defects or other reproductive harm. Do not stay in this area longer than necessary.
For more information, go to: www.p65warnings.ca.gov/hazardousmaterials

INSTALL RISER PROTECTORS

IMPORTANT NOTICES
1. All signs must be installed in accordance with the instructions provided in the sign kit.
2. All signs must be installed in a location that is clearly visible to the public.
3. All signs must be installed in a location that is not obstructed by other signs or structures.
4. All signs must be installed in a location that is not subject to vandalism or theft.
5. All signs must be installed in a location that is not subject to weather damage.
6. All signs must be installed in a location that is not subject to fire damage.
7. All signs must be installed in a location that is not subject to flood damage.
8. All signs must be installed in a location that is not subject to earthquake damage.
9. All signs must be installed in a location that is not subject to wind damage.
10. All signs must be installed in a location that is not subject to any other hazard.



Gasoline

NOTE:
CREDIT CARD
APPLICATION HOLDERS
MUST BE INSTALLED
ON THE DISPENSERS.

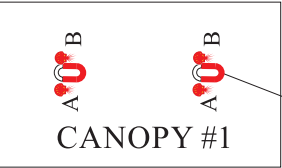
BOTTOM REVEAL BELOW
DISPENSER DOOR
PAINTED SHELL GRAY

**INSTALL NEW SHELL
BRANDED TANK TAGS.**

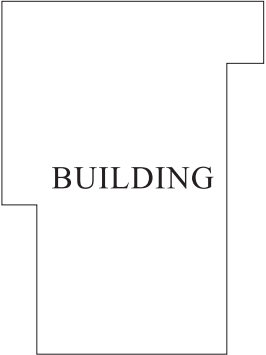


EXISTING 3+1 DISPENSER

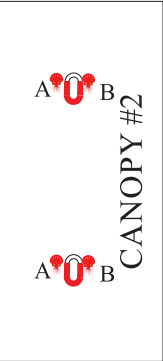
NEVADA CITY HWY



VALANCE
ORIENTATION



BUILDING



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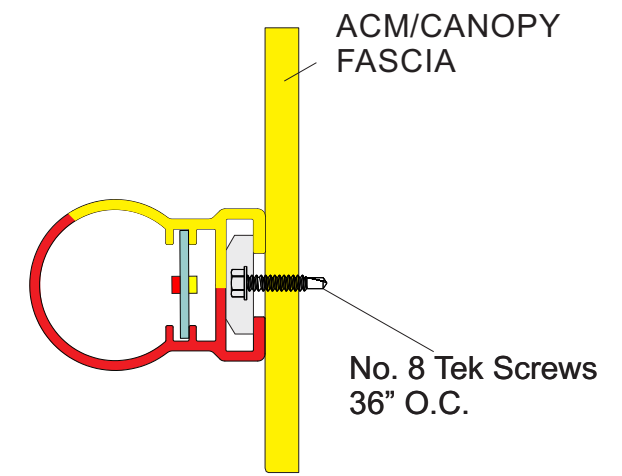
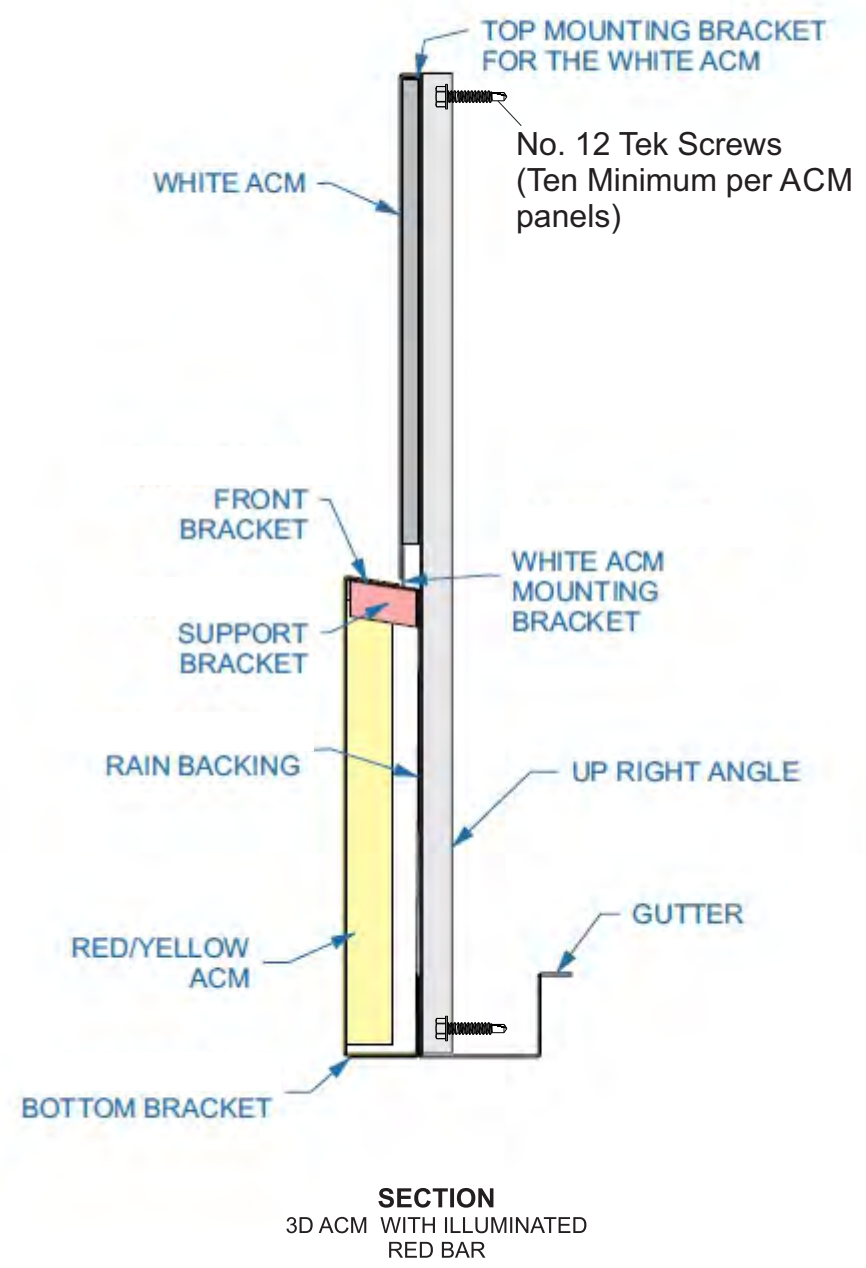
PAGE: DISP. 1

DATE: 06.10.25BA

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**2001 NEVADA CITY HWY.
GRASS VALLEY, CA 95945**



TYP. SECTION VIEW

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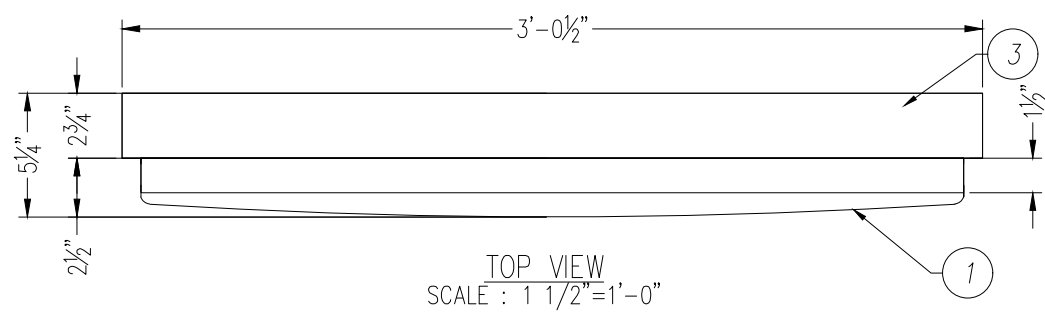
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_____	_____
SIGN AND PRINT FULL NAME	DATE

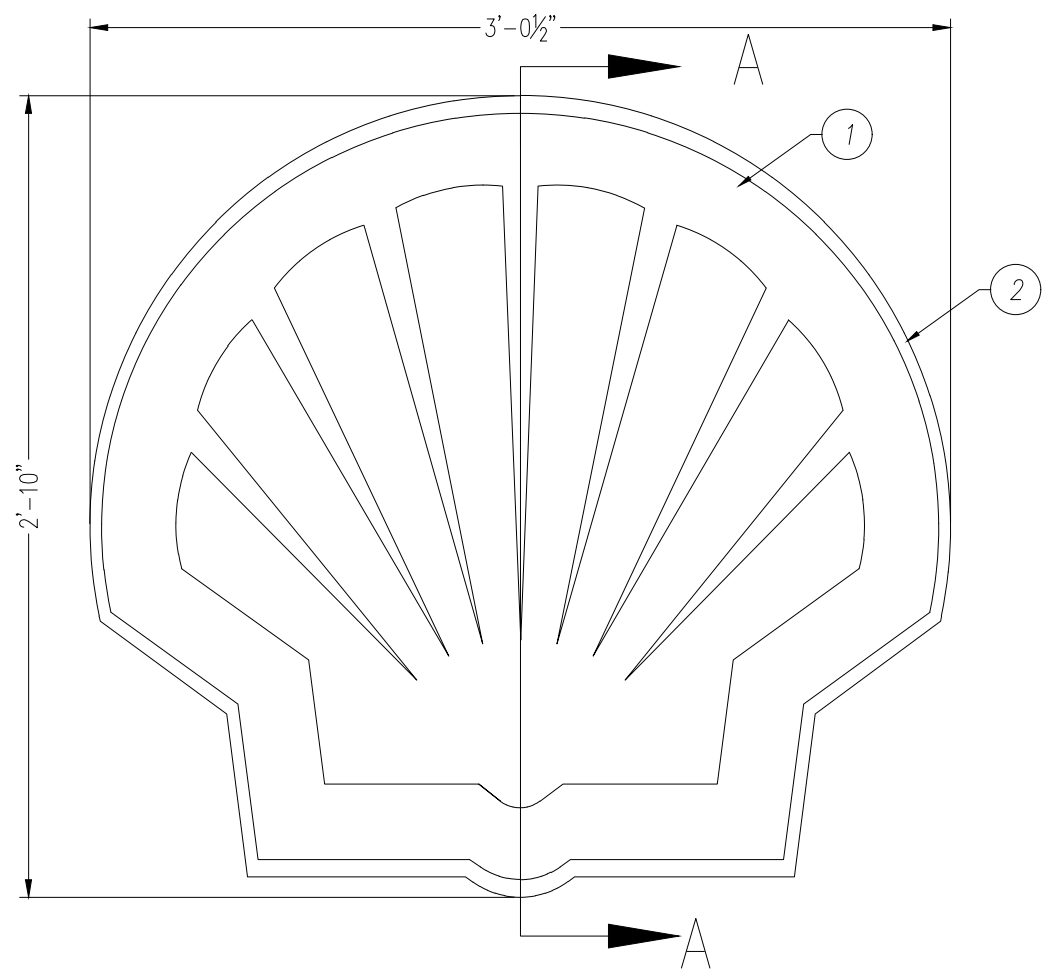
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DATE: 06.10.25BA
REV: 06.11.25BA



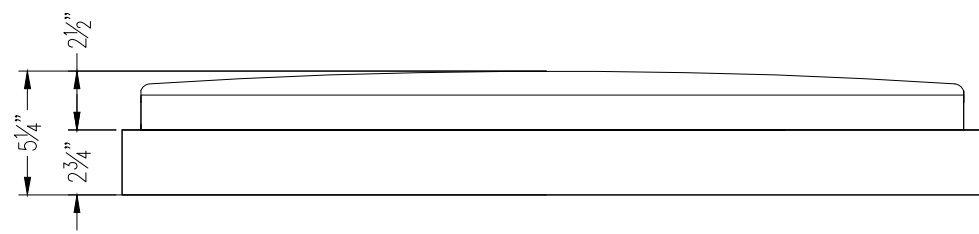
2001 NEVADA CITY HWY.
GRASS VALLEY, CA 95945



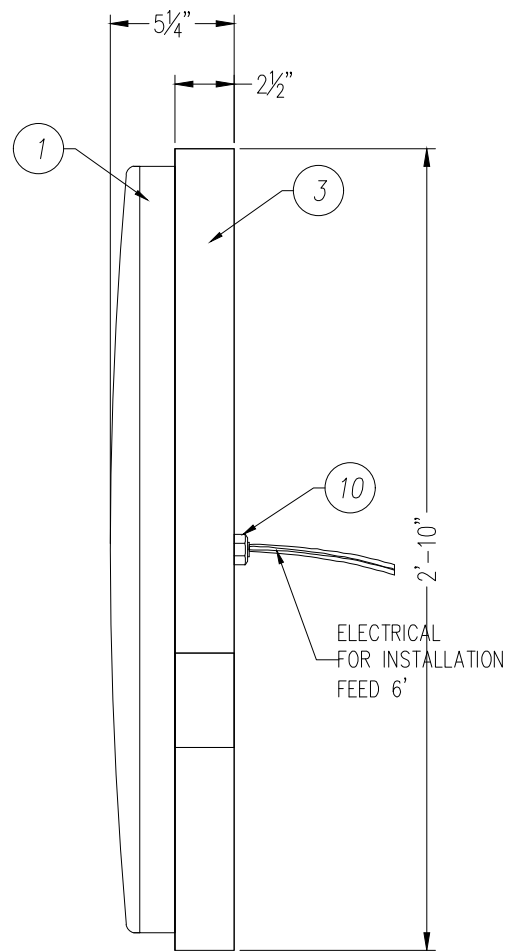
TOP VIEW
SCALE : 1 1/2"=1'-0"



FRONT VIEW
SCALE : 1 1/2"=1'-0"



BOTTOM VIEW
SCALE : 1 1/2"=1'-0"



SIDE VIEW
SCALE : 1 1/2"=1'-0"

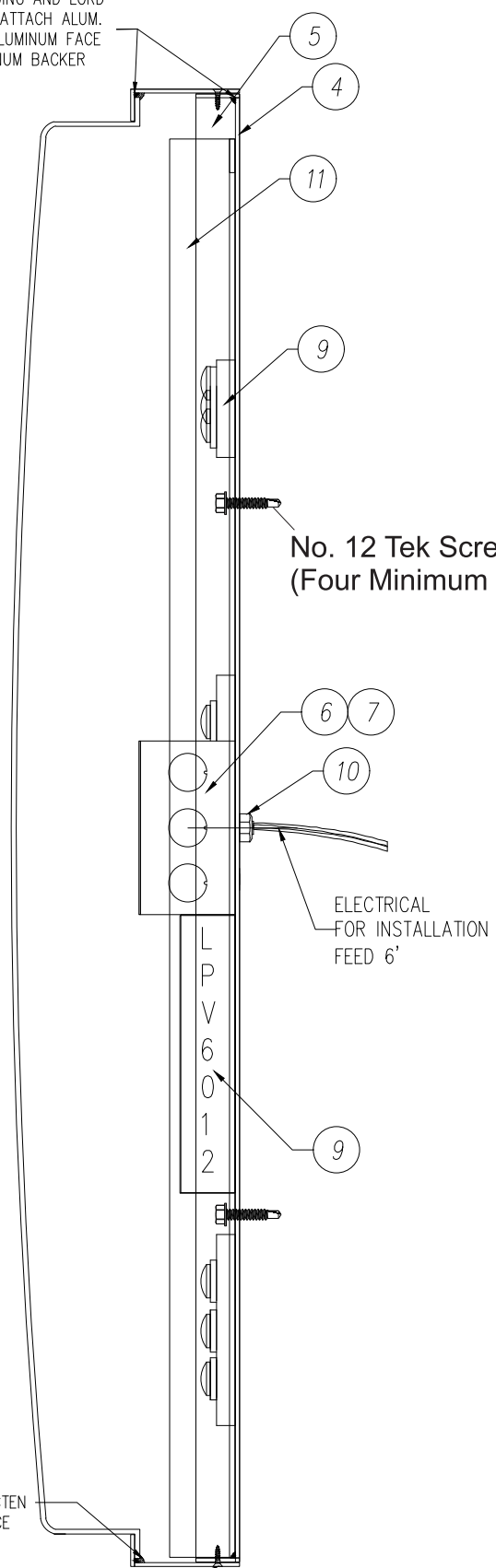
8.61 sq.ft PER LOGO

USE TAC WELDING AND LORD ADHESIVE TO ATTACH ALUM. RETURN TO ALUMINUM FACE AND ALUMINUM BACKER

USE SILICON OR LORD ADHESIVE TO ATTACH PECTEN FACE TO ALUMINUM FACE

#8 X 3/4" COUNTER SINK SCREWS

SECTION A-A
SCALE : 3"=1'-0"



P.O. Box 549 – Maywood CA 90270
800 423-4283 – 323 771-2098 – Fax 323 560-7143
Website: www.Signresource.net

Item # 1.

RV.	DESCRIPTION	DATE	BY
A	INITIAL DRAWING RELEASE	01/18/23	VA

1	3MVI34PEC	34" PECTEN FORMED FACE	1
2	0ASH0960103	.090" ALUMINUM FACE	1
3	0ASH0960103	.090" ALUMINUM FACE RETURN	1
4	0ASH0960103	.090" ALUMINUM BACKER	1
5	0ASH0960103	.090" ALUMINUM BACKER RETURN	1
6	0ECF000103	4"x4" JUNCTION BOX W/DUPLEX	1
7	0ECF000102	4" X 4" BLANK HANDY BOX COVER	1
8	0LEDPLV6012	60W 12V POWER SUPPLY MEANWELL	1
9	0LED00VLP23K	SLOAN LED PRISM WHITE	16
10	0ECF000024	1/2" LIQUID TIGHT FLEX CONNECTOR STRAIGHT	1
11	0EXT000420	1 X 1.5 X .1875 ALUM ANGLE 42 3/4"	2

Voltage 120.0 V		Circuits 1	Current 1.12 AMP.		Drawn By VA	Date 01/18/23
Description 34"X36 1/2" SINGLE FACE CANOPY FASCIA PECTEN LOGO						Checked By ~
Sign Size 8.61 SQ FT		Design Load 30 PSF		Client SHELL	Page 1 OF 2	
Part Number MVIPECTEN34-LED		Drawing No. MVIPECTEN34-LED				Rev. A

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Sign Lighting

CERTIFICATE OF COMPLIANCE	
<i>This document is used to demonstrate compliance with requirements in 110.9, 110.12, 130.0/ 160.5, 130.3/ 160.5(d), 140.8/ 170.2(e) and 141.0(b)2M/ 180.2(b)4Bvi for sign lighting scopes using the prescriptive path. Exit signs and traffic signs are not required to comply with prescriptive requirements per exceptions to 140.8/ 170.2(e) and do not need to complete this compliance document.</i>	
Project Name: Grass Valley SHELL	Report Page: (Page 1 of 5)
Project Address: 2001 Nevada City Hwy. Grass Valley, CA 95945	Date Prepared: 2025-06-16T20:57:57-04:00

A. GENERAL INFORMATION			
01	Project Location (city)	Grass Valley	
02	Climate Zone	11	
03	Occupancy Types within Project	<input type="checkbox"/>	Healthcare Facility
		<input type="checkbox"/>	Multifamily/ MF Mixed-use >= 4 stories (includes dormitory, senior living)

B. PROJECT SCOPE				
<i>This table includes illuminated signs that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.8/ 170.2(e) or 141.0(b)2M/ 180.2(b)4Bvi for alterations. Exit signs and traffic signs are not required to comply with prescriptive requirements per exceptions to 140.8/ 170.2(e) and do not need to complete this compliance document.</i>				
01	02	03	04	05
Name or Item Tag	Complete Sign Description	Sign Status ¹	Sign Type	Compliance Method ²
Existing Price/ID monument sign	Reface existing Price/ID monument sign with new LED pricers	Altered	Outdoor	Alternate Light Sources
New canopy signs SHELL Logo Pecten	New canopy fascia SHELL Logo Pecten signs	New	Outdoor	Alternate Light Sources
New LED Illuminated canopy fascia Red Bars	New LED illuminated Red Bars around the canopy fascia	New	Outdoor	Alternate Light Sources

¹FOOTNOTE: Sign alterations that increase the connected lighting load, replace and rewire more that 50% of the ballasts, or relocate the sign to a different location must comply with 140.8/ 170.2(e). See 141.0(b)2M/ 180.2(b)4Bvi for more details.

²The ENERGY VERIFIED Label compliance method is only applicable if the sign has a permanent, factory-installed, ENERGY VERIFIED label certified by UL or comparable, confirming the sign complies with 140.8/ 170.2(e). Note that using an ENERGY VERIFIED label is an optional compliance path, not a mandatory requirement. See the tooltips for this table for more details.

CERTIFICATE OF COMPLIANCE	
Project Name: Grass Valley SHELL	Report Page: (Page 2 of 5)
	Date Prepared: 2025-06-16T20:57:57-04:00

C. COMPLIANCE RESULTS									
Results in this table are automatically calculated from data input and calculations in Tables B through H. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.									
01	02	03		04		05		06	07
Name or Item Tag (See Table B)	Complete Sign Description (See Table B)	Total Allowed (Watts) (See Table F)	≥	Total Designed (Watts) (See Table F)	OR	Compliant Light Sources (See Table G)	OR	ENERGY VERIFIED Label (See Table H)	Compliance Results
Existing Price/ID monument sign	Reface existing Price/ID monument sign with new LED pricers		≥		OR	YES	OR		COMPLIES
Controls Compliance (See Table F/G/H for Details)									COMPLIES
New canopy signs SHELL Logo Pecten	New canopy fascia SHELL Logo Pecten signs		≥		OR	YES	OR		COMPLIES
Controls Compliance (See Table F/G/H for Details)									COMPLIES
New LED Illuminated canopy fascia Red Bars	New LED illuminated Red Bars around the canopy fascia		≥		OR	YES	OR		COMPLIES
Controls Compliance (See Table F/G/H for Details)									COMPLIES

D. EXCEPTIONAL CONDITIONS
This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS
This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

CERTIFICATE OF COMPLIANCE	
Project Name: Grass Valley SHELL	Report Page: (Page 3 of 5)
	Date Prepared: 2025-06-16T20:57:57-04:00

F. MAXIMUM ALLOWED LIGHTING POWER AND CONTROLS
This section does not apply to this project.

G. LIGHT SOURCES AND CONTROLS							
This table includes illuminated signs using the Alternate Lighting Sources compliance method per 140.8(b)/ 170.2(e) as indicated on Table B of this compliance document. It also demonstrates compliance with mandatory controls requirements from 130.3 / 160.5(d) by indicating control types for each sign.							
01	02	03	04			05	
Name or Item Tag	Complete Sign Description	Compliant Light Sources ^{1,2}	Mandatory Controls			Field Inspector	
			Shut-Off	Dimming	Demand Response ³	Pass	Fail
Existing Price/ID monument sign	Reface existing Price/ID monument sign with new LED pricers	LED + pwr supply 80%+ eff.	Automatic Time Switch + Photocontrol (outdoor)	NA: Outdoor 24x7x365 use		<input type="checkbox"/>	<input type="checkbox"/>
New canopy signs SHELL Logo Pecten	New canopy fascia SHELL Logo Pecten signs	LED + pwr supply 80%+ eff.	Automatic Time Switch + Photocontrol (outdoor)	NA: Outdoor 24x7x365 use		<input type="checkbox"/>	<input type="checkbox"/>
New LED Illuminated canopy fascia Red Bars	New LED illuminated Red Bars around the canopy fascia	LED + pwr supply 80%+ eff.	Automatic Time Switch + Photocontrol (outdoor)	NA: Outdoor 24x7x365 use		<input type="checkbox"/>	<input type="checkbox"/>
* NOTES: Controls with a * require a note in the space below explaining how compliance is achieved. EX: Sign within tunnel illuminated day and night; EXCEPTION to 130.3(a)2A.							

¹FOOTNOTE: Dropdown choices have been abbreviated, please refer to 140.8(b) / 170.2(e) to confirm compliance with the specific light source technologies listed.

² Authority having jurisdiction may ask for cutsheets to confirm compliance of light source.

³ Demand response controls are only required for an Electronic Message Center having a new connected lighting power load greater than 15 kW per 110.12(d).

Sign Lighting

CERTIFICATE OF COMPLIANCE	
Project Name: Grass Valley SHELL	Report Page: (Page 4 of 5)
	Date Prepared: 2025-06-16T20:57:57-04:00

I. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION
<i>Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online</i>
Form/Title
NRCI-LTS-E - Must be submitted for all buildings

J. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE
<i>There are no forms required for this project.</i>

Sign Lighting

CERTIFICATE OF COMPLIANCE	
Project Name: Grass Valley SHELL	Report Page: (Page 5 of 5)
Project Address: 2001 Nevada City Hwy. Grass Valley, CA 95945	Date Prepared: 2025-06-16T20:57:57-04:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Gus Ortega	Documentation Author Signature: Sal Pablo
Company: Sign Development Inc.	Signature Date: 06/16/25
Address: 1366 W. Ninth Street	CEA/ HERS Certification Identification (if applicable): 576277 C-45
City/State/Zip: Upland, CA 91786	Phone: (909)920-5535 ext. 541
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California:	
<div>1. The information provided on this Certificate of Compliance is true and correct.</div> <div>2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)</div> <div>3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.</div> <div>4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.</div> <div>5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.</div>	
Responsible Designer Name: Sal Pablo	Responsible Designer Signature: Sal Pablo
Company: Sign Development Inc.	Date Signed: 06/16/25
Address: 1366 W. Ninth Street	License: 576277 C-45
City/State/Zip: Upland, CA 91786	Phone: (909)920-5535 ext. 541