



City of
SANTA CLARITA

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**CITY OF SANTA CLARITA
COMMUNITY DEVELOPMENT DEPARTMENT
MASTER CASE 25-083
SIGN REVIEW 25-008
PER CODE SECTION 17.23.190 OF THE
SANTA CLARITA MUNICIPAL CODE**

Date: August 5, 2025

Permittee: Maribel Garth
Intertex Property Advisors
25134 Rye Canyon Loop, Suite 300
Valencia, CA 91355

Location: Sand Canyon Village
Assessor's Parcel Number (APNs) 2839059001, 2839059002, 2839059003,
2839059008, 2839059009, 2839059010 2839059011, 2839059012

Request: The applicant is requesting approval of a Sign Review to amend an existing Master Sign Program (MSP) for Sand Canyon Village (Master Case 22-124; approved on March 9, 2023) located at the corner of Sand Canyon Road and Soledad Canyon Road. The amendment would be to reflect the correct tenant locations and sign locations. The subject property is zoned Mixed-Use Neighborhood (MXN) and is within the Planned Development (PD) Overlay Zone in the community of Canyon Country.

Findings: In granting this approval, the Director finds that the required Burden of Proof set forth in Section 17.23.190 of the Santa Clarita Municipal Code (SCMC) has been met by the applicant. The Director further finds that the use is categorically exempt since it meets the criteria set forth in Class 11 of Section 15311(a) of the California Environmental Quality Act Guidelines. This approval is granted pursuant to the following conditions:

CONDITIONS OF APPROVAL

GENERAL CONDITIONS

GC1. The approval of this project will expire if the approved use is not commenced within two years from the date of this approval, unless it is extended in accordance with the terms and provisions of the City of Santa Clarita's (City) Unified Development Code (UDC).

- GC2. To the extent the use approved with this project is a different use than previously approved for the property, the prior approval is terminated along with any associated vested rights to such use, unless such prior approved use is still in operation, or is still within the initial pre-commencement approval period. Once commenced, any discontinuation of the use approved with this project for a continuous period of two years or more terminates the approval of this use along with any associated vested rights to such use. The use may not be re-established or resumed after the two-year period. Discontinuation includes cessation of a use regardless of intent to resume.
- GC3. The permittee may file for an extension of the conditionally-approved project before the date of expiration. If such an extension is requested, it must be filed not later than 60 days before the date of expiration.
- GC4. Unless otherwise apparent from the context, the term “permittee” includes the permittee and any other persons, corporation, or other entity making use of this grant. The permittee must defend, indemnify, and hold harmless the City of Santa Clarita, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul the approval of this project by the City, including any related environmental approvals. In the event the City becomes aware of any such claim, action, or proceeding, the City will promptly notify the permittee. If the City fails to notify the permittee or if the City fails to cooperate fully in the defense, the permittee is not thereafter responsible to defend, indemnify, or hold harmless the City. Nothing contained in this condition prohibits the City from participating in the defense of any claim, action, or proceeding, if both of the following occur: 1) the City bears its own attorneys’ fees and costs; and 2) the City defends the action in good faith. The permittee is not required to pay or perform any settlement unless the settlement is approved by the permittee.
- GC5. The permittee and property owner must comply with all inspections requirements as deemed necessary by the Director.
- GC6. The project site must be developed and/or used in the manner requested and must be in substantial conformity with the submitted plans date-stamped August 5, 2025, unless revisions and/or additional conditions are specifically required herein.
- GC7. This approval runs with the land. All rights and obligations of this approval, including the responsibility to comply with the Conditions of Approval, are binding upon Permittee’s successors in interest. The Conditions of Approval may be modified, terminated, or abandoned in accordance with applicable law including, without limitation, the SCMC.
- GC8. Any proposed deviations from the Exhibits, Project Description, or Conditions of Approval must be submitted to the Director for review and approval. Any unapproved deviations from the project approval will constitute a violation of the permit approval.

- GC9. When exhibits and/or written Conditions of Approval are in conflict, the written Conditions of Approval prevail.
- GC10. The effectiveness of this project will be suspended for the time period that any Condition of Approval is appealed whether administratively or as part of a legal action filed in a court of competent jurisdiction. If any Condition of Approval is invalidated by a court of law, the project must be reviewed by the City and substitute conditions may be imposed.
- GC11. The permittee is responsible for ascertaining and paying all City fees as required by the SCMC. This condition serves as notice, pursuant to Government Code § 66020(d) that the City is imposing development impact fees (DIFs) upon the project in accordance with the Mitigation Fee Act (Government Code § 66000, et seq.) and the SCMC. The permittee is informed that it may protest DIFs in accordance with Government Code § 66020.
- GC12. The permittee must sign these Conditions of Approval, as set forth below, to acknowledge acceptance, within 30 days from the date of approval by the Planning Commission.
- GC13. The City will only issue permits for the development when the construction documents (e.g., building plans) substantially comply with the approved plans. Substantial conformity is determined by the Director.
- GC14. This decision is not effective until permittee acknowledges acceptance of all project conditions and any appeal period has lapsed, or a waiver of right to appeal is filed or if there is an appeal, until a final decision has been made on the appeal. By use of the entitlements granted by a development application, the permittee acknowledges agreement with the Conditions of Approval.
- GC15. Anything which is not shown on the application/plans, or which is not specifically approved, or which is not in compliance with this section, is not approved. Any application and/or plans which are defective as to, without limitation, omission, dimensions, scale, use, colors, materials, encroachments, easements, etc., will render any entitlements granted by this approval null and void. Construction must cease until all requirements of this approval are complied with. Development entitlements may be withheld until violations of the SCMC are abated.
- GC16. The City will not issue a final certificate of occupancy until the permittee complies with all project conditions.
- GC17. Permittee must reimburse the City for all attorneys' fees expended by the City that are directly related to the processing of this project. The City will not issue a Final Certificate of Occupancy or other final occupancy approval until all attorneys' fees are paid by the Permittee.

PLANNING DIVISION

- PL1. The following Conditions of Approval for Master Case 25-083 shall supersede the Conditions of Approval for the Master Sign Program for Sand Canyon Village (Previously Master Case 22-124).
- PL2. All future signs shall be developed in conformance with the approved plans on file with the Planning Division for Master Case 25-083 (Sign Review 25-008). Any changes shall be subject to further review and approval by the Director of Community Development.
- PL3. Unless otherwise approved by this permit, all signs proposed within Sand Canyon Village (APNs: 2839059001, 2839059002, 2839059003, 2839059008, 2839059009, 2839059010, 2839059011, 2839059012) must comply with the Sand Canyon Village Master Sign Program and SCMC including, but not limited to, Section 17.51.080 (Sign Regulations). Any changes, additional signage, or corporate branding must be subject to further review by the Director of Community Development.
- PL4. This approval does not supersede the requirements of any other affected agency or of any requirements or prohibitions in the SCMC not addressed above. The applicant must comply with all standards of all the other affected divisions of the City of Santa Clarita and all other affected agencies.
- PL5. No exposed or open neon is allowed.

Should you have any questions regarding this approval, please contact me at (661) 255-4330 or by email at kdanforth@santaclarita.gov.

Sincerely,



Kyla Danforth
Planning Technician

Project Location:

Sand Canyon Village
16450 Village Way
Santa Clarita, CA
91387



APN# 2839-006-066 - 2839-006-68

Subject to conditions of approval under
MC25-083 (08/06/2025)

Property Owner:

Sand Canyon Village, LLC.
Contact: Maribel Garth
25134 Rye Canyon Loop #300
Valencia, CA
91355
Tel: 661.702.2263
Email: mgarth@intertexcompanies.com

Sign Consultant:

Image Factor, Inc.
Lic. #1023284
Contact: Cary Llewelyn
28910 Avenue Penn, #202
Valencia, CA
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Tel: 661.295.0624
Email: cary@imagefactor.com

Planning Department:

City of Santa Clarita
Contact: David Peterson
Email: dpeterson@santa-clarita.com

SAND CANYON — VILLAGE —

SAND CANYON VILLAGE MASTER SIGN PROGRAM
REVISED 7/31/25

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PURPOSE, MAINTENANCE AND COMPLIANCE

Purpose and Intent: The purpose of this Planned Sign Program is to ensure that both project & tenant signage contribute to the success of Sand Canyon Village, this is a new up scale project that will require high quality creative signage that reflects the integrity of the building architecture. Tenants will be encouraged to be creative with their signage, this will help create an inviting retail experience for the supermarket, restaurant & retail visitors.

Maintenance: All signs within “Sand Canyon Village” shall be maintained in an as-new condition. Inspections of all signs on site will be made periodically. Any deficiencies shall be immediately corrected by the party responsible for said signs, if the party responsible (the tenant) does not have the sign repaired with in (7) days, the landlord has the right to hire a sign contractor to make the repairs, the cost of the repairs will be back charged to the party responsible.

Compliance Requirements: No person shall erect, reerect, construct, enlarge, move, improve, convert or equip any sign or structure, or cause or permit the same to be done contrary to or in violation of any of the provisions of this Planned Sign Program. Conformance will be strictly enforced by the Landlord and The City of Santa Clarita. All such non conforming or unapproved sign(s) must be brought into conformance at the expense of the person(s)responsible for the sign(s)

DESIGN CRITERIA & GENERAL SIGN STANDARDS

Sign Area: Sign area is defined as the entire area within a perimeter defined by a continuous line composed of right angles which encloses the extreme outer limits of lettering, logos or trademarks together with any frame or structural trim forming a part of the sign used to differentiate the sign from the background against which it is placed.

Sign Fabrication Details: All signs attached to the building shall consist of fabricated letters and logos, all sign components are to be surface mounted. No light box signs with acrylic faces, signs made of foam or signs painted directly on the building will be permitted at Sand Canyon Village. All on-building signs shall be mounted directly onto building surface. “Raceways” are not be allowed.

Lighting and Paint: All tenant signage must be internally illuminated, lighting must be LED and used to back light standard channel letters with acrylic faces or used inside a reverse channel letter to create a halo effect around the letter / logo that washes light onto the building surface (no exposed LED light will be permitted). All paint on aluminum or acrylic shall be satin polyurethane.

SIGNAGE DESCRIPTIONS

Project Pylon / Monument Signage: These types of signs are provided for ground mounted project / tenant identification. please note that due to the amount of tenants and the allowable sign area determined by the City of Santa Clarita, there will not be enough room on the tenant pylon or monument signs for each tenant, the landlord/owner will decide which tenants will be identified on these signs, all tenants should refer to their lease for clarification. Eligible tenants will be responsible for the cost of adding their business name to the Tenant Pylon or Monument Signs and will need to get Landlord approval on the design prior to fabrication.

On Building Tenant Identification Signage: These signs are provided for on-building business identification. The copy shall be limited to company name / logo and may be displayed as one or two lines of copy in company letter / logo style. These signs must either have a translucent acrylic face with internal illumination (standard channel type) or be fabricated from aluminum / stainless steel with a clear polycarbonate back (reverse channel type). All wall signs must have a minimum depth of 2-1/2" and a maximum depth of 12". On-Building Identification Signs shall occur above the storefront but not within 1'-0" of the top or bottom of the building / tenant sign area, on the left and right side there must be a minimum of 16" from any building edge or projection (Pad 1 will be allowed a minimum of 12" from left and right side). No On-Building Tenant Identification Sign shall be taller than 3'-0" (except for the Anchor Tenant which is allowed a maximum height of 7'-2"), No lettering shall be taller than 2'-0" unless it is part of the tenant's corporate logo. **No sign shall be wider than 75% of the total storefront width measuring from lease line to lease line.**

Primary and Secondary Signage Information: All tenants may be allowed (1) Primary "On Building Identification Sign" and up to (2) Secondary "On Building Identification Signs". **The maximum area allowed for a primary “On Building Identification Sign” is (1-1/2) square feet for each linear foot of tenant storefront**, the maximum length of a sign depends on the width of the tenant's storefront / **sign area indicated** (signs must be placed a minimum of 16" from any building edge or projection (see elevations for exact max. lengths). **Secondary “On Building Identification Signs” must not exceed 50% of the allowable square footage of the Primary “On Building Identification Sign”** Please note that all Primary “On-Building Identification Signs” will be located on the inside elevations.

Supplemental Signage Information: There are two types of **Supplemental Signage** allowed at Sand Canyon Village, (1) The Anchor tenant shall be allowed multiple Supplemental Signage as per the elevations, this signage shall convey the products / services they provide. (2) For all other tenants, Supplemental Signage **may** be allowed with the following conditions: (a) It must be approved by the landlord, (b) It must be included in the maximum allowable sign area of the Primary and/or Secondary Signage, (c) It must be under or next to the Primary / Secondary Signage, (d) Tenant must prove to the landlord / city that the Supplemental Signage is part of their corporate identity and / or used in advertising, social media or on their website. Phone numbers, website addresses, email addresses or and references to social media will not be allowed as Supplemental Signage.

Tenant Information on Storefront Glass: Each tenant will be allowed one identification / information sign on their front window adjacent to entry door. Graphics will be limited to white high performance self-adhesive vinyl. The maximum area of this sign will be 2-1/2 Sq.Ft. Maximum width and height is 24". Lettering shall not exceed 2" in height and logos shall not exceed 10" in height. Supportive text shall be limited to 1" tall lettering set in legend form. The graphics shall be centered vertically at 60" and must be at least 4" from any edge of glass.

APPROVALS

Approval Process: All tenant signage must have written approval from the landlord prior to City review.

Landlord Approval: Submit the following to the landlord via email in pdf format:

- (a) Site plan and building elevation showing proposed sign locations and dimensions.
- (b) Proposed materials, finishes, colors and illumination.
- (c) Section view showing fabrication and attachment details.

City Approval: Submit (3) copies of the drawings as approved by The Landlord to the City of Santa Clarita Planning Department, after planning approval proceed to the Building & Safety Department to obtain sign / building permits.

UNCERTAINTY OF SIGN STANDARDS

If a situation arises that is not covered by these sign standards or there is ambiguity, the sign applicant is referred to the City of Santa Clarita Planning Division and the landlord for clarification and determination. The City of Santa Clarita will approve the proposed signage.



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TENANT SIGNAGE INFORMATION

ANCHOR A Supermarket

Address: 16450 Village Way

Original Tenant: Sprouts Farmers Market

Primary Storefront Width: 182'-0" x 1.5 = (273 Square feet of allowable sign area)

(1) **Primary Sign:** Allowable / max. sign area: (273 Square feet), Max. height: (7'-2"), Max. sign length: 75% of storefront width measured from lease line to lease line.

(2) **Secondary Signage:** Max. sign area: (194 Square feet per sign), Max. height: (7'-2"), Max. sign length: 75% of storefront width measured from lease line to lease line.

(4) **Supplemental Signage:** Max. sign area: (136 Square feet total), Max. height: (1'-2"), Max. sign length: 8'-11"

PAD 1 Restaurant

Address: 16350 Village Way

Original Tenant: Starbucks

Primary Storefront Width: 59'-0" x 1.5 = (88.5 Square feet of allowable sign area)

(1) **Primary Sign:** Allowable / max. sign area: (88.5 Square feet), Max. height: (3'-0"), Max. sign length: 75% of storefront width measured from lease line to lease line.

(1) **Secondary Signage:** Max. sign area: (44.25 Square feet), Max. height: (3'-0"), Max. sign length: 75% of storefront width measured from lease line to lease line.

(2) **Supplemental Signage:** Max. sign area: (10 Square feet each), Max. height: (3'-0"), Max. sign length: 3'-0"

TENANT SIGNAGE INFO. / ANCHOR A -PAD 1

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16450 Village Way
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INLINE 1 Retail / Restaurant / Dental

Address: 16360 Village Way (Suite 108)

Original Tenant: Copperhill BBQ

Primary Storefront Width: 41'-0" x 1.5 = (61.5 Square feet of allowable sign area)

(1) Primary Sign: Allowable / max. sign area: (61.5 Square feet), Max. height: (3'-0"), Max. sign length: 75% of storefront width measured from lease line to lease line.

(2) Secondary Signs: Max. sign area: (30.75 Square feet per sign), Max. height: (3'-0"), Max. sign length: 75% of storefront width measured from lease line to lease line.

Address: 16368 Village Way (Suite 107)

Original Tenant: Handel's Ice Cream

Primary Storefront Width: 23'-8" x 1.5 = (35.5 Square feet of allowable sign area)

(1) Primary Sign: Allowable / max. sign area: (35.5 Square feet), Max. height: (3'-0"), Max. sign length: 75% of storefront width measured from lease line to lease line.

(1) Secondary Sign: Max. sign area: (17.75 Square feet), Max. height: (3'-0"), Max. sign length: 75% of storefront width measured from lease line to lease line.

Address: 16372 Village Way (Suite 106)

Original Tenant: Domino's Pizza

Primary Storefront Width: 21'-0" x 1.5 = (31.5 Square feet of allowable sign area)

(1) Primary Sign: Allowable / max. sign area: (31.5 Square feet), Max. height: (3'-0"), Max. sign length: 75% of storefront width measured from lease line to lease line.

(1) Secondary Sign: Max. sign area: (15.75 Square feet), Max. height: (3'-0"), Max. sign length: 75% of storefront width measured from lease line to lease line.

Address: 16376 Village Way (Suite 105)

Original Tenant: Healthy Furs

Primary Storefront Width: 22'-3" x 1.5 = (33.5 Square feet of allowable sign area)

(1) Primary Sign: Allowable / max. sign area: (33.5 Square feet), Max. height: (3'-0"), Max. sign length: 75% of storefront width measured from lease line to lease line.

(1) Secondary Sign: Max. sign area: (16.75 Square feet), Max. height: (3'-0"), Max. sign length: 75% of storefront width measured from lease line to lease line.

TENANT SIGNAGE INFORMATION / INLINE 1

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INLINE 1 Retail / Restaurant / Dental

Address: 16380 Village Way (Suite 103)

Original Tenant: Pacific Dental

Primary Storefront Width: 46'-11" x 1.5 = (60 Square feet of allowable sign area)

(1) Primary Sign: Allowable / max. sign area: (60 Square feet), Max. height: (3'-0"), Max. sign length: 75% of storefront width measured from lease line to lease line.

(1) Secondary Sign: Max. sign area: (30 Square feet), Max. height: (3'-0"), Max. sign length: 75% of storefront width measured from lease line to lease line.

Address: 16388 Village Way (Suite 101)

Original Tenant: Chipotle

Primary Storefront Width: 37'-9" x 1.5 = (56.5 Square feet of allowable sign area)

(1) Primary Sign: Allowable / max. sign area: (56.5 Square feet), Max. sign length: 75% of storefront width measured from lease line to lease line.

(1) Secondary Sign: Max. sign area: (28.25 Square feet), Max. height: (3'-0"), Max. sign length: 75% of storefront width measured from lease line to lease line.

INLINE 2 Retail / Restaurant / Dental

Address: 16400 Village Way (Suite 205)

Original Tenant: Jersey Mikes

Primary Storefront Width: 25'-0" x 1.5 = (37.5 Square feet of allowable sign area)

(1) Primary Sign: Allowable / max. sign area: (37.5 Square feet), Max. height: (3'-0"), Max. sign length: 75% of storefront width measured from lease line to lease line.

(2) Secondary Signs: Max. sign area: (18.75 Square feet), Max. height: (3'-0"), Max. sign length: 75% of storefront width measured from lease line to lease line (East Elevation) and 13'-2" on (South East Corner)

TENANT SIGNAGE INFO. / INLINE 1 & 2

SAND CANYON VILLAGE
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INLINE 2 Retail / Restaurant / Dental

Address: 16408 Village Way (Suite 204)

Original Tenant: Teriyaki Madness

Primary Storefront Width: 21'-0" x 1.5 = (31.5 Square feet of allowable sign area)

(1) Primary Sign: Allowable / max. sign area: (31.5 Square feet), Max. height: (3'-0"), Max. sign length: 75% of storefront width measured from lease line to lease line.

(1) Secondary Sign: Max. sign area: (15.75 Square feet), Max. height: (3'-0"), Max. sign length: 75% of storefront width measured from lease line to lease line.

Address: 16416 Village Way (Suite 203)

Original Tenant: UPS Store

Primary Storefront Width: 24'-6" x 1.5 = (36.75 Square feet of allowable sign area)

(1) Primary Sign: Allowable / max. sign area: (36.75 Square feet), Max. height: (3'-0"), Max. sign length: 75% of storefront width measured from lease line to lease line.

(1) Secondary Sign: Max. sign area: (18.4 Square feet), Max. height: (3'-0"), Max. sign length: 75% of storefront width measured from lease line to lease line.

Address: 16424 Village Way (Suite 201)

Original Tenant: The Habit

Primary Storefront Width: 34'-6" x 1.5 = (51.75 Square feet of allowable sign area)

(1) Primary Sign: Allowable / max. sign area: (51.75 Square feet), Max. height: (3'-0"), Max. sign length: 75% of storefront width measured from lease line to lease line.

(1) Secondary Sign: Max. sign area: (25.90 Square feet), Max. height: (3'-0"), Max. sign length: 75% of storefront width measured from lease line to lease line.

TENANT SIGNAGE INFORMATION / INLINE 2

SAND CANYON VILLAGE
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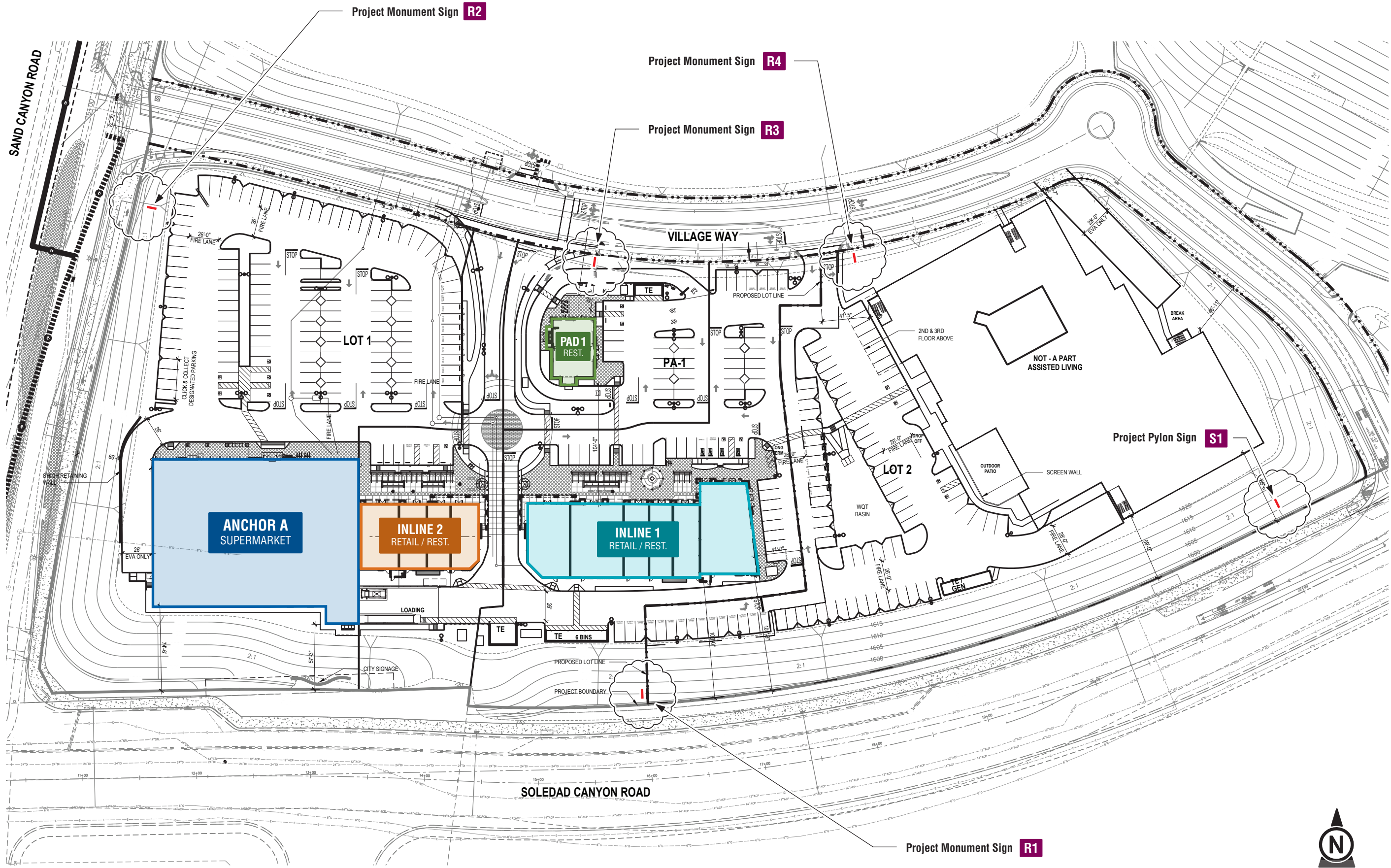


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PROJECT SITE PLAN

SAND CANYON VILLAGE
16450 Village Way
Santa Clarita, CA
91387

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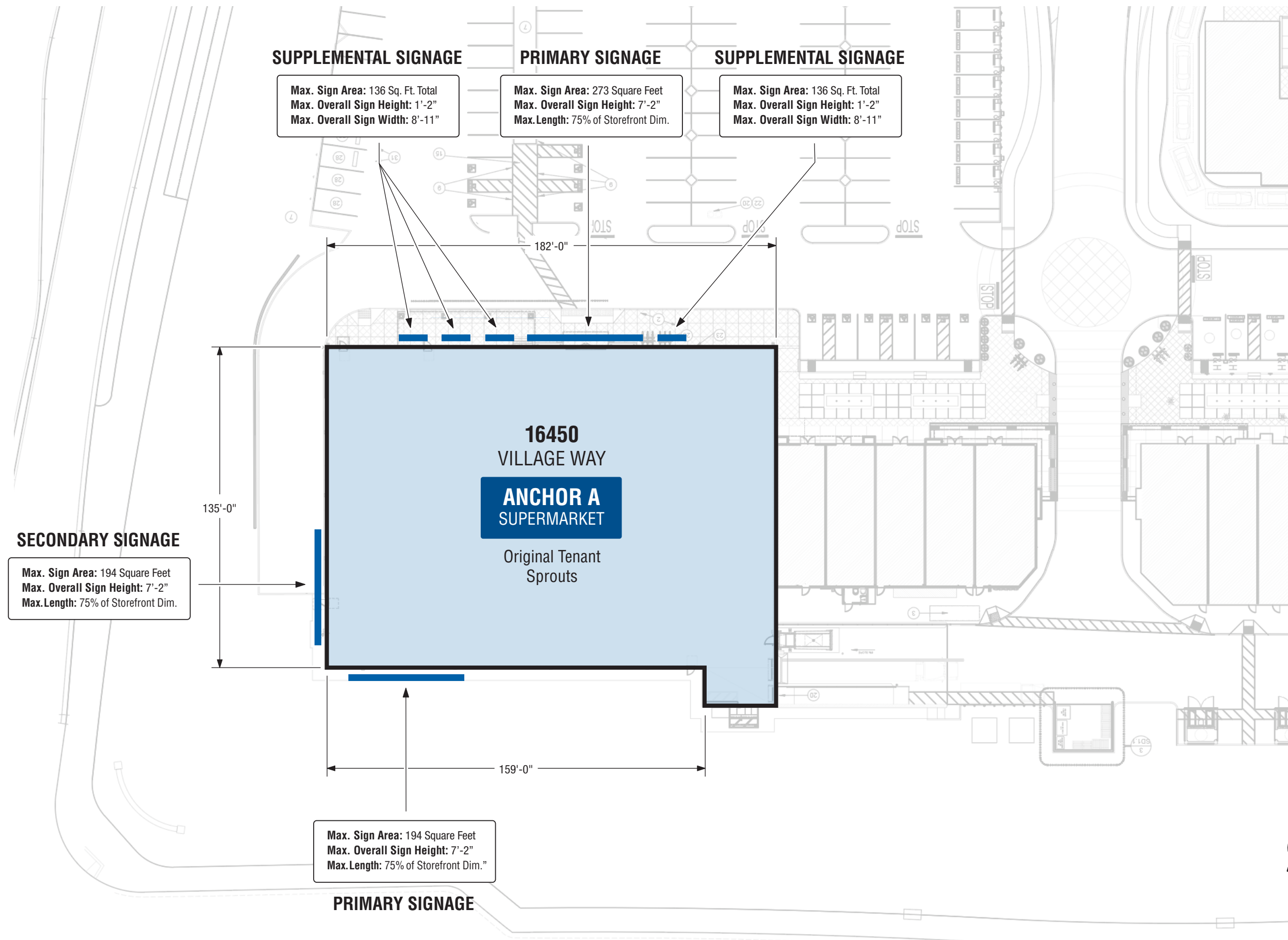
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PLAN VIEW OF ANCHOR A (SUPERMARKET)

SAND CANYON VILLAGE
16450 Village Way
Santa Clarita, CA
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Date

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1:500

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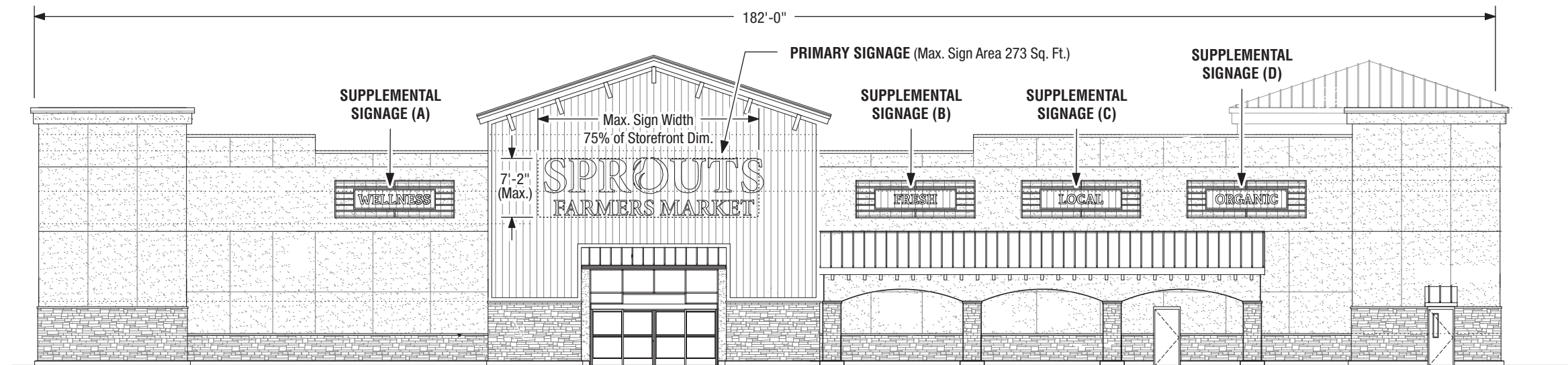
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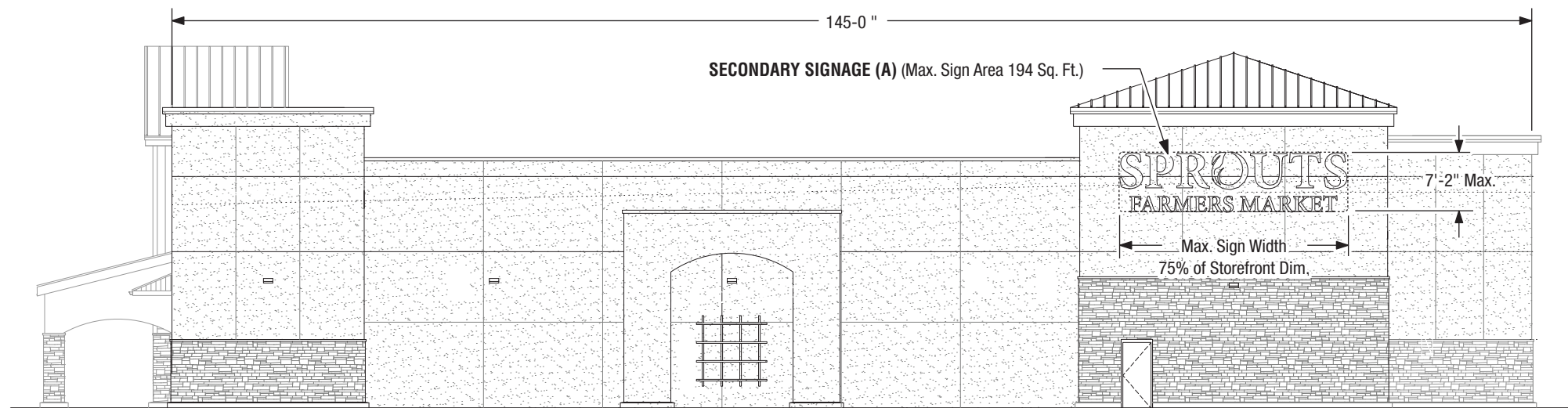
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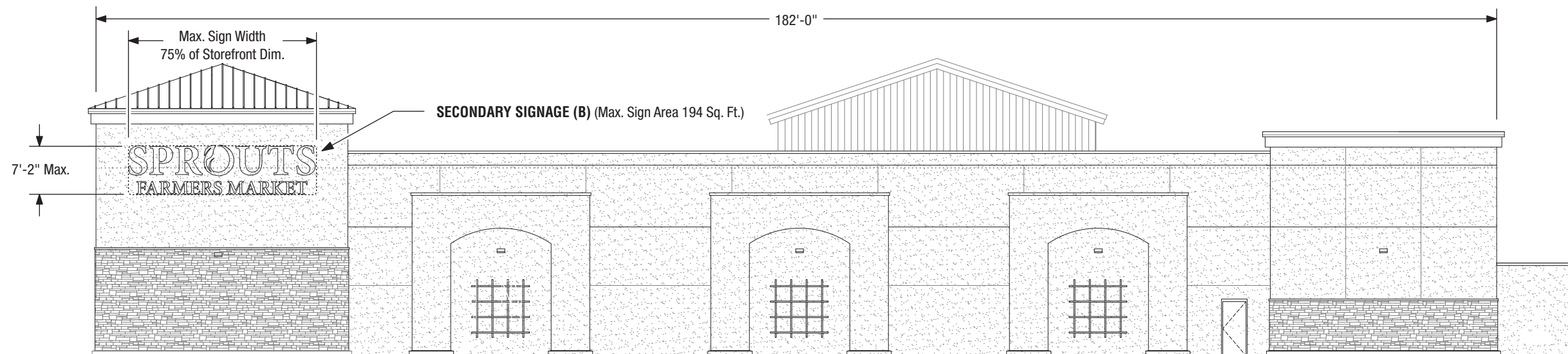
ANCHOR A
16450 VILLAGE WAY

NORTH ELEVATION (PRIMARY & SECONDARY SIGNAGE)



ANCHOR A
16450 VILLAGE WAY

WEST ELEVATION (SECONDARY / SIDE SIGNAGE)



ANCHOR A
16450 VILLAGE WAY

SOUTH ELEVATION (SECONDARY / REAR SIGNAGE)

BUILDING ELEVATIONS / ANCHOR A

SAND CANYON VILLAGE
16450 Village Way
Santa Clarita, CA
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Scale

1/16" = 1'-0"

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Valencia, California

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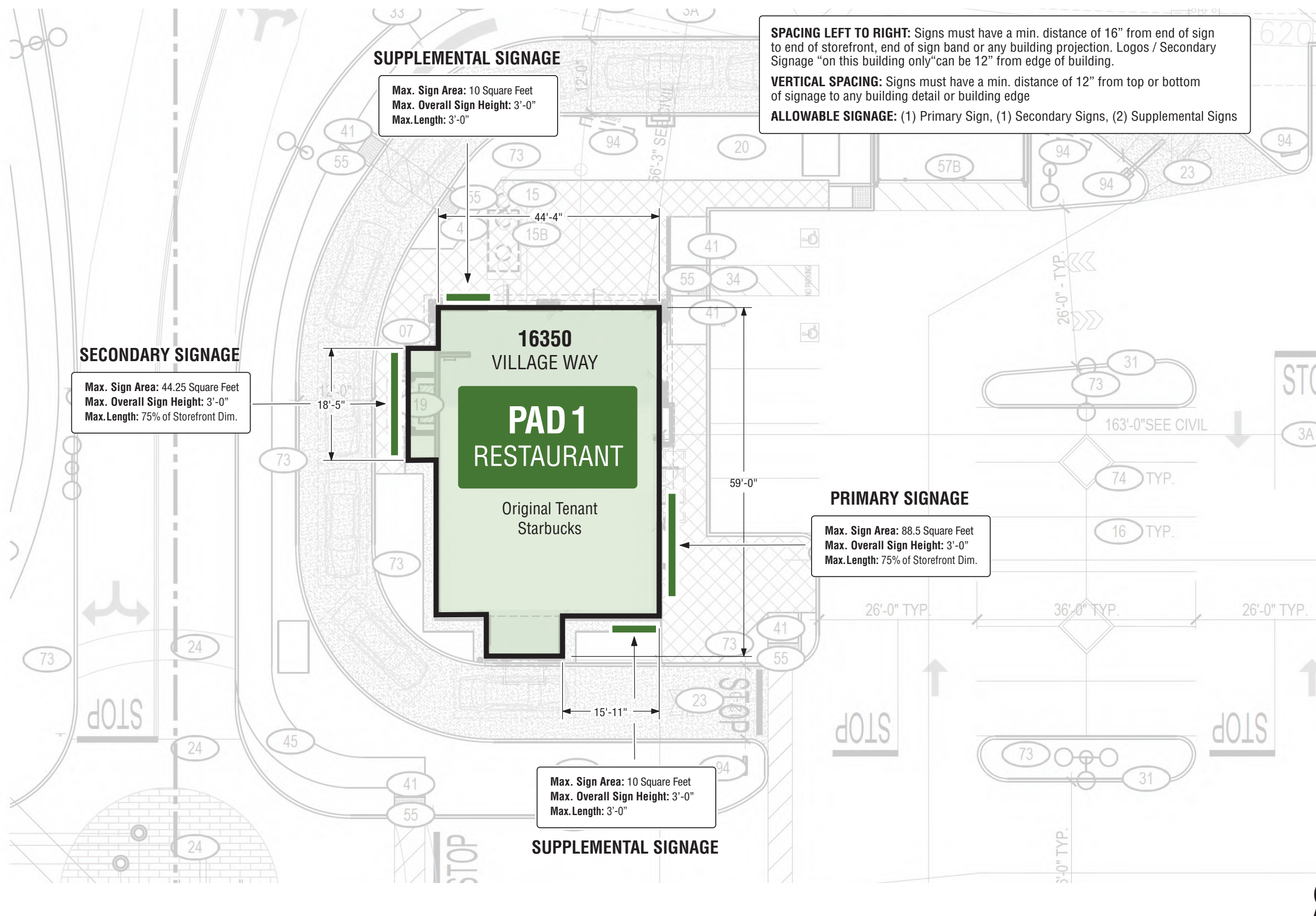


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CONSULTATION

DESIGN

FABRICATION



PLAN VIEW OF PAD 1 (16350)

SAND CANYON VILLAGE
16450 Village Way
Santa Clarita, CA
91387

Date

Revised 7/1/25

Scale

1/16" = 1'-0"

Drawn by

cgl



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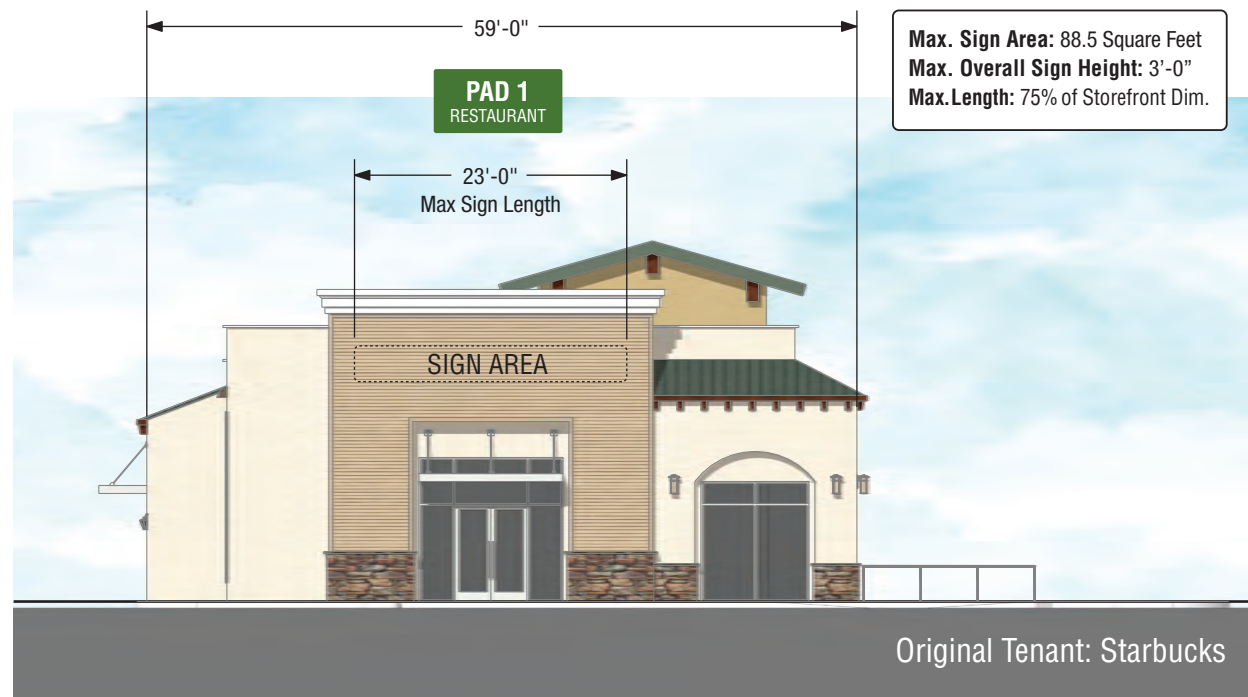


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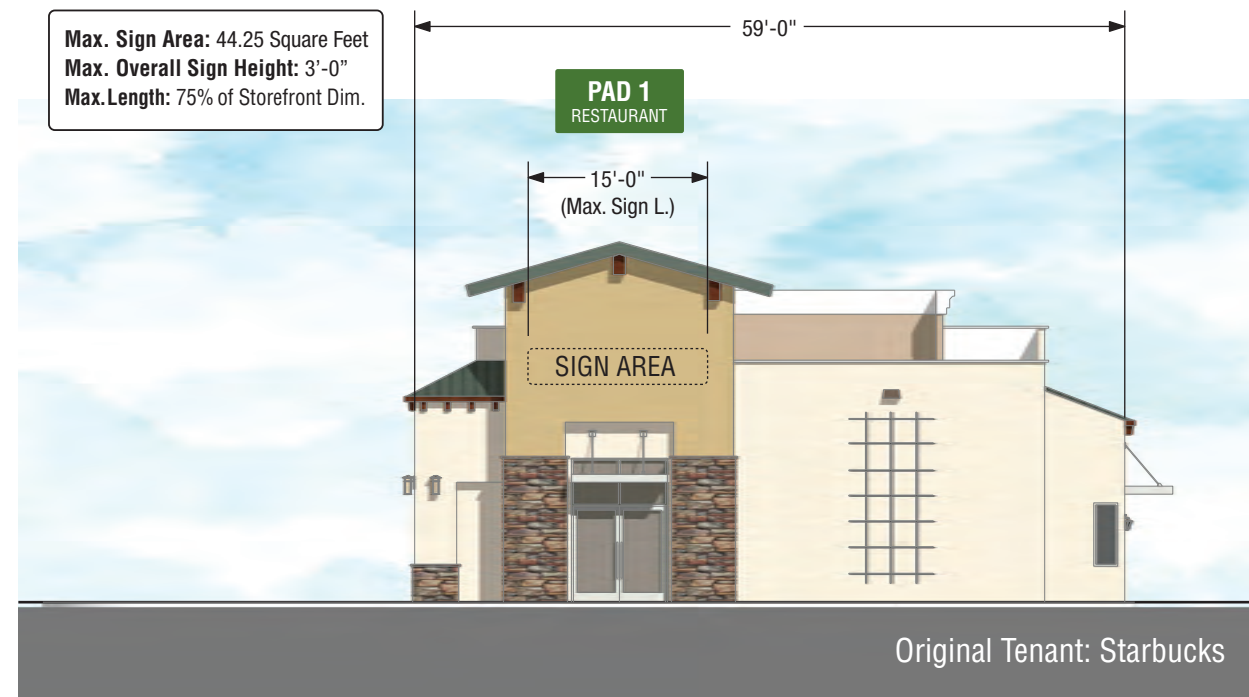
CONSULTATION

DESIGN

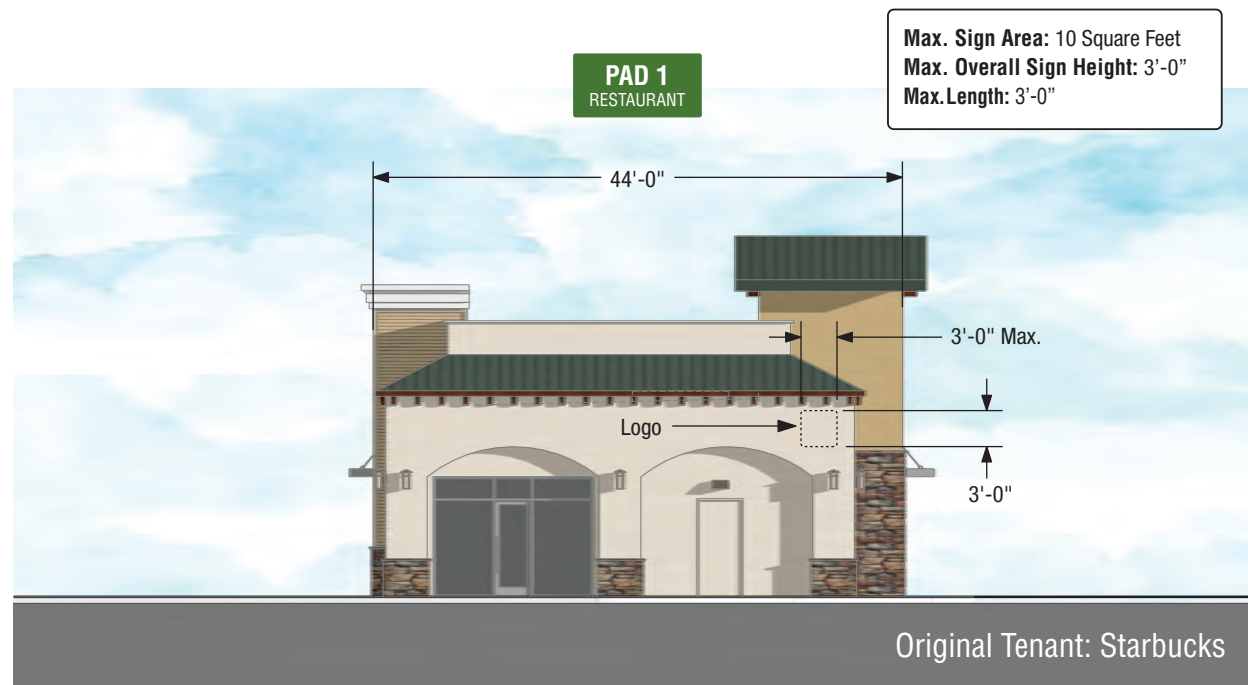
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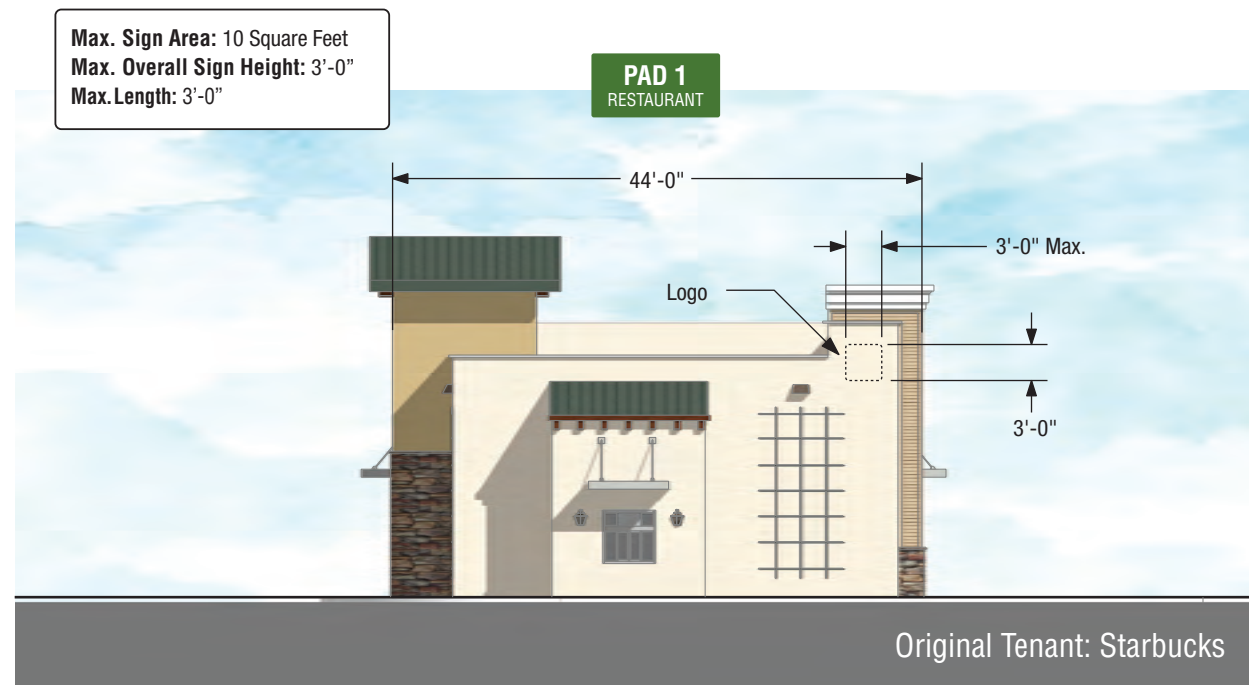
EAST ELEVATION (PRIMARY SIGNAGE)



WEST ELEVATION (SECONDARY SIGNAGE)



NORTH ELEVATION (SUPPLEMENTAL SIGNAGE)



SOUTH ELEVATION (SUPPLEMENTAL SIGNAGE)

SPACING LEFT TO RIGHT: Signs must have a min. distance of 16" from end of signage to end of storefront, end of sign band or any building projection.

VERTICAL SPACING: Signs must have a min. distance of 12" from top or bottom of signage to any building detail or building edge

LEASE LINES: No signage shall go beyond tenant's own lease line.

PRIMARY SIGNAGE

Max. Sign Area: 33.5 Square Feet
Max. Overall Sign Height: 3'-0"
Max. Length: 75% of Storefront Dim.

PRIMARY SIGNAGE

Max. Sign Area: 35.5 Square Feet
Max. Overall Sign Height: 3'-0"
Max. Length: 75% of Storefront Dim.

PRIMARY SIGNAGE

Max. Sign Area: 61.5 Square Feet
Max. Overall Sign Height: 3'-0"
Max. Length: 75% of Storefront Dim.

SECONDARY SIGNAGE

Max. Sign Area: 30.75 Square Feet
Max. Overall Sign Height: 3'-0"
Max. Length: 75% of Storefront Dim.

SECONDARY SIGNAGE

Max. Sign Area: 28.25 Square Feet
Max. Overall Sign Height: 3'-0"
Max. Length: 75% of Storefront Dim.

PRIMARY SIGNAGE

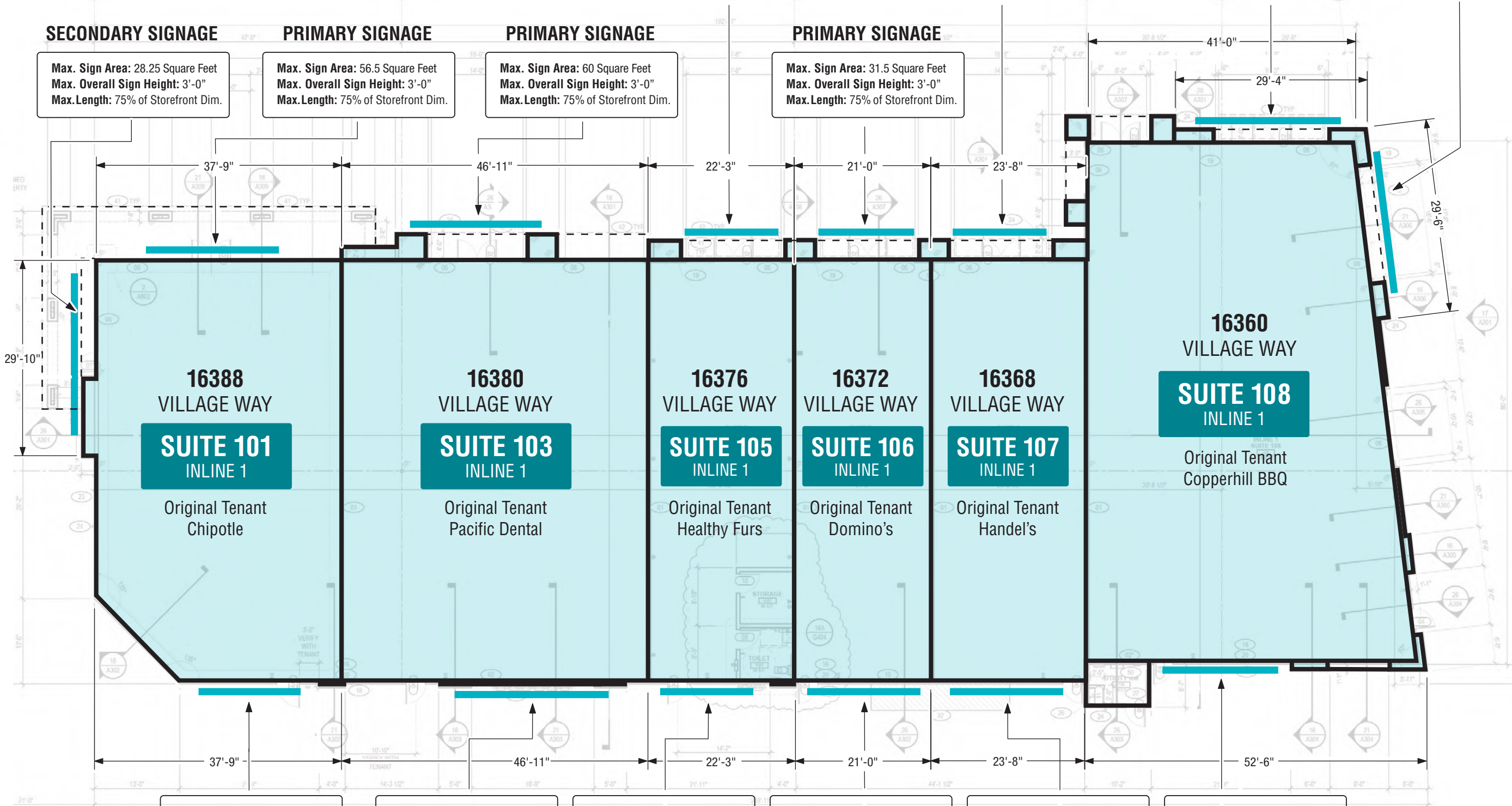
Max. Sign Area: 56.5 Square Feet
Max. Overall Sign Height: 3'-0"
Max. Length: 75% of Storefront Dim.

PRIMARY SIGNAGE

Max. Sign Area: 60 Square Feet
Max. Overall Sign Height: 3'-0"
Max. Length: 75% of Storefront Dim.

PRIMARY SIGNAGE

Max. Sign Area: 31.5 Square Feet
Max. Overall Sign Height: 3'-0"
Max. Length: 75% of Storefront Dim.



Max. Sign Area: 28.25 Square Feet
Max. Overall Sign Height: 3'-0"
Max. Length: 75% of Storefront Dim.

SECONDARY SIGNAGE (REAR)

Max. Sign Area: 30 Square Feet
Max. Overall Sign Height: 3'-0"
Max. Length: 75% of Storefront Dim.

SECONDARY SIGNAGE (REAR)

Max. Sign Area: 16.75 Square Feet
Max. Overall Sign Height: 3'-0"
Max. Length: 75% of Storefront Dim.

SECONDARY SIGNAGE (REAR)

Max. Sign Area: 15.75 Square Feet
Max. Overall Sign Height: 3'-0"
Max. Length: 75% of Storefront Dim.

SECONDARY SIGNAGE (REAR)

Max. Sign Area: 17.75 Square Feet
Max. Overall Sign Height: 3'-0"
Max. Length: 75% of Storefront Dim.

SECONDARY SIGNAGE (REAR)

Max. Sign Area: 30.75 Square Feet
Max. Overall Sign Height: 3'-0"
Max. Length: 75% of Storefront Dim.

SECONDARY SIGNAGE (REAR)

NO SIGN SHALL EXCEED MAX. SIGN AREA INDICATED ABOVE (NOR SHALL ANY SIGN BE HIGHER OR WIDER THAN MAXIMUM INFORMATION SHOWN)

PLAN VIEW OF INLINE 1 BUILDING

SAND CANYON VILLAGE
16450 Village Way
Santa Clarita, CA
91387

Date

Revised 7/1/25

Scale

1/16" = 1'-0"

Drawn by

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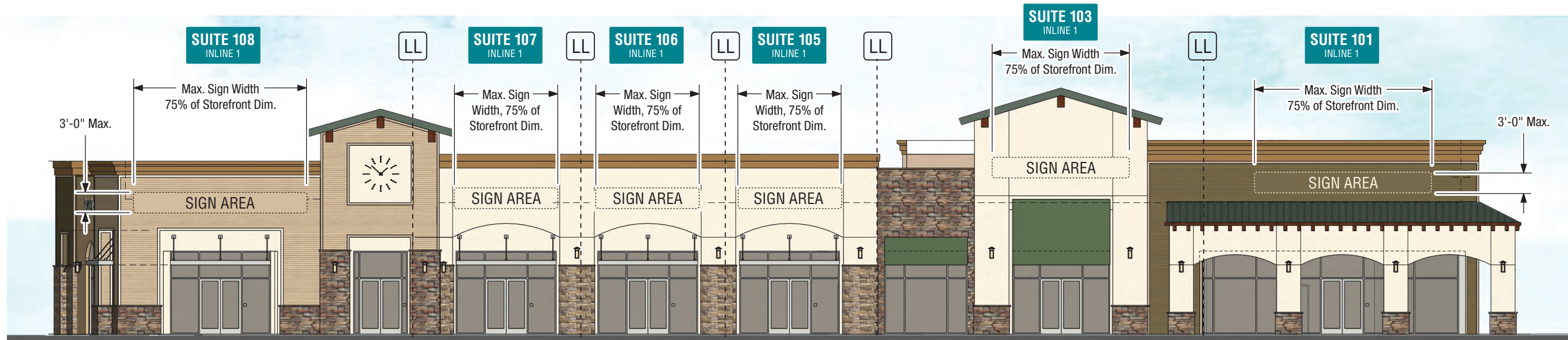
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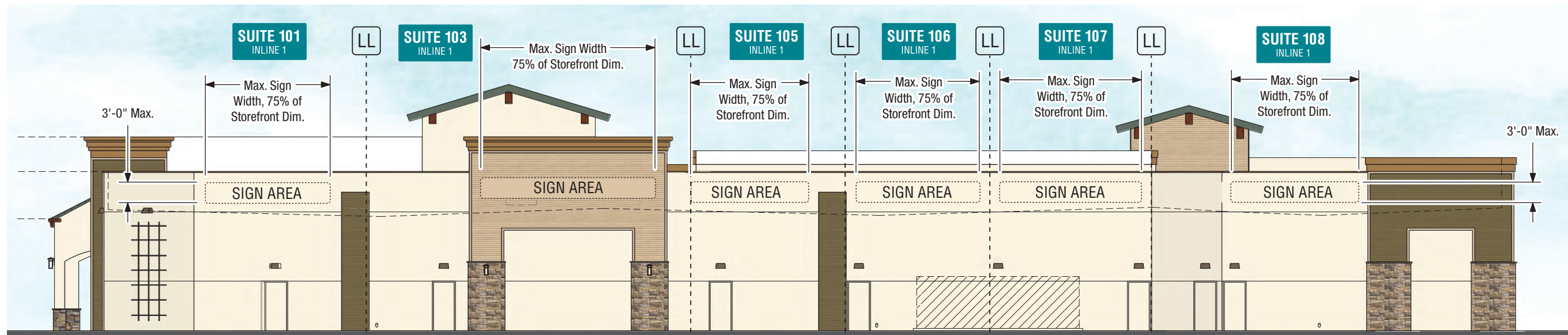


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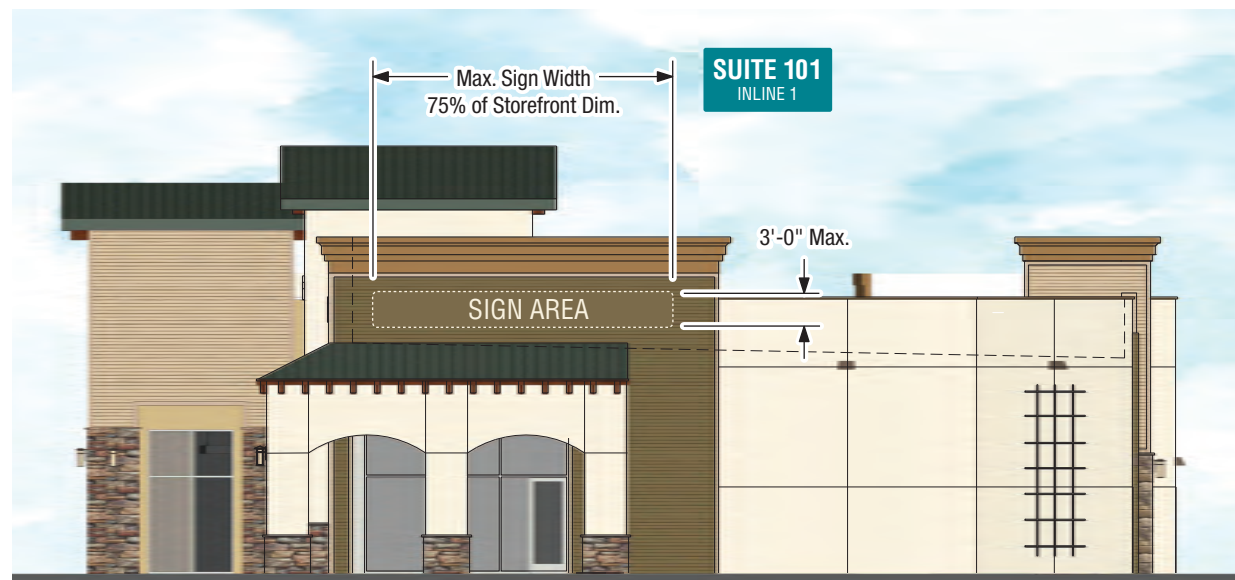
CONSULTATION
DESIGN
FABRICATION



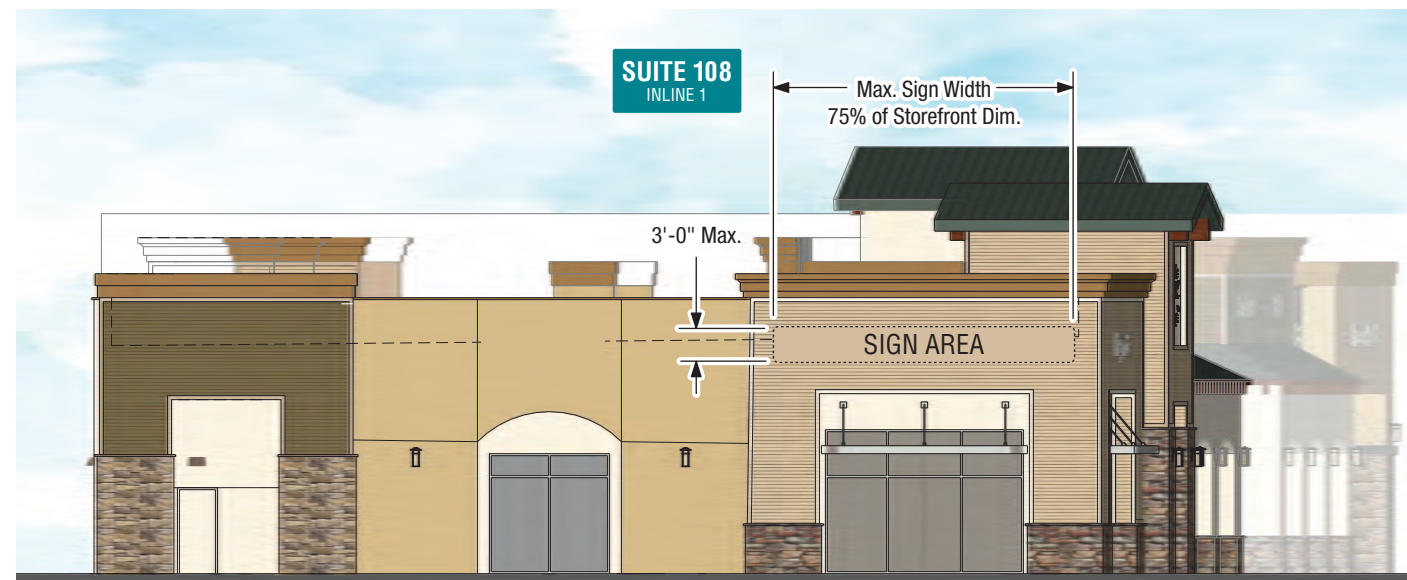
NORTH ELEVATION / INLINE 1 (PRIMARY SIGNAGE)



SOUTH ELEVATION / INLINE 1 (REAR SIGNAGE)



WEST ELEVATION / INLINE 1 (SECONDARY SIGNAGE)



EAST ELEVATION / INLINE 1 (SECONDARY SIGNAGE)

BUILDING ELEVATIONS / INLINE 1

SAND CANYON VILLAGE
16450 Village Way
Santa Clarita, CA
91387

Date

Revised 7/1/25

Scale

1/16" = 1'-0"

Drawn by

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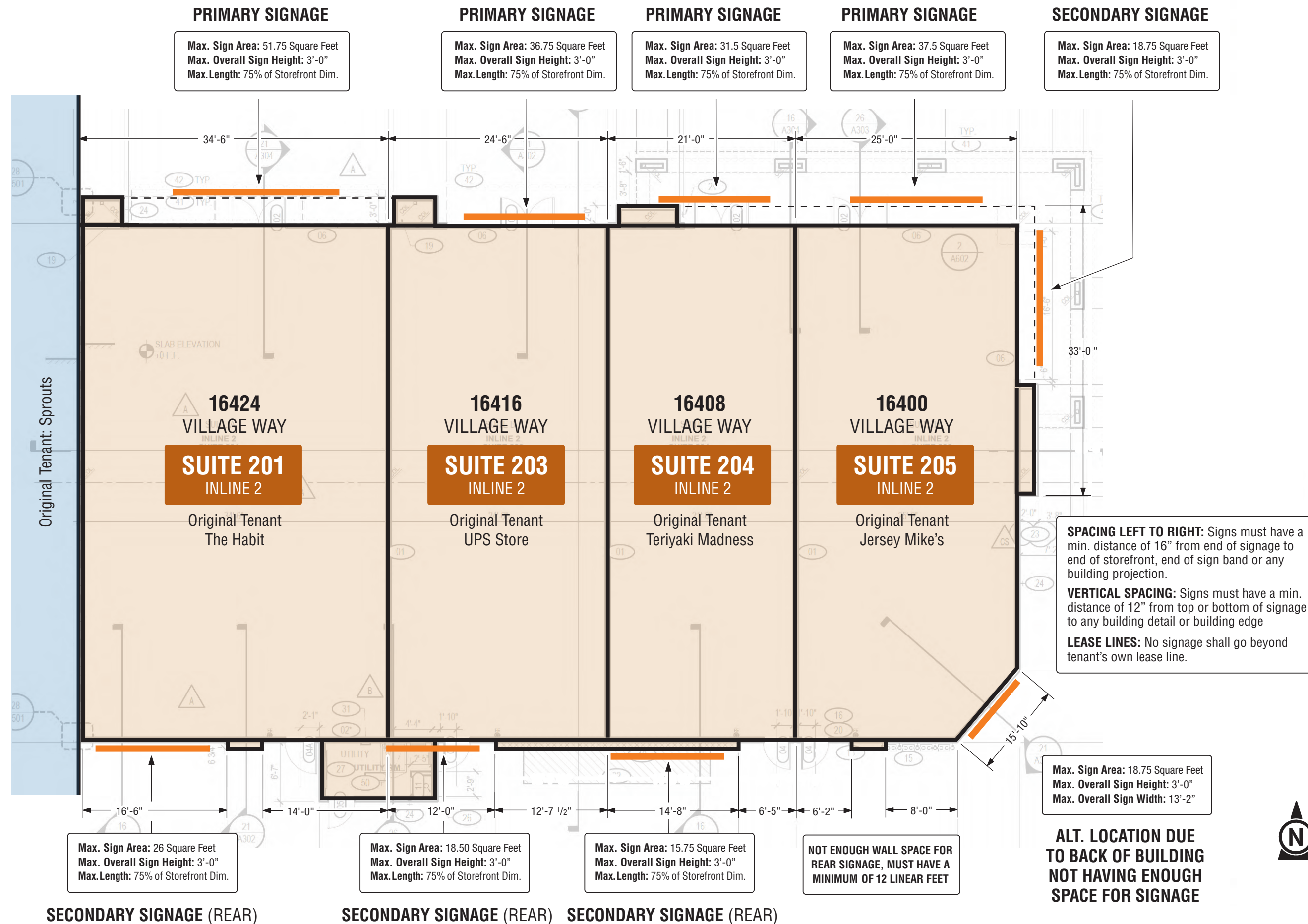


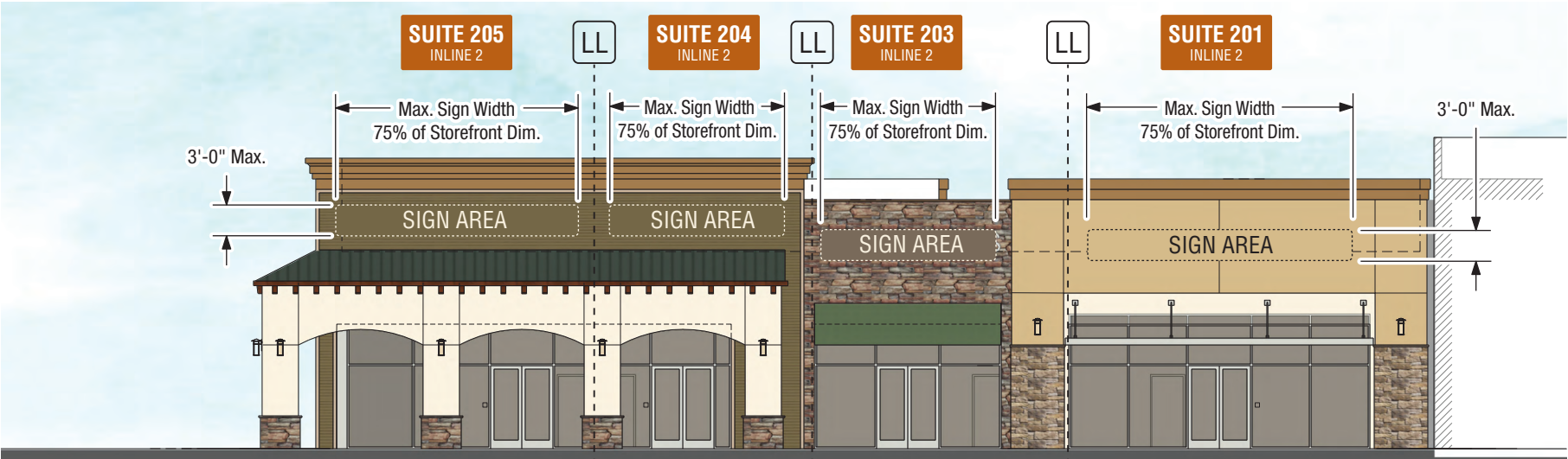
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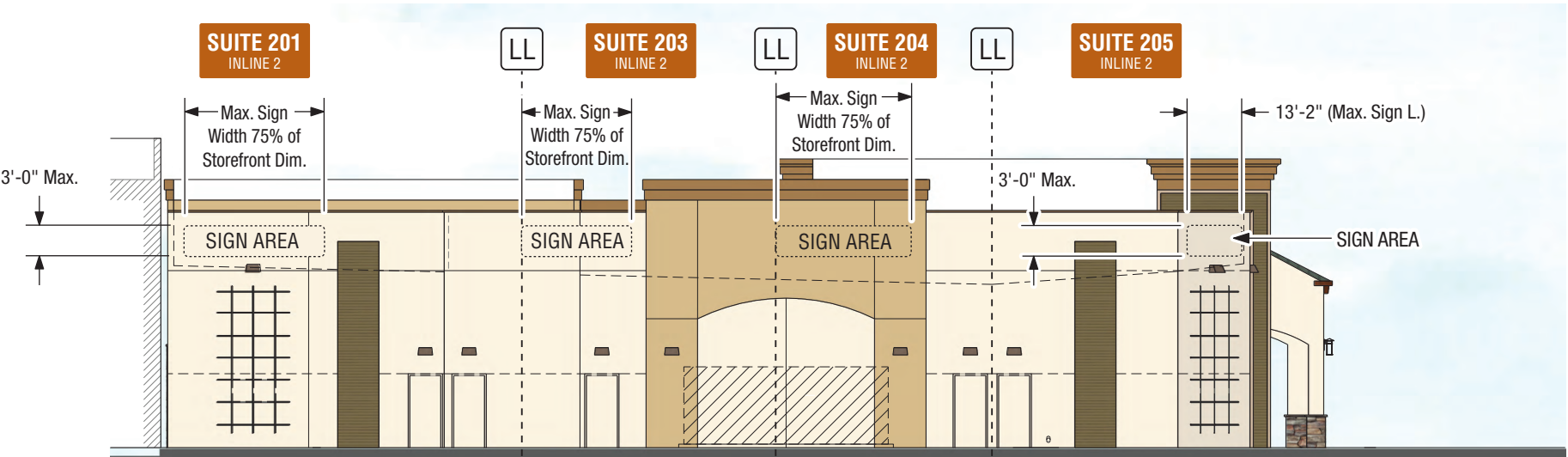
DESIGN

FABRICATION

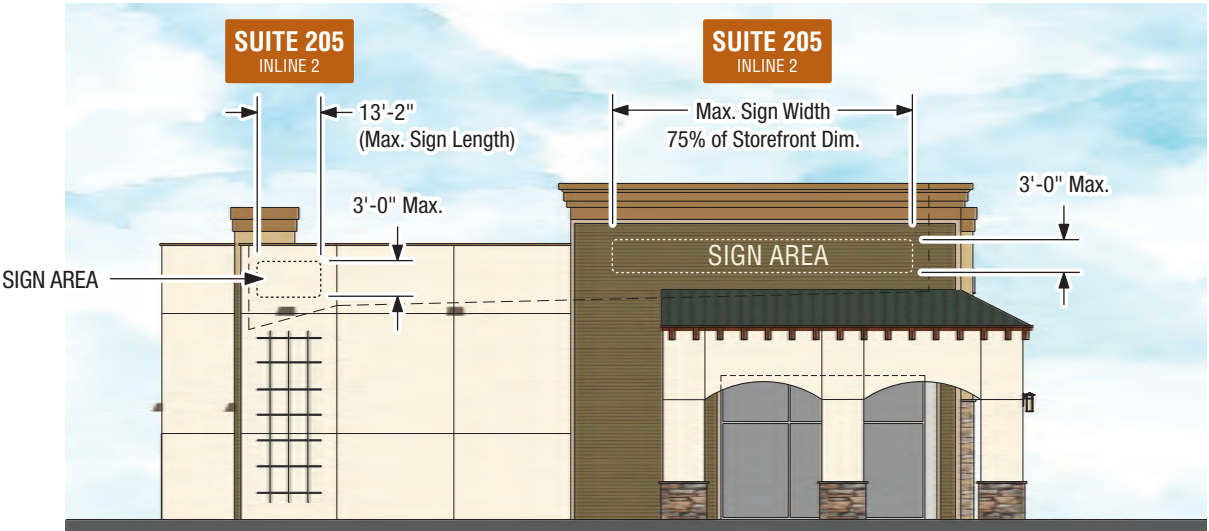




NORTH ELEVATION / INLINE 2 (MAXIMUM OVERALL SIGN HEIGHT NOT TO EXCEED 3'-0")



SOUTH ELEVATION / INLINE 2 (MAXIMUM OVERALL SIGN HEIGHT NOT TO EXCEED 3'-0")

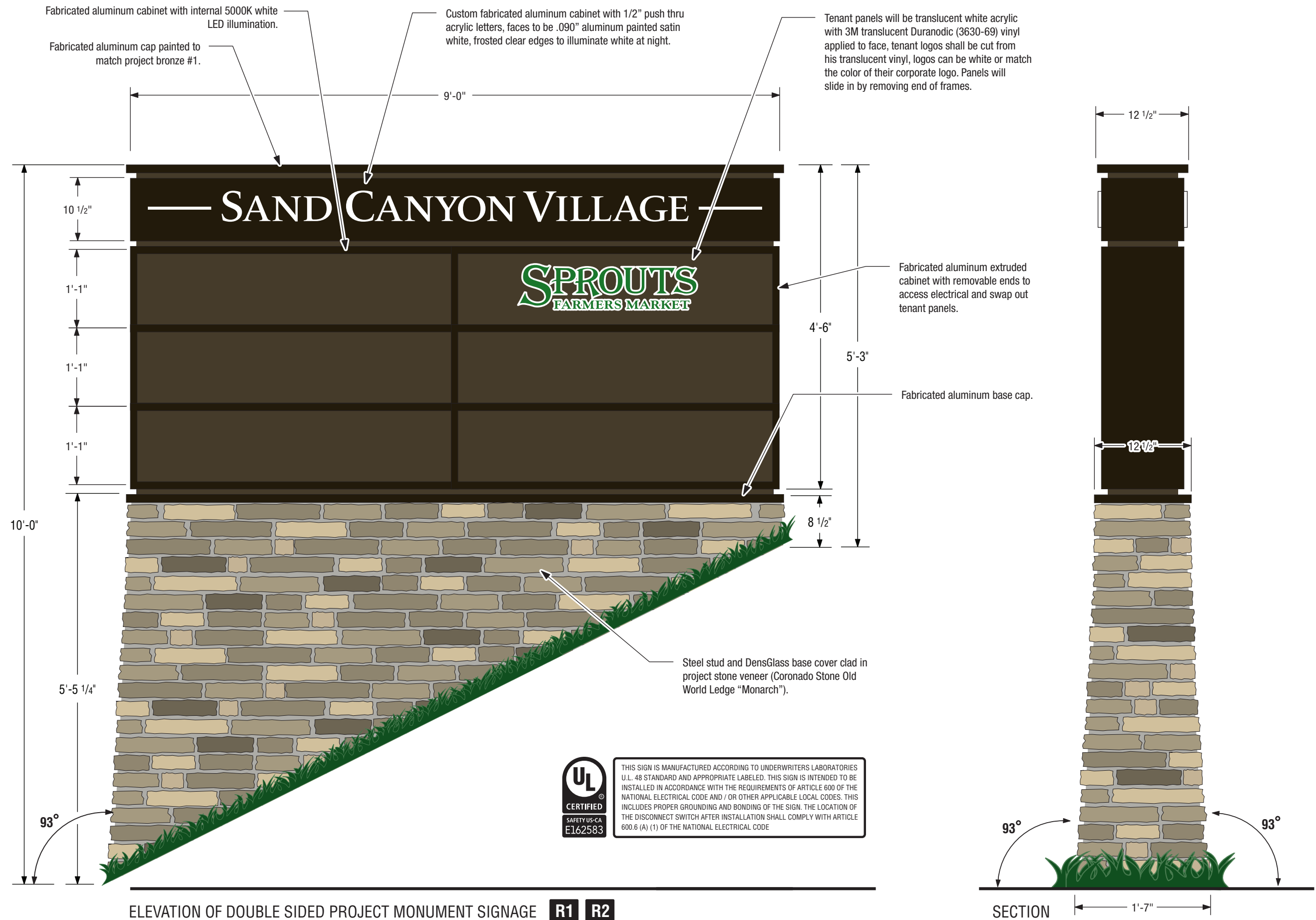


EAST ELEVATION / INLINE 2 (MAXIMUM OVERALL SIGN HEIGHT NOT TO EXCEED 3'-0")

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VERTICAL SPACING: Signs must have a min. distance of 12" from top or bottom of signage to any building detail or building edge

LEASE LINES: No signage shall go beyond tenant's own lease line.



R1 & R2 MONUMENT ELEV. / SECTION

SAND CANYON VILLAGE
16450 Village Way
Santa Clarita, CA
91387

Date
5/16/25

Scale
3/4" = 1'-0"

Drawn by
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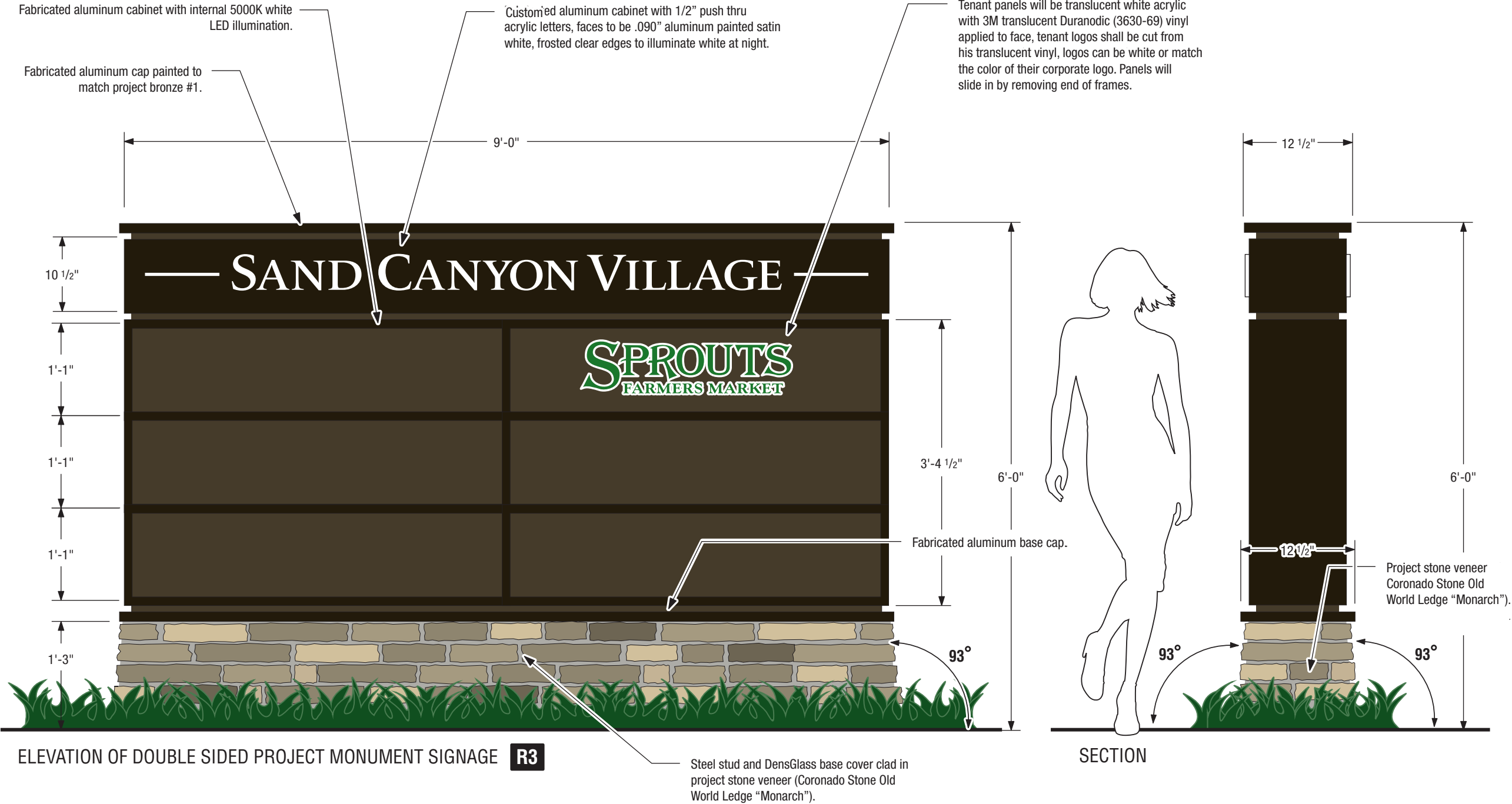
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FABRICATION



R3 MONUMENT ELEVATION / SECTION

SAND CANYON VILLAGE
16450 Village Way
Santa Clarita, CA
91387

Date

5/16/25

Scale

3/4" = 1'-0"

Drawn by

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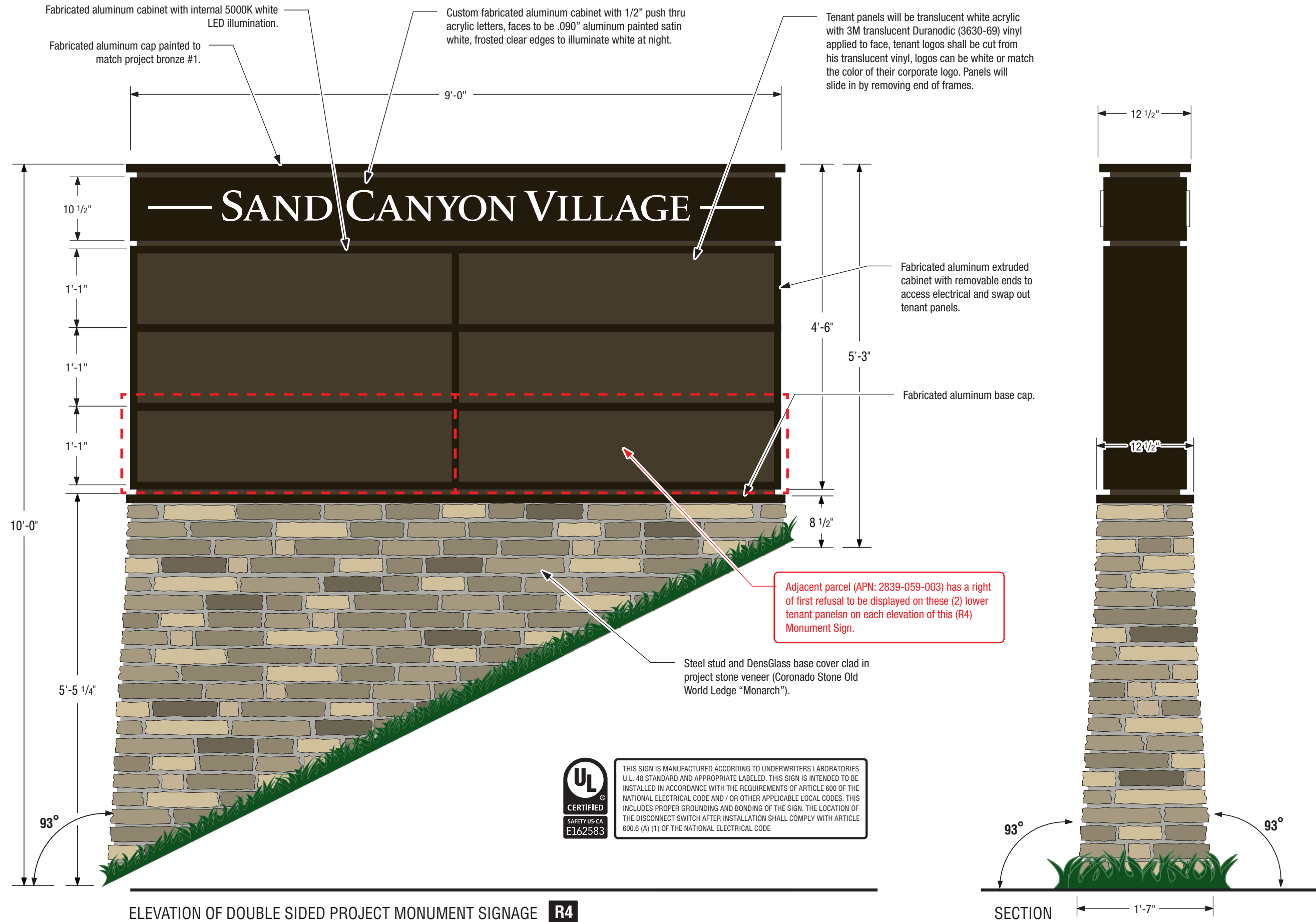
CONSULTATION

DESIGN

FABRICATION



THIS SIGN IS MANUFACTURED ACCORDING TO UNDERWRITERS LABORATORIES U.L. 48 STANDARD AND APPROPRIATE LABELED. 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. THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6 (A) (1) OF THE NATIONAL ELECTRICAL CODE



R4 MONUMENT ELEV. / SECTION

SAND CANYON VILLAGE
16450 Village Way
Santa Clarita, CA
91387

Date

Revised 7/31/25

Scale

3/4" = 1'-0"

Drawn by

cgl



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FABRICATION