

## **ATTACHMENTS**

### **2085 Nevada City Highway – Sign Exception Permit**

1. Aerial Map
2. Vicinity Map
3. Universal Application
4. Sign Exception Permit Application
5. Sign Plan Set
6. Justification Letter

# Aerial Map - Sherwin Williams

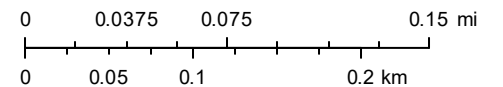


Nevada County GIS

February 25, 2025

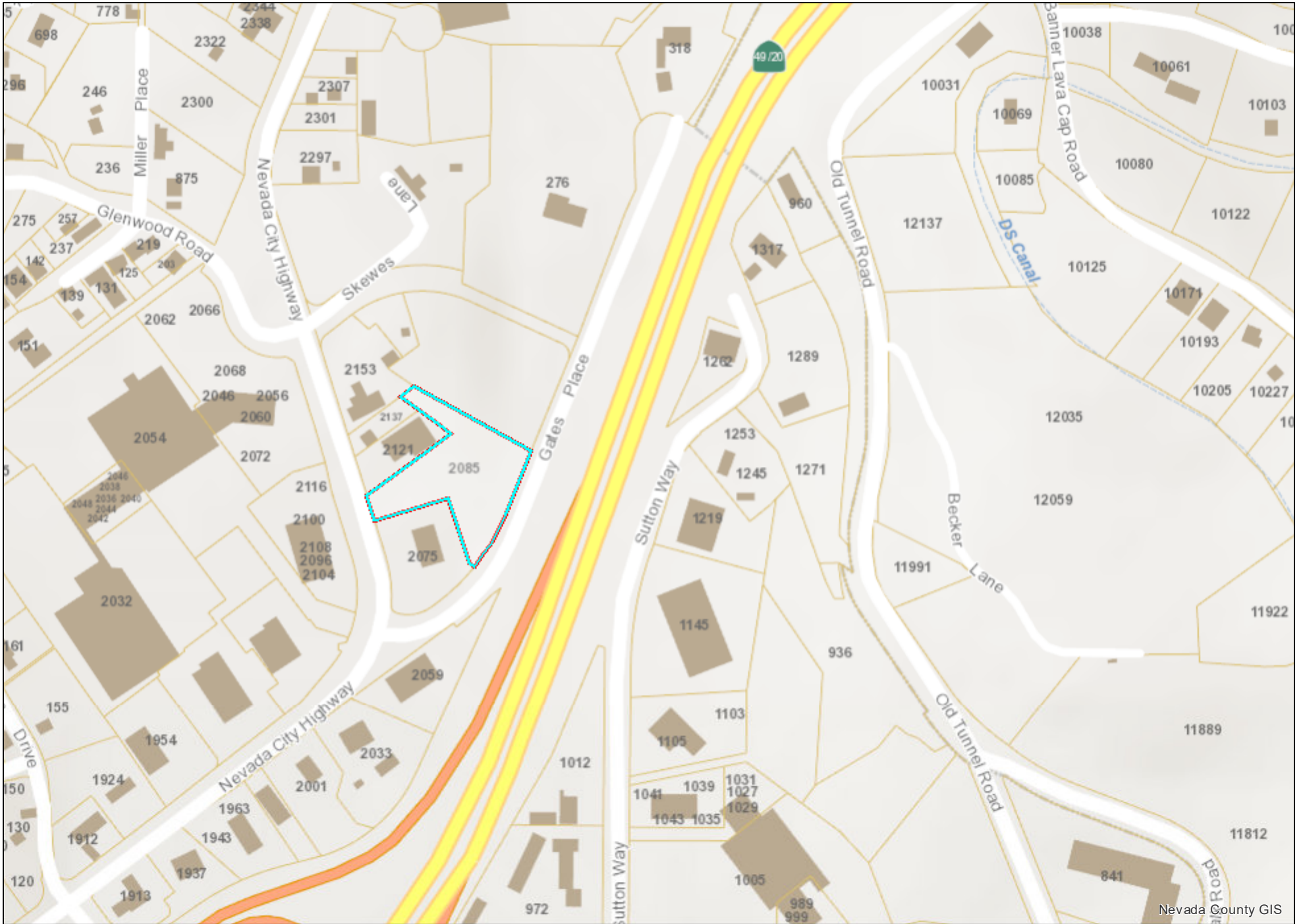
© 2024 Nevada County, California

Scale:  
1:4,514





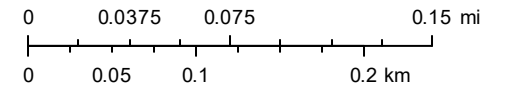
# Vicinity Map - Sherwin Williams



February 25, 2025

© 2024 Nevada County, California

Scale:  
1:4,514



Nevada County GIS

# UNIVERSAL PLANNING APPLICATION



**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

<u>Application</u>	<u>Fee</u>
Exception To sign	1,046
<b>Total*:</b>	<b>\$ 1,046</b>

*\*Additional fees may be assessed by Nevada County Environmental Health 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](http://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 1<sup>st</sup>** of each year.

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

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



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

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

5. **Indemnification:** The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorney's fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this permit, or the activities conducted pursuant to this permit. Accordingly, to the fullest extent permitted by law, the applicant shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney's fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this permit, or the activities conducted pursuant to this permit. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.


6. **Appeal:** Permits shall not be issued until such time as the appeal period has lapsed. A determination or final action shall become effective on the 16<sup>th</sup> 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 15<sup>th</sup> 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 on North East elevation of building. To match one other sign on building.

---

---

---

**Property Address or Location:** 2085 Nevada City Hwy Grass Valley, CA

---

---

## 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.



### WALL & GROUND SIGN SCHEDULE

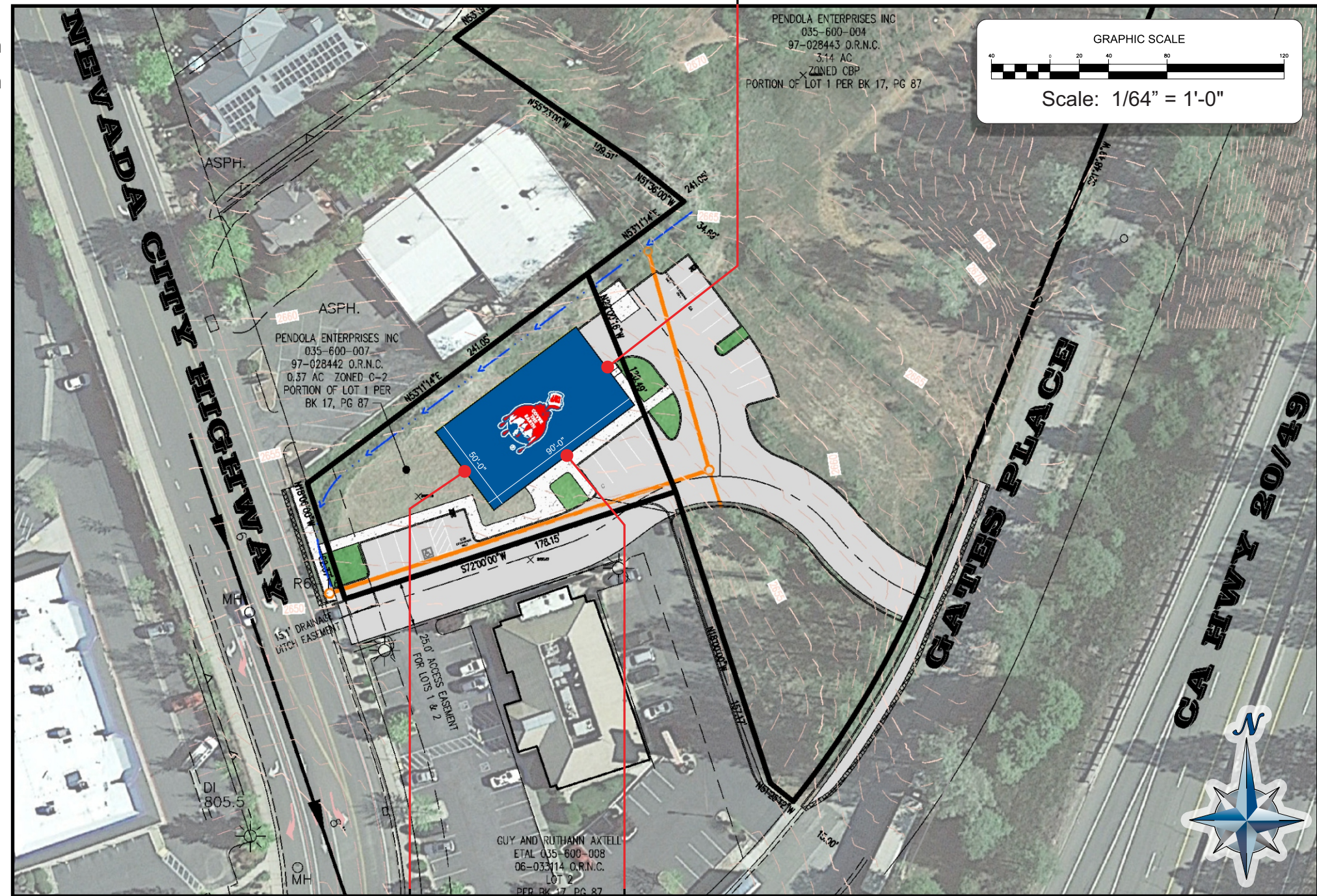
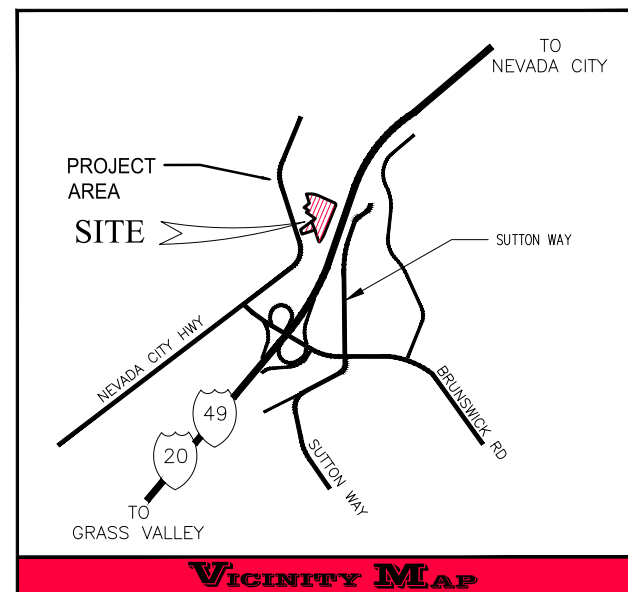
ID	DESCRIPTION	QTY	SQ FT
A	CH. LTRS. ON BACKER	1	45.1 - Permitted sign
B	CH. LTRS. ON BACKER	1	23.5 - Permitted sign
C	CH. LTRS. ON BACKER	1	23.5 - Proposed

EXISTING LOT

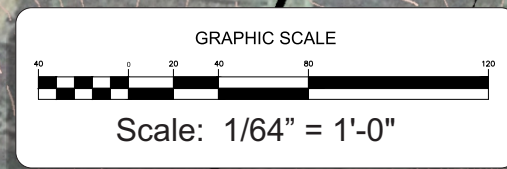


### PROJECT AMENITIES

- 1 - BUILDING - (50' X 90') 4,500 SF



CONCEPTUAL SITE PLAN



DATE	REVISIONS	NAME
02-01-2024	REVISE W/ NEW ELEVATIONS, REDUCED SIGN A TO FIT.	¼ KD

AUTHORIZATION	
CLIENT	DATE
ACCOUNT EXECUTIVE	DATE
LANDLORD	DATE

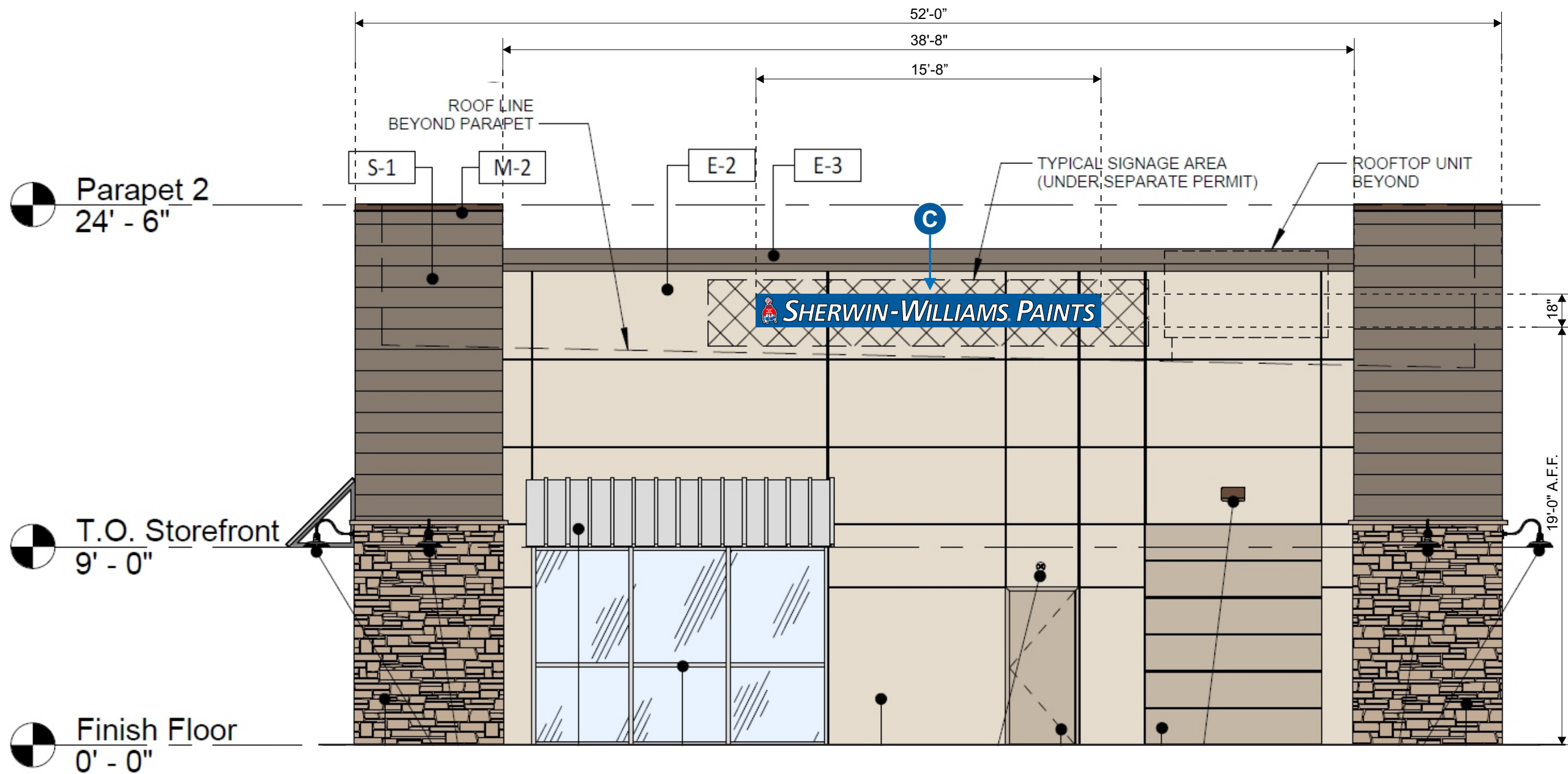
This drawing is the exclusive property of Accent Graphics, Inc. and is the result of the original work of its employees. The plans are provided to your company for the sole purpose of considering the purchase of a sign manufactured by Accent Graphics, Inc. based on these plans OR the purchase of the plans and design concepts contained therein for manufacture elsewhere. Distribution or exhibition of the plans to anyone outside of your company or the use of the plans by others to manufacture or design a similar sign as displayed in the plans is expressly forbidden. In the event that such exhibition occurs, Accent Graphics will expect payment of a minimum \$2000 design fee in recompense for the time and effort entailed to produce the plans.

CLIENT SHERWIN WILLIAMS STORE # \_\_\_\_\_  
 INSTALLATION ADDRESS Nevada City Hwy + Gates Place  
Parcel #'s 035-600-007 & 035-600-004 | Grass Valley, CA  
 DESIGNER KD ACCOUNT EXECUTIVE DM  
 DATE 09-15-2022 SHEET 6 OF 6 DESIGN # 231213-02  
 Gerber FILE = \_\_\_\_\_  
 Corel FILE = \_\_\_\_\_

**accent SIGNS graphics**  
 COMPLETE SIGN SERVICE & FABRICATION

523 E. ROCK ISLAND GRAND PRAIRIE, TX 75050  
 TOLL FREE (800) 810-3044  
 METRO (972) 399-0333  
 FAX (972) 986-4456  
 EMAIL (800) 810-3045  
 WEBSITE www.accentgraphicsinc.com





EAST ELEVATION - REAR (FACING CA HWY 20/49)

Scale: 3/16" = 1'-0"

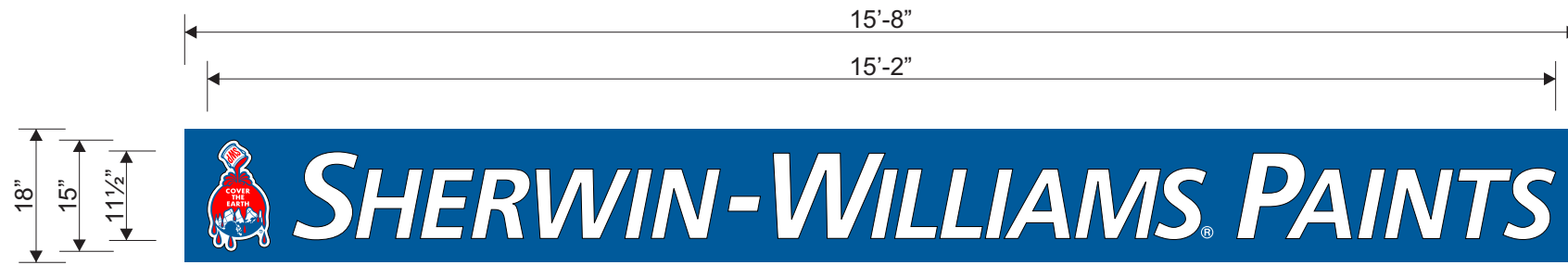
DATE	REVISIONS	NAME
02-01-2024	REVISE W/ NEW ELEVATIONS, REDUCED SIGN A TO FIT.	¼ KD

AUTHORIZATION	
CLIENT	DATE
ACCOUNT EXECUTIVE	DATE
LANDLORD	DATE
ALL CHANGES MUST BE INITIALED BY CLIENT AND ACCOUNT EXECUTIVE ON FINAL APPROVED PRINT.	

This drawing is the exclusive property of Accent Graphics, Inc. and is the result of the original work of its employees. The plans are provided to your company for the sole purpose of considering the purchase of a sign manufactured by Accent Graphics, Inc. based on these plans OR the purchase of the plans and design concepts contained therein for manufacture elsewhere. Distribution or exhibition of the plans to anyone outside of your company or the use of the plans by others to manufacture or design a similar sign as displayed in the plans is expressly forbidden. In the event that such exhibition occurs, Accent Graphics will expect payment of a minimum \$2000 design fee in recompense for the time and effort entailed to produce the plans.

CLIENT SHERWIN WILLIAMS STORE # \_\_\_\_\_  
 INSTALLATION ADDRESS Nevada City Hwy + Gates Place  
 DESIGNER KD ACCOUNT EXECUTIVE DM  
 DATE 09-15-2022 SHEET 5 OF 6 DESIGN # 231213-02  
 Gerber FILE = \_\_\_\_\_  
 Corel FILE = \_\_\_\_\_

**accent  graphics**  
 COMPLETE SIGN SERVICE & FABRICATION  
 523 E. ROCK ISLAND TOLL FREE (800) 810-3044  
 GRAND PRAIRIE, TX 75050 METRO (972) 399-0333  
 EMAIL FAX (972) 986-4456  
 WEBSITE www.accentgraphicsinc.com FAX (800) 810-3045



# SHERWIN-WILLIAMS PAINTS

1 5/8" HP WHITE VINYL "®"

**B·C**

PLEX FACE CHANNEL LETTERS ON BACKGROUND WIREWAY

**23.5 Sq Ft**

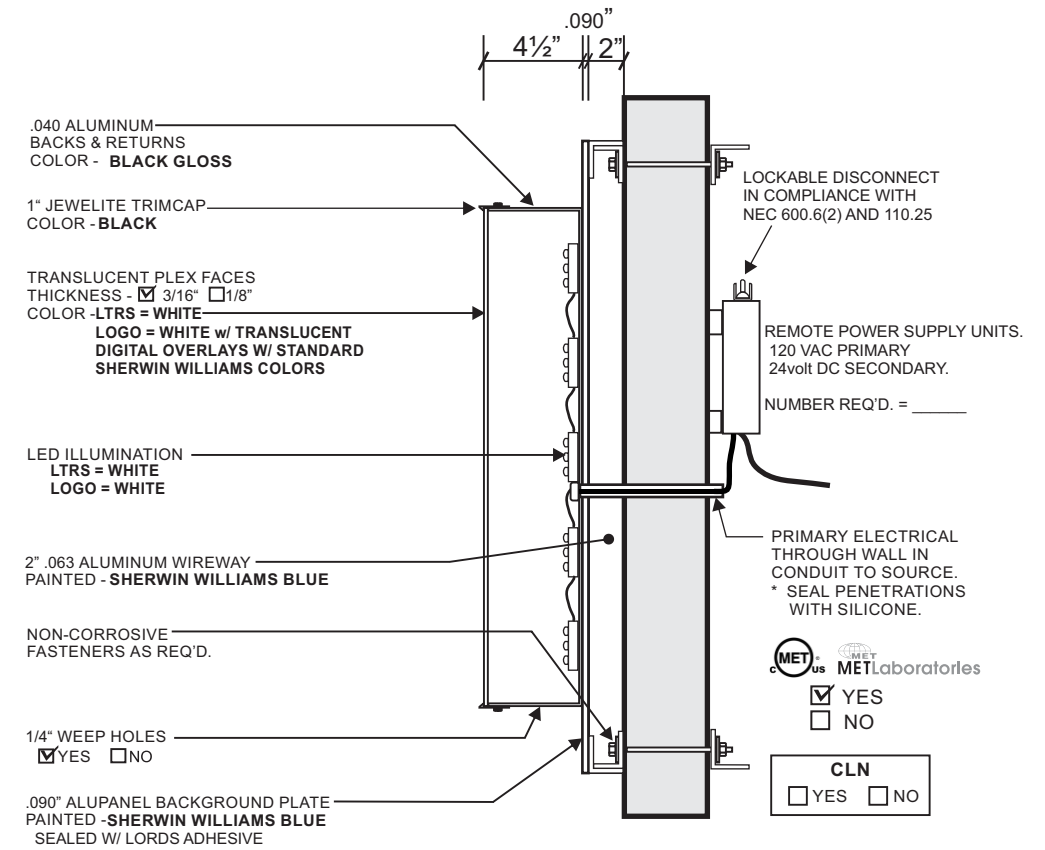
(2) SETS REQUIRED

Scale: 1/2" = 1'-0"

**INSTALLATION REQUIREMENTS** for all signs unless specified otherwise on individual sign specifications. Variation from this criteria without written approval from Accent Graphics is strictly forbidden. \* All freestanding signs are to be engineered for local conditions by a licensed and registered engineer.

SIGN SIZE	MOUNTING SURFACE							
	SQUARE FOOTAGE	WOOD	SHEET METAL	BRICK	CONCRETE	CONCRETE BLOCK	DRYVIT / EIFS	STUCCO over wire mesh
UNDER 10 SQ. FT.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" LEAD ANCHORS A minimum of (4) 3/8" bolts are required.	3/8" LEAD ANCHORS A minimum of (4) 3/8" bolts are required.	3/8" TOGGLE A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.
10 SQ. FT. TO 50 SQ. FT.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" LEAD ANCHORS A minimum of (4) 3/8" bolts are required.	3/8" LEAD ANCHORS A minimum of (4) 3/8" bolts are required.	3/8" TOGGLE A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.
50 SQ. FT. TO 100 SQ. FT.	3/8" THRU BOLTS w/ 3" angle iron backer A minimum of (10) 3/8" bolts are required.	3/8" THRU BOLTS w/ 3" angle iron backer A minimum of (10) 3/8" bolts are required.	1/2" LEAD ANCHORS A minimum of (10) 1/2" bolts are required.	1/2" LEAD ANCHORS A minimum of (10) 1/2" bolts are required.	3/8" THRU BOLTS w/ 1" angle iron backer A minimum of (10) 3/8" bolts are required.	3/8" THRU BOLTS w/ 3" angle iron backer A minimum of (10) 3/8" bolts are required.	3/8" THRU BOLTS w/ 3" angle iron backer A minimum of (10) 3/8" bolts are required.	3/8" THRU BOLTS w/ 3" angle iron backer A minimum of (10) 3/8" bolts are required.
100 SQ. FT. TO 200 SQ. FT.	1/2" THRU BOLTS w/ 3" angle iron backer A minimum of (1) 1/2" bolt per each 15 sq ft is required.	1/2" THRU BOLTS w/ 3" angle iron backer A minimum of (1) 1/2" bolt per each 15 sq ft is required.	1/2" WEDGE ANCHOR A minimum of (1) 1/2" bolt per each 15 sq ft is required.	1/2" WEDGE ANCHOR A minimum of (1) 1/2" bolt per each 15 sq ft is required.	1/2" THRU BOLTS w/ 3" angle iron backer A minimum of (1) 1/2" bolt per each 15 sq ft is required.	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING
OVER 200 SQ. FT.	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING	1/2" THRU BOLTS w/ at least 2" angle iron backer A minimum of (1) 1/2" bolt per each 15 sq ft is required.	1/2" THRU BOLTS w/ at least 1" angle iron backer A minimum of (1) 1/2" bolt per each 15 sq ft is required.	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING

Backers = 2x4" or 3x5" (min) steel angle iron (1 1/2" x 1 1/2" min.)



**NOTE:**  
ACCESS REQUIRED FOR ELECTRICAL & INSTALLATION

SECTION DETAIL - PLEX FACE CHAN LTRS on BACKGROUND WIREWAY

Scale: NTS

DATE	REVISIONS	NAME
02-01-2024	REVISE W/ NEW ELEVATIONS, REDUCED SIGN A TO FIT.	¾ KD

AUTHORIZATION	
CLIENT	DATE
ACCOUNT EXECUTIVE	DATE
LANDLORD	DATE

ALL CHANGES MUST BE INITIALED BY CLIENT AND ACCOUNT EXECUTIVE ON FINAL APPROVED PRINT.

This drawing is the exclusive property of Accent Graphics, Inc. and is the result of the original work of its employees. The plans are provided to your company for the sole purpose of considering the purchase of a sign manufactured by Accent Graphics, Inc. based on these plans OR the purchase of the plans and design concepts contained therein for manufacture elsewhere. Distribution or exhibition of the plans to anyone outside of your company or the use of the plans by others to manufacture or design a similar sign as displayed in the plans is expressly forbidden. In the event that such exhibition occurs, Accent Graphics will expect payment of a minimum \$2000 design fee in recompense for the time and effort entailed to produce the plans.

CLIENT SHERWIN WILLIAMS STORE #             
 INSTALLATION ADDRESS Nevada City Hwy + Gates Place  
 DESIGNER KD ACCOUNT EXECUTIVE DM  
 DATE 09-15-2022 SHEET 3 OF 6 DESIGN # 231213-02  
 Gerber FILE =             
 Corel FILE =           

**accent signs graphics**  
 COMPLETE SIGN SERVICE & FABRICATION  
 523 E. ROCK ISLAND GRAND PRAIRIE, TX 75050  
 TOLL FREE (800) 810-3044  
 METRO (972) 399-0333  
 FAX (972) 986-4456  
 EMAIL  
 WEBSITE www.accentgraphicsinc.com FAX (800) 810-3045



Matthews Signs LLC – Permit Secured  
550 W. 6<sup>th</sup> Ave  
Escondido, CA 92025  
909-742-9469  
Team@permitsecured.com

**City of Grass Valley Planning Department**

**Request for Sign Exception – Sherwin Williams Paint 2085 Nevada City Hwy Grass Valley**

Dear Planning Department,

I am submitting this request for a Sign Exception to allow the installation of an additional sign facing the parking lot at this new Sherwin Williams location, located at 2085 Nevada City Hwy Grass Valley, CA. While we have already received approval for two signs facing the street frontages, we believe this additional sign is necessary to maintain consistency, preserve the aesthetic quality of the property/brand, and improve customer access.

The approved street-facing signs help create a cohesive brand presence, and adding a sign facing the parking lot will ensure uniformity and visual balance. Without this additional sign, one side of the property would lack clear identification, which could detract from the overall aesthetics of the site. This sign would contribute to a polished and professional appearance, aligning with the design and branding of the recently approved signage.

Additionally, the intent of the City's signage regulations is to prevent excessive signage along street frontages. Since this sign will be positioned internally toward the parking lot, it will not contribute to visual clutter or impact the streetscape. Instead, it will remain discreet while still serving a valuable function for visitors arriving by vehicle.

Finally, the parking lot on the northeast of the property is an integral part of this store offering a big portion of parking spaces. Having a sign on the northeast of the property will also promote better visibility for customers entering from the parking lot, encourage them to park with ease, and enhance their sense of security by clearly marking the business and its designated access points.

Given these considerations, we respectfully request approval for this **Sign Exception**. We appreciate your time and consideration and are happy to provide any additional information needed.

Thank you for your attention to this request.