



GRASS VALLEY

Development Review Committee Meeting

Tuesday, January 23, 2024 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.

REGISTRATION FOR VIRTUAL MEETING

Registration Link:

https://us06web.zoom.us/webinar/register/WN_526GcMt_Qa29TfZi55B0dA

Please note that to register for the virtual meeting you will be required to provide an email address. If you wish to participate in the meeting without providing an email address, you may attend the meeting in person at 125 East Main Street, Grass Valley, CA 95945 in the Council Chambers.

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.** Minor Sign Review for Native Wren above-awning sign (**23PLN-47**) - 125 Mill Street (APN: 008-346-011)

CEQA: Class 1 - Categorical Exemption

Recommendation: That the Development Review Committee approve the Minor Sign Review permit for Native Wren as presented, or as modified by the Development Review Committee, 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 Minor Sign Review permit as presented in the Staff Report; and, c. Approve the Minor Sign Review permit in accordance with the Conditions of Approval, as presented in this Staff Report.

- 2.** Development Review Permit for the construction of a ±4,300 square foot retail paint store for Sherwin-Williams on a ± 1.5 acre parcel (after pending lot line adjustment) on Nevada City Highway (next to Lumberjacks Restaurant) (**23PLN-41**)

CEQA: Class 32 - Categorically Exempt

Recommendation: That the Development Review Committee recommend that the Planning Commission approve the Development Review Permit for the ±4,300 square foot retail paint store as presented, as may be modified by the Development Review Committee and/or Planning Commission, which includes the following actions: a. A recommendation that the Development Review project is Categorically Exempt pursuant to Section 15332, Class 32 (In-fill) of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; and b. Adopt

Findings of Fact for approval of the Development Review Permit as presented in the Staff Report; and, c. Approve the Development Review Permit for the ±4,300 square foot retail paint store on a ± 0.92 acre as presented 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, January 23, 2024 at 9:00 AM was posted at city hall, easily accessible to the public, as of 5:00 p.m. Thursday, January 18, 2024.

Taylor Day, City Clerk



**DEVELOPMENT REVIEW
COMMITTEE
STAFF REPORT
January 23, 2024**

Prepared by: Lucy Rollins, Senior Planner

DATA SUMMARY

Application Number: 23PLN-47
Subject: Minor Sign Review for Native Wren above-awning sign.
Location/APNs: 125 Mill Street / 008-346-011
Applicant: Wrynna Kohler
Zoning/General Plan: Town Core – Historic Combining (TC-H) / Commercial
Entitlement: Minor Sign Review Permit
Environmental Status: Categorical Exemption

RECOMMENDATION:

1. That the Development Review Committee approve the Minor Sign Review permit for Native Wren as presented, or as modified by the Development Review Committee, 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 Minor Sign Review permit as presented in the Staff Report; and,
 - c. Approve the Minor Sign Review permit in accordance with the Conditions of Approval, as presented in this Staff Report.

BACKGROUND:

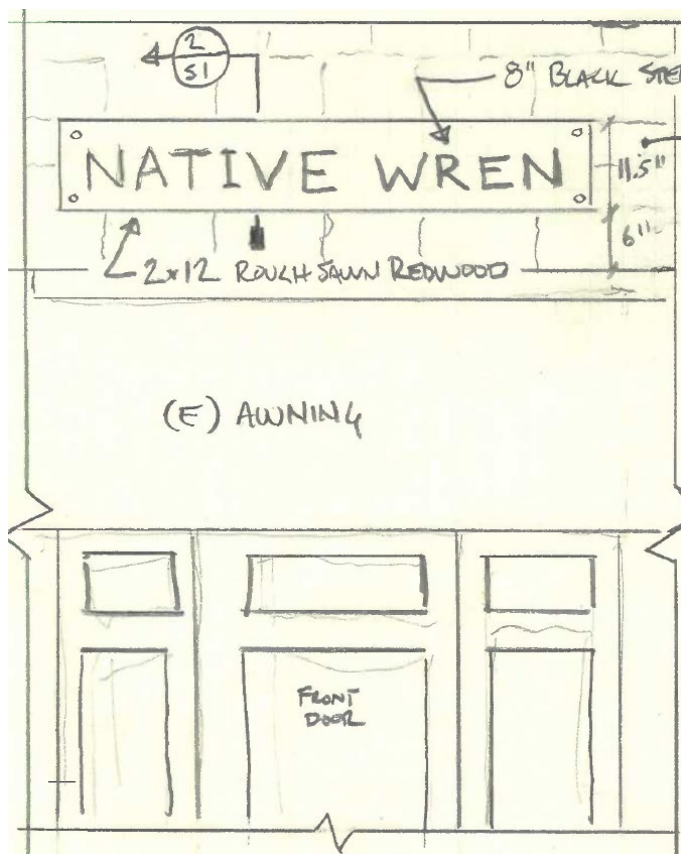
Built in the mid- to late-1880s, 125 Mill Street is a 1,617 square foot commercial structure. The Grass Valley Design Review Guidelines for the 1872 Historic Townsite note that, historically, signs in the historic district were manufactured of wood and were hand painted. Signs were mounted to exterior walls using cleats or metal brackets, or adhered to buildings using chains or ropes. Today, the façade of the building at 125 Mill Street consists of street-level windows, an awning or canopy, and approximately 13 feet of concrete block wall above the awning. Since 2005, approved signage on the building front has included awning signs, window and door signs, and suspended signs that have changed with each tenant.



Existing storefront façade

PROJECT PROPOSAL:

This Minor Sign Review permit is for a proposed “Native Wren” wall-mounted sign above the existing awning. The sign measures 7 feet in length by 11.5 inches in height, for a total square footage of approximately 6.7 square feet and will be centered above the front door. The edges of the sign will be approximately 5.5 feet from the right edge of the building and 20.75 feet from the left edge of the building. The top of the sign is 13.5 feet above the sidewalk and 11.75 feet below the top of the parapet. The sign will be constructed of a redwood background with 8-inch black steel letters and will be bolted 6 inches above the awning to the concrete wall.



Proposed Above-Awning Sign

Staff has requested the applicant provide a rendering of the sign showing the full building frontage and a material board for the Development Review Committee's consideration.

Regulatory Authority: The Community Design Guidelines call for signs "to be compatible with other signs on the premises," and to be "designed as an integral architectural element of the project."

Pursuant to Section 17.28.040.6 of the GVMC, a sign permit for signs located above the awning in the Historical combining zone, where there was not previously a sign, is to be reviewed and approved, denied, or approved with conditions by the Development Review Committee.

GENERAL PLAN AND ZONING:

General Plan: The Grass Valley 2020 General Plan identifies the site as Commercial (COM). The intent of the Commercial General Plan designation includes all types of commercial retail and service establishments on the highway and along major streets.

Zoning: The Town Core (TC) zoning designation is intended to strengthen the mixed-use, pedestrian-oriented nature of the existing downtown. The TC zone permits a full range of retail, restaurant, and housing uses. The Historical combining zone (-H) is intended to identify important cultural resource sites and structures in the city, to ensure that any proposal to alter the state of the site or structure is carefully considered prior to implementation.

SITE DESCRIPTION AND ENVIRONMENTAL SETTING:

The site is built-out with a 1,617 square foot, 2-story commercial building located in the Historic District.

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 is intended to orient visitors to Mill Street and increase visibility of the store. Therefore, will not result in expansion of use of the commercial property.

FINDINGS:

1. The City received a complete application for Minor Sign Review 23PLN-47.
2. The Grass Valley Development Review Committee reviewed Minor Sign Review application 23PLN-47 at their regular meeting on January 9, 2023.
3. The Development Review Committee 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.
4. This project is consistent with the City's General Plan and any specific plan.
5. The proposed sign relates to the architectural design of the structure.
6. The proposed sign does not unreasonably block the sight lines of existing signs on adjacent properties.
7. The placement and size of the sign will not impair pedestrian or vehicular safety.
8. The design, height, location, and size of the sign is visually complementary and compatible with the scale, and architectural style of the primary structures on the site, any prominent natural features on the site, and structures and prominent natural features on adjacent properties on the same street.
9. The proposed sign, as conditioned, is in substantial compliance with the design criteria in Subsection 17.38.060.F (sign design criteria and guidelines) and the city's design guidelines.

B. RECOMMENDED CONDITIONS:

1. The final design shall be consistent with the Minor Sign Review application and plans provided by the applicant and approved by the Development Review Committee (23PLN-47). 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.
2. Prior to building permit issuance, the applicant shall provide documentation demonstrating that no portion of the proposed sign will be located within the city right-of-way.
3. Prior to any work occurring, a building permit shall be obtained from the Community Development Department, Building Division.
4. An approved Encroachment Permit shall be obtained from the Engineering Division prior to any work being done within the City right of way.
5. The sign shall be maintained in good repair and functioning properly at all times.
6. 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. Vicinity Map
2. Aerial Map
3. Universal Application
4. Sign Drawing

Native Wren Above-Awning Sign

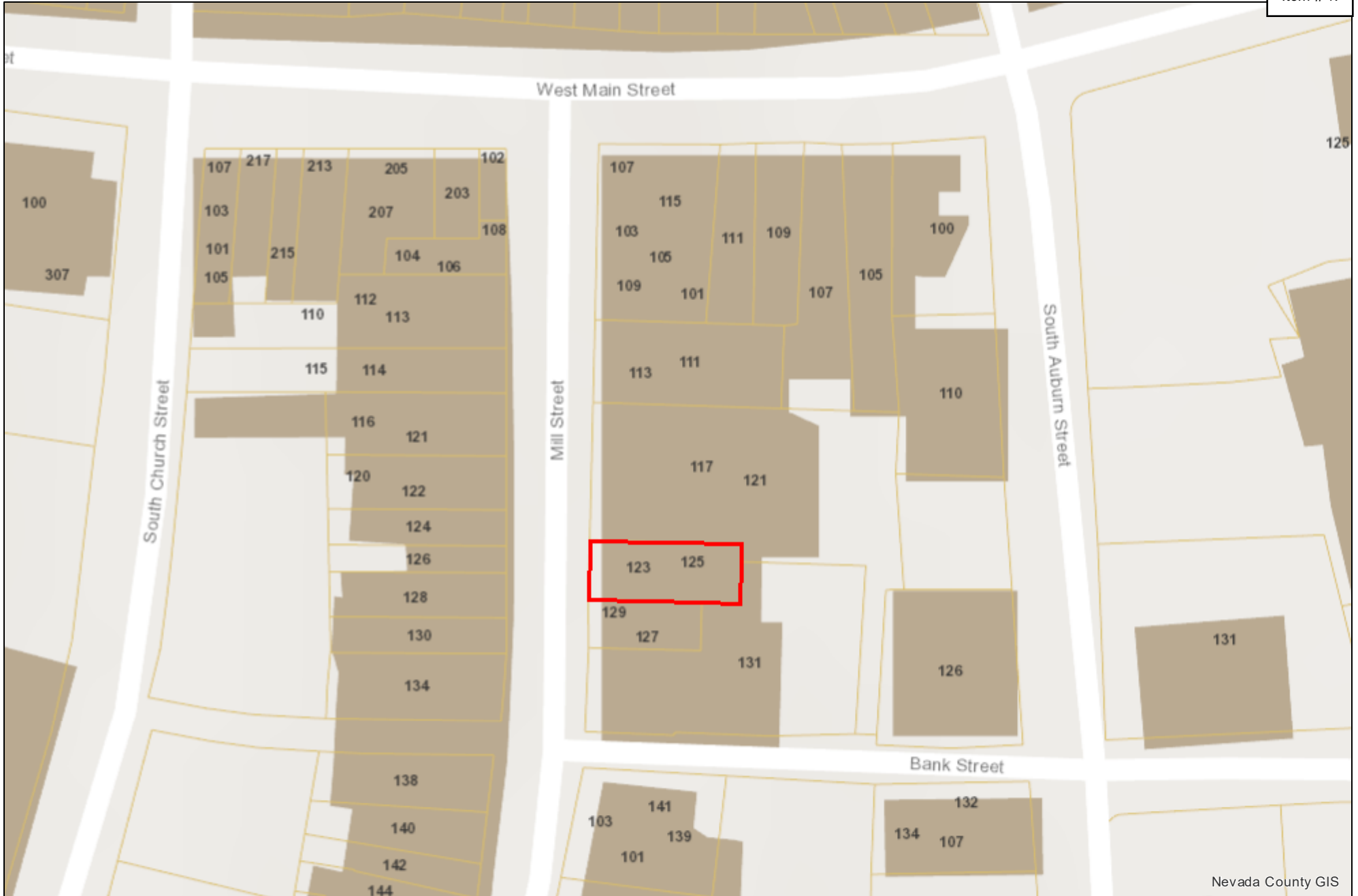
125 Mill Street

Attachment List

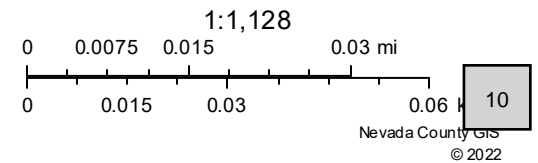
1. Vicinity Map
2. Aerial Map
3. Universal Application
4. Sign Drawing

Vicinity Map - 125 Mill St.

Item # 1.



December 13, 2023
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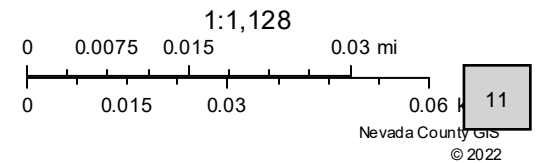
Aerial Map - 125 Mill St.

Item # 1.



Nevada County GIS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

December 13, 2023
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CS/EN 0047

UNIVERSAL PLANNING APPLICATION
 * DUE WITH EVERY PLANNING APPLICATION *



Item # 1.

Application Types

Administrative

- Limited Term Permit \$698.00
- Zoning Interpretation \$224.00

Development Review

- Minor Development Review – 10,000 or less sq. ft. \$1,813.00
- Major Development Review – over 10,000 sq. ft. \$3,293.00
- Conceptual Review - Minor \$459.00
- Conceptual Review – Major \$782.00
- Plan Revisions – Staff Review \$316.00
- Plan Revisions – DRC / PC Review \$831.00
- Extensions of Time – Staff Review \$282.00
- Extensions of Time – DRC / PC Review \$607.00

Entitlements

- Annexation \$7,843.00 (deposit)
- Condominium Conversion \$4,923.00 (deposit)
- Development Agreement – New \$18,463.00 (deposit)
- Development Agreement – Revision \$6,903.00
- General Plan Amendment \$7,377.00
- Planned Unit Development \$8,150.00 (minimum charge) + 100.00 / dwelling unit and / or \$100 / every 1,000 sq. ft. commercial floor area
- Specific Plan Review - New Actual costs - \$16,966.00 (deposit)
- Specific Plan Review - Amendments / Revisions Actual costs - \$6,986.00 (deposit)
- Zoning Text Amendment \$3,102.00
- Zoning Map Amendment \$5,073.00

Environmental

- Environmental Review – Initial Study \$1,713.00
- Environmental Review – EIR Preparation \$31,604.00 (deposit)
- Environmental Review - Notice of Determination \$149.00 (+ Dept. of Fish and Game Fees)
- Environmental Review - Notice of Exemption \$149.00(+ County Filing Fee)

Sign Reviews

- Minor – DRC, Historic District, Monument Signs or other districts having specific design criteria \$313.00
- Major – Master Sign Programs \$1,279.00
- Exception to Sign Ordinance \$964.00

Subdivisions

- Tentative Map (4 or fewer lots) \$3,493.00
- Tentative Map (5 to 10 lots) \$4,857.00
- Tentative Map (11 to 25 lots) \$6,503.00
- Tentative Map (26 to 50 lots) \$8,915.00
- Tentative Map (51 lots or more) \$13,049.00
- Minor Amendment to Approved Map (staff) \$1,114.00
- Major Amendment to Approved Map (Public Hearing) \$2,436.00
- Reversion to Acreage \$765.00
- Tentative Map Extensions \$1,047.00
- Tentative Map - Lot Line Adjustments \$1,200.00

Use Permits

- Minor Use Permit - Staff Review \$480.00
- Major Use Permit - Planning Commission Review \$3,035.00

Variances

- Minor Variance - Staff Review \$518.00
- Major Variance - Planning Commission Review \$2,029.00

Application	Fee
Total:	\$

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 **\$3,539.25** for an Environmental Impact Report and **\$2,548.00** 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 Minimus 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 ____

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: _____

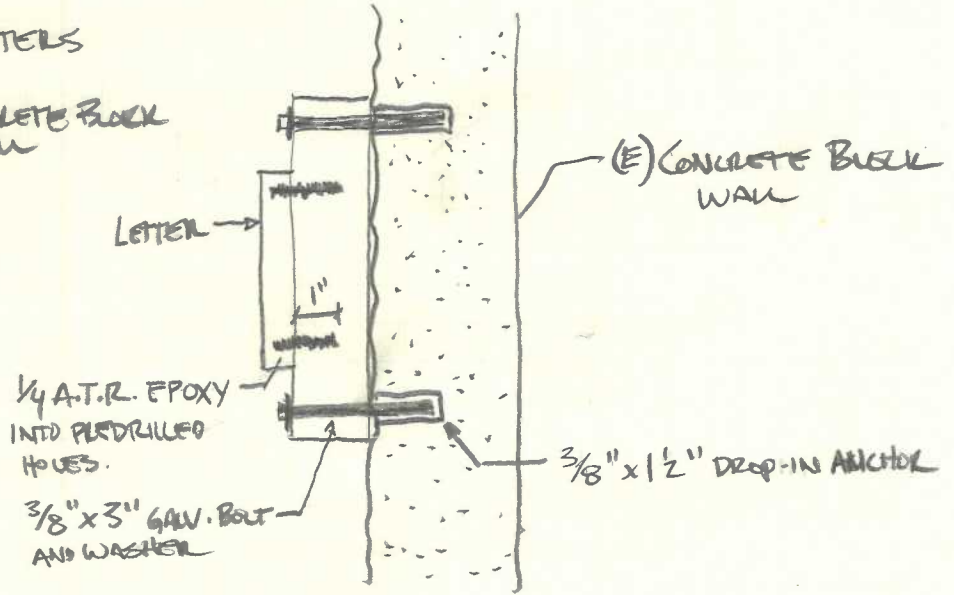
-OFFICE USE ONLY-	
Application No.:	Date Filed:
Fees Paid by:	Amount Paid:
Other Related Application(s):	

159
313

472



① STORE FRONT ELEVATION
NTS

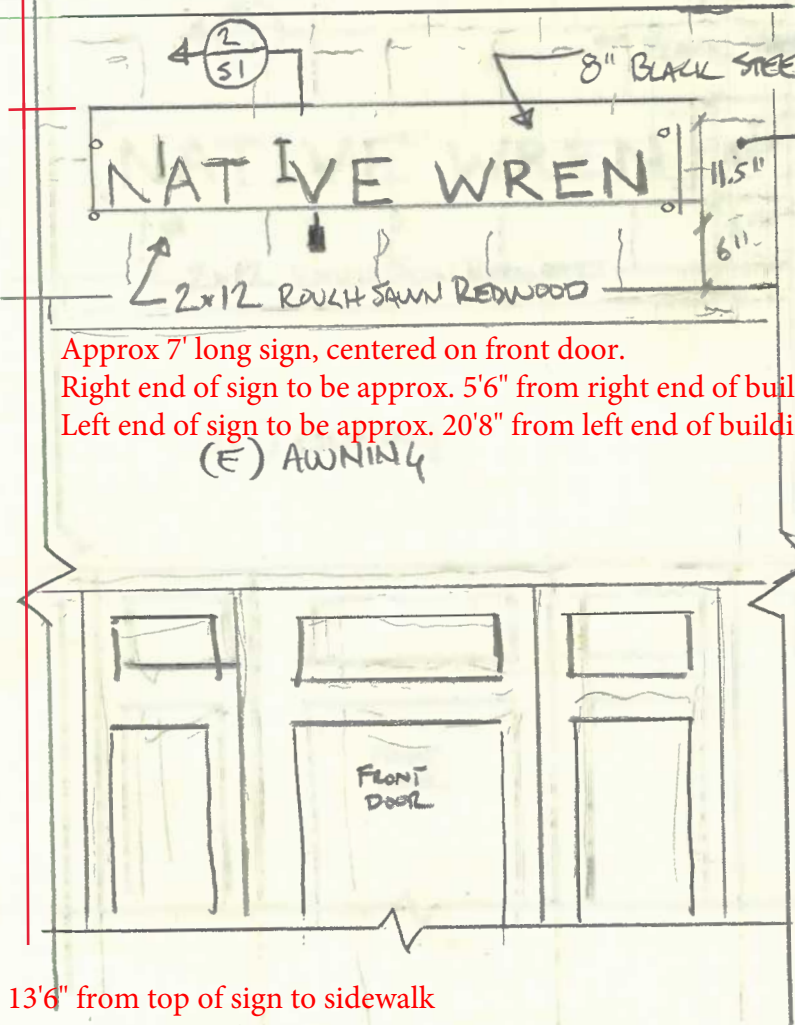


② ATTACHMENT DETAIL
NTS

NATIVE WREN
125 MILL ST.
GRASS VALLEY

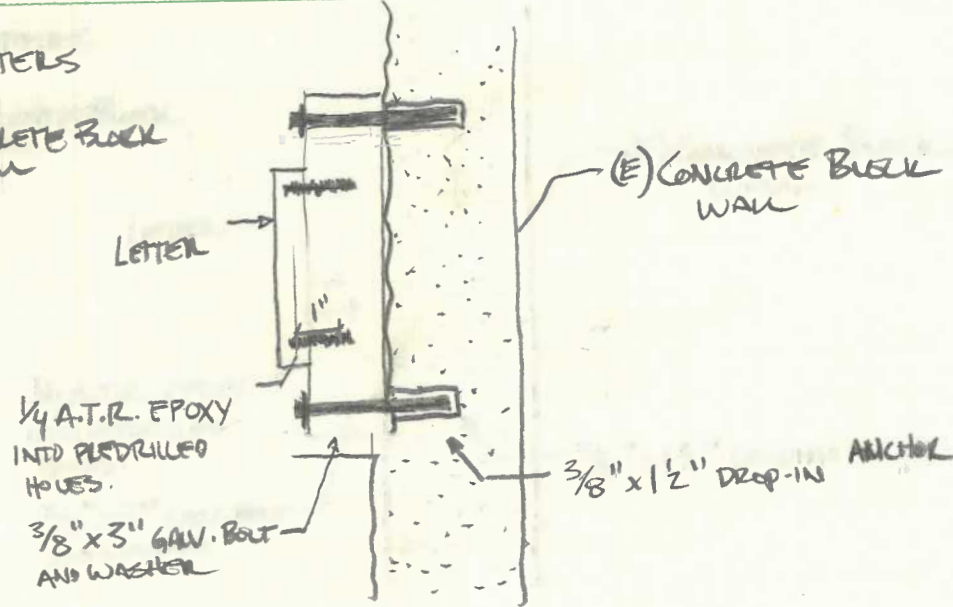
ST
SIGN PLAN

11'8" to top of parapet



Approx 7' long sign, centered on front door.
Right end of sign to be approx. 5'6" from right end of building
Left end of sign to be approx. 20'8" from left end of building.

(E) AWNING



2 ATTACHMENT DETAIL NTS

13'6" from top of sign to sidewalk

1 STORE FRONT ELEVATION NTS

NATIVE WREN
125 MILL ST.
GRASS VALLEY

DESIGN PLAN
ST

Prepared by: Amy Wolfson, City Planner

DATA SUMMARY:

Application Number: 23PLN-41
Subject: Development Review Permit for the construction of a ±4,300 square foot retail paint store for Sherwin-Williams on a ± 1.5 acre parcel (after pending lot line adjustment) on Nevada City Highway (next to Lumberjacks Restaurant)
Owner: Matt McWhirter (representative)
Applicant: McWhirter Realty Partners
Zoning/General Plan: Central Business (C-2) Zone/Commercial
Entitlements: Development Review Permit

RECOMMENDATION:

1. That the Development Review Committee recommend that the Planning Commission approve the Development Review Permit for the ±4,300 square foot retail paint store as presented, as may be modified by the Development Review Committee and/or Planning Commission, which includes the following actions:
 - a. A recommendation that the Development Review project is Categorically Exempt pursuant to Section 15332, Class 32 (In-fill) of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; and
 - b. Adopt Findings of Fact for approval of the Development Review Permit as presented in the Staff Report; and,
 - c. Approve the Development Review Permit for the ±4,300 square foot retail paint store on a ± 0.92 acre as presented in accordance with the Conditions of Approval, attached to the Staff Report.

BACKGROUND:

Staff received an initial application in November 2023. The applicant is proposing a ±4,300 square foot retail paint store. The site is pending a lot line adjustment that will result in a minimum of 1.5 acres to accommodate the paint store. The store itself will be situated on a portion of the resulting parcel that is zoned Central Business District (C2), while ancillary uses such as parking, secondary access, and trash storage will be situated on a portion zoned for Commercial Business Park (CBP).

PROJECT DESCRIPTION:

Development Review Permit – This is a Development Review for a Sherman Williams retail paint store at a vacant lot on Nevada City Highway, with secondary access off Gates Place, and a Lot Line Adjustment between APNs 035-600-007 and 035-600-004 to accommodate parking

and secondary access. The retail building will be 4,365 sq ft and will have primary access from an existing easement located on 2075 Nevada City Highway (Lumberjacks Restaurant).

Site Plan & Setbacks – The one-story, 24-foot tall retail paint store is proposed to be located approximately 75 feet from Nevada City Highway, which is consistent with the setbacks of buildings on either side of the property. There are no applicable front or side yard setbacks for the commercial property, and the rear of the building is consistent with the 12-foot minimum setback required where loading is proposed, provided the lot line adjustment is completed. Condition requires that the lot line adjustment shall be recorded prior to construction of the building. As proposed the project complies with the City's setback requirements.

Access & Circulation – Primary access will be to the property is proposed through a 25-foot wide shared access easement located on 2075 Nevada City Highway, where Lumberjack's restaurant is located. A secondary access will come off of Gate's place with a 24-foot wide driveway. at two locations at the north end and at the south end of the resulting lot, both providing two-way access to/from Plaza Drive. All the internal drive aisles are a minimum of 25-foot wide, which provide two-way traffic.

Parking – A total of 18 on-site parking spaces are provided, including 1 ADA accessible parking space. The standard parking spaces meet the minimum dimensions of 9 feet by 18 feet with minimum backing distances of 25 feet in compliance with City Parking Standards. Table 3-3 of the City's Development Code requires 1 space for every 250 square feet of retail floor area, which works out to 17.46 spaces for the proposed use. Therefore, the development is in compliance with city parking standards.

Landscaping – Landscaping is provided around the perimeter of the proposed building, as well as the parking lot perimeter consistent with requirements proposed development area. 8 shade trees are proposed in compliance with a minimum of one shade tree for every five parking spaces. Total landscaped area of the development is 12,192 square feet or approximately 30% of the total site. The C-2 zone has no limit for site coverage other than what is required to meet landscaping standards.

Building Design – In addition to the 80 lodging rooms, the hotel includes a registration lobby, a breakfast dining area, a fitness center, an outdoor pool, a conference room, and laundry facilities. The total square footage of the building is ±42,542 square feet with ±14,000 square feet on each floor. The building has similar architectural design and material elements as other buildings in the Brunswick Basin, including:

- Siding:
 - Dryvit siding (synthetic stucco)
 - Fiber-cement, horizontal channel siding
 - Stack-stoned veneer
- Roofing:
 - Flat, parapet roof
 - Windows and doors to be covered with standing seam metal shed rooves
- Building lighting will primarily feature cylinder sconce lighting

While the updated version of the plans is improved from an initial design, staff still has some concerns about its conformity to the following community design guidelines:

- 2.1 (e): Infill building design shall be consistent with the neighborhood's historical development types in terms of scale, design and materials. *Heavy timber elements, corrugated metal, wood, stone, horizontal lap and board and batten siding, are examples of appropriate materials.*
- 2.3 (d): Roof materials shall be consistent with the existing neighborhood and the quality and style of other building materials used. Appropriate roofing material considerations for use in the Grass Valley area include, but are not limited to, slate, concrete tile (flat with smooth or raked finish), copper, standing seam or batten metal roof (factory applied enamel finishes only), corrugated metal simulated wood shakes or shingles and architectural grade composition shingles. *The roof styles suggested in the guidelines appear to assume a pitched roof-style.*
- 2.4 (a): Construction materials that will replicate a sense of Grass Valley's mining heritage shall be utilized in new construction. These include but are not limited to metal roofing and siding, wood siding, split faced block, and stone. Attention to detail in application is the key in successful material use



Proposed Sherwin-Williams Paint Store rendering

Trash Enclosure – A trash enclosure is located northeast of the proposed building within the rear parking area. The materials of the trash enclosure includes a 6-foot high, CMU enclosure with steel gates.

Lighting - Lighting proposed for the project site includes 20-foot parking lot pole lighting, and cylinder sconce wall fixtures at 10-foot heights on the building. Section 17.30.060 of the City Municipal Code provides standards for outdoor lighting. Subsection A states that a fixture shall not exceed fourteen feet, though the development review committee can allow fixtures to reach up to twenty feet in height where it determines the additional height will comply with all other standards (see finding 8). It should be noted that lighting across the street at the Fowler Center appears to exceed the 20-foot height limit. All lighting fixtures contain shields to direct lighting downward.

Grading and Drainage – The site slopes north to south at a slope of approximately 5%. Earthwork will involve the export of 3,862 c.y. of material which will be stockpiled onsite. The excavation will accommodate the building pad, parking area so that it aligns with the

existing grade of the driveway easement on the adjacent property. Existing site drainage sheet flows across the parcel into two earthen ditches. Proposed drainage is collected into three separate water quality and attenuation facilities before discharging into either the 36" (East) or 24" (south) bypass piping and into existing culverts. Onsite drainage is collected in downspouts and gutters and directed into treatment areas. Water quality is provided using underground chambers, and a bio retention pond.

Tree Removal – According to the site plan, a total of three cottonwood trees, each with a diameter of 12 inches will be removed to accommodate the development. A couple of smaller trees will also be removed but are small enough that a permit is not required. All are located along the northern boundary of the site where a manmade drainage connects to a city inlet. The tree removal will accommodate a V-ditch and retaining wall along that northern boundary. In the event that the Engineering Department requires frontage improvements along Gates Place, eight additional pine trees would need to be removed to accommodate the improvements. A tree removal permit will be required pursuant to the city's tree preservation ordinance, Chapter 12.36.

SITE DESCRIPTION AND ENVIRONMENTAL SETTING:

The subject parcels are currently vacant, located within a developed area of Nevada County and are adjacent to/nested within fragmented mixed conifer forest and annual grassland habitat. Directly north, south, east, and west of the subject parcels contain commercial and residential development, with larger, partially developed parcels and a more rural setting to the east of the subject parcels on the east side of SR 49/20. Nevada City Highway is located adjacent to the west along with the Fowler Center across the highway. Lumberjack's and the Honda Motorcycle dealership are located adjacent to the proposed Sherwin Williams site. Both Gates Place and SR 49 are located immediately along the southeastern and western borders of the subject parcels. A mixed conifer forest habitat, or Ponderosa pine-incense cedar Alliance comprises the forested vegetation community throughout the Project area. Non-native annual grassland species occur as the dominant habitat type within the open sections of the Project area. However, the drainage along the northern border of the Sherwin Williams site does contain some riparian and wetland associated species (willows and small area of cattails). Along the frontage of the site along Nevada City Highway the drainage is dominated by invasive, non-native Himalayan blackberry shrubs.

GENERAL PLAN AND ZONING:

General Plan - The project area has a land use designation of Commercial along Nevada City Highway and Business Park along Gates Place according to the City of Grass Valley 2020 General Plan. The Commercial designation is a broad category intended to encompass all types of retail commercial and commercial service establishments. The Business Park

Zoning - The portion of the property to be developed with the building is within the Central Business (C-2) Zone, whereby a variety of retail uses are permitted subject to Development Review Permit approval. Ancillary uses such as parking, trash storage, and the secondary driveway are located on the portion of the property zoned Commercial Business Park.

ENVIRONMENTAL DETERMINATION:

Pursuant to CEQA an Initial Study is required to be prepared in the absence of an applicable exemption pursuant to CEQA Guidelines. In this case, the retail paint store development on a 0.92 acre is consistent with Categorical Exemption Class 32, which consists of projects characterized by in-fill development meeting the conditions described in this section (city consistency response in italics):

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

General retail use is a permitted use in the C-2 zoning designation and is consistent with the Commercial General Plan designation defined in the City of Grass Valley 2020 General Plan as serving a wide variety of service commercial establishments. The store itself is entirely on the C-2 zoned portion of the property, and ancillary uses are located on the CBP portion of the property.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The retail development is proposed on a project site of approximately 1.5 acres. Surrounding uses include the Lumberjacks restaurant to the south, the Honda motorcycle dealership to the north, and the Fowler shopping center to the west. A vacant property to the east, the boundary of which will be adjusted to accommodate the proposed site, is bounded by State Highway 20/49.

(c) The project site has no value as habitat for endangered, rare or threatened species.

A Biological Resource Assessment, dated November 2023, was prepared by Greg Matuzak, Principle Biologist at Greg Matuzak Environmental Consulting LLC. The Assessment indicates that Special-status species were considered in the preparation of the Biological Resource Assessment and is based on a current review of the California Natural Diversity Data Base (CNDDDB) and database information provided by the United States Fish and Wildlife Service for the subject parcel. The database searches revealed seven (7) species, and the biologist provides an analysis of twelve (12) species which have at least a low potential for occurring based on habitat type and previous documentation: Brandegee's clarkia, Sierra foothills brodiaea, Scadden Flat checkerbloom, Stebbins' morning-glory, Pine Hill Flannelbush, finger rush, dubious pea, brownish beaked-rush, coast horned lizard, Townsend's big-eared bat, yellow-breasted chat, and California black rail. However, none of the species were observed during field surveys and Matuzak further concluded that the subject site offers only marginal habitat or no suitable habitat and therefore the development would have no impact for each of these species. Additionally, there is no federally mapped Designated Critical Habitat (DCH) within the project area.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic:

Level of Service (LOS): The retail paint store use is anticipated to generate fewer vehicle trips than the City's threshold of 63 PM peak hour trips and is therefore considered a less than significant impact.

Vehicle Miles Traveled (VMT): The retail paint store is smaller than 10,000 square feet which is assumed to generate less than 630 VMT per day based on the Nevada County Transportation Commission (NCTC) travel forecasting model, and therefore is considered less than significant pursuant to the Office of Planning and Research (OPR) Technical Advisory.

Noise: As a commercial zoning designation, the site is subject to a noise standard of 65 dbA pursuant to section 8.28.060 of the city municipal code. The project site is surrounded by other commercial uses, as well as a state highway. The nearest sensitive receptor is a residence that is over 500 feet away. Noise associated with the construction of the property will be temporary and noise associated with operation of the retail store is anticipated to be consistent with surrounding commercial uses.

Air Quality: The Northern Sierra Air Quality Management District (NSAQMD) has reviewed the project and determined that reasonable project guidelines based on a Dust Management Plan that the applicant will be required to sign an agreement if disturbance is to exceed one acre, are adequate to mitigate air quality impacts related to the development.

Water Quality: The project site does not include any Waters of the U.S., and there are no streams or wetlands mapped under the National Wetland Inventory within or immediately adjacent to the site. Proposed drainage is collected into three separate water quality and attenuation facilities before discharging into either the 36" (East) or 24" (south) bypass piping and into existing culverts. Onsite drainage is collected in downspouts and gutters and directed into treatment areas. Water quality is provided using underground chambers, and a bio retention pond.

(e) The site can be adequately served by all required utilities and public services.

All utilities, including NID water, PG&E power lines, and city sewer lines are located in close proximity to the project, as they serve the adjacent commercial uses. Extension of these services are contingent upon the applicant extending infrastructure as needed and working with the respective agencies to hook up to their utility infrastructure. NID has indicated that the site has existing standby account. No utility agency has expressed concern in their capacity for serving the project as proposed.

FINDINGS:

In accordance with Sections 17.72.30 J (Development Review Permit) of the Development Code, the Planning Commission is required to make the following specific findings before it approves the Development Review permit.

1. The City received a complete application for the Sherwin Williams Paint Store (23PLN-41).
2. The Development Review Committee reviewed the project in compliance with the California Environmental Quality Act and recommends that the Planning Commission find the project qualifies for a Class 32, Categorical Exemption (In-fill) in accordance with the California Environmental Quality Act and CEQA Guidelines.
3. The 2020 General Plan designates the project site as Commercial and Business Park. The Sherwin Williams Paint Store is consistent with the General Plan or any applicable Specific Plan.

4. The proposed project is allowed within the applicable zone and complies with all other applicable provisions of the Development Code and the City Municipal Code.
5. The design, location, size, and characteristics of the proposed project is in compliance with any project-specific design standards in effect and any standards and guidelines for Development Review Permits.
6. The project complies with all applicable provisions of the City's Design Guidelines.
7. The project can be adequately, conveniently, and reasonably served by public facilities, services, and utilities.
8. The 20-foot height of the parking lot lighting is appropriate in order to comply with all other outdoor lighting requirements as outlined in section 17.30.060 of the city municipal code.

RECOMMENDED CONDITIONS OF APPROVAL:

PLANNING

1. The approval date for Development Review is <TBD> with an effective date of Thursday, <TBD> 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 (23PLN-41). 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. If tree or vegetation removal is proposed within the bird breeding season (between March 1 and August 31) a pre-construction survey within 250 feet of the disturbance area shall be required pursuant to the Biological Resource Analysis prepared by Greg Matuzak, dated November 2023 and prepared for the applicant.
4. A tree removal permit shall be required for the removal of any tree over 10 inches Diameter at Breast Height (DBH) pursuant to city municipal code chapter 12.36.
5. In the event of inadvertent discovery of previously unidentified cultural material, archeological consultation shall be sought immediately.
6. In the event that human remains are inadvertently encountered during ground-disturbing activity or at any time subsequently, State law shall be followed, which includes, but is not limited to, immediately contacting the County Coroner's office upon any discovery of human remains.
7. The applicant shall file for a sign permit prior to erecting signage.

8. The security lighting labeled on the light schedule as “L-2,” and referenced on the east and south elevations will need to be revised to comply with the city’s outdoor lighting standards in section 17.30.060 of the city municipal code.
9. The Lot Line Adjustment shall be amended to ensure each resulting property containing Commercial Business Park zoning contains a minimum of 1.5 acres. The Lot Line Adjustment shall be filed and recorded prior to building permit issuance.
10. 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

ENGINEERING:

11. Prior to recording the concurrent Parcel Map, a Grading Permit shall be issued by the City Engineer depending on the total acreage to be disturbed and all improvements described on the plans shall be completed or the applicant shall enter into an agreement with the City Engineer to complete the grading and public improvements.

NEVADA IRRIGATION DISTRICT:

12. A Water Demand Analysis is required prior to requesting meter to determine the appropriate size for the proposed use, as well as applicable connection fees to be collected..
13. Adequate backflow prevention device is required to be installed, along with meter.
14. If Private Fire Service is being proposed, applicant is required to submit improvement plans to NID for review and approval.

BUILDING:

15. The requirements of the 2022 CBC, CMC, CPC, CEC, and CFC apply.
16. The requirements of the Wildland-Urban (WUI) interface apply.
17. Plans shall include architectural, structural, mechanical, electrical and plumbing plans.
18. Applicable energy conservation compliance forms are required.
19. Calgreen compliance is required.
20. Plans, specifications and calculations must be prepared by or under the direct supervision of an architect or a civil or structural engineer licensed by the state of California.

FIRE

21. The project shall be designed and constructed in accordance with all applicable requirements of the 2022 edition of the California Fire Code (CFC), as amended and adopted by the City of Grass Valley, NFPA, and the City of Grass Valley

22. Adequate fire water supply shall be provided to support the building fire flow requirements of 2022 CFC, Appendix B, Table B105.1(2). (Amendment and Adoption to 2022 CFC / Local Ordinance.)
23. Project building fire flow requirements shall be determined by and in accordance with 2022 CFC, Appendix B, Table B105.1(2). (Amendment and Adoption to 2022 CFC / Local Ordinance.)
24. Buildings having a required fire flow of 1,500 gpm to 1,749 gpm and shall have a monitored fire alarm system installed. (Amendment and Adoption to 2022 CFC / Local Ordinance.)
25. Buildings having a required fire flow of greater than or equal to 1,750 gpm, or as required by the 2022 CFC, shall have a monitored fire sprinkler system installed. (Amendment and Adoption to 2022 CFC / Local Ordinance.)
26. If the project requires the installation of a fire sprinkler system, installation of an underground private fire water supply system shall be required.
27. Fire department access roads shall be designed and constructed in accordance with 2022 CFC, Appendix D. (Amendment and Adoption to 2022 CFC / Local Ordinance.)

NORTHERN SIERRA AIR QUALITY MANAGEMENT DISTRICT:

28. Prior to building permit or grading permit issuance, the applicant shall abide by the Dust Management Plan Descriptions of NSAQMD Rule 226 and shall sign an agreement to this effect if disturbance is less than one acre. If disturbance is an acre or greater, the applicant must provide a dust control plan.

ATTACHMENTS:

1. Aerial and Vicinity Maps
2. Applicant Statement
3. Lot Line Adjustment Exhibits
4. Improvement Plans

Special Studies available on the city's website (see attachment for link)

**Sherman Williams Retail Paint
Development Review and Lot Line Adjustment**

1. Vicinity and Aerial Map
2. Applications -Universal and Lot Line Adjustment
3. Lot line Adjustment Exhibit
4. Project Plans:
 - a. Overall Site Plan
 - b. Elevations/Renderings
 - c. Landscape Plan
 - d. Lighting Details

Aerial Map- 035-600-007

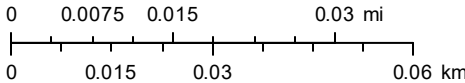
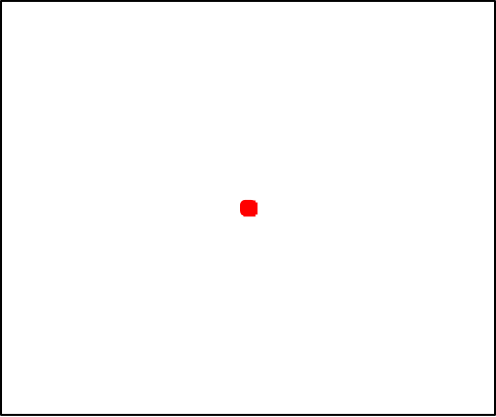
Item # 2.



Parcel APN: 035-600-007
N/A

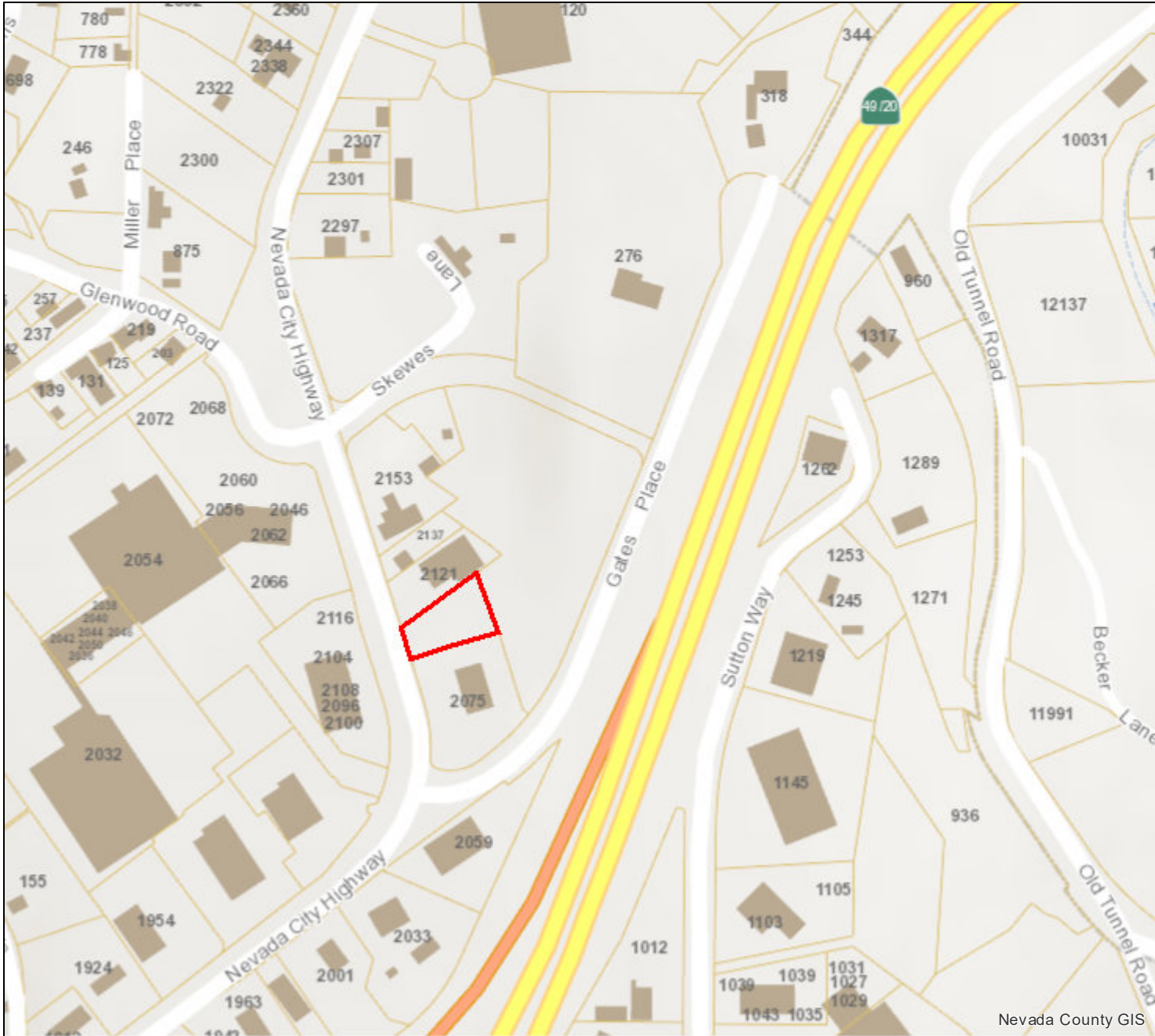
Land Value: \$13,022.00
Improvement Value: \$0.00
Acreage: Unknown
Zoning: C-2 GVCity
General Plan: C GVCity
Fire District: Grass Valley
Elementary Sch. Dist: Grass Valley
Water District:
Nevada Irrigation Dist: NID Water - Zone 1.0
Public Utility:
Park District:
Service Area: Solid Waste Grass Valley - Csa 32
Snow Load: 49 lbs/sqft
Wind Exposure: C
Climate Zone: 11
Elevation: 2,647 feet

Overview

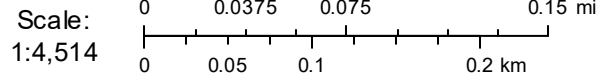
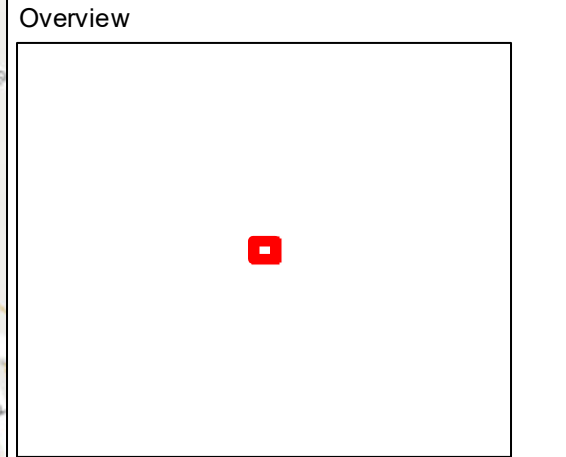


Vicinity Map- 035-600-007

Item # 2.



Parcel APN:	035-600-007
N/A	
Land Value:	\$13,022.00
Improvement Value:	\$0.00
Acreage:	Unknown
Zoning:	C-2 GVCity
General Plan:	C GVCity
Fire District:	Grass Valley
Elementary Sch. Dist:	Grass Valley
Water District:	
Nevada Irrigation Dist:	NID Water - Zone 1.0
Public Utility:	
Park District:	
Service Area:	Solid Waste Grass Valley - Csa 32
Snow Load:	49 lbs/sqft
Wind Exposure:	C
Climate Zone:	11
Elevation:	2,647 feet



**DEVELOPMENT
 REVIEW**



SUPPLEMENTAL APPLICATION INFORMATION

This document will provide necessary information about the proposed project. It will also be used to evaluate potential environmental impacts created by the project. Please be as accurate and complete as possible in answering the questions. Further environmental information could be required from the applicant to evaluate the project.

**PLEASE PRINT CLEARLY OR TYPE
 USE A SEPARATE SHEET, IF NECESSARY, TO EXPLAIN THE FOLLOWING:**

I. Project Characteristics:

A. Describe all existing buildings and uses of the property: The land is currently vacant with no buildings.

B. Describe surrounding land uses:

North: Retail

South: Restaurant

East: Hwy 49

West: Retail / Restaurant

C. Describe existing public or private utilities on the property: n/a

D. Proposed building size (if multiple stories, list the square footage for each floor): _____

Approximately 4,365 square feet

E. Proposed building height (measured from average finished grade to highest point): _____

24' 0"

F. Proposed building site plan:

(1)	Building coverage	<u>4,365</u>	Sq. Ft.	<u>11</u>	% of site
(2)	Surfaced area	<u>13,920</u>	Sq. Ft.	<u>35</u>	% of site
(3)	Landscaped area	<u>21,790</u>	Sq. Ft.	<u>54</u>	% of site
(4)	Left in open space	_____	Sq. Ft.	_____	% of site
	Total	_____	Sq. Ft.	<u>100</u>	%

G. Construction phasing: If the project is a portion of an overall larger project, describe future phases or extension. Show all phases on site plan. The project only involves the construction of the Sherwin Williams building and associated parking, drive aisles, etc and will be completed in one phase. There will be excess land after a Lot Line Adjustment. This excess land will be held for future development with unknown uses at this time.

H. Exterior Lighting:

1. Identify the type and location of exterior lighting that is proposed for the project. The building will have architectural sconce and cylinder lights strategically placed around the perimeter of the building. The site will contain a few parking lot pole lights.

2. Describe how new light sources will be prevented from spilling on adjacent properties or roadways. Our electrical engineer is preparing the photometric plan to show that we are not spilling onto adjacent properties or roadways.

I. Total number of parking spaces required (per Development Code): 18

J. Total number of parking spaces provided: 18

K. Will the project generate new sources of noise or expose the project to adjacent noise sources? No

L. Will the project use or dispose of any potentially hazardous materials, such as toxic substances, flammables, or explosives? If yes, please explain. The store will carry some flammable and combustible liquids, all of which will be at or below the maximum allowable quantity.

M. Will the project generate new sources of dust, smoke, odors, or fumes? If so, please explain. No

II. If an **outdoor use** is proposed as part of this project, please complete this section.

A. Type of use:

Sales _____ Processing _____ Storage _____
Manufacturing _____ Other _____

B. Area devoted to outdoor use (shown on site plan). _____

Square feet/acres _____ Percentage of site _____

C. Describe the proposed outdoor use: _____

SITE PLAN REQUIREMENTS DEVELOPMENT REVIEW CHECKLIST

The following list includes all the items you must submit for a complete application. Some specific types of information may not apply to your project and, as noted, some items are not normally required. If you are not sure, ask Planning Division Staff. Planning Staff will use a copy of this list to check your application for completeness after it is submitted. If your application is not complete, a copy of the list will be returned to you marked according to the legend.

A. Application Checklist:

- One completed copy of Universal Application form.
- One completed copy of the Environmental Review Checklist (if applicable).
- Preliminary Title Report dated no later than 6 months prior to the application filing date.
- The appropriate non-refundable filing fee.

B. Site Plan

- Fifteen (15) Copies of Plan Sets for **Major** Development Review or Eight (8) Copies of Plan Sets for **Minor** Development Review on standard 24" x 36" size paper fan-folded to 9" x 12", one (1) reduced copy at 8 1/2" x 11" and e-mail electronic .pdf version which includes the following information:
 - Neighborhood Site Plan showing surrounding development improvements and natural features within 200 feet of the project site.
 - Project Site Plan drawn to scale and indicating:
 - Dimensioned property lines, north arrow, and any easements on the site
 - Points of access, vehicular circulation, location and dimension of parking areas and spaces
 - Location and any existing structures (specifying building setbacks), including the location and use of the nearest structures on adjacent property, and an indication of structures to be removed
 - Location of any existing or proposed utilities such as water, wastewater and storm drainage
 - Location of any proposed structures and uses (including building setbacks)
 - Open space and buffer areas
 - Walkways, bicycle facilities (bike lanes, parking racks, etc), and ADA compliance facilities on the project site and providing connections to existing off site facilities
 - Pedestrian and bicycle connections to adjacent development (pursuant to the City's Community Design Guidelines)
 - Mailbox locations and trash enclosures
 - Other site features such as outdoor seating areas

- Preliminary Grading and Drainage Plan showing:
 - Existing and proposed contours using City datum (cut and fill slopes)
 - Existing drainage characteristics of the site and a proposed preliminary drainage improvements (including drop inlets, detention basins, etc.)
 - Creek flow lines and flow directions
 - Retaining wall locations, materials, and heights.
 - Locations of existing trees (over 8" in trunk diameter at breast height) and their status (species and to be removed or retained as part of the development (including preservation measures, such as fencing, pavers blocks, etc)
 - Rock outcroppings and other major natural site features
 - Location and construction of temporary and permanent erosion and sedimentation control measures

- Architectural Plans, including elevations of all sides of the building indicating the form and exterior treatment, overall height, roof materials, proposed exterior mechanical equipment, building lighting, building materials and colors.

- Conceptual Landscape Plans indicating general locations of landscaping improvements, including locations of retained trees, newly planted trees, landscape buffers and berms, retaining and/or garden walls and any hardscape areas.

- Cross sections: (If the project site has an average cross slope of greater than ten (10) percent). Two or more sectional views of the project, approximately through the middle and at right angles to each other, showing existing and proposed grades and relationship of buildings, parking and landscaping at maturity, including major features and structures on adjacent properties at the most severe grades at two foot intervals.

- Exterior Lighting Plan including locations of all light standards and placement of building lighting. This plan shall include power rating details, heights, shielding design and cut sheets lighting designs. Include a photo-metric lighting plan, overlaid onto the project site plan, showing lighting levels across the entire site and at property lines.

- Schematic Floor Plan showing interior building layouts, rooms or use areas, square footages of bedrooms, entrances and relationship to exterior use areas.

- Signs: Note if to be submitted under separate permit or include general locations of contemplated signage on building or grounds should be included. Additional details, such as sign construction and materials should also be included, if available. If a major feature of the project involves signage, then the following additional information should be included in the package:
 - Dimensions and square footage of all signs.
 - Dimensions and square footage of building walls on which signs are located.
 - Means of lighting.
 - Heights of all signs.
 - Message that will appear on each sign.
 - Description of materials and colors for letters and background.
 - A scaled drawing of each sign showing typeface and design details.

- Color Architectural Elevations: One copy reduced to 8 ½" x 11" colored architectural elevations.
- Reduced Site Plan and Architectural Elevations: One copy each reduced 8 ½" x 11".
- Materials Sample Board with colors and textures of exterior architectural materials securely mounted on a maximum 8 ½" x 14" size illustration or poster board.

C. Optional Items

- Site Photographs of the project site, including neighboring development and including a key map of where each photo has been taken.
- Perspective rendering as required by staff, the Development Review Committee, or the Planning Commission.
- Photo Articulation of proposed physical improvements overlaid onto photos of site.
- Scaled Model upon request of the Development Review Committee or Planning Commission.

CITY OF GRASS VALLEY
Community Development Department
125 E. Main Street
Grass Valley, California 95945
(530) 274-4330
(530) 274-4399 fax

DEVELOPMENT REVIEW



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Manufacturing _____ Other _____

B. Area devoted to outdoor use (shown on site plan). _____

Square feet/acres _____ Percentage of site _____

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 - Location and any existing structures (specifying building setbacks), including the location and use of the nearest structures on adjacent property, and an indication of structures to be removed
 - Location of any existing or proposed utilities such as water, wastewater and storm drainage
 - Location of any proposed structures and uses (including building setbacks)
 - Open space and buffer areas
 - Walkways, bicycle facilities (bike lanes, parking racks, etc), and ADA compliance facilities on the project site and providing connections to existing off site facilities
 - Pedestrian and bicycle connections to adjacent development (pursuant to the City's Community Design Guidelines)
 - Mailbox locations and trash enclosures
 - Other site features such as outdoor seating areas

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 - Creek flow lines and flow directions
 - Retaining wall locations, materials, and heights.
 - Locations of existing trees (over 8" in trunk diameter at breast height) and their status (species and to be removed or retained as part of the development (including preservation measures, such as fencing, pavers blocks, etc)
 - Rock outcroppings and other major natural site features
 - Location and construction of temporary and permanent erosion and sedimentation control measures

- Architectural Plans, including elevations of all sides of the building indicating the form and exterior treatment, overall height, roof materials, proposed exterior mechanical equipment, building lighting, building materials and colors.

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- Schematic Floor Plan showing interior building layouts, rooms or use areas, square footages of bedrooms, entrances and relationship to exterior use areas.

- Signs: Note if to be submitted under separate permit or include general locations of contemplated signage on building or grounds should be included. Additional details, such as sign construction and materials should also be included, if available. If a major feature of the project involves signage, then the following additional information should be included in the package:
 - Dimensions and square footage of all signs.
 - Dimensions and square footage of building walls on which signs are located.
 - Means of lighting.
 - Heights of all signs.
 - Message that will appear on each sign.
 - Description of materials and colors for letters and background.
 - A scaled drawing of each sign showing typeface and design details.

- Color Architectural Elevations: One copy reduced to 8 ½" x 11" colored architectural elevations.
- Reduced Site Plan and Architectural Elevations: One copy each reduced 8 ½" x 11".
- Materials Sample Board with colors and textures of exterior architectural materials securely mounted on a maximum 8 ½" x 14" size illustration or poster board.

C. Optional Items

- Site Photographs of the project site, including neighboring development and including a key map of where each photo has been taken.
- Perspective rendering as required by staff, the Development Review Committee, or the Planning Commission.
- Photo Articulation of proposed physical improvements overlaid onto photos of site.
- Scaled Model upon request of the Development Review Committee or Planning Commission.

TENTATIVE BOUNDARY LINE ADJUSTMENT

BEING A PORTION OF THE OF N.W. 1/4 OF SECTION 24, T. 16 N., R. 8 E., M.D.M.,
CITY OF GRASS VALLEY, COUNTY OF NEVADA, CALIFORNIA.
NOVEMBER, 2023 SCALE: 1"=50'

SITE INFORMATION:

PROPERTY ADDRESS

NEVADA CITY HIGHWAY/ GATES PLACE
GRASS VALLEY, CA 95945

APPLICANT

McWHIRTER REALTY PARTNERS
3100 PINEBROOK RD, STE 2600A
PARK CITY, UT 84098

OWNER

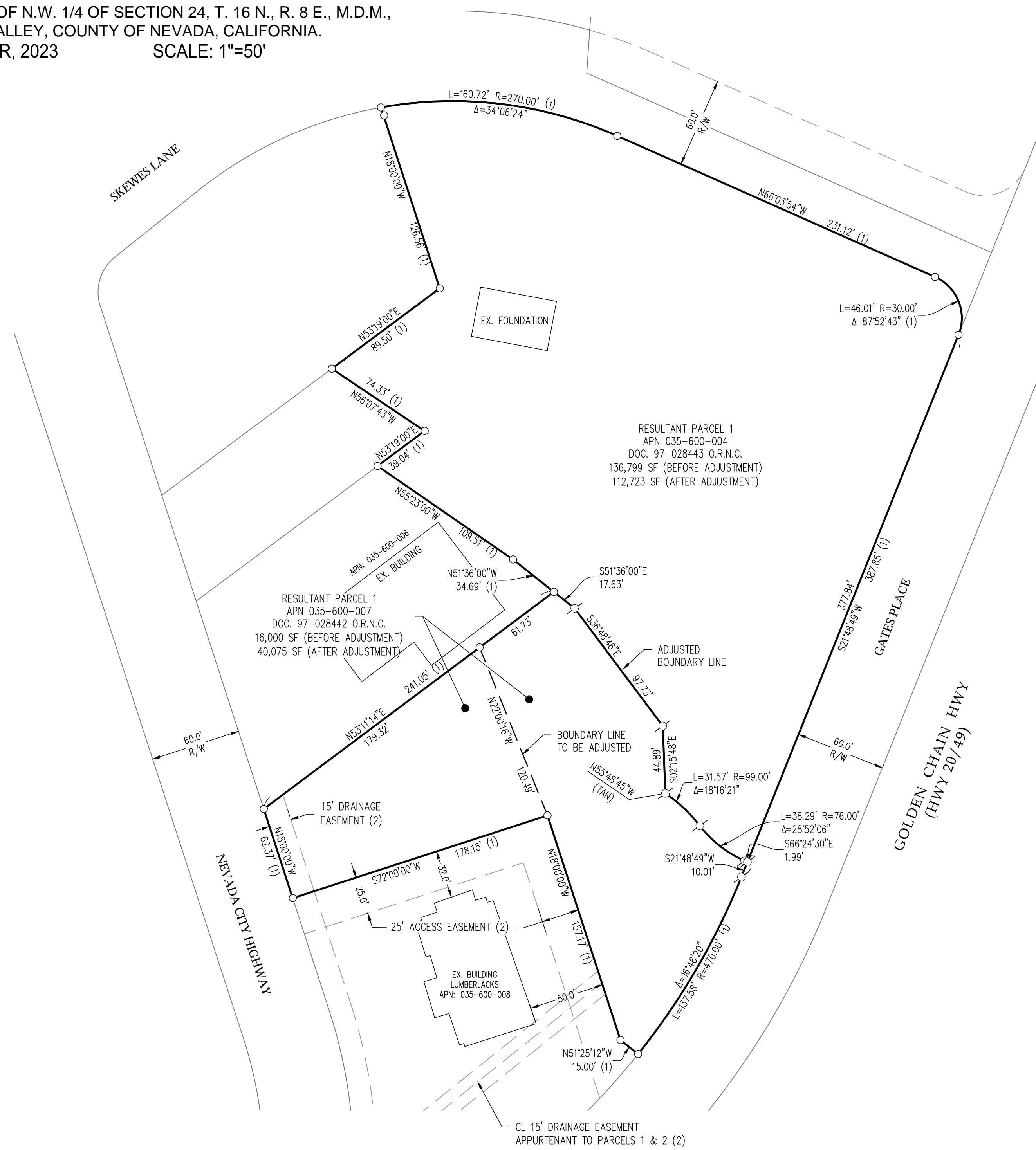
PENDOLA ENTERPRISES INC
POB 1307
GRASS VALLEY, CA 95945

MAP PREPARED BY

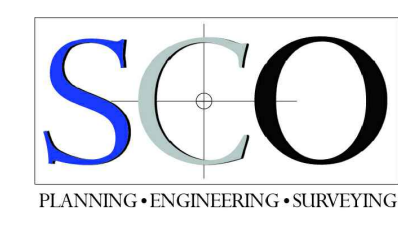
SCO PLANNING & ENGINEERING, INC.
140 LITTON DRIVE, SUITE 240
GRASS VALLEY, CA 95645
(530) 272-5841
CONTACT: MARTIN WOOD, P.L.S.

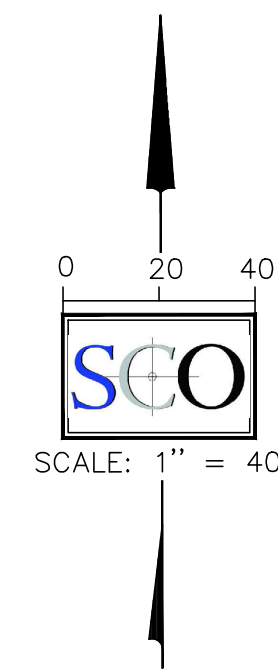
ASSESSOR'S PARCEL NUMBER

035-600-004; -007



- LEGEND:**
- SET 5/8" REBAR W/ CAP, STAMPED "P.L.S. 8321"
 - DIMENSION POINT
 - FOUND MONUMENT AS NOTED
 - I.P. IRON PIPE
 - O.R.N.C. OFFICIAL RECORDS OF NEVADA COUNTY
 - (1) BK 12 PG 25 OF SURVEYS, O.R.N.C.
 - (2) BK 17 PG 87 OF PARCEL MAPS, O.R.N.C.





SITE STATISTICS			
	SF	AC	%
Buildings	4,365	0.10	10.89%
AC	12,170	0.28	30.37%
Concrete	1,750	0.04	4.37%
Landscape	21,790	0.50	54.37%
	40,075	0.92	100.00%

SITE INFORMATION:

PROPERTY ADDRESS
 NEVADA CITY HIGHWAY/ GATES PLACE
 GRASS VALLEY, CA 95945

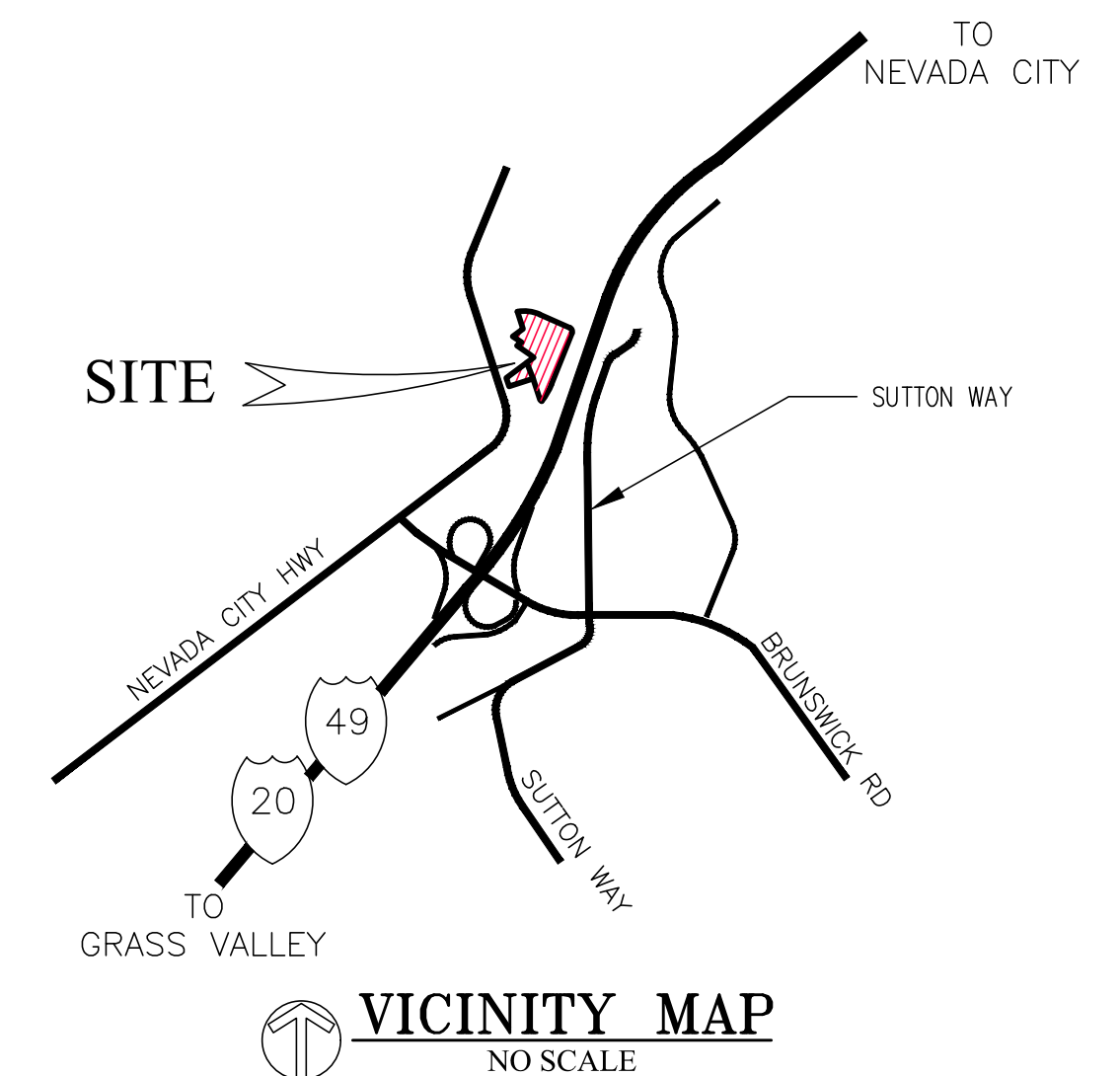
APPLICANT
 McWHIRTER REALTY PARTNERS
 3100 PINEBROOK RD, STE 2600A
 PARK CITY, UT 84098

OWNER
 PENDOLA ENTERPRISES INC
 POB 1307
 GRASS VALLEY, CA 95945

MAP PREPARED BY
 SCO PLANNING & ENGINEERING, INC.
 140 LITTON DRIVE, SUITE 240
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 CONTACT: MARTIN WOOD, P.L.S.

ASSESSOR'S PARCEL NUMBER
 035-600-004; -007

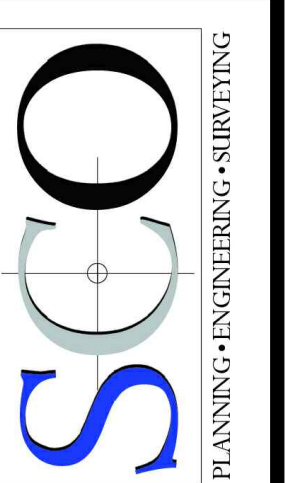
LOT AREA
 3.14 AC; 0.37 AC



DESIGNED: MDW/ NUB
DRAWN: MDW
PROJ. NO: 202345
DATE: NOVEMBER, 2023
DWG: SEE DAY STAMP

NO.	REVISIONS	DATE

DEVELOPMENT REVIEW
SHERWIN WILLIAMS
 OVERALL SITE PLAN
 TOWN/CITY/COUNTY CALIFORNIA

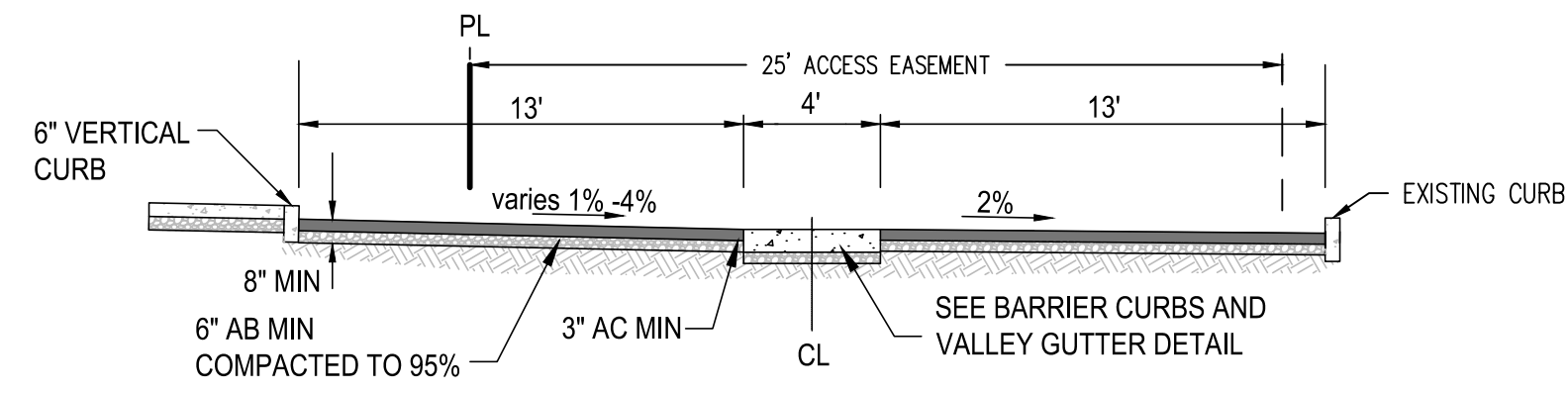


GRASS VALLEY
 (530) 272-5841
 TRUCKEE
 (530) 582-4043

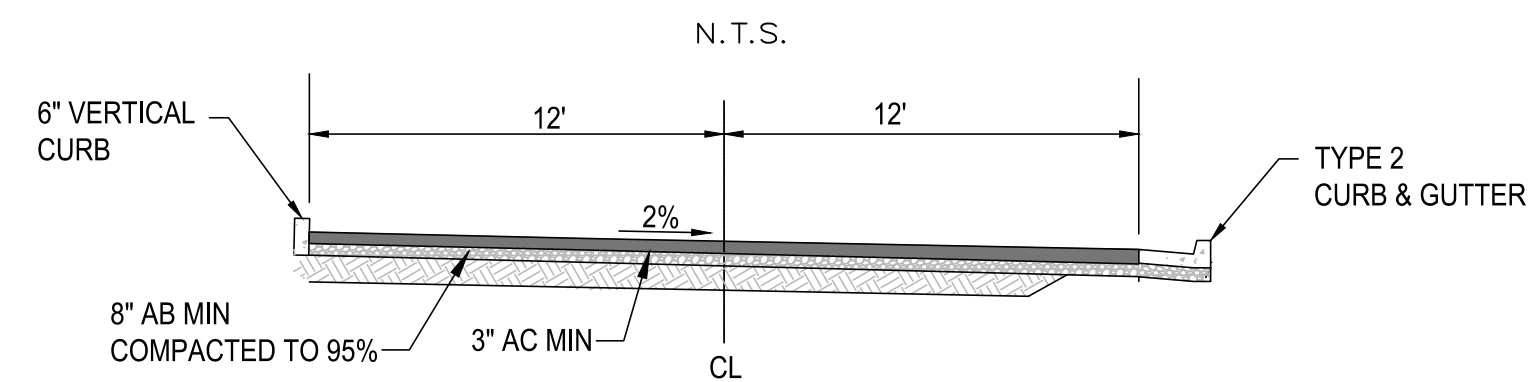


EARTHWORK QUANTITIES

4332 C.Y. CUT
469 C.Y. FILL
3862 C.Y. EXPORT*
* EXPORT MATERIAL TO BE STOCKPILED ONSITE.



A- DRIVEWAY CROSS-SECTION
N. T. S.



B- DRIVEWAY CROSS-SECTION
N. T. S.

LEGEND

- 8" W WATER LINE PIPE (SIZE AS NOTED)
- 15" SD STORM DRAIN PIPE
- 8" SS SEWER LINE (SIZE AS NOTED)
- GAS GAS LINE
- JT JOINT TRENCH (DRY UTILITIES)
- E E ELECTRIC LINE
- FENCE LINE
- FLOW LINE
- DOUBLE WATER SERVICE (W-71.1, SHEET 8.4)
- SINGLE WATER SERVICE (W-70.1, SHEET 8.4)
- FIRE HYDRANT
- DRAINAGE INLET
- STORM DRAIN MANHOLE
- 4" SINGLE SEWER LATERAL CLEAN OUT TO GRADE (S1)
- SEWER MANHOLE
- ELECTRIC TRANSFORMER
- ELECTRIC VAULT
- COMMUNICATION BOX
- ROADWAY SECTION DELINEATION, SEE SECTION DETAILS SIGN
- CONCRETE HARDSCAPES
- ASPHALT PAVEMENT

DRAINAGE NOTES

- D1 - RETENTION POND
- D2 - STORMTECH DRAINAGE CHAMBER
- D3 - TYPE 1R V-DITCH
- D4 - HDPE STORM DRAIN (SIZE AS SHOWN)
- D5 - STORM DRAIN MANHOLE
- D6 - STORM DRAIN INLET

SEWER NOTES

- S1 - 6" SEWER MAIN
- S2 -CONNECT TO EXISTING MANHOLE
- S3 -SANITARY SEWER MANHOLE
- S4 -SERVICE LATERAL
- S5 -CLEANOUT TO GRADE AND BACKFLOW DEVICE
- S6 -CLEANOUT TO GRADE WITHIN 5' OF BUILDING
- S7 -END OF LINE CLEANOUT

WATER NOTES

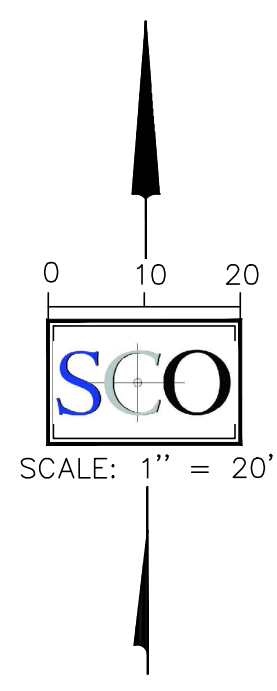
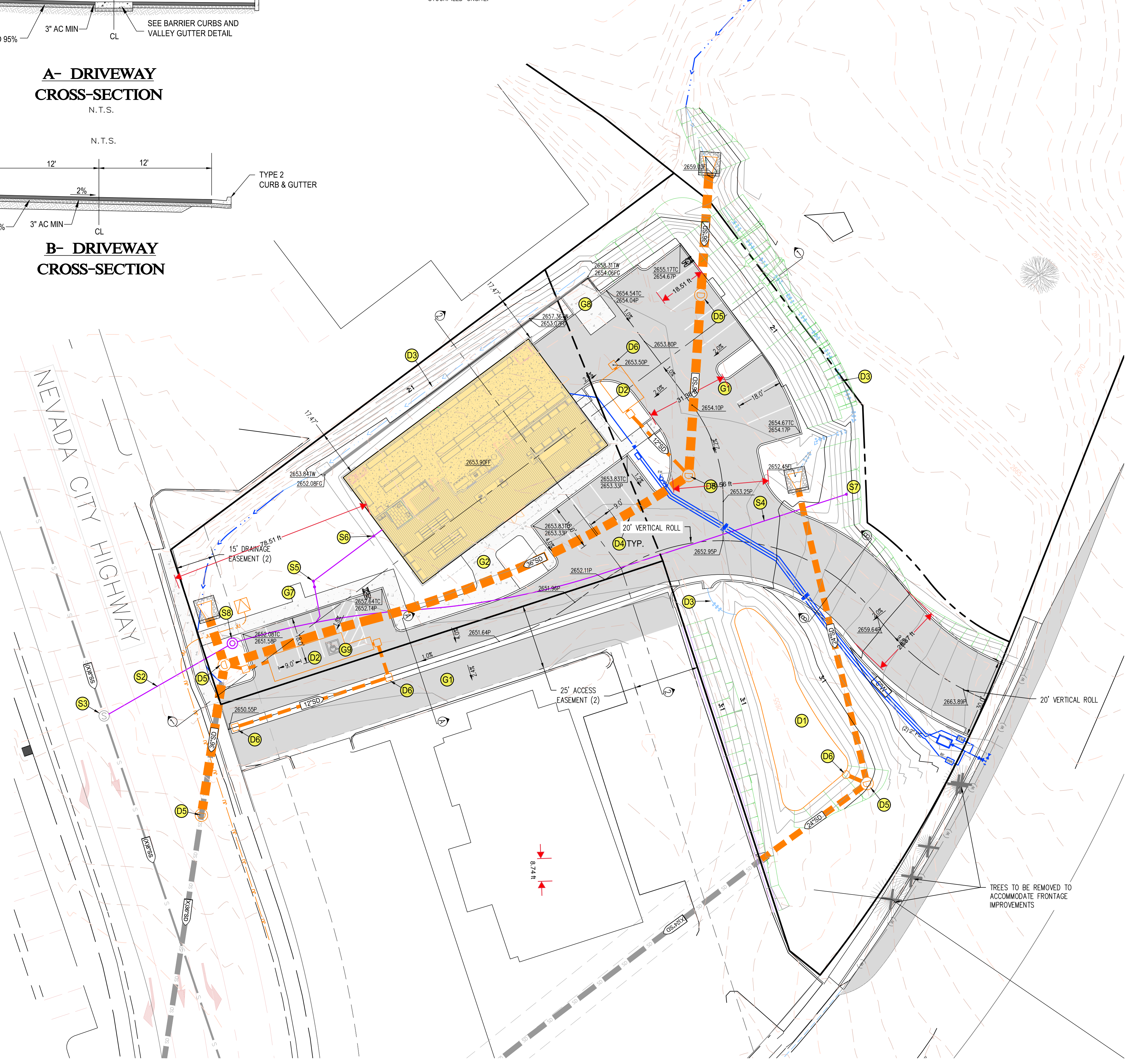
- W1 -CONNECT TO EXISTING MAIN
- W2 -IRRIGATION METER AND BACKFLOW DEVICE
- W3 -DOMESTIC METER
- W4 -FIRE HYDRANT

DRY UTILITY NOTES

- U1 -JOINT UTILITY TRENCH
- U2 -TRANSFORMER

GENERAL NOTES

- G1 -ASPHALT CONCRETE PAVING
- G2 -CONCRETE FLATWORK
- G3 -CONCRETE CURB AND GUTTER
- G4 -CONCRETE VALLEY GUTTER
- G5 -VERTICAL CURB
- G6 -CONCRETE OR BLOCK WALL TO HEIGHTS SHOWN
- G7 -BIKE PARKING AREA
- G8 -TRASH ENCLOSURE
- G9 -ADA PARKING AREA



DESIGNED: MDW/ NJB	DATE	NO. REVISIONS	DATE	NO. REVISIONS	DATE
DRAWN: MDW					
PROJ. NO: 202345					
DATE: NOVEMBER, 2023					
DWG: SEE DAY STAMP					

DEVELOPMENT REVIEW

SHERWIN WILLIAMS



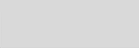
PRELIMINARY GRADING, DRAINAGE, UTILITY PLAN

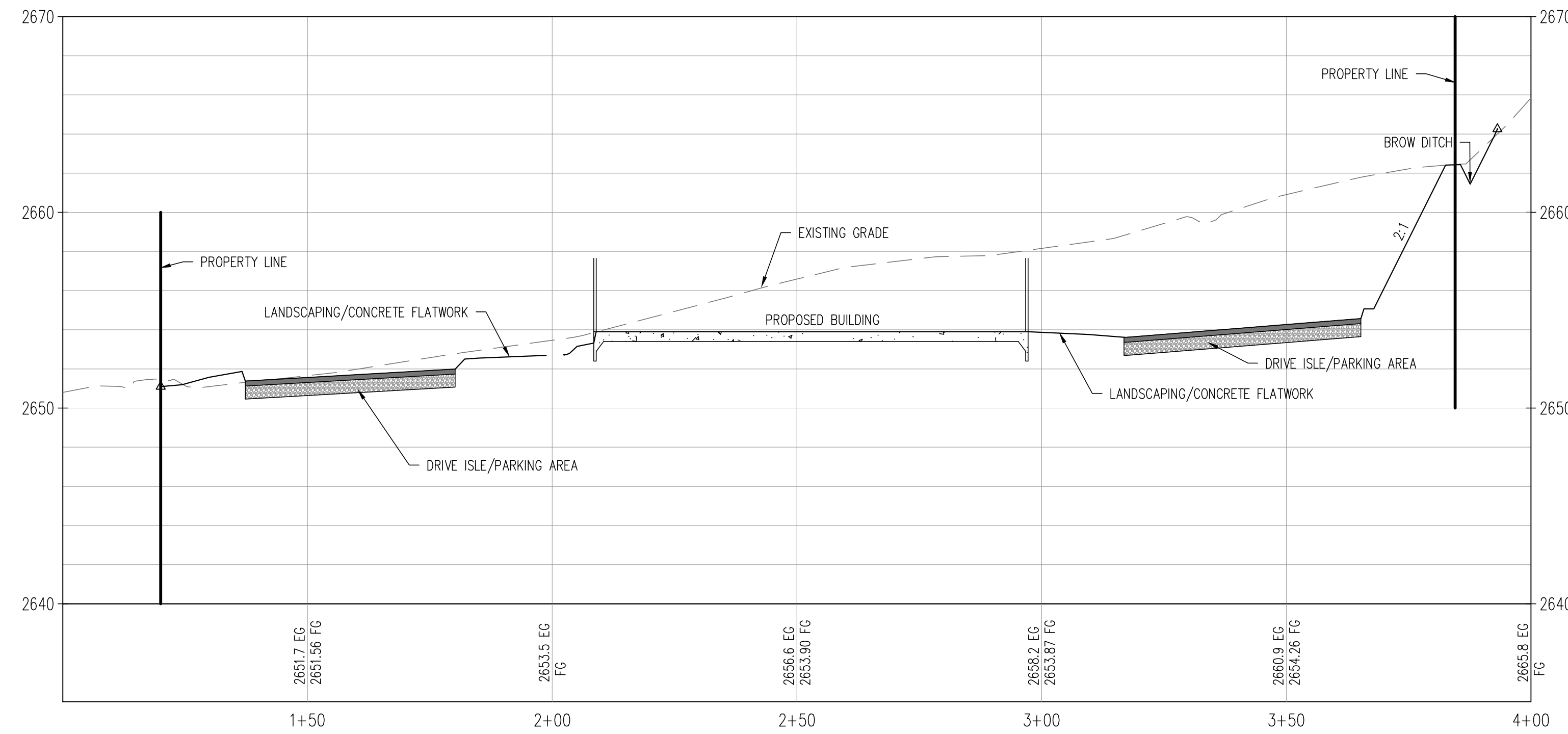
TOWN/CITY/COUNTY CALIFORNIA

GRASS VALLEY
(530) 272-5841
TRUCKEE
(530) 582-4043

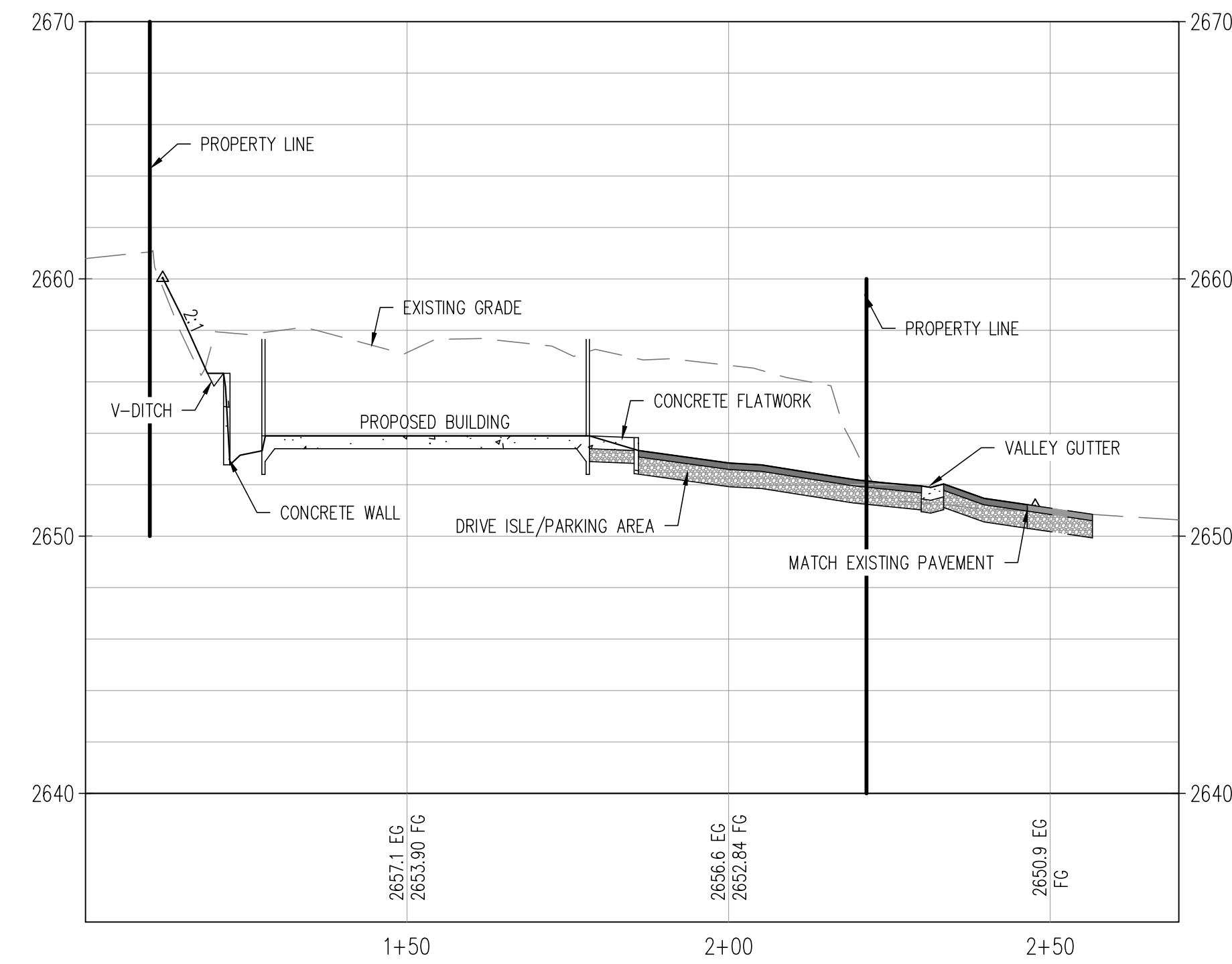
2 OF 3

LEGEND

-  PROPERTY LINE
-  CONCRETE HARDSCAPE
-  ASPHALT PAVEMENT



PROFILE VIEW
SITE SECTION WEST EAST 1-1, STA: 1+00 - 4+00
 SCALE: 1" = 20' HORIZ.
 1" = 5' VERT.

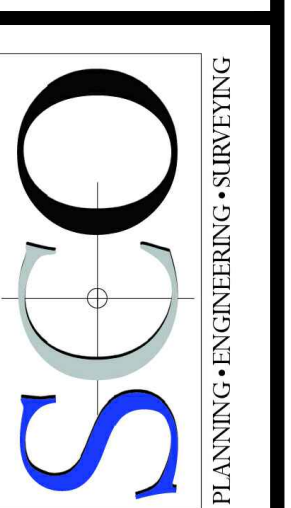


PROFILE VIEW
SITE SECTION NORTH SOUTH 2-2, STA: 1+00 - 2+70
 SCALE: 1" = 20' HORIZ.
 1" = 5' VERT.

DESIGNED: MDW/ NUB
DRAWN: MDW
PROJ. NO: 202345
DATE: NOVEMBER, 2023
DWG: SEE DAY STAMP

NO.	REVISIONS	DATE

DEVELOPMENT REVIEW
SHERWIN WILLIAMS
 SITE SECTIONS
 CALIFORNIA
 TOWN/CITY/COUNTY



GRASS VALLEY
 (530) 272-5841
 TRUCKEE
 (530) 582-4043



SHERWIN WILLIAMS

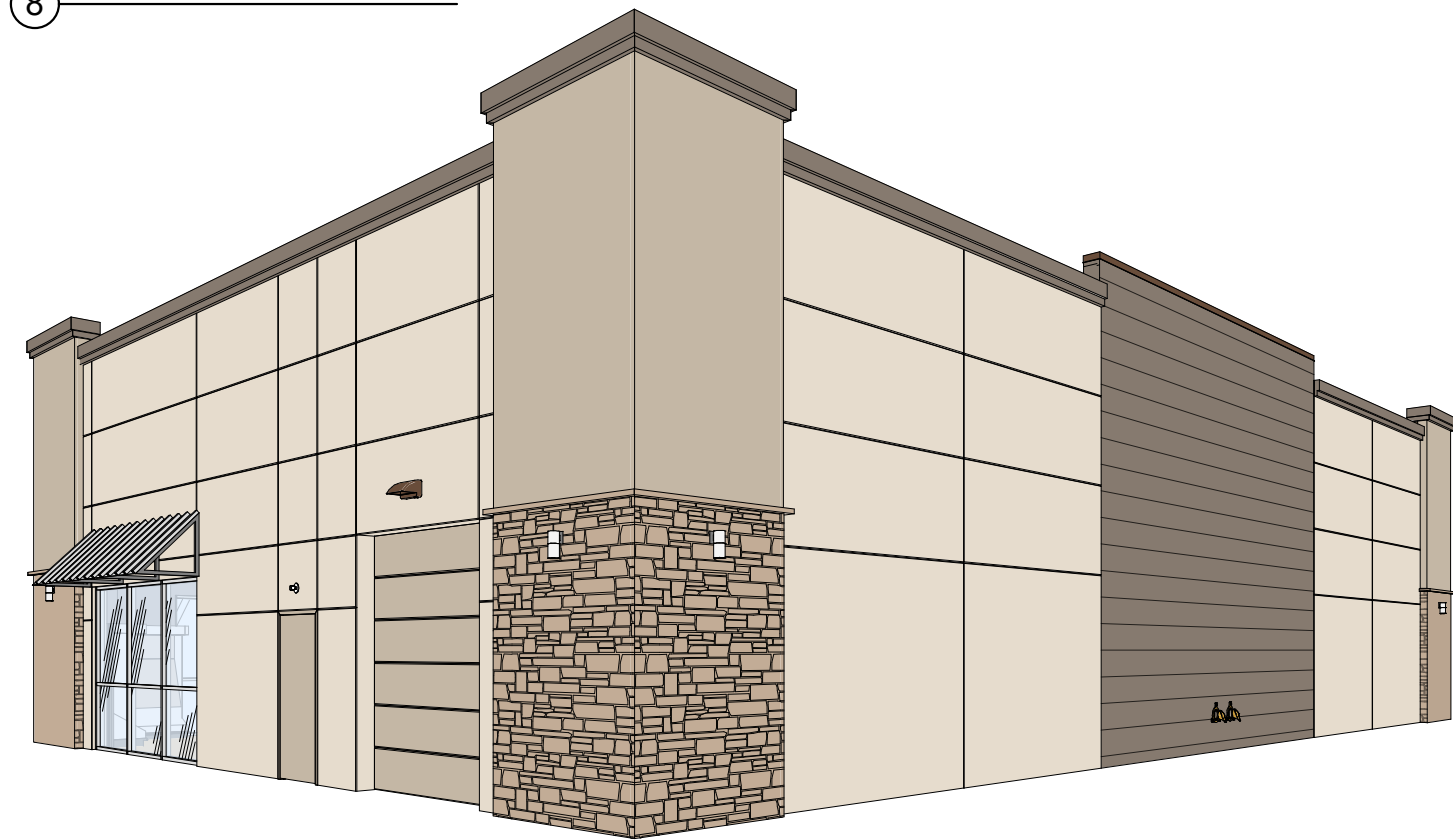
GRASS VALLEY, CA



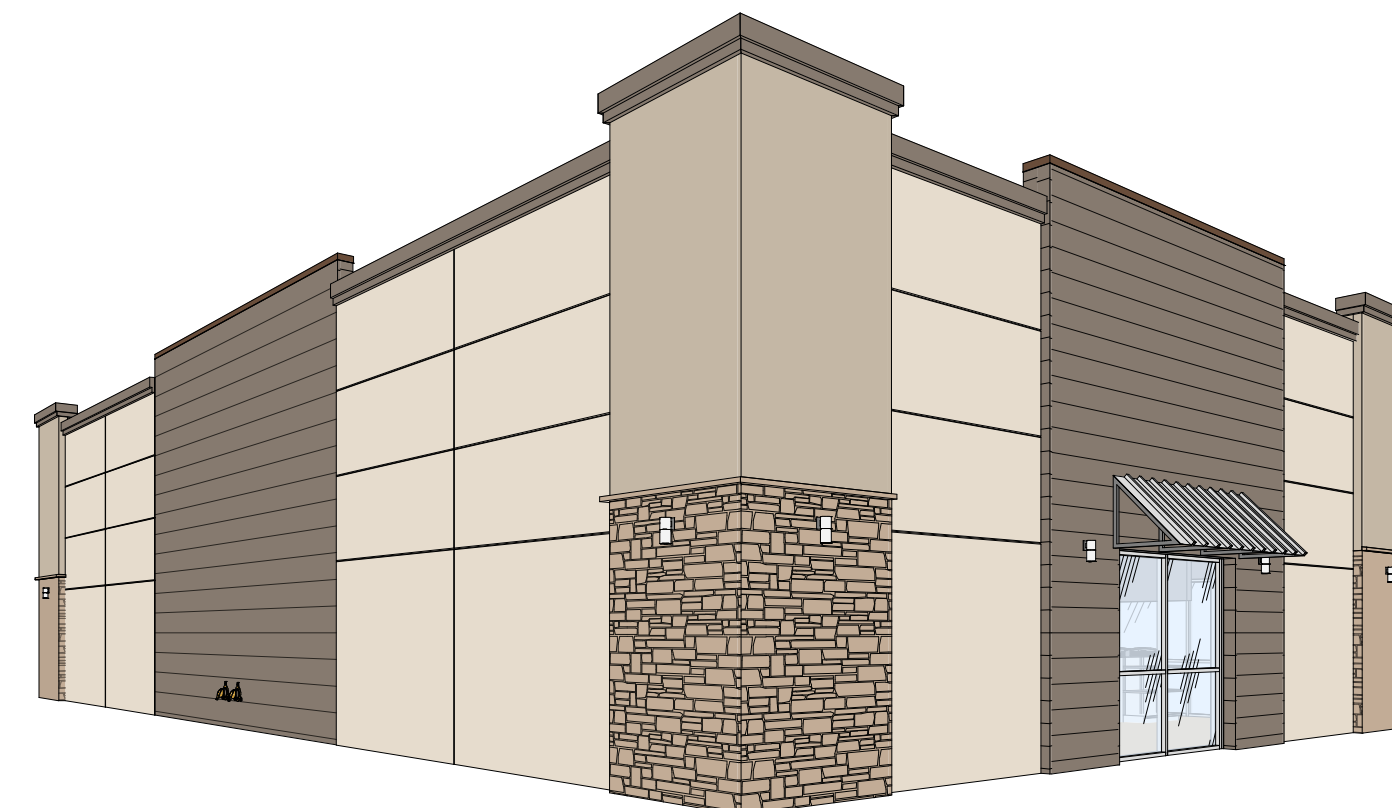
8 SOUTHEAST VIEW



9 SOUTHWEST VIEW



6 NORTHEAST VIEW



7 NORTHWEST VIEW

EXTERIOR FINISH SCHEDULE			
MARK	DESCRIPTION	MANUFACTURER & SPEC	SAMPLE
E-1 (P-1)	EIFS - FIELD (PAINT)	DRYVIT SERIES: OUTSULATION PLUS MD TEXTURE: SANDPEBBLE FINE COLOR: SHERWIN-WILLIAMS SW 7506 LOGGIA	
E-2 (P-2)	EIFS - BAY (PAINT)	DRYVIT SERIES: OUTSULATION PLUS MD TEXTURE: SANDPEBBLE FINE COLOR: SHERWIN-WILLIAMS SW 6105 DIVINE WHITE	
E-3 (P-3)	EIFS - BAY (PAINT)	DRYVIT SERIES: OUTSULATION PLUS MD TEXTURE: SANDPEBBLE FINE COLOR: SHERWIN-WILLIAMS SW 7025 BACKDROP	
S-1	FC SIDING	JAMES HARDIE SERIES: HARDIE ARTISAN SIDING PRODUCT: ARTISAN SQUARE CH COLOR: PRIMED	
V-1	STONE VENEER	STACKED STONE COLOR: ALDERWOOD TEXTURE: CHISELED FACE	
M-1	ANODIZED ALUMINUM	COLOR: CLEAR ALUMINUM (STOREFRONT & AWNINGS TO MATCH)	
M-2	ANODIZED ALUMINUM	COLOR: DARK BRONZE (PARAPET FLASHING AT NICHHA SIDING)	
M-3	STANDING METAL SEAM	COLOR: SILVER	

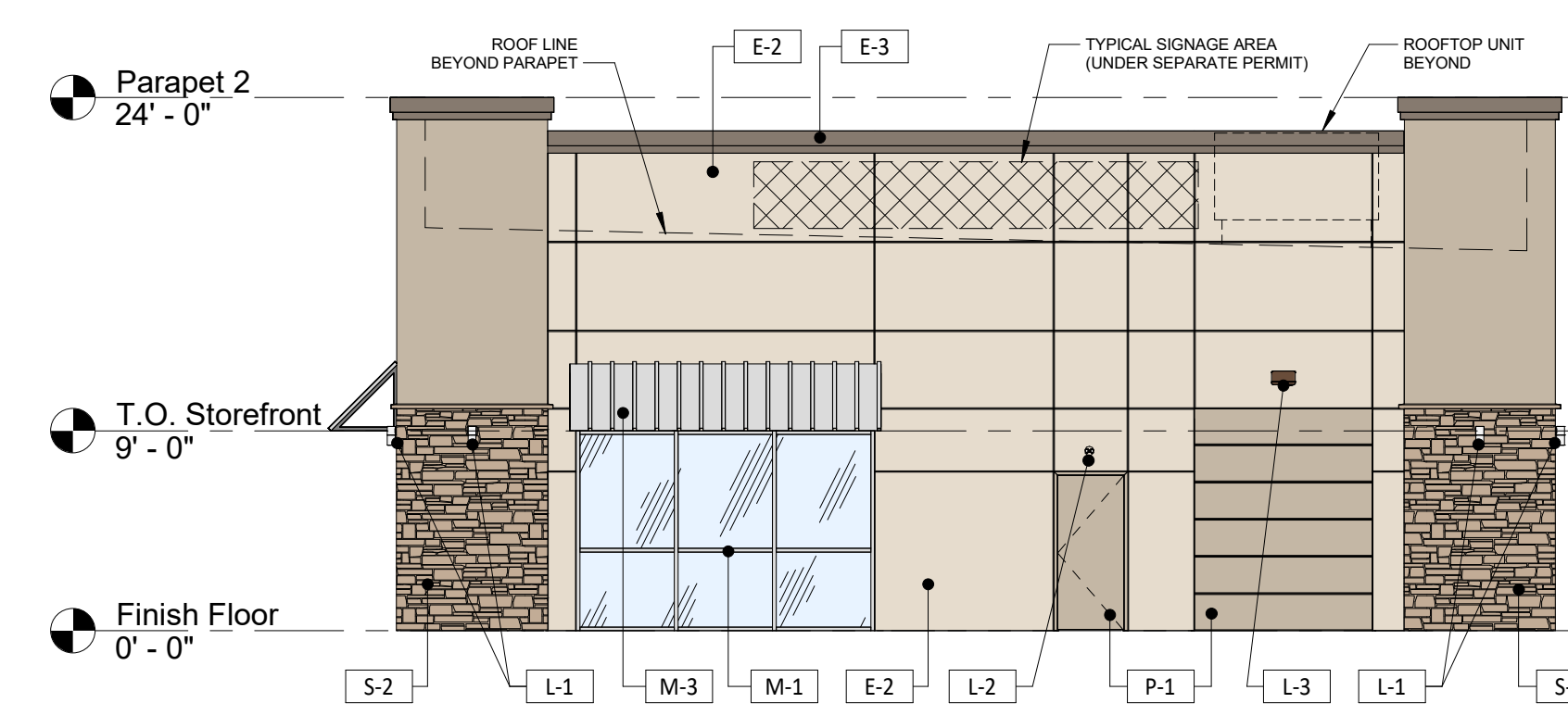
EXTERIOR LIGHTING SCHEDULE		
MARK	DESCRIPTION	MANUFACTURER & SPEC
L-1	OUTDOOR CYLINDER	PROGRESS P5841-20/30K BZ DISTRIBUTION: UP & DOWN COLOR: CLEAR ANODIZED ALUMINUM
L-2	EMERGENCY LIGHTING	COOPER APWR2 WALL MOUNTED DISTRIBUTION: DOWN COLOR: WHITE
L-3	WALL PACK	GE CURRENT EWLS02140AF740N3CBDK8Z DISTRIBUTION: DOWN COLOR: GRAY
L-4	SITE LIGHTING	LITHONIA LIGHTING KAD LED AREA LUMINAIRE 60C 1000 40K R3 MVOLT SPD 06 FINISH: DDBXD (DARK BRONZE)

LINGLE DESIGN GROUP, INC
 LINGLEDESIGNGROUP, INC
 158 WEST MAIN STREET
 LENA, IL 61048
 815.369.9155
 1764 BLAKE ST
 DENVER, CO 80202
 303.974.5875
 WWW.LINGLEDESIGN.COM

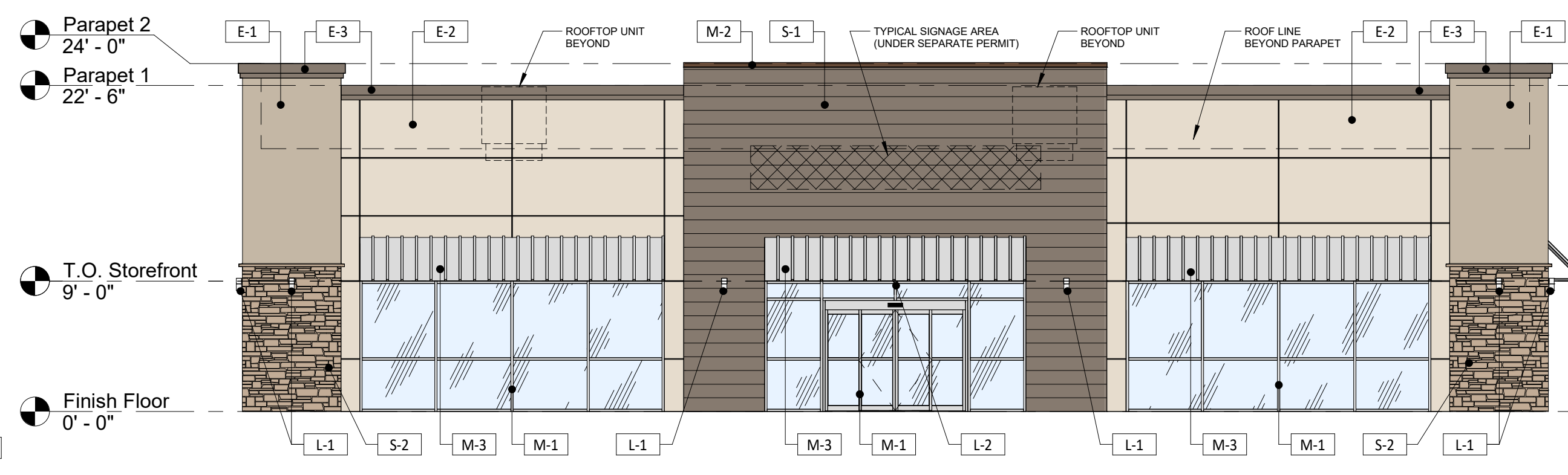
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 1/3/2024

PROJECT #
 TBD
 DRAWN BY: BA CHECKED BY: MP

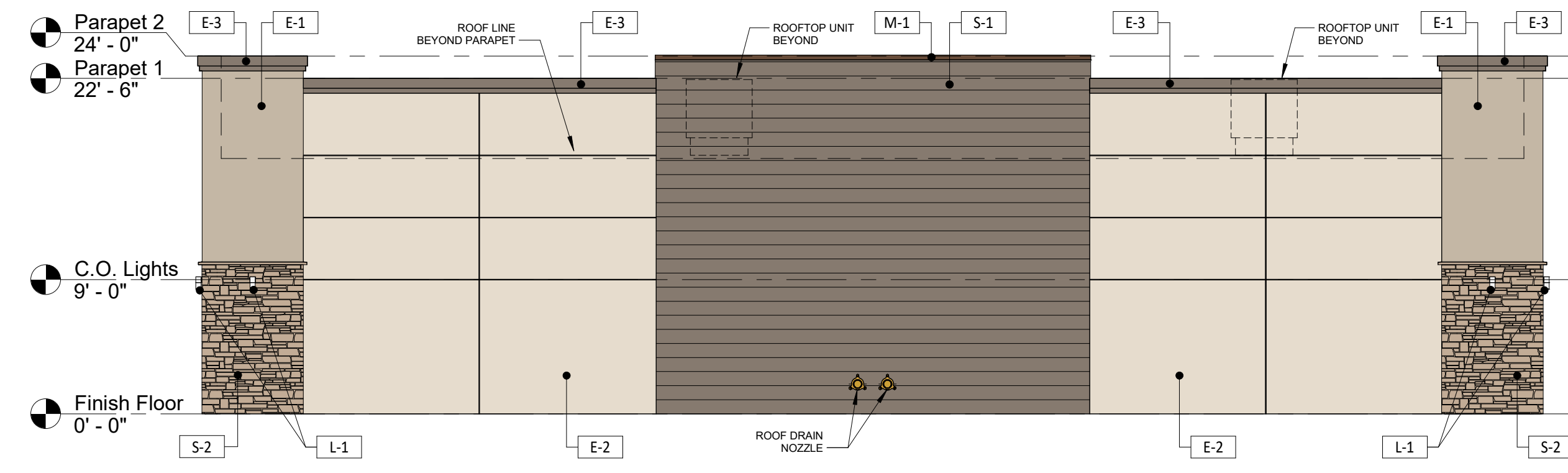
SCHEMATIC ELEVATIONS - 1/3/2024
 △ -
 △ -
 △ -
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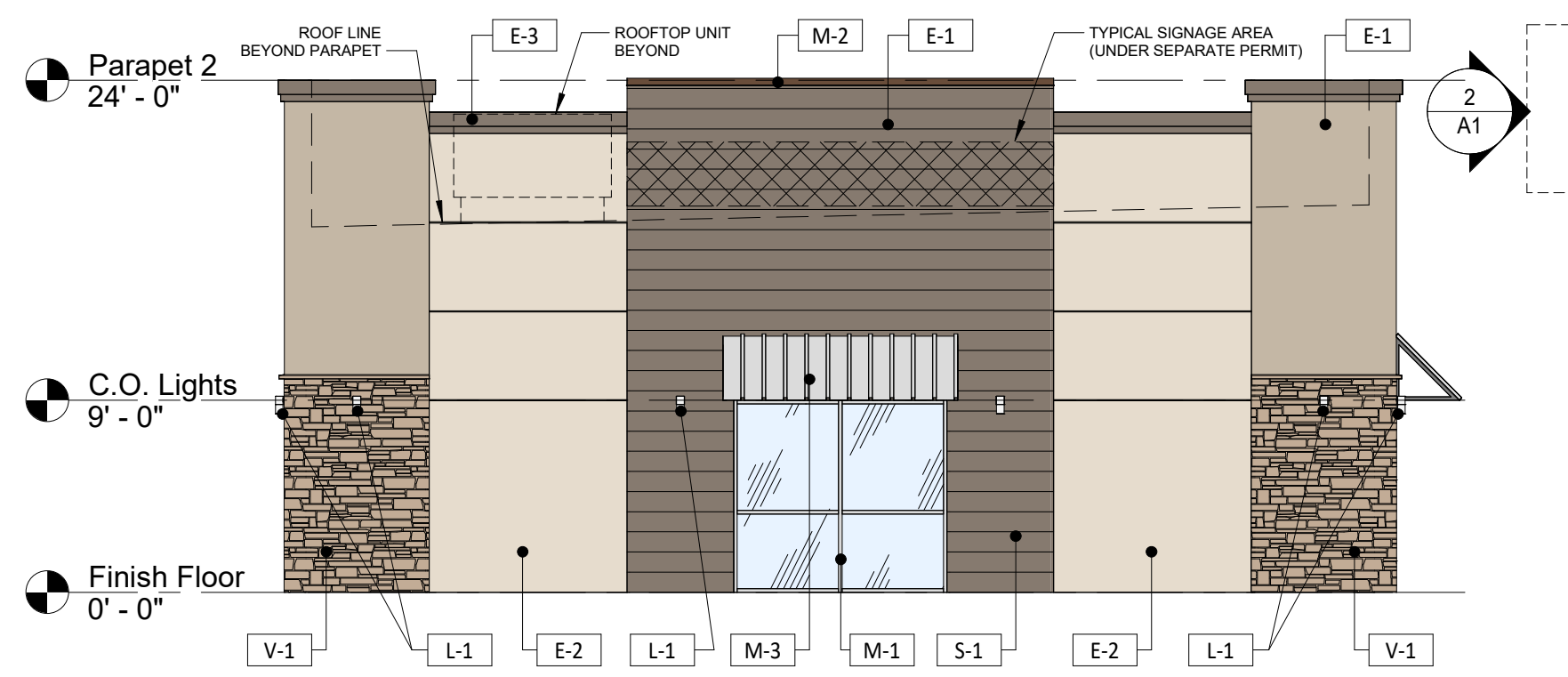
4 EAST ELEVATION
 1/8" = 1'-0"



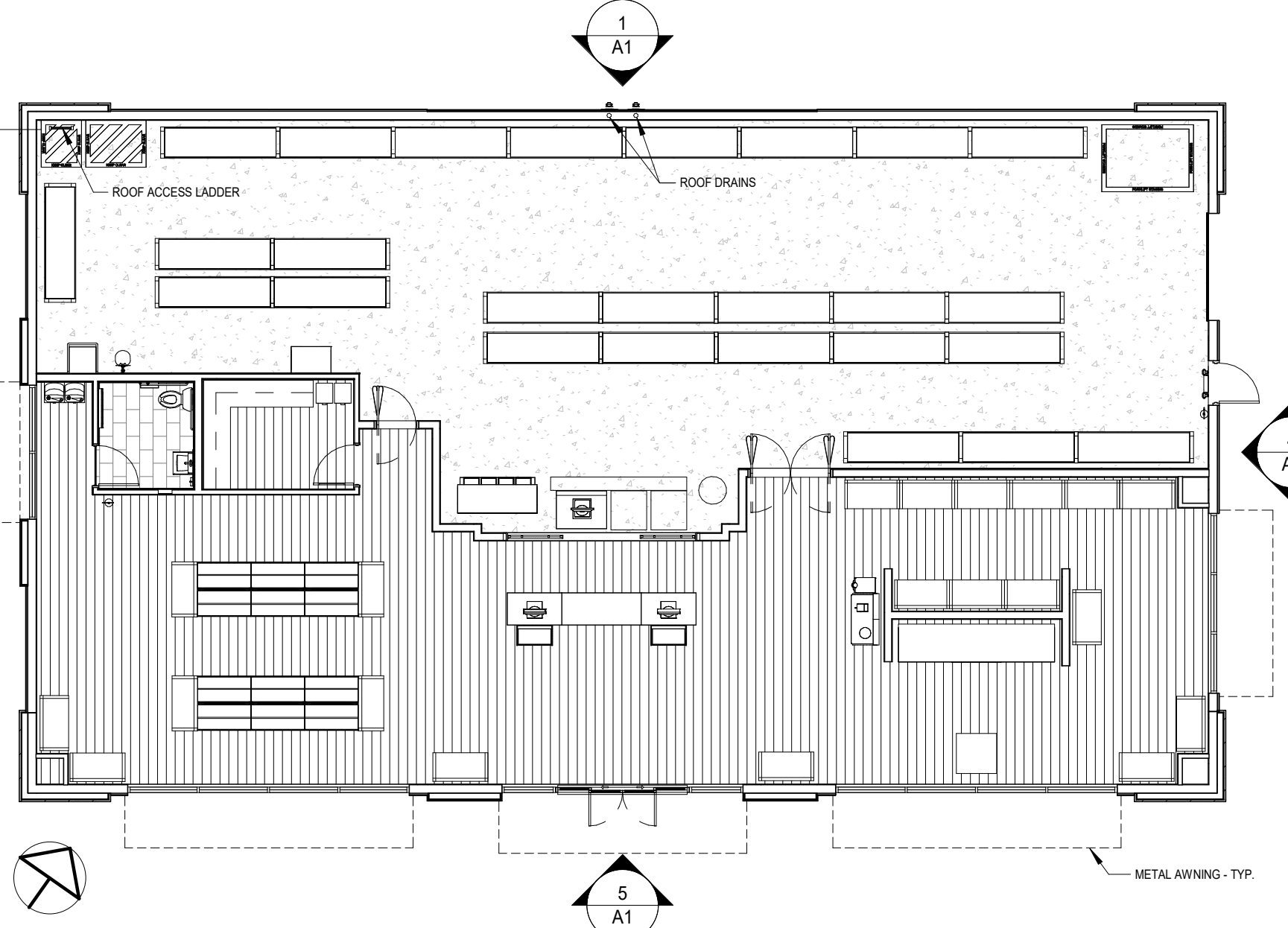
5 SOUTH ELEVATION
 1/8" = 1'-0"



1 NORTH ELEVATION
 1/8" = 1'-0"



2 WEST ELEVATION
 1/8" = 1'-0"



3 FLOOR PLAN
 3/32" = 1'-0"

SHERWIN WILLIAMS

STORE #
 XXXX
 ADDRESS:

GRASS VALLEY, CA

SHEET TITLE:
 SCHEMATIC FLOOR PLAN & ELEVATIONS

SHEET NUMBER:

A1

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1/3/2024

PROJECT #
TBD

DRAWN BY: BA CHECKED BY: MP

SCHEMATIC ELEVATIONS - 1/3/2024

△ -
△ -
△ -
△ -
△ -
△ -

SHERWIN WILLIAMS

STORE #
XXXX

ADDRESS:

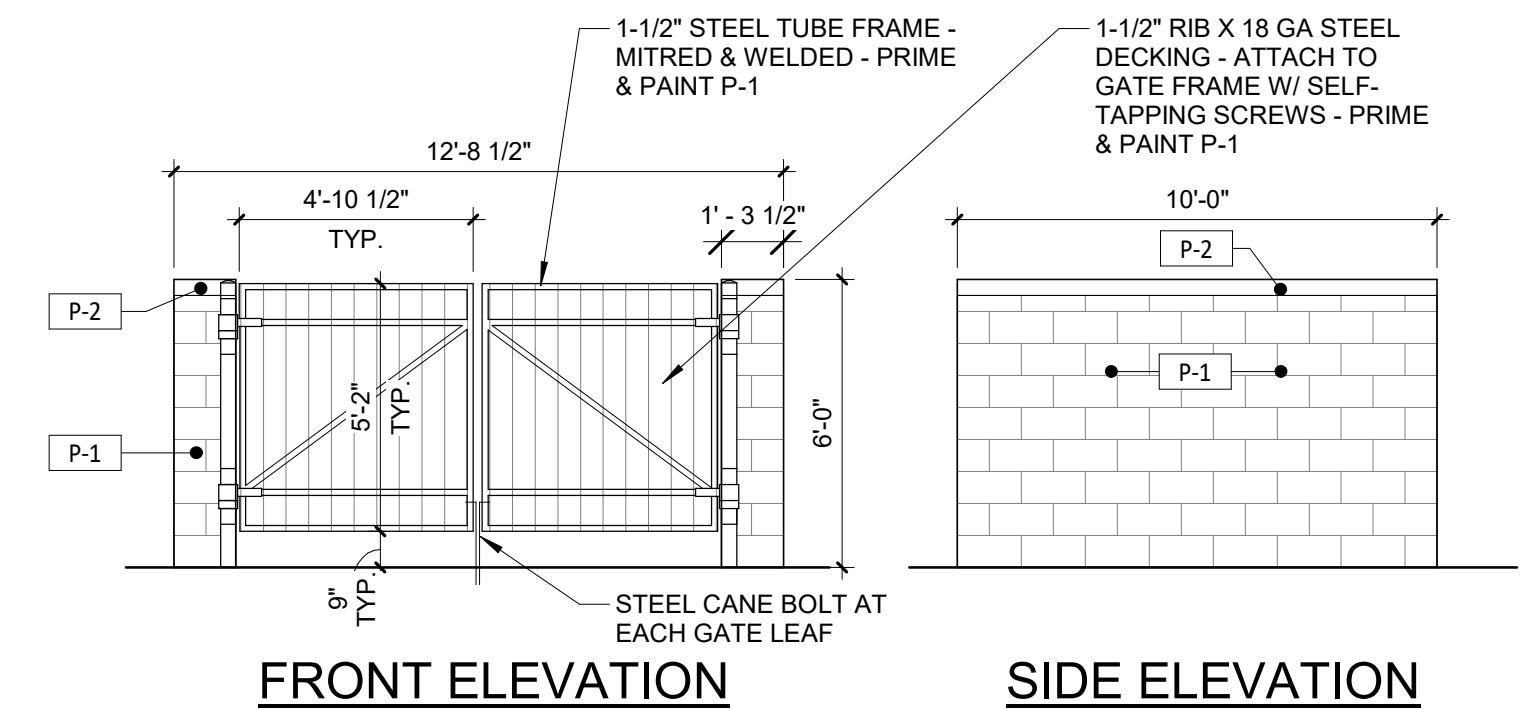
GRASS VALLEY, CA

SHEET TITLE:

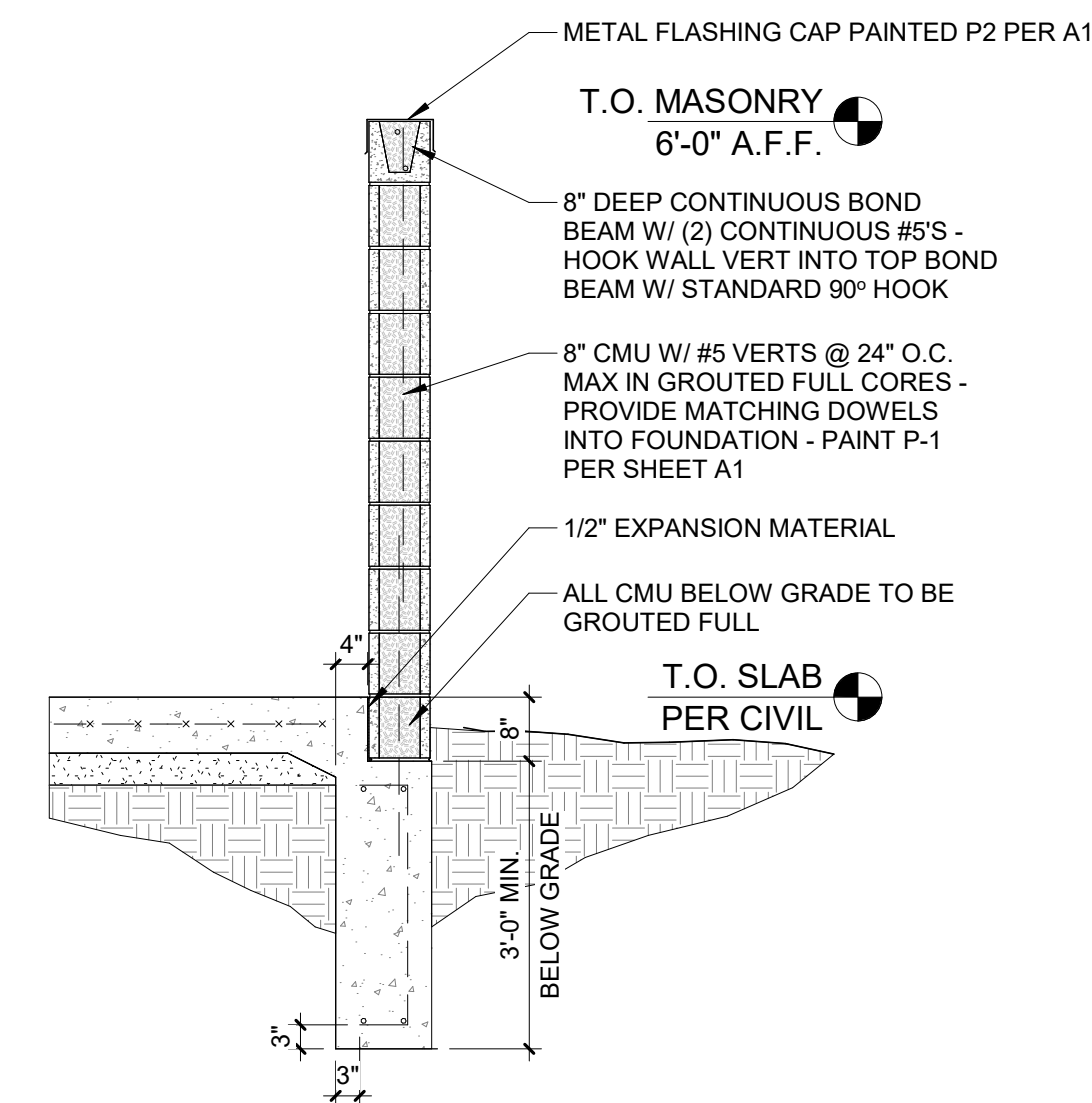
TRASH ENCLOSURE DETAILS

SHEET NUMBER:

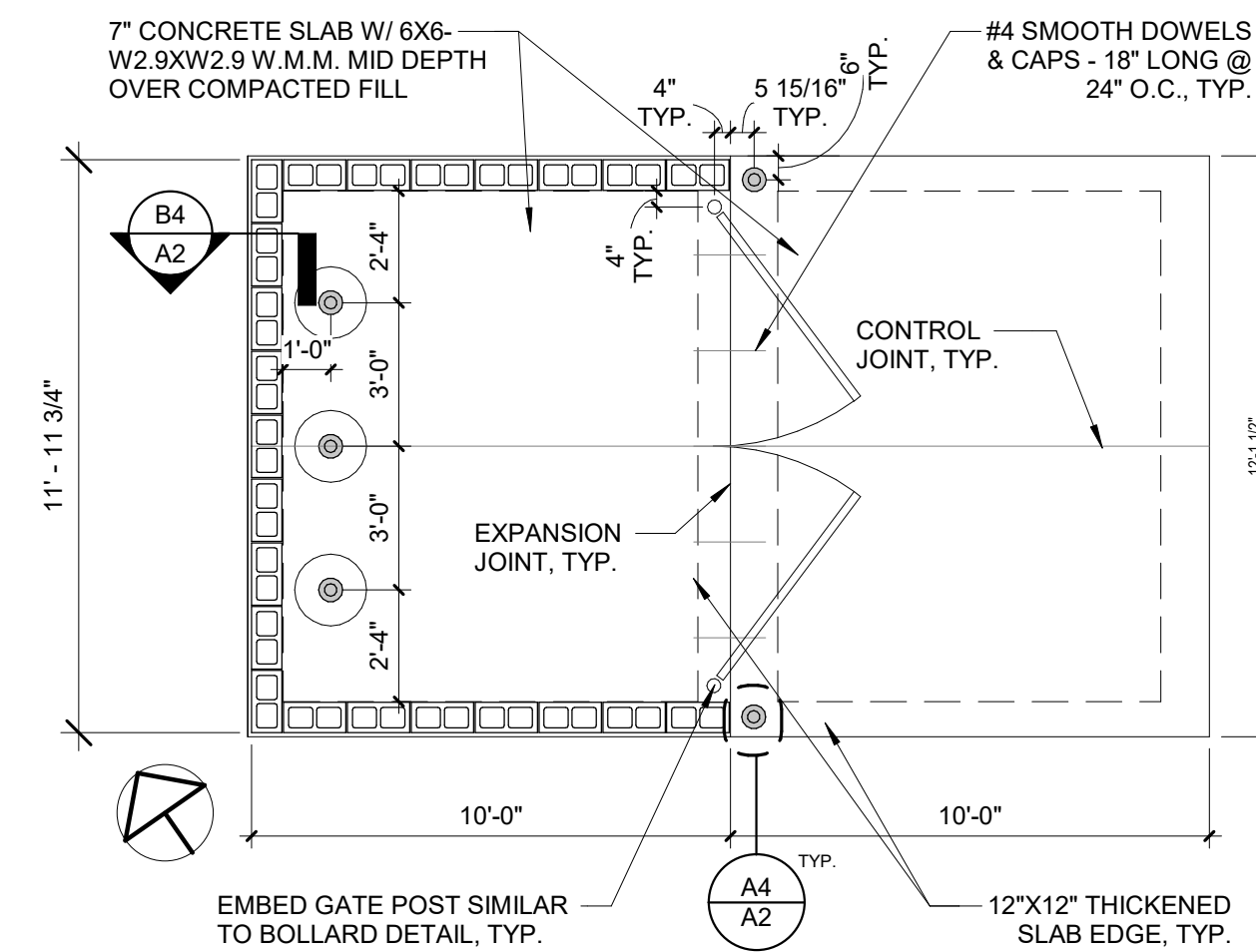
A2



(C5) TRASH ENCLOSURE ELEVATIONS
1/4" = 1'-0"

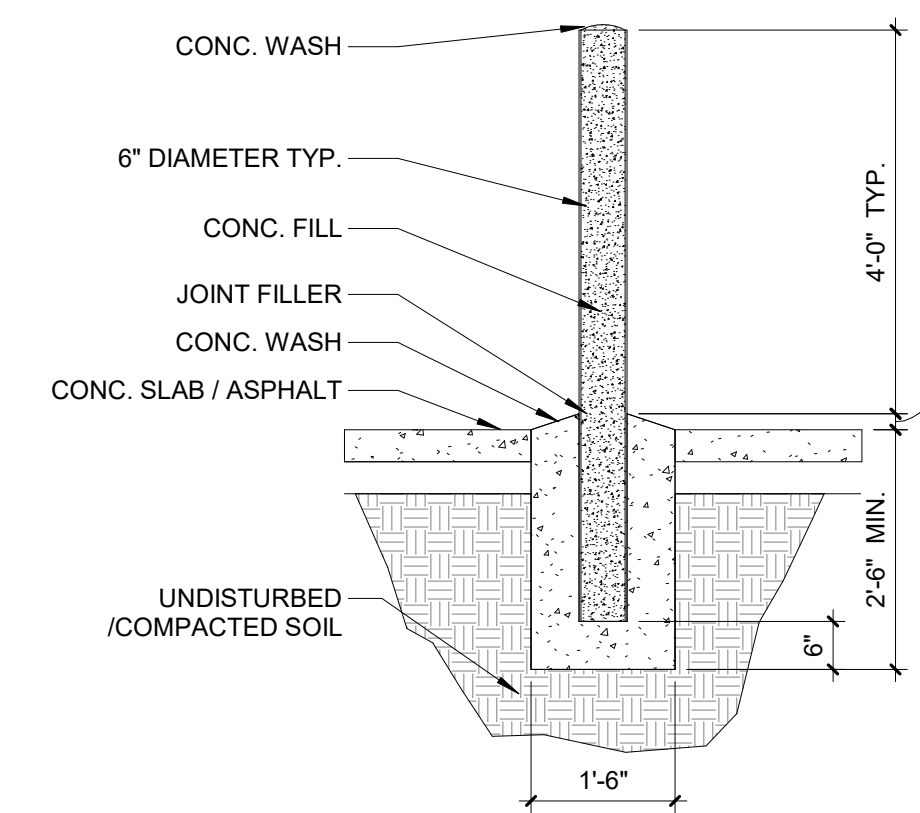


(B4) TRASH ENCLOSURE WALL SECTION
1/2" = 1'-0"

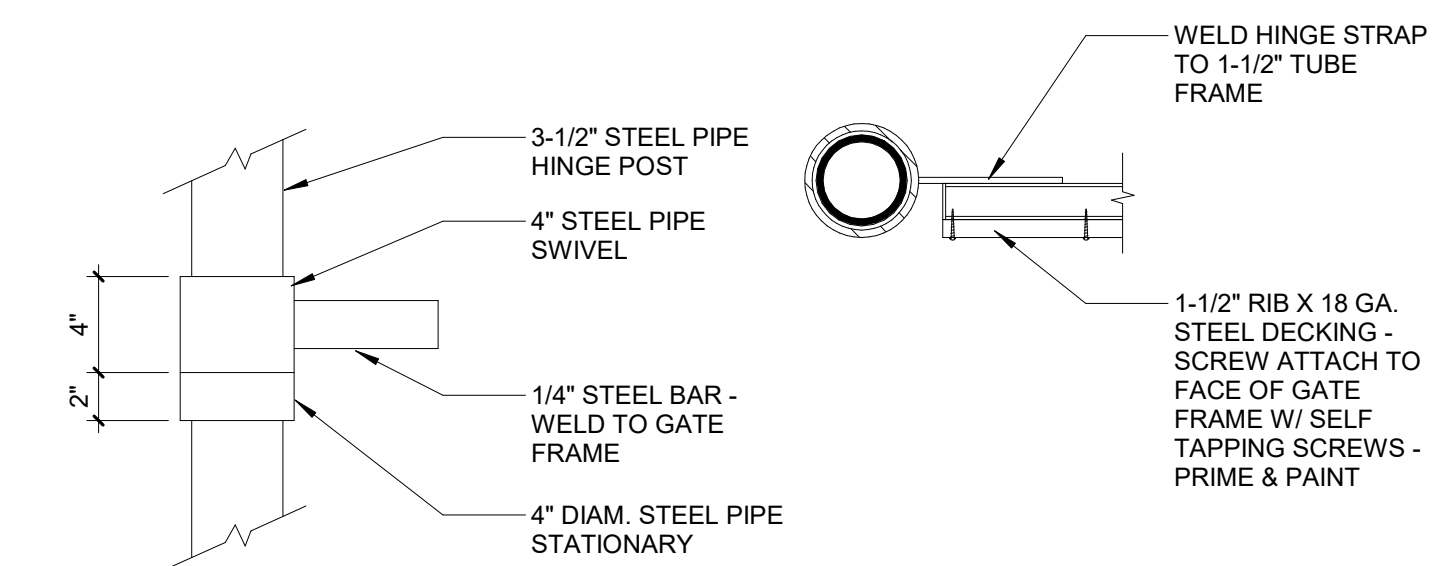


(B5) TRASH ENCLOSURE PLAN
1/4" = 1'-0"

NOTE: SEE PLAN FOR LOCATION



(A4) BOLLARD DETAIL
1/2" = 1'-0"



(A5) HINGE DETAIL
1 1/2" = 1'-0"

ELEVATION

PLAN



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	SPACING
TREES					
	7	Cercis canadensis 'Oklahoma' / Eastern Redbud (Standard)	15 gal.	Low	
	5	Quercus douglasii / Blue Oak	15 gal.	Low	
	3	Zelkova serrata 'Village Green' / Sawleaf Zelkova	15 gal.	Moderate	
SHRUBS					
	23	Arctostaphylos densiflora 'Harmony' / Harmony Vine Hill Manzanita	5 gal.	Low	
	17	Arctostaphylos x 'Sunset' / Sunset Manzanita	5 gal.	Low	
	47	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal.	Low	
	52	Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush	5 gal.	Low	
	16	Ceanothus x 'Julia Phelps' / Julia Phelps Wild Lilac	5 gal.	Low	
	3	Heteromeles arbutifolia / Toyon	5 gal.	Low	
	32	Phormium tenax 'Firebird' / Fire Bird Flax	5 gal.	Low	
	30	Yucca x 'Bright Star' / Variegated Spanish Dagger	5 gal.	Low	
GROUND COVERS					
	20	Lavandula angustifolia 'Munstead' / Munstead English Lavender	1 gal.	Low	36" o.c.
	121	Leymus condensatus 'Canyon Prince' / Canyon Prince Giant Wild Rye	1 gal.	Low	42" o.c.
	77	Nandina domestica 'Firepower' / Firepower Heavenly Bamboo	1 gal.	Low	26" o.c.
	78	Rosa x 'Meisentraut' TM / Lemon Drift Rose	1 gal.	Low	42" o.c.
		EXISTING TREE TO REMAIN (TYP.)			

GENERAL NOTES

- All existing trees and shrubs (to remain) shall be protected in place during construction. Damaged trees and shrubs shall be replaced in kind.
- All landscape areas with new plant material shall receive a minimum 3" layer of organic wood chip mulch.
- Irrigation to all plant material shall be low volume drip and shall be operated by a weather based controller with a weather sensor. Irrigation shall conform to City of Grass Valley water conservation standards.

Water Efficient Landscape Worksheet

HYDROZONE/PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIG. METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (Sq. Ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREA							
LOW WATER USE PLANTS	.3	DRIP	.81	.37	11,872	2,994	143,560 GAL.
MODERATE WATER USE PLANTS	.5	DRIP	.81	.62	320	161	6,449 GAL.
TOTALS					(A) 12,192	(B) 4,595	
ETWU Total							150,009 GAL.

Maximum Applied Water Allowance (MAWA). $MAWA = \frac{[Ea]}{[52.66]} \times \frac{[Conversion\ factor]}{[.62]} \times ([ETAF][Landscape\ Area]) + ((1-ETAF) \times SLA) + ([1-.45] \times X0) = 179,127 \text{ GALLONS}$

Estimated Total Water use (ETWU). $ETWU = \frac{[Ea]}{[52.66]} \times \frac{[Conversion\ factor]}{[.62]} \times ([ETAF][Area]) \times [3.155] = 150,009 \text{ GALLONS}$

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B) 4,595
Total Area	(A) 12,912
Average ETAF	(B / A) .38

Note:
 1. Average ETAF for Regular Landscape Areas must be below .55 for residential areas and .45 for non-residential areas.

Rev	Date	Description	Checked	Drawn	Designed
1	11-18-23	PLANNING			

SHERWIN WILLIAMS PAINT STORE
PRELIMINARY LANDSCAPE PLAN
 GATES PLACE AND NEVADA CITY HIGHWAY

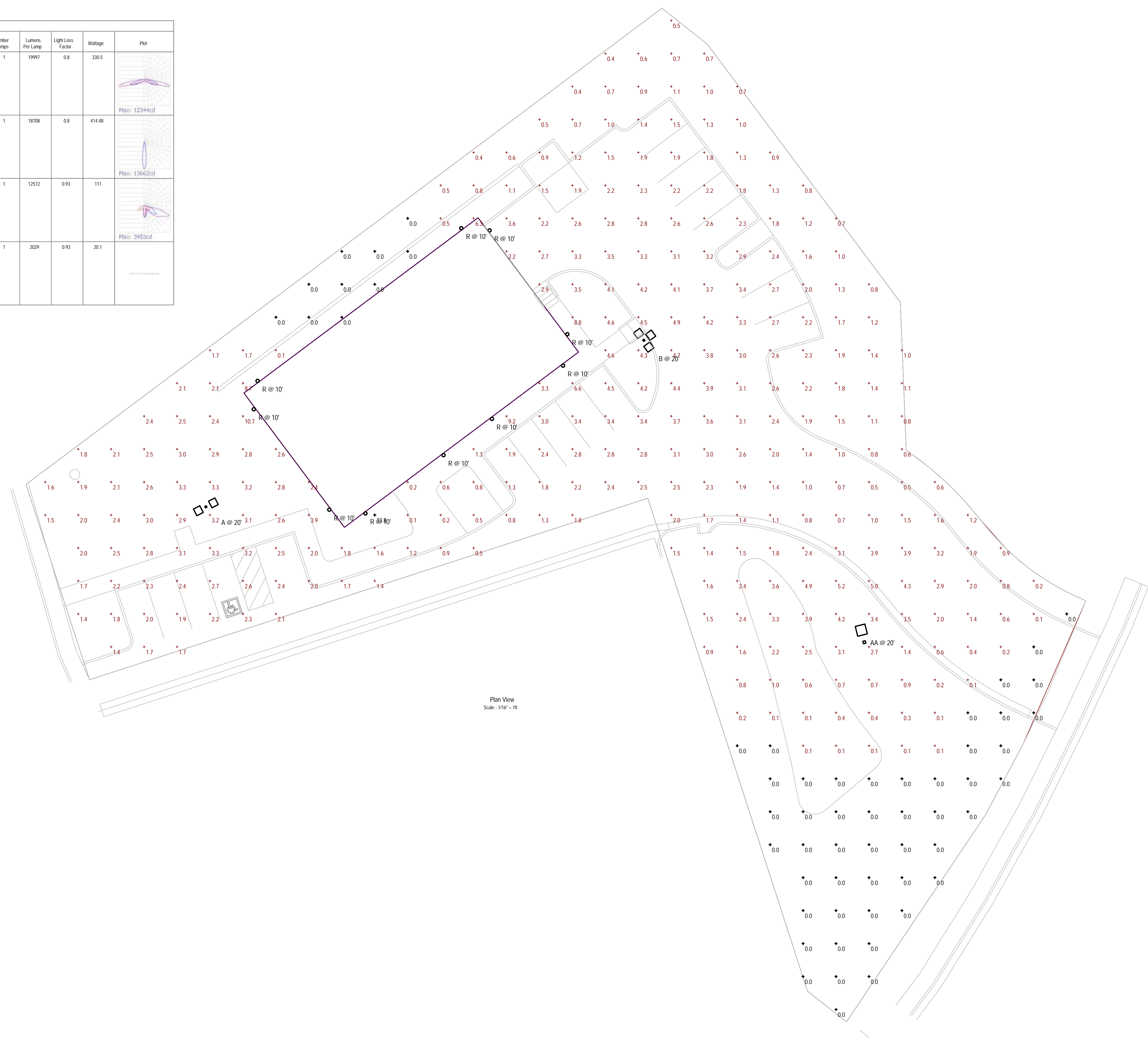
City Of
Grass Valley
 County Of
Placer
 State Of
California

Prepared Under the Direction of:

Sheet
L-1
 Scale:
 Date:
 Project Number:
 Plan File:

Schedule											
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	A		1	Lithonia Lighting	DSX1 LED P6 40K 80CRI TSW	D-Series Size 1 Area Luminaire P6 Performance Package 4000K CCT 80 CRI Type 5 Wide	1	19997	0.8	3305	 Max: 12344cd
	B		1	Lithonia Lighting	DSX1 LED P6 40K 70CRI TSW	D-Series Size 1 Area Luminaire P6 Performance Package 4000K CCT 70 CRI Type 5 Wide	1	18708	0.8	41448	 Max: 13662cd
	AA		1	LSI INDUSTRIES, INC.	MRS-LED-15L-SL-3-40-70CRI-H		1	12572	0.93	111	 Max: 3453cd
	R		10	COOPER LIGHTING SOLUTIONS - LUMIERE (FORMERLY EATON)	9004-W1-JRW, RJ-LED480-S-WT-L2-UNV	LUMIERE LANTERRA 9004 LED WALL LUMINAIRE, RECESSED LENS, SPOT OPTIC, WHITE HOUSING.	1	2029	0.93	20.1	 Max: 3453cd

Statistics						
Description	Symbol	Avg	Max	Min	Avg/Min	Max/Min
Calc Zone #2	+	1.8 fc	13.8 fc	0.0 fc	N/A	N/A



Plan View
Scale = 1/16" = 1ft

Lingl e Design Group, Inc
Lingl e Design Group, Inc
158 West Main Street
Lena, IL 61048
815.369.9155
1764 BLAKE ST
DENVER, CO 80202
303.974.5875
www.lingl edesign.com

CASE Engineering Inc.
796 Menus Court
St. Louis, MO 63126
CERTIFICATE OF AUTHORITY NO. F-20080
T 636.349.1600
F 636.349.1730

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09/27/2023

PROJECT #:
DRAWN BY: CHECKED BY:

- PLANNING SUBMITTAL - 09/27/23
- △ -
 - △ -
 - △ -
 - △ -
 - △ -
 - △ -

SHERWIN WILLIAMS

STORE #:
XXXX

ADDRESS:
TBD

SHEET TITLE:
SITE PHOTOMETRIC PLAN

SHEET NUMBER:
E002

One-Light Outdoor

Wall mounted • Wet location listed **PROGRESS LED**

Description:

6" downlight wall cylinders are ideal for a wide variety of interior and exterior applications including residential and commercial. The aluminum Cylinders offers a contemporary design with its sleek cylindrical form and elegant fade and chip resistant Antique Bronze finish, perfect for today's inspired exteriors. With over 1,050 lumens the LED Cylinders unite performance, energy savings and safety benefits.

Specifications:

- Antique Bronze (-20) (powder coat paint)
- Die cast and extruded aluminum Construction
- Antique Bronze finish.
- Interior finish matches exterior finish.
- Die-cast aluminum construction with durable powder coated finish
- 1,050 lumens 29 lumens/watt (delivered)
- 3000K color temperature, 90+ CRI
- Dimmable to 10% brightness (See Dimming Notes)
- Back plate covers a standard 4" octagonal recessed outlet box
- Mounting strap for outlet box included
- 6" of wire supplied
- Meets California Title 24 high efficacy requirements for outdoor use only

Performance:

Number of Modules	1
Input Power	30w
Input Voltage	120 V
Input Frequency	60 Hz
Lumens/LPW (Delivered)	1,050/29 (LM-79)
CCT	3000 K
CRI	90 CRI
Life (hours)	60,000 (L70/TM-21)
FCC	FCC Title 47, Part 15, Class B
Min. Start Temp	-30 °C
Max. Operating Temp	30 °C
Warranty	5 year warranty
Labels	cCSAus Wet location listed Meets California Title 24 high efficacy requirements for outdoor use only

P5641-20/30K

Images:



Dimensions:

Width: 6"
 Depth: 8-7/8"
 Height: 12"
 H/CTR: 4-1/2"

CUSTOMER NAME _____
 PROJECT NAME _____
 DATE _____ TYPE _____
 CATALOG NUMBER _____

Item # 2.



EWLS L Series LED Wall Pack

The Evolve® LED L Series Wall Pack (EWLS), The Evolve LED L-Series Wall Pack, EWLS, is a designed replacement for 50W to 250W HID, while offering significant energy savings in a long-life LED wall pack. Two-screw housing design enables a fast and simplified installation. The low-watt Egress package is designed to meet recommended illuminance requirements for egress applications such as side and rear exit doors in commercial buildings. Available with Emergency Battery Backup option.

Construction

Housing:	Aluminum die cast enclosure. Integral heat sink for maximum heat transfer
Lens:	Impact resistant tempered glass
Paint:	Corrosion resistant polyester powder paint, minimum 2.0 mil thickness Color: Black, Dark Bronze, Gray & White (RAL & custom colors available) Optional = Coastal Finish
Weight:	8.5lbs (4 kg)

Optical System

Lumens:	1,700 to 7,000
Distribution:	Asymmetric Forward
Efficacy:	117- 148 LPW
CCT:	2700, 3000K, 4000K, 5000K
CRI:	≥70

Electrical

Input Voltage:	120-277V & 347V
Input Frequency:	50/60Hz
Power Factor:	> 90% at rated watts
Total Harmonic Distortion:	≤ 20% at rated watts

Surge Protection

Surge Protection	10kV/5kA (Standard) 3kV/1.5kA (EMBB)
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*Per ANSI C136.2-2015

Emergency Battery Backup

Provides reliable emergency operations when there is a loss to normal power, supported by Independent Secondary Battery.

- Hold-Up Time: 90 minutes @ 1,400 lumens.
- Meet egress light level and uniformity requirements
- Not available in 347V
- Operating Temperature (for EMBB models) 0° to 40°C

- 3kV/1.5kA surge protection for EMBB models.

Not all product variations listed on this page are DLC qualified. Visit www.designlights.org/search to confirm qualifications.



5 Year (Standard)

Lumen Maintenance

Projected Lxx per IES TM-21-11 at 25°C

LUMEN CODES	DISTRIBUTION	LXX(H0K) @ HOURS		
		25,000 HR	50,000 HR	60,000 HR
17, 25 & 40	AF	L99	L99	L99
70	AF	L94	L87	L85

Note: Projected Lxx based on LM80 (≥ 10,000 hour testing). Accepted Industry tolerances apply to initial luminous flux and lumen maintenance measurements.

Luminaire Ambient Temperature Factor

AMBIENT TEMP (°C)	INITIAL FLUX FACTOR	AMBIENT TEMP (°C)	INITIAL FLUX FACTOR
10	1.02	30	0.99
20	1.01	40	0.98
25	1.00	50	0.97

Ratings

Operating Temperature:	-40°C to 50°C
Vibration:	3G per ANSI C136.31-2010
LM-79:	Testing in accordance with IESNA Standards

Controls

Dimming:	Standard - 0-10V
Sensors:	Photo Electric Sensors (PE) available Motion Sensor

Warranty



Catalog #: _____

Project: _____

Prepared By: _____

Date: _____

Item # 2.

Mirada Small Area (MRS)

Outdoor LED Area Light



OVERVIEW	
Lumen Package	6,000 - 30,000
Wattage Range	39 - 209
Efficacy Range (LPW)	112 - 163
Weight lbs(kg)	20 (9.1)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

[Ordering Guide](#)
[Performance](#)
[Photometrics](#)
[Dimensions](#)

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 27 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 4, 5W, FT, and LC/RC.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377
- Minimum CRI of 70.
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 30L lumen packages rated to +40°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- IK08 rated luminaire per IEC 66262 mechanical impact code
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.