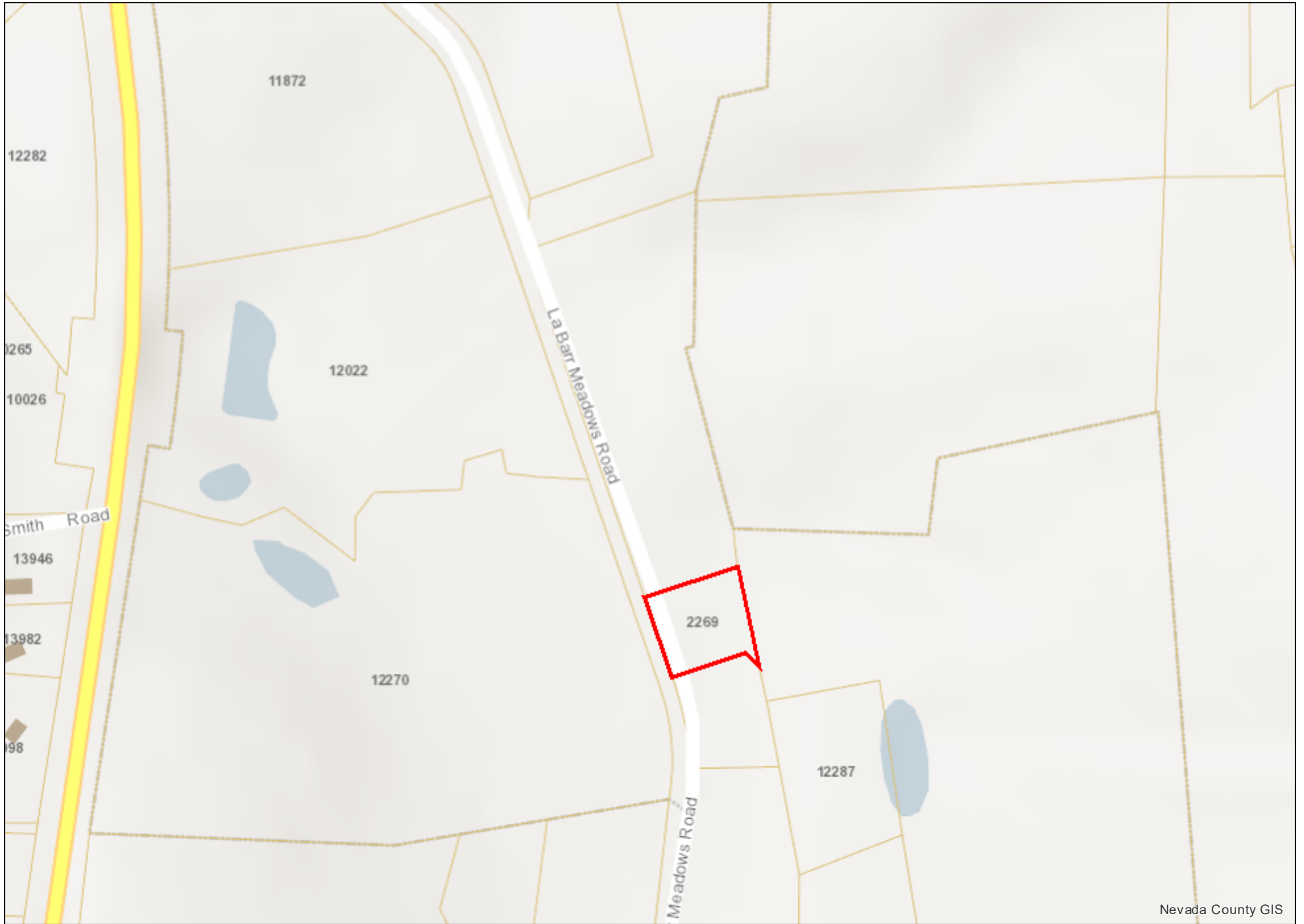


## **ATTACHMENTS**

### **2269 La Barr Meadows Road – Sign Exception Permit**

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

# Vicinity Map - 2269 La Barr Meadows Rd

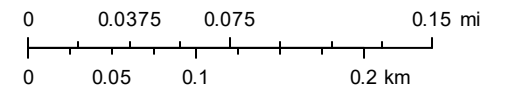


Nevada County GIS

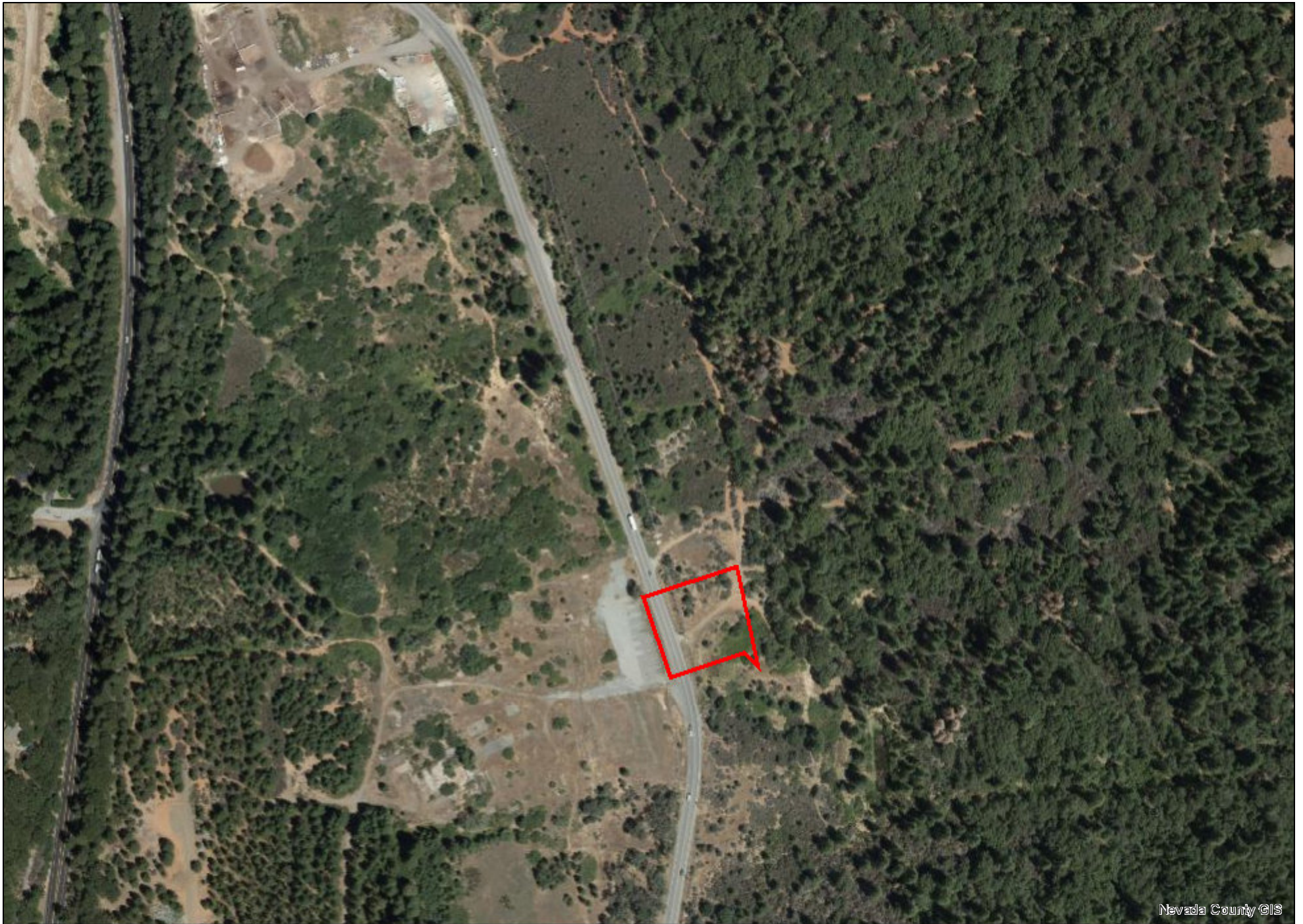
January 22, 2025

© 2024 Nevada County, California

Scale:  
1:4,514



# Aerial Map - 2269 La Barr Meadows Rd

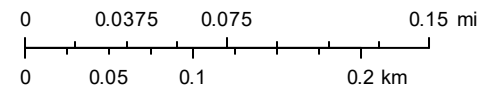


Nevada County GIS

January 22, 2025

© 2024 Nevada County, California

Scale:  
1:4,514



# 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

Application	Fee
Exception to Sign Ordinance	\$1,046.00
<b>Total:</b>	<b>\$ 1,046.00</b>

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: APPROVE MY EXTERIOR SIGN

Property Address or Location: 2269 La Barr Meadows Rd  
GV 95945

## 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. *elevations*~~
- 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.



# CITY OF GRASS VALLEY

BUILDING DIVISION – 125 E MAIN ST GRASS VALLEY, CA 95945

530-274-4340 – [www.cityofgrassvalley.com](http://www.cityofgrassvalley.com)



DATE: November 14, 2024 PERMIT #: 24BLD-0696 ADDRESS: 2269 La Barr Meadows Rd

## PLAN REVIEW STATUS

DEPARTMENT	APPROVED	APPROVED WITH CONDITIONS	REVISE AND RESUBMIT	STILL REVIEWING	SEE BELOW FOR COMMENTS
PLANNING			!		◆
BUILDING			!		◆

The design documents submitted for this project have been reviewed for compliance with the State of California 2022 Building Standards Codes as modified and adopted by the City of Grass Valley and County of Nevada. Plan reviews are active for 180 days from the application date. Applications may be extended for an additional 90 days upon written request if shown that the delay is due to circumstances beyond the control of the applicant.

- Please submit complete and revised documents with ***all*** revisions ***clouded***.
- Please respond in writing to each comment by marking the attached list or creating a response letter. Indicate which detail, specification, or calculation shows the requested information.
- For previously original professionally designed plans please be sure to include on the re-submittal the engineers or architects wet stamp, signature, registration number and expiration date on all sheets of the plans and calculations.

## PLANNING DEPARTMENT COMMENTS

Amy Wolfson – City Planner

Please contact me at (530) 274-4711 or [awolfson@cityofgrassvalley.com](mailto:awolfson@cityofgrassvalley.com) should you have any questions.

1. The maximum allowable sign area is 1 sf for each linear foot or primary frontage, up to 100 square feet (Section 17.38.070, Table 3-11 of the Grass Valley Municipal Code). The proposed sign is 288 square feet. Therefore, the applicant must apply for a Sign Exception Permit to request to exceed the size limit. A Sign Exception Permit is a discretionary process that must go before DRC and Planning Commission for review and approval. The Universal Application and supplemental Sign Exception Permit application are attached to this letter.

Please include the square footage of façade on which the sign is mounted with your application materials.

2. Please show the distance that the sign projects from the wall to which it is attached. Wall signs may not project more than 12 inches (Section 17.30.060.L).
3. State the height of the top of the sign from the finished grade. The maximum height for signs on structures is the lesser of the following:
  - a. The top of the wall to which the sign is attached, in the case of a one-story structure,
  - b. 20 feet above normal grade (Section 17.30.060.C).
4. Include information about any lighting for the sign. Below are the standards for sign lighting established in Section 17.30.060.H of the Grass Valley Municipal Code:
  - a. External light sources shall be directed and shielded so they do not produce glare on any object other than the sign, and/or off the site of the sign.
  - b. The light illuminating a sign shall not be of a brightness or intensity that will interfere with the reasonable enjoyment of residential properties.
  - c. Sign illumination shall not blink, flash, flutter, or change light brightness, color, or intensity.
  - d. Colored lights shall not be used at a location or in a manner so as to be confused or construed as traffic control devices.
  - e. Neither the direct nor reflected light from primary light sources shall create hazards for pedestrians or operators of motor vehicles.
  - f. Reflective-type bulbs and incandescent lamps that exceed fifteen watts shall not be used so as to expose the face of the bulb or lamp to a public right-of-way or adjacent property.
  - g. Light sources shall utilize hard-wired fluorescent or compact fluorescent lamps, or other lighting technology that is of equal or greater energy efficiency.
  - h. Permanently installed illuminated panels, visible tubing, and strings of lights outlining all or a portion of a structure, other than lighting that is primarily for indirectly illuminating architectural features, signs, or landscaping, shall be deemed "signs" subject to this chapter and shall be counted as part of the allowed maximum sign area. Each line of tubing or lights shall be deemed to have a minimum width of at least six inches for the purpose of calculating sign area.

## **BUILDING DEPARTMENT COMMENTS**

**Jon May - Building Official**

*Please contact me at 530-274-4717 or [jonm@cityofgrassvalley.com](mailto:jonm@cityofgrassvalley.com) should you have any questions.*

- 1.** Provide information on spacing and number of fasteners. Include notation that fasteners will be attached to framing members.

**END OF COMMENTS**



MEC BUILDING INC.  
ROOFING • GUTTERS • SIDING

50'

36''

54.5'

62'

MEC BUILDING INC.

OPEN DAVIS & HAY

2200

# M.E.C. Sign Comments

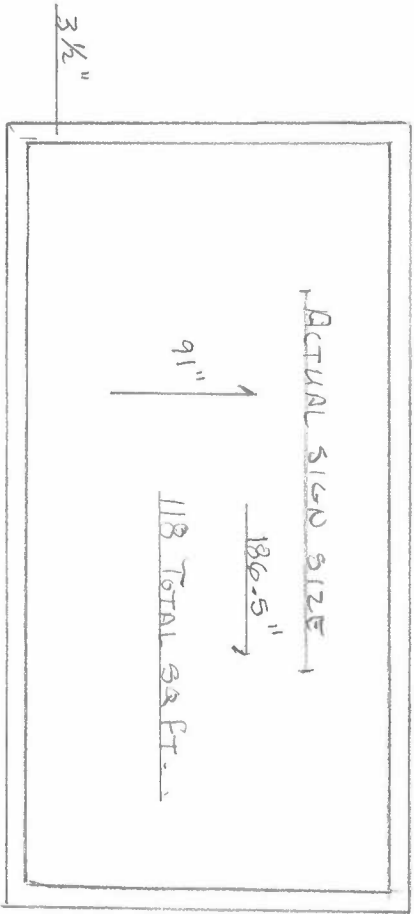
## Planning Dept. Comments-

1. Sign area is 118 sq ft. Including the frame the total sq ft is 128 sq ft.
2. The sign projects 3.5 inches from the front exterior wall.
3. The top of sign from finish grade is 159 inches in height.
  - a. The top of the wall is 16 feet and the top of the sign is 36 inches from the top of the wall.
  - b. N/A
4. Lighting not decided at this time. We will follow city policy when determining sign lighting.

## Building Dept. Comments-

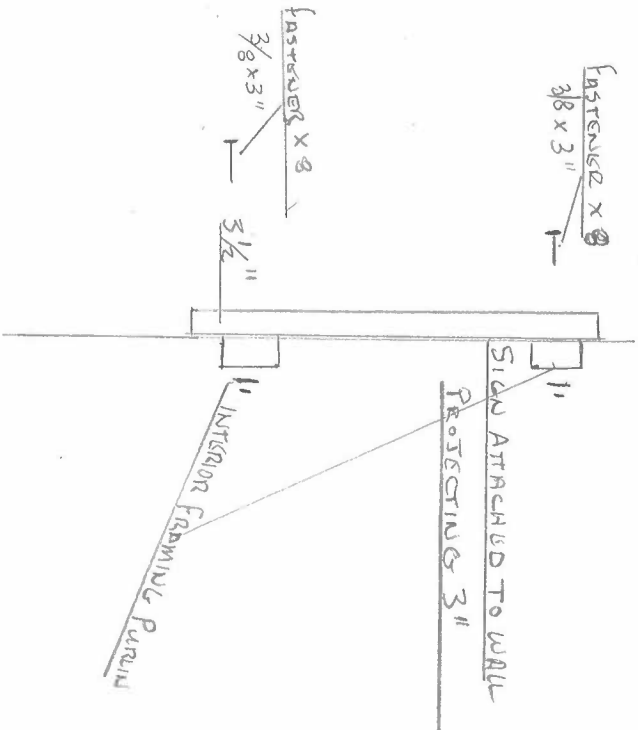
1. See attached drawing. Sign mounted using eight evenly placed fasteners every two feet on the top quarter of the sign in a horizontal fashion and eight evenly placed fasteners every two feet on the bottom quarter of the sign in a horizontal fashion.  
Fasteners are 3/8 x 3 inch secured into a framing purlin behind the top quarter of the sign and the bottom quarter of the sign. Additionally there is an inner perimeter of 22 ga. Hat channel mounted to the wall behind the sign for both proper plain of the sign and additional smaller self tapping metal screws.

FRONT VIEW



SIGN PRINTED ON 1/8" ALUMINUM 8X16'  
3 1/2" FRAME EXTERIOR ADVANTAGE TRIM  
SIGN COLORS = WHITE, BIRK & BLUE / FRAME = BIRK.

SIDE VIEW



SCALE 1/4" = 1'