



GRASS VALLEY

Planning Commission Meeting

Tuesday, February 20, 2024 at 7:00 PM
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.

COMMISSIONERS

Chair Eric Robins, Vice Chair Greg Bulanti, Commissioner Ari Brouillette, Commissioner Liz Coots, Commissioner Justin Gross

MEETING NOTICE

Planning Commission 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 6:00 p.m. on the 3rd Tuesday of each month. Your interest is encouraged and appreciated.

This meeting is being broadcast "live" on Comcast Channel 17 by Nevada County Media, on the internet at www.cityofgrassvalley.com, or on the City of Grass Valley YouTube channel at <https://www.youtube.com/@cityofgrassvalley.com>.

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 5pm. Comments received after that will be addressed during the item and/or at the end of the meeting. Commission 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 Commission after distribution of the agenda packet will be made available on the City of Grass Valley website at www.cityofgrassvalley.com, subject to City staff's ability to post the documents before the meeting.

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

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

AGENDA APPROVAL

ACTION MINUTES APPROVAL

1. Approval of minutes for planning commission of January 16, 2024.

PUBLIC COMMENT - *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 5pm. Comments received after that will be addressed during the item and/or at the end of the meeting. The Planning Commission will have the option to modify their action on items based on comments received. Action may be taken on any agenda item.*

PUBLIC HEARING ITEMS

2. Time Extension Request (24PLN-04) Berriman Ranch Phase II Duet Project Tentative Subdivision Map, for the subdivision of a ±7.66-acre parcel into 12 zero lot-line lots ranging in size from ±3,984 square feet (Lot 11) to ±8,405 square feet (Lot 12).

Recommendation: That the Planning Commission approve the Extension of Time for the Berriman Ranch Phase II Tentative Map as may be modified by the Planning Commission, which includes the following actions: a. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15162; and b. Adopt Findings of Fact for approval of the an Extension of Time for the Tentative Map as presented in the Staff Report; and, c. Approve the Extension of Time for the Berriman Ranch Phase II Duet Project Tentative Subdivision Map in accordance with the Conditions of Approval and the Mitigation Monitoring Table adopted for the project, attached to the Staff Report.

3. 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)

Recommendation: That the Planning Commission approve the Development Review Permit for the ±4,300 square foot retail paint store as presented, as may be modified at the public meeting, which includes the following actions: a. A recommendation that the Development Review project is Categorical 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 ±1.5 acre site as presented in accordance with the Conditions of Approval, attached to the Staff Report.

4. Housing Element Annual Progress Report 2023 **Environmental Status:** Not a Project

Recommendation: Receive and File; No formal action necessary

OTHER BUSINESS

5. Review of City Council Items.
6. Future Meetings, Hearings and Study Sessions

BRIEF REPORTS BY COMMISSIONERS

ADJOURN

POSTING NOTICE

This is to certify that the above notice of a Planning Commission Meeting, scheduled for Tuesday, February 20, 2024 at 6:00 PM was posted at city hall, easily accessible to the public, as of 5:00 p.m. Thursday, February 15, 2024.

Taylor Day, City Clerk



GRASS VALLEY
Planning Commission Meeting

Tuesday, January 16, 2024 at 7:00 PM
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

MINUTES

CALL TO ORDER

Meeting called to order at 7:02 pm.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Commissioner Ari Brouillette
Commissioner Liz Coots
Commissioner Justin Gross
Vice Chairman Greg Bulanti
Chairman Eric Robins

AGENDA APPROVAL

Motion made by Vice Chairman Greg Bulanti, seconded by Commissioner Coots.
Voting Yea: Commissioner Brouillette, Vice Chairman Bulanti, Commissioner Coots,
Commissioner Gross, Chairman Robins

ACTION MINUTES APPROVAL

1. Minutes for December 19, 2023.

Motion made by Commissioner Coots, Seconded by Commissioner Gross.
Voting Yea: Commissioner Brouillette, Vice Chairman Bulanti, Commissioner Coots,
Commissioner Gross, Chairman Robins

PUBLIC COMMENT -

Public comment in person: Don Ravines

PUBLIC HEARING ITEMS

2. Sierra Guest Home Expansion at 131 Glenwood Avenue (**23PLN-28, Continued from December 19, 2023**): Variance application to consider the Sierra Guest Home addition into the 20-foot rear setback and in excess of the 50% site coverage limit.

Amy Wolfson, City Planner, gave presentation to the commission.

Public Comment: Ryan Schewart, Nick Gariva, Ricky Colby, Jason Dany, Daniel Compline, Adreana Schewart, Wayne Cooly

Motion to accept variance application to consider the Sierra Guest Home addition into the 20-foot rear setback and in excess of the 50% site coverage limit made by Commissioner Coots, Seconded by Commissioner Bulanti.

Voting Yea: Commissioner Brouillette, Vice Chairman Bulanti, Commissioner Coots, Chairman Robins

Voting Nay: Commissioner Gross

- 3. Holiday Inn Express project at 961 Plaza Drive (22PLN-37): Development Review application for the construction of a three-story, ±42,000 square foot/80 room Holiday Inn Express on a 2.74 acre portion of an 11.77 acre parcel on land zoned Central Business District (C-2)

Amy City Planner, gave presentation to the commission.

Public Comment: Dan Raveans, Linda Cruz, Jim L, Jim Gaylin, unnamed

Motion to approve as submitted by Commissioner Coots, Seconded by Commissioner Brouillette.

Voting Yea: Commissioner Brouillette, Vice Chairman Bulanti, Commissioner Coots, Commissioner Gross, Chairman Robins

OTHER BUSINESS

- 4. Review of City Council Items.
- 5. Future Meetings, Hearings and Study Sessions

BRIEF REPORTS BY COMMISSIONERS

ADJOURN

Meeting adjourned at 9:00 pm.

Eric Robins, Chair

Taylor Day, City Clerk

Adopted on: _____

Taylor Day

From: WIRELESS CALLER - Voicemail box 8880 <noreply@voicemail.goto.com>
Sent: Tuesday, January 9, 2024 7:53 PM
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Subject: Voicemail from (530) [REDACTED] on Jan 9 2024 7:50 PM
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New voicemail message

Time: Tuesday, January 9 2024 7:50 PM

From: [REDACTED]

Duration: 55 seconds

Voicemail box: 8880

Transcript: Yes, Matthew Coulter, Calling about the Fourth Street Intersection, Colfax Avenue. I think all the council member should stand that intersection for five minutes and just see what goes on. And the pictures that are being presented in the presentation are incorrect, because those are all aerial pictures that were done before. It was repaired and sidewalk was put in, and the bridge over the creek, widened their bed. And the crosswalk is up the hill farther, which is even more dangerous than it was before. So you really, really need to see what's going on there, because this whole one way thing is just going to push everyone on the Oprah Street in Oak Street, and threw Memorial Park. It not going to work. Thanks a lot.

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New voicemail message

Time: Tuesday, January 9 2024 7:26 PM
From: [REDACTED]
Duration: 4 minutes 39 seconds
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Transcript: Hello, good evening. My name is David Grill, and I've been a resident of Lake Nevada County over a decade. I have children here. You I, I want to address the Council around the motion being asked around the Cease Fire. And I would like to first of all say that I would like a ceasefire, 100%, but with some conditions. And those conditions are that all hostages are returned that must actually ceases fire. And the velocity is fire and that the hum stops using their own people as human shields. I care about the Palestinian people. I have friends who are Palestinian people. I care for their lives greatly in for their freedoms. LGBTQ is not an option, women's, right, there's not a thing, the list goes on around how comma itself is abusing their own people. As to the Council itself, having these discussions and spending all its time, every Council meeting for the past month or so, around this topic, rather than our

own community. I urge you to make a motion, take this item off the table. With that being said, I would like to ask for an item to be added to the discussions, and that is the rise of anti semitism in the County. And this is not some kind of you hypothetical thing. I myself am a musician and I was personally. Attack basically by one of the members of Peace and Justice of Nevada County. one of the members who spoke and stood in front of you, one of the number is, who hasn't been making a lot of efforts to speak for the Palestinian people, but actually has done nothing to benefit their lives, but rather arm hours here, I was playing music outside the Briar Patch. Upon seeing me shouted at me that I'm a Zionist and proceeded to go home to come back with another, use a megaphone signs, masks and start shouting at me while I'm playing, in front of the briar patch. All this without actually knowingly, other than the fact that I, I had come to the Nevada County Council, express my, My concerns, though, Miss her last name, is real. It is happening. There are more accounts that are not my personal one. I'm sharing my, but it is a real thing that's happening. And its people summer, well attended and summer intended. And just right in the waves. Though I think that we should really to refocus, what is it that we want to bring into our county? Because right now, this is only grading issues. I hope that you're wise enough to see beyond the policy. And to understand that us, in our little town, comma to some kind of resolution around international policies, is not really the way to make our lives better. Unfortunately, the way to make our lives better, and by showing an example of how we hear as a community, we respect one another, How we move forward that way, to create reports into the world, rather than bring the problems of the world into our community. Thank you very much, and I hope you have a beautiful evening.

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To: Public Comments
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New voicemail message

Time: Tuesday, January 9 2024 5:56 PM

From: [REDACTED]

Duration: 1 minute 12 seconds

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Transcript:
Hello, my name is Joe Lena Smith. I'm a resident of Grass Valley. ... and I am calling to add to the public comment tonight, in agreement with you calling for a ceasefire. Please consider signing an agreement And if you're not ready to put it on the agenda as an action item, I recommend that you add it to the next meeting as a discussion item. I believe this only takes one Council number to do so. So I urge one of you, even, just one of you, to add it as a discussion item. Take the first step in making a stand for this and open it up so that we can have a discussion between our Council members of the public 80% of Democrats ... for a ceasefire. And I can't remember the number of Republicans and Independents, but it is over 50%. So that is in the

majority, the vast country once this. And I'd love for you to make a stand enjoying other cities in making a request for a ceasefire. Thank you.

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New voicemail message

Time: Tuesday, January 9 2024 5:02 PM
From: [REDACTED]
Duration: 1 minute 28 seconds
Voicemail box: 8880

Transcript: Hello, my name is Jonah plot. I'm a resident of Grass Valley. I'm calling in support of resolution calling for a ceasefire and Gaza. Sherwin this is being shared. It says beginning of the end of the meeting, But I will say that in the past meetings that I've witnessed, there was a lot of contention and issues with people assuming that we're being anti semitic and asking for a cease fire that is not the case. And fact, the wording should be included within the resolution that we are against. Racism, an anti semitism, and our community, and I am asking you, all the council members that you take responsibility for this discussion that we're bringing to you. We are not council number is we are not able to put this to a vote. We are not able to draft a resolution habit, you know, set in front of you to be discussed. We're bringing this issue and I find it somewhat disrespectful that it hasn't been followed through on a resolution,

and a discussion point hasn't been put on the agenda, and I'm hoping that is what you're doing before the end of this meeting. Thank you.

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Prepared by: Amy Wolfson, City Planner

DATA SUMMARY:

Application Number: 24PLN-04
Subject: Time Extension Request: Berriman Ranch Phase II Duet Project Tentative Subdivision Map, for the subdivision of a ±7.66-acre parcel into 12 zero lot-line lots ranging in size from ±3,984 square feet (Lot 11) to ±8,405 square feet (Lot 12).
Owner: Asset Builders, Etal
Applicant: Martin Wood, SCO Planning & Engineering
Zoning/General Plan: Central Business (C-2) Zone/Commercial
Entitlements: Tentative Subdivision Map

RECOMMENDATION:

1. That the Planning Commission approve the Extension of Time for the Berriman Ranch Phase II Tentative Map as may be modified by the Planning Commission, which includes the following actions:
 - a. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15162; and
 - b. Adopt Findings of Fact for approval of the an Extension of Time for the Tentative Map as presented in the Staff Report; and,
 - c. Approve the Extension of Time for the Berriman Ranch Phase II Duet Project Tentative Subdivision Map in accordance with the Conditions of Approval and the Mitigation Monitoring Table adopted for the project, attached to the Staff Report.

BACKGROUND:

Following Planning Commission Recommendation on October 14, 2010, the City Council approved the Berriman Ranch project on December 14, 2010. The project included annexation and rezoning of 121 acres, and a planned development for a subdivision map to create 30 single-family lots on approximately 10 acres (Berriman Ranch Phase I). The project approval included a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program for the project and also considered potential future development at a program level.

In 2014, the City Council certified an Environmental Impact Report (EIR), and approved the Southern Sphere of Influence Planning and Annexation Project, followed by a Subsequent Environmental Impact Report (SEIR) in 2021 to change the sphere boundary. The SEIR

broadly covered the Berriman Ranch residential area, which was included in the annexation of the Southern Sphere.

At its meeting of May 18, 2021, the Planning Commission approved the Berriman Ranch Phase II subdivision map, along with entitlements for Development Review and Planned Development permits for the division of a ±7.66-acre parcel into 12 zero lot-line lots, subject to the attached conditions of approval (20PLN-34). The commission also certified an addendum to the Initial Study/Tiered Mitigated Negative Declaration, which had tiered off of the adopted Southern Sphere EIR.

PROJECT DESCRIPTION:

The applicant filed an application for a three-year extension of his project prior to the expiration of the tentative map slated for May 18, 2024. This extension request is consistent with the municipal code map extension provisions outlined in section 17.81.140. That section allows up to two thirty-six-month extensions after making the findings outlined below. However, the Development Review and Planned Development permit extension provisions are governed under a separate section of the development code, 17.74.060 (T.2) and only allow two one-year extensions, the first of which may be granted by staff. Staff is prepared to extend those entitlements by one year. All conditions of approval and mitigation measures previously adopted under 20PLN-34 remain applicable.

The two different time extension provisions will result in disparate timelines for components of the same project, which is unfortunate. Staff will likely make a future recommendation that entitlements that are associated with a tentative map follow the tentative map timelines when we prepare the next development code update.

ENVIRONMENTAL DETERMINATION:

The proposed Project consists of an extension of time for a previously-approved tentative subdivision map (20PLN-34), therefore, the proposal is a project under CEQA. Staff has reviewed the Project and determined that the Project requires no further environmental review pursuant to State CEQA Guidelines Section 15162 (a) (3) (Subsequent EIRs and Negative Declarations), which states that when an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, there is no new information of substantial importance and no new significant effects that were not discussed in the adopted Mitigated Negative Declaration (MND). All previously adopted mitigation measures apply.

FINDINGS:

In accordance with Sections 17.81.140 (B) - The review authority may grant two thirty-six-month extensions to the initial time limit, only after finding that:

1. There have been no changes to the provisions of the general plan, any applicable specific plan or this development code applicable to the project since the approval of the tentative map; and

2. There have been no changes in the character of the site or its surroundings that affect how the policies of the general plan or other standards of this development code apply to the project; and
3. There have been no changes to the capacities of community resources, including, but not limited to, water supply, sewage treatment or disposal facilities, roads or schools so that there is no longer sufficient remaining capacity to serve the project.

ATTACHMENTS:

1. Map Extension Application
2. 20PLN-34 Approval Letter
3. Berriman Ranch Phase II approved map
4. Conditions of Approval
5. Mitigation Monitoring Table

Berriman Ranch Map Phase II
Map Extension Request
Attachment List

1. Map Extension Application
2. 20PLN-34 Approval Letter
3. Berriman Ranch Phase II approved map
4. Conditions of Approval
5. Mitigation Monitoring Table

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

**UNIVERSAL PLANNING
 APPLICATION**
 * DUE WITH EVERY PLANNING APPLICATION *



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
Extension of Time- DRC	\$607.00
Tentative Map Extensions	\$1,047.00
Total:	\$ 1,654.00

<u>Applicant/Representative</u>	<u>Property Owner</u>
Name: SCO Planning & Engineering	Name: Asset Builders, Etal
Address: 140 Litton Dr, Suite 240 Grass Valley, CA 95945	Address: 7969 Engineer Rd. Ste 108 San Diego, CA 92111
Phone: 530-272-5841	Phone: 858-792-5500
E-mail: martinwood@scopeinc.net	E-mail: sj-kahn@msn.com; fred@assetpropertygroup.com

<u>Architect</u>	<u>Engineer</u>
Name:	Name: SCO Planning & Engineering
Address:	Address: 140 Litton Dr, Suite 240 Grass Valley, CA 95945
Phone: ()	Phone: 530-272-5841
E-mail:	E-mail: martinwood@scopeinc.net

1. Project Information

a. Project Name Berriman Ranch Phase II

b. Project Address Picadilly Lane

c. Assessor's Parcel No(s) 022-140-055, 022-140-056 (will change due to LLA recordation (Faber/Asset Builders LLA))
(include APN page(s))

d. Lot Size 7.13 +- acres (reflecting LLA submittal)

2. Project Description

We are formally requesting a three (3) year extension to the approved 12 lot/ 12 duplex units tentative map, development review, and planned development for 20PLN-34.

3. General Plan Land Use: Proposed ULD, UMD, UHD, OS

4. Zoning District: R-1, R-2, R-3, OS

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: _____

JOSEPH F. OLIVER *MANAGER*

**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):	

Company Name

Name
Title
Street Address
City, State, Zip

Company
Street Address
City, State, Zip

Re: Project Name
APN: 00-000-00, County

To Whom It May Concern:

I, NAME, Authorized Representative and Project Applicant, do authorize SCO Planning & Engineering, Inc. to sign all applications and documents necessary for processing the above-referenced project.

Sincerely,



(Signature)

SAMUEL J. KAHN

(Printed Name)

PRESIDENT / CEO GREAT WESTERN MORTGAGE

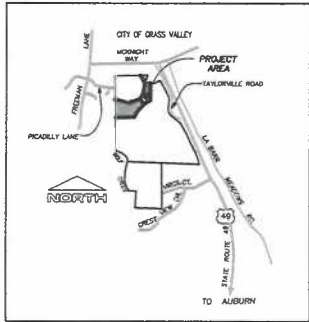
(Title)

01-09-2017

(Date)

TENTATIVE MAP BERRIMAN RANCH - PHASE 2

NOVEMBER, 2020



LOCATION MAP
Not to Scale



LEGEND:

- SOFT SURFACE TRAIL
- SEASONAL TRIBUTARY
- PUBLIC TRAIL AND OPEN SPACE EASEMENT
- P.D.E. PUBLIC DRAINAGE EASEMENT

NOTES:

1. BUILDING OUTLINES ARE SHOWN APPROXIMATE. MINIMUM BUILDING SETBACKS: FRONT - 5' TO BUILDING FACADE, SIDE - 5', REAR - 10'

PROJECT INFORMATION:

OWNER / APPLICANT:
ASSET PROPERTY MANAGEMENT, INC.
7909 ENGINEER ROAD, SUITE 108
SAN DIEGO, CA 92111
(619) 792-5500
CONTACT PERSON(S): FRED OLVER & SANDY KAHN

PLANNING & ENGINEERING:
SCD PLANNING & ENGINEERING, INC.
140 LITTON DRIVE SUITE 240
GRASS VALLEY, CA 95945
(530) 272-5841
CONTACT PERSON: MARTIN WOOD P.L.S.

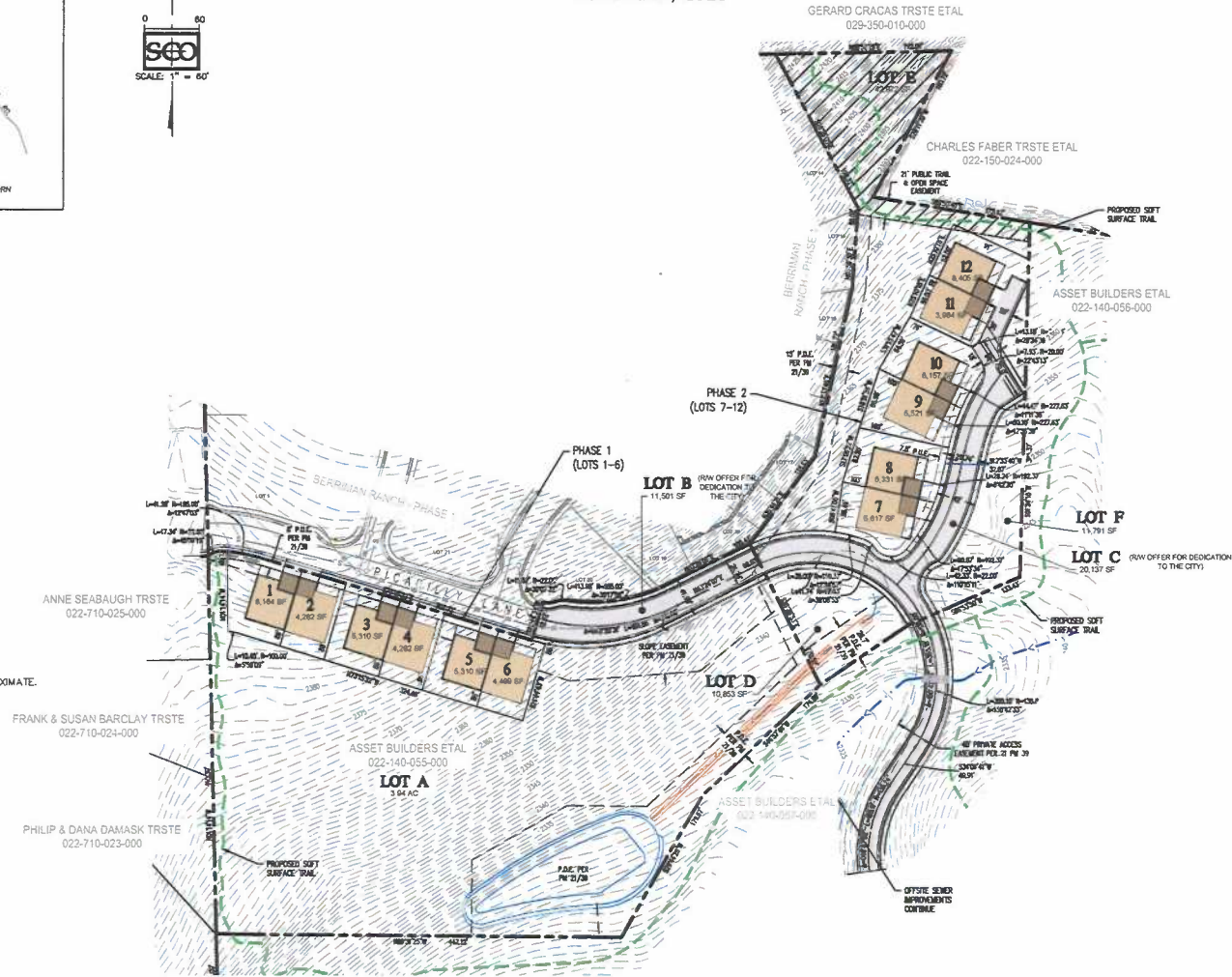
ASSESSOR'S PARCELS:
022-140-056 AND 022-140-055

LAND AREA:
TOTAL AREA: 7.66± ACRES
ZONING DESIGNATION:
R2

GP DESIGNATION:
U&O

WATER:
NEVADA IRRIGATION DISTRICT
SEWER:
CITY OF GRASS VALLEY

LOT COUNT:
SINGLE FAMILY -12 DUPLEX LOTS



NO.	REVISIONS	DATE

CALIFORNIA

BERRIMAN RANCH
TENTATIVE MAP

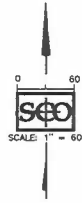
CITY/TOWNSHIP/COUNTY



GRASS VALLEY
(530) 272-6841
TEL: (530) 589-4043
FAX: (530) 272-6880

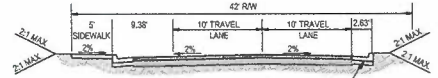
PRELIMINARY GRADING AND DRAINAGE BERRIMAN RANCH - PHASE 2

NOVEMBER, 2020

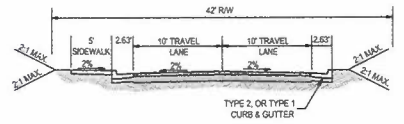


LEGEND:

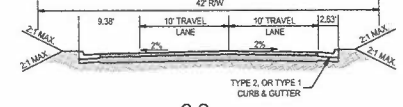
- SLOPE 30% OR GREATER
- FRESHWATER EMERGENT WETLAND
- SOFT SURFACE TRAIL
- SEASONAL TRIBUTARY
- OVERHEAD POWER LINES
- 8" GRAVITY SEWER LINE
- 4" AND 6" SEWER FORCE MAIN
- POTENTIAL WETLANDS BOUNDARY



A-A
CROSS-SECTION (PARKING ONE-SIDE)



B-B



C-C
CROSS-SECTION (PARKING ONE-SIDE)

PROJECT INFORMATION:

OWNER / APPLICANT:
ASSET PROPERTY MANAGEMENT, INC.
7969 ENGINEER ROAD, SUITE 108
SAN DIEGO, CA 92111
(619) 792-5500
CONTACT PERSON(S): FRED OLIVER & SANDY KAHN

PLANNING & ENGINEERING:
SCO PLANNING & ENGINEERING, INC.
140 LITTON DRIVE SUITE 240
GRASS VALLEY, CA 95945
(530) 272-5841
CONTACT PERSON: MARTIN WOOD P.L.S.

ASSESSOR'S PARCELS:
022-140-056 AND 022-140-055

LAND AREA:
TOTAL AREA: 7.656 ACRES
ZONING DESIGNATION:
R2

GP DESIGNATION:
UMB

WATER:
NEVADA IRRIGATION DISTRICT

SEWER:
CITY OF GRASS VALLEY

LOT COUNT:
SINGLE FAMILY -12 DUPLEX LOTS

BERRIMAN RANCH
PRELIMINARY GRADING, DRAINAGE, AND UTILITY

CITY/TOWNSHIP/COUNTY
CALIFORNIA



GRASS VALLEY
(530) 878-0941
TRUCKEE
(530) 868-0443
PAK (530) 272-0880

2 OF 2

EXHIBIT "B" LOT LINE ADJUSTMENT 23PLN-20

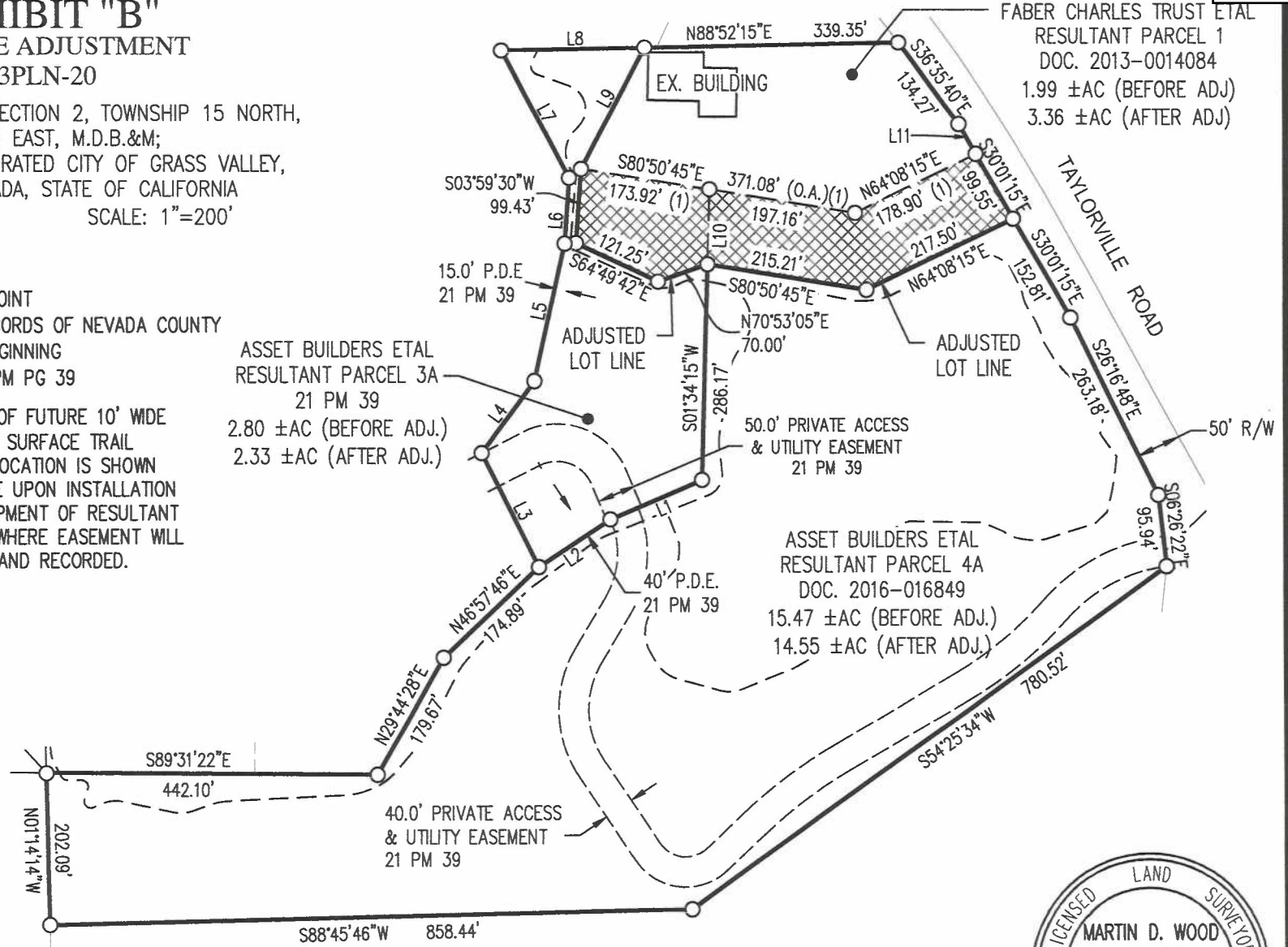
BEING A PORTION OF SECTION 2, TOWNSHIP 15 NORTH,
RANGE 8 EAST, M.D.B.&M;
WITHIN THE INCORPORATED CITY OF GRASS VALLEY,
COUNTY OF NEVADA, STATE OF CALIFORNIA
OCTOBER, 2023 SCALE: 1"=200'

- LEGEND:
- DIMENSION POINT
 - O.R.N.C. OFFICIAL RECORDS OF NEVADA COUNTY
 - POB POINT OF BEGINNING
 - (1) PER BK 21 PM PG 39
 - CENTERLINE OF FUTURE 10' WIDE PUBLIC SOFT SURFACE TRAIL EASEMENT. LOCATION IS SHOWN APPROXIMATE UPON INSTALLATION AND DEVELOPMENT OF RESULTANT PARCEL 3A WHERE EASEMENT WILL BE DEFINED AND RECORDED.

ASSET BUILDERS ETAL
RESULTANT PARCEL 3A
21 PM 39
2.80 ±AC (BEFORE ADJ.)
2.33 ±AC (AFTER ADJ.)

ASSET BUILDERS ETAL
RESULTANT PARCEL 4A
DOC. 2016-016849
15.47 ±AC (BEFORE ADJ.)
14.55 ±AC (AFTER ADJ.)

FABER CHARLES TRUST ETAL
RESULTANT PARCEL 1
DOC. 2013-0014084
1.99 ±AC (BEFORE ADJ.)
3.36 ±AC (AFTER ADJ.)



NOTES:

1. ALL PRE-EXISTING LOT LINES SHALL BE CONSIDERED ERASED OR MERGED BY THIS BOUNDARY LINE ADJUSTMENT.

THIS PLAT CONFORMS TO LOT LINE ADJUSTMENT
23PLN-20 APPROVED BY THE CITY OF GRASS
VALLEY CITY ENGINEER ON AUGUST 30, 2023.



BJORN P. JONES, RCE 75378



EXHIBIT "B" LOT LINE ADJUSTMENT 23PLN-20

BEING A PORTION OF SECTION 2, TOWNSHIP 15 NORTH,
RANGE 8 EAST, M.D.B.&M;
WITHIN THE INCORPORATED CITY OF GRASS VALLEY,
COUNTY OF NEVADA, STATE OF CALIFORNIA
OCTOBER, 2023 SCALE: 1"=200'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	133.43'	N 66°53'50" E
L2	114.99'	N 56°30'33" E
L3	170.59'	N 26°35'53" W
L4	118.83'	N 36°44'21" E
L5	186.72'	N 12°33'40" E
L6	88.02'	N 03°59'30" E
L7	190.32'	S 28°25'05" E
L8	192.07'	N 88°52'15" E
L9	180.72'	N 28°11'20" E
L10	100.20'	S 01°34'15" W
L11	45.24'	N 30°01'15" W





CITY OF GRASS VALLEY
Community Development Department
Thomas Last, Community Development Director

125 East Main Street
Grass Valley, CA 95945

Building Division
530-274-4340
Planning Division
530-274-4330
530-274-4399 fax

May 21, 2021

SCO Planning & Engineering
140 Litton Drive, Suite 240
Grass Valley, CA 95945
Attn: Martin Wood
(via email)

RE: Berriman Ranch Phase II Duet Project Approval (20PLN-34) for the division of a ±7.66-acre parcel into 12-zero lot line duets in the R-1 & R-2 Zones (APNs: 022-140-055 & 022-140-056).

Dear Mr. Wood,

At its meeting of May 18, 2021, the Planning Commission approved the project noted above, subject to the attached conditions of approval.

This action is final unless appealed to the City Council within 15 days of the date of this action or by 5:00 p.m., June 2, 2021. Appeals will be scheduled for the first available City Council meeting date. If an appeal is filed, you will be notified by mail of the date and time of the hearing.

If you have any questions, please contact me at (530) 274-4712 or lancel@cityofgrassvalley.com

I thank you for your time and consideration in this matter.

Sincerely,

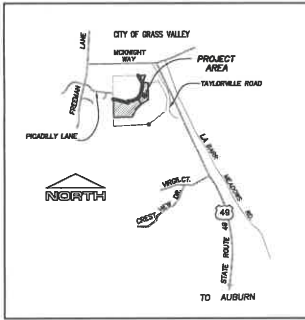

Lance E. Lowe, AICP
Principal Planner

Enclosure: Conditions of Approval

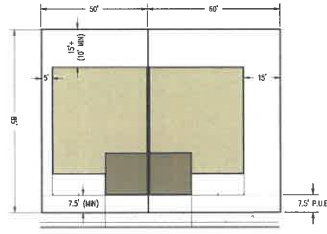
cc: File

TENTATIVE MAP BERRIMAN RANCH - PHASE 2

JANUARY, 2020



LOCATION MAP
Not to Scale



TYPICAL SITE PLAN AREA AND SETBACKS

LEGEND:

- SOFT SURFACE TRAIL
- SEASONAL TRIBUTARY
- PUBLIC TRAIL AND OPEN SPACE EASEMENT
- P.D.E. PUBLIC DRAINAGE EASEMENT

LOT COUNT:

SINGLE FAMILY -12 DUPLEX LOTS

PROJECT INFORMATION:

OWNER / APPLICANT:
ASSET PROPERTY MANAGEMENT, INC.
7969 ENGINEER ROAD, SUITE 108
SAN DIEGO, CA 92111
(858) 792-5500
CONTACT PERSON(S): FRED OLIVER & SANDY KAHN

PLANNING & ENGINEERING:
SCO PLANNING & ENGINEERING, INC.
140 LITTON DRIVE SUITE 240
GRASS VALLEY, CA 95945
(530) 272-5844
CONTACT PERSON: MARTIN WOOD P.L.S.

ASSESSOR'S PARCELS:
022-140-055, 022-140-056

LAND AREA:
TOTAL AREA: 7.68± ACRES

ZONING DESIGNATION:
R1, R2

GP DESIGNATION:
ULD, UMD

WATER:
NEVADA IRRIGATION DISTRICT

SEWER:
CITY OF GRASS VALLEY



NOTES:

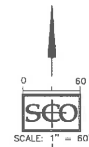
1. BUILDING OUTLINES ARE SHOWN APPROXIMATE. MINIMUM BUILDING SETBACKS FRONT-10' TO BUILDING FACADE SIDE - 5' REAR - 10'
2. THIS IS A PHASED PROJECT. THE ORDER OF PHASING MAY BE MODIFIED AND/OR COMBINED WITH OTHER PHASES.

BERRIMAN RANCH
TENTATIVE MAP

CITY/TOWNSHIP/COUNTY

CALIFORNIA

DESIGNED: MOW	DATE
DRAWN: NST	REVISIONS
PROJ. NO: 0121	NO.
ENG. SEE DWG. STAMP	
DATE: JANUARY, 2021	

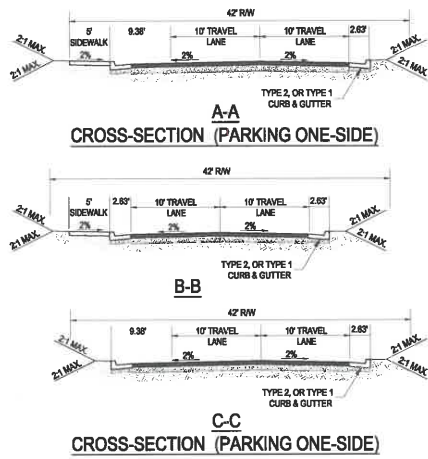


GRASS VALLEY
(930) 878-8441
TRUCKEE
(800) 688-4048
FAX (930) 878-8880

1 OF 2

PRELIMINARY GRADING AND DRAINAGE BERRIMAN RANCH - PHASE 2

JANUARY, 2020



LEGEND:

- SOFT SURFACE TRAIL
- SEASONAL TRIBUTARY
- 8" WATER LINE
- 8" GRAVITY SEWER LINE
- 4" AND 6" SEWER FORCE MAIN
- 4" AND 6" SEWER FORCE MAIN



PROJECT INFORMATION:
OWNER / APPLICANT:
ASSET PROPERTY MANAGEMENT, INC.
7969 ENGINEER ROAD, SUITE 108
SAN DIEGO, CA 92111
(608) 792-5500
CONTACT PERSON(S): FRED OLIVER & SANDY KAHN

PLANNING & ENGINEERING:
SCO PLANNING & ENGINEERING, INC.
140 LITTON DRIVE SUITE 240
GRASS VALLEY, CA 95945
(530) 272-5844
CONTACT PERSON: MARTIN WOOD P.L.S.

ASSESSOR'S PARCELS:
022-140-055, 022-140-056

LAND AREA:
TOTAL AREA: 7.666 ACRES

ZONING DESIGNATION:
R1, R2

GP DESIGNATION:
U3D, U40D

WATER:
NEVADA IRRIGATION DISTRICT

SEWER:
CITY OF GRASS VALLEY

BERRIMAN RANCH
PRELIMINARY GRADING, DRAINAGE, AND UTILITY



GRASS VALLEY
(530) 272-5844
FORKLEZE
(530) 268-4648
FAR. (530) 878-0550



Conditions of Approval –
Berriman Ranch Phase II Duet Project Tentative Subdivision Map,
Development Review and Planned Development (20PLN-34)

A. GENERAL/DESIGN CONDITIONS OF APPROVAL:

1. The approval date for this project *is May 18, 2021*. This project is approved for a period of three (3) years and shall expire on *May 18, 2024*, unless the project has been effectuated (i.e., a building permit has been issued) or the applicant requests a time extension that is approved pursuant to the Development Code.
2. The project shall be constructed in accordance with the Tentative Subdivision Map, Development Review and Planned Development (20PLN-34) approved by the Planning Commission. Minor design changes may be approved by the Community Development Director when determined to be substantially compliant with the Planning Commission's Approval. Major design changes not in substantial compliance shall be approved by the Planning Commission as determined by the Community Development Director.
3. Other than lot size and setbacks, the Berriman Ranch Phase II Duet Project shall be in compliance with the standards for the Single Residential (R-1) and Two-Family Residential (R-2) Zone.
4. The maximum exposed height of retaining walls shall be 6 feet. Retaining walls shall be stepped, with a minimum separation of 5 feet between walls. The design for any retaining walls abutting the public right-of-way shall be shown on the improvement plans. All exposed portions of the retaining wall shall be constructed of split face, slump stone or other decorative block. Colors and materials shall be subject to the approval of the Director of Public Works and the Community Development Director.
5. Prior to the issuance of a Certificate of Occupancy for each residence, a 6-foot black metal fence shall be installed in the rear yards with wood fencing around the perimeter. Good Neighbor fencing shall not exceed three (3) feet in height in the front yard. Good Neighbor fencing shall be constructed of cedar or redwood and shall not exceed six (6) feet in height in the side and rear yards.
6. The established Berriman Ranch Phase II Homeowners Association shall be responsible for the common areas.
7. In order to achieve architectural diversity within the development, consistent with the City's Design Guidelines, the proposed elevations shall be modified to include:
 - a. The porch shall be extended/enlarged so that it is useable (i.e., 6 by 8) with wall line extending beyond the garage a minimum of five feet.
 - b. Natural materials such as horizontal lap siding and board and batt siding should be the predominate material on the front elevations. An additional

**Conditions of Approval –
Berriman Ranch Phase II Duet Project Tentative Subdivision Map,
Development Review and Planned Development (20PLN-34)**

- material such as veneer is also recommended. The front elevation materials should wrap around the side elevation to the fence line.
- c. Garages shall be setback from the living area a minimum of 5 feet and shall be setback from the property line a minimum of 20 feet.
8. Parcel A encompassing the detention basin and wetland parcel shall be designed with the following elements to the satisfaction of the Public Works and Community Development Director:
 - a. Natural vegetation and landscaping shall be installed in and around the detention basin;
 - b. The wetland parcel shall be fenced with split rail fencing around the perimeter of the property with wetland informative signage outlining the benefits of wetlands.
 - c. Lot A shall be maintained by a Homeowners Association or other private entity;
 9. To delineate pedestrian pathways for the connection of sidewalks, decorative paving shall be installed at all pedestrian crossings within the development. Decorative paving and pedestrian striping shall be to the satisfaction of the Public Works and Community Development Directors.
 10. Prior to the issuance of a building permit, the applicant shall submit 2 typical front yard landscaping plans to the satisfaction of the Community Development Department. If over 500 square feet of irrigated landscaping is proposed, the applicant shall submit a landscape permit in accordance with the City's Water Efficient Landscape Ordinance.
 11. The applicant shall file a Notice of Determination, including payment of associated Fish and Game and County Recorder fees, in the office of the County Clerk within (5) days after the approval date of the project. The applicant shall provide a copy of the notice to the City.
 12. The applicant agrees to defend, indemnify, and hold harmless the City in any action or proceeding brought against the City to void or annul this discretionary land use approval.
- B. PRIOR TO ISSUANCE OF A GRADING PERMIT, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:**
1. The applicant shall submit to the Building Department for review and approval, an improvements and grading plan prepared by a Registered Civil Engineer; shall obtain a Grading Permit; and shall pay all appropriate fees for plan check and inspection. The grading and improvement plans shall include but not be limited to

**Conditions of Approval –
Berriman Ranch Phase II Duet Project Tentative Subdivision Map,
Development Review and Planned Development (20PLN-34)**

roadway/driveway slopes and elevations, curb, gutters, sidewalks, striping and signing, paving, water and sewer pipelines, storm drains, street/parking lot lights, accessible access from the sidewalk to the building and from the accessible parking spaces to the building, retaining walls, any necessary alteration of existing utilities, and all easements, in accordance with City Improvement Standards.

2. The project plans shall include the following note:

All trees to be saved shall be enclosed by a construction barrier placed around the dripline zone of the tree. The construction barrier shall consist of four-foot-tall mesh safety fencing in a bright color. The fencing shall be tied to six-foot tall metal poles spaced a maximum of twenty feet apart. Each pole shall be placed with two feet below the surface of the ground.

3. If trees to be removed are 6" or greater in diameter, are classified to be in Group A or B per the California Forest Practice Rules, and are on timberland, the applicant shall obtain on the following harvest document(s) from the California of Forestry and Fire Protection and submit a copy of the approved document to the City.
- a. Less Than 3 Acre Conversion Exemption. Any project with less than 3 acres of land disturbance may qualify (see 14 CCR 1104.1 (a)(2) for conditions).
 - b. Timberland Conversion (PRC4621) and Timber Harvest Plan (PRC.4581). Any project with 3 acres or greater or that do not meet the conditions in 14 CCR 1104.1 (a)(2).
4. The applicant shall obtain a tree removal permit from the Grass Valley Public Works Department.
5. The applicant shall submit to the Building Department for review and approval two copies of a detailed Soils Engineering Report and Engineering Geology Report certified by a Civil Engineer registered in the State of California. In addition to the California Building Code requirements, the report shall specify the pavement structural sections for the proposed roadways in relation to the proposed traffic indexes. The improvements and grading plans shall incorporate the recommendations of the approved Soils Engineering Report and Engineering Geology Report. The project developer shall retain a civil engineer, soils engineer, and engineering geologist to provide professional inspection of the grading operations. If work is observed as not being in compliance with the California Building Code and the approved improvements and grading plans, the discrepancies shall be reported immediately in writing to the permittee, the Building Official, and the Engineering Division.

**Conditions of Approval –
Berriman Ranch Phase II Duet Project Tentative Subdivision Map,
Development Review and Planned Development (20PLN-34)**

6. If any retaining walls or other wall structures equal to or greater than four feet in height (from the base of the footing to the top of the wall) are identified on the grading/improvement plans, the applicant shall:
 - a. Place a note on the grading/improvement plans stating that any walls equal to or greater than four feet in height will require a Building Permit prior to being constructed.
 - b. Submit design calculations for the wall(s) for review and acceptance.
 - c. If the proposed wall(s) are to be constructed against a cut slope, in a manner of which will not meet minimum OSHA requirements, submit:
 1. A signed and stamped letter from a Licensed Civil Engineer or Geotechnical Engineer identifying a temporary shoring plan and how the cut slopes for the walls will be protected from the weather during construction.
 2. A signed and stamped letter from a Licensed Civil Engineer or Geotechnical Engineer stating that a copy of the required OSHA Permit will be supplied to the City prior to any excavation on the site and that a qualified OSHA Approved Inspector or Professional Civil Engineer will: 1) be onsite during excavation and construction of the retaining walls; 2) be onsite at least once a day during inclement weather; and 3) will submit daily reports to the City.
7. The applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP) to the City for acceptance, file a Notice of Intent with the California Water Quality Control Board and comply with all provisions of the Clean Water Act. The applicant shall submit the Waste Discharge Identification number, issued by the state, to the Engineering Division.
8. If a streambed crossing, new connection, or disturbance to a creek is proposed, the applicant shall obtain a Streambed Alteration Permit from the California Department of Fish and Game or obtain a letter of exemption. A copy of the approved Streambed Alteration Permit and associated documents, or letter of exemption shall be submitted to the Engineering Division.
9. The applicant shall submit to the City Engineer for review and approval, drainage plans and hydrologic and hydraulic calculations in accordance with the City of Grass Valley Improvement Standards and Storm Drainage Master Plan & Criteria.
10. (If the project creates and/or replaces 5,000 sf. or more of impervious surfaces) measures must be implemented for site design, source control, runoff reduction, storm water treatment, and baseline hydromodification management measures per the City of Grass Valley Design Standards.
11. An Improvement Performance Security shall be submitted (if a subdivision improvement agreement is not in place). The amount of the security shall be for the sum of: 1) 100% of the cost of public improvements necessary to restore the public

Conditions of Approval –
Berriman Ranch Phase II Duet Project Tentative Subdivision Map,
Development Review and Planned Development (20PLN-34)

right of way back to existing conditions or the cost of the public improvements, whichever is less; 2) 10% of the cost of erosion and sedimentation control necessary to stabilize the site; 3) 10% of the cost of tree replacement; and 4) 100% of the cost to address any features which could cause a hazard to the public or neighboring property owners if left in an incomplete state. The minimum-security amount shall be \$500.00. The cost estimate shall be provided to the Engineering Division for review and approval as part of plan submittal. All costs shall include a ten (10) percent contingency.

12. A detailed grading, permanent erosion control plan shall be submitted for review and approval by the Engineering Division prior to commencing grading. Erosion control measures shall be implemented in accordance with the approved plans. Any expenses made by the City to enforce the required erosion control measures will be paid by the deposit.
13. The applicant shall submit sewer calculations for the proposed development and any calculations necessary to verify the existing sewer system's ability to carry the additional flow created by the development.
14. The improvements and grading plans shall be signed by all other jurisdictional agencies involved (i.e., NID), prior to receiving City Engineer approval.
15. Per the Development Code, the Grading Permit shall expire one (1) year from the effective date of the permit unless an extension is granted by the City Engineer (for up to 180 days).
16. If any of the improvements which the applicant is required to construct or install is to be constructed or installed upon land in which the applicant does not have title interest sufficient for such purposes, the applicant shall do all of the following at least 60 days prior to filing of the final map or approval of the building permit(s) for approval pursuant to Government Code Section 66457:
 - a. Notify the City of Grass Valley in writing that the applicant wishes the City to acquire an interest in the land which is sufficient for such purposes as provided in Government Code Section 66452.5;
 - b. Supply the City with (i) a legal description of the interest to be acquired, (ii) a map or diagram of the interest to be acquired sufficient to satisfy the requirements of subdivision (e) of Section 1250.310 of the Code of Civil Procedure, (iii) a current appraisal report prepared by an appraiser approved by the City which expresses an opinion as to the current fair market value of the interest to be acquired, and (iv) a current Litigation Guarantee Report;
 - c. Enter into an agreement with the City, guaranteed by such cash deposits or other security as the City may require, pursuant to which the applicant will pay all of the

**Conditions of Approval –
Berriman Ranch Phase II Duet Project Tentative Subdivision Map,
Development Review and Planned Development (20PLN-34)**

City's cost (including, without limitation, attorney's fees, and overhead expenses) of acquiring such an interest in the land.

17. The road section detail on Sheet 2 of 2 shall be amended to include attached sidewalk on both sides of the street along Picadilly Lane as shown in Detail ST-16 of Section 3 of the City of Grass Valley Design Standards. The final design shall be to the satisfaction of the City Engineer.

C. PRIOR TO INITIATING GRADING AND/OR CONSTRUCTION OF THE SITE IMPROVEMENTS, THE DEVELOPER SHALL INITIATE THE FOLLOWING:

1. That prior to any work being conducted within the State, County or City right-of-way, the applicant shall obtain an Encroachment Permit from the appropriate Agency.
2. A minimum of forty-eight (48) hours prior to commencement of grading activities, the developer's contractor shall notify both the Planning and Engineering Divisions of the intent to begin grading operations. Prior to notification, all grade stakes shall be in place identifying limits of all cut and fill activities. After notification, Planning and Engineering staff shall be provided the opportunity to field review the grading limits to ensure conformity with the approved improvement and grading plans. If differences are noted in the field, grading activities shall be delayed until the issues are resolved.
3. Placement of construction fencing around all trees designated to be preserved in the project shall be completed.
4. Submit for review and approval by the Fire Department, a Fire Safety Plan.
5. Submittal of two copies to the Engineering Division of the signed improvement/grading plans.
6. The applicant shall submit a Dust Mitigation Plan for review and approval by the Northern Sierra Air Quality Management District and City Engineer. Dust mitigation measures shall be implemented in accordance with the approved Dust Mitigation Plan. The dust mitigation plan shall include the following:
 - a. Persons responsible for ensuring that all adequate dust control measures are implemented in a timely and effective manner shall be shown on the improvement plans.
 - b. All material excavated, stockpiled, or graded shall be sufficiently watered, treated, or covered to prevent fugitive dust from leaving the property boundaries and/or causing a public nuisance. Watering during summer months should occur at least twice daily, with complete coverage of disturbed areas.
 - c. All areas with vehicle traffic shall be watered or have dust palliative applied as necessary to minimize dust emissions.

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- d. All on-site vehicle traffic shall be limited to a speed of 15 mph on unpaved roads.
- e. All land clearing, grading, earth moving, or excavation activities on a project shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 mph.
- f. All inactive portions of the development site shall be covered, seeded, watered, or otherwise stabilized until a suitable cover is established.
- g. All material transported off-site shall be either sufficiently watered or securely covered to prevent it being entrained in the air, and there must be a minimum of six (6) inches of freeboard in the bed of the transport vehicle.
- h. Paved streets adjacent to the project shall be swept or wasted at the end of each day, or more frequently if necessary, to remove excessive accumulations or visibly raised areas of soil which may have resulted from activities at the project site.
- i. Prior to final occupancy, the applicant shall reestablish ground cover on the site through seeding and watering.

D. DURING CONSTRUCTION, THE FOLLOWING CONDITIONS SHALL APPLY:

- 1. Prior to final preparation of the subgrade and placement of pavement base materials, all underground utilities shall be installed, and service connections stubbed out behind the hardscape improvement. Public utilities, Cable TV, sanitary sewers, and water lines, shall be installed in a manner which will not disturb the street pavement, curb, gutter, and sidewalk, when future service connections or extensions are made.
- 2. The developer shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period.
- 3. Where soil or geologic conditions encountered in grading operations are different from that anticipated in the solid and/or geologic investigation report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted by the applicant, for approval by the City Engineer. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity.
- 4. Prior to placing the initial lift of asphalt and after all aggregate base is placed, all public sewer pipelines and storm drain pipelines shall be video inspected at the expense of the contractor/developer. All videotapes shall be submitted to the City. In any inadequacies are found, they shall be repaired prior to the placement of the final lift of asphalt.

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5. No trucks may transport excavated material off-site unless the loads are adequately wetted and either covered with tarps or loaded such that the material does not touch the front, back, or sides of the cargo compartment at any point less than six inches to the top of the cargo compartment. Also, all excavated material must be properly disposed of in accordance with the City's Standards Specifications.
6. The contractor shall comply with all Occupational Safety & Health administration (OSHA) requirements.
7. For any public work, the contractor shall comply with all Department of Industrial Relations (DIR) requirements including complying with prevailing wage requirements.
8. Except for personal use vehicles, all commercial heavy equipment construction vehicular traffic shall access the project site by Taylorville Road. No commercial heavy equipment vehicular construction traffic shall utilize Picadilly Lane for access to the site unless prior notice is given to the City of Grass Valley. This condition shall be observed during all phases of site development.

E. PRIOR TO FILING THE FINAL MAP, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:

1. A Grading Permit, as described above, shall be issued by the City Engineer 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. Any necessary right-of-way required to complete the improvements will be acquired by the applicant at his/her expense.
2. The applicant shall submit to the City Engineer for review and approval a Final Map prepared by a Licensed Surveyor, or Registered Civil Engineer licensed to survey in the State of California, in accordance with the City's Subdivision Ordinance No. 180 N.S. and the California Subdivision Map Act; and shall pay all appropriate fees for map check and recording.
3. The applicant shall provide to the Engineering Division an acceptable method, such as a homeowner's association, tenant agreement, and/or CC&R's to maintain the common areas for the residential areas, private drainage facilities and the open space. This shall include the funding mechanism for the maintenance of the emergency access road and vegetative fuels. The sub-divider shall provide the appropriate documentation for review by the Community Development Director, Fire Department, and City Engineer (and City Attorney if determined necessary by the Community Development Director and/or City Engineer). CC&R's must include a statement that they cannot be modified without the approval of the City of Grass Valley.

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4. The applicant shall dedicate land, or pay a fee in-lieu of dedication, for park and recreation purposes in accordance with Section 17.86.030 of the City's Development Code.
 5. If the applicant desires to record the Final Map prior to completion of the grading and improvements as shown on the approved grading and improvement plans, the applicant shall enter into an agreement to complete the grading and public improvements; and shall post sufficient surety guaranteeing the construction of all of the improvements, in accordance with the City's Development Code and the California Subdivision Map Act. The applicant must supply the City with a cost estimate, prepared by a licensed Civil Engineer, for all improvements shown on the grading/improvement plans. The cost estimate must be approved by the Engineering Division. The City will then prepare an agreement which will require City Council approval and will be required to be recorded prior to Final Map approval.
 6. If no homeowner's association, the applicant shall sign and record a covenant and agreement to ensure that the on-site detention facilities will be maintained by the property owner(s).
 7. The applicant shall coordinate the final trail route and design with the property owner, City and Bear Yuba Land Trust or other entity that will assume responsibility for the trail maintenance.
- F. PRIOR TO ACCEPTANCE OF PUBLIC IMPROVEMENTS AND EXONERATION OF BONDS, OR OTHER FORM OF SECURITY, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:**
1. A Warranty and Guarantee security guaranteeing the public improvements for a period of one year in the amount of 10% of the total improvement costs.
 2. The applicant shall offer to dedicate to the City for public use, all the public streets right-of-way or easements necessary to install, maintain, and re-install all public improvements described on the improvements and grading plans. All offers of dedication must be recorded and a copy provided to the Engineering Division.
 3. An acceptable method, such as a tenant agreement and/or CC&R's must be provided to maintain the common areas, roadways, utilities, detention facilities and the open space. The developer shall provide the appropriate documentation for review by the Community Development Director and City Engineer (and City Attorney if determined necessary by the Community Development Director and/or

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City Engineer). CC&R's must include a statement that they cannot be modified without the approval of the City of Grass Valley.

4. Submit "As-built" plans, signed by the Engineer of Record, to the Engineering Division on Mylar and a CD with an AutoCAD (or equivalent) drawing of the public improvements.
5. Submit a final report prepared by the soils engineer, in accordance with the California Building Code, to the Engineering Division.
6. Submit a final report prepared by the geologist, in accordance with the California Building Code, to the Engineering Division.
7. The grading contractor shall submit a statement of conformance to the as-built plans and specifications. Statement must meet intent of the California Building Code. An example follows: "As the grading contractor, I confirm that all improvements were constructed as shown on these improvement plans. Include the signature, company, and date.

G. PRIOR TO ISSUANCE OF BUILDING PERMITS

1. The applicant shall submit an acoustical analysis for lots within 600 feet from Highway 49. If the acoustic analysis shows the outdoor activity area within the 60dB or greater, the applicant shall mitigate the impact to a level that is less than 60dB. Specific mitigation measures include but are not limited to: 1) a redesign or reorientation of the lots (which allows the home to create a barrier between the outdoor area and noise source), 2) the addition of solid fencing or wall, 3) an increased setback.

H. PRIOR TO THE CITY ISSUING A CERTIFICATE OF OCCUPANCY FOR ANY HOUSING UNIT

1. Prior to the acceptance of public improvements by the City, the applicant shall install and dedicate the trail system within Lot "A" to the Bear Yuba Land Trust or public easement acceptable to the City. Documentation shall be provided to the satisfaction of the City Engineer and Community Development Director.
2. Prior to the City issuing a Certificate of Occupancy for the first house, the applicant shall complete the re-vegetation and landscaping improvements on Lot "A", including fencing and signage of the wetland parcel.
3. The applicant shall submit typical landscape and irrigation plans, prepared by a licensed landscape architect, for review and approval by the Planning and

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Engineering Divisions. Landscaping design shall comply with all provisions of the City's Water Efficient Landscape Ordinance. The landscape plans shall incorporate the following:

- a. Preference should be given to the use of native plant species for landscaping. Utilize mulch in planting areas to maximize moisture retention. Incorporate existing trees into the landscape when feasible.
 - b. Preference should be given to the use of natural and indigenous stone and wood building materials for landscape structures, site walls, and outdoor areas. Integrate outdoor site features with the natural topography and vegetation where possible.
 - c. Incorporate natural cooling by utilizing shading from tree canopies for east and west-facing windows where possible.
 - d. The developer shall plant a minimum of two 15-gallon trees. At least one tree shall be planted in the front yard.
4. The applicant's landscape architect shall submit a letter specifying that the landscaping and irrigation has been installed in accordance with the approved landscape plans.
 5. If required, the applicant shall conduct an irrigation audit pursuant to the requirements of the MWELo. This shall be conducted by a third-party certified landscape irrigation auditor that did not install or design the landscape and irrigation. Prior to the audit City must confirm the selected auditor complies with MWELo requirements.
 6. The applicant shall obtain final approval from the City of Grass Valley, fire, planning, engineering, and building divisions.

I. SPECIAL CONDITIONS

1. Resolve how water service will be provided and if additional infrastructure is required to provide the required flow and pressure per the City of Grass Valley Design and Construction Standards.
2. The proposed regional lift station shall be designed and constructed to current City of Grass Valley Design and Construction Standards.
3. The proposed regional lift station shall be scale-able for future development. For example, a 4-inch force main would likely be required for current use, but a 6-inch force main would likely be required to accommodate the additional flow from future development. In addition, there shall be the capability to utilize both force mains simultaneously, should future development require this capacity.

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4. As part of the master planning process, the following items shall be included on the Grading/Improvement Plans:
 - a. The new regional lift station and access road;
 - b. The new force main(s) and gravity lines;
 - c. The abandonment of the Taylorville Road Lift Station;
 - d. The preliminary layout of the future development of remaining acreages, including lots, roads, trails, open space, etc. (The lift station shall be shown to the low point of the development; The buffer space around the lift station shall also be shown).
5. ROW shall be dedicated to the City of Grass Valley for the lift station (and the surrounding area, with a consideration for future expansion) and the access road. If the force main and gravity line are not within these areas, easements shall be dedicated over these lines a minimum of 10 feet in width.
6. The proposed regional lift station shall be fully functional and accepted by the City prior to issuance of the first Building Permit, subject to the approval of the City Manager/City Engineer.
7. After the Taylorville Road Lift Station is abandoned and the new regional lift station is accepted by the City, the applicant may be reimbursed the funds originally dedicated to upgrade this lift station. A reimbursement agreement shall be agreed upon and signed by all parties prior to construction.
8. The applicant shall be responsible for any/all required coordination, approvals, and fees with LAFCO.

J. MITIGATION MEASURES

1. **Coast Horned Lizard Surveys.** The project applicant shall retain a qualified biologist to determine if suitable habitat for this species occurs within 250 feet of the proposed impact area, including construction access routes. If suitable habitat exists, preconstruction surveys, to be performed by a qualified biologist, in a manner to maximize detection of coast horned lizards (i.e., during warm weather, walking slowly) shall be required prior to any grading activity. If any coast horned lizards are discovered within the work areas, they shall be actively moved or passively encouraged to leave the work area. Workers shall drive slowly when driving overland, within a suitable habitat area, to allow any lizards to move out of the way of vehicles.

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2. **Rare Plant Surveys.** The project applicant shall retain a qualified biologist to perform focused surveys to determine the presence/absence of special-status plant species and potential to occur in and adjacent to (within 100 feet, where appropriate) the proposed project area, including construction access routes. These surveys shall be conducted in accordance with the Guidelines for Assessing Effects of Proposed Developments on Rare Plants and Plant Communities. These guidelines require that rare plant surveys be conducted at the proper time of year when rare or endangered species are both evident and identifiable. Field surveys shall be scheduled to coincide with known flowering periods and/or during appropriate development periods that are necessary to identify the plant species of concern.

If any state-or federally listed CNPS List 1 or List 2 plant species are found in or adjacent to (within 100 feet) the proposed project area during the surveys, these plant species shall be avoided to the extent possible and the following mitigation measures shall be implemented:

- a. In some cases, involving state-listed plants, it may be necessary to obtain an incidental take permit under Fish & Game Code Section 2081. The applicant shall consult with the CDFW to determine whether a 2081 permit is required and obtain all required authorizations prior to initiation of ground-breaking activities.
 - b. Prior to the approval of improvement and grading plans, the applicant shall submit a mitigation plan concurrently to the CDFW and the USFS for review and comment. The plan shall include mitigation measures for the population(s) to be directly affected. Possible mitigation for impacts to special-status plant species can include implementation of a program to transplant, salvage, cultivate, or re-establish the species at suitable sites.
 - c. Prior to the approval of improvement and grading plans, any special-status plant species that are identified adjacent to the study area, but not proposed to be disturbed by the project, shall be protected by barrier fencing to ensure that construction activities and material stockpiles do not impact any special-status plant species. These avoidance areas shall be identified in the project plans.
3. **Migratory Bird Surveys:** If clearing and/or construction activities for future development projects within the development area will occur during migratory bird nesting season (April 15 – August 15), preconstruction surveys to identify active migratory bird nests shall be conducted by a qualified biologist within 14 days of construction initiation. Focused surveys must be performed by a qualified biologist for the purposes of determining presence/absence of active nest sites within the proposed project area, including construction access routes and a 200-foot buffer.

If active nest sites are identified within 200 feet of the project site, the applicant shall impose a Limited Operating Period (LOP) for all active nest sites prior to commencement of any project construction activities to avoid construction or

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access-related disturbances to migratory bird nesting activities. An LOP constitutes a period during which project-related activities (i.e., vegetation removal, earth moving, and construction) will not occur, and will be imposed within 100 feet of any active nest sites until the nest is deemed inactive. Activities permitted within and the size (i.e., 100 feet) of LOPS may be adjusted through consultation with the CDFW and/or the City.

4. **Cultural Condition:** If, during the course of construction, cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts and features) are discovered, work shall be halted immediately within 50 feet of the discovery, and the City of Grass Valley Community Development Department shall be notified. A qualified archaeologist (that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology) shall be retained to determine the significance of the discovery. Based on the significance of the discovery, the professional archaeologist shall present options to the City and project applicant for protecting the resources.

The City and applicant shall consider mitigation recommendations presented by a qualified archaeologist for anticipated discoveries. The City and applicant shall consult and agree upon implementation of a measure or measures that the City and the project applicant deem feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, and other appropriate measures. The project applicant shall be required to implement any mitigation measures for the protection of cultural resources.

5. **Traffic Mitigation:** If the project would result in less than 63 total PM peak-hour trips and less than 10 PM peak-hour trips at the intersection, the project proponent or successor in interest shall pay the associated mitigation fees.

K. FIRE DEPARTMENT CONDITIONS

1. Secondary Access roads shall meet the requirements of CFC 2016 Edition, Appendix D, Section D103 (Fire Apparatus Access Road Minimum Specifications) Table D103.4 (Requirements for Dead-End Fire Apparatus Access Roads).
 - 0 – 150 feet (L): 20 feet (W) – No Turnaround Required
 - 151 – 500 feet (L): 20 Feet (W) Approved Turnaround Required as per CFC Table D103.1
2. The fire hydrant system for this project shall support fire flow of 1,500 gallons per minute for a duration of 2 hours with a residual pressure of 20 psi. Provide documentation of available fire flow.

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3. The emergency access road connecting Picadilly Lane to Taylorville Road shall meet the requirements of CFC 2016 Edition, Appendix D, Section D102 (Access and Loading) and shall be capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
4. The “Piped Gates” for the emergency access road shall meet the requirements of CFC 2016 Edition, Appendix D, Section D103.5 (Fire Apparatus Access Road Gates) and shall have “KNOW” padlocks, keyed to the Grass Valley Fire Department, installed on them.

L BERRIMAN RANCH PHASE I CONDITIONS

1. Development shall include measures that retain and/or replant native trees along Taylorville Road and the western edge of the property adjacent to Highway 49. The project shall incorporate a minimum of 100 foot “No Development Zone” from Highway 49 right of way (Mitigation Measure 1).
2. Development shall occur within the areas identified as potential future building areas so as to avoid and/or minimize impacts to sensitive habitats as shown on the applicant’s Future Opportunity and Constraints Assessment Map (Mitigation Measure 6).
3. Applicant shall either: 1) avoid development within the white sediment area; or, 2) submit adequate information, as part of a subdivision map, that the soils within the areas of potential development can be safely removed. Prior to issuance of a grading permit, the applicant shall submit a work plan and obtain a permit from Nevada County Environmental Health Department and/or Department of Toxic Substance Control for excavation, transportation, and disposal of the arsenic-and lead affected soils. The City shall be provided with a copy of the approved permit prior to issuance of grading permits (Mitigation Measure 13).
4. The applicant shall complete and submit a signal warrant analysis for the McKnight/Freeman Lane intersection. As a result of this analysis, the applicant will be required to comply with one of the following:
 - a. If the intersection improvement is warranted, the applicant shall install a traffic signal and enter into a reimbursement agreement with the City.
 - b. If the intersection improvement is not warranted prior to the completion of the future development, the developer will need to enter into an agreement with the City to pay the project’s fair share cost of the improvements.
 - c. If the intersection improvement is included in the Regional Traffic Mitigation Fee or the local traffic impact fee program, and considered funded, the applicant shall pay the adopted traffic impact fees (Mitigation Measure 15).

**MITIGATION MONITORING
& REPORTING PLAN**

**BERRIMAN RANCH PHASE II - TENTATIVE
SUBDIVISION MAP (17PLN-30)**

City of Grass Valley

April 3, 2018

Prepared by:

City of Grass Valley
Community Development Department
125 E. Main Street
Grass Valley, CA

AUTHORITY AND PURPOSE

Pursuant to the California Public Resources Code, Section 21081.6, the City of Grass Valley is required to implement a Mitigation Monitoring and Reporting Plan for the Berriman Ranch Phase II residential development located east of Picadilly Lane and west of Taylorville Road, immediately south of the Berriman Ranch Phase I Residential Subdivision and K-Mart Shopping Center (APNs: 22-140-55, 56, & 57).

The purpose of this Mitigation Monitoring and Reporting Plan is to ensure compliance with, and effectiveness of, the Mitigation Measures set forth in the Mitigated Negative Declaration prepared for the project.

RESPONSIBILITIES

The City of Grass Valley Community Development Department (CDD) will have primary responsibility for the operation of the Mitigation Monitoring and Reporting Plan. The CDD is responsible for managing all technical advisors and coordinating monitoring activities. The CDD is responsible for directing the preparation and filing of Compliance Reports.

MITIGATION MONITORING MATRIX

The following is a list of Mitigation Measures as presented in the Mitigated Negative Declaration prepared for the project. The Mitigation Monitoring and Reporting Program (MMRP), will be considered for adoption by the City of Grass Valley Planning Commission concurrently with consideration of the Mitigated Negative Declaration prepared for the project. The Planning Commission may direct that changes be made to the measures contained in this document prior to its adoption.

BERRIMAN RANCH PHASE II MITIGATION MONITORING MATRIX

Item # 2.

							VERIFICATION AND IMPLEMENTATION	
No.	Impact	Mitigation Measure	Phase	Responsible Person/ Agency	Frequency of Monitoring/Reporting	Date Report Recieved	Notes	
I.	BIOLOGICAL RESOURCES	<p>Coast Horned Lizard Surveys. The project applicant shall retain a qualified biologist to determine if suitable habitat for this species occurs within 250 feet of the proposed impact area, including construction access routes. If suitable habitat exists, preconstruction surveys, to be performed by a qualified biologist, in a manner to maximize detection of coast horned lizards (i.e. during warm weather, walking slowly) shall be required prior to any grading activity. If any coast horned lizards are discovered within the work areas, they shall be actively moved or passively encouraged to leave the work area. Workers shall drive slowly when driving overland, within a suitable habitat areas, to allow any lizards to move out of the way of vehicles.</p>	3	CDD	OT			
		<p>Rare Plant Surveys. The project applicant shall retain a qualified biologist to perform focused surveys to determine the presence/absence of special-status plan species and potential to occur in and adjacent to (within 100 feet, where appropriate) the proposed project area, including construction access routes. These surveys shall be conducted in accordance with the Guidelines for Assessing Effects of Proposed Developments on Rare Plants and Plant Communities.</p>	3	CDD	OT			

Mitigation Phase Key: 1. Prior to approval of Improvement Plans/Grading Plans 2. Prior to Issuance of Grading/Building Permits 3. Prior to construction and site grading
 4. During construction 5. Prior to Occupancy 7. After construction
 Responsible Person/Agency Key: CDD – City of Grass Valley Community Development Department; DEV – Developer; APP -- Applicant of individual project
 Phase /Frequency of Monitoring and Reporting Key: OG -- Ongoing OT -- One-time (at each development proposal) MO -- Monthly QU -- Quarterly AN -- Annually

BERRIMAN RANCH PHASE II MITIGATION MONITORING MATRIX

Item # 2.

No.	Impact	Mitigation Measure	Phase	Responsible Person/ Agency	Frequency of Monitoring/Reporting	VERIFICATION AND IMPLEMENTATION	
						Date Report Recieved	Notes
I.	BIOLOGICAL RESOURCES	<p>These guidelines require that rare plant surveys be conducted at the proper time of year when rare or endangered species are both evident and identifiable. Field surveys shall be scheduled to coincide with known flowering periods and/or during appropriate development periods that are necessary to identify the plant species of concern.</p>	3	CDD	OT		
		<p>If any state-or federally listed CNPS List 1 or List 2 plant species are found in or adjacent to (within 100 feet) the proposed project area during the surveys, these plant species shall be avoided to the extent possible and the following mitigation measures shall be implemented:</p> <p>In some cases, involving state-listed plants, it may be necessary to obtain an incidental take permit under Fish & Game Code Section 2081. The applicant shall consult with the CDFW to determine whether a 2081 permit is required, and obtain all required authorizations prior to initiation of ground-breaking activities.</p> <p>Prior to the approval of improvement and grading plans, the applicant shall submit a mitigation plan concurrently to the CDFW and the USFS for review and comment. The plan shall include mitigation measures for the population(s) to be directly affected.</p>	3	CDD	OT		

Mitigation Phase Key: 1. Prior to approval of Improvement Plans/Grading Plans 2. Prior to Issuance of Grading/Building Permits 3. Prior to construction and site grading
 4. During construction 5. Prior to Occupancy 7. After construction
 Responsible Person/Agency Key: CDD - City of Grass Valley Community Development Department; DEV - Developer; APP -- Applicant of individual project
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BERRIMAN RANCH PHASE II MITIGATION MONITORING MATRIX

Item # 2.

No.	Impact	Mitigation Measure	Phase	Responsible Person/ Agency	Frequency of Monitoring/R eporting	VERIFICATION AND IMPLEMENTATION	
						Date Report Recieved	Notes
I.	BIOLOGICAL RESOURCES	Possible mitigation for impacts to special-status plan species can include implementation of a program to transplant, salvage, cultivate, or re-establish the species at suitable sites	3	CDD	OT		
		Prior to the approval of improvement and grading plans, any special-status plant species that are identified adjacent to the study area, but not proposed to be disturbed by the project, shall be protected by barrier fencing to ensure that construction activities and material stockpiles do not impact any special-status plant species. These avoidance areas shall be identified in the project plans.	3	CDD	OT		
		Migratory Bird Surveys: If clearing and/or construction activities for future development projects within the development area will occur during migratory bird nesting season (April 15 - August 15), preconstruction surveys to identify active migratory bird nests shall be conducted by a qualified biologist within 14 days of construction initiation. Focused surveys must be performed by a qualified biologist for the purposes of determining presence/absence of active nest sites within the proposed project area, including construction access routes and a 200-foot buffer.	3	CDD	OT		
			3	CDD	OT		

Mitigation Phase Key: 1. Prior to approval of Improvement Plans/Grading Plans 2. Prior to Issuance of Grading/Building Permits 3. Prior to construction and site grading
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BERRIMAN RANCH PHASE II MITIGATION MONITORING MATRIX

Item # 2.

No.	Impact	Mitigation Measure	Phase	Responsible Person/ Agency	Frequency of Monitoring/Reporting	VERIFICATION AND IMPLEMENTATION	
						Date Report Recieved	Notes
I.	BIOLOGICAL RESOURCES	If active nest sites are identified within 200 feet of the project site, the applicant shall impose a Limited Operating Period (LOP) for all active nest sites prior to commencement of any project construction activities to avoid construction or access-related disturbances to migratory bird nesting activities. An LOP constitutes a period during which project-related activities (i.e. vegetation removal, earth moving, and construction) will not occur, and will be imposed within 100 feet of any active nest sites until the nest is deemed inactive. Activities permitted within and the size (i.e. 100 feet) of LOPS may be adjusted through consultation with the CDFW and/or the City.	3	CDD	OT		

Mitigation Phase Key: 1. Prior to approval of Improvement Plans/Grading Plans 2. Prior to Issuance of Grading/Building Permits 3. Prior to construction and site grading
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 Responsible Person/Agency Key: CDD – City of Grass Valley Community Development Department; DEV – Developer; APP – Applicant of individual project
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BERRIMAN RANCH PHASE II MITIGATION MONITORING MATRIX

Item # 2.

No.	Impact	Mitigation Measure	Phase	Responsible Person/ Agency	Frequency of Monitoring/R eporting	VERIFICATION AND IMPLEMENTATION	
						Date Report Recieved	Notes
II.	CULTURAL RESOURCES	<p>Cultural Condition: If, during the course of construction, cultural resources (i.e. prehistoric sites, historic sites, and isolated artifacts and features) are discovered, work shall be halted immediately within 50 feet of the discovery, and the City of Grass Valley Community Development Department shall be notified. A qualified archaeologist (that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology) shall be retained to determine the significance of the discovery. Based on the significance of the discovery, the professional archaeologist shall present options to the City and project applicant for protecting the resources.</p> <p>The City and applicant shall consider mitigation recommendations presented by a qualified archaeologist for anticipated discoveries. The City and applicant shall consult and agree upon implementation of a measure or measures that the City and the project applicant deem feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, and other appropriate measures. The project applicant shall be required to implement any mitigation measures for the protection of cultural resources.</p>	3	CDD	OT		

Mitigation Phase Key: 1. Prior to approval of Improvement Plans/Grading Plans 2. Prior to Issuance of Grading/Building Permits 3. Prior to construction and site grading
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BERRIMAN RANCH PHASE II MITIGATION MONITORING MATRIX

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No.	Impact	Mitigation Measure	Phase	Responsible Person/ Agency	Frequency of Monitoring/Reporting	VERIFICATION AND IMPLEMENTATION	
						Date Report Recieved	Notes
III.	TRAFFIC	If the project would result in less than 63 total PM peak-hour trips and less than 10 PM peak-hour trips at the intersection, the project proponent or successor in interest shall pay the associated mitigation fees.	2	CDD	OT		
				CDD	OG		

Mitigation Phase Key: 1. Prior to approval of Improvement Plans/Grading Plans 2. Prior to Issuance of Grading/Building Permits 3. Prior to construction and site grading
 4. During construction 5. Prior to Occupancy 7. After construction
 Responsible Person/Agency Key: CDD – City of Grass Valley Community Development Department; DEV – Developer; APP -- Applicant of individual project
 Phase /Frequency of Monitoring and Reporting Key: OG -- Ongoing OT -- One-time (at each development proposal) MO -- Monthly QU -- Quarterly AN -- Annually

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 Planning Commission approve the Development Review Permit for the ±4,300 square foot retail paint store as presented, as may be modified at the public meeting, 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 ±1.5 acre site as presented in accordance with the Conditions of Approval, attached to the Staff Report.

BACKGROUND:

Staff received an initial application in November 2023 and took it to DRC at their January 23rd and February 13th meetings. 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). The DRC approved the project as conditioned, with a suggestion that more vibrant paint colors or accents may be appropriate for the retail paint use, and added a condition to provide landscaping for the area that is included with the lot line adjustment.

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-feet 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 –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 with gable peaks

- Windows and doors to be covered with standing seam metal shed rooves; front entrance to be covered with a flat awning
- Building lighting will primarily feature gooseneck lighting



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 gooseneck 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. Eight pine trees will

be removed to accommodate the frontage improvements along Gates Place as required by the Engineering Department. 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 Permit is February 20, 2023 with an effective date of Thursday, March 7, 2024 pursuant to Section 17.74.020 GVMC. This project is approved for a period of one year and shall expire on March 7, 2025 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. The applicant's landscape architect shall submit a letter specifying that the landscaping and irrigation has been installed in accordance with the approved landscape plans.
6. The applicant's landscape architect or landscape contractor shall submit to the City for approval the "certificate of completion" form as required by MWELo.
7. The applicant shall conduct an irrigation audit pursuant to the requirements of the MWELo. This shall be conducted by a third-party certified landscape irrigation auditor that did not install or design the landscape and irrigation. Prior to the audit City must confirm the selected auditor complies with MWELo requirements.
8. In the event of inadvertent discovery of previously unidentified cultural material, archeological consultation shall be sought immediately.
9. 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.
10. The applicant shall file for a sign permit prior to erecting signage.
11. 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.

12. 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.
13. 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.
14. The applicant shall landscape the remaining area of land, which may include drought tolerant planting material and shall maintain the area free of weeds and debris.

ENGINEERING:

15. 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.
16. Plans shall be updated to show curb, gutter and sidewalk improvements along the frontage to Gates Place to the driveway encroachment, to the satisfaction of the City Engineer.

NEVADA IRRIGATION DISTRICT:

17. 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..
18. Adequate backflow prevention device is required to be installed, along with meter.
19. If Private Fire Service is being proposed, applicant is required to submit improvement plans to NID for review and approval.

BUILDING:

20. The requirements of the 2022 CBC, CMC, CPC, CEC, and CFC apply.
21. The requirements of the Wildland-Urban (WUI) interface apply.
22. Plans shall include architectural, structural, mechanical, electrical and plumbing plans.
23. Applicable energy conservation compliance forms are required.
24. Calgreen compliance is required.
25. 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

26. 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
27. 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.)
28. 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.)
29. 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.)
30. 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.)
31. If the project requires the installation of a fire sprinkler system, installation of an underground private fire water supply system shall be required.
32. 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:

33. 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

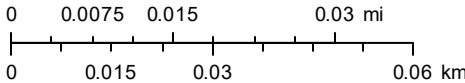
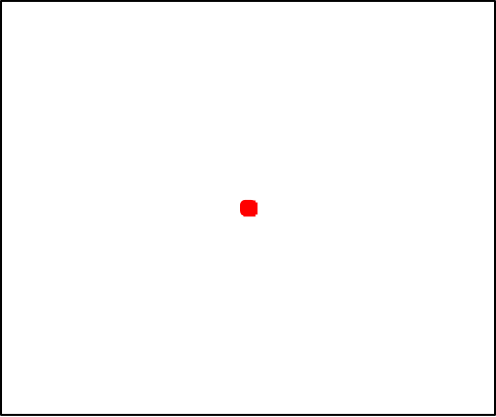
Item # 3.



Parcel APN: 035-600-007
N/A

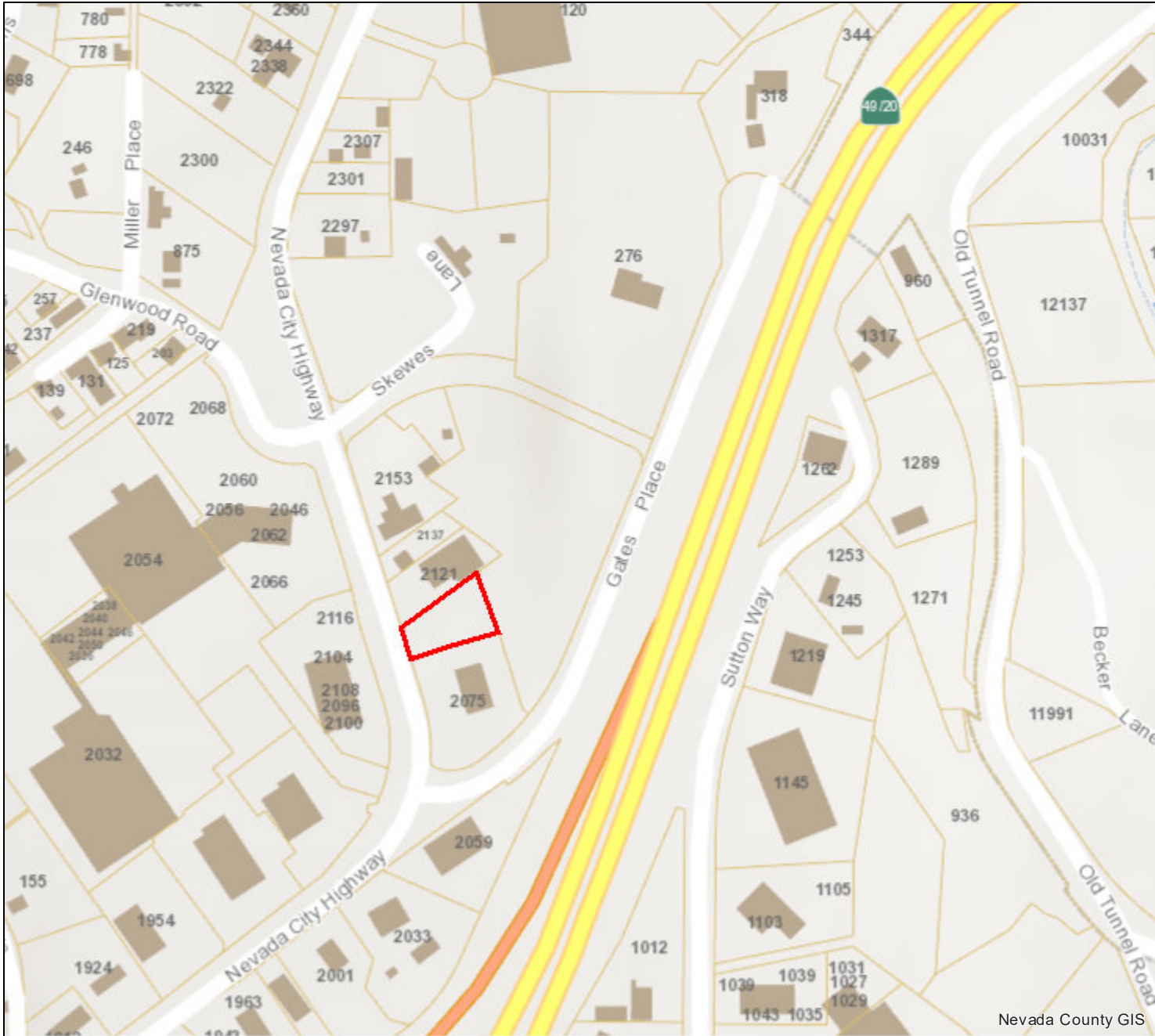
Land Value: \$13,022.00
Improvement Value: \$0.00
Acreage: Unknown
Zoning: C-2 GVCity
General Plan: C GVCity
Fire District: Grass Valley
Elementary Sch. Dist: Grass Valley
Water District:
Nevada Irrigation Dist: NID Water - Zone 1.0
Public Utility:
Park District:
Service Area: Solid Waste Grass Valley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

Overview



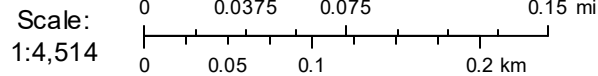
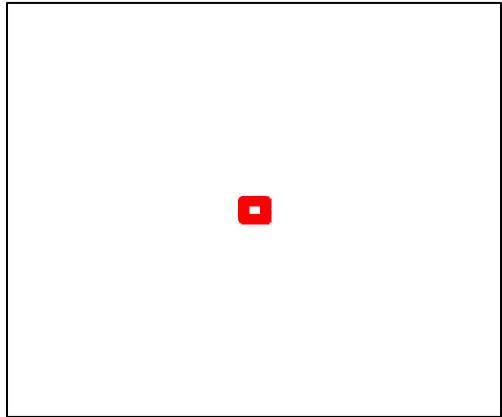
Vicinity Map- 035-600-007

Item # 3.



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



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

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



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

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- 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.
JANUARY, 2024 SCALE: 1"=50'

SITE INFORMATION:

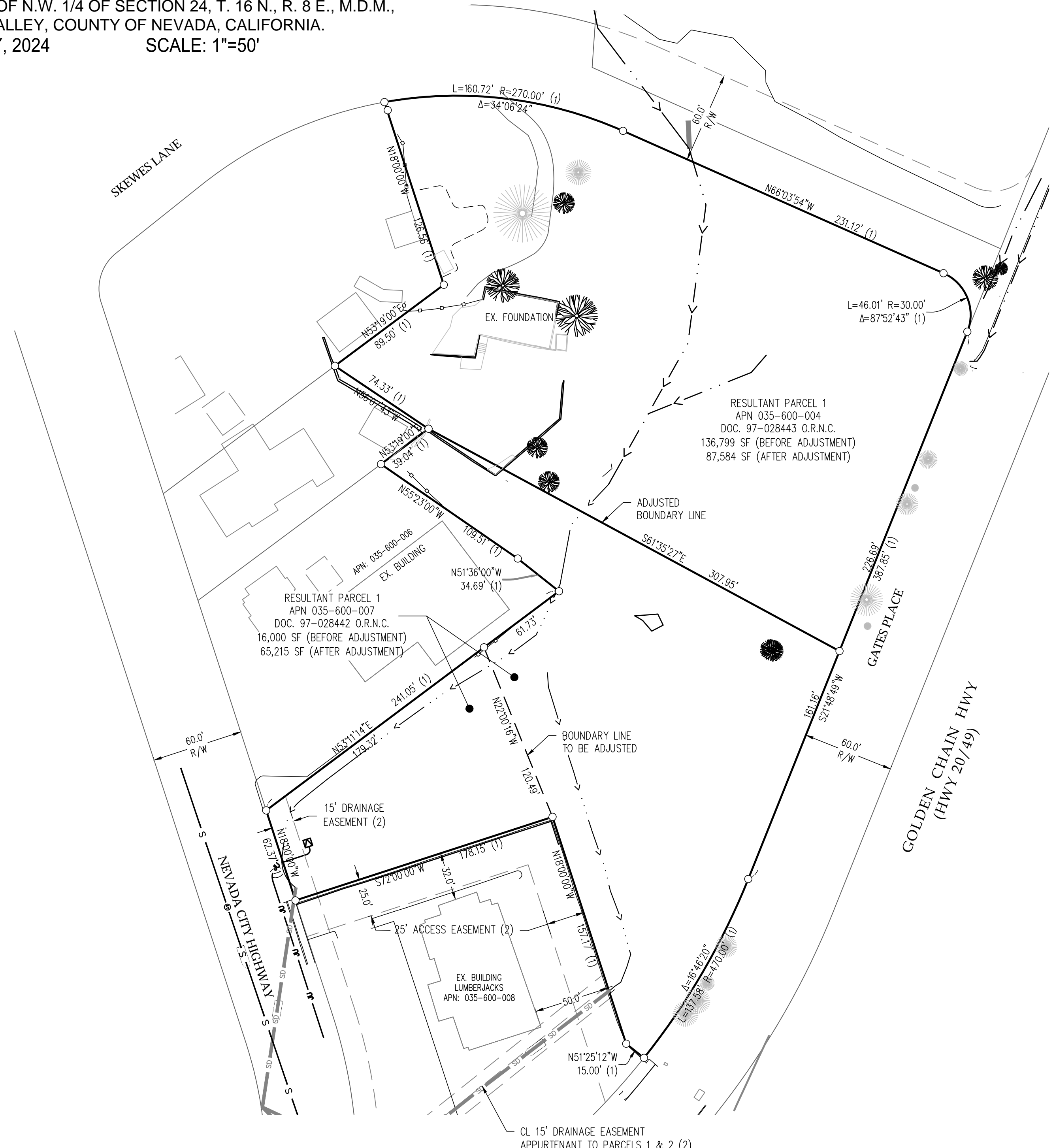
PROPERTY ADDRESS
NEVADA CITY HIGHWAY/ GATES PLACE
GRASS VALLEY, CA 95945

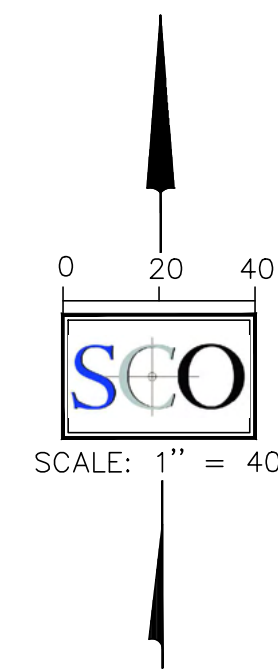
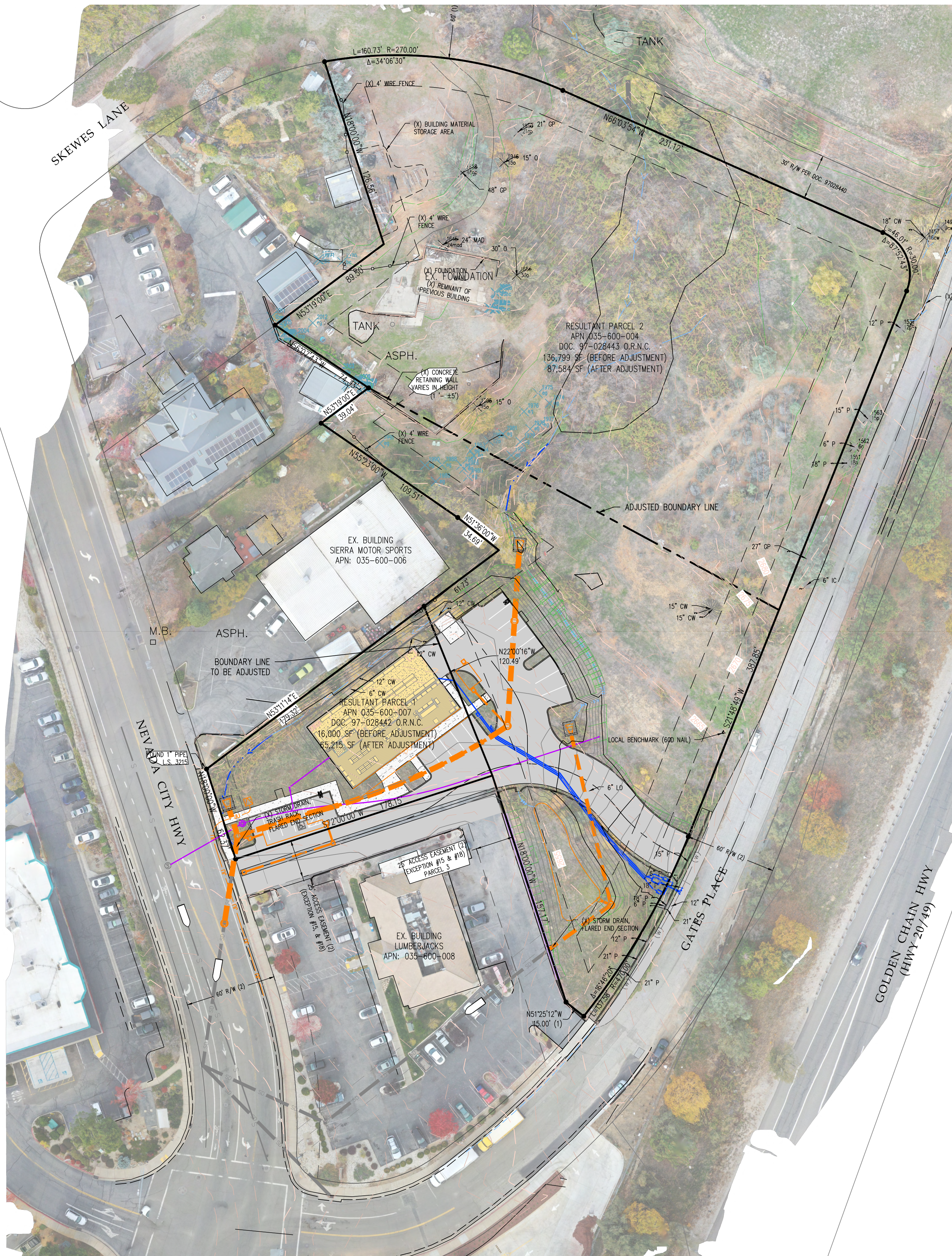
APPLICANT
McWHIRTER REALTY PARTNERS
3100 PINEBROOK RD, STE 2600A
PARK CITY, UT 84098

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





SITE STATISTICS			
	SF	AC	%
Buildings	4,365	0.10	6.69%
AC	12,170	0.28	18.66%
Concrete	1,750	0.04	2.68%
Landscape	46,930	1.08	71.96%
	65,215	1.50	100.00%

SITE INFORMATION:

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

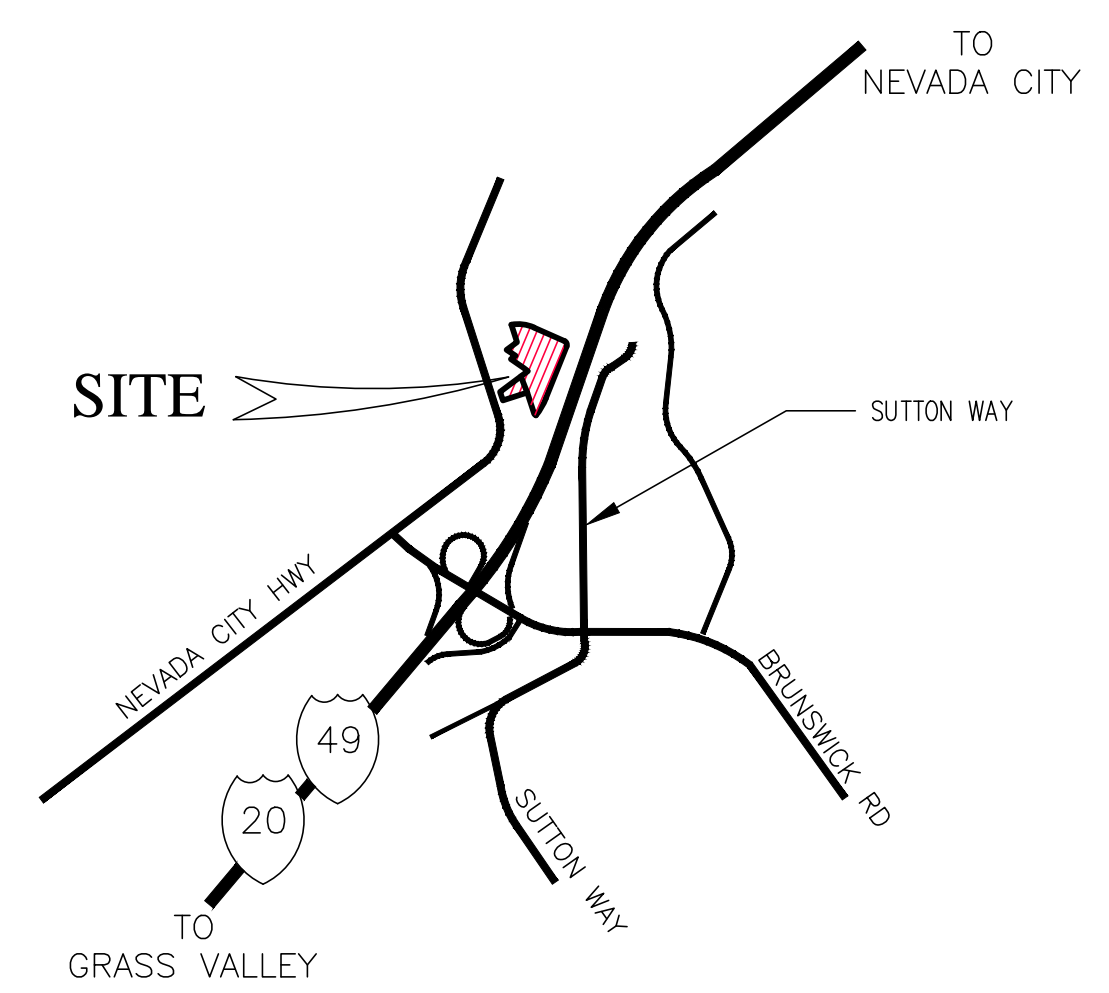
APPLICANT
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ASSESSOR'S PARCEL NUMBER
 035-600-004; -007

LOT AREA
 3.14 AC; 0.37 AC (BEFORE LLA)
 1.50 AC (PER LLA)



VICINITY MAP
 NO SCALE

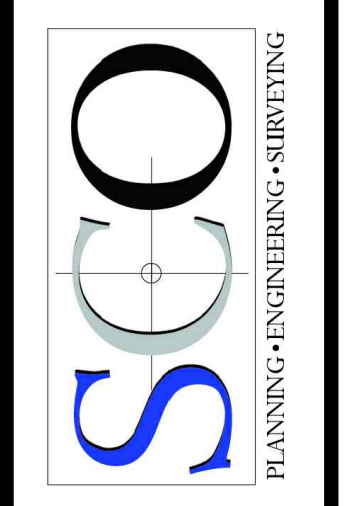
DESIGNED: MDW/ NUB
DRAWN: MDW
PROJ. NO: 202345
DATE: FEBRUARY, 2024
DWG: SEE DAY STAMP

NO.	REVISIONS	DATE

CALIFORNIA

DEVELOPMENT REVIEW
SHERWIN WILLIAMS
 OVERALL SITE PLAN

TOWN/CITY/COUNTY

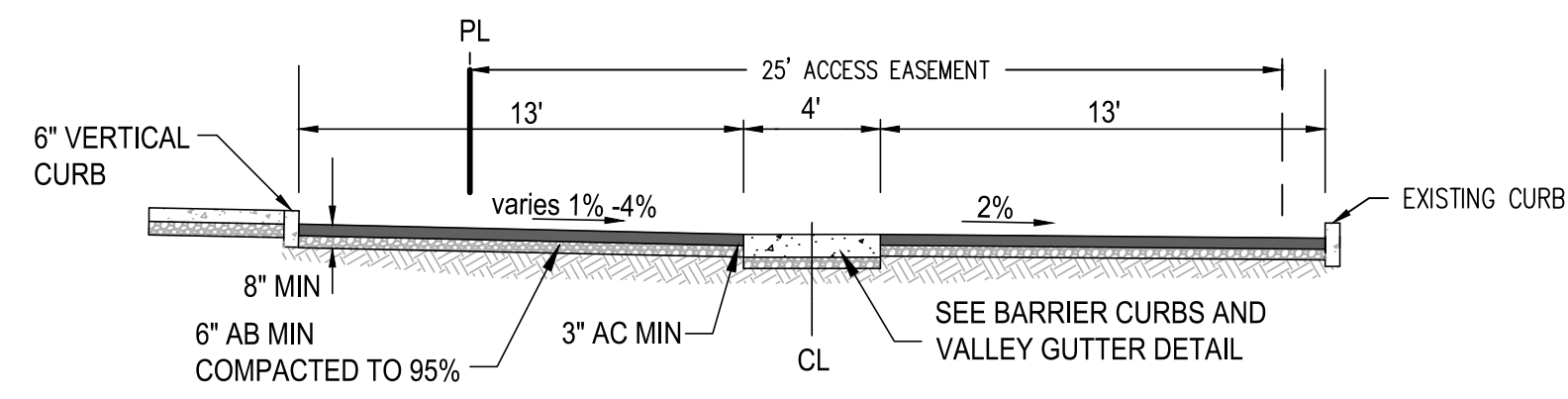


GRASS VALLEY
 (530) 272-5841
 TRUCKEE
 (530) 582-4043

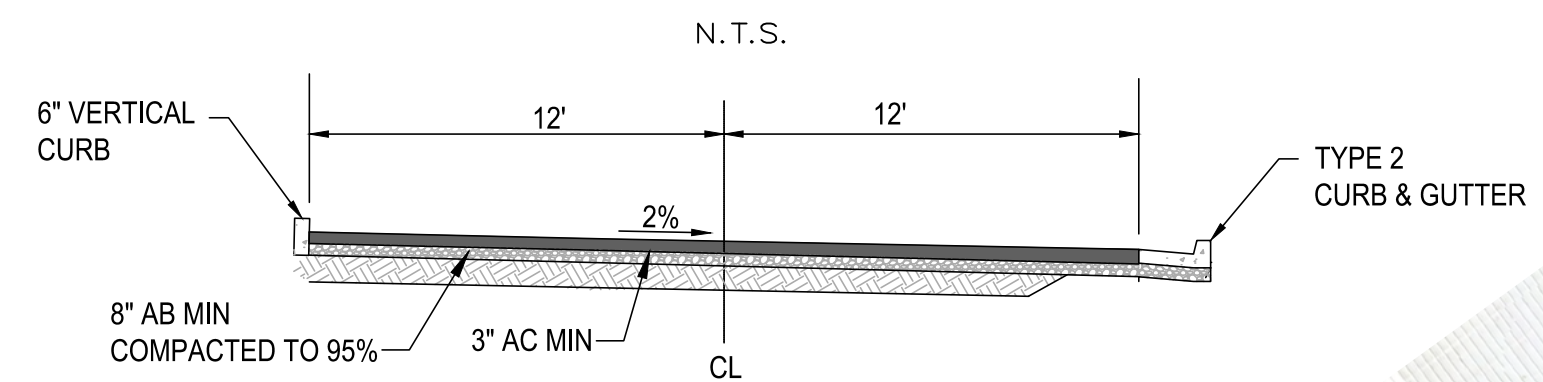


EARTHWORK QUANTITIES

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

- PROPERTY LINE
- 8" W WATER LINE PIPE (SIZE AS NOTED)
- 18" SD STORM DRAIN PIPE
- 8" SS SEWER LINE (SIZE AS NOTED)
- GAS GAS GAS LINE
- JU JU 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 HARDSCAPE
- 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

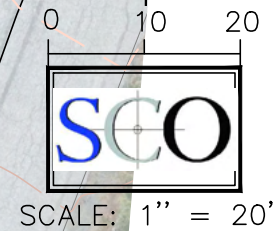
- W1 -CONNECT TO EXISTING MAIN
- W2 -IRRIGATION METER AND BACKFLOW DEVICE
- W3 -DOMESTIC METER
- W4 -FIRE HYDRANT

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
DRAWN: MDW
PROJ. NO: 202345
DATE: FEBRUARY, 2024
DWG: SEE DAY STAMP



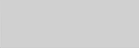
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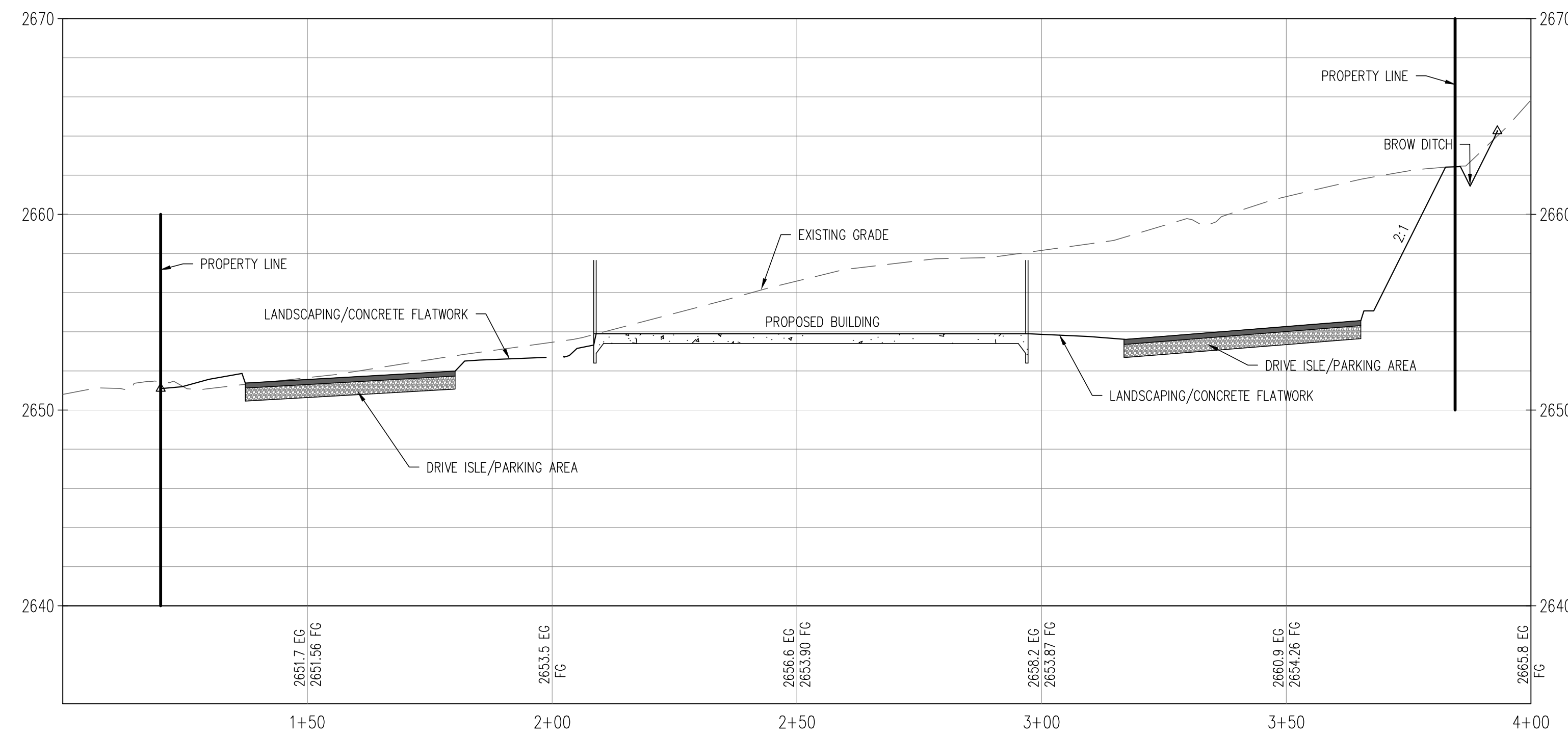
DEVELOPMENT REVIEW
SHERWIN WILLIAMS
PRELIMINARY GRADING, DRAINAGE, UTILITY PLAN
TOWN/CITY/COUNTY CALIFORNIA

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

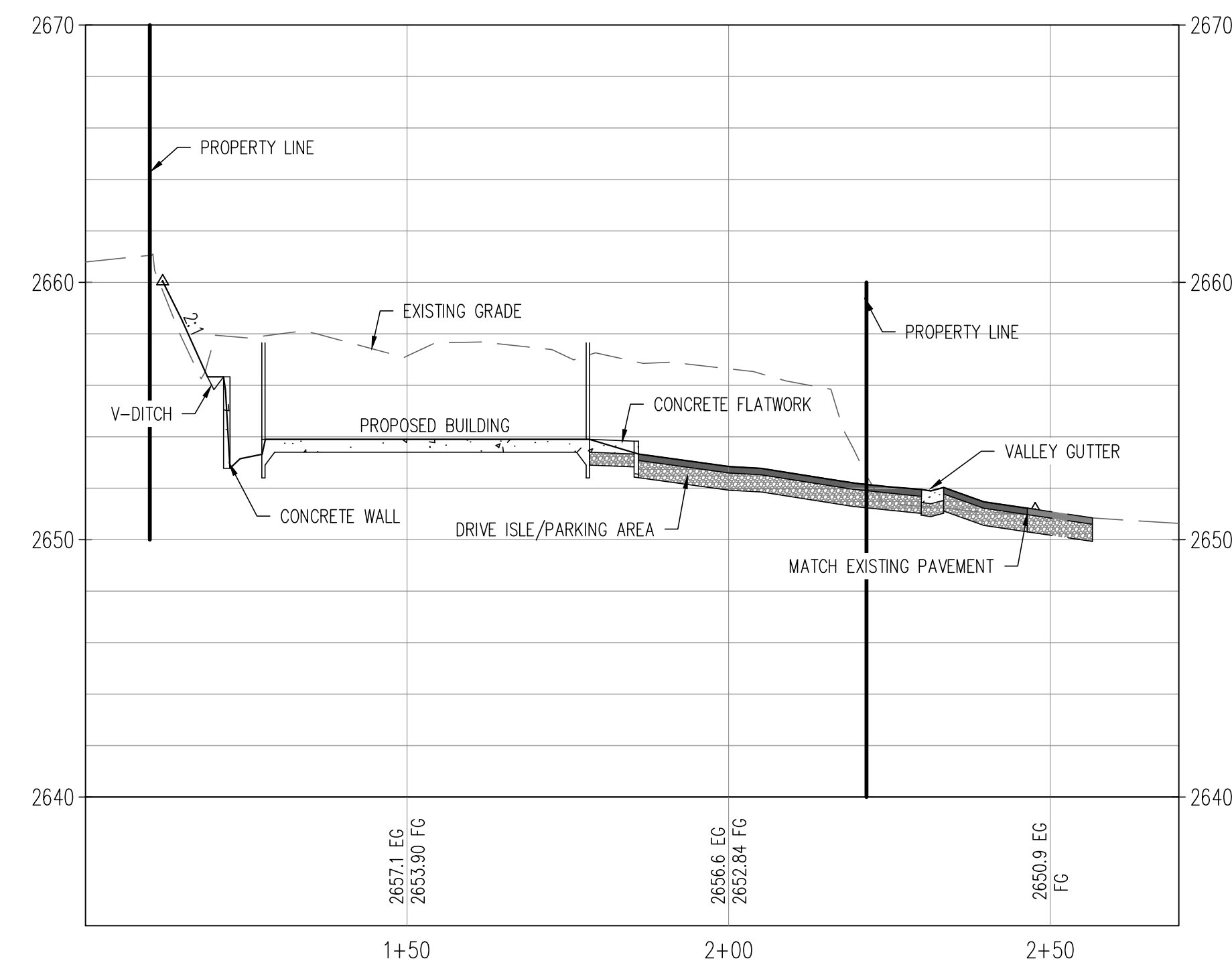
2 OF 3

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.

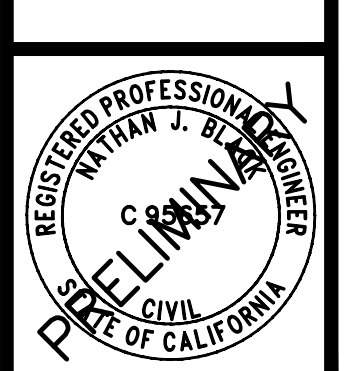
DESIGNED: MDW/ NUB	DATE
DRAWN: MDW	NO. REVISIONS
PROJ. NO: 202345	
DATE: FEBRUARY, 2024	
DWG: SEE DAY STAMP	

NO.	REVISIONS

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

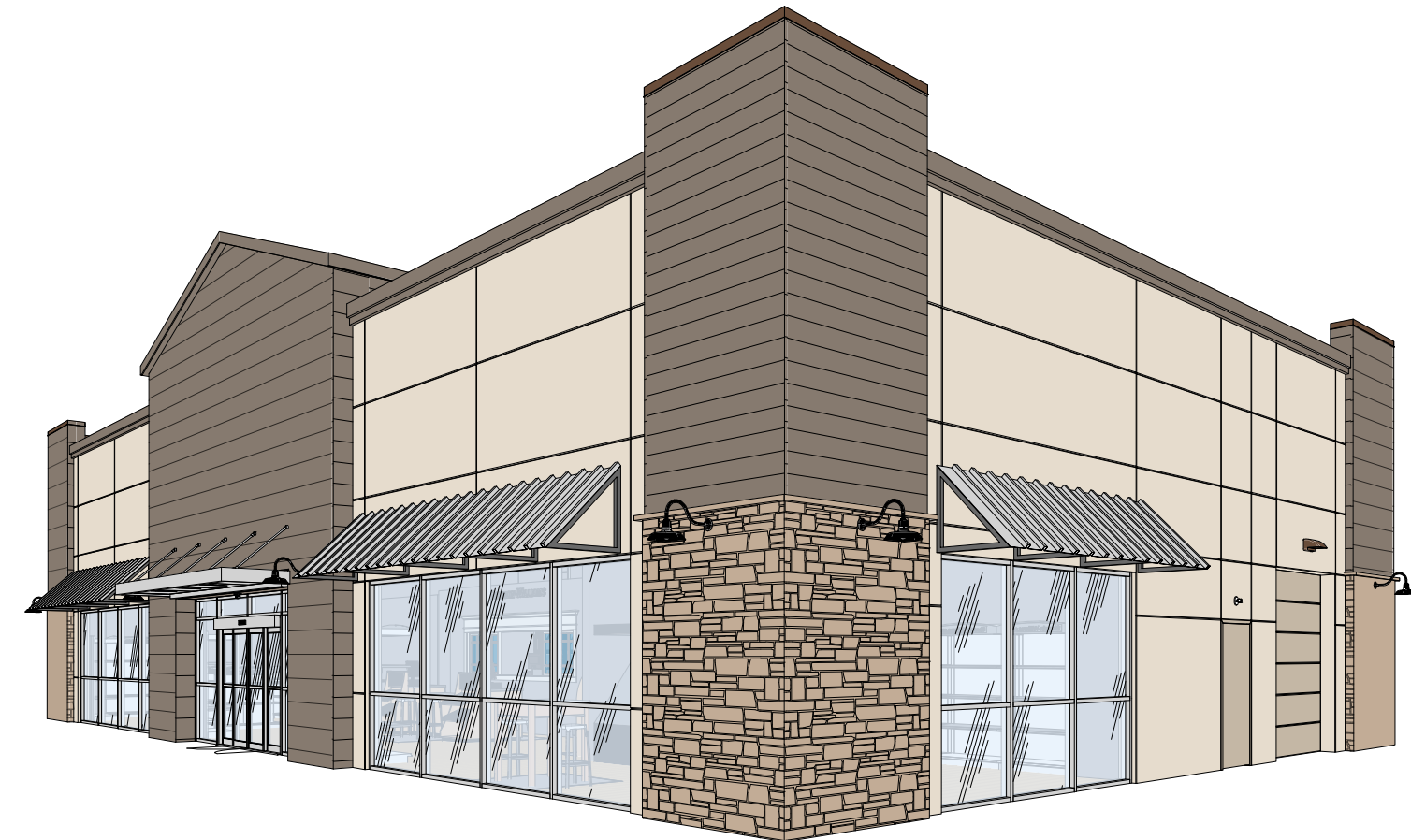


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 (530) 272-5841
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SHERWIN WILLIAMS

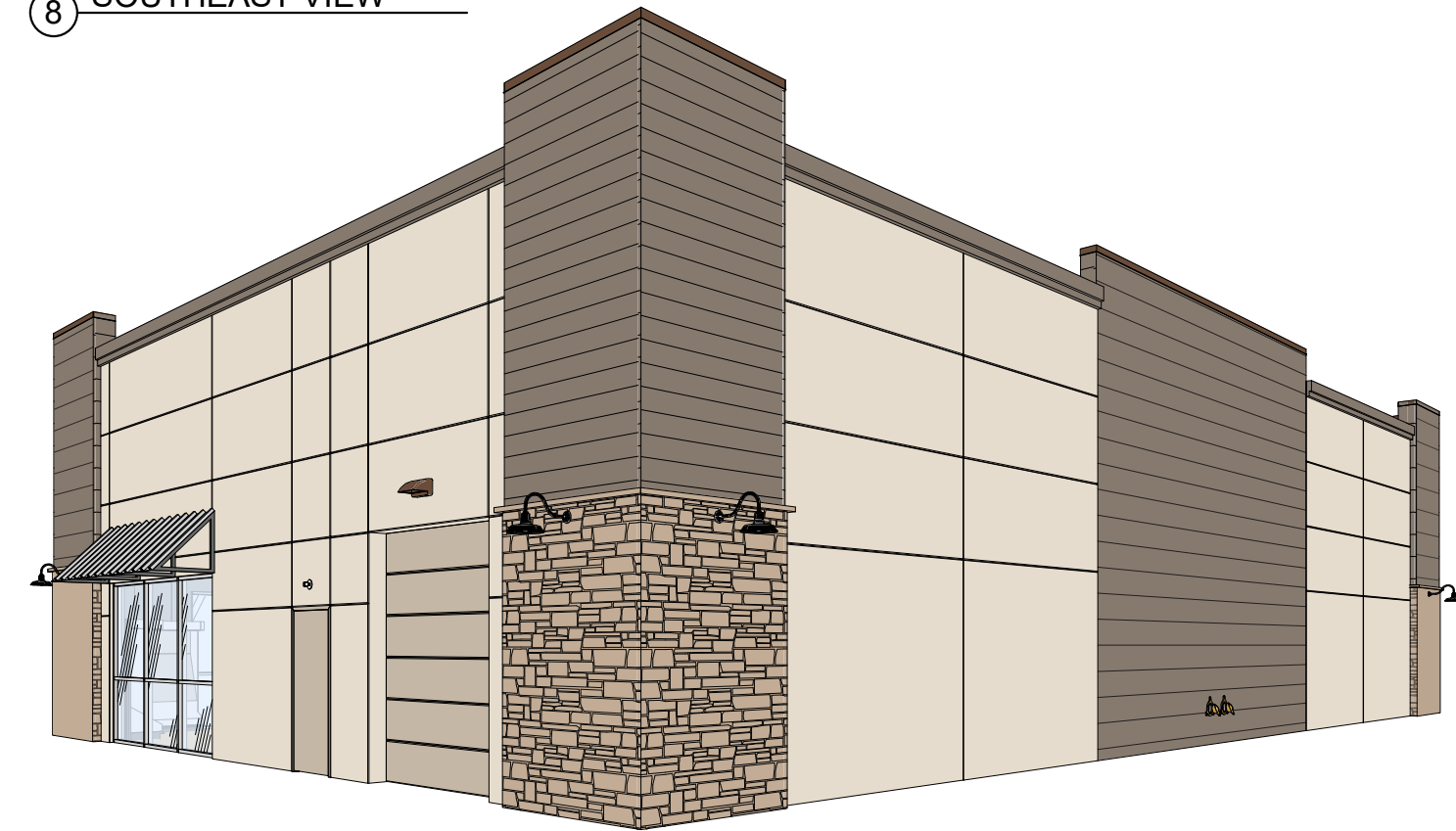
GRASS VALLEY, CA



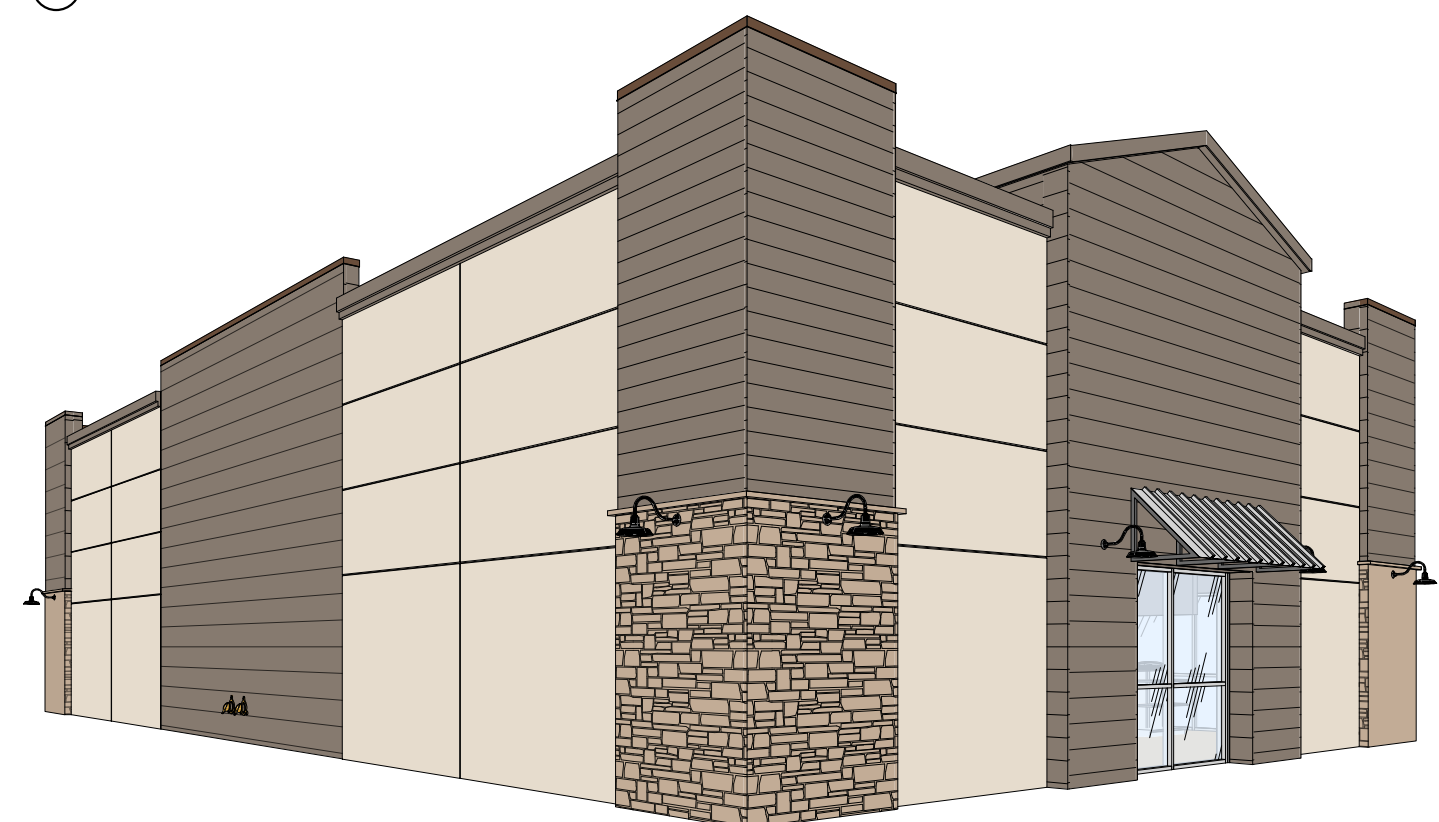
8 SOUTHEAST VIEW



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	
S-2	FASCIA	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 COPING)	
M-3	STANDING METAL SEAM	COLOR: SILVER	

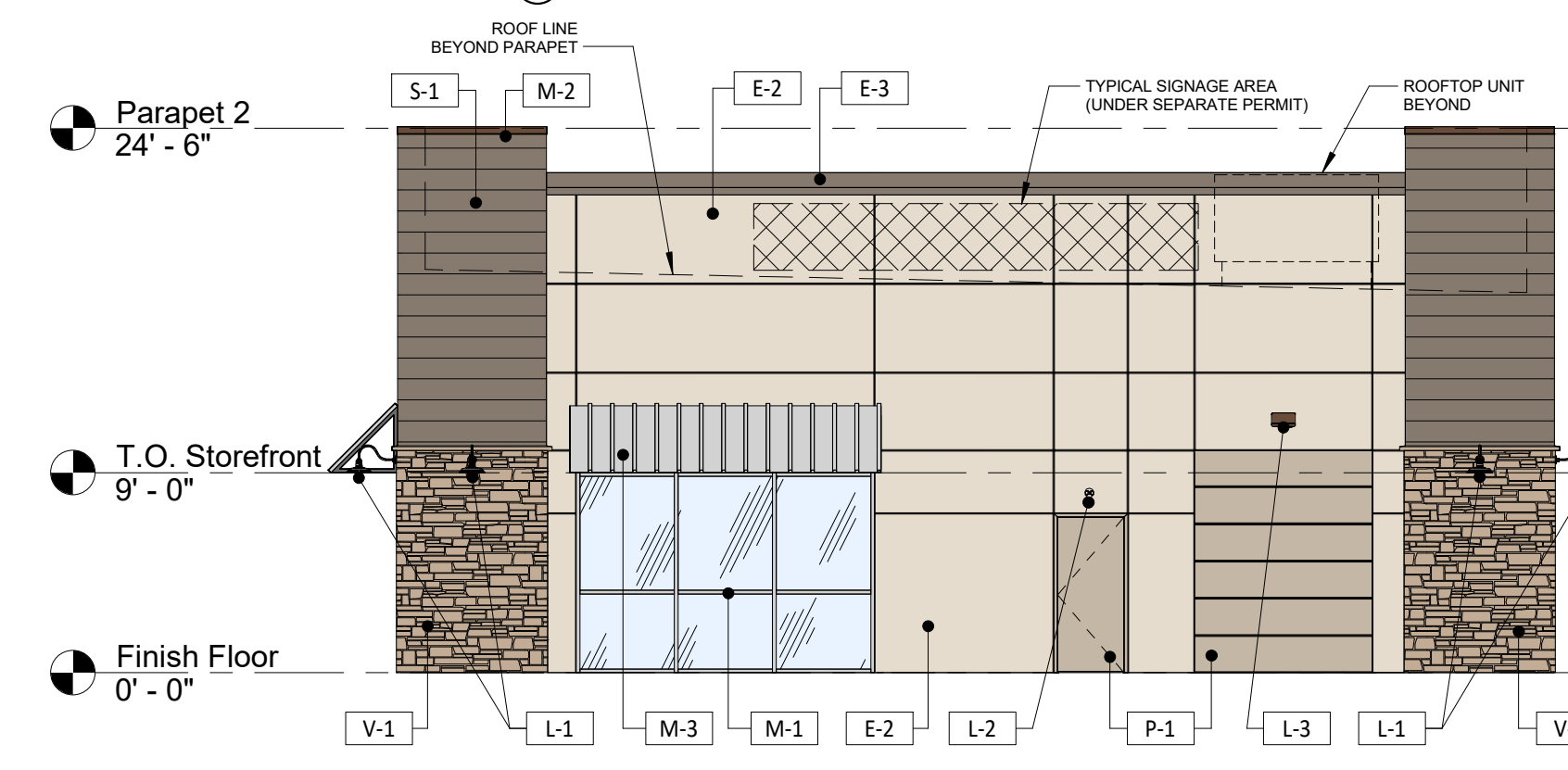
LINGLE DESIGN GROUP, INC
 LINGLEDESIGNGROUP, INC
 158 WEST MAIN STREET
 LENA, IL 61048
 815.369.9155
 1764 BLAKE ST
 DENVER, CO 80202
 303.974.5875
 WWW.LINGLEDESIGN.COM

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 1/31/2024

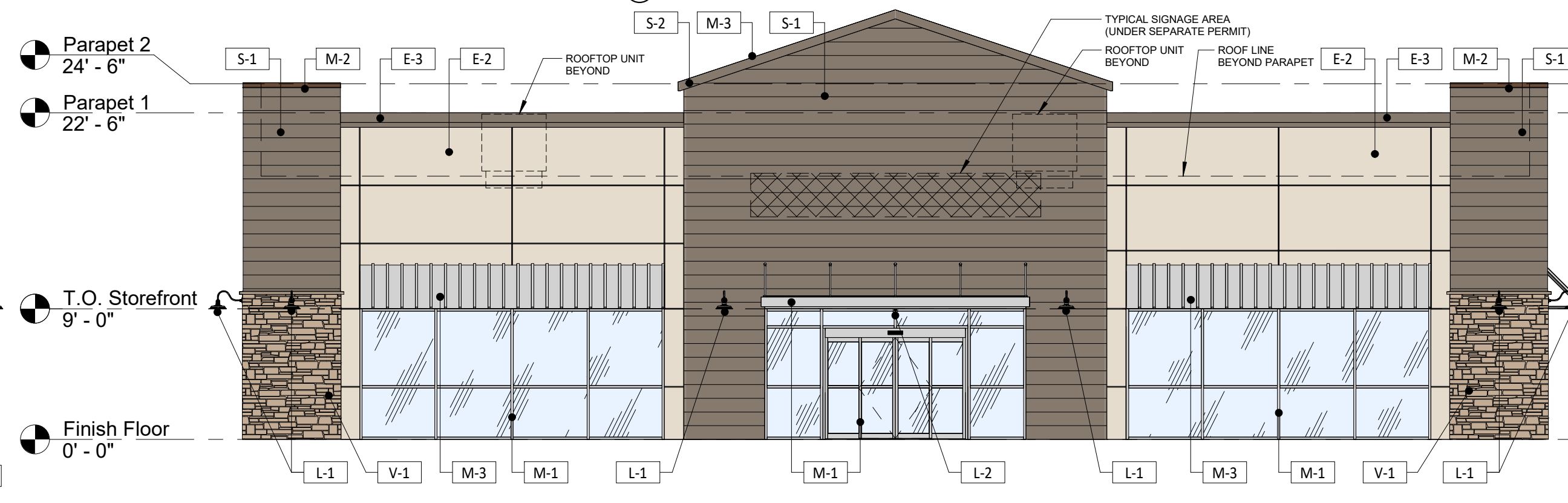
PROJECT #
 TBD
 DRAWN BY: BA CHECKED BY: MP

EXTERIOR LIGHTING SCHEDULE		
MARK	DESCRIPTION	MANUFACTURER & SPEC
L-1	GOOSENECK LIGHT	BARN LIGHT THE ORIGINAL WAREHOUSE GOOSENECK LIGHT INTEGRATED LED COLOR: BLACK
L-2	EMERGENCY LIGHTING	SURE-LITES SELW 25WH WALL MOUNTED DISTRIBUTION: DOWN COLOR: WHITE
L-3	WALL PACK	GE CURRENT EVOLVE EWLS L SERIES DISTRIBUTION: DOWN COLOR: BRONZE
L-4	SITE LIGHTING	LSI INDUSTRIES MIRANDA SMALL AREA MRS MRS-LED-15L-SIL-3-40-70CRI-IH FINISH: BLK BLACK

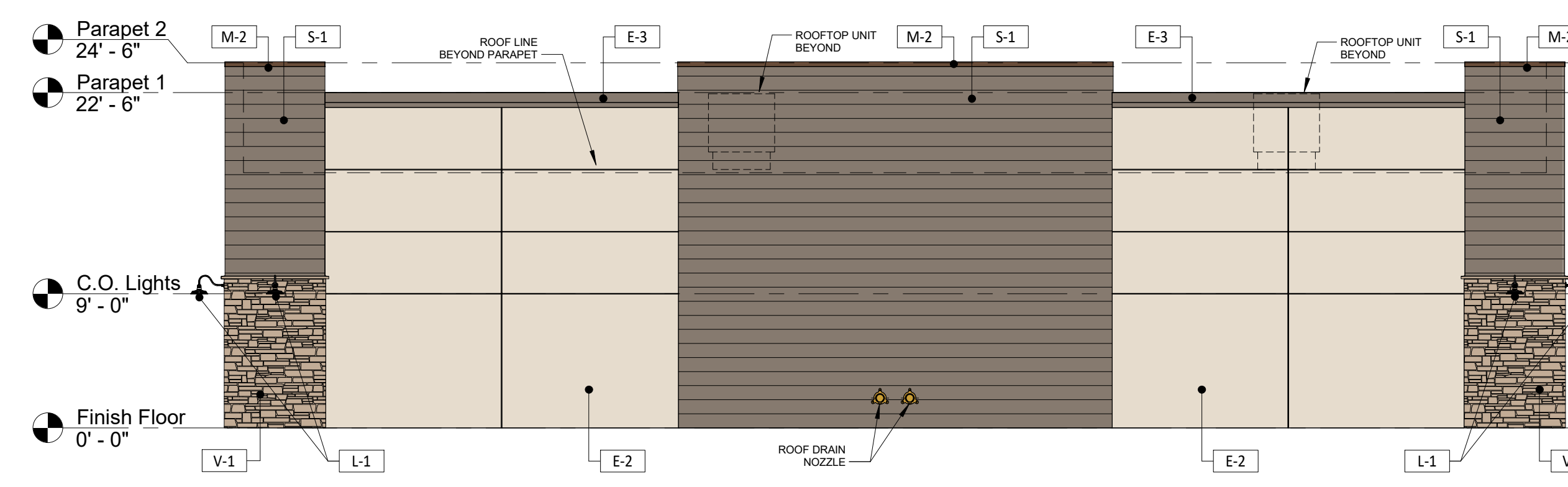
SCHEMATIC ELEVATIONS - 1/31/2024
 △ -
 △ -
 △ -
 △ -
 △ -
 △ -



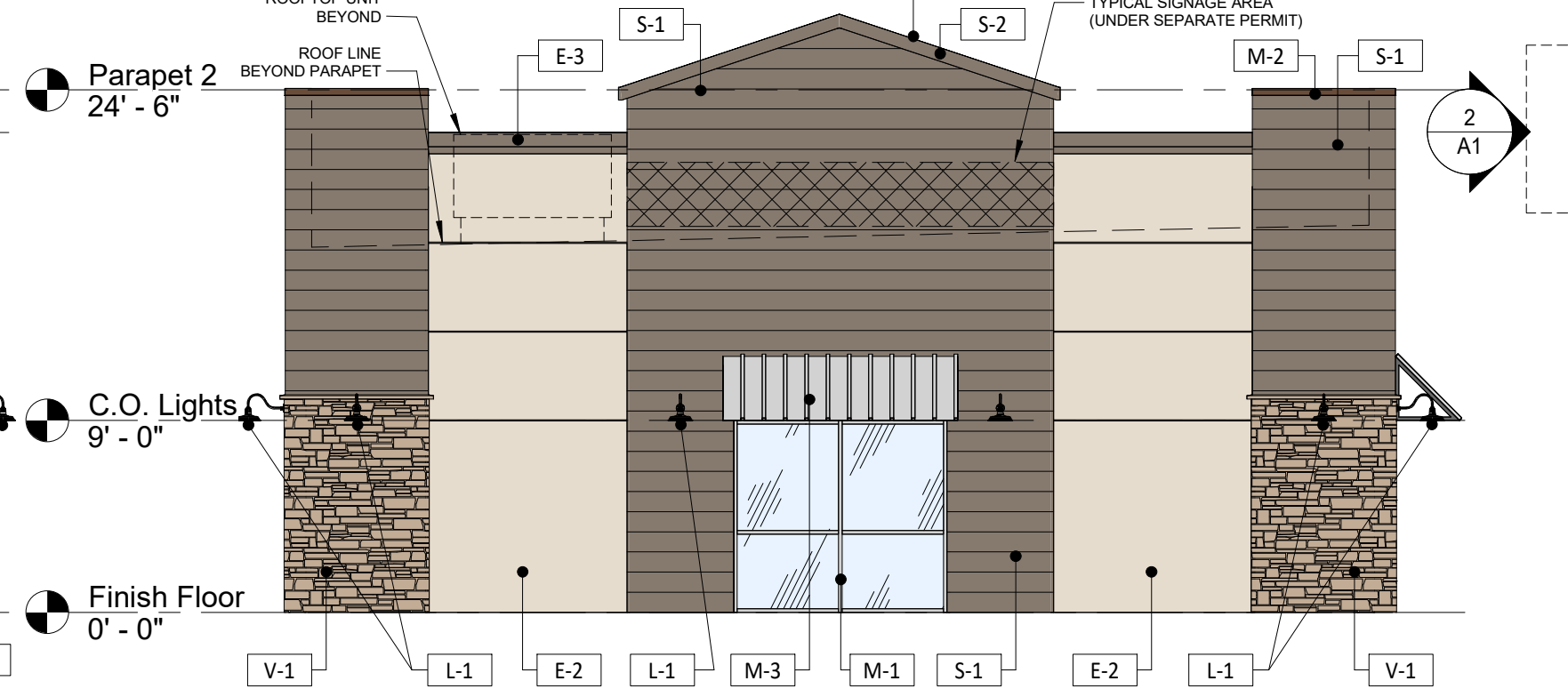
4 EAST ELEVATION
 1/8" = 1'-0"



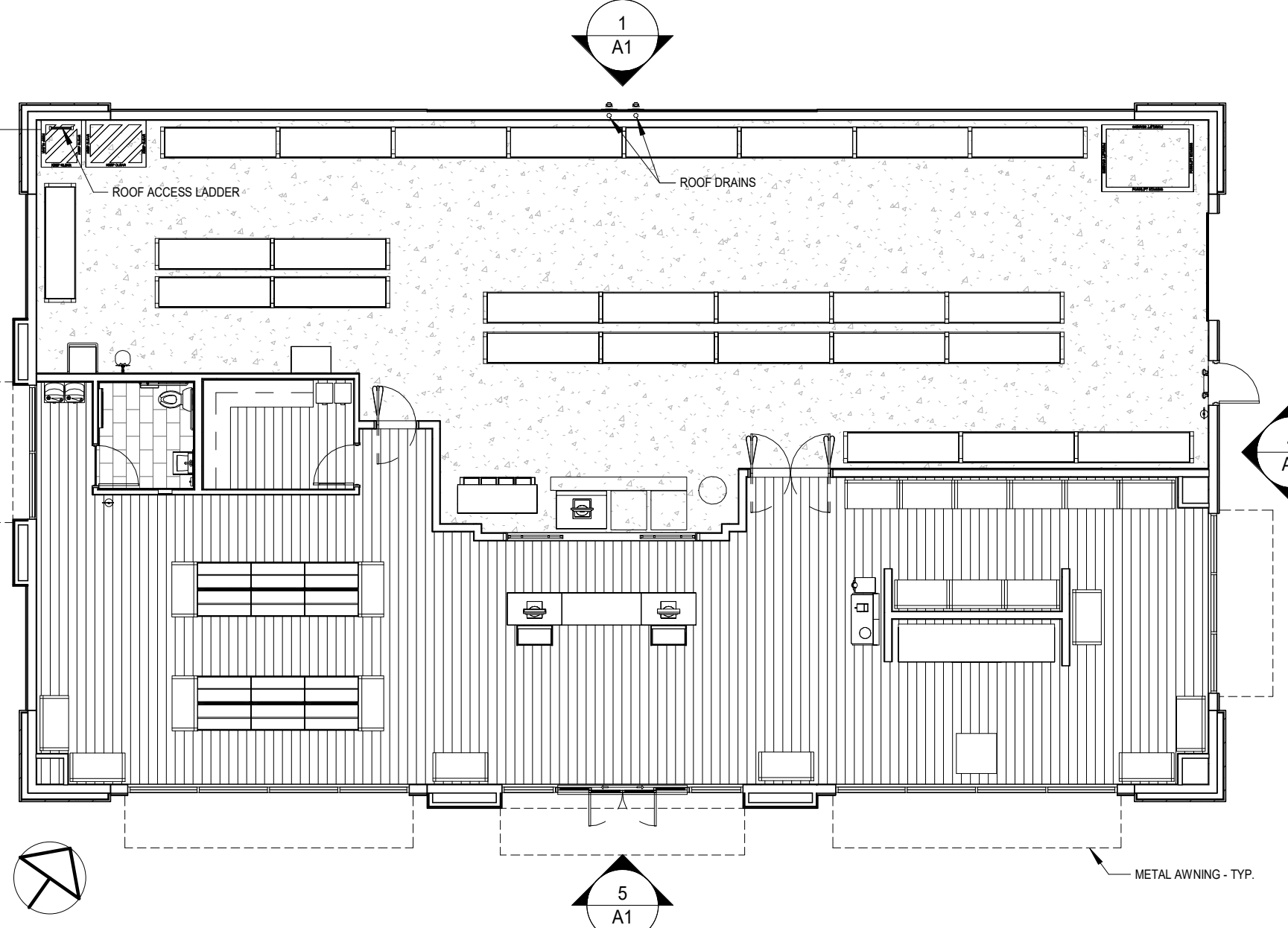
5 SOUTH ELEVATION
 1/8" = 1'-0"



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



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



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

SHERWIN WILLIAMS

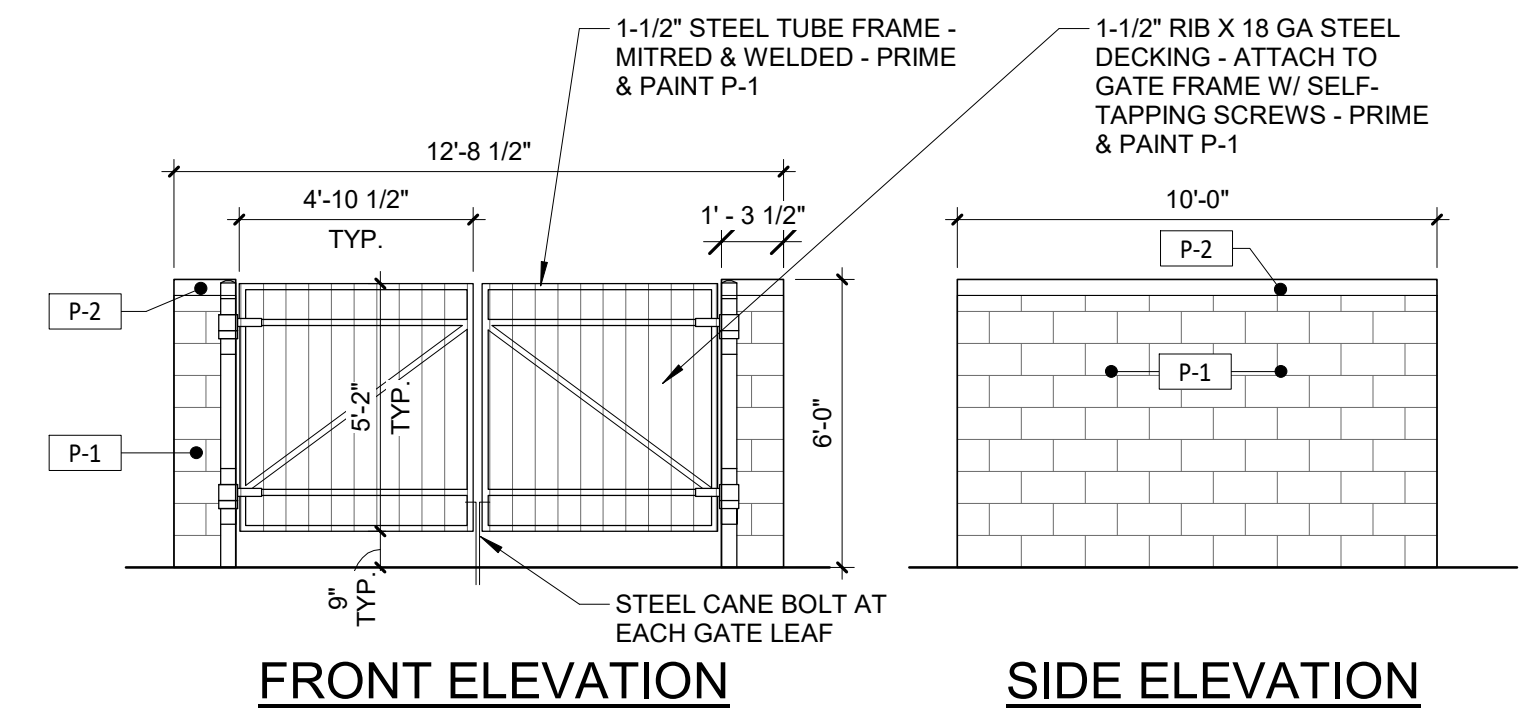
STORE #
 XXXX
 ADDRESS:

GRASS VALLEY, CA

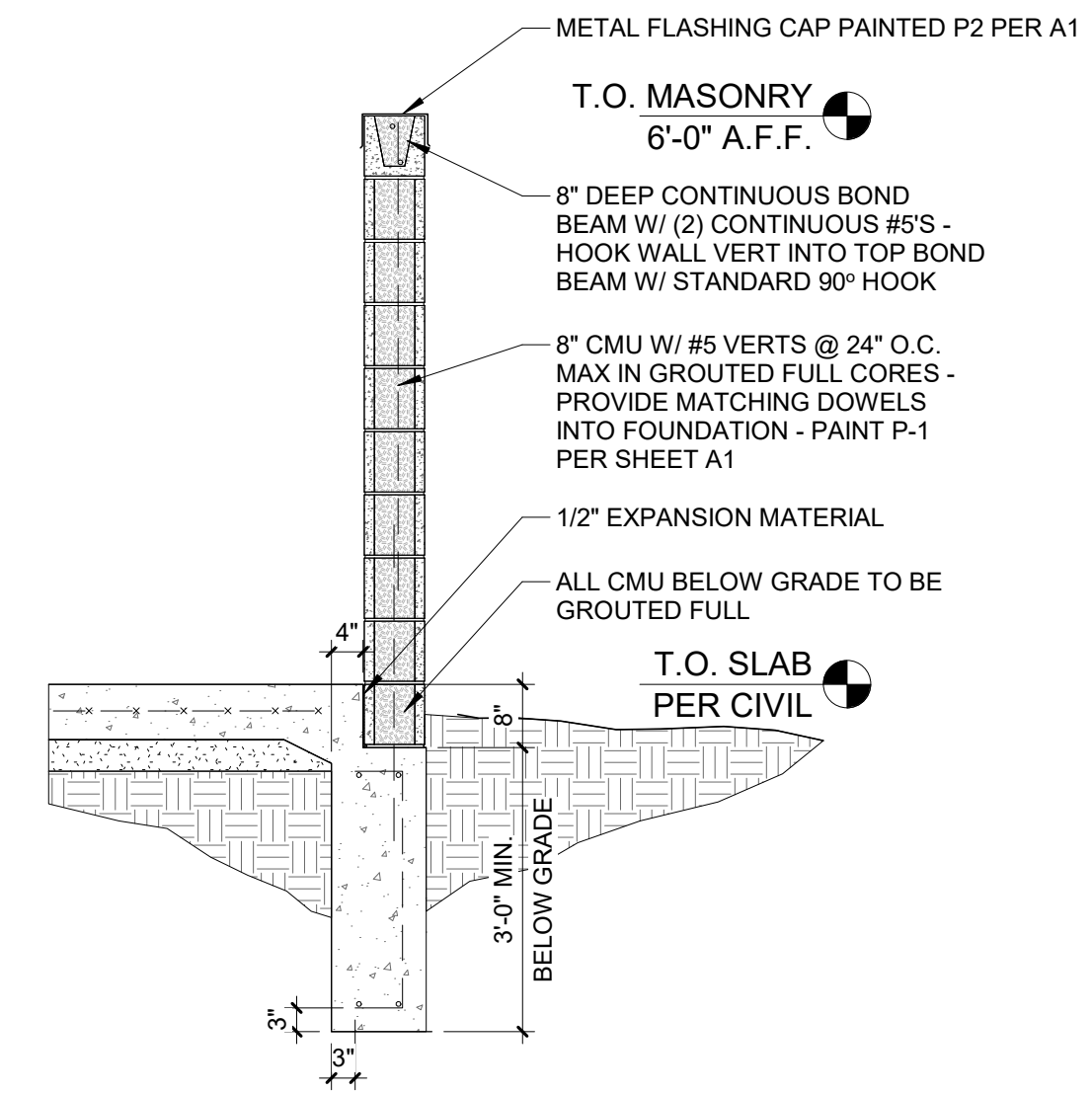
SHEET TITLE:
 SCHEMATIC FLOOR PLAN & ELEVATIONS

SHEET NUMBER:

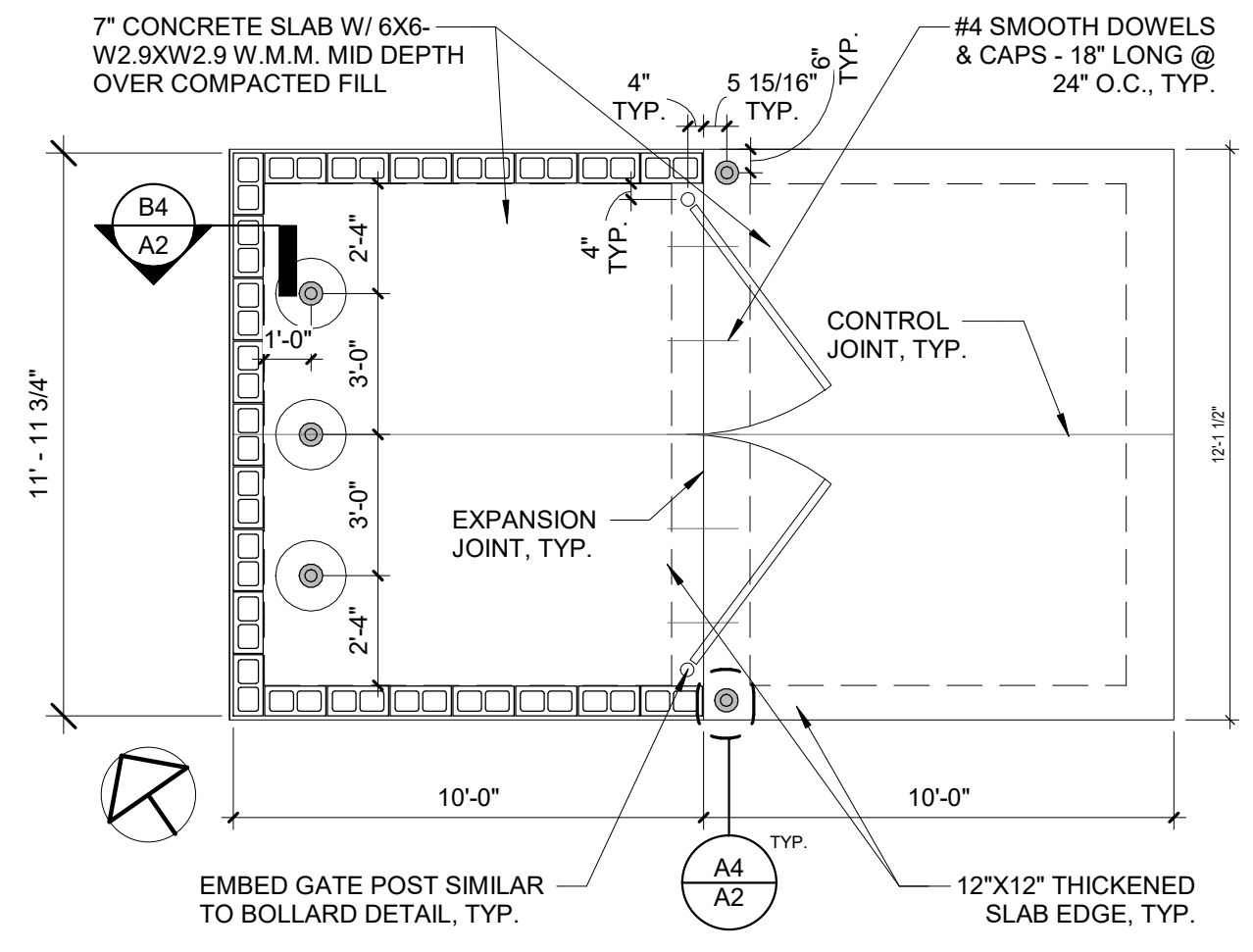
A1



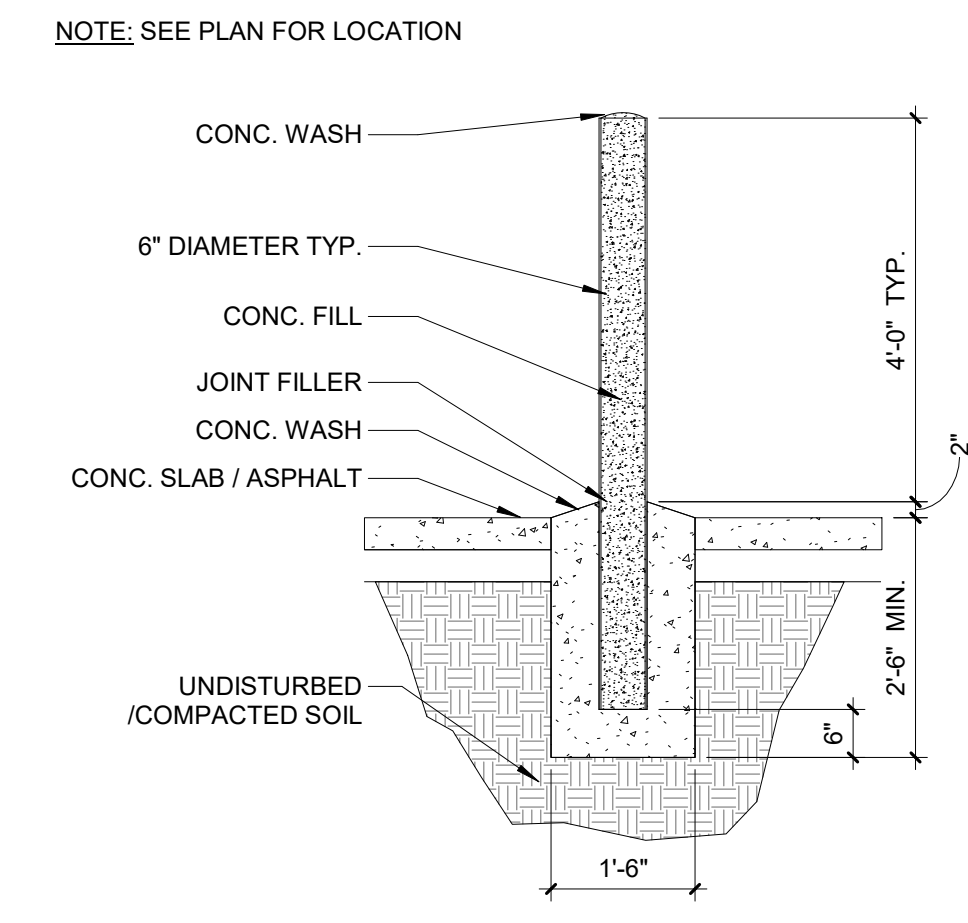
FRONT ELEVATION
 SIDE ELEVATION
 TRASH ENCLOSURE ELEVATIONS
 1/4" = 1'-0"



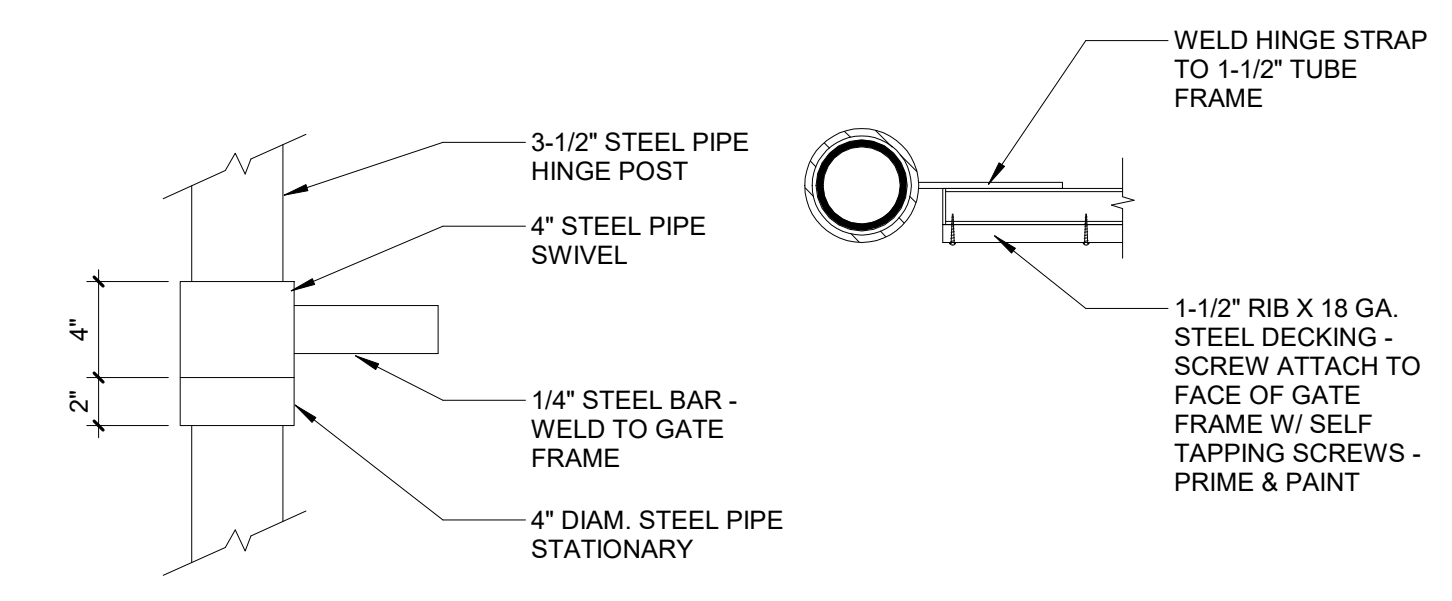
TRASH ENCLOSURE WALL SECTION
 1/2" = 1'-0"



TRASH ENCLOSURE PLAN
 1/4" = 1'-0"



BOLLARD DETAIL
 1/2" = 1'-0"

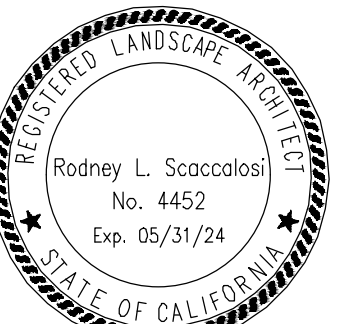


HINGE DETAIL
 1 1/2" = 1'-0"

Rev	Date	Description
1	11-18-23	PLANNING RE-SUBMITTAL
2	1-30-24	PLANNING RE-SUBMITTAL
3	2-14-24	PLANNING RE-SUBMITTAL

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

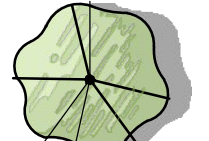


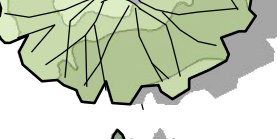
















City Of
Grass Valley
County Of
Placer
State Of
California

Prepared Under the Direction of:


Sheet
L1
Scale:
Date:
Project Number:
Plan File:



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	SPACING
TREES					
	7	Cercis occidentalis / Western Redbud (Standard)	15 gal.	Low	
	5	Lagerstroemia indica 'Catawba' / Catawba Crape Myrtle	15 gal.	Low	
	10	Quercus douglasii / Blue Oak	15 gal.	Low	
	5	Quercus kelloggii / California Black Oak	15 gal.	Low	
	3	Zelkova serrata 'Village Green' / Sawleaf Zelkova	15 gal.	Moderate	
SHRUBS					
	28	Arctostaphylos densiflora 'Harmony' / Harmony Vine Hill Manzanita	5 gal.	Low	
	30	Arctostaphylos x 'Sunset' / Sunset Manzanita	5 gal.	Low	
	11	Berberis thunbergii 'Monomb' TM / Cherry Bomb Japanese Barberry	5 gal.	Low	
	63	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	
	20	Ceanothus x 'Julia Phelps' / Julia Phelps Wild Lilac	5 gal.	Low	
	13	Cistus x purpureus / Orchid Rockrose	5 gal.	Low	
	9	Heteromeles arbutifolia / Toyon	5 gal.	Low	
	32	Phormium tenax 'Firebird' / Fire Bird Flax	5 gal.	Low	
	31	Yucca x 'Bright Star' / Variegated Spanish Dagger	5 gal.	Low	
GROUND COVERS					
	45	Arctostaphylos x 'Emerald Carpet' / Emerald Carpet Manzanita	1 gal.	Low	60" o.c.
	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.
	79	Rosa x 'Meisenmil' TM / Lemon Drift Rose	1 gal.	Low	42" o.c.

HYDRO-SEED SCHEDULE

	HYDROSEED NATIVE HYDROSEED MIX WITH HYDRO-MULCH.	30,233 sf
	EXISTING TREE TO BE REMOVED (TYP.)	
	EXISTING TREE TO REMAIN (TYP.)	

ETAF Calculations
Regular Landscape Areas

Total ETAF x Area	(B) 4.595
Total Area	(A) 42,425
Average ETAF	(B / A) .11

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

GENERAL NOTES

- All landscape areas with new plant material and that are not hydro-seeded shall receive a minimum 3" layer of organic wood chip mulch. Hydroseeded areas shall not receive any mulch. See schedule (above) for hydro-seed locations.
- All existing trees and shrubs (to remain) shall be protected in place during construction. Damaged trees and shrubs shall be replaced in kind.
- 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.

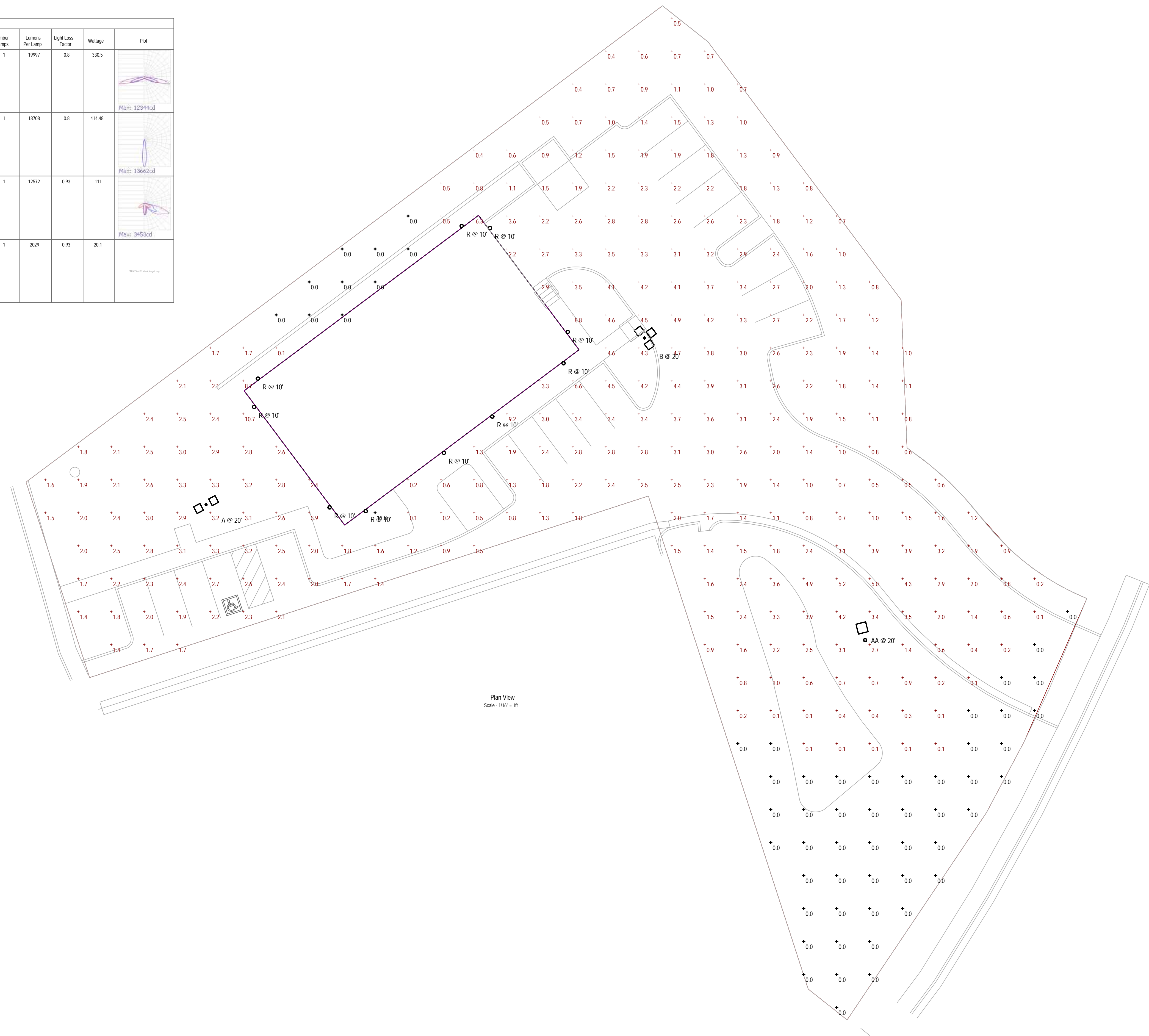
Water Efficient Landscape Worksheet

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	BUBBLERS	.81	.62	320	161	6,449 GAL.
NO WATER USE -HYDROSEED	-	-	-	-	30,233	-	0 GAL.
TOTALS					(A) 42,425	(B) 4.595	

ETWU Total 150,009 GAL.
 Maximum Applied Water Allowance (MAWA). MAWA= $\frac{[ETa]}{[52.66]} \times [Conversion\ factor] \times ([ETAF] \times [Landscape\ Area]) + ([1-ETAF] \times SLA)$
 $\frac{[4.595]}{[52.66]} \times [0.62] \times ([.11] \times [42,425]) + ([1-.11] \times 0) = 667,390\ GALLONS$
 Estimated Total Water use (ETWU). ETWU= $\frac{[ETa]}{[52.66]} \times [Conversion\ factor] \times ([ETAF] \times [Area])$
 $\frac{[4.595]}{[52.66]} \times [0.62] \times ([.11] \times [42,425]) = 150,009\ GALLONS$

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: 1111cd

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

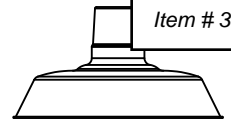


SPS-0448 REV C

THE ORIGINAL™ INTEGRATED LED SERIES

JOB NAME: _____ FIXTURE TYPE: _____

Item # 3.



BLE - G	- WHS12	- 150	- G22	- 150	- NA	- NA	-
A	B	C	D	E	F	G	
NA	- NA	- LED38	- 3000K	- DL			
H	I	J	K	L			

Order Example: BLE - G - WHS16 - 600 - G22 - 980 - NA - ACR - 600 - NA - LED38 - 2700K - DL

A - MOUNTING STYLE

C	Cord Hung
CN	Chain Hung
F	Flush Mount ¹
G	Gooseneck
S	Stem Mount

B - SHADE SIZE

THE ORIGINAL™:

WHS12	12" Shade
WHS14	14" Shade
WHS16	16" Shade
WHS18	18" Shade
WHS20²	20" Shade

C - SHADE FINISHPORCELAIN FINISHES³:

150	Black
250	White
350	Vintage Green
355	Jadite
455	Cherry Red
550	Yellow
650	Bronze
750	Cobalt Blue
765	Delphite Blue
850	Graphite
950	Metallic Chrome

POWDER COAT FINISHES⁴:

100	Black
105	Textured Black
106	Matte Black
200	White
206	Matte White
300	Dark Green
307	Emerald Green
311	Jadite
370	Mint
380	Chartreuse
390	Teal
400	Barn Red
420	Orange
470	Watermelon
480	Blush Pink
490	Magenta
495	Sherbet Orange
500	Buttery Yellow
570	Sunflower
600	Bronze
601	Chocolate
605	Rust
615	Oil-Rubbed Bronze

C - SHADE FINISH (CONTINUED)POWDER COAT FINISHES⁴:

700	Royal Blue
705	Navy
710	Cobalt Blue
715	Delphite Blue
790	Lavender
800	Industrial Grey
805	Charcoal Granite
810	Graphite
975	Galvanized

NATURAL METALS⁵:

995	Raw Copper
996	Weathered Copper
997	Raw Brass
998	Weathered Brass
999	Oil-Rubbed Copper

D - MOUNTING

Please Note: If Flush Mount [F] is selected in Section A, please select NA

NA Not Applicable

CSA LISTED CORDS:

SBK	Standard Black
SWH	Standard White
CSB	Black Cloth
CSW	White Cloth
CMG	Grey Cloth
CSR	Red Cloth
CRZ	Red Chevron Cloth
CSBB	Black & Brown Cloth
CSRW	Red & White Cloth
CSGW	Gold & White Cloth
CSBG	Black & Gold Cloth
CSBW	Black & White Cloth
CSBP	Black & Pink Cloth
CSUW	Blue & White Cloth

CHAIN MOUNT OPTIONS²:

CN36	3' of Chain
CN48	4' of Chain
CN60	5' of Chain
CN72	6' of Chain

D - MOUNTING (CONTINUED)

GOOSENECK OPTIONS:

G1²	G11²	G26²
G2²	G12²	G32
G3^{2,6}	G13	G34²
G4⁶	G14	G35²
G5²	G15	G36²
G6	G16²	G64²
G7	G17	G65²
G8	G22	
G9	G24	
G10	G25	

STEM MOUNT OPTIONS:

ST506	.5" Stem Mount, 6" ²
ST512	.5" Stem Mount, 12" ²
ST518	.5" Stem Mount, 18" ²
ST524	.5" Stem Mount, 24" ²
ST536	.5" Stem Mount, 36" ²
ST548	.5" Stem Mount, 48" ²
ST706	.75" Stem Mount, 6"
ST712	.75" Stem Mount, 12"
ST718	.75" Stem Mount, 18"
ST724	.75" Stem Mount, 24"
ST736	.75" Stem Mount, 36"
ST748	.75" Stem Mount, 48"

E - MOUNTING FINISH

Please Note: See Section C for Finish Options. 980-Brushed Aluminum is also available for Gooseneck (Except G36, G64 & G65) and Stem mounting styles. If a Porcelain shade finish is selected, mounting will be powder coat painted-to-match. Porcelain shade finishes are not available with a Natural Metal mounting finish

(I) If Cord Hung [C], selection identifies canopy finish

(II) If Chain Hung [CN] Mounting Style, selection identifies chain and canopy finish. Natural Metals are not applicable

(III) If Stem Mount [S] Mounting Style, selection identifies stem and canopy finish

(IV) If Flush Mount [F] Mounting Style, selection identifies hex coupler and canopy finish. Natural Metals are not applicable

980 Brushed Aluminum

F - CORDS⁷

Please Note: See Section D for all applicable CSA Listed Cord Options

NA Not Applicable

G - SHADE ACCESSORIES²

NA	None
WC	Wire Cage
ACR	Acrylic Diffuser ^{8,9}

H - SHADE ACCESSORY FINISH

Please Note: See Section C for Finish Options. Natural Metals not applicable. If Porcelain Finish is selected, accessory will be powder coat painted-to-match

NA Not Applicable

I - MOUNTING ACCESSORY

Please Note: Mounting Accessories below are only applicable with select Mounting Styles. Please refer to product listings on our website for further detail.

NA	None/Not Applicable
HSC	Hang Straight Canopy ^{2,10}
LDBPC	LED Decorative Backing Plate Cover ^{11,12}
LDCHX	LED Decorative Backing Plate Cover & Hex Cover ^{11,12}

J - LIGHT SOURCE

LED11	850 Lumen, 11W LED
LED16	1250 Lumen, 16W LED
LED27	2000 Lumen, 27W LED
LED38	3000 Lumen, 38W LED
LED43	4000 Lumen, 43W LED ¹

K - COLOR TEMPERATURE

2700K	2700K, Warm White
3000K	3000K, Neutral White
3500K	3500K, Bright White
4000K	4000K, Cool White

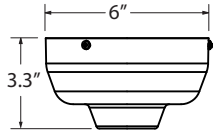
L - LED LENS

DL	Domed Lens
FL	Flat Lens

IMPORTANT: (1) Not available with Acrylic Diffuser shade accessory (2) Not available in Natural Metals (3) All Porcelain Enamel finished shades feature a white interior and a black outer rim (4) All Powder Coat finished shades, Galvanized excluded, feature a white interior (5) Natural Metals have a longer estimated manufacturing time, please check the website for exact lead time. There are no returns accepted on Natural Metals (6) Not compatible with 16" shade size and larger (7) Only applicable if Chain Hung Mounting Style selected in Section A, select NA if another Mounting Style is selected (8) Acrylic Diffuser limits the maximum lumen selection as well as reduces lumens delivered and LPW. Selection Limits: 2000 Max for 12" and 14" shades; 3000 Max for 16" through 20" shades (9) Fixture is CSA Listed for Damp Location with Acrylic Diffuser (10) Only applicable if Stem Mounting Style is selected in Section A (11) Not available with G3, G4, G11, G15, G26, & G36 Gooseneck option (12) Only applicable if Gooseneck Mounting Style is selected in Section A

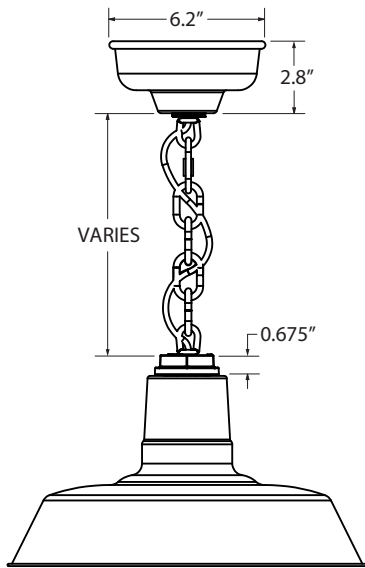
MOUNTING STYLE

HIGH LUMEN CANOPY FOR PENDANT & FLUSH MOUNT



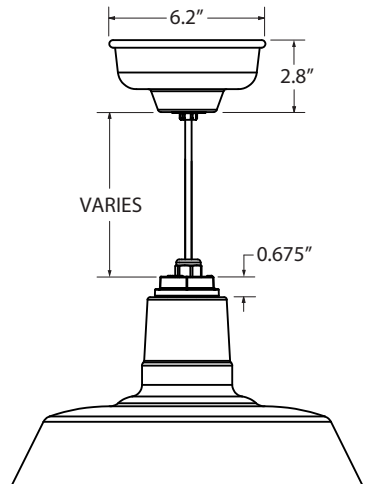
Required if LED 27, 38, 43 Light Source selected in Section J

CHAIN HUNG PENDANT (CN)



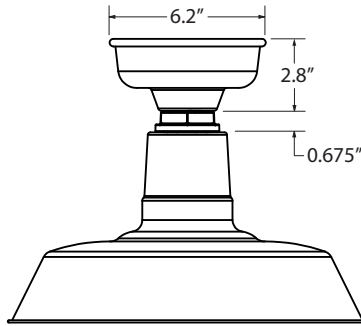
Canopy shown required if LED 11 & 16 Light Source selected in Section J

CORD HUNG PENDANT (C)



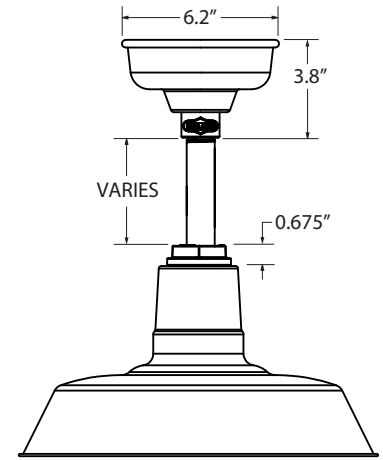
Canopy shown required if LED 11 & 16 Light Source selected in Section J

FLUSH MOUNT (F)



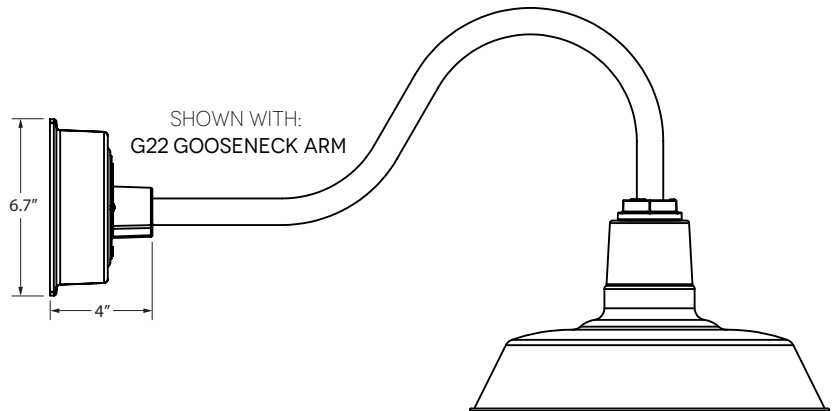
Canopy shown required if LED 11 & 16 Light Source selected in Section J

STEM MOUNT PENDANT (S)

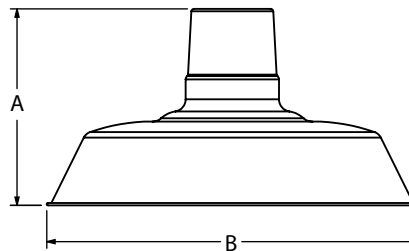


Canopy shown required if LED 11 & 16 Light Source selected in Section J

GOOSENECK (G)



LUMINAIRE DIMENSIONS



SHADE CODE	HEIGHT (A)	DIAMETER (B)
WHS12	7"	12"
WHS14	7.5"	14"
WHS16	7.75"	16"
WHS18	8.5"	18"
WHS20	9.25"	20"

LIGHT SOURCE

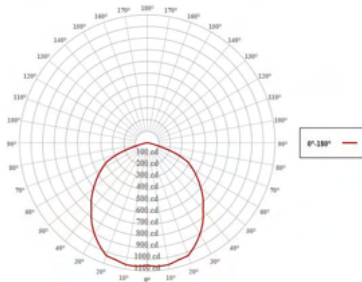
All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. To obtain an IES file specific to your project, please contact the factory.

	LUMENS		850		1250		2000		3000		4000	
	Wattage		11		16		27		38		43	
	Optics	Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW	
WHS12	FLAT	846	74	1244	78	1997	74	2996	79	3995	93	
	DOMED	824	72	1212	76	1936	72	2904	76	3872	90	
WHS14	FLAT	845	74	1243	77	1982	73	2973	78	3964	92	
	DOMED	823	72	1210	75	1904	71	2856	75	3808	88	
WHS16	FLAT	845	74	1243	77	1982	73	2973	78	3964	92	
	DOMED	822	72	1209	75	1902	70	2854	75	3805	88	
WHS18	FLAT	843	74	1240	77	1978	73	2967	78	3956	92	
	DOMED	819	72	1204	75	1895	70	2843	75	3791	88	
WHS20	FLAT	841	74	1237	77	1973	73	2959	78	3945	91	
	DOMED	815	72	1199	75	1887	70	2830	74	3773	87	

*Acrylic Diffuser option reduces lumens delivered and LPW

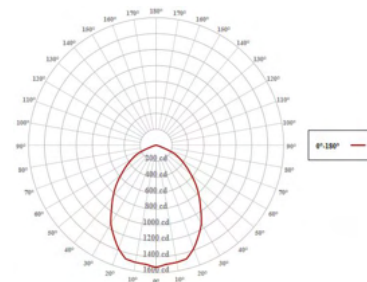
LIGHT DISTRIBUTION

DOMED LENS (DL)

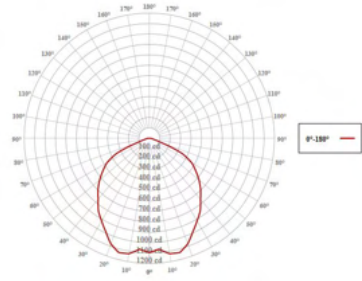


Shown above with 16" Shade (WHS16), White Interior (200-White) and 3000 Lumen (LED38)

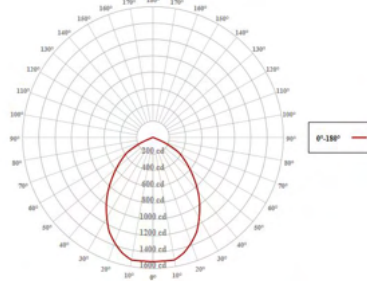
FLAT LENS (FL)



Shown above with 16" Shade (WHS16), White Interior (200-White) and 3000 Lumen (LED38)



Shown above with 20" Shade (WHS20), White Interior (200-White) and 3000 Lumen (LED38)



Shown above with 20" Shade (WHS20), White Interior (200-White) and 3000 Lumen (LED38)

SPECIFICATIONS

CERTIFICATIONS, LISTINGS & WARRANTY

MADE IN THE USA
 Manufactured and Hand-Crafted in Our 60,000 Square Foot Facility
 Located in Titusville, FL

CSA LISTED FOR WET LOCATIONS
 Includes All Gooseneck, Stem and Flush Mounting Styles
 Acrylic Diffuser is CSA Listed for Damp Locations for Gooseneck
 and Stem Mounting Styles

CSA LISTED FOR DAMP LOCATIONS
 Includes All Chain and Select Cord Hung Mounting Styles
 Acrylic Diffuser is CSA Listed for Damp Locations for Chain and
 Cord Hung Mounting Styles

LIMITED WARRANTY
 For Additional Information on Our Limited Warranty, Please See
 Our Terms & Conditions

OPERATING TEMPERATURE
 -30°C to 40°C

CONSTRUCTION & FINISH

POWDER COAT SHADE
 Hand-Spun from High Purity 3003-O Temper Aluminum

GALVANIZE SHADE
 Hand Spun from High Quality Galvanized Steel

PORCELAIN SHADE
 Hand-Spun from 20 Gauge Porcelain Steel

POWDER COAT FINISHES
 Polyester Powder Coat Finishes Are Electro-Statically Applied and
 Thermocured

PORCELAIN FINISHES
 Applied by Hand and Fired in a High Temperature Oven

COPPER
 Hand-Spun from High Purity C11000-O60 ETP Copper

BRASS
 Hand-Spun from High Purity C2600-O60 Brass

STEM
 1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40,
 6063 Aluminum Mounting Stem. Custom Lengths Available upon
 Request.

GOOSENECK
 1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40,
 6063 Aluminum Gooseneck

CORD
 Cord-Hung Pendants Include 7' of Standard Cord or 5' of Cloth
 Cord, +/- For Socket Orientation

CHAIN
 4-Gauge Chain Complete with Quick Link for On-Site Adjustments
 to Chain's Length

LED LIGHT SOURCE

LED TYPE: CREE LMH2 MODULE
 INITIAL LUMENS DELIVERED: UP TO 4000 LUMENS
 L90(6K) > 36,300 HOURS
 AVAILABLE CCT: 2700K, 3000K, 3500K, 4000K
 Custom Temperatures Available upon Request
 90+ CRI
 2 STEP MACADAMS ELLIPSE
 EFFICACY: UP TO 93 LPW
 High Efficacy Available upon Request, Consult Factory for
 Additional Information

ELECTRICAL/LED DRIVER

DRIVER TYPE: ERP ESS/T & ESP/T
 POWER FACTOR > 0.9
 EFFICIENCY: UP TO 87% TYPICAL
 INPUT VOLTAGE: 120-277 VAC (SEE DIMMING SECTION)
 CLASS 2 POWER SUPPLY
 LED DRIVER LIFETIME: > 100,000 HOURS (@ 25 DEG C AMBIENT)
 IP64 MINIMUM RATING CASE WITH SILICONE-BASED POTTING
 PROTECTIONS
 Output Open Load, Over-Current and Short-Circuit (hiccup), and
 Over-Temperature with Auto Recovery
 CONDUCTED AND RADIATED EMI
 Compliant with FCC CFR Title 47 Part 15 Class B (120 Vac), Class A
 (277 Vac) and EN55015 (CISPR 15) at 220, 230 and 240 Vac
 COMPLIANT WITH
 Complies with Energy Star® DLR (DesignLight Consortium®) and CA
 Title 24 Technical Requirements

DIMMING

TRI-MODE DIMMING™
 Compatible with TRIAC (forward-phase or leading-edge), ELV
 (reverse-phase or trailing-edge) and 0-10 V Dimmers
 DIMMING RANGE 1-100%
 The Dimming Range Is Dependent on Each Specific Dimmer. May
 Not Be Able to Achieve 1% Dimming with Some Dimmers.
 TRIAC AND ELV DIMMING ONLY AT 120 VAC
 ELV DIMMING AT 230 VAC
 Available by Request
 COMPATIBLE DIMMERS
 Consult Factory for Additional Information on Dimming



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)
-------------------------	---

*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 # 3.

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.



**PLANNING COMMISSION
STAFF REPORT
FEBRUARY 20, 2024**

Prepared by: Amy Wolfson, City Planner

DATA SUMMARY

Subject: Housing Element Annual Progress Report 2023
Environmental Status: Not a Project

RECOMMENDATION:

1. Receive and File; No formal action necessary

BACKGROUND:

The City adopted its 2019 – 2027 Housing Element on August 13, 2019. The 2019-2027 Housing Element Regional Housing Needs Assessment (RHNA) allocates 743 housing units to the City of Grass Valley during the Housing Element planning period, with income level targets as follows:

Income Level	RHNA Allocation
Very Low	143
Low	126
Moderate	125
Above Moderate	349

State law requires each city and county to prepare an Annual Progress Report (APR) on the status of the implementation of their Housing Element. This report must be submitted to the City Council, Governor’s Office of Planning and Research (OPR), and Department of Housing and Community Development (HCD) by April 1.

Attached is an excerpt summary of the City’s APR from the new forms adopted by HCD. Entitlements for City’s housing numbers for 2023, are few, with 14 units proposed, 6 units entitled, 5 permits issued, and 32 units finalized with certificates of occupancy for 2023.

Within the eight-year housing cycle to date, the city has permitted 196 units. We have entitlements for a total of 601 additional units including those approved but not yet built in Loma Rica, Timberwood Estates, Berriman Ranch, the Pines, and Dorsey Marketplace. If built out, the city is well-poised to meet the overall RHNA target of 743 units by the end of the housing cycle in 2027, though we will likely fall short of the units allocated for moderate and lower-income targets

ATTACHMENTS:

1. Excerpt Summary form from the 2023 Housing Element Annual Progress Report

Table A Housing Development Applications Submitted

Project Identifier				Unit Types		Date Appli- cation Sub- mitted	Proposed Units - Affordability by Household Incomes								Total Ap- proved Units by Project	Total Disap- proved Units by Project	Streamlining	Density Bonus Law Applica- tions		Application Status	Project Type	Notes	
1				2	3	4	5								6	7	8	9	10		11	12	13
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Applica- tion Submitt- ed+ (see instruc- tions)	Very Low- Income Deed Restricted	Very Low- Income Non Deed Re- stricted	Low-Income Deed Re- stricted	Low-Income Non Deed Restricted	Moderate- Income Deed Re- stricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total PROPOSED Units by Project	Total AP- PROVED Units by project	Total DISAP- PROVED Units by Project	Please select streamlining provi- sion/s the applica- tion was submitted pursuant to.	Did the housing development ap- plication seek incentives or con- cessions pursu- ant to Govern- ment Code sec- tion 65915?	Were incentives or concessions requested pursu- ant to Govern- ment Code sec- tion 65915 ap- proved?	Please indicate the status of the application.	Is the project considered a ministerial pro- ject or discre- tionary project?	Notes ⁺
Summary Row: Start Data Entry Below							0	0	1	0	0	0	0	13	14	7	0						
	8800017	222 Cameron Court	Gilded Springs	23BLD-0232	SFA	O	4/27/2023							1	1	1	0	NONE	No	No	Approved	Ministerial	
	8800024	204 Ben Taylor Crossing	Gilded Springs	23BLD-0233	SFA	O	4/27/2023							1	1	1	0	NONE	No	No	Approved	Ministerial	
	8800022	221 Cameron Court	Gilded Springs	23BLD-0234	SFA	O	4/28/2023							1	1	1	0	NONE	No	No	Approved	Ministerial	
	9280054	0 Orchard Way	Habitat for Humanity	23BLD-0536	SFA	O	6/12/2023			1					1	1	0	NONE	No	No	Approved	Ministerial	
	8260007	352 Alta Street		23BLD-0571	ADU	R	9/26/2023							1	1	1	0	NONE	No	No	Approved	Ministerial	
	8363012	209 Lloyd Street		23BLD-0605	ADU	R	10/16/2023							1	1	1	0	NONE	No	No	Approved	Ministerial	
	29150007	462 Mill Street		23BLD-0662	SFA	R	11/9/2023							1	1	1	0	SB 9 (2021) - Duplex in SF Zone	No	No	Pending	Ministerial	
	8311018	224 N. Church Street		23BLD-0446	2 to 4	R	8/3/2023							3	3			NONE	No	No	Pending	Ministerial	
	29150008	Rhode Island Street		23BLD-0341	2 to 4	R	6/15/2023							2	2			SB 9 (2021) - Duplex in SF Zone	No	No	Pending	Ministerial	
	29150008	Mill Street		23BLD-0323	2 to 4	O	6/8/2023							2	2			SB 9 (2021) - Duplex in SF Zone	No	No	Pending	Ministerial	
															0								

Table B

**Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability**

		1	2										3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 01/01/2019-08/14/2019	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	143	-	-	30	-	-	-	-	-	-	-	30	113
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	126	1	-	3	-	-	1	-	-	-	-	84	42
	Non-Deed Restricted		33	2	35	3	6	-	-	-	-	-		
Moderate	Deed Restricted	125	-	-	-	-	-	-	-	-	-	-	15	110
	Non-Deed Restricted		-	-	3	1	11	-	-	-	-	-		
Above Moderate		349	22	3	24	14	-	4	-	-	-	67	282	
Total RHNA		743												
Total Units			56	5	95	18	17	5	-	-	-	-	196	547
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-Income Need		2019	2020	2021	2022	2023	2024	2025	2026	2027	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		72		-	-	-	-	-	-	-	-	-	-	72

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1: Adequate Sites for Housing	Accommodate the City's share of Nevada County's future housing needs	Current and ongoing, 2019 - 2027 (annexation related policies are addressed as property owners request annexation)	<p>No annexations were proposed or processed in 2023. However, staff had conversations with a potential applicant of a high density residential project in the eastern sphere to ensure the correct zoning was in place to support the project should it be proposed.</p> <p>Currently, many areas of the city's sphere have limited access to connect to existing sewer infrastructure and city water. The City was awarded \$115,000 in REAP funding to conduct a water infrastructure study for the southern portion of the city and its sphere to identify gaps in infrastructure and opportunities to expand water infrastructure to support future development and annexation efforts.</p> <p>No projects were proposed in the R-3 zone. However, the City continues to work with interested developers to build out residential parcels to their maximum capacity in all residential zones.</p> <p>In 2022, the City approved an infill affordable housing project for Habitat for Humanity on Joyce Drive, that subsequently identified contamination on the site. In 2023, the City purchased the site from Habitat in order to facilitate rehabilitation. The City was awarded \$500,000 for an EPA Brownfields Assessment Grant, which included a contract to hire Geocron for technical expertise. Geocron conducted an assessment of the site and prepare a response plan, that was completed in September 2023. The City then applied for additional funding through DTSC's Equitable Community Revitalization Grant (ECRG) in November 2023 to implement the Response Plan. A response to the grant application is expected in early 2024.</p> <p>The City worked with Foothill House of Hospitality, a local nonprofit serving the homeless population, to expand an existing supportive housing facility to provide additional supportive housing units for the ELI, homeless and at-risk of homelessness, and senior population of Grass Valley. The project was proposed in the summer of 2023 and applied for a variance that is scheduled to go to hearing in early 2024. With or without the variance, the facility will provide a minimum of 27 rooms.</p>
Program 2: Flexible Development Standards and Mixed-Use Developments	Increase the options to provide for a variety of housing to meet the needs of all income groups	Use of Planned Development and other zoning techniques, current and ongoing, 2019 - 2027. Pre-annexation and pre-application meetings with applicants will occur each year as needed based on property owner interest	<p>In September 2023, City Council directed staff to prepare a Request for Proposals to conduct a feasibility study and traffic study to support drafting an ordinance to incentivize conversion of underutilized upper and basement level spaces to residential use within the Town Core zoning district. The RFP was drafted in December 2023 to be released in January 2024. The intent of this ordinance is to promote mixed-use in the city's downtown area.</p> <p>The South Auburn Street Master Plan was adopted in 2005 to cover approximately 2.5 acres along South Auburn Street that is entirely built out and comprised of 10 private lots. Implementation of the Plan relied on Redevelopment Agency funds that are no longer available. The City implements standards of the Town Core zone district in this area to encourage compatible redevelopment as property owners are interested.</p>
Program 3: Reduce Regulatory Barriers to Affordable Housing	Reduce regulatory barriers to facilitating the provision of a variety of housing for all income groups. Request the state understand and address the significant cumulative costs of implementing state housing regulations adopted by the state that severely impact the costs to housing, particularly those adopted after 2006	Ongoing monitoring	<p>In 2023, staff completed a comprehensive review of the Development Code to identify barriers to housing and clarify issues. The review resulted in a list of suggested changes to be made in 2024.</p> <p>The City has not had any requests for density bonuses. However, the City identified a need for additional incentives to encourage residential uses in the downtown area. Therefore, staff prepared a Request for Proposals to be released in early 2024 to conduct a feasibility study and traffic study to draft an ordinance to encourage conversion of unused upper- and basement-space to residential units in the Town Core zoning district.</p> <p>Staff worked with Habitat for Humanity in 2023 to expeditiously review their application for an affordable single-family home on Orchard Way to ensure development standards and review time did not impact construction costs or funding deadlines. Further, staff worked with Foothill House of Hospitality to move their variance application for expanding a supportive housing facility through the public hearing process as quickly as meeting schedules would allow. In both cases, the applicant had direct contact information for a designated staff member.</p> <p>Due to staff turnover and capacity, City staff did not lobby the state directly in 2023. However, the City will continue to work with interested developers to address state requirements.</p>
Program 4: Implement General Plan Policies	Through measures described in programs 1 - 3, the City shall continue to implement General Plan policies that encourage efficient use of unconstrained land and a healthy economic base	Ongoing, 2019-2027	<p>In September 2023, City Council directed staff to prepare a Request for Proposals to conduct a feasibility study and traffic study to support drafting an ordinance to incentivize conversion of underutilized upper and basement level spaces to residential use within the Town Core zoning district. The RFP was drafted in December 2023 to be released in January 2024. The intent of this ordinance is to promote infill mixed-use in the city's downtown area, thus encouraging use of unconstrained land and activating the downtown. Further, the City has encouraged construction of additional infill housing through ADUs.</p>
Program 5: Encourage the Use of Development Agreements	To expedite the process of final development approvals and ensure long-term protection for the City and developer	Current and ongoing, as part of the application process	<p>No large residential developments were proposed in 2023; therefore, the City did not discuss development agreement opportunities.</p>
Program 6: Annual Housing Element Monitoring Report	To evaluate progress annually and make appropriate revisions to policies and programs	Annual report as required by State law	<p>The City submitted the 2022 APR to HCD on March 31, 2023 after receiving approval from City Council. The City continues to complete the APR annually.</p> <p>In 2023, staff met and worked with, multiple developers and property owners interested in building housing. These include affordable housing developers, including Habitat for Humanity and Bright Futures for Youth, as well as market rate developers and individual owners. Further, the City has encouraged homeowners to take advantage of SB 9 as well as adding ADUs to their property. The results of these conversations included applications for five SB9 units, seven ADUs, and several single family homes in 2023, inclusive of one lower-income unit.</p> <p>Further, the City applied for grant funding to clean up a brownfield site of interest to affordable developers, in order to further facilitate lower-income development. Staff also completed a comprehensive review of the Development Code in 2023 to identify needed revisions and updates to be completed in 2024.</p>
Program 7: Promote Infill Development	To reduce infrastructure costs associated with infill development proposals	Current and ongoing, 2019 - 2027	<p>In September 2023, City Council directed staff to prepare a Request for Proposals to conduct a feasibility study and traffic study to support drafting an ordinance to incentivize conversion of underutilized upper and basement level spaces to residential use within the Town Core zoning district. The RFP was drafted in December 2023 to be released in January 2024. The intent of this ordinance is to promote infill mixed-use in the city's downtown area. Further, the City has encouraged construction of additional infill housing through ADUs.</p>
Program 8: Allow Alternative Housing Types to Meet Special Needs	Provide greater housing and shelter opportunities for special needs groups	Current and ongoing, 2019 - 2027	<p>In 2023, staff met with Bright Futures for Youth, a local nonprofit, to discuss opportunities and permitting processes for development of transitional housing targeting foster youth. Staff provided guidance on development standards and encouraged the organization to apply for a pre-application, or conceptual, of potential site(s) when the nonprofit to streamline future projects. The City also met with Habitat for Humanity to discuss sub-division processes for prospective parcels. Additionally, the City worked with Foothill House of Hospitality to process their application to expand a supportive housing facility to increase housing opportunities for individuals with disabilities.</p> <p>The City allows ADUs in all residential zones and non-residential zones that allow residential uses.</p>
Program 9: Housing for Persons with Disabilities, including persons with Developmental Disabilities	Coordinate with the Regional Center and other entities that provide supportive housing to support and improve housing and shelter opportunities for persons with disabilities, including persons with developmental disabilities	Current and ongoing, 2019 - 2027	<p>In 2023, staff met with Bright Futures for Youth, a local nonprofit, to discuss opportunities and permitting processes for development of transitional housing targeting foster youth. Staff provided guidance on development standards and encouraged the organization to apply for a pre-application, or conceptual, of potential site(s) when the nonprofit to streamline future projects. Additionally, the City worked with Foothill House of Hospitality to process their application to expand a supportive housing facility (Sierra Guest Home) to increase housing opportunities for individuals with disabilities. Sierra Guest Home received funding through a local Community Care Expansion grant.</p>
Program 10: Housing Opportunities for Large Families	New Construction: 25 very low-income units, 40-60 low-income units Homebuyer Assistance: 2 extremely low-income, 2 very low-income, 6 low-income, and 10 moderate-income homebuyers	Current and ongoing, 2019 - 2027; meet annually with housing providers to establish funding priorities; apply quarterly for available funding based on annual priorities and the schedule of the state or federal program	<p>While no lower-income multifamily developments were proposed in 2023, the City permitted one Habitat for Humanity, deed-restricted affordable single-family home with four bedrooms on Orchard Way in 2023.</p>
Program 11: Workforce Housing Study	Provide greater housing opportunities for local workforce	Current and ongoing, 2019 - 2027	<p>The City permitted one deed-restricted single-family house in 2023 and applied for a Brownsfield Grant to complete remediation of a parcel on Joyce Drive suitable for construction of 12 lower-income units for the local workforce. Further, the City processed applications for seven ADUs in 2023.</p>
Program 12: Density Bonus	New Construction: 25 very low-income units, 40-60 low-income units Homebuyer Assistance: 2 extremely low-income, 2 very low-income, 6 low-income, and 10 moderate-income homebuyers	Current and ongoing, 2019 - 2027	<p>Staff discussed the opportunity for a density bonus with one nonprofit developer during the year. However, no developers chose to pursue a density bonus. The City will continue to promote this opportunity for potential and proposed residential development opportunities.</p>
Program 13: Pursue State and Federal Funding for Affordable Housing	Continue to apply for specific grants and provide support to private developers that are pursuing funding assistance for lower income housing. Based on past project approvals, the City's objective is: New Construction: 25 very low-income units, 40-60 low-income units Homebuyer Assistance: 2 extremely low-income, 2 very low-income, 6 low-income, and 10 moderate-income homebuyers	Current and ongoing, 2019 - 2027; meet annually with housing providers to establish funding priorities; apply quarterly for available funding based on annual priorities and the schedule of the state or federal program	<p>Staff worked with Habitat for Humanity in 2023 to expeditiously review their application for an affordable single-family home on Orchard Way to ensure development standards and review time did not impact construction costs or funding deadlines. Further, staff worked with Foothill House of Hospitality to move their variance application for expanding a supportive housing facility through the public hearing process as quickly as meeting schedules would allow.</p> <p>Additionally, staff updated the City's website to include information on, and links to, CalHFA down payment assistance programs.</p>
Program 14: Tax Exempt Bonds and Mortgage Credit Certificates	Increase the availability of funding options for new or rehabilitated housing	Current and ongoing, 2019 - 2027	<p>Due to limited funding, the City's first-time homebuyer program has been suspended. However, staff shared information on state opportunities with interested prospective owners.</p>
Program 15: Community Reinvestment Act	Increase the availability of funding options for new or rehabilitated housing	Annual presentations, 2019 - 2027, additional meetings with specific lenders as needed	<p>The expansion of Sierra Guest Home was partially funded with a grant to increase the availability of lower-income housing.</p>
Program 16: Housing Rehabilitation Programs	Rehabilitation of 2 extremely low-income, 3 very low-income, and 5 low-income housing units	Current and ongoing, 2019 - 2027	<p>Due to staff turnover and limited capacity, the City was unable to secure rehabilitation funding in 2023.</p>
Program 17: Preservation of At-Risk Housing	Preserve the affordability of 953 assisted rental housing units	The City will continue to monitor and begin to address as part of the next Housing Element cycle	<p>In 2023, Nevada County completed the conversion of the Homekey Coach and Four Project from transitional housing to the Empire Mine Courtyard 18 affordable permanent housing units for ELI residents. No assisted rental units were lost in 2023.</p>
Program 18: Rental Assistance	Maintain availability of rental assistance to Grass Valley residents	Annual collaboration with the Housing Authority during federal funding request; information distribution, current and ongoing, 2019 - 2027; ongoing promotion of rental assistance program to rental property owners	<p>The City continues to collaborate with the Housing Authority as requested to administer Housing Choice Vouchers.</p>
Program 19: Preservation of Mobile Home Parks	Preserve the condition and affordability of larger mobile home parks containing 360 spaces; provide relocation assistance to residents of parks that are not feasible to preserve	Meet with park owners and residents if requested to determine feasibility of preservation.	<p>No mobile home spaces were lost in 2023.</p>
Program 20: Housing Code Enforcement	Improve substandard housing conditions through correction of code violations. Document housing conditions and establish priorities for future code enforcement, housing rehabilitation assistance, and neighborhood improvement efforts.	Current and ongoing, 2019 - 2027	<p>The City responded to complaints of code violations and substandard housing conditions. Staff compiled photo documentation of conditions and records of contact made and when the investigation was resolved. In addition to enforcing safe housing conditions, the City also proactively monitored vegetation overgrowth and other potential hazards to public health and safety and contacted property owners if violations were found.</p>
Program 21: Re-Use of Large, Older Homes	Efficiently re-use and preserve existing residential structures and increase the supply of housing.	Current and ongoing, 2019 - 2027	<p>The City has not had any interest from owners of large, older homes to convert to multi-family structures. However, in the downtown, R-2, and R-3 areas, the City permits the conversion of larger structures to multifamily structures and will continue to facilitate this process should any home owners or property owners express interest. To further this program beyond larger residential units, the City is preparing an ordinance to allow conversion of commercial space to residential units in structures in the downtown area.</p>
Program 22: Fair Housing Program	Educate the public on fair housing issues, reduce housing discrimination, and promptly resolve housing discrimination complaints	Current and ongoing, 2019 - 2027; identify annual events in 2019 and include fair housing information beginning 2019 and thereafter	<p>Staff provided fair housing resource information by request and in response to code violation complaints. No housing discrimination complaints were received in 2023.</p>
Program 23: Energy Conservation for New Construction and Residential Design	Reduce residential energy consumption	Current and ongoing, 2019 - 2027	<p>The City continues to enforce state energy standards for new residential construction.</p>
Program 24: Weatherization and Energy Conservation for Existing Dwelling Units	Rehabilitation of 2 extremely low-income, 3 very low-income, and 5 low-income housing units	Current and ongoing, 2019 - 2027	<p>Due to staff turnover and limited capacity, the City was unable to secure rehabilitation funding in 2023.</p>
Program 25: Encourage Development of Moderate Income and Above Moderate-Income Housing	Continue support of previously approved housing projects and encourage the development of at least 120 moderate and 350 above moderate for-sale housing units.	Current and on-going through housing element planning period.	<p>The city issued building permits for 4 market-rate units, including 3 homes in the new Gilded Springs development. Staff also met with interested developers to discuss opportunities for market-rate residential development. All parties were encouraged to submit pre-application, or conceptual plans; however, none were received. They city currently has 601 entitled units.</p>
Program 26: Encourage Development of Market Rate Rental Housing	Provide support for the development of 50 moderate and 25 above moderate rental housing units.	Current and on-going through housing element planning period.	<p>The City continues to encourage construction of ADU and SB9 units. Staff is currently working with two property owners to process plans for SB9 units that, combined, will result in 4 new market rate rental units. The City has had recent conversations with the developer of an entitled 108-unit apartment complex, known as The Pines, who has indicated a desire to begin construction.</p>
Program 27: Efficiency Dwelling Units (Tiny Homes)	Explore the feasibility of amending the CA Building Code and CA Residential Code to allow for tiny home development. If feasible, the City will encourage tiny home developments on a case by case basis through the City's Planned Development process. If feasible, the City will promote development 20 very low-income and 10 low-income tiny homes.	Adopt ordinance by 2020, if feasible	<p>The City has no minimum square footage requirements for housing beyond those established by the California Building Code.</p>
Program 28: Facilitate the Development of Affordable Housing	Support Nevada County's and the Regional Housing Authority's effort to develop 40 transitional and supportive housing units and rental units that will not exceed 30% of the area's median income. Humane to cooperate with Habitat for Humanity's effort to build 2 to 3 housing units annually (assumes 20 for 2019-2027 Housing Element cycle) for extremely low-income residents.	During Housing Element Planning period	<p>In 2023, City staff met with Habitat for Humanity, Foothill House of Hospitality, and Bright Futures for Youth to identify opportunities for affordable housing. The City has not received any requests for deferred fees for affordable housing in 2023. In November 2023, the City applied for funding through the Brownsfield Grant to facilitate affordable development on a Joyce Drive property of interest to Habitat for Humanity. The results of the application are expected to be released in early 2024.</p> <p>Additionally, in 2023, the City met with Habitat for Humanity to discuss several other housing opportunities. In June, staff worked with Habitat to identify an opportunity for a boarding house facility. In the fall, staff met with Habitat on multiple occasions to discuss feasibility of developing different sites, resulting in the selection of a site on Ventana Street. Drive for four units using SB 9. Further, the City processed and approved an application by Habitat for construction of a single unit on Orchard Way and is in the process of securing funding to complete remediation of a contaminated site on Joyce Drive for Habitat to develop with 12 units.</p>
Program 29: Development Code, Policies and Procedures Review	To streamline development and building permit applications, in consultation with the development community, the City will continue to review its Development Code, policies and procedures and incorporate new systems to streamline the City's development review processes.	Annual Review with Supportive Housing provisions within 1 year of Housing Element adoption	<p>The City allows transitional and supportive housing in residential zones in the same manner as residential uses in those zones, to streamline development of a variety of housing types. Further, in 2023 staff completed a comprehensive review of the Development Code to identify barriers to housing and clarify issues. The review resulted in a list of suggested changes to be made in 2024.</p>
Program 30: Lower Income By-Right Zoning	To streamline development and building permit applications for lower income multiple family housing units in accordance with Government Code 65583.2 et. seq.	Within 2 years of adoption of Housing Element.	<p>The City allows residential uses, including single-family and multi-family, by-right in the R-3 zone district, including lower-income housing.</p>