

## Taylor Day

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**From:** [REDACTED]  
**Sent:** Tuesday, February 20, 2024 3:54 PM  
**To:** COGV General Voicemail  
**Subject:** Item 3 on the Planning Commission Agenda for Feb 20

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Hello,

My name is Don Rivenes, Grass Valley. I am a member of the Grass Valley Energy Action Plan Working Group.

This is a comment on the proposed Sherman Williams retail paint store.

The Grass Valley EAP stated: Prepare for the inclusion of renewable energy systems in new construction and large retrofit projects in order to meet California Zero Net Energy Goals by providing informational materials when available. The Energy Action Plan set a target under Title 24 of 100% of New Developments to meet State Required Zero-Net-Energy Goals by 2035. Under this target, Non-Residential Electricity (kWh) 2035 Energy Savings is projected to save 980,940 kwh.

California 2019 Building Energy Efficiency Standards section 110.10 – :

#### MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS 4

Nonresidential Buildings. Nonresidential buildings with three habitable stories or fewer, other than healthcare facilities, shall comply with the requirements of Section 110.10(b) through 110.10(d).

##### (b) Solar Zone.

Minimum Solar Zone Area. The solar zone shall have a minimum total area as described below. The solar zone shall comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other Parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area shall be comprised of areas that have no dimension less than five feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet.

The design of the proposed building seems to show enough flat portions of the roof exist to allow for solar panels. We ask the developer to include solar panels in the design. Backup storage from solar for off hours and grid downtime is also suggested.

The EAP also has a target to Reduce Energy Used for Public Lighting by 50% by 2035. Lighting proposed for the project site includes 20-foot parking lot pole lighting. Section 17.30.060 of the City Municipal Code provides standards for outdoor lighting. Subsection A states that a fixture shall not exceed fourteen feet, though the development review committee can allow fixtures to reach up to twenty feet in height where it determines the additional height will comply with all other standards (see finding 8).

The Fowler center is a large shopping center and perhaps needs more lighting. This building is far enough away that this project should be able to comply with the 14 ft standard.

Thank you for your time.

## Taylor Day

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**Transcript:**

Matt? Yes, on the Berryman branch situation Somebody from says, he needs to go down there and deal with the storage pod runoff and the deterioration of the cover for the erosion control that's just turning into destin little plastic pieces and infiltrating Berryman creek. That would be a great thing for the city to track these projects, and actually people embarrassment ranch or expanding outside of their property line and doing things. You should check that out, you can see from the back of k-mart or Target looking down there already. Thanks a lot, Matthew Coulter.

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## Taylor Day

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New voicemail message

**Time:** Tuesday, February 20 2024 6:11 PM

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**Duration:** 1 minute 8 seconds

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**Transcript:**

Yes, on the Sherwin Williams Store. Public comment, Matthew Coulter. And public comment, being, that doesn't do the development review on desk. The sidewalks need to be continuous on their property, because when we allow no sidewalks along frontage, it never gets filled in. We have so many gaps in town, but missing sidewalks, along with the sidewalk shop would be nice to have upfront So the water in front of the quick quack. It's very dangerous. And if we can move it up the hill a little bit and have a cut out for the bus to actually get off road, that would be fantastic. So, these are things that need to be considered. When we're doing these improvements were putting in this infrastructure and were overlooking public

transportation, were overlooking congestion or overlooking pedestrian traffic. All things we're trying to improve upon and expand upon. Thank you.

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