



GRASS VALLEY

Planning Commission Meeting

Tuesday, September 16, 2025 at 6:00 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

Vice Chair Ari Brouillette, Commissioner Justin Gross, Commissioner Jacob McDonald, Commissioner Sherri Speights, Commissioner Matt Wich

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 & 18 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 the August 19, 2025, regular scheduled meeting minutes.

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. Tentative Parcel Map for the division of a ±0.31-acre parcel developed with two residences (**25PLN-26**) 614 & 618 Walsh Street (APN) 008-333-006

Environmental Status: Categorical Exemption

Recommendation: 1. That the Planning Commission approve the Tentative Parcel Map application for the two-parcel lot split as presented, or as may be modified at the public hearing, which includes the following actions: a. Find the Tentative Parcel Map project is Categorically Exempt pursuant to Section 15315, Class 15, 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 Tentative Map Application as presented in the Staff Report; and c. Approve the Tentative Map for the subdivision of ±0.31 parcel into two parcels of 7,841 and 5,617 square feet as presented in accordance with the Conditions of Approval, attached to the Staff Report.

3. Conditional Use Permit to allow personal service uses within an Office Professional (OP) zoning designation (**25PLN-32**) 563 Brunswick Road, Suite 5 (APN) 035-500-004

Environmental Status: Exempt pursuant to CEQA Guidelines Section 15301

Recommendation: That the Planning Commission approve the Conditional Use Permit application to allow the specified personal service uses as presented, or as may be modified at the public hearing, which includes the following actions: 1. A recommendation that the Conditional Use Permit is Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; and 2. Adopt Findings of Fact for approval of the Conditional Use Permit as presented in the Staff Report; and 3. Approve the Conditional Use Permit to allow personal service uses as presented in accordance with the Conditions of Approval, attached to the Staff Report.

4. Sign Exception Permit for Shell Station Sign Lighting (25PLN-31) 2001 Nevada City Highway

Environmental Status: Categorical Exemption

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

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, September 16, 2025, at 6:00 p.m., was posted at city hall, easily accessible to the public, as of 5:00 p.m. Thursday, September 11, 2025.

Taylor Whittingslow, City Clerk



GRASS VALLEY

Planning Commission Meeting

Tuesday, August 19, 2025 at 6:00 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

The meeting was called to order at 6:05 pm.

PLEDGE OF ALLEGIANCE

Commissioner Gross led the Pledge of Allegiance.

ROLL CALL

PRESENT

Commissioner Justin Gross

Commissioner Matt Wich

Vice Chairman Jacob McDonald

ABSENT

Commissioner Sherri Speights

Chairman Ari Brouillette

AGENDA APPROVAL

Motion made by Commissioner Wich, Seconded by Commissioner Gross.

Voting Yea: Commissioner Gross, Commissioner Wich, Vice Chairman McDonald

ACTION MINUTES APPROVAL

1. Approval of the minutes for the regular scheduled Planning Commission meeting on July 15th, 2025.

Motion made by Commissioner Wich, Seconded by Commissioner Gross.

Voting Yea: Commissioner Gross, Commissioner Wich, Vice Chairman McDonald

2. Approve the minutes from the Special Planning Commission Meeting on July 31st, 2025

Motion made by Commissioner Wich, Seconded by Commissioner Gross.

Voting Yea: Commissioner Gross, Commissioner Wich, Vice Chairman McDonald

PUBLIC COMMENT -

No public comment.

PUBLIC HEARING ITEMS

3. Draft Ordinance to establish standards for public art installations within City limits

Recommendation: 1. That the Planning Commission recommend that the City Council adopt the Ordinance regulating public art installation within City limits, which includes the following actions: a. A recommendation that City Council find the Ordinance is exempt under CEQA Guideline 15301, Categorical Exemption Class 1 (“Existing Facilities”) and under CEQA Guideline 15061(b)(3) (General Rule) b. A recommendation to adopt the ordinance of the City Council of the City of Grass Valley amending subsection (F) of section 17.38.080 and adding section 17.30.100 of Chapter 17.30 of Title 17 of the Grass Valley Municipal Code to establish standards for art installations in the City.

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

Motion made to recommend that the City Council adopt the Ordinance regulating public art installation within City limits, which includes the following actions: a. A recommendation that City Council find the Ordinance is exempt under CEQA Guideline 15301, Categorical Exemption Class 1 (“Existing Facilities”) and under CEQA Guideline 15061(b)(3) (General Rule) b. A recommendation to adopt the ordinance of the City Council of the City of Grass Valley amending subsection (F) of section 17.38.080 and adding section 17.30.100 of Chapter 17.30 of Title 17 of the Grass Valley Municipal Code to establish standards for art installations in the City by Commissioner Gross, Seconded by Commissioner Wich.

Voting Yea: Commissioner Gross, Commissioner Wich, Vice Chairman McDonald

OTHER BUSINESS

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

BRIEF REPORTS BY COMMISSIONERS

ADJOURN

Meeting adjourned at 6:24 pm.

Ari Broulletti, Chair

Taylor Whittingslow, Clerk

Adopted on: _____

**PLANNING COMMISSION
STAFF REPORT
SEPTEMBER 19, 2025**

Prepared by: Amy Wolfson, City Planner

DATA SUMMARY:

Application Number: 25PLN-26
Subject: Tentative Parcel Map for the division of a ±0.31-acre parcel developed with two residences
Location/APN: 614 & 618 Walsh Street/008-333-006
Owner: LL Cool Homes, LLC
Applicant: Ken & Roaslind Burgan
Zoning/General Plan: Neighborhood General (NG-2) / Urban Low Density
Entitlements: Tentative Parcel Map
Environmental Status: Categorical Exemption

RECOMMENDATION:

1. That the Planning Commission approve the Tentative Parcel Map application for the two-parcel lot split as presented, or as may be modified at the public hearing, which includes the following actions:
 - a. Find the Tentative Parcel Map project is Categorically Exempt pursuant to Section 15315, Class 15, 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 Tentative Map Application as presented in the Staff Report; and
 - c. Approve the Tentative Map for the subdivision of ±0.31 parcel into two parcels of 7,841 and 5,617 square feet as presented in accordance with the Conditions of Approval, attached to the Staff Report.

BACKGROUND:

The City processed this same tentative map in 2009 under file number 09PLN-03. However, the map expired and was never recorded. Each of the resulting lots will contain a residence that was constructed around 1910 according to Nevada County Assessor records. Building permits were not required until around 1962 so both residences are considered to be legally established.

PROJECT DESCRIPTION:

The proposed tentative map involves the subdivision of the ±0.31-acre parcel into two parcels of 7,841 and 5,617 square feet. There is no minimum lot size standard associated with the NG-2 zoning designation, so the proposed lot sizes are considered to be consistent with the municipal code in terms of lot size. The Housing Element of the General Plan does apply a density limitation to the NG-2 designation at 4 dwelling units per acre. However, because the

residences were legally constructed prior to the establishment of the City's zoning regulations that govern density, the parcel split does not violate the City's density limitation because the density of the lot will remain at 2 residences per 0.31 acres as it has since 1910.

GENERAL PLAN AND ZONING:

General Plan: The Urban Low Density (ULD) General Plan designation includes a density range of 1 to 4 dwelling units per acre. ULD is intended primarily for single family detached houses, although higher density single family patio homes or Town houses could be accommodated, if offset with sufficient open space to maintain the gross density within the indicated range. ULD is most compatible with the following Zoning districts: Single Family Residential (R-1) and Two-Family Residence (R-2) districts.

Zoning: The primary intent of the Neighborhood General (NG-2) zone is to strengthen the character of existing historic neighborhoods within Grass Valley. It seeks to enhance the unique character of existing neighborhoods, particularly in locations where this character may be most susceptible to change.

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 Tentative Map is consistent with Categorical Exemption Class 15, which consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

FINDINGS:

1. That the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan, and any applicable specific plan, and that none of the findings for denial in Subsection C of Section 17.81.060 GVMC can be made. The findings shall apply to each proposed parcel as well as the entire subdivision, including any parcel identified as a designated remainder in compliance with Map Act Section 66424.6
2. There is no minimum lot size standard associated with the NG-2 zoning designation so the proposed lot sizes are considered to be consistent with the municipal code in terms of lot size.
3. While the Housing Element of the General Plan does apply a density limitation to the NG-2 designation at 4 dwelling units per acre, the existing residences were legally constructed prior to the establishment of the City's zoning regulations that govern density.

4. The density of the lot will remain at 2 residences per 0.31 acres as it has since the time the residences were initially established in 1910.
5. The Planning Commission reviewed the project in compliance with the California Environmental Quality Act and recommends that the Planning Commission find the project qualifies for a Class 15, Categorical Exemption (Minor Land Divisions) in accordance with the California Environmental Quality Act and CEQA Guidelines.

RECOMMENDED CONDITIONS:

Planning Department:

1. The approval date for this tentative map is September 16, 2025 pursuant to Section 17.81.080 GVMC. This project is approved for a period of three (3) years and shall expire on September 16, 2028, unless the Tentative Parcel Map has been filed with the County Recorder's Office or the applicant requests a time extension that is approved by the Grass Valley Planning Commission pursuant to the Development Code or unless otherwise provided for by the Subdivision Map Act.
2. The project shall be constructed in accordance with the plans approved by the Planning Commission for Tentative Parcel Map 25PLN-26 unless changes are approved by the Planning Commission prior to commencing such changes, minor design changes may be approved by the Community Development Department as determined appropriate by the Community Development Director.
3. The applicant may file a Notice of Exemption, including payment of associated recording fees, within (5) days after the approval date of the project. If filed, the applicant shall provide a copy of the notice to the City.
4. 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.

Engineering Department:

5. Prior to map recordation, the location of both water services and both sewer laterals must be shown on the map and two separate sewer services shall be established as shared utilities are not allowed for separate parcels. The parcel map must include a statement on the parcel map or on a separate instrument identifying the requirement for water service and sewer service.
6. All existing sewer laterals to the City sewer main shall include or be modified to include a cleanout, sewer backwater valve, and a pressure relief device.
7. Prior to map recordation, The applicant shall submit to the City Engineer for review and approval a Final/Parcel 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 and the California Subdivision Map Act; and shall pay all appropriate fees for map check and recording.

ATTACHMENTS:

1. Aerial and Vicinity Maps
2. Tentative Map Application
3. Applicant Project Description
4. Tentative Map Exhibit

Burgan Parcel Map Attachments
614 Wals Street
25PLN-0026

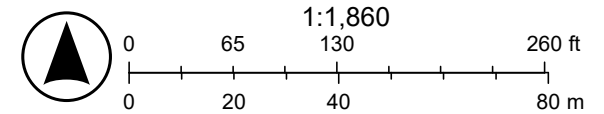
1. Aerial/Vicinity Map
2. Applications (Universal, Tentative Map)
3. Applicant Project Description
4. Tentative Map Exhibit

614 Walsh - Aerial

Item # 2.

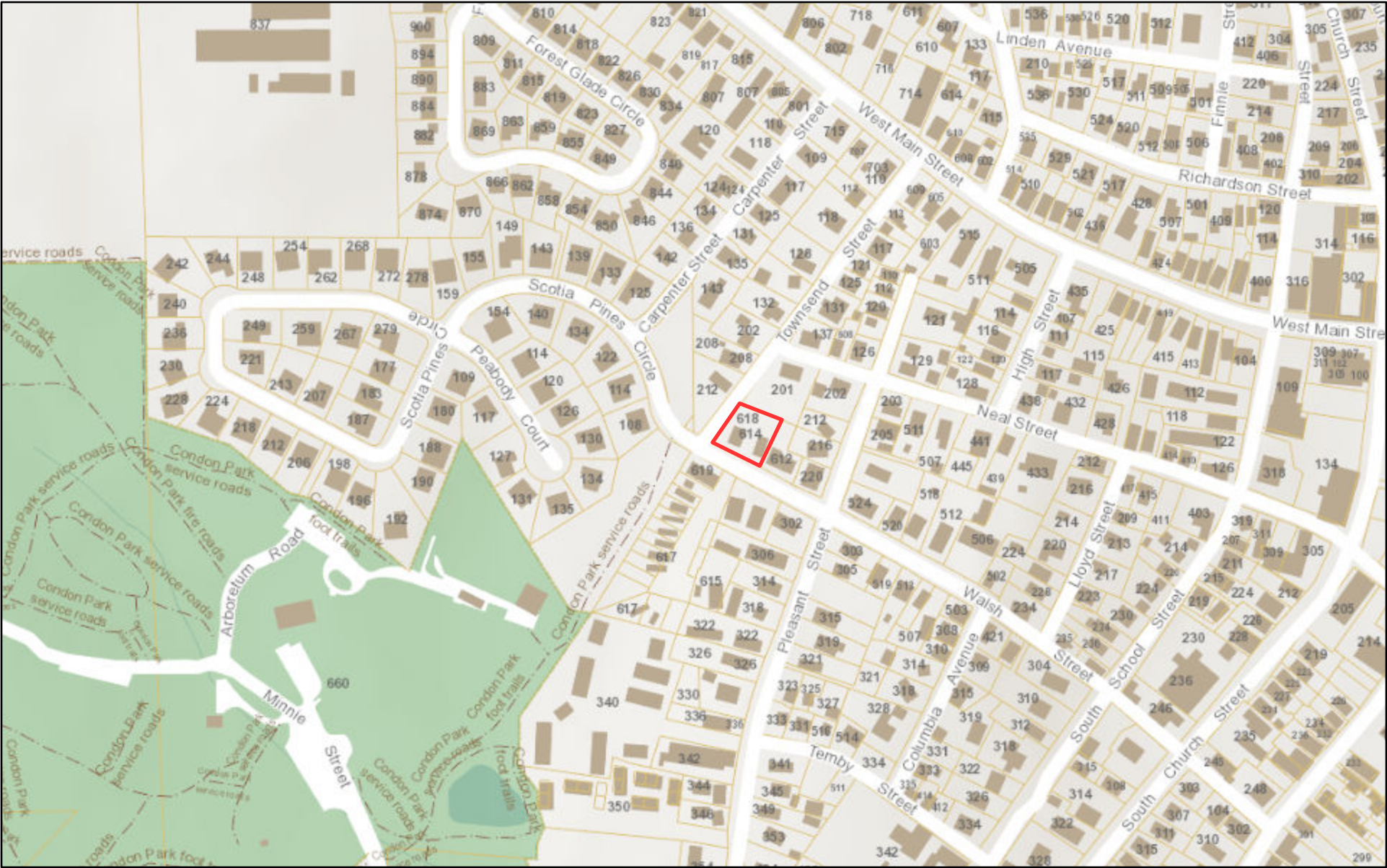


7/2/2025, 7:43:17 AM

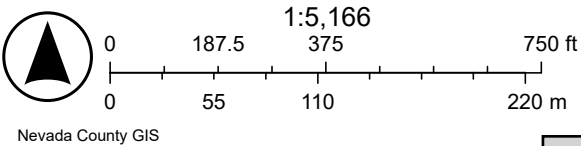


614 Walsh - Vicinity Map

Item #2.



7/2/2025, 7:42:33 AM



TENTATIVE PARCEL/ SUBDIVISION MAP



Item # 2.

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 on the property: The property currently contains two single-story, single family residences and a number of sheds/outbuildings. Each single family residence has an existing driveway to each unit. single family residence has an existing driveway to each unit. The purpose of subdividing the property is to have each single family residence on a separate legal lot of record. This proposed Parcel Map was previously reviewed and approved by the Planning Commission as 09PLN-03. That application was allowed to expire.

B. Describe surrounding land uses:

North: Single Family Residential

South: Apartments

East: Single Family Residential

West: Single Family Residential

C. Describe existing public or private utilities on the property: Each of the existing residential units is served by utilities, sewer, and water.

D. Subdivision phasing: If the project is a portion of an overall larger project, describe future phases or extension. Show all proposed phases on site plan: N/A

E. List any proposed exceptions to the City's Subdivision Standards contained in Section 17.080.100 of the City's Development Code: N/A

APPLICATION 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. 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. Tentative Map:

- ☐ One electronic copy of the tentative map (min. size 18" x 26") showing the following:
 - ☐ The map number, name if any, date of preparation, north arrow scale, and if based on a survey, the date of the survey.
 - ☐ Name and address of the person or entity which prepared the map and the applicable registration or license number.
 - ☐ Names and addresses of the subdivider and all parties having a record title interest in the property being subdivided.
 - ☐ The boundaries of the subdivision, defined by legal description with sufficient information to locate the property and to determine its position with respect to adjacent named or numbered subdivision, if any.
 - ☐ Topographic information with a reference to the source of the information. Contour lines shall have the following intervals:
 - ☐ Two-foot contour interval for ground slope between level and five percent.
 - ☐ Five-foot contour interval for ground slope exceeding five percent. Contours of adjacent land shall also be shown whenever the surface features of such land, affects the design or development of the proposed subdivision.
 - ☐ Approximate location and general description, of any trees over eight inches in diameter at the trunk, with notations as to their proposed retention or removal.

- ☐ Location and outline to scale of all structures which are to be retained within the subdivision and all structures outside the subdivision and within 10 feet of the boundary lines; notations concerning all structures which are to be removed.
- ☐ Locations, widths and purposes of all existing and proposed easements for utilities, drainage and other public purposes, shown by dashed lines, within and adjacent to the subdivision (including proposed building setback lines, if known).
- ☐ Location of all existing and proposed utilities including size of water lines and the size and grade of sewer lines, locations of manholes, fire hydrants, street trees and street lights.
- ☐ Location, width and directions of flow of all watercourses and flood-control areas within and adjacent to the property involved; the proposed method of providing storm water drainage.
- ☐ Location of all potentially hazardous areas, including areas subject to inundation, landslide, settlement, soil contamination of mining sites or excessive noise, and the means of mitigating the hazards.
- ☐ Locations, widths and names of designations of all existing or proposed streets, alleys, paths and other right-of-way, whether public or private; private easements within and adjacent to the subdivision; the radius of each centerline curve; a cross-section of each street; any planned line for street widening or for any other public project in and adjacent to the subdivision; private streets shall be clearly indicated.
- ☐ Lines and approximate dimensions of all lots, and the number assigned to each lot; the total number of lots; the approximate area of the average lot; lots shall be numbered consecutively. Also note all existing lot lines.
- ☐ Boundaries, acreage and use of existing and proposed public areas in and adjacent to the subdivision. If land is to be offered for dedication for park, recreation or open space purposes or for purpose of providing public access to any public waterway, river or stream, it shall be so designated.
- ☐ Locations of any existing or abandoned wells, septic leaching fields, springs, water impoundments and similar features to the extent they affect the proposed use of the property.
- ☐ The following supplementary material shall be filed with the tentative map:
- ☐ Vicinity map of appropriate scale showing sufficient adjoining territory to clearly indicate surrounding streets; other land in the subdivider's ownership, and features which have a bearing on the proposed subdivision.
- ☐ Statement of proposed improvements and landscape modifications, including the estimated time of completion in relation to subdivision of the property.

- ☐ Description of proposed public or commonly held areas and draft open space easement agreements, if applicable.
- ☐ Proposed building pads and footprints.
- ☐ Upon the City Engineer's determination, an engineering geology report shall be submitted for review and comment by the City Engineer, prepared by a registered engineering geologist.
- ☐ Upon the City Engineer's determination, a soils engineering report, prepared by a civil engineer, registered in the State of California, and based upon adequate test boring, shall be required. If the soils engineering report indicates soil problems which, if not corrected, could lead to structural defects, a soils investigation of each lot in the sub-division may be required.
- ☐ Soils engineering report including data regarding the nature, distribution and strength of existing soils, conclusions and recommendations for grading procedures and design criteria for corrective measures, when necessary and opinions and recommendations conveying adequacy of sites for development.

C. FOR SUBDIVISION MAPS WITH 5 LOTS OR MORE

- ☐ Preliminary grading plan showing the location of all retaining walls, lot pad elevations, and cut and fill slopes, exceeding 3 feet in height.
- ☐ Proposed phasing lines, if separate final maps are to be filed.
- ☐ Preliminary improvement plan, showing all public utilities in relation to existing and proposed topography.

D. FOR SUBDIVISION MAPS WITH 20 OR MORE LOTS

- ☐ **Develop "neighborhoods."** Each new residential subdivision shall be designed to integrate with adjacent development to ensure edges between existing and new development that provide for compatible densities, intensities, and design, as determined by the review authority. Subdivisions in City expansion areas shall be designed so that individual, separately developed projects work together to create distinct neighborhoods, instead of disjointed or isolated enclaves.
- ☐ **Integrate open space.** New subdivisions adjacent to planned or existing parks or other public open spaces (e.g. creeks, riparian areas), or the landscaped grounds of schools or other public facilities shall maximize visibility and pedestrian access to these areas. Where these facilities are not already planned, the subdivision shall be designed to provide usable public open spaces in the form of parks, linear bicycle and pedestrian trails, squares, and greens, as appropriate.
- ☐ **Edges. "Gated communities,"** and other residential developments designed to appear or that function as walled-off areas, disconnected and isolated from the rest of the community, are prohibited. The security and noise attenuation objectives that may lead

to consideration of walls and fences should instead be met by creative design that controls the height and length of walls, develops breaks and variations in relief, and uses landscaping, along with natural topography changes, for screening.

- ☐ **Scale.** New residential subdivisions, and groups of subdivisions that, in effect, collectively create a new neighborhood, shall be designed to provide a “walkable” scale, that places all homes within ¼ mile of neighborhood shopping opportunities, a neighborhood park, or a public or a public facility that can serve as a “center” for the neighborhood. Where feasible, each neighborhood shall have a center that includes all three facilities.
- ☐ **Site planning.** Residential subdivision and multi-family project site planning shall emphasize the needs of pedestrian and cyclists.

1. **Pedestrian orientation.** Subdivision design shall emphasize pedestrian connectivity within each project, to adjacent neighborhoods, nearby schools and parks, and to transit stops within ¼ mile of planned residential areas. All streets and walkways shall be designed to provide safe and pleasant conditions for pedestrians, including the disabled, and cyclists, as determined by the review authority.
2. **Block length.** The length of block faces between intersections streets shall be as short as possible, no more than 400 feet where feasible, to provide pedestrian connectivity.
3. **Access to open areas.** Single-loaded streets (those with residential development on one side and open space on the other) shall be used to provide public access to, and visibility of natural open spaces, public parks, and neighborhood schools, as well as a means for buffering homes from parks and schools.

Where single loaded streets are not feasible or desirable, other methods that provide similar access and visibility may be used, including private streets, bike and pedestrian paths, or the placement of private common open space or recreation facilities adjacent to the public open space.

4. **Alleys.** Alleys may be provided for garage access, otherwise individual lots shall be wide enough to accommodate a sign yard driveway to a detached garage at the rear of the lot, so that appearance of the street frontage is not dominated by garages and pavement.
5. **Traffic calming.** A subdivision shall incorporate traffic calming measures in compliance with the City’s improvement Standards as determined by the review authority to be appropriate.

☐ **Open space and natural features.**

1. Natural amenities (including view, mature trees, creeks, riparian corridors, rock outcrops, and similar features) shall be preserved and incorporated into proposed development to the greatest extent feasible.

2. Development adjacent to parks or other public open spaces shall be designed to provide maximum visibility of these areas.
3. Development on hillsides shall generally follow the natural terrain contour. Stepped building pads, larger lot sizes, and setbacks shall be used to preserve the general shape of natural land forms and to minimize grade differentials with adjacent streets and with adjoining properties.
4. Public access and visibility to creeks, and the separation of residences and other uses from creeks shall be provided through the use of single-loaded frontage roads in combination with multi-use trails. Pedestrian access to and along creeks and riparian corridors may need to be restricted to flatter areas (e.g. beyond top of bank, natural benches) where grading needs and erosion potential are minimal, and where sensitive environmental resources require protection.

UNIVERSAL PLANNING APPLICATION



Item # 2.

Application Types

Administrative

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

Development Review

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

Entitlements

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

Environmental

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

☐

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

Sign Reviews

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

Subdivisions

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

Use Permits

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

Variances

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

Application	Fee
Tentative Map	3788.00
Total*:	\$3788.00

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

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

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

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

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

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

ADVISORY RE: FISH AND GAME FEE REQUIREMENT

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

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

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

<u>Applicant/Representative</u>	<u>Property Owner</u>
Name: Ken & Roaslind Burgan	Name: LL Cool Homes, LLC, a California Limited Liability Company
Address: 11107 Squirrel Creek Road	Address: 11107 Squirrel Creek Road
Grass Valley, CA 95945	Grass Valley, CA 95945
Phone: (530) 913-3233	Phone:
E-mail: kenwburgan@gmail.com	E-mail:

<u>Architect</u>	<u>Engineer</u>
Name:	Name: Nevada City Engineering, Inc
Address:	Address: 505 Coyote Street - Suite B
	Nevada City, CA 95959
Phone: ()	Phone: 530 , 265-6911
E-mail:	E-mail: john@nevadacityengineering.com

1. Project Information

a. Project Name Burgan Tentative Parcel Map

b. Project Address 614 & 618 Walsh Street

c. Assessor's Parcel No(s) 008-333-006
(include APN page(s))

d. Lot Size 13,458 Square Feet (0.31 Acres)

2. Project Description

This application proposes to subdivide the 13,458 square foot parcel into two parcels corresponding with the two single family residences and a number of sheds/outbuildings. Each single family residence has an existing driveway to each unit. single family residence has an existing driveway to each unit. The purpose of subdividing the property is to have each single family residence on a separate legal lot of record. This proposed Parcel Map was previously reviewed and approved by the Planning Commission as 09PLN-03. That application was allowed to expire.

3. General Plan Land Use: Urban Low Density

4. Zoning District: Neighborhood General 2 (NG-2)

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 x _____

Item # 2.

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

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

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

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

Property Owner/*Representative Signature: _____

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

Applicant Signature: _____

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

NEVADA CITY ENGINEERING, INC.

505 COYOTE STREET, SUITE B • P.O. BOX 1437

NEVADA CITY, CALIFORNIA 95959 • TELEPHONE (530) 265-6911 • FAX (530) 265-8058

Engineering • Surveying • Planning

Burgan Tentative Parcel Map PROJECT DESCRIPTION

This project proposes to subdivide the existing 13,458 square foot parcel into two parcels corresponding with two existing detached single-family residences. Parcel 1 is proposed to be 7,841 square feet and Parcel 2 is proposed to be 5,617 square feet. Each single-family residence has an existing driveway to each unit. The purpose of subdividing the property is to have each single-family residence on a separate legal lot of record.

The two existing residential units are located at 614 and 618 Walsh Street (APN 008-333-006) and are in the NG-2 (Neighborhood General 2) Zoning District.

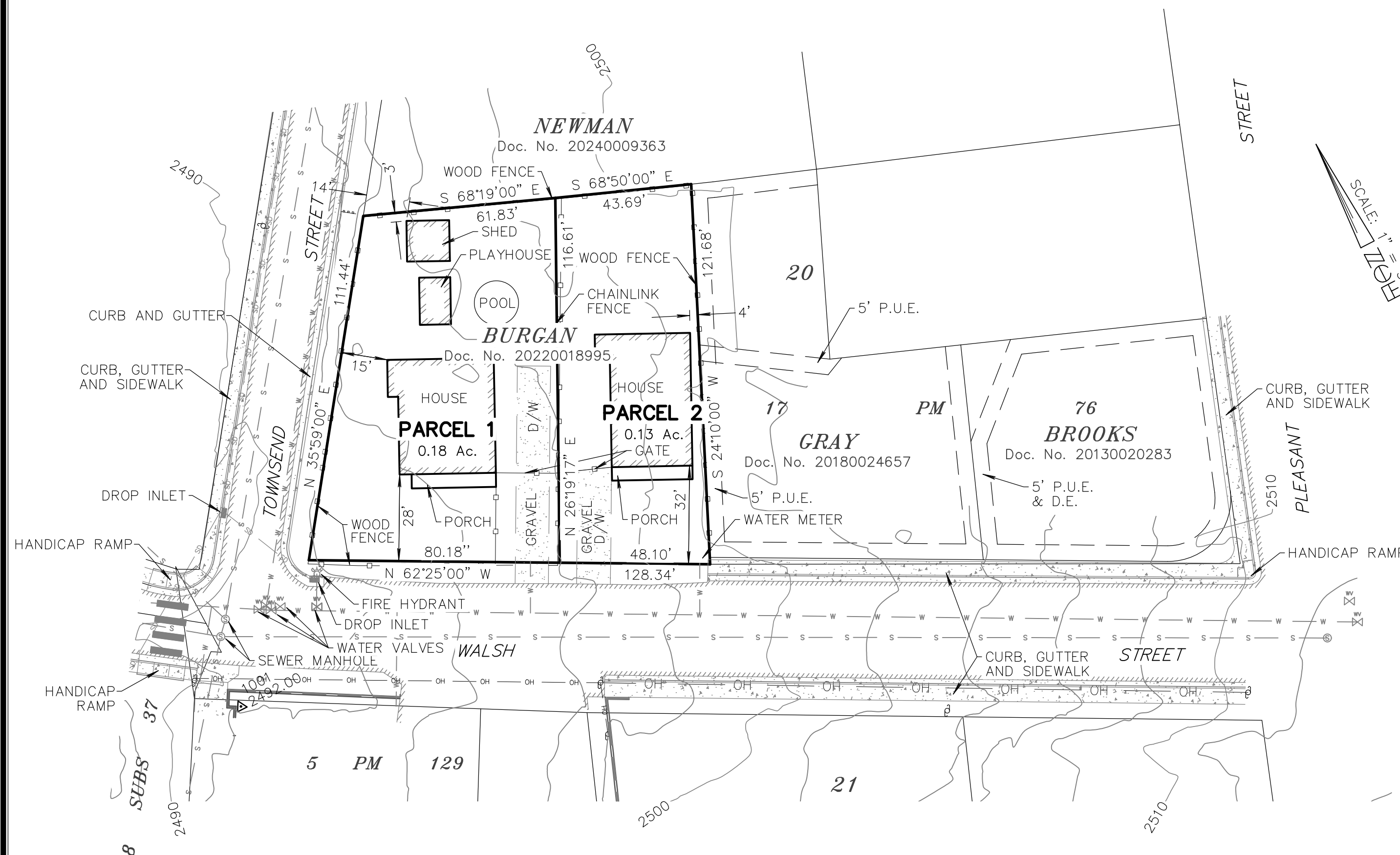
This project was previously approved by the Planning Commission as Tentative Map Application 09PLN-03. The project is considered exempt under Section 15061, "General Rule" under the California Environmental Quality Act (CEQA). The proposed Tentative Map consists of subdividing property with two existing single-family dwellings. No new development is proposed and would not result in any environmental impacts.

See the accompanying tentative parcel map for additional information regarding the project. Please direct project description questions to:

John E. Baker
NEVADA CITY ENGINEERING, INC.
505 Coyote Street, Suite B
Nevada City, CA 95959
(530) 265-6911
john@nevadacityengineering.com

Property Owner:

Ken Burgan
11107 Squirrel Creek Road
Grass Valley, CA 95945
(530) 913-3233
kenwburgan@gmail.com





**PLANNING COMMISSION
STAFF REPORT
SEPTEMBER 16, 2024**

Prepared by: Amy Wolfson, City Planner

DATA SUMMARY

Application Number: 25PLN-32
Subject: Conditional Use Permit to allow personal service uses within an Office Professional (OP) zoning designation.
Location/ APN: 563 Brunswick Road, Suite 5 /035-500-004
Applicant: Taryn Stone
Zoning/General Plan: Office Professional(OP) / Office Professional (OP)
Environmental Status: Exempt pursuant to CEQA Guidelines Section 15301

RECOMMENDATION:

That the Planning Commission approve the Conditional Use Permit application to allow the specified personal service uses as presented, or as may be modified at the public hearing, which includes the following actions:

1. A recommendation that the Conditional Use Permit is Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; and
2. Adopt Findings of Fact for approval of the Conditional Use Permit as presented in the Staff Report; and
3. Approve the Conditional Use Permit to allow personal service uses as presented in accordance with the Conditions of Approval, attached to the Staff Report.

BACKGROUND:

The existing office complex appears to have been constructed around 1983 under a County Use Permit (U83-28) and building permit (83-62328) to allow a 34-unit office complex in two buildings. The property was annexed into the city in 2006 and was zoned Office Professional at that time. In August of this year, the city received a business license request for three personal service practitioners to operate out of the subject suite. Staff advised the suite owner, Taryn Stone, to apply for a use permit to allow for these types of uses throughout the suite.

PROJECT DESCRIPTION:

This is a proposed Conditional Use Permit to allow 563 Brunswick Road, suite 5 to allow the following personal service uses: massage studios, tattoo studios, piercing studios, esthetician and skin care services, homeopathy treatments, life coaching, and health

coaching. Suite 5 is approximately 1,588 square feet. The intention of allowing personal service uses is to permit uses for which Stone purchased the property, including massage therapy and homeopathy services and life and health coaching. The site is developed and no changes to the building or property are proposed with this permit application.

ANALYSIS:

Parking: The required parking ratio for shopping centers, office use, and medical service is the same as for personal service uses at 1 space per 250 sq ft, with the exception of barber or beautician uses which are not uses that are proposed for the space, so there is not an impact on the 121 existing parking spaces with the proposed uses.

Incompatible Uses: Staff reviewed the other uses that are permitted as a by-right use within the OP designation for potential incompatible uses. Adult and child day care center use is the only use that is permitted in the OP designation that staff considers to be potentially incompatible, though the municipal code does not indicate an incompatibility except that neither day care use nor personal service use are simultaneously permitted by right in any one zoning designation. Due to the prolonged daily stay during a day care operation, staff believes it to be prudent to include a condition of approval requiring that personal service uses not be located directly adjacent to a day care use unless a report prepared by a registered nurse or medical doctor is submitted indicating there is no impact to a day care tenant's health. Currently, there are no day care facilities located at this complex.

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study is required to be prepared in the absence of an applicable exemption pursuant to CEQA Guidelines. In this case, the Tentative Map is consistent with Categorical Exemption Class 1, which applies to "existing facilities" that involve "negligible or no expansion of use." In this case there is no physical expansion of the building or use area and the personal services uses being permitted, as conditioned, are similar in intensity to uses that are already allowed within the OP zoning designation such as art and dance studios, antique stores, and medical clinics.

GENERAL PLAN AND ZONING:

General Plan: The Grass Valley 2020 General Plan identifies the site as Office Professional (OP). This designation provides for concentrations of free-standing offices and large offices and supporting activities and land uses. Uses in this designation should be characterized by relatively low traffic volumes and little outdoor advertising, though the zoning ordinance does not include a smaller sign standard as compared to standard commercial uses.

Zoning: The Office Professional (OP) zone is applied to areas of the city that are intended to serve the office and institutional needs of the community that cannot be

accommodated within the downtown. Other related and office-supporting uses may also be allowed.

FINDINGS:

1. That the Grass Valley Planning Commission reviewed Use Permit application 25PLN-32 at its regular meeting on September 16, 2025;
3. That, the project is exempt from environmental review pursuant to Sections 15301, Class 1 of the California Environmental Quality Act (CEQA) Guidelines;
4. That the proposed Use Permit, as conditioned, is consistent with the Grass Valley General Plan;
5. That the proposed Use Permit, as conditioned, is consistent with the Grass Valley Development Code;
6. That, as conditioned, the Use Permit will not adversely affect the health or safety of persons residing or working in the neighborhood or the property and will not be materially detrimental to the public welfare or injurious to property or improvements of the environment in the neighborhood.

CONDITIONS OF APPROVAL:

1. This conditional use permit authorizes the following personal service uses at the Brunswick East professional office complex located at 563 Brunswick Road, suite 5 APN: 035-500-005: massage studios, tattoo studios, piercing studios, esthetician and skin care services, homeopathy treatments, life coaching, and health coaching. These uses shall operate in accordance with the application materials as approved by the Grass Valley Planning Commission for Use Permit 24PLN-07. The Community Development Director may approve minor changes as determined appropriate. The Planning Commission must approve all changes deemed major in nature. The City shall have full discretion to determine the required level of review for any proposed changes.
2. It shall be the property owner's responsibility to provide documentation to the City Planner from a registered nurse or a licensed medical doctor prior to locating a day care center tenant adjacent to a personal service use. The documentation shall evaluate the risk of locating a day care use adjacent to a personal service use, which may only be permitted if the documentation concludes there is no adverse risk.
3. All body art practitioners including tattoo, piecing, permanent make-up and micro-blading professionals, are required to obtain and/or maintain a body art practitioner registration/permit from the Nevada County Department of Environmental Health before practicing their profession in Nevada County.

4. The practitioners referenced in 3. above are required to operate in a permitted body art facility.
5. Brick and mortar locations that serve as facilities where body art activities take place are required to obtain and/or maintain a body art facility annual operational health permit from the Nevada County Department of Environmental Health.
6. 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.

Attachments:

1. Aerial and Vicinity Map Exhibits
2. Applications
3. Site and Floor Plan Exhibits

Brunswick East Professional Office Complex
563 Brunswick Rd, Suite 5
Attachment List

1. Vicinity and Aerial Exhibit
2. Applications (Universal and Use Permit)
3. Use Permit Site and Floor Plan Exhibits



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

Prepared by: Amy Wolfson, City Planner

DATA SUMMARY

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

RECOMMENDATION:

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

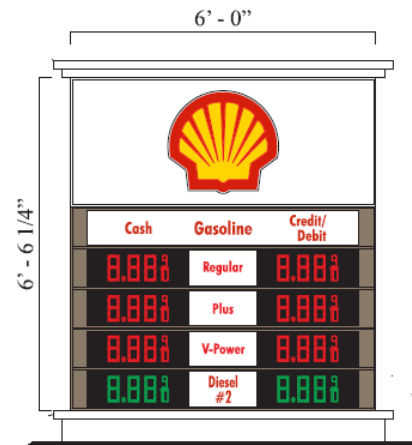
BACKGROUND:

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

PROJECT PROPOSAL:

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

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



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



Existing Site

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

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

GENERAL PLAN AND ZONING:

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

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

ENVIRONMENTAL DETERMINATION:

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

FINDINGS:

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

A. RECOMMENDED CONDITIONS:

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

ATTACHMENTS:

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

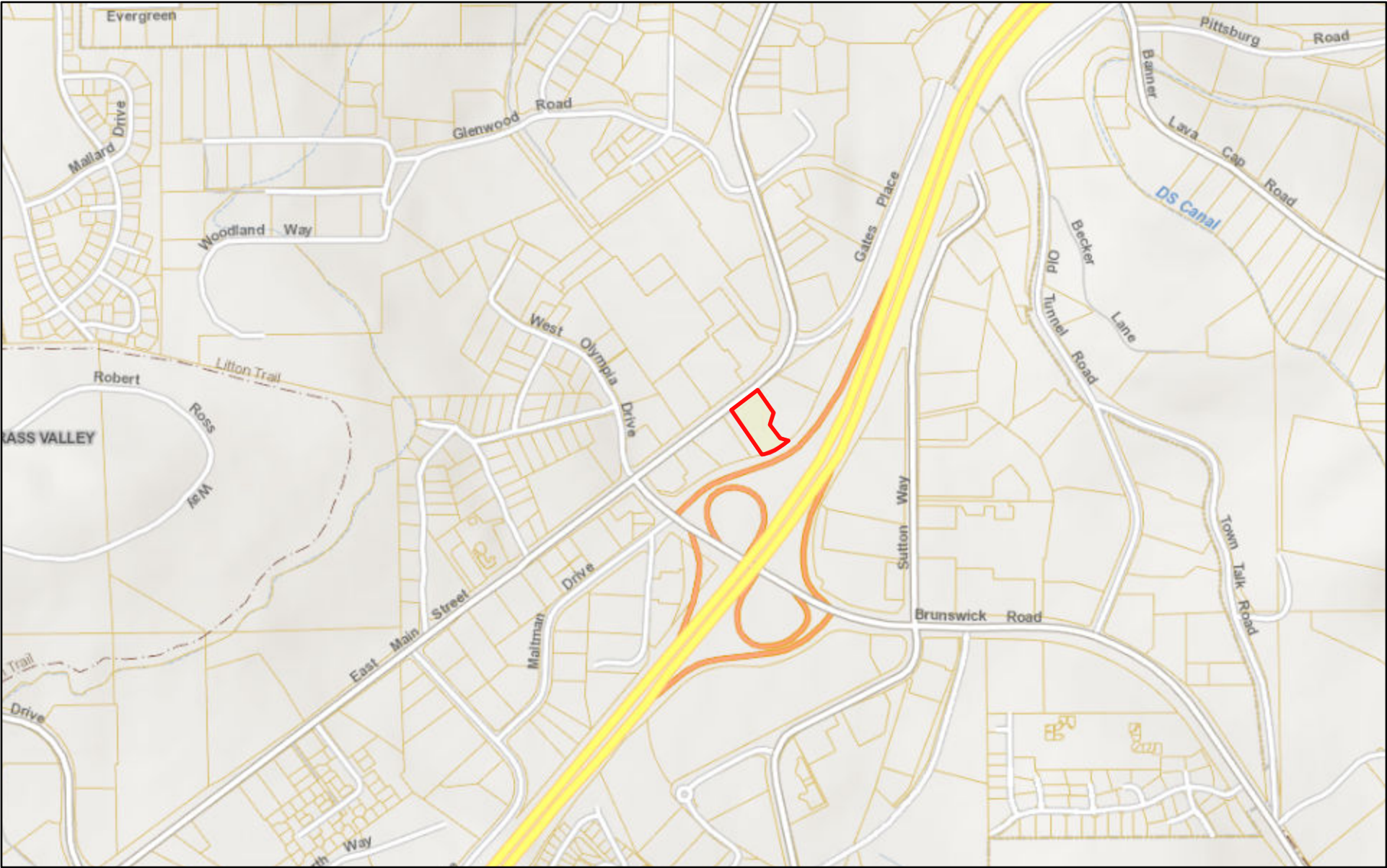
Shell Sign Exception (25PLN-31)

Conceptual Plan

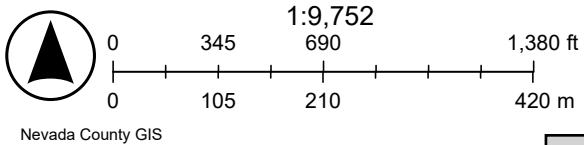
1. Vicinity/Aerial Map
2. Applications (Universal, Sign Exception)
3. Sign Proposal

2001 NC Hwy - Vicinity

Item # 4.



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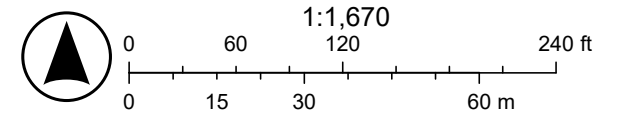


2001 NC Hwy - Aerial

Item # 4.



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UNIVERSAL PLANNING APPLICATION



Item # 4.

Application Types

Administrative

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

Development Review

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

Entitlements

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

Environmental

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

☐

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

Sign Reviews

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

Subdivisions

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

Use Permits

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

Variances

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

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

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

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

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ADVISORY RE: FISH AND GAME FEE REQUIREMENT

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

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

<u>Applicant/Representative</u>	<u>Property Owner</u>
Name: Sign Development Inc.(Sal Pablo)	Name: SEI Fuel Services Inc.(Patricia Vega)
Address: 1366 W. Ninth Street	Address: 3200 Hackberry Road
Upland, CA 91786	Irving TX 75063
Phone: (909)920-5534 ext. 541	Phone: (972)567-2471
E-mail: spablo@sdi-signs.com	E-mail: patricia.vega@7-11.com

<u>Architect</u>	<u>Engineer</u>
Name:	Name:
Address:	Address:
Phone: ()	Phone: ()
E-mail:	E-mail:

1. Project Information

- a. Project Name SHELL
- b. Project Address 2001 NEVADA CITY HIGHWAY
- c. Assessor's Parcel No(s) 035-400-021
(include APN page(s))
- d. Lot Size N/A

2. Project Description RE-IMAGE EXISTING SPEEDWAY GAS STATION TO SHELL IMAGGE OR BRAND.

RE-FACE EXISTING D/F PRICE/ID MONUMENT SIGN WITH NEW LED PRICERS. INSTALL NEW LED

INTERNAL ILLUMINATION TO EXISTNIG SIGN CABINET. USE EXISTING ELECTRICAL.

RE-IMAGE CANOPY FASCIA ON BOTH CANOPY STRUCTURES.

INSTALL NEW ACM PANELS YELLOW//RED & NEW ILLUMINATED CANOPY LOGO SHELL PEDCTEN SIGNS.

INSTALL ILLUMINATED RED BARS ON EACH THREE ELEVATIONS OF EACH CANOPY STRUCTURES.

RE-IMAGE ALL EXISTING DISPENSER PUMPS WITH SHELL GRAPHICS AND WARNING DECALS.

3. General Plan Land Use: EXISTING GAS STATION**4. Zoning District:** N/A

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

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

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

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

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

Property Owner/*Representative Signature: _____

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

Applicant Signature: _____

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

MASTER SIGN PROGRAM MURALS & SIGN EXCEPTIONS



SUPPLEMENTAL APPLICATION INFORMATION

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

Property Address or Location: 2001 NEVADA CITY HIGHWAY

SUPPLEMENTAL CHECKLIST

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

A. Application Checklist:

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

B. Site Plan:

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

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

C. Sign Illustrations:

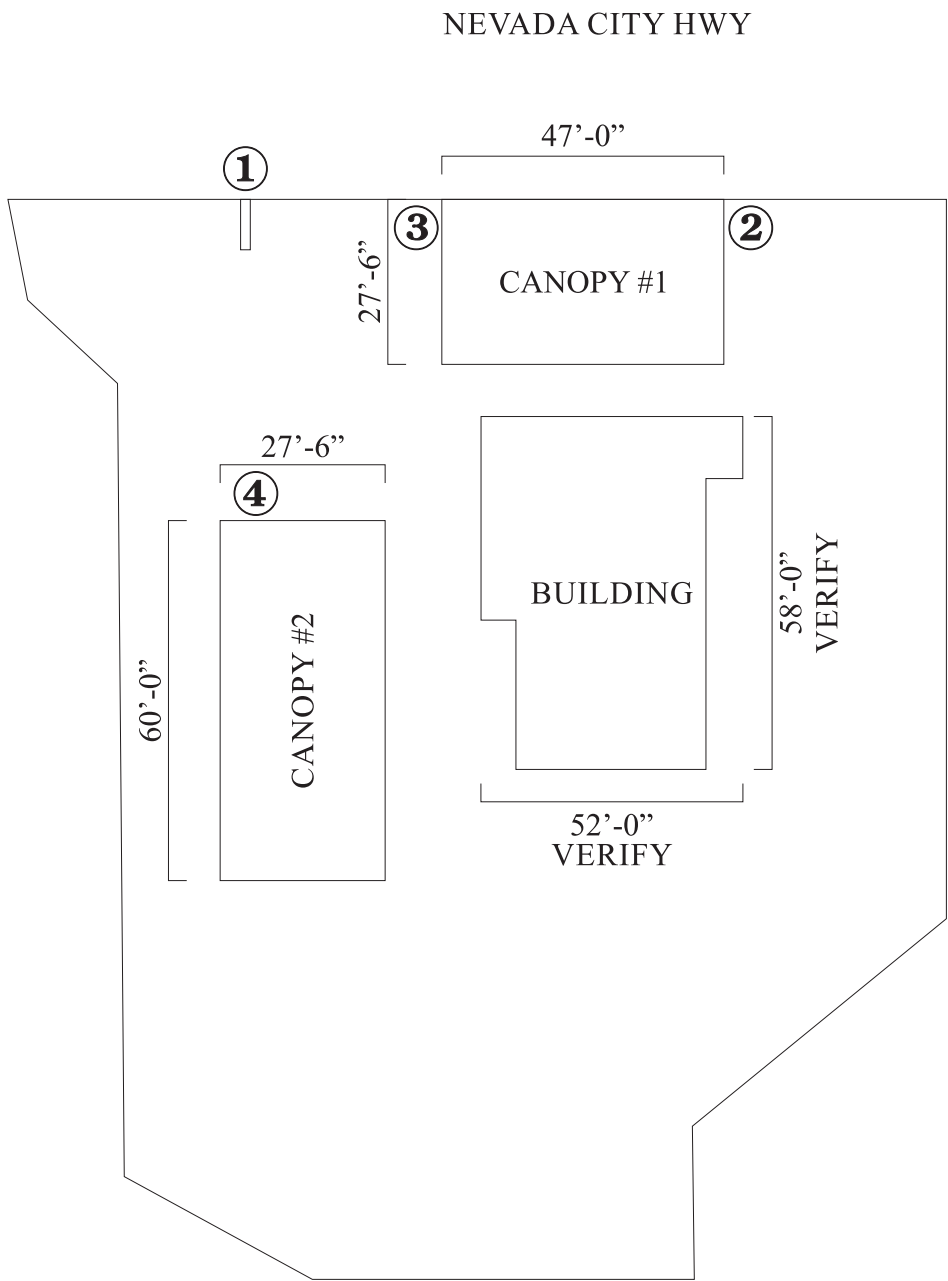
- ☒ Color drawing of each proposed sign including:
- ☒ Number each sign corresponding to number shown on the site plan.
- ☒ Message on sign including; typeface, font, and design details.
- ☒ Dimensions in feet and total square footage area of proposed sign.
- ☒ Overall height of all monument and freestanding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

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

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

E. Mounting Details:

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



EXISTING SITE

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

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Sign Development Inc.

License #576277

Upland, CA 91786 (909) 920-5535

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CUSTOMER APPROVAL

SIGN AND PRINT FULL NAME

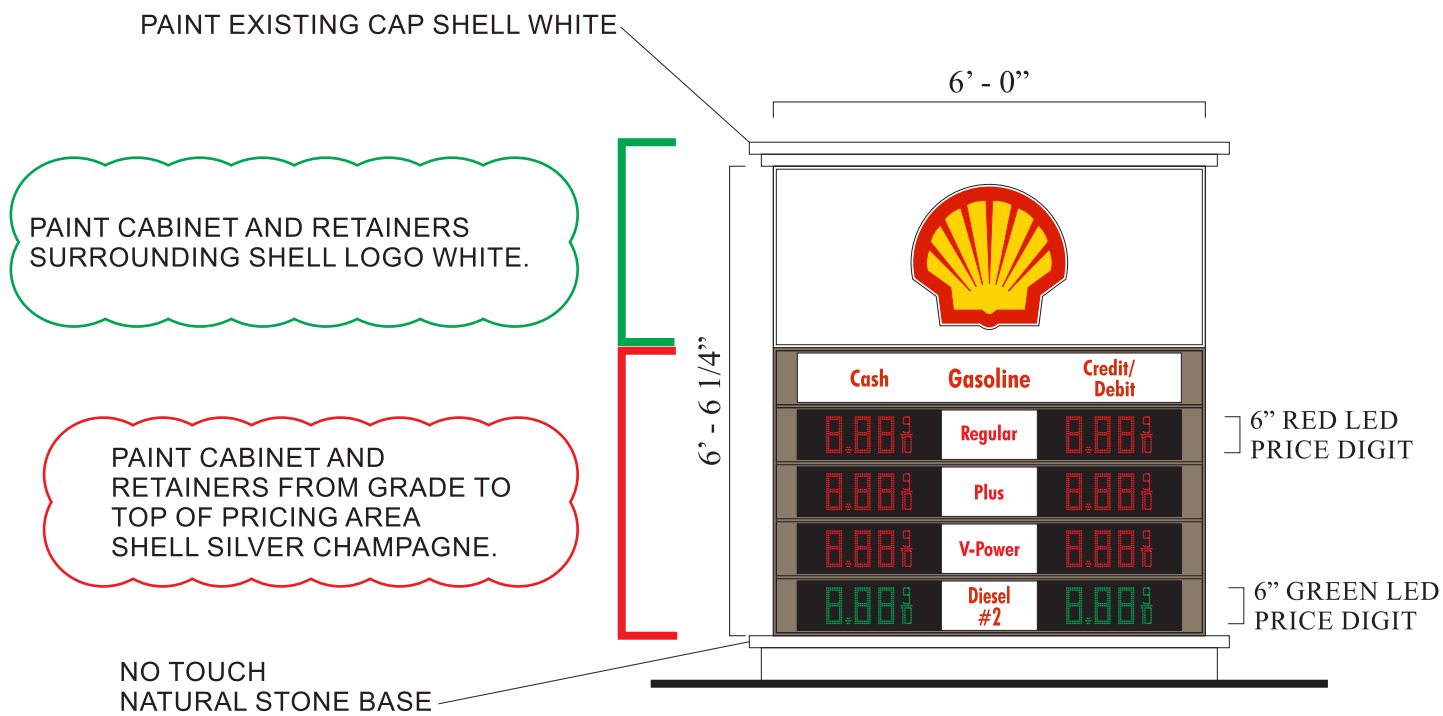
DATE

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REV: 06.11.25BA

PAGE: 1 OF 10



2001 NEVADA CITY HWY.
GRASS VALLEY, CA 95945



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

INSTALL NEW 25 AMP PHOTO CELL TO CONTROL ALL BACKLIGHTING.

INSTALLER TO ADD SILICONE TO WIRE WAY INSIDE NIPPLE.

INCLUDES POS INTERFACE HANDSET

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

EXISTING SIGN CABINET DOES NOT HAVE INTERNAL ILLUMINATION

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



EXISTING D/F PRICE/ID SIGN

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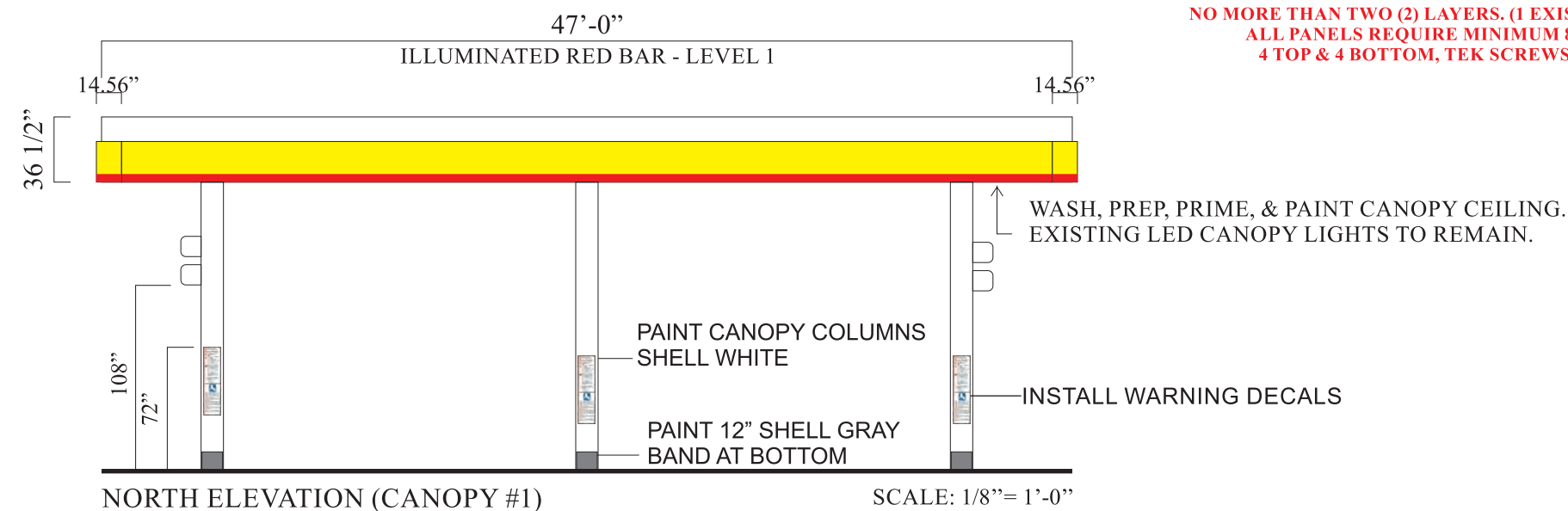
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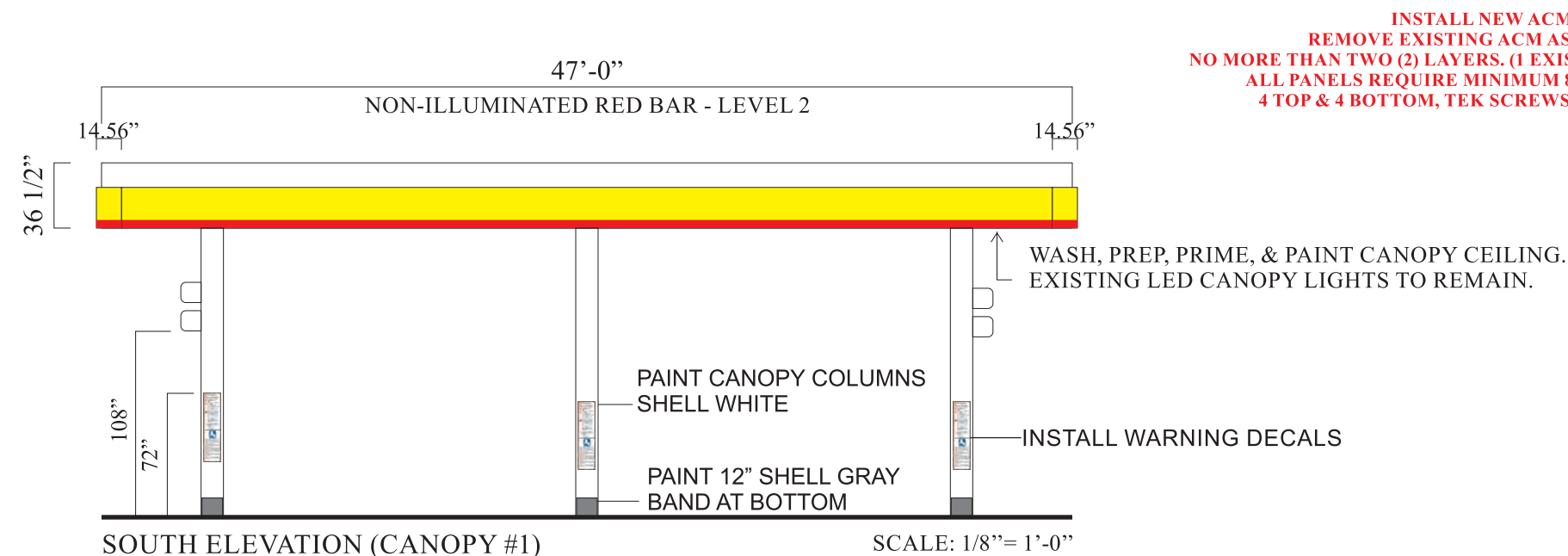
INSTALL NEW ACM.
REMOVE EXISTING ACM AS NEEDED,
NO MORE THAN TWO (2) LAYERS. (1 EXISTING + 1 NEW LAYER)
ALL PANELS REQUIRE MINIMUM 8 TECH SCREWS,
4 TOP & 4 BOTTOM, TEK SCREWS PER 10' PANEL



EXISTING NORTH ELEVATION (CANOPY #1)

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

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



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

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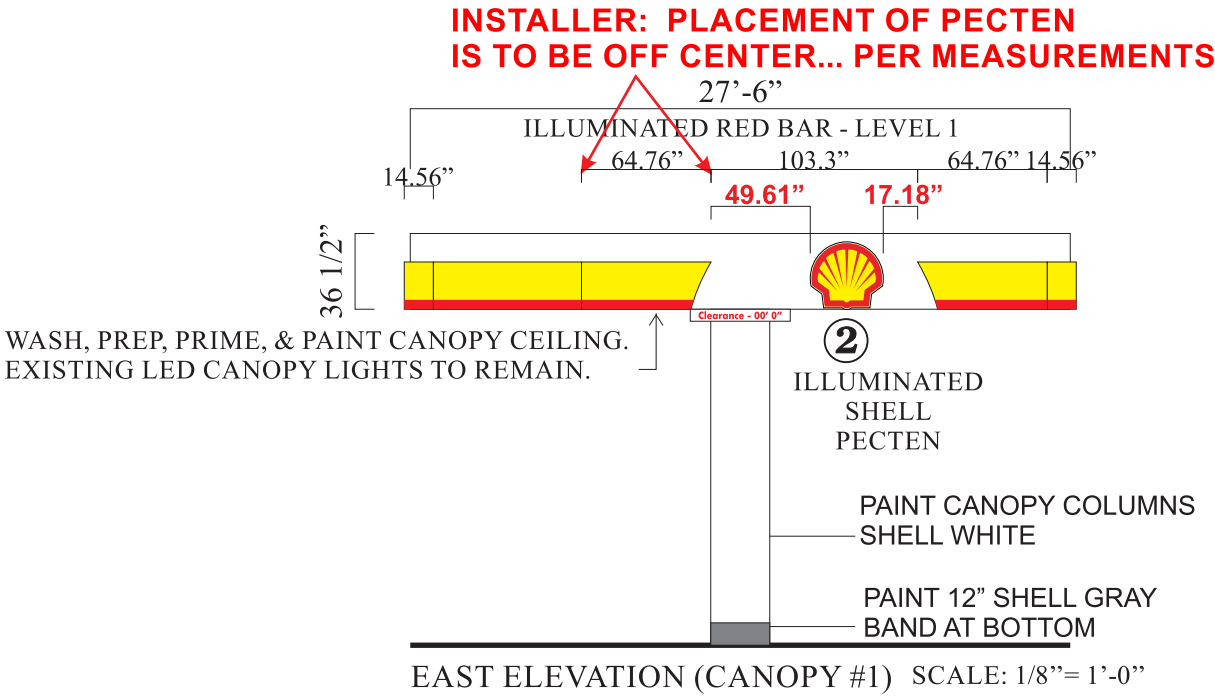
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SIGN AND PRINT FULL NAME

DATE

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2001 NEVADA CITY HWY.
GRASS VALLEY, CA 95945

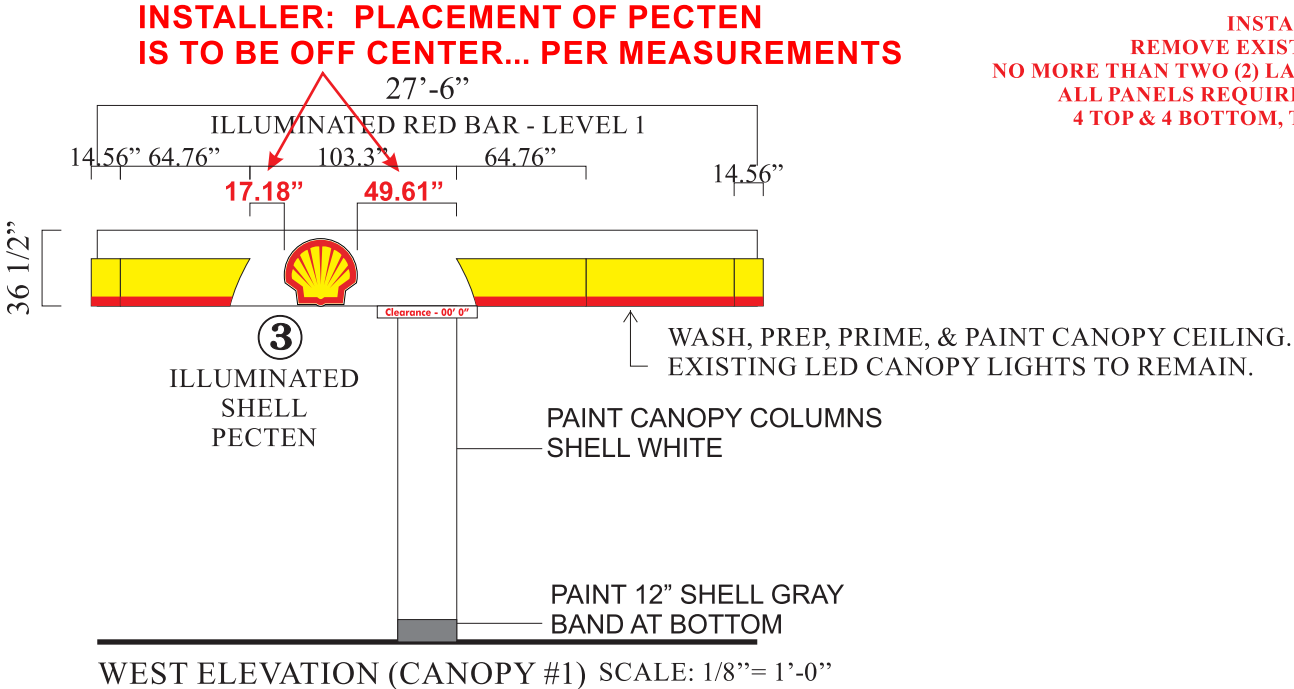


INSTALL NEW ACM.
REMOVE EXISTING ACM AS NEEDED,
NO MORE THAN TWO (2) LAYERS. (1 EXISTING + 1 NEW LAYER)
ALL PANELS REQUIRE MINIMUM 8 TECH SCREWS,
4 TOP & 4 BOTTOM, TEK SCREWS PER 10' PANEL



EXISTING EAST ELEVATION (CANOPY #1)

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



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

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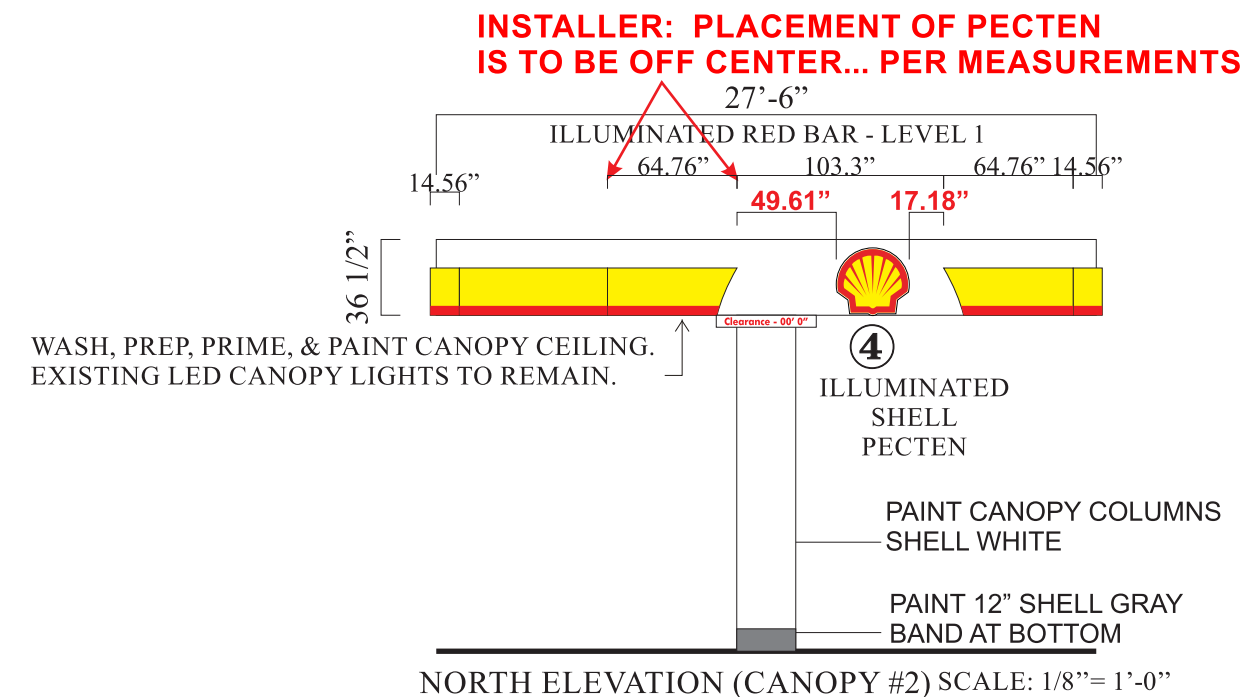
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GRASS VALLEY, CA 95945

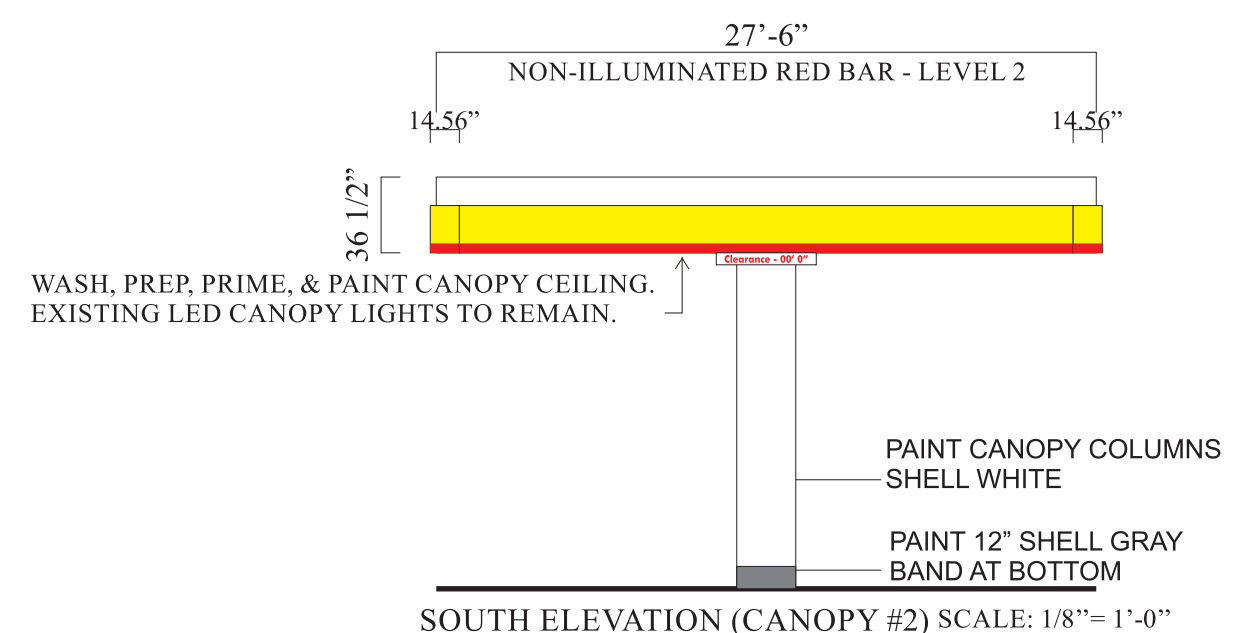


INSTALL NEW ACM.
REMOVE EXISTING ACM AS NEEDED,
NO MORE THAN TWO (2) LAYERS. (1 EXISTING + 1 NEW LAYER)
ALL PANELS REQUIRE MINIMUM 8 TECH SCREWS,
4 TOP & 4 BOTTOM, TEK SCREWS PER 10' PANEL



EXISTING NORTH ELEVATION (CANOPY #2)

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



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

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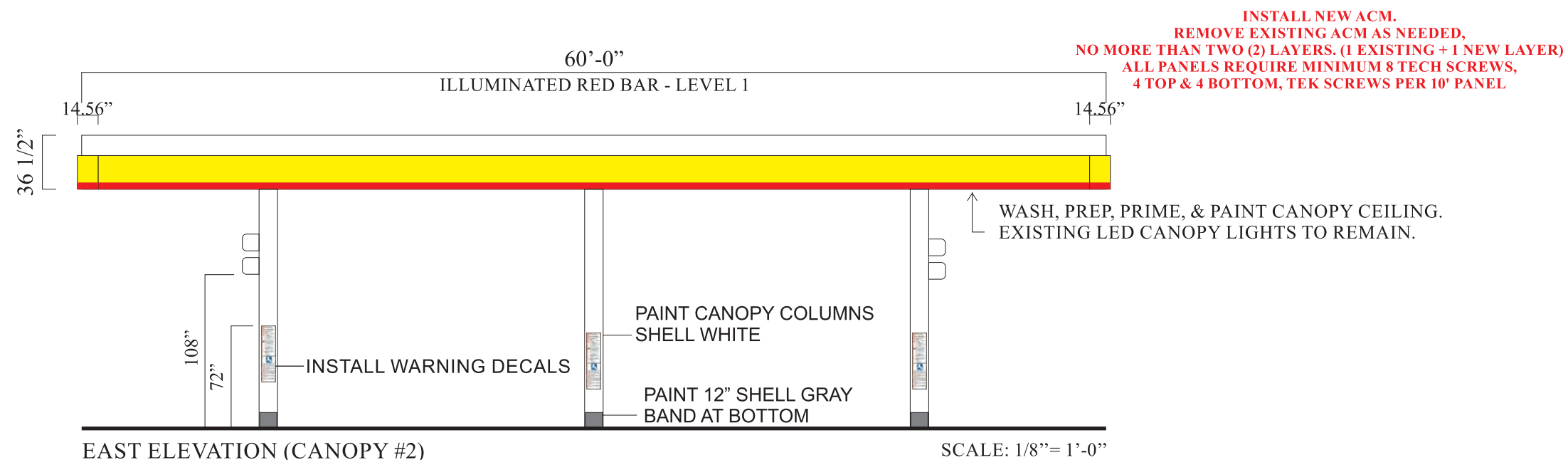
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SIGN AND PRINT FULL NAME

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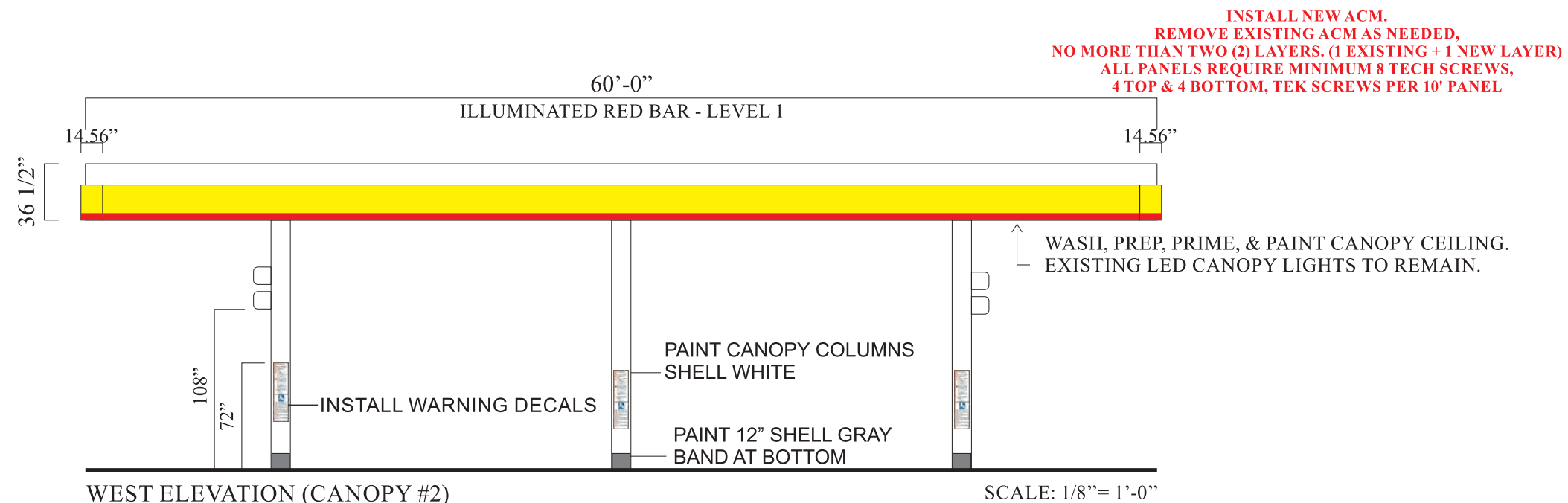
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 **2001 NEVADA CITY HWY.
GRASS VALLEY, CA 95945**



EXISTING EAST ELEVATION (CANOPY #2)

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



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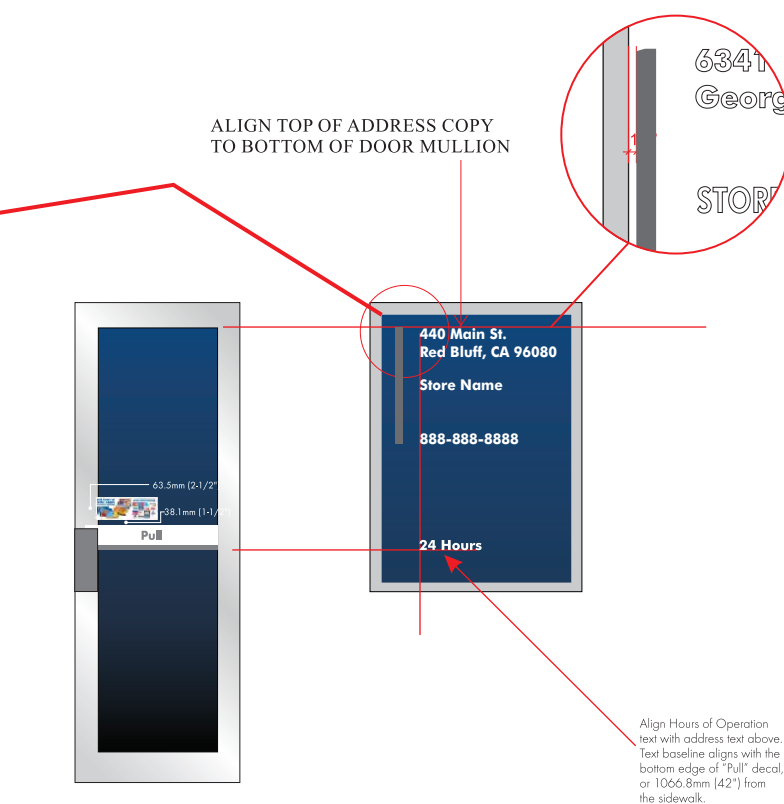
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 **2001 NEVADA CITY HWY.
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NO TOUCH - DO NOT PAINT BUILDING



INSTALL SHELL REQUIRED DOOR DECALS

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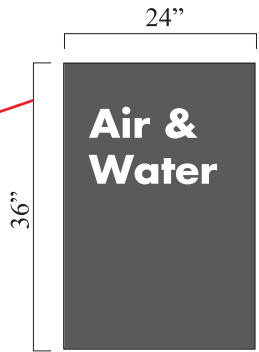
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**2001 NEVADA CITY HWY.
GRASS VALLEY, CA 95945**



INSTALL NEW
NON-ILLUMINATED
AIR & WATER SIGN

FILL LID COLOR



REGULAR



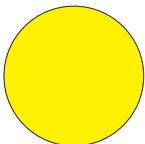
PLUS



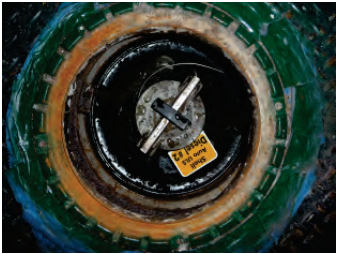
INSTALL IF NECESSARY



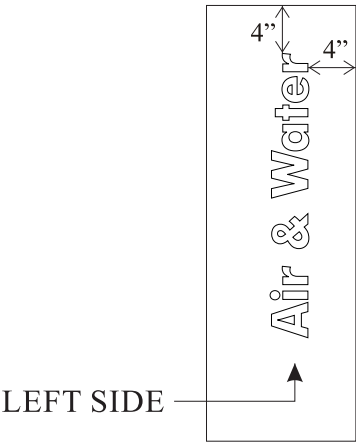
V-POWER



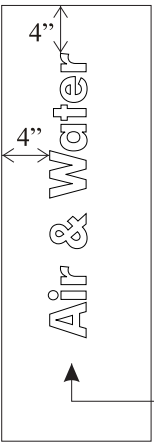
DIESEL #2



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



LEFT SIDE



RIGHT SIDE

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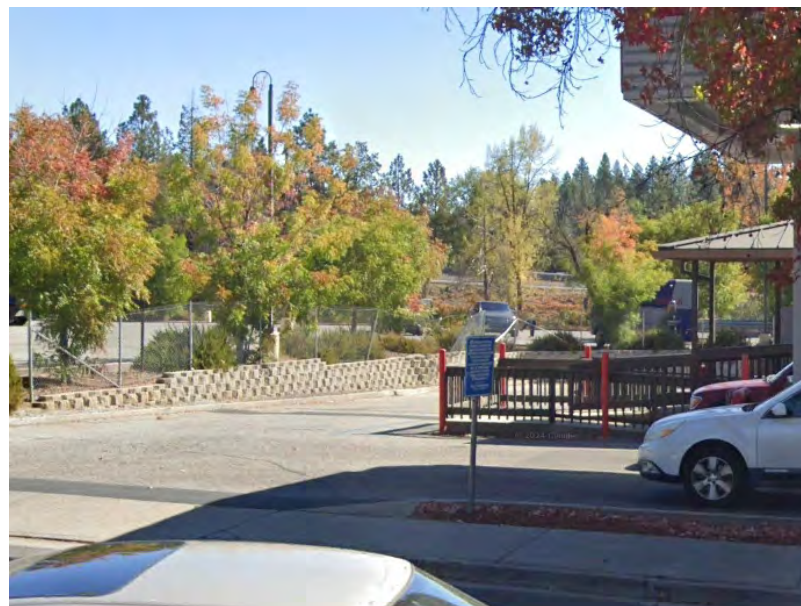
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OWNER TO REPAIR CANOPY DAMAGE, PRIOR TO REIMAGE.



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



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

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



PAINT FILL TANK LIDS PER EXISTING COLORS

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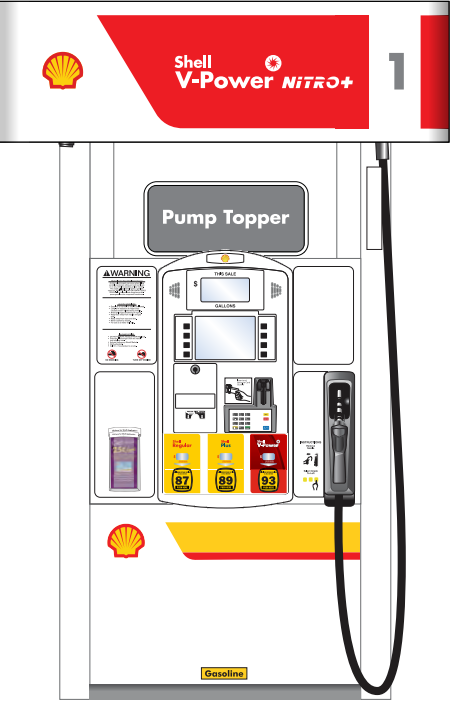
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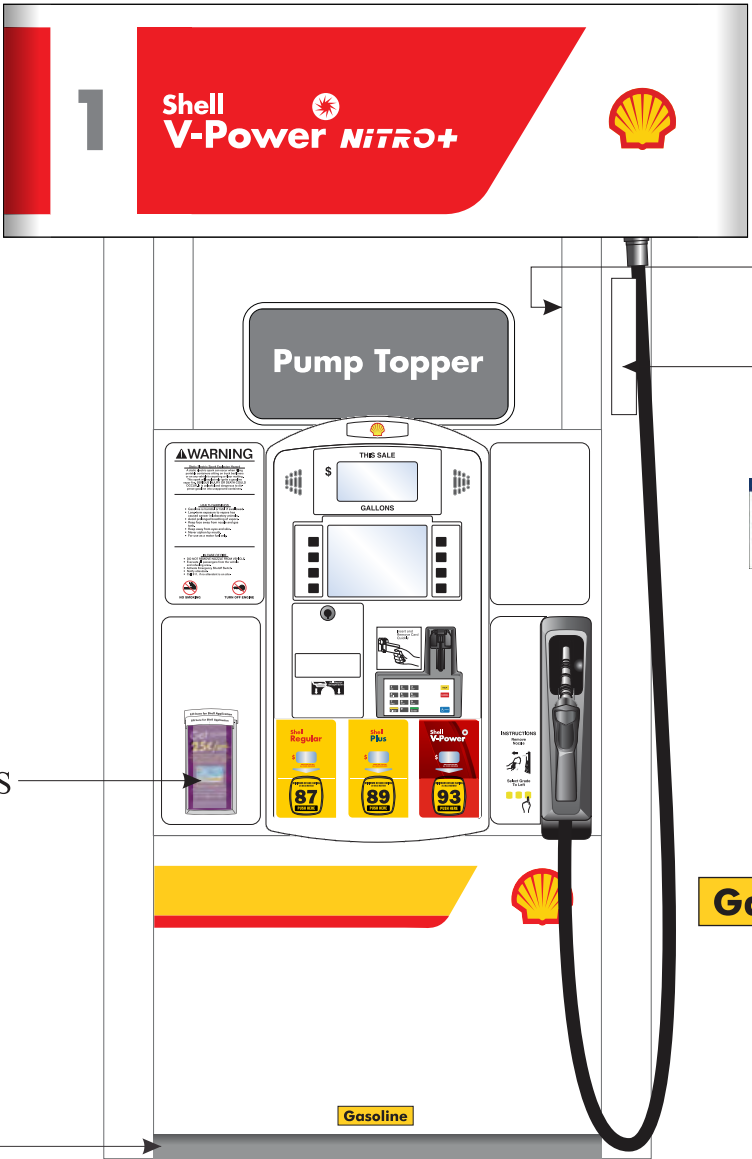
**2001 NEVADA CITY HWY.
GRASS VALLEY, CA 95945**

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

SIDE B:



SIDE A:



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

INSTALL RISER PROTECTORS

IMPORTANT NOTICES
1. All signs must be installed in accordance with the instructions provided in the sign kit.
2. All signs must be installed in a location that is clearly visible to the public.
3. All signs must be installed in a location that is not subject to damage from vehicles or other objects.
4. All signs must be installed in a location that is not subject to damage from weather or other environmental factors.
5. All signs must be installed in a location that is not subject to damage from vandalism or other malicious acts.
6. All signs must be installed in a location that is not subject to damage from fire or other hazards.
7. All signs must be installed in a location that is not subject to damage from theft or other loss.
8. All signs must be installed in a location that is not subject to damage from any other cause.
9. All signs must be installed in a location that is not subject to damage from any other cause.
10. All signs must be installed in a location that is not subject to damage from any other cause.

Gasoline

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

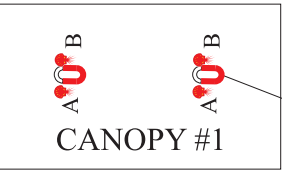
BOTTOM REVEAL BELOW DISPENSER DOOR
PAINTED SHELL GRAY

INSTALL NEW SHELL BRANDED TANK TAGS.

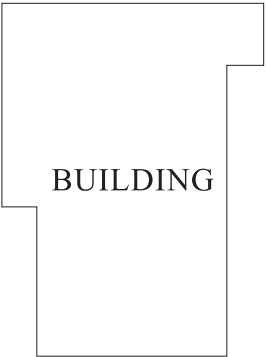


EXISTING 3+0 DISPENSER

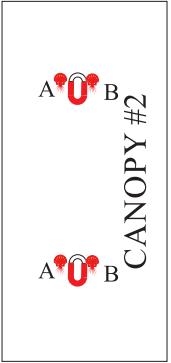
NEVADA CITY HWY



VALANCE ORIENTATION



BUILDING



SUBJECT TO CITY AND SHELL APPROVALS



Sign Development Inc.

License #576277

Upland, CA 91786 (909) 920-5535



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

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CUSTOMER APPROVAL

SIGN AND PRINT FULL NAME

DATE

NO. Z1610

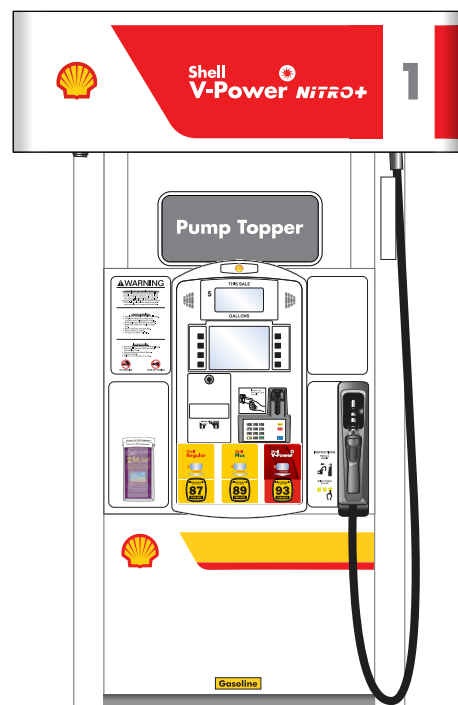
PAGE: DISP. 1

DATE: 06.10.25BA

REV: 06.11.25BA

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

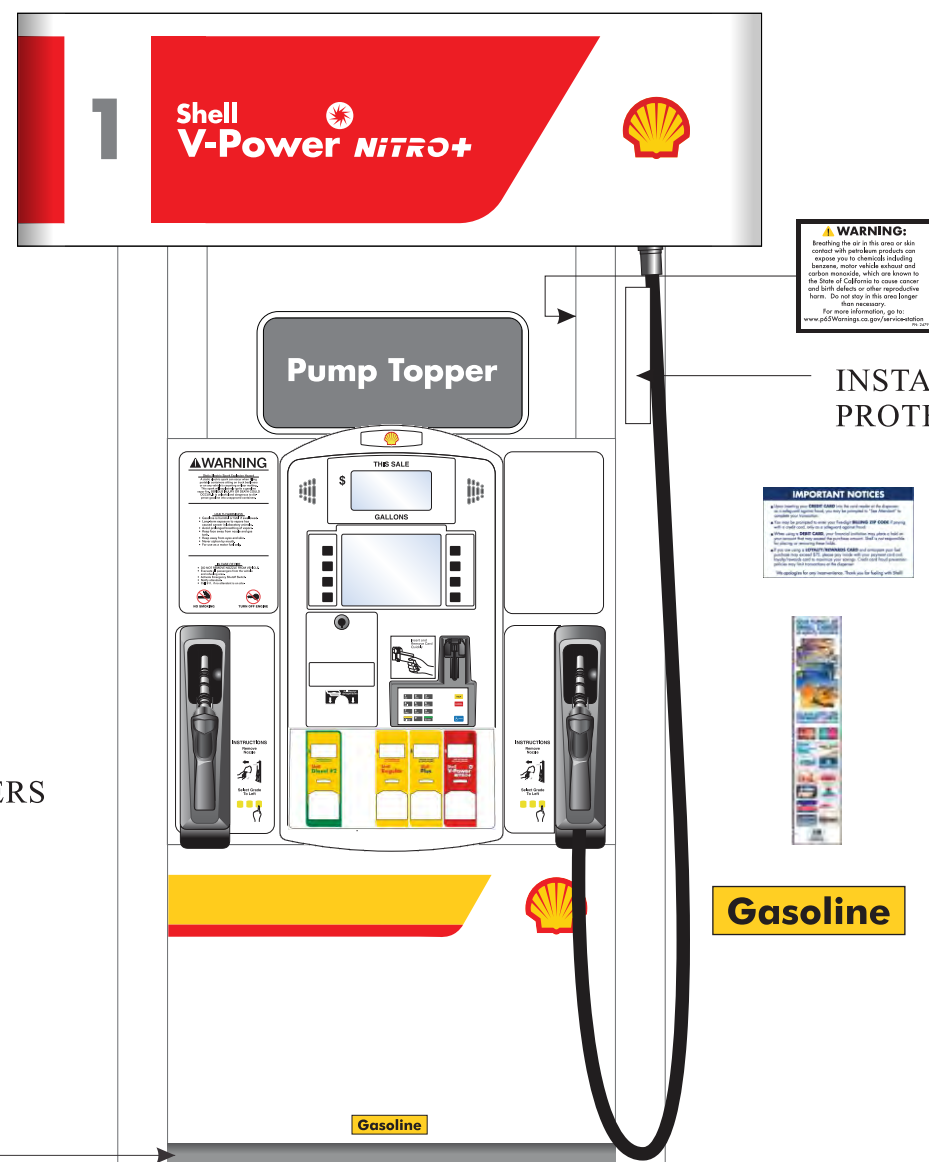
SIDE B:



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

INSTALL NEW SHELL BRANDED TANK TAGS.

SIDE A:



INSTALL RISER PROTECTORS

NEVADA CITY HWY

A A

CANOPY #1

VALANCE ORIENTATION

BUILDING

CANOPY #2

BOTTOM REVEAL BELOW-
DISPENSER DOOR
PAINTED SHELL GRAY

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CUSTOMER APPROVAL

SIGN AND PRINT FULL NAME

DATE _____

NO. Z1610

DATE: 06.10.25BA

REV: 06.11.25BA

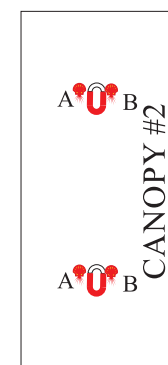
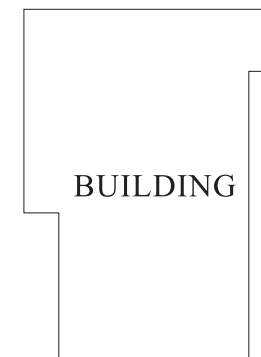
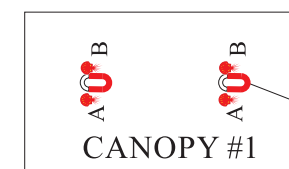
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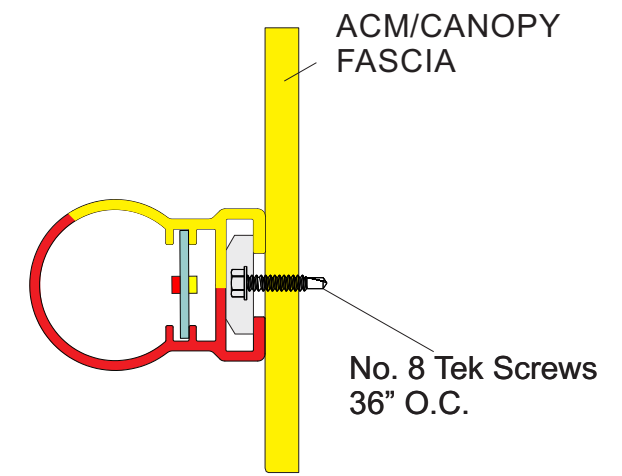
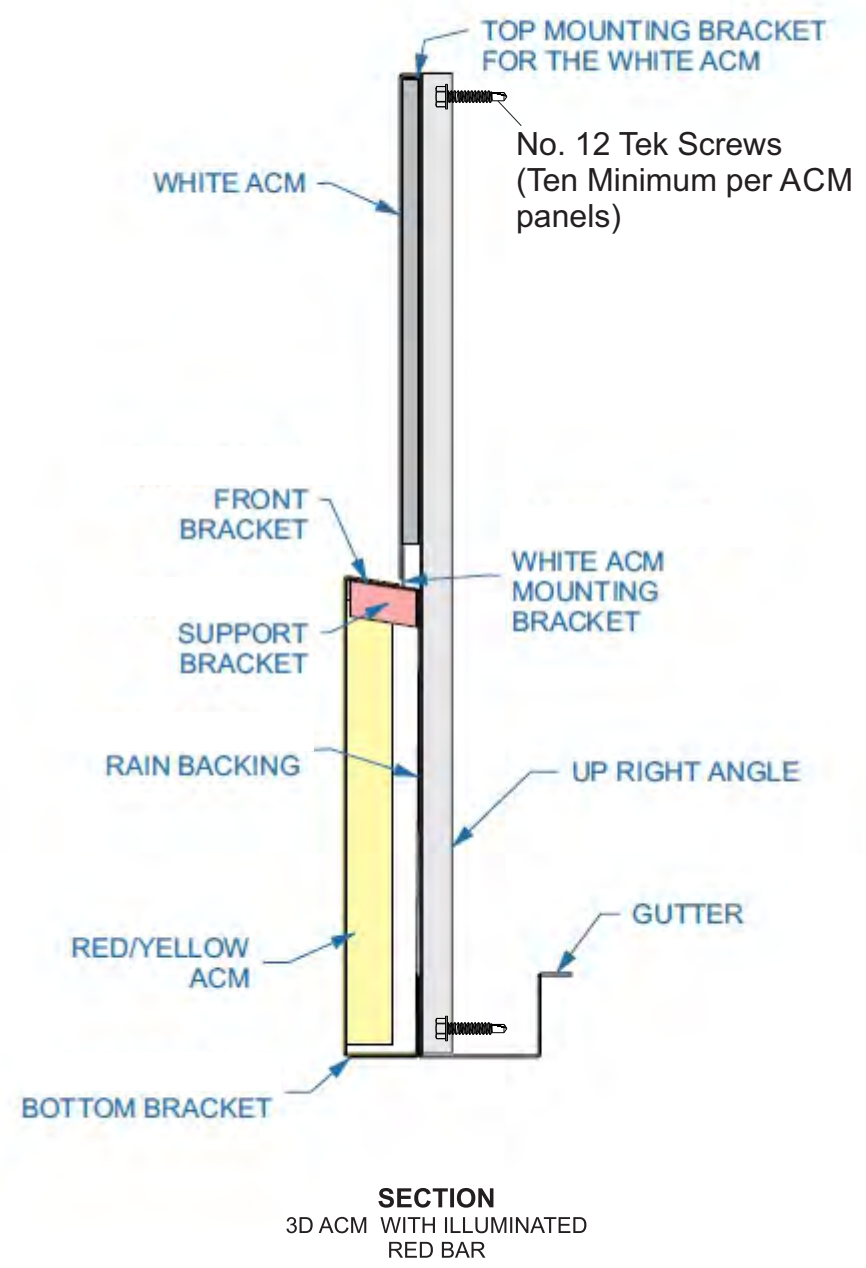


**2001 NEVADA CITY HWY.
GRASS VALLEY, CA 95945**



EXISTING 3+1 DISPENSER





TYP. SECTION VIEW

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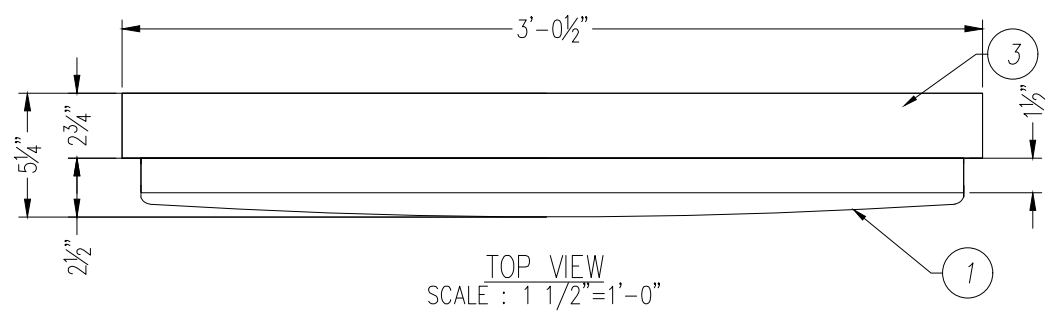
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CUSTOMER APPROVAL	
_____	_____
SIGN AND PRINT FULL NAME	DATE

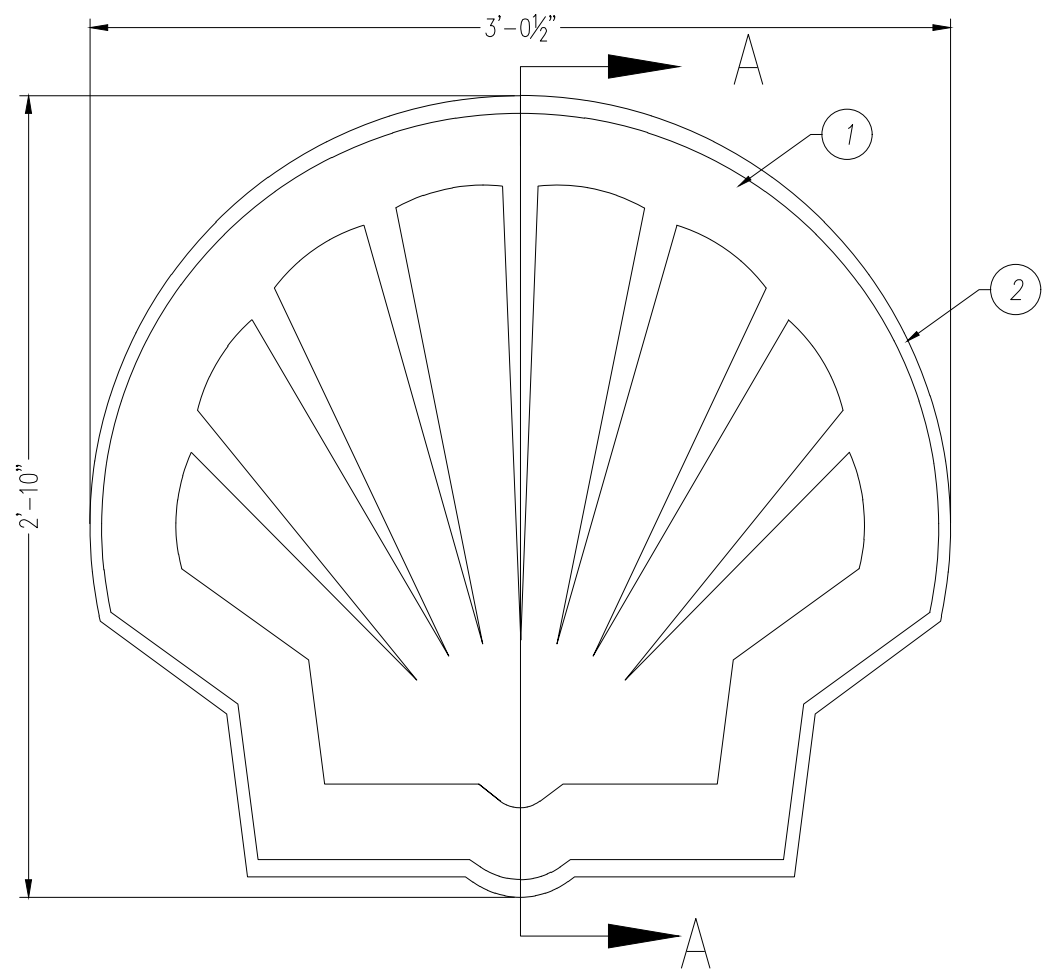
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DATE: 06.10.25BA
REV: 06.11.25BA



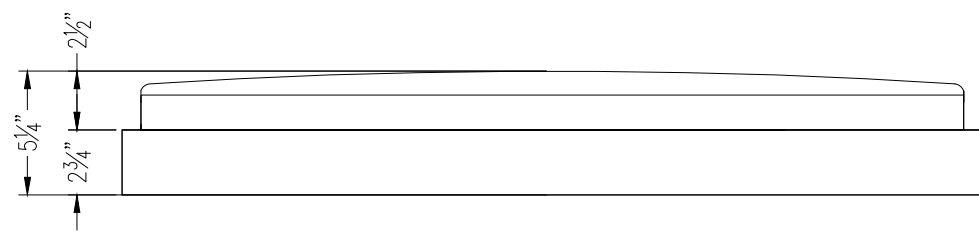
**2001 NEVADA CITY HWY.
GRASS VALLEY, CA 95945**



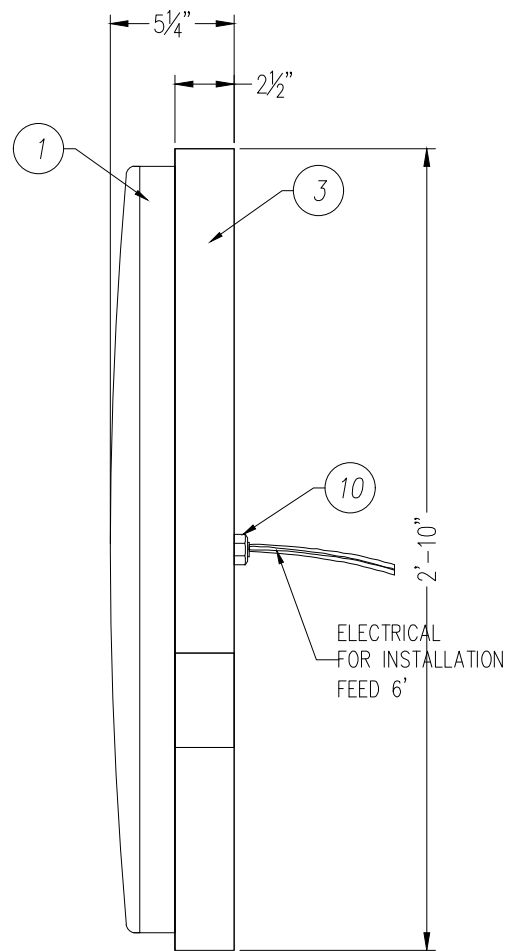
TOP VIEW
SCALE : 1 1/2"=1'-0"



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



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



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

8.61 sq.ft PER LOGO

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

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

#8 X 3/4" COUNTER SINK SCREWS

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



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

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

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

Voltage	120.0 V	Circuits	1	Current	1.12 AMP.	Drawn By	VA	Date	01/18/23
Description								Checked By	
34"x36 1/2" SINGLE FACE CANOPY FASCIA PECTEN LOGO								~	
Sign Size	8.61 SQ FT	Design Load	30 PSF	Client	SHELL	Page	1 OF 2		
Part Number	MVIPECTEN34-LED	Drawing No.	MVIPECTEN34-LED				Rev.	A	

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Sign Lighting

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

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

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

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

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

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

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

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

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

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

F. MAXIMUM ALLOWED LIGHTING POWER AND CONTROLS

This section does not apply to this project.

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

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

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

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

Sign Lighting

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

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

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

Sign Lighting

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

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