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**SPECIFIC PLAN/MASTER
ENVIRONMENTAL IMPACT REPORT**

**WHISPERING PINES
CORPORATE COMMUNITY**

**SEPTEMBER 1983
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Prepared for : City of Grass Valley
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FIGURE 3-1

COMPREHENSIVE PLAN WHISPERING PINES CORPORATE COMMUNITY

LAND USE TYPES & GENERAL STANDARDS :

Land Use	Minimum Lot Size	Minimum Frontage	Minimum Setback	Minimum Side Setback	Minimum Rear Setback	Minimum Height	Minimum Area
SP-1A	1.0 acre	100 feet	100 feet	100 feet	100 feet	35 feet	1.0 acre
SP-1B	1.0 acre	100 feet	100 feet	100 feet	100 feet	35 feet	1.0 acre
SP-1C	1.0 acre	100 feet	100 feet	100 feet	100 feet	35 feet	1.0 acre
SP-1D	1.0 acre	100 feet	100 feet	100 feet	100 feet	35 feet	1.0 acre
SP-1E	1.0 acre	100 feet	100 feet	100 feet	100 feet	35 feet	1.0 acre
SP-1F	1.0 acre	100 feet	100 feet	100 feet	100 feet	35 feet	1.0 acre
SP-1G	1.0 acre	100 feet	100 feet	100 feet	100 feet	35 feet	1.0 acre
SP-1H	1.0 acre	100 feet	100 feet	100 feet	100 feet	35 feet	1.0 acre
SP-1I	1.0 acre	100 feet	100 feet	100 feet	100 feet	35 feet	1.0 acre
SP-1J	1.0 acre	100 feet	100 feet	100 feet	100 feet	35 feet	1.0 acre
SP-1K	1.0 acre	100 feet	100 feet	100 feet	100 feet	35 feet	1.0 acre
SP-1L	1.0 acre	100 feet	100 feet	100 feet	100 feet	35 feet	1.0 acre
SP-1M	1.0 acre	100 feet	100 feet	100 feet	100 feet	35 feet	1.0 acre
SP-1N	1.0 acre	100 feet	100 feet	100 feet	100 feet	35 feet	1.0 acre
SP-1O	1.0 acre	100 feet	100 feet	100 feet	100 feet	35 feet	1.0 acre
SP-1P	1.0 acre	100 feet	100 feet	100 feet	100 feet	35 feet	1.0 acre
SP-1Q	1.0 acre	100 feet	100 feet	100 feet	100 feet	35 feet	1.0 acre
SP-1R	1.0 acre	100 feet	100 feet	100 feet	100 feet	35 feet	1.0 acre
SP-1S	1.0 acre	100 feet	100 feet	100 feet	100 feet	35 feet	1.0 acre
SP-1T	1.0 acre	100 feet	100 feet	100 feet	100 feet	35 feet	1.0 acre
SP-1U	1.0 acre	100 feet	100 feet	100 feet	100 feet	35 feet	1.0 acre
SP-1V	1.0 acre	100 feet	100 feet	100 feet	100 feet	35 feet	1.0 acre
SP-1W	1.0 acre	100 feet	100 feet	100 feet	100 feet	35 feet	1.0 acre
SP-1X	1.0 acre	100 feet	100 feet	100 feet	100 feet	35 feet	1.0 acre
SP-1Y	1.0 acre	100 feet	100 feet	100 feet	100 feet	35 feet	1.0 acre
SP-1Z	1.0 acre	100 feet	100 feet	100 feet	100 feet	35 feet	1.0 acre

NOTES :

- Illustrative Site Areas - The sites shown boundary adjacent to the street frontage are shown for reference only.
- 30' Street Frontage Setback
- 40' Street Frontage Setback & 100' Design Review Corridor
- Maintained Buffer Area
- Special Entry Treatment
- Specific Plan Boundary
- Subarea Boundary
- Pathway along Wolf Creek Parkway

Prepared by: [Firm Name]
 Approved by: [Firm Name]
 Date: [Date]
 Project: [Project Name]
 Location: [Location]
 Scale: [Scale]
 Sheet: [Sheet Number]

Item	Description	Quantity	Unit	Notes
1	SP-1A Corporate Sites	1	Acres	
2	SP-1B Corporate Sites	1	Acres	
3	SP-1C Corporate Sites	1	Acres	
4	SP-1D Corporate Sites	1	Acres	
5	SP-1E Corporate Sites	1	Acres	
6	SP-1F Corporate Sites	1	Acres	
7	SP-1G Corporate Sites	1	Acres	
8	SP-1H Corporate Sites	1	Acres	
9	SP-1I Corporate Sites	1	Acres	
10	SP-1J Corporate Sites	1	Acres	
11	SP-1K Corporate Sites	1	Acres	
12	SP-1L Corporate Sites	1	Acres	
13	SP-1M Corporate Sites	1	Acres	
14	SP-1N Corporate Sites	1	Acres	
15	SP-1O Corporate Sites	1	Acres	
16	SP-1P Corporate Sites	1	Acres	
17	SP-1Q Corporate Sites	1	Acres	
18	SP-1R Corporate Sites	1	Acres	
19	SP-1S Corporate Sites	1	Acres	
20	SP-1T Corporate Sites	1	Acres	
21	SP-1U Corporate Sites	1	Acres	
22	SP-1V Corporate Sites	1	Acres	
23	SP-1W Corporate Sites	1	Acres	
24	SP-1X Corporate Sites	1	Acres	
25	SP-1Y Corporate Sites	1	Acres	
26	SP-1Z Corporate Sites	1	Acres	

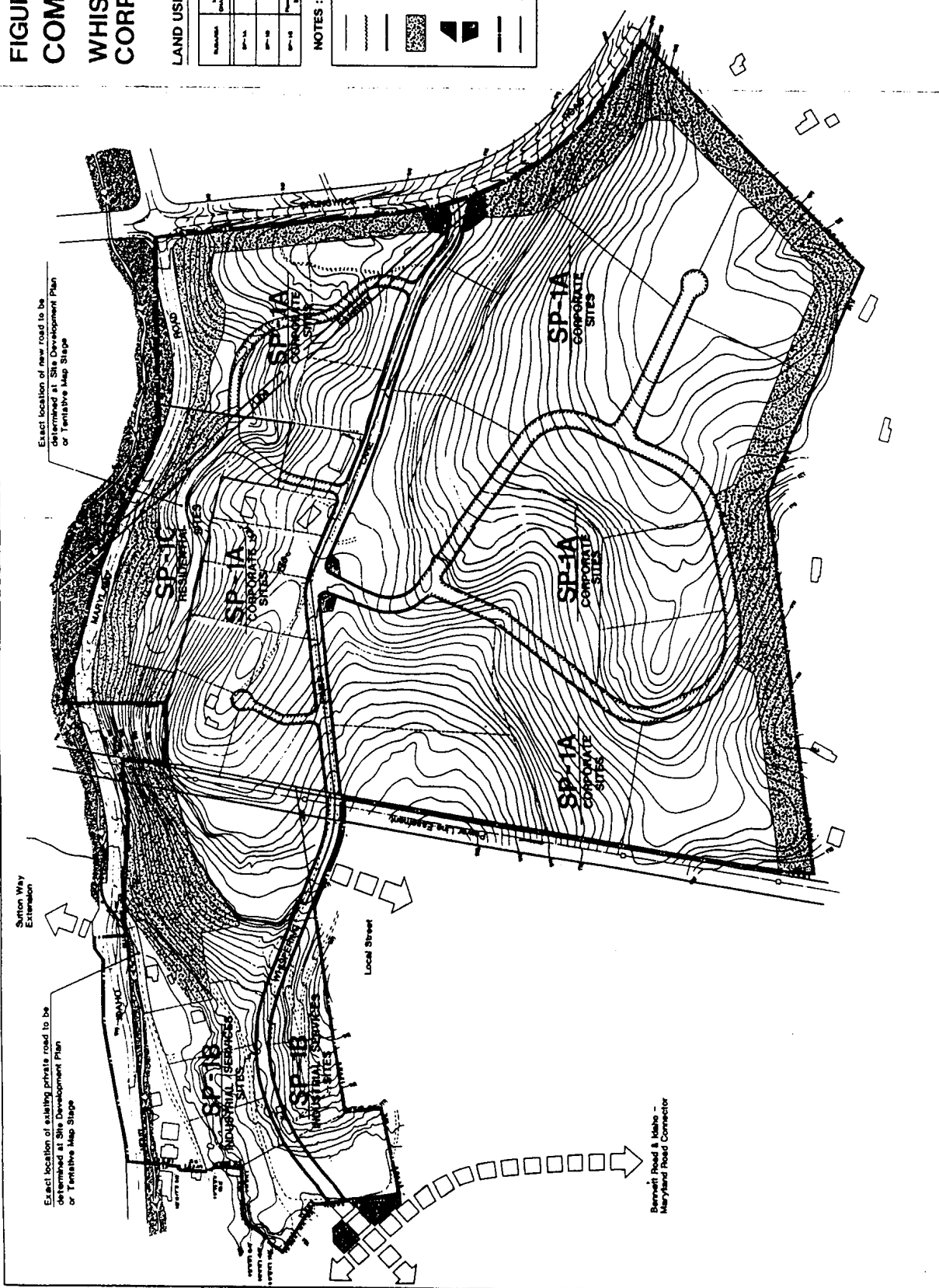


FIGURE 3-1









COMPREHENSIVE PLAN

WHISPERING PINES CORPORATE COMMUNITY

LAND USE TYPES & GENERAL STANDARDS :

SUBAREA	MANAGEMENT CHARACTERISTICS	PRIMARY LAND USE	MINIMUM PARCEL SIZE	% BUILDING COVERAGE	BUILDING TYPES	PERFORMANCE REQUIREMENTS	TOTAL GROSS ACRES
SP-1A	Coordinated Corporate District	Office, R&D & High Tech Industrial	1.5 acres	23	2 Story & Highways	Highest Development Standards	125.3 acres
SP-1B	Industrial District	Industry /Services	1 acre	20	3 Story & Highways	High Development Standards	10.1 acres
SP-1C	Planned Residential Development	Medium Density Housing	Up to 12 Du's/acre	12	Detached or Attached Units	Residential	9.5 acres

NOTES :

-  Illustrative Site Areas  The sites shown illustrate projected future need but may be adjusted
-  30' Street Frontage Setback
-  40' Street Frontage Setback & 150' Design Review Corridor
-  Maintained Buffer Area
  Wolf Creek Parkway
-  Special Entry Treatment
  Pathway along Wolf

Conditional Uses

Conditional uses, because of their unusual site development requirements or unique operating characteristics, are subject to the granting of a conditional use permit approved by the Planning Commission in compliance with Article of the Grass Valley Code. The Planning Commission shall make the following findings before granting a Conditional Use Permit:

- a. That a proposed use is in accordance with the General Plan, the Specific Plan, and meets the intent of the subarea.
- b. That the proposed use, together with conditions applicable thereto, will not be detrimental to the public health, safety and welfare, or injurious to properties or improvements in the vicinity.
- c. That there are adequate restrictions that will mitigate any undesirable effects of the proposed use. Uses which are not listed as a conditional use may be considered under the use permit process if deemed to be compatible with the intent and purpose of the subarea and surrounding conditions.

4.3 SUBAREA DEVELOPMENT STANDARDS AND INTENT



A. SUBAREA SP-1A

A.1 General Plan

Planned Employment Center

A.2 Specific Plan Designation

Corporate District

A.3 Existing Conditions

The subarea totals 125 acres. The subarea is bordered by Idaho-Maryland Road on the north, Brunswick Road on the east, a powerline easement along a portion of the west and is traversed by Whispering Pines Lane. The subarea is heavily wooded and consists of natural hill slopes and knolls which vary from near level to steep 2 to 1 slopes.

A.4 Planned Conditions

The proposed long-range plan for this subarea is to develop as a Corporate District with a "campus" type character. A "campus" type character includes landscaped open space between buildings, screened service areas, uniform sign and street lighting standards and maintenance of the whispering pines theme throughout. The existing uses may remain but are expected to eventually phase into office uses. This area will provide opportunities for corporate administrative

offices and small and medium size research and development firms to locate in Grass Valley within a high quality development. Land uses within the subarea should be compatible with adjacent residential uses and buffered from them.

High standards of appearance and design will be required and maintained with restrictions on outdoor storage and activities with obnoxious characteristics. Performance standards are provided to mitigate potential obnoxious effects. Parcel sizes may range from 1 1/4 to 15 acres or more. Exact configuration will be in response to demand.

A.5 Permitted Land Use Categories

The following uses are permitted provided that a development map has been approved:

Administrative and Research

Characteristics

- a. Variable lot requirements;
- b. Traffic limited to employee vehicles and minor delivery;
- c. Visibility and design image important;
- d. Restriction promoted against vicinity impacts of noise, appearance, odor and dust.

Examples

- a. Research Testing
- b. Experimental Laboratory Facilities
- c. Division of Corporate Headquarters
- d. Instrument Design
- e. Data Processing

Restricted Light Industry

Characteristics

- a. Variable lot size requirements;
- b. Traffic includes employee vehicles and delivery;
- c. Visibility moderately important;
- d. Restrictions may be necessary for noise, appearance, odor and dust.

Examples

- a. Semiconductor Manufacturer
- b. Products Assembly
- c. Printing and Publishing
- d. Finished Paper Products
- e. Photographic Processing
- f. Machine Assembly

Warehouse/Showroom

Characteristics

- a. Small lot size;
- b. Traffic includes wholesale and retail customers;
- c. Moderate importance placed on visibility;
- d. Design image important;
- e. Restriction promoted against impacts of noise, appearance, odor and dust.

Employment Center Support

Characteristics

- a. Small lot size requirements;
- b. Uses may be clustered in small centers;
- c. Traffic includes employees from surrounding business and minor generation from outside the area;
- d. Visibility, access and appearance important.

Examples

- a. Restaurant
- b. Motel - Conference Center
- c. Automatic Branch Bank
- d. Gymnasium
- e. Caretaker Residence
- f. Day Care Facilities

Office/Professional

Characteristics

- a. Small lot requirements though similar uses should be clustered;
- b. Traffic split between vicinity business and area business;
- c. Visibility moderately important.

Examples

- a. Attorneys
- b. Accountants
- c. Doctors
- d. Architects
- e. Real Estate Offices
- f. Engineers

Accessory Uses

Characteristics

- a. Administrative, professional and business offices and dining facilities associated with and accessory to a permitted use.

A.6 Conditional Uses

Urban Medium Residential

Characteristics

- a. Developed in conjunction with an industrial project or housing.
- b. Follows uses and development standards of Subarea SP-1C.

A.7 Minimum Parcel Size

One and one-half (1.5) acre.

A.8 Minimum Setback Requirements

Front Yard:

- a. Whispering Pines Lane
Parking Setback - Forty (40) feet*
Building Setback - Forty (40) feet*
- b. Local Streets
Parking Setback - Fifteen (15) feet*
Building Setback - Thirty (30) feet*
- c. Interior Sideyard - Twenty (20) feet
- d. Corner Sideyard - Thirty (30) feet

A.9 Building Design Standards

- a. The maximum height of all structures within SP-1A shall be limited to a maximum of two (2) stories plus high bay, not to exceed twenty-five (25) feet in height except that heating, cooling, other roof equipment and fire storage facilities may extend above the 25 foot height provided they are screened and integrated into the architecture of the building.
- b. Materials. Exterior building walls may be of tilt-up concrete, textured concrete, brick or stone masonry, ornamental concrete block, wood, stucco, or flush metal panels. Sheet, ribbed, or corrugated metal panels, or prefabricated buildings should not be allowed

* From back of curb.

- c. Colors may be light grey or earth tones. Bright, contrasting colors shall be avoided, except primary colors may be used as trim or accent with approval of the City Planner.
- d. Outdoor mechanical equipment, transformers, utility vaults and meters, fire protection apparatus, and other utilities shall be treated as an integral part of the building design. When it is necessary to locate such equipment between the front of the building and the street, it shall be screened from view.
- e. Building should be designed and oriented to maximize solar access and minimize heating and cooling requirements. Where appropriate, energy conservation methods such as glazed/double paned windows, recessed entryways, awnings and the use of solar collectors should be utilized.

A.10 Landscape Development

- a. Design Intent. The "Whispering Pines Theme" refers to the Ponderosa pine forest covering much of the site and surrounding area. To strengthen and enhance this theme it is recommended that Ponderosa pine or other pines native to the California foothills be maintained as the dominant landscape tree. Other trees and shrubs, both native and introduced, may be used for landscaping but the pine tree should establish the theme over the entire site.
- b. Design Elements. Seven landscape designs have been established for Whispering Pines. Innovation by individual landowners is encouraged.
 - (1) Street Trees for Whispering Pines Lane. This area provides the major access through the site. It is to be bordered by groves of Ponderosa pine. Trees and ground cover should take precedence, with the only shrubs being used in conjunction with ground mounted signs. (Sketch 4-1)
 - (2) Street Trees for Interior Roads. Many interior roads will utilize existing trees. New trees should be planted in bare or sparse areas in informal groves. It is desirable in most cases not to line trees up in rows but to plant them in irregular groupings of at least 5 to 7 trees or more. (Sketch 4-2)

- (3) Trees for Frontage Setback. This area is an extension of the right-of-way and the same guidelines apply as for street trees for Whispering Pines Lane and interior roads. The main difference is that the landscaping should relate to and enhance the architecture, parking, or other facilities within this area. Also shrubs may be used for screening and ornamental purposes. (Sketch 4-3)
 - (4) Trees for Parking Areas. These trees provide shade in the summer and help to soften large paved areas and screen cars from view. These trees should be large groupings of pine trees incorporated within the parking lot and between parking areas. (Sketch 4-4)
 - (5) Trees for Buffer Areas and Steep Slopes. In most cases these are undeveloped areas where existing trees are to be preserved. Additional trees should be planted for screening and for erosion control in bare or sparsely covered areas. New trees should be planted in informal groups of at least 5 to 7 trees or more (Sketch 4-5) as necessary to provide uniform and continuous growth.
 - (6) Landscaping for Wolf Creek Parkway. New planting in bare areas within the existing riparian corridor is encouraged. Species native to the streamside environment such as Alder and Willow should be used. (Sketch 4-6)
 - (7) Landscaping Around Buildings and Entries. Planting to accent driveway and building entries, to provide shade and to offer all year seasonal interest is encouraged. Landscaping around building may incorporate ornamentals but should emphasize pine trees as the predominant plant material. (Sketch 4-7)
- c. Implementation. The following design standards are provided to guide site planning and landscape development on individual parcels. They should be tailored to meet specific site conditions.
- (1) Topographic Survey. Before planning on individual parcels begins, an accurate topographic survey should be prepared showing the location of all trees eight (8) inches in diameter or more, species and condition and elevation at breast height.

- (2) Site Plan. Each developer must submit a Site Plan to the City Planner showing the following information:
- All existing trees within the Design Control Corridor which are a least eight (8) inches in diameter at six inches above the ground.
 - Trees to be preserved and trees to be removed.
 - New trees and tree groves.
 - Proposed methods of tree protection and tree removal during construction.
 - Grade changes adjacent to or within the Design Control Corridor with proposed methods of how the grade, drainage and soil aeration will be maintained around trees to remain.
 - A tabulated inventory of the size (trunk diameter) approximate height, condition, species and location of all trees 8 inches and over in diameter within the area to be developed.
- (3) Quantities and Spacing. Trees should be planted in sufficient quantities to maintain an overall wooded appearance. The quantities recommended in Table 4-1 are minimums and should be increased in barren areas.
- (4) Topsoil. Much of the site is covered with good topsoil that can be used in place or transported to other areas of the site where topsoil is lacking. In rocky areas or areas with poor topsoil, the unsuitable material shall be removed and replaced with suitable topsoil in each planting pit.
- (5) Irrigation. A fully operational automatic underground irrigation system shall be installed for newly landscaped areas. Trees planted in buffer areas and on steep slopes shall be watered until they become well established.
- (6) Guying and Staking. All newly planted trees should be adequately guyed and staked to insure protection against humans, animals and wind.
- (7) Protection of Existing Trees. During construction, the contractor shall erect protective barriers around all existing trees to be preserved in the construction area and shall not allow equipment, materials or debris to be placed near these trees within the drip line.

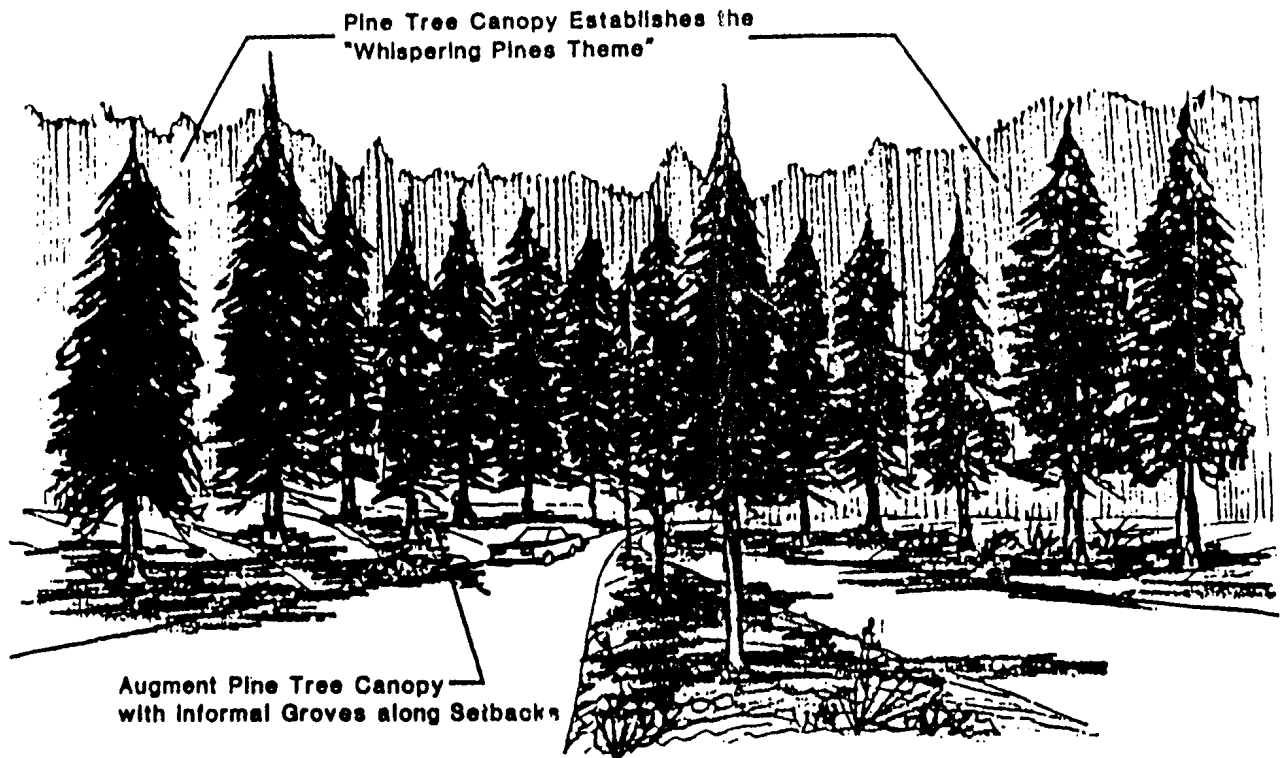
Table 4-1

RECOMMENDED PLANT PALETTE

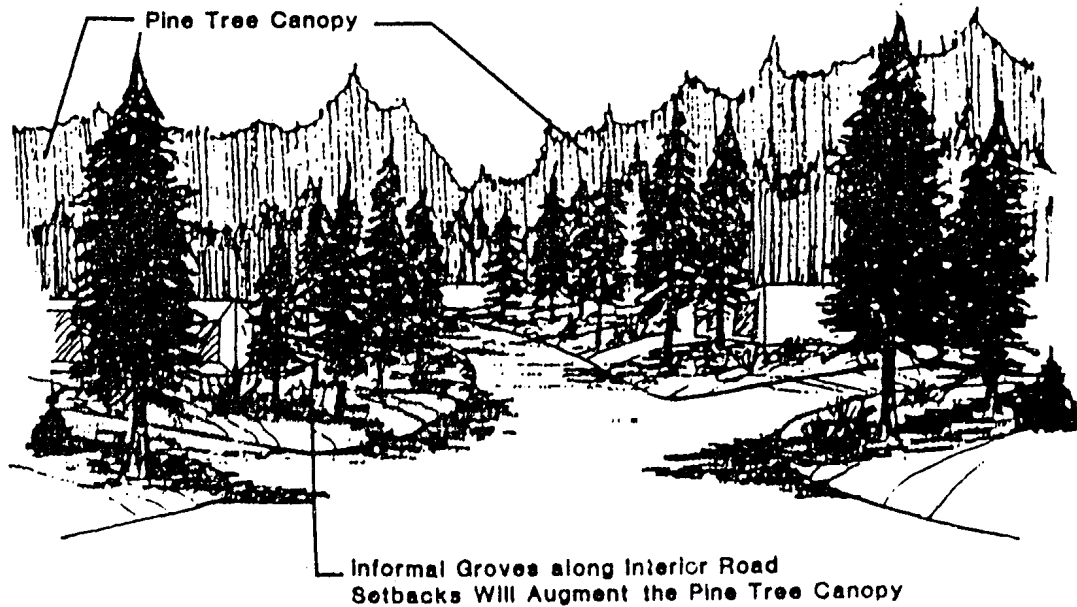
<u>Design Element</u>	<u>Species</u>	<u>Spacing/Quantity</u>
Whispering Pines Lane	Ponderosa pine - predominate Douglas fir White fir Incense cedar Coast Redwood	12-20 feet on center Groves of 5-7 trees in median, 7-20 trees in setback
Interior Roads	All trees listed above	12-20 feet on center Groves of 5-7 trees, 7-20 trees in barren areas
Parking Areas	All trees listed above	1 tree for every 6 cars in double loaded bays, 1 tree for every 3 cars in single loaded bays.
Frontage Setback	Ponderosa pine - predominate Other existing healthy trees	Groves of 5-20 trees
Buffer Areas and Steep Slopes*	Ponderosa pine - predominate All existing healthy trees existing shrubs to be thinned	Groves of 5-20 trees
Wolf Creek Parkway	White alder Willow Dogwood California redbud	Infill within the riparian corridor
Landscaping around buildings	Hardy, low maintenance trees, shrubs and ground covers, preferably native to the Sierra Nevada but exotics such as Japanese maple, Liquidamber, Coast Redwood, Azaleas and Rhododendrons would be permissible.	

* Additional understory species to be preserved include madrone, black oak, canyon oak, tan oak, manzanita, ceanothus, fremontia, toyon, currant and chinquapin.

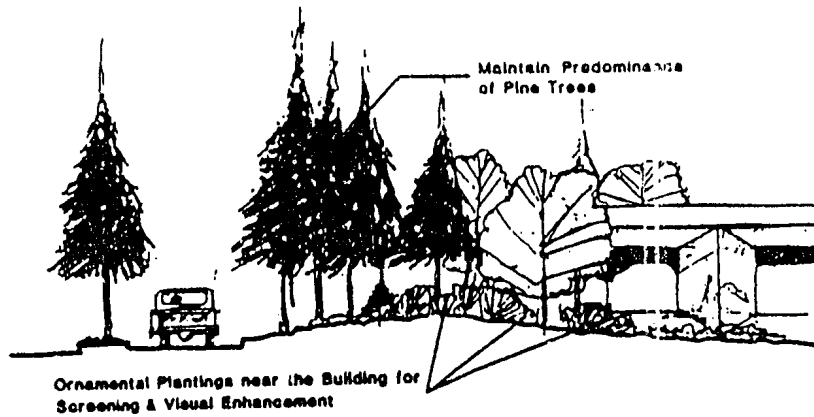
Sketch 4-1 Landscape Treatment along Whispering Pines Lane



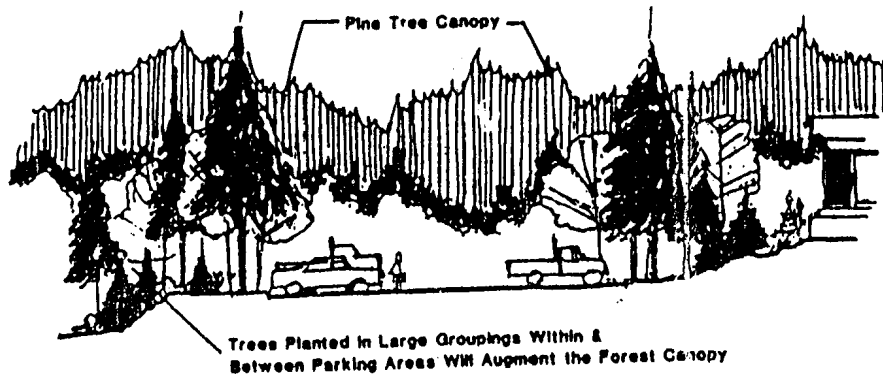
Sketch 4-2 Landscape Treatment along the Interior Roads



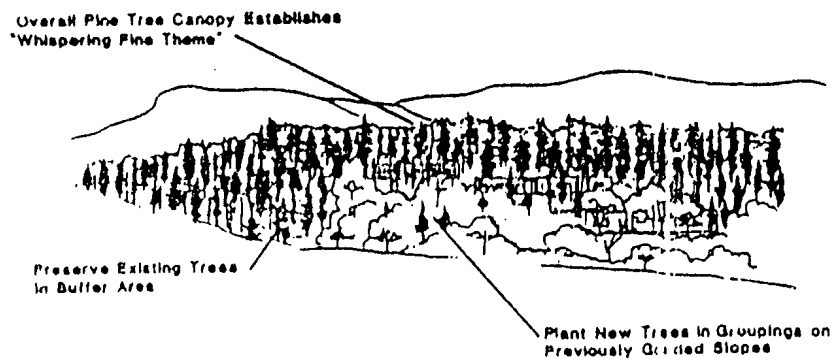
Sketch 4-3 Landscape Treatment along the Frontage Setbacks



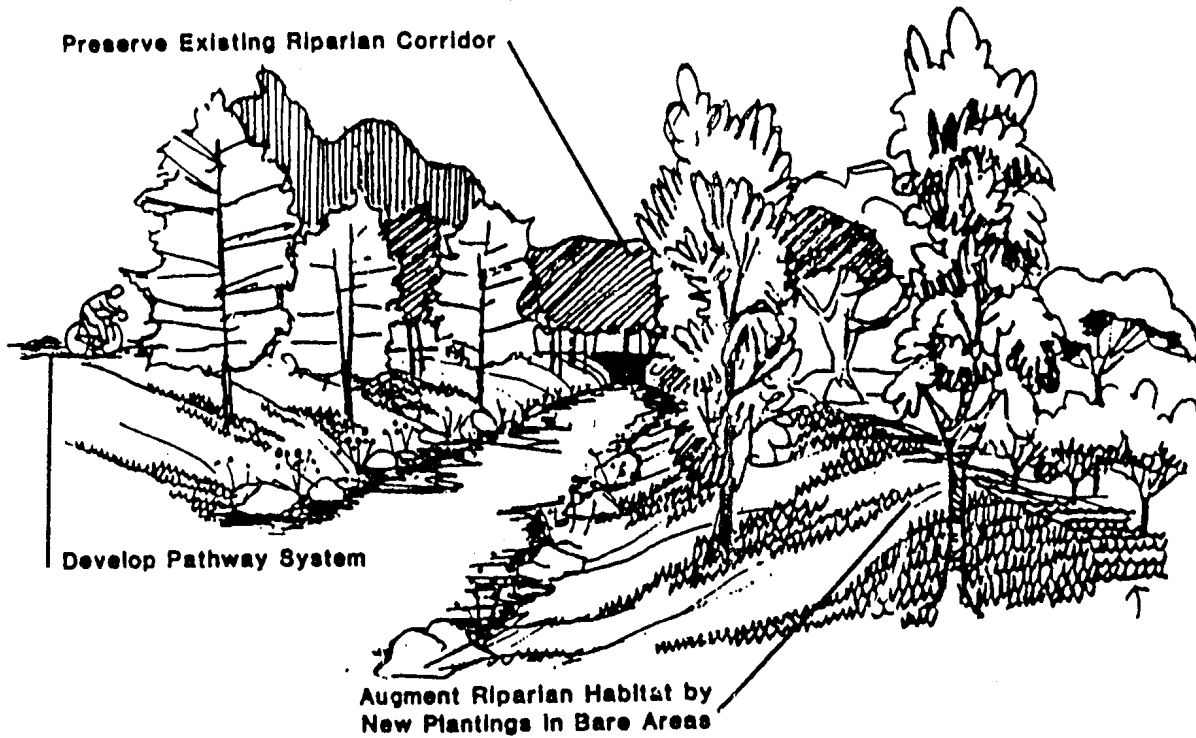
Sketch 4-4 Landscape Treatment within the Parking Areas



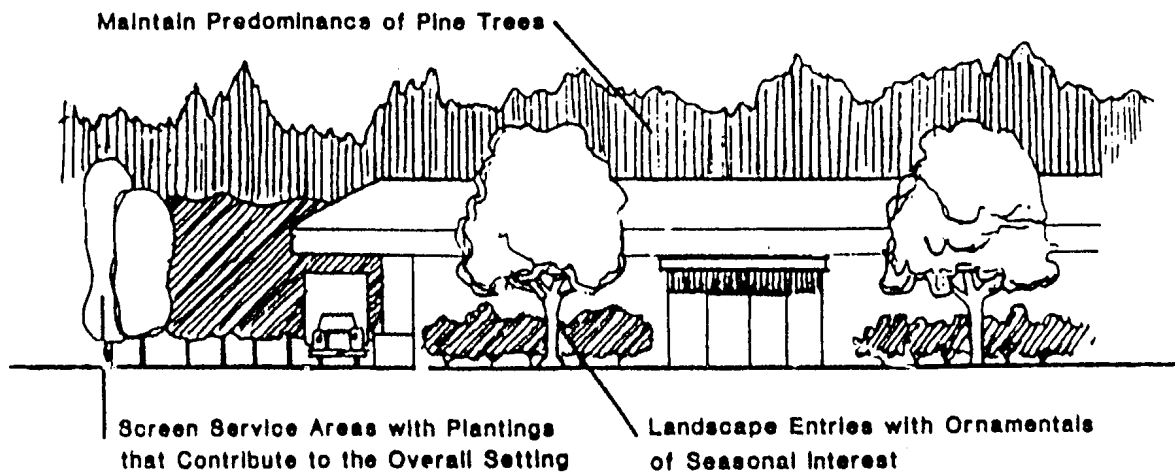
Sketch 4-5 Landscape Treatment in Buffer Areas & Steep Slopes



Sketch 4-6 Enhanced
Wolf Creek Parkway



Sketch 4-7 Landscaping
around Building & Entries



A.11 Signs

Purpose

- a. To achieve a coordinated, well designed signage system which will enhance the entire area as well as protect individual property values.
- b. To promote signs which are attractive and legible and which provide maximum convenience and safety for employees, visitors, and delivery people.
- c. To reduce unnecessary visual distraction and clutter.
- d. To provide a signage system which allows individual tenant identity and encourages high quality graphics.

Identification Signs

- a. Signs may be located on exterior building walls, or mounted on the ground as free standing signs in front of the building. One ground mounted sign for each major entrance to a parcel. Maximum allowable height of a ground mounted sign is six (6) feet above the top of adjacent curb. Exception: signs at major entry points may be twelve (12) feet above curb.
- b. The sign may contain only the company name (including type of business or product), and company logo design.
- c. Signs may not project above the roofline of a building.
- d. Maximum height of lettering is: two (2) feet.
- e. Letters may be illuminated by back-lighting or by floodlights mounted on the ground. All light sources shall be hidden. "Can" type, interior lit signs are not allowed. Flashing lights are not allowed.
- f. Multi-tenant buildings shall have all signs coordinated and mounted on a single structure or frame. One such structure or frame may be located at each main vehicular entry, and one located on the building adjacent to each main entry. Individual signs shall be easily changeable.
- g. All conduit, transformers, and other equipment shall be hidden from view.
- h. Billboards or advertising signs, pole mounted and moving signs painted signs on building walls are not allowed.

Directional and Informational, Parking, and Building Number Signs

A.12 Outdoor Lighting

- a. Smaller signs to assist drivers are encouraged. These include directional, parking, delivery and building number signs. They should carry a consistent theme throughout the industrial area.
- b. Bollards, or small kiosk type signs, may also be used.
- a. All outdoor lighting fixtures should be designed and sited so that night time illumination will not become a nuisance to adjacent residential areas.
- b. The purpose of lighting is to provide safety, security, and information. Lighting for advertising or special effects will not be allowed.
- c. High post mounted fixtures (30-40 feet) should be used along Whispering Pines Lane.
- d. Medium height post mounted fixtures (20-30 feet) should be used along interior and secondary roads.
- e. Low mounted fixtures (12-20 feet) should be used in parking and service areas, building entries and pedestrian areas.

A.13 Special Considerations

- a. Whispering Pines Lane will eventually carry a significant volume of traffic. In order to minimize vehicular access problems, the minimum parcel width requirement for new parcels along Whispering Pines Lane is 200'.
- b. All development within 150 feet of the street property line of Whispering Pines Lane shall be subject to the Design Review Corridor standards.

B. SUBAREA SP-1B

B.1 General Plan Designation

Manufacturing - Industrial

B.2 Specific Plan Designation

Industrial/Services District

B.3 Existing Conditions

This subarea is located in the western sector of SP-1. This subarea consists of 19 acres. Several structures representing the remnants of the now defunct Idaho-Maryland Mine still exist in the southwestern portion of this subarea.