



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
 120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

IGNACIO GONZALEZ, INTERIM DIRECTOR
 JULIA KROG, ASSISTANT DIRECTOR
 TELEPHONE: 707-234-6650
 FAX: 707-463-5709
 FB PHONE: 707-964-5379
 FB FAX: 707-961-2427
 pbs@mendocinocounty.org
 www.mendocinocounty.org/pbs

September 28, 2021

Planning – FB
 Department of Transportation
 Environmental Health - Ukiah
 Building Inspection - Ukiah
 Assessor

Airport Land Use Commission
 Caltrans
 Department of Forestry/ CalFire
 –Land Use
 Department of Fish and Wildlife

Cloverdale Rancheria
 Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians
 Willow County Water District
 Ukiah Valley Fire District

CASE#: V_2021-0003

DATE FILED: 8/30/2021

OWNER: DOUGLAS F CRANE

APPLICANT/AGENT: STOTT OUTDOOR ADVERTISING: GREG REDEKER

REQUEST: Variance to allow a double-faced sign to extend 13 feet above the 35 ft. height limit.

ENVIRONMENTAL DETERMINATION:

LOCATION: Inland, Located 2.3± miles southeast of Ukiah city center, lying on the north side of Norgard Lane (CR 211), 0.2± miles west of its intersection with South State Street (CR 104A); located at 210 Norgard Lane, Ukiah; APN: 184-063-11.

SUPERVISORIAL DISTRICT: 1 (McGourty)

STAFF PLANNER: MATT GOINES

RESPONSE DUE DATE: October 12, 2021

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- No comment at this time.
- Recommend conditional approval (attached).
- Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- Recommend denial (Attach reasons for recommending denial).
- Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- Other comments (attach as necessary).

REVIEWED BY:

Signature _____ Department _____ Date _____

CASE: V_2021-0003

OWNER: The Douglas Crane and Katherine Crane Trust

APPLICANT: Stott Outdoor Advertising, attn: Greg Redeker

AGENT: Stott Outdoor Advertising, attn: Greg Redeker

REQUEST: Variance to allow a double-faced sign to extend 13 feet above the 35 ft. height limit.

LOCATION: Inland, Located 2.3± miles southeast of Ukiah city center, lying on the north side of Norgard Lane (CR 211), 0.2± miles west of its intersection with South State Street (CR 104A); located at 210 Norgard Lane, Ukiah; APN: 184-063-11.

APN/S: 184-063-11

PARCEL SIZE: 1.88± acres

GENERAL PLAN: Industrial (I)
ZONING: Industrial (I1)
COMBINING DISTRICT: Airport Zoning

EXISTING USES: Residential

DISTRICT: 1 (McGourty)

RELATED CASES: None

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Industrial	Industrial	1.0± acres	Residential
EAST:	City Limit, Agricultural	City Limit, Agricultural	N/A	Easement, State Route 101
SOUTH:	Industrial	Industrial	0.32± acres	Residential
WEST:	Industrial	Industrial	0.25±, 0.21±, 0.25±, 0.06± acres	Residential

REFERRAL AGENCIES

LOCAL

- Airport Land Use Commission
- Assessor's Office
- Building Division Ukiah
- Department of Transportation (DOT)
- Environmental Health (EH)
- Ukiah Valley Fire District

- Willow County Water District
 - Planning Division Fort Bragg
- #### STATE
- CALFIRE (Land Use)
 - California Dept. of Fish & Wildlife
 - CALTRANS

TRIBAL

- Cloverdale Rancheria
- Redwood Valley Rancheria
- Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION: N/A

STAFF PLANNER: Matt Goines

DATE: 9/27/2021

ENVIRONMENTAL DATA

1. MAC:

GIS

N/A

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Urban Unzoned?

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Ukiah Valley Fire Protection District

4. FARMLAND CLASSIFICATION:

GIS

Urban and Built-Up Land

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

N/A

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

N/A

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

210 - Talmage Gravelly Loam

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

No

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

No

10. TIMBER PRODUCTION ZONE:

GIS

No

11. WETLANDS CLASSIFICATION:

GIS

N/A

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

N/A

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

Zone 2

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

N/A

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

No

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

No

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

N/A

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

N/A

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

No

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

N/A

21. STATE CLEARINGHOUSE REQUIRED:

Policy

N/A

22. OAK WOODLAND AREA:

USDA

No

23. HARBOR DISTRICT:

Sec. 20.512

No

August 12, 2021

County of Mendocino
Planning and Building Services
860 North Bush Street
Ukiah, CA 95482

**RE: Application for Variance – Additional Height for an Off-site Sign
210 Norgard Lane – APN 184-063-11 (UB77 – Crane)**

Dear Planning Staff,

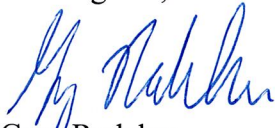
Please find enclosed an application for a variance to authorize additional height for a new off-site sign to be constructed on property located at 210 Norgard Lane, on the west side of Highway 101. The property is identified as APN 184-063-11, is owned by Doug Crane, and is zoned I1. Highway 101 crosses over a portion of the property in an easement via the South Ukiah Overhead Bridge. Due to great height of the South Ukiah Overhead, an additional 13 feet of height is requested so that the sign will be visible to traffic traveling both directions on Highway 101, similar to other signs in the area.

I've enclosed everything requested on the project application form, including a check in the amount of \$2,010.03 to cover the application fees. I'd ask for your patience if anything is missing or if this fee amount is not correct – I tried to contact Planning on multiple occasions to discuss this application and schedule an appointment so that I could submit it in person. However, my phone calls and e-mails were not returned, leading to this application being mailed in.

Please contact me at gredeker@stottoutdoor.com or (530) 717-2705 and let me know if anything else is needed to complete the application. I'd also appreciate an opportunity to speak to the assigned planner to answer questions and provide any clarification as needed.

Thank you in advance for your assistance. Stott looks forward to constructing another off-site sign to serve the needs of businesses and organizations in Mendocino County.

Best regards,



Greg Redeker
Senior Real Estate Manager

GR: at

Enclosures



PLANNING & BUILDING SERVICES

Office Use Only box with fields for CASE NO., DATE FILED, FEE, RECEIPT NO., and RECEIVED BY.

APPLICATION FORM

APPLICANT:

Name: Stott Outdoor Advertising, attn: Greg Redeker Phone: 530-717-2705
Mailing Address: PO Box 7209
City: Chico State/Zip: CA 95927 Email: gredeker@stottoutdoor.com

PROPERTY OWNER:

Name: The Douglas Crane and Katherine Crane Trust Phone: 707-462-1412
Mailing Address: 1295 Yokayo Court
City: Ukiah State/Zip: CA 95482 Email: doug.crane@craneofukiah.com

AGENT:

Name: Same as applicant Phone:
Mailing Address:
City: State/Zip: Email:

ASSESSOR'S PARCEL NUMBER/S: 184-063-11

TYPE OF APPLICATION:

- Administrative Permit, Agricultural Preserve: New Contract, Flood Hazard Development Permit, General Plan Amendment, Reversion to Acreage, etc.

I certify that the information submitted with this application is true and accurate.

Signature of Applicant/Agent: [Signature] Date: 8/12/21 Signature of Owner: [Signature] Date: See separate authorization form.



County of Mendocino
Department of Planning and Building Services
 860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
 120 WEST FIR STREET · FORT BRAGG · CALIFORNIA · 95437

NASH GONZALEZ, INTERIM DIRECTOR
 PHONE: 707-234-6650
 FAX: 707-463-5709
 FB PHONE: 707-964-5379
 FB FAX: 707-961-2427
 pbs@mendocinocounty.org
 www.mendocinocounty.org/pbs

AGENT/APPLICANT AUTHORIZATION

I, Douglas F. Crane, authorize the following Agent/Applicant to represent this project. The Authorized Agent/Applicant has my permission to make decisions regarding the processing of this application. If at any time I wish to remove/replace this authorization, I understand that I shall notify the Planning and Building Department in writing as to my decision.

Site Address: 210 Norgard Lane, APN 184-063-11

Scope (description) of work: Variance and building permit for double-sided off-site sign

Authorized Agent/Applicant

Name (Please Print): Greg Redeker, Senior Real Estate Manager for Stott Outdoor Advertising

Mailing Address: PO Box 7209

City/State/Zip: Chico, CA 95927

Phone Number: 530-717-2705

E-Mail: gredeker@stottoutdoor.com

I declare under penalty of perjury that I am the property owner for the address listed above and I personally completed the above information and certify its accuracy.

Owner Signature: *Douglas F. Crane* Date: 6/29/21

TO BE FILLED OUT BY PLANNING AND BUILDING STAFF

APPLICATION NUMBER: _____

ACCEPTED BY: _____

COPY



P.O. Box 7209 • Chico, California 95927 • 530-342-3235

AGREEMENT OF LEASE

This agreement is made this 23rd day of June, 2021 by and between Douglas F. Crane as Trustee of the Douglas Crane and Katherine Crane Trust, hereinafter called "LESSOR" and Stott Outdoor Advertising, hereinafter called "LESSEE".

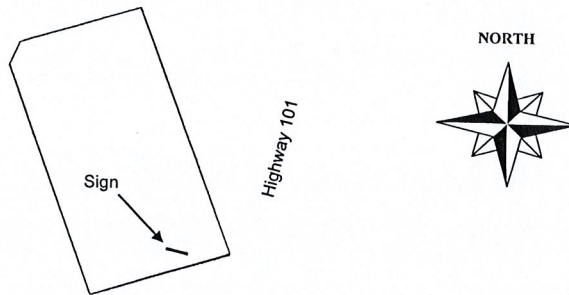
In consideration of this lease agreement Lessee shall pay Lessor annually

In consideration of the above, Lessor hereby leases to Lessee a portion of Lessor's real property and thereupon grants exclusive permission to Lessee to erect and maintain any type of outdoor advertising sign structure to be determined by Lessee, in Lessee's sole discretion on the leased property located at and described as:

Mendocino County APN 184-063-11

Lessor further grants to Lessee the unrestricted right to travel across Lessor's property for free access to the sign structure and use of the real property described herein as Lessee requires to construct, maintain, post, paint, illuminate, repair and otherwise deal with the sign structure including the placement and maintenance of support structures, service ladders, illumination facilities, devices, power poles, power lines and connections.

Diagram (Location of Proposed Sign)



The term of this lease is twenty years commencing on the date of this agreement. All advertising signboards and structures placed on the leased property under this lease, which Lessee at its sole discretion has the right to change or modify, shall remain the property of the Lessee. At the termination of this lease, Lessee agrees to restore the surface of the premises to its original condition. Lessee shall have the right to make any necessary applications with, and obtain permits from governmental bodies for the construction and maintenance of Lessee's sign at the sole discretion of Lessee. All such permits and any nonconforming rights pertaining to the premises shall be the property of the Lessee. If required by Lessee, Lessor will execute and acknowledge a Memorandum of Lease for recordation. The Lessor represents that he is the owner of the above-described real property and has the authority to grant the leasehold estate and to execute this lease for the term thereof. The word Lessor as used herein shall include all joint owners of the real property. This lease is binding upon and inures to the benefit of the heirs, executors, successors, and assigns of the Lessee and the Lessor.

The undersigned have read and agree to the above provisions and the provisions on the reverse side of this agreement which are incorporated into and made a part of this agreement by reference.

ACCEPTED BY STOTT OUTDOOR ADVERTISING

By: [Signature] (Authorized Agent of Stott Outdoor Advertising)

Date: 6/23/2021

ACCEPTED BY LESSOR

By: [Signature]

Print Name: Douglas F. Crane

Title: Trustee, The Douglas Crane and Katherine Crane Trust

Address: 1295 Yokayo Court

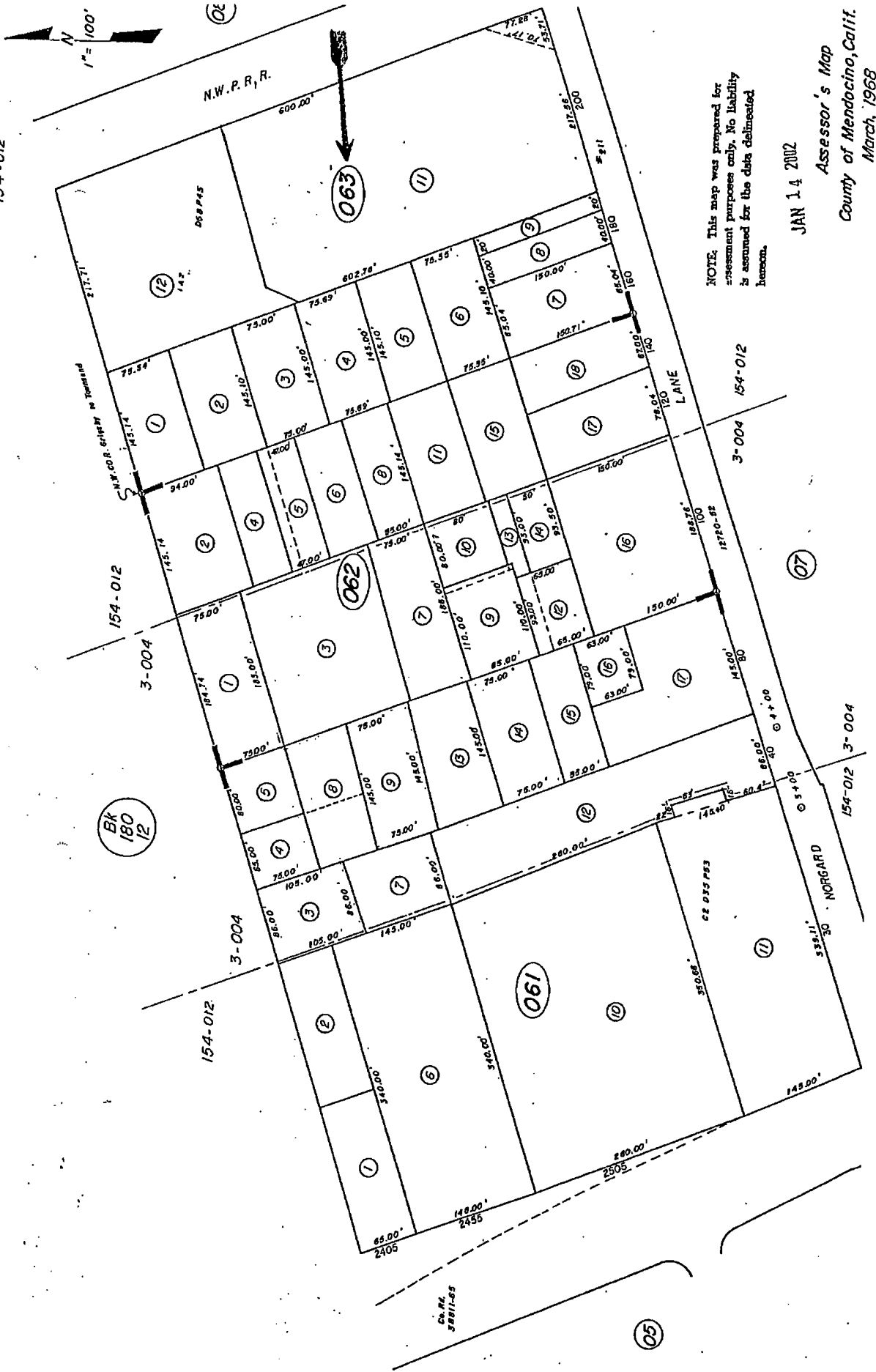
City, State, Zip: Ukiah, CA 95482

Tax ID/SS#: _____

Notice: This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated hereon with reference to streets and other land. No liability is assumed by reason of any reliance hereon.

Por. Lot 71, Yokayo Rancho

3-004 184-01
154-012



NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data delineated hereon.

JAN 14 2002

Assessor's Map
County of Mendocino, Calif.
March, 1968

SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project please indicate "Not applicable" or "N/A".

THE PROJECT

1. Describe your project. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

Construction of a new double-faced 10' x 30' off-site sign which complies with all County standards except height, for which a variance is being requested. Overall height of the sign is requested to be 48 feet above grade, 13 feet taller than normally allowed. The top of the sign will be only 16 feet above the travel lanes of Highway 101 due to the height of the South Ukiah Overhead Bridge where it crosses the railroad tracks.

No vegetation will be removed, and there will be no modifications to existing structures or improvements.

As an unmanned facility, the only utility needed is electrical power; there is no need for water, natural gas, or other utilities.

See separate project description sheet for additional information.

2. Structures/Lot Coverage	NO. OF UNITS		SQUARE FOOTAGE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	TOTAL
<input type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input type="checkbox"/> Other: <input checked="" type="checkbox"/> Other: Unmanned facility				Sign column is < 10 sf	
GRAND TOTAL (Equal to gross area of Parcel):					

3. If the project is commercial, industrial or institutional, complete the following:

Estimated No. of Employees per shift: N/A

Estimated No. of shifts per day: N/A

Type of loading facilities proposed: N/A

4. Will the project be phased?

YES NO If yes, explain your plans for phasing:

5. Will vegetation be removed on areas other than the building sites and roads?

YES NO If no, explain:

The sign will be placed in a concrete footing located in an area currently occupied only by grasses and other ruderal species.

No trees or other vegetation will be altered or removed.

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives?

YES NO If yes, explain:

7. How much off-street parking will be provided?

	Number	Size
No. of covered spaces:	_____	_____
No. of uncovered spaces:	_____	_____
No. of standard spaces:	_____	_____
No. of accessible spaces:	_____	_____
Existing no. of spaces:	_____	_____
Proposed additional spaces:	_____	_____
Total:	N/A	_____

8. Is any road construction or grading planned? If yes, grading and drainage plans may be required.

YES NO Also, please describe the terrain to be traversed. (e.g., steep, moderate slope, flat, etc.)

Terrain is flat.

9. For grading or road construction, complete the following:

Amount of cut: _____ cubic yards

Amount of fill: _____ cubic yards

Max. height of fill slope: _____ feet

Max. height of cut slope: _____ feet

Amount of import/export: _____ cubic yards

Location of borrow or disposal site: _____

10. Does the project involve sand removal, mining or gravel extraction? If yes, detailed extraction, reclamation and monitoring plans may be required.

YES NO

11. Will the proposed development convert land currently or previously used for agriculture to another use?

YES NO

12. Will the development provide public or private recreation opportunities?

YES NO If yes, explain how:

13. Is the proposed development visible from State Highway 1 or other scenic route?

YES NO

14. Is the proposed development visible from a park, beach or other recreational area?

YES NO

15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?

Diking: YES NO

Filling: YES NO

Dredging: YES NO

Structures: Open Coastal Waters Wetlands Estuaries Lakes

If so, what is the amount of material to be dredged/filled?: _____ cubic yards

Location of dredged material disposal site?: _____

Has a U.S. Army Corps of Engineers permit been applied for? YES NO

16. Will there be any exterior lighting?

YES NO If yes, describe below and identify the location of all exterior lighting on the plot and building plans.

Energy-efficient LED luminaires will illuminate the sign from dusk to midnight daily, similar to Stott's other signs in the area.

17. Utilities will be supplied to the site as follows:

Electricity: Utility Company (service exists to parcel)

Utility Company (requires extension of service to site): _____ feet _____ miles

On Site Generation – Specify:

Gas: Utility Company/Tank

On Site Generation – Specify:

None

Telephone: YES NO

18. What will be the method of sewage disposal?

- Community Sewage System (specify supplier): _____
- Septic Tank
- Other (specify): N/A

19. What will be the domestic water source:

- Community Water System (specify supplier): _____
- Well
- Spring
- Other (specify): N/A

20. Are there any associated projects and/or adjacent properties under your ownership?

- YES
- NO If yes, explain: (e.g., Assessor's Parcel Number, address, etc.)

21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, State and Federal agencies:

Mendocino County Building Permit, Caltrans Outdoor Advertising Permit

22. Describe the location of the site in terms of readily identifiable landmarks: (e.g., mailboxes, mile posts, street intersections, etc.)

West side of the South Ukiah Overhead Bridge, accessed via Norgard Lane. Mile post is MEN-101-R22.187L

23. Are there existing structures on the property? If yes, describe below and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.

- YES
- NO

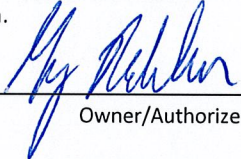
Existing residential and accessory structures. No impact or modification to existing structures or improvements.

24. Will any existing structure be demolished or removed? If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

- YES
- NO

CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.


8/12/21

 Owner/Authorized Agent Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize See separate authorization form. _____ to act as my representative and to bind me in all matters concerning this application.

 Owner Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page 1 of the application form.

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

Indemnification And Hold Harmless

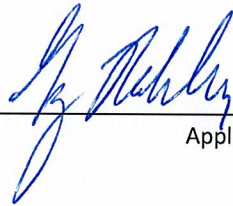
ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

Indemnification Agreement

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

8/12/21

Date



Applicant



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

IGNACIO GONZALEZ, INTERIM
DIRECTOR PHONE:
707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org

ACKNOWLEDGMENT OF DEPOSIT/HOURLY FEE

By signing below, the applicant acknowledges that the staff at Planning and Building Services has discussed the potential for collection of a deposit fee for the projects listed below (as adopted by the Board of Supervisors in Resolution No.'s 11-072, 16-150, 18-122 and 19-170):

1. Division of Land Project
2. General Plan Project
3. Coastal Project
4. Zoning Project
5. Administrative Project
6. Cannabis Project
7. Private Road Naming

Once an application has been submitted and the processing costs approach 80% of the application fee, additional staff processing time will be billed at \$90.00/hour. Staff will notify the applicant/owner that a deposit equal to 50% of the initial filing fee is required for further processing, and more than one deposit may be required depending on the complexity of the project and the staff time necessary to complete application processing.

I acknowledge that I was advised of the deposit fee for continued processing after the initial application fee has been expended

Applicant Signature

Date

OFFICE USE ONLY:

Project or Permit Number

FINDINGS FOR VARIANCES OUTSIDE THE COASTAL ZONE

MENDOCINO COUNTY CODE SECTIONS 20.200.020(a) THROUGH (e)

Please provide information to substantiate the required findings. **All** of the five findings must be substantiated by adequate and accurate information. Attach additional information if necessary.

- (A) That there are special circumstances applicable to the property involved, including size, shape, topography, location or surrounding;

The property is traversed by that portion of Highway 101 on the South Ukiah Overhead Bridge, one of the tallest overpasses in the Ukiah area due to the railroad tracks beneath it. The height of the highway travel lanes is such that a standard 35-foot sign cannot effectively be seen. This is in contrast to other nearby properties, where a 35-foot sign height is adequate.

- (B) That such special circumstances or conditions are not due to any action of the applicant subsequent to the application of the zoning regulations contained in the Division;

The decision to build the South Ukiah Overhead Bridge at its current height, crossing over a portion of the subject property in an easement obtained via eminent domain, was the sole decision of Caltrans. Neither the applicant nor the property owner had any role in construction of the South Ukiah Overhead Bridge.

- (C) That such variance is necessary for the preservation and enjoyment of substantial property right possessed by other property in the same vicinity and zone and denied to the property in question;

Other nearby properties in the same zoning district have been able to erect 35-foot double-faced off-site signs which are visible to traffic in both directions along Highway 101. The height of the South Ukiah Overhead Bridge prevents a 35-foot sign from having any meaningful visibility from the highway. The requested 48-foot height will allow both sign faces to be visible, similar to existing signs on nearby properties in the same zoning district.

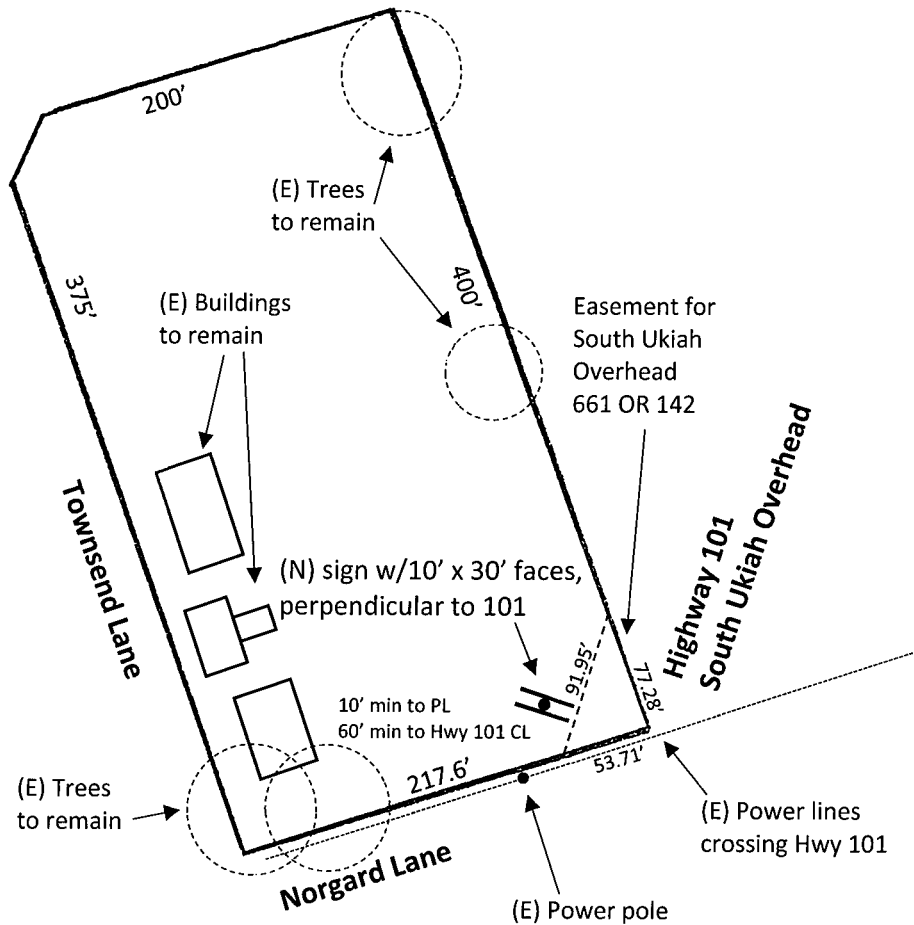
- (D) That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located;

The off-site sign is an engineered steel structure, designed to meet current building codes. As an unmanned facility, the project will generate no noise, odor, vibration, traffic, stormwater runoff, or anything else which might be detrimental to the public welfare or injurious to property or improvements in the vicinity of the project. The sign is lower than adjacent trees and power lines, and therefore has no effect on Ukiah Airport operations.

- (E) That the granting of such variance will not adversely affect the General Plan.

The project site is designated for industrial uses, in part due to its vicinity to the Ukiah airport. As an unmanned facility which must be located in a commercial or industrial area under state law, the proposed use is eminently compatible with both other existing and future industrial uses, as well as the nearby airport, consistent with land use and transportation policies in the General Plan. Off-site signs are allowed by right in the I1 zoning district.

Site Plan – New Off-Site Outdoor Advertising Sign Variance for 13' Additional Sign Height



Notes:

- No changes to existing structures or trees
- Maintain 10' min. front setback from Norgard Ln. property line
- Maintain 60' min. corridor preservation setback from CL of Highway 101
- Avoid all existing utilities, facilities, and easements
- Maintain 10' minimum separation from power lines
- New sign is 10' x 30', double-sided, 48' OAH (16' OAH in relation to Highway 101)
- Sign illuminated by two LED luminaires per face, new underground electrical service
- Single steel column set in a reinforced concrete footing



Owner: Douglas Crane and Katherine Crane Trust
 Location: 210 Norgard Lane, Unincorporated Ukiah
 APN: 184-063-11 Size: 1.99 acres +/-
 Zoning: I1 – Limited Industrial
 Prepared by: Greg Redeker, Stott Outdoor Advertising, 08/12/21
gredeker@stottoutdoor.com (530) 717-2705

**Project Description for New Off-Site Outdoor Advertising Sign
Variance for 13' Additional Sign Height
210 Norgard Lane, APN 184-063-11**

This project description is intended to be read in conjunction with the other application materials submitted to the County of Mendocino on or about August 12, 2021.

Stott Outdoor Advertising proposes to construct a new off-premise outdoor advertising sign in unincorporated Ukiah to better serve area businesses. The project site is a 1.99 acre parcel located at 210 Norgard Lane. The site is level, and is partially developed with two small residences and a steel shop/storage building along the western property frontage (Townsend Lane). No changes to the existing buildings are proposed. Properties to the west and south contain single-family residences and home-based businesses. Railroad tracks and Highway 101 where it crosses the South Ukiah Overhead Bridge are located to the east. A fiber optic telecommunications facility is located to the north. An annotated aerial photograph of the project site is provided for reference.

The site is zoned I1 (Limited Industrial) and is designated Industrial in the General Plan. Adjacent property to the north, south, and west is also zoned I1. Property to the east across Highway 101 is zoned AG 40. The nearest existing off-premise outdoor advertising sign is 920 feet away to the south.

The off-premise outdoor advertising sign will be a steel structure with two parallel 10' x 30' sign faces. Overall height will be 48 feet above grade (13 feet taller than normally allowed by County regulations), which is approximately 16 feet above the Highway 101 travel lanes adjacent to the sign. As shown on the site plan, the sign will be fully on/over private property, outside of the easement which contains Highway 101. A single steel column in a concrete footing will support the sign. Each sign face will be externally illuminated by two energy efficient LED luminaires designed for off-premise outdoor advertising signs. Illumination will be from dusk to midnight daily. Electricity will be provided via a new underground electrical service.

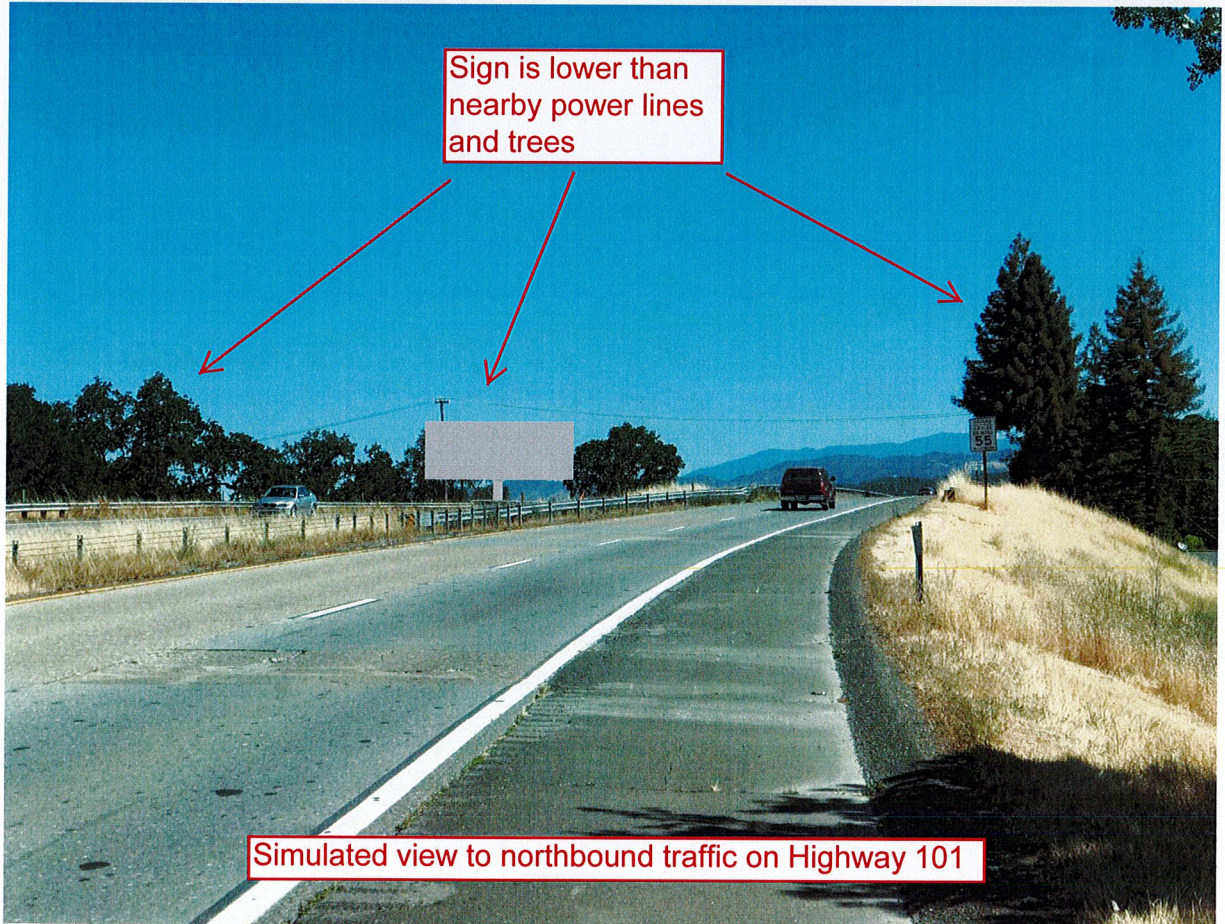
Other than the additional requested height, the proposed sign will have a similar configuration to existing 10' x 30' signs operated by Stott in Mendocino County along Highway 101. A photo of one of these signs is provided for reference.

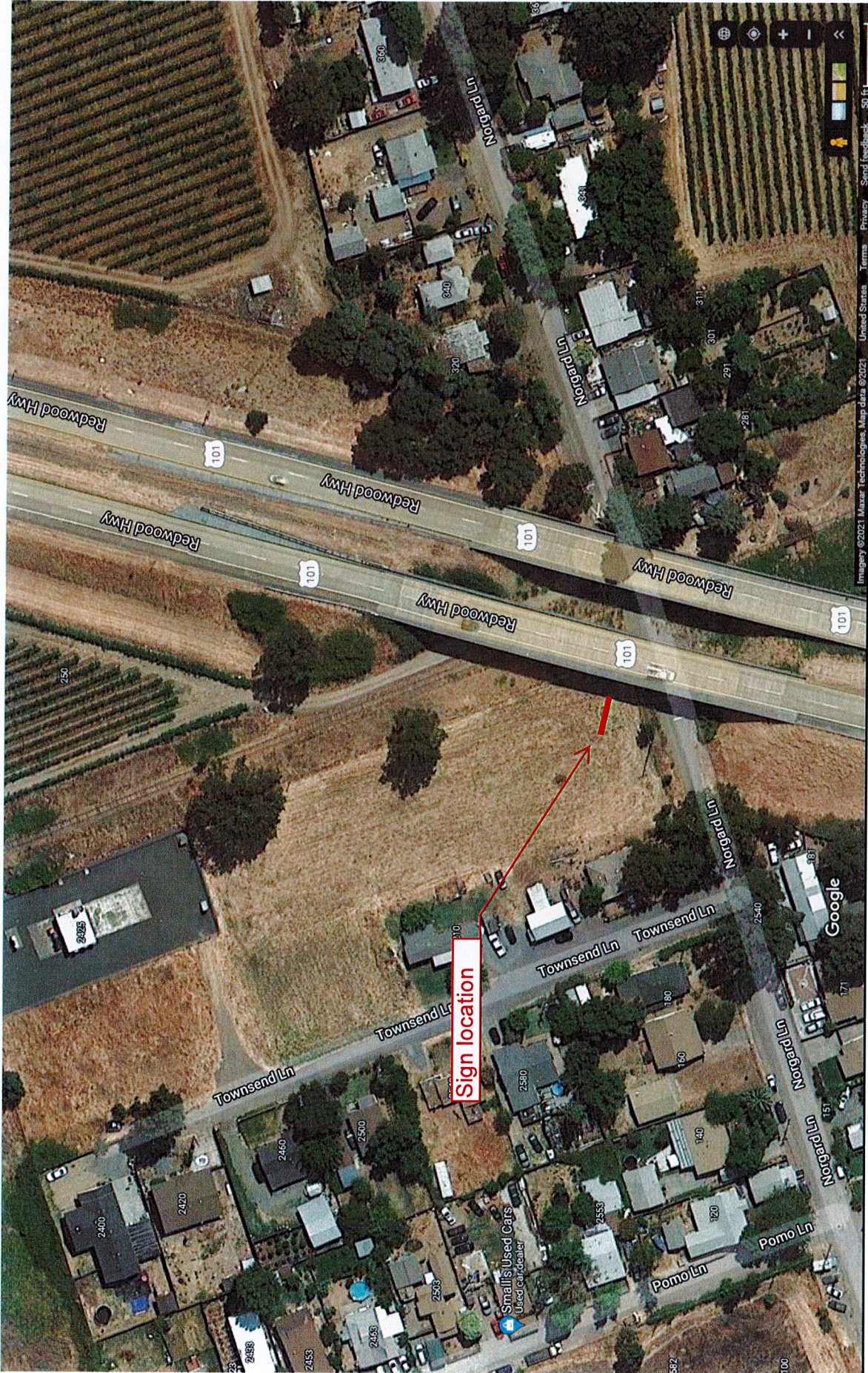
Construction will last approximately a week. All construction activities will comply with applicable local and state standards regarding hours of work, idling duration, dust control, and other measures which reduce construction impacts. After the sign has been built, a single pickup truck will visit the sign approximately once a month to change the sign copy and perform any needed maintenance.

Prepared by:

Greg Redeker
Senior Real Estate Manager, Stott Outdoor Advertising
08/12/2021







Douglas Crane and Katherine Crane Trust
Mendocino County APN 184-063-11



Example of a 10' x 30' double-faced off-site sign (35' in height)
recently constructed by Stott Outdoor Advertising

RECORDING REQUESTED BY:

BOOK 661 PAGE 142

18719

STATE OF CALIFORNIA

When Recorded Mail To:

District I
Division of Highways
P. O. Box 3700
Eureka, California

RECORDED AT REQUEST OF
WESTERN TITLE GUARANTEE COMPANY
MENDOCINO COUNTY DIVISION

INDEXED

BOOK 661 PAGE 142

JUN 8 12 21 PM '64

CHECKED

OFFICIAL RECORDS
MENDOCINO COUNTY, CALIF.

W. J. ... RECORDER
... DEPUTY

no fee COMPARED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WESTERN TITLE GUARANTEE COMPANY
Mendocino

HIGHWAY EASEMENT DEED
(INDIVIDUAL)

DISTRICT	COUNTY	ROUTE	SECTION	NUMBER
I	Men	1	B	5069

WE HARRY D. ROBERTS and JENNIE D. ROBERTS,

his wife,



Grant, convey and dedicate to the STATE OF CALIFORNIA the right of way and incidents thereto for a public highway upon, over and across that certain real property, in the

County of Mendocino, State of California, described as:

That portion of Lot 71, of Healey's Survey and Map of Yokayo Rancho described as follows:

Beginning at a point, from which a 3/4 inch iron pin at the intersection of the east line of the Northwestern Pacific Railroad right of way with the southerly line of Norgard Lane, as said iron pin is shown on the map recorded in Map Case 1, Drawer 9, page 34, Mendocino County Records, bears South 81° 50' 54" East, 131.95 feet and from which point of beginning Engineer's Station "B-15" 621+30.00 P.O.T. of the Department of Public Works' survey from Robinson Creek to Forsythe Creek (State highway I-Men-1-B,Uki,C) bears South 75° 06' 45" East, 83.00 feet;

- (1) Thence, North 14° 53' 15" East, 70.17 feet to the westerly line of said Railroad right of way;
- (2) Thence, along said westerly line, South 20° 48' 04" East, 77.28 feet to the northerly line of said Norgard Lane;
- (3) Thence, along said northerly line, South 71° 58' 12" West, 53.71 feet to a point that bears South 14° 53' 15" West from the point of beginning;
- (4) Thence, North 14° 53' 15" East, 21.78 feet to the point of beginning.

Containing 0.048 of an acre.

This conveyance is made for the purpose of a freeway and the grantor hereby releases and relinquishes to the grantee any and all

I-Men-1-B
5069

abutter's rights, including access rights, appurtenant to grantor's remaining property, in and to said freeway; provided, however, that the remaining property shall have access to Norgard Lane by passage over and across the above described parcel of land, with no right of access to the surface of the traveled way on said freeway.

The date of possession by grantee of the herein described property was January 7, 1963.

BOOK 661 PAGE 144

The grantor hereby further grants to grantee all trees, growths (growing or that may hereafter grow), and road building materials within said right of way, including the right to take water, together with the right to use the same in such manner and at such locations as said grantee may deem proper, needful or necessary, in the construction, reconstruction, improvement or maintenance of said highway.

The grantor, for himself, his successors and assigns, hereby waives any claim for any and all damages to grantor's remaining property contiguous to the right of way hereby conveyed by reason of the location, construction, landscaping or maintenance of said highway.

(As used above, the term "grantor" shall include the plural as well as the singular number and the words "himself" and "his" shall include the feminine gender as the case may be.)

Dated this April 16 day of April, 1964.

Signed and delivered in the presence of

Harry D. Roberts

Jennie D. Roberts

SUBSCRIBING WITNESS

STATE OF CALIFORNIA }
COUNTY OF _____ } ss.

On _____, 19____ before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____, known to me to be the person whose name is subscribed to the within instrument as a witness thereto, who, being by me duly sworn, deposed and said: that he resides in the County of _____, State of California; that he was present and saw _____

personally known to him to be the person described in and whose name _____ subscribed to the within instrument, execute the same; and that affiant subscribed his name thereto as a witness to said execution.

WITNESS my hand and official seal.

(Seal) _____

GRANTOR(S)

STATE OF CALIFORNIA }
COUNTY OF Mendocino } ss.

On April 16, 1964 before me, the undersigned, a Notary Public in and for said County and State, personally appeared HARRY D. ROBERTS and JENNIE D. ROBERTS

known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Newell Rawles (Seal)

NEWELL RAWLES
NOTARY PUBLIC - CALIFORNIA
MENDOCINO COUNTY
Name (Typed or Printed)
Notary Public in and for said County and State

(CERTIFICATE OF ACCEPTANCE, GOV. CODE, SECTION 27281)

THIS IS TO CERTIFY, That the State of California, grantee herein, acting by and through the Department of Public Works, Division of Highways, hereby accepts for public purposes the real property, or interest therein, conveyed by the within deed and consents to the recordation thereof.

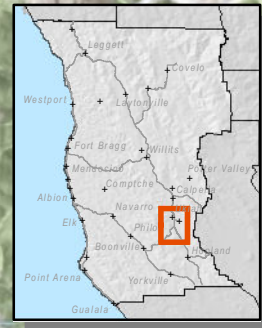
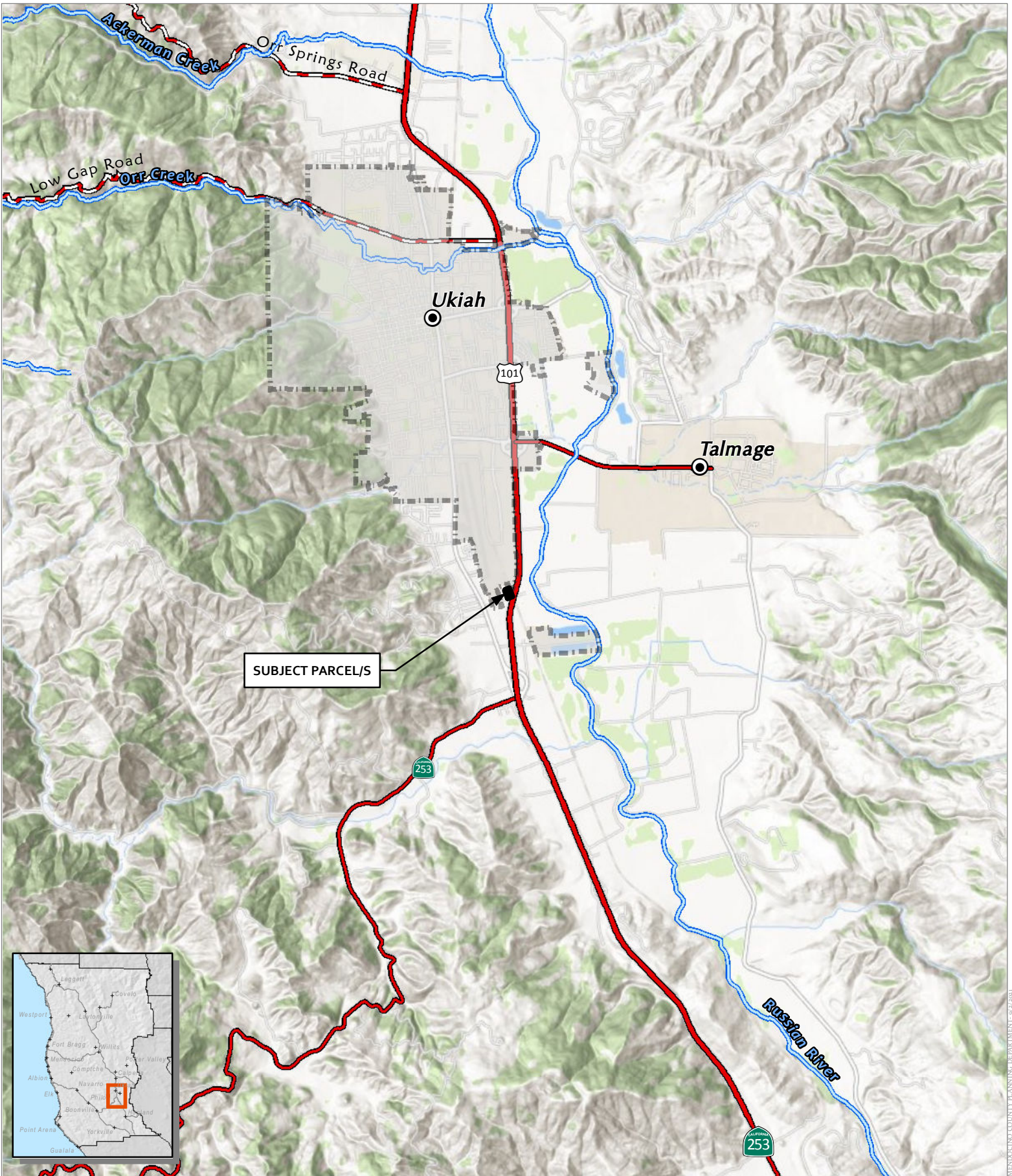
IN WITNESS WHEREOF, I have hereunto set my hand this 21st day of May, 1964.

JOHN ERRECA
Director of Public Works

W. A. Sloane
District Right of Way Agent
Attorney in Fact

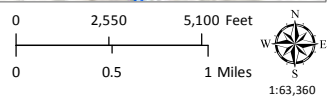
STATE BUSINESS FINE
This is to certify that the document is presented for record by the State Division of Highways or by the Civil Section 6103 and is necessary to the title of the State to properly acquire by the State of California.
SAM BELWER District Engineer
District Right of Way Agent

18719



CASE: V 2021-0003
 OWNER: CRANE, Douglas
 APN: 184-063-11
 APLCT: Greg Redeker
 AGENT: Greg Redeker
 ADDRESS: 210 Norgard Lane, Ukiah

- Major Towns & Places
- City Limits
- Major Roads
- Highways






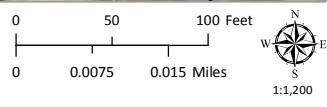
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 09.27.2021



CASE: V 2021-0003
 OWNER: CRANE, Douglas
 APN: 184-063-11
 APLCT: Greg Redeker
 AGENT: Greg Redeker
 ADDRESS: 210 Norgard Lane, Ukiah

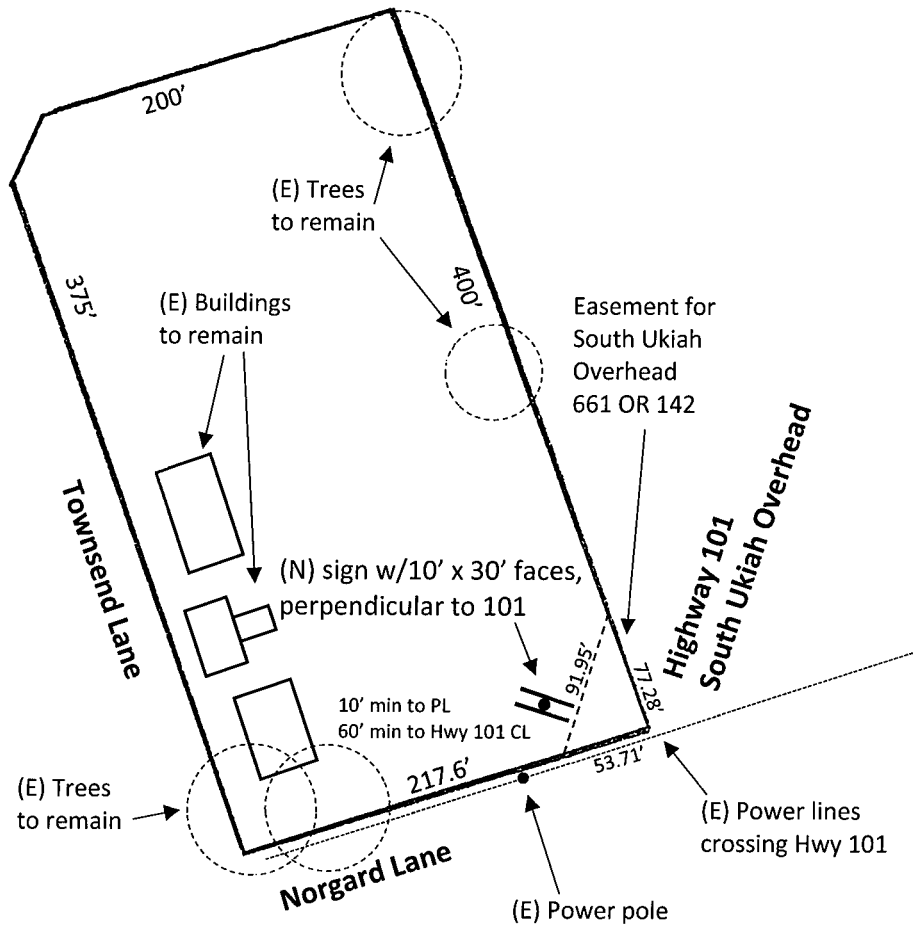
-  City Limits
-  Public Roads
-  Private Roads



AERIAL IMAGERY

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/27/2021

Site Plan – New Off-Site Outdoor Advertising Sign Variance for 13' Additional Sign Height

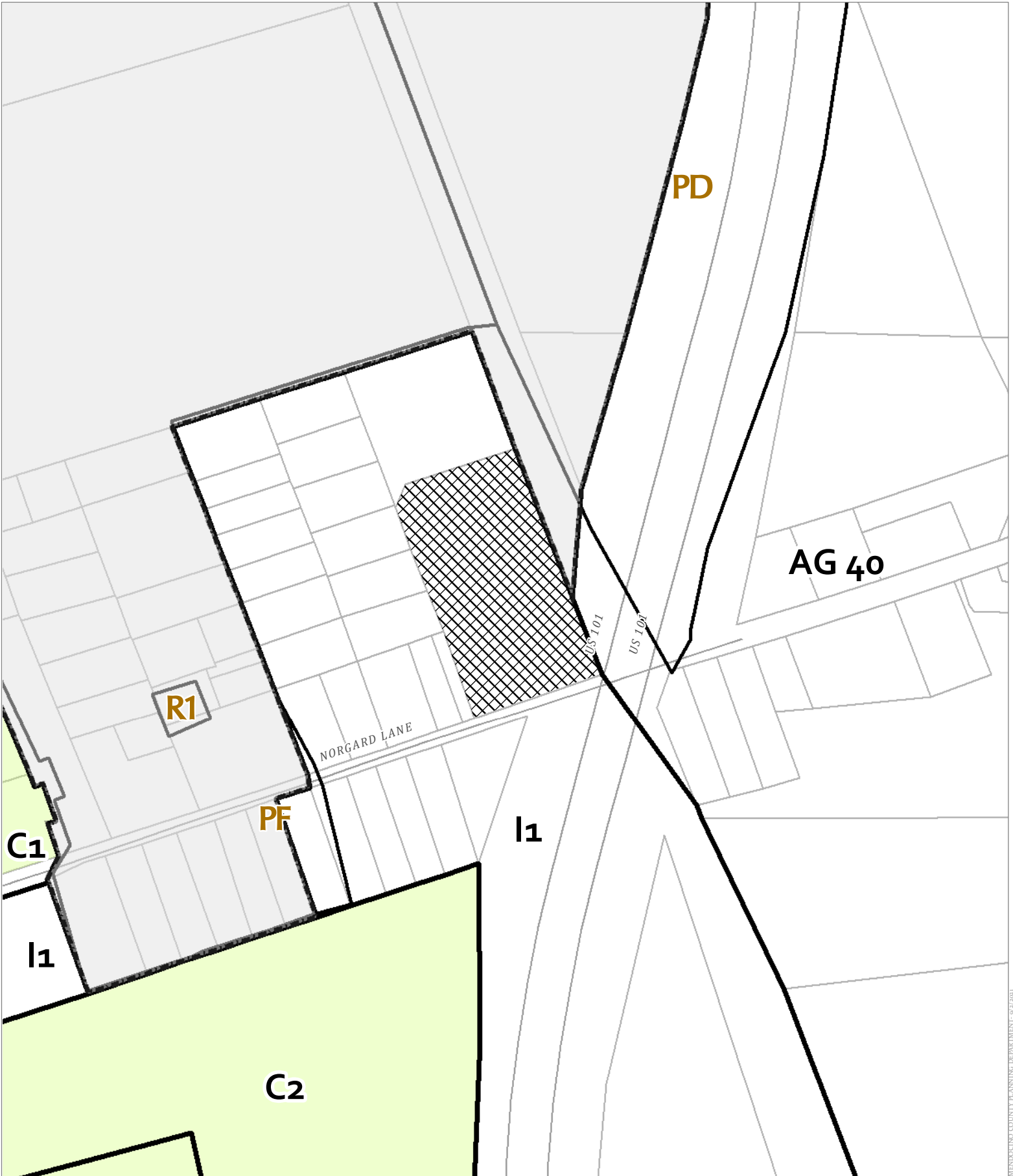


Notes:




- No changes to existing structures or trees
- Maintain 10' min. front setback from Norgard Ln. property line
- Maintain 60' min. corridor preservation setback from CL of Highway 101
- Avoid all existing utilities, facilities, and easements
- Maintain 10' minimum separation from power lines
- New sign is 10' x 30', double-sided, 48' OAH (16' OAH in relation to Highway 101)
- Sign illuminated by two LED luminaires per face, new underground electrical service
- Single steel column set in a reinforced concrete footing

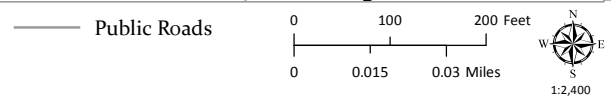


Owner: Douglas Crane and Katherine Crane Trust
 Location: 210 Norgard Lane, Unincorporated Ukiah
 APN: 184-063-11 Size: 1.99 acres +/-
 Zoning: I1 – Limited Industrial
 Prepared by: Greg Redeker, Stott Outdoor Advertising, 08/12/21
gredeker@stottoutdoor.com (530) 717-2705



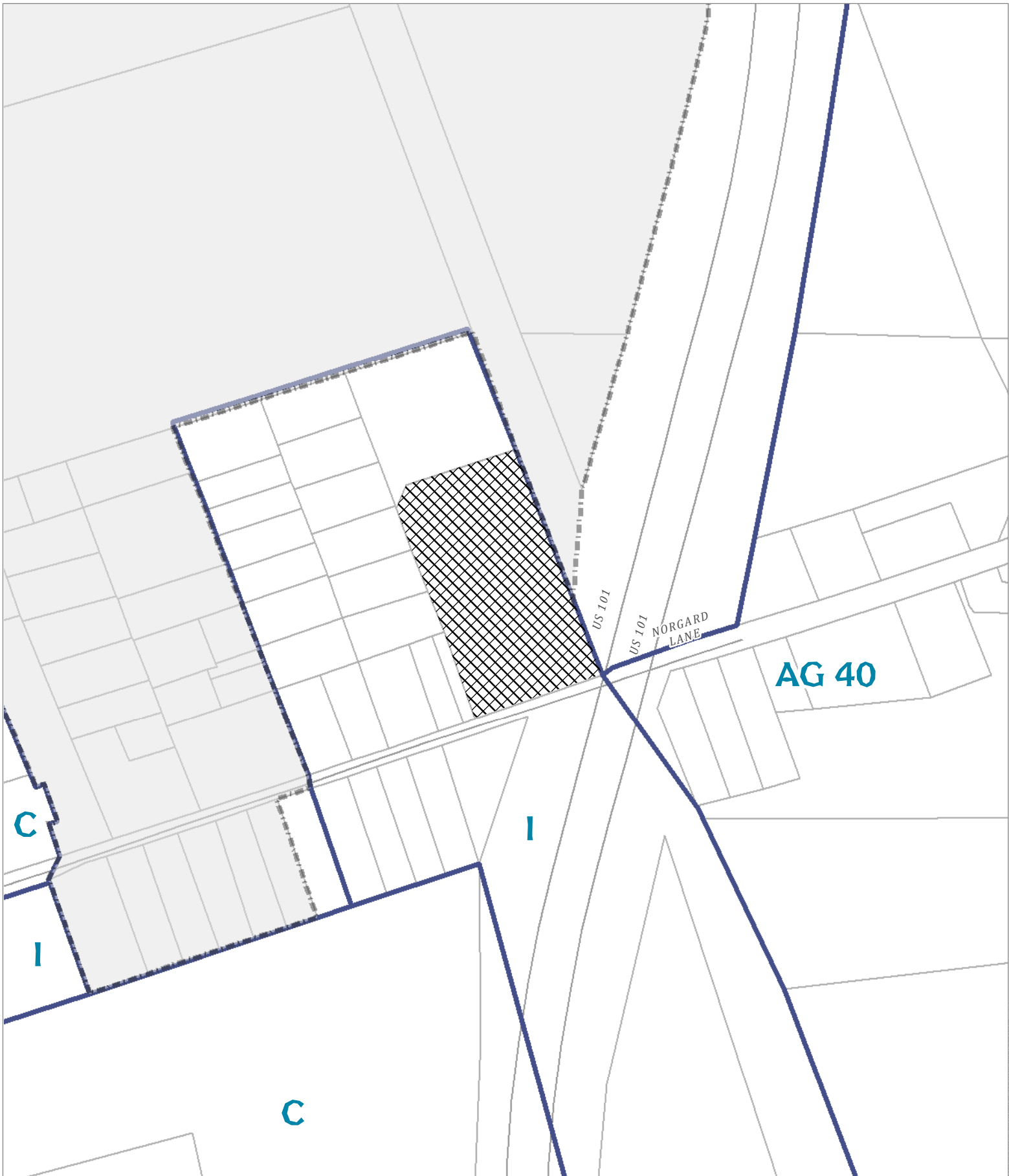
CASE: V 2021-0003
 OWNER: CRANE, Douglas
 APN: 184-063-11
 APLCT: Greg Redeker
 AGENT: Greg Redeker
 ADDRESS: 210 Norgard Lane, Ukiah

-  City Limits
-  Zoning Districts
-  Community Character (CC) Districts






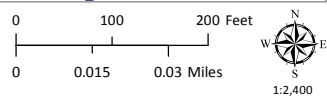
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/27/2021

ZONING DISPLAY MAP

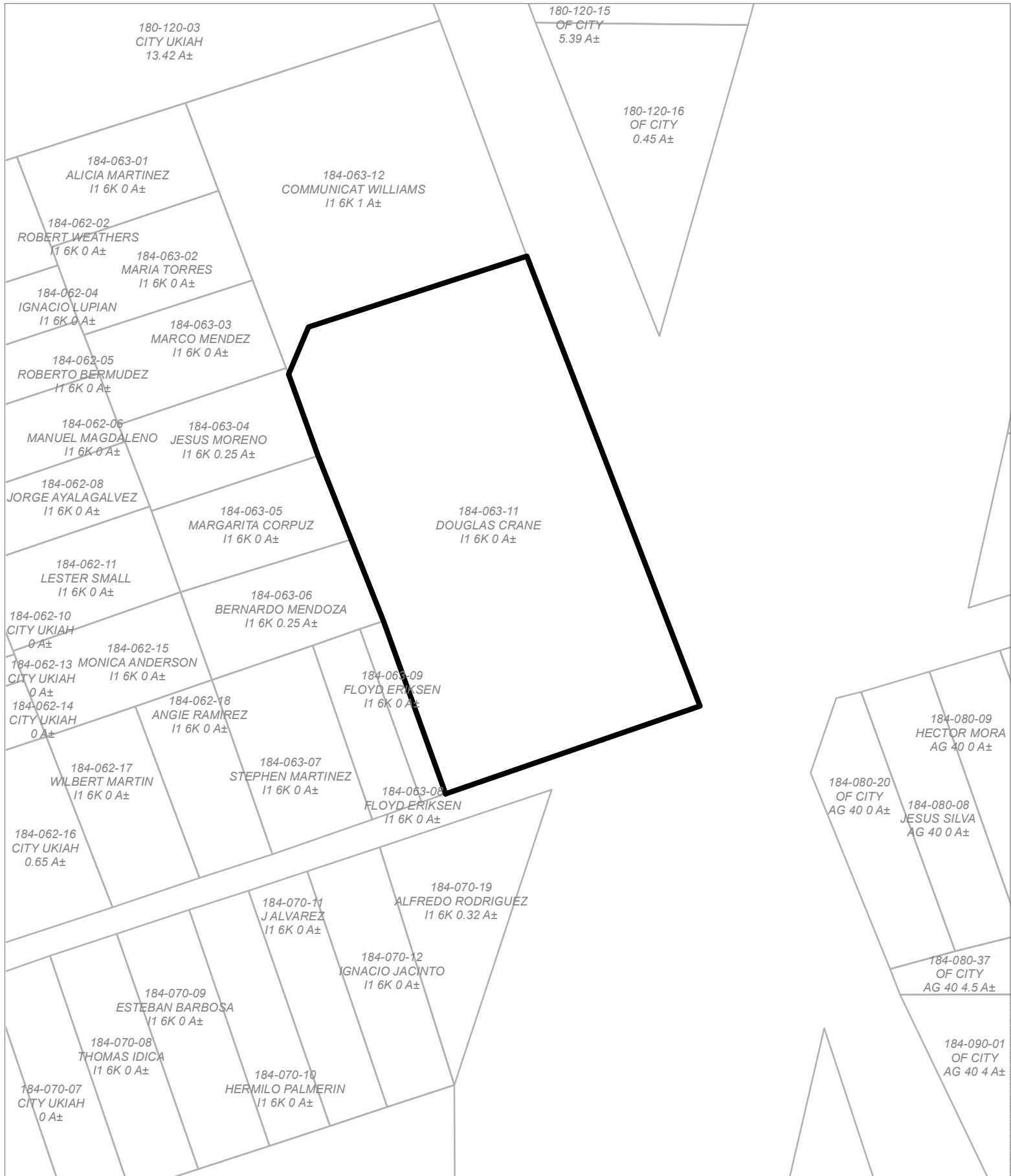


CASE: V 2021-0003
 OWNER: CRANE, Douglas
 APN: 184-063-11
 APLCT: Greg Redeker
 AGENT: Greg Redeker
 ADDRESS: 210 Norgard Lane, Ukiah

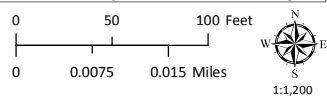
-  City Limits
-  General Plan Classes
-  Public Roads



GENERAL PLAN CLASSIFICATIONS

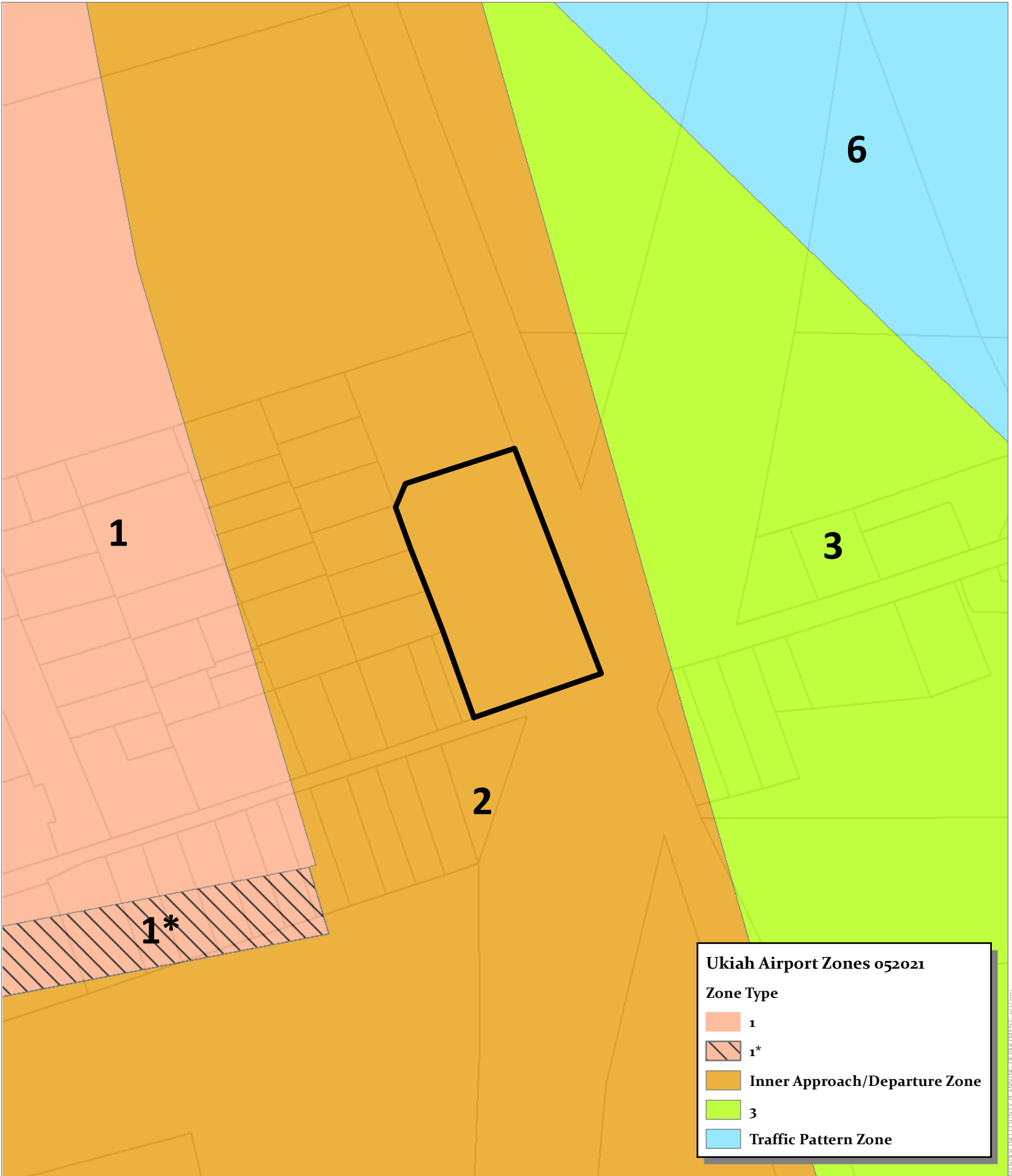


CASE: V 2021-0003
 OWNER: **CRANE, Douglas**
 APN: 184-063-11
 APLCT: Greg Redeker
 AGENT: Greg Redeker
 ADDRESS: 210 Norgard Lane, Ukiah

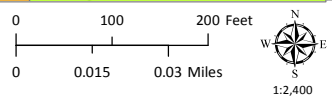


ADJACENT PARCELS

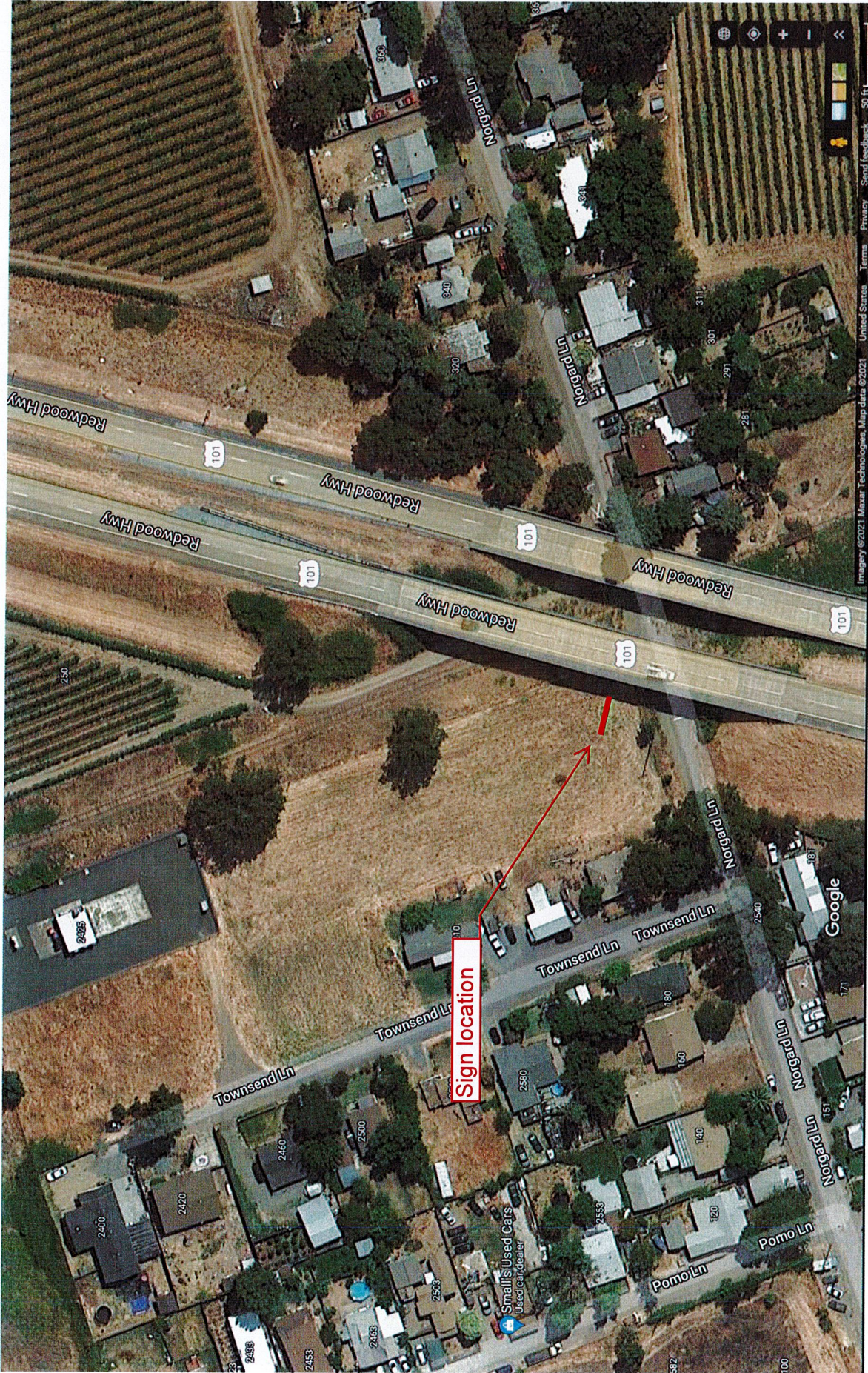
MENDOCINO COUNTY PLANNING DEPARTMENT - 09-27-2021



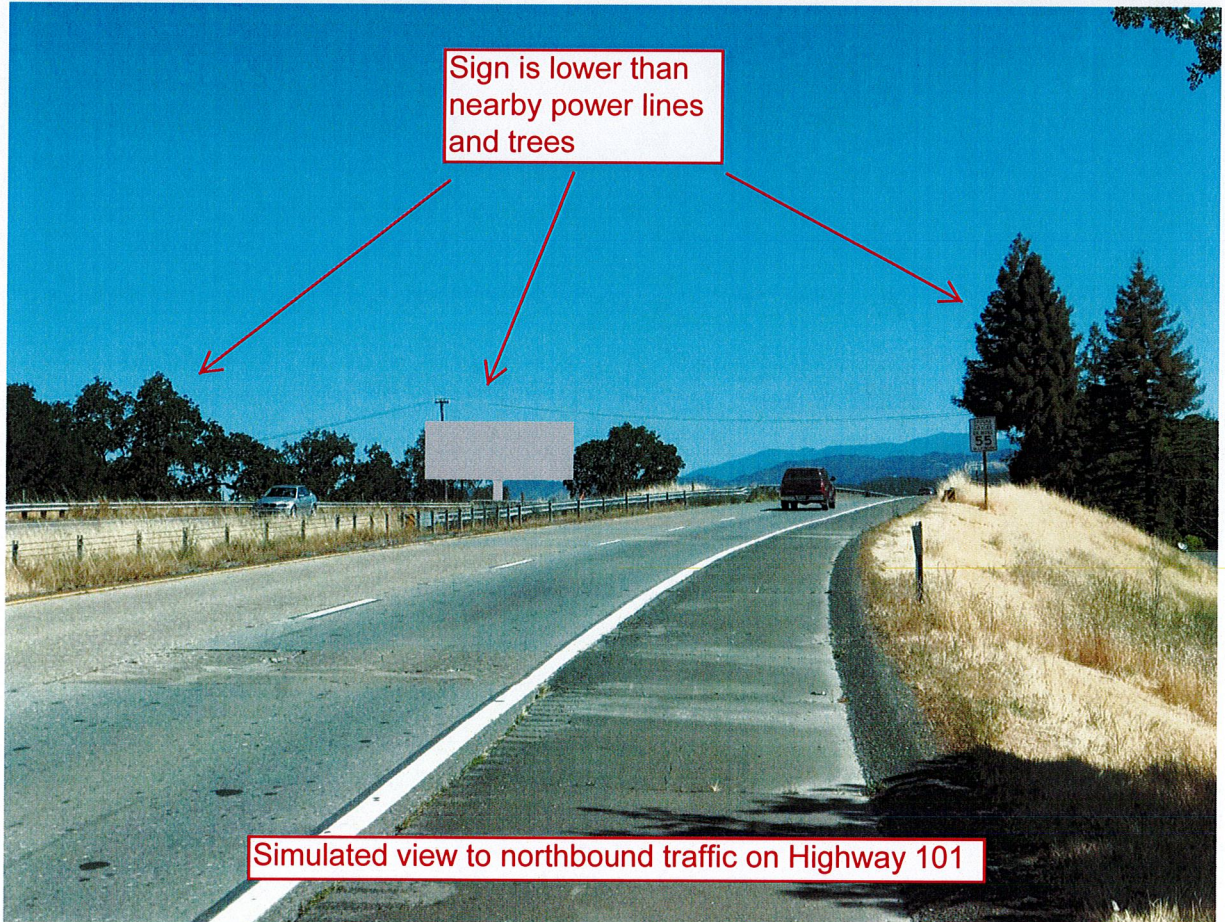
CASE: V 2021-0003
 OWNER: CRANE, Douglas
 APN: 184-063-11
 APLCT: Greg Redeker
 AGENT: Greg Redeker
 ADDRESS: 210 Norgard Lane, Ukiah



MENDOCINO COUNTY PLANNING DEPARTMENT - 09/27/2021



Douglas Crane and Katherine Crane Trust
Mendocino County APN 184-063-11



Stott Outdoor Advertising Variance, APN 184-063-11 (Crane)



Sign location, will be shorter than adjacent trees and power lines

Image Landsat / Copernicus
Data LDEO-Columbia, NSF, NOAA
Data SIO, NOAA, U.S. Navy, NGA, GEBCO

Google Earth

Imagery Date: 6/2/2021 lat 39.116941° lon -123.197931° elev 594 ft eye alt 931 ft

Location of proposed sign
APN 184-063-11 (Crane)

Sign-Vue[®] LED II

The Sign-Vue LED II is the next generation product designed to meet the needs of the media sign lighting market. Built on breakthrough LEDs and dedicated optics for specific poster and bulletin applications, the Sign-Vue LED II provides exceptional uniform illumination while saving energy and reducing maintenance costs. Built on the design philosophy "**MORE LIGHT WHERE YOU NEED IT—ON THE BOARD**", watt for watt, the Sign-Vue LED II delivers twice as much light *on the board* as our leading LED competitors."



Key Benefits

78% more energy efficient than comparable HID luminaires:

- + 12,000 through 16,000 lumens – replaces 175W through 400W HID sign lighting products

Dedicated optics for poster panel and bulletin applications:

- + Panel-Vue[®] optics for poster applications
- + Sign-Vue[®] optics for bulletin and super bulletin applications
- + AdVue[®] optics for bulletin and super bulletin applications where two luminaires are required
- + Most light on the board equals "most efficient" in the industry
- + Illuminates entire board apron, copy and extensions

Leading edge optics and "white light" improve visibility on signage:

- + 5000K CCT, 70 CRI minimum
- + Exceptional uniformity
- + Uniform apron lighting promotes "brand" of operator
- + Uplight and spill light minimized to be environmentally friendly

Improved fixture efficacy reduces energy usage vs competitive LED luminaires:

- + Efficacy improvements up to 130 LPW
- + Lowest total cost of ownership in the media industry
- + Maximized energy savings over HID results in faster payback

Longevity and low maintenance make it the ultimate sustainable solution for renovation and new construction media sign lighting projects:

- + L70 & driver life > 100,000 hours
- + Robust IP66 rated prismatic borosilicate optics increase durability and reduce dirt depreciation
- + ANSI C136 10kV/5kA surge protection
- + 5,000 hour rated salt spray finish

Sleek attractive dayform with weight less than ½ of comparable HID sign lighting luminaires ensures no issues when retrofitting to existing structure:

- + Weight < 25 lbs.
- + Luminaire mounts to existing 1.25 inch round or 1.5 inch square tube
- + Low profile ensures luminaire not visible in sign messaging

Optional controls for design flexibility and energy savings:

- + AO field-adjustable module provides design flexibility
- + Provides choice of lumen and wattage for both rural and urban applications with one luminaire

Smart Solutions that Simply Work

Sign-Vue® LED II

Media Group

Outdoor Advertising


How to Construct a Catalog Number

Example:

SVLED2	SVL	PK3	MVOLT	50K	AMT	GHSDP	AO
1 SERIES	2 DIRECT DISTR.	3 LED OUTPUT	4 VOLTAGE	5 COLOR TEMP.	6 MOUNTING	7 COLOR	8 OPTIONS
SVLED2	ADL PNL SVL	PK1 PK3 PK4	MVOLT 24VDC	50K	AMT	BNSDP GYSDP GHSDP	AO

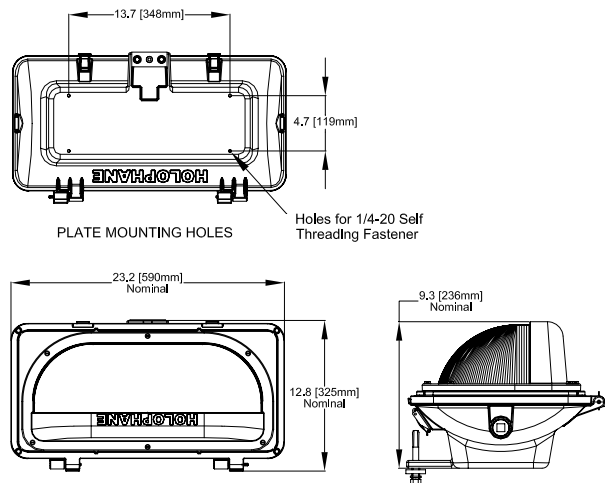
Catalog Number Information

STEP 1: SERIES	
SVLED2	Sign-Vue LED II
STEP 2: DIRECT DISTRIBUTION	
ADL ¹	AdVue optical distribution refractor
PNL	Panel-Vue optical distribution refractor
SVL	Sign-Vue optical distribution refractor
¹ available with PK4 only	
STEP 3: LED LIGHT OUTPUT	
PK1 ²	6,000 lumen performance package
PK3	12,000 lumen performance package
PK4	16,000 lumen performance package
² 24VDC only	
STEP 4: VOLTAGE	
MVOLT	Auto sensing voltage 120, 208, 240, 277V
24VDC	24V DC

STEP 5: DIRECT LED COLOR	
50K	5000K Color Temperature
STEP 6: MOUNTING	
AMT	Standard pipe mount 1.25IN round, 1.5IN square mounting with refractor up or refractor down with single wire access
STEP 7: COLOR	
BNSDP	Brown super durable paint finish
GYSDP	Gray super durable paint finish
GHSDP	Graphite super durable paint finish
	
STEP 8: OPTIONS	
AO ³	Field adjustable output
³ MVOLT only	

Application Reference

Fixture	Board Size	# of Fixtures
PNL - Panel-Vue	12'x24' Poster	1
PNL - Panel-Vue	10'6" x 36' Bulletin	2 or 3
SVL - Sign-Vue	14'x48' Bulletin	3 or 4
SVL - Sign-Vue	20'x60' Super	5
AVL - AdVue	14'x48' Bulletin	2



Acuity Brands Lighting, Inc.

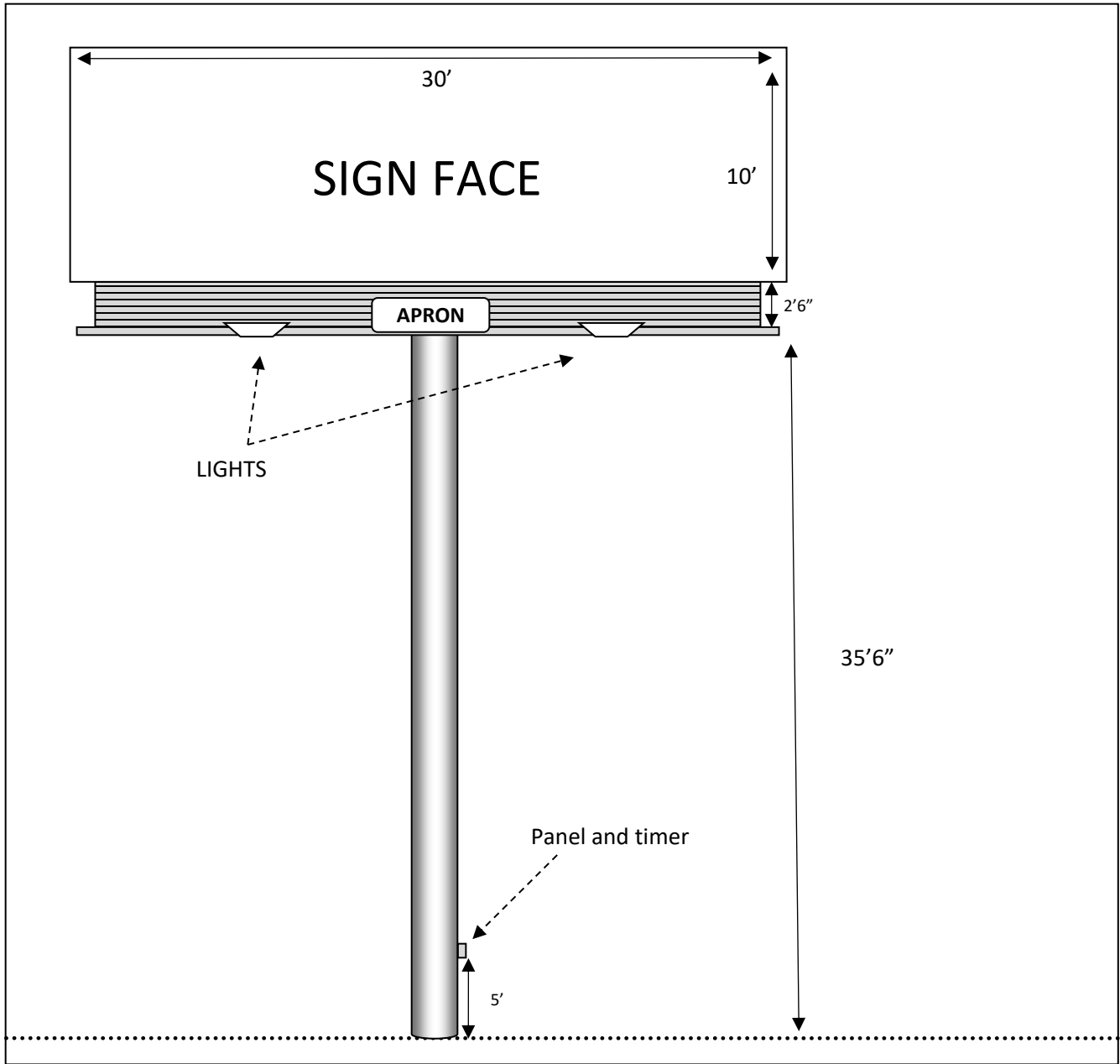
Holophane Headquarters, 3825 Columbus Road, Granville, OH 43023
For more information on this product contact your Holophane Media Group at MediaSalesSupport@holophane.com or call 855-803-1345

Warranty Five-year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Visit our web site at www.holophane.com



SIGN ELEVATION AND
ELECTRICAL DRAWING
210 Norgard Lane – APN 184-063-11



New underground branch circuit from existing service
Four (4) 108 watt LED lamps, two (2) on each side, with cutoff switch and astronomic timer
All construction materials and installation methods to comply with applicable codes:

- 2019 CBC
- 2019 CEC
- 2019 CEnC
- 2019 CalGreen

Revised 09/24/2021



Greg Redeker
(530) 717-2705

Visual design tools allow you to open and save projects to your Dropbox account. Would you like to log in now?"

Login Now

Don't ask again

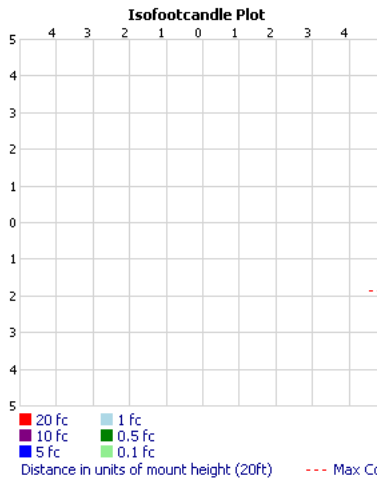
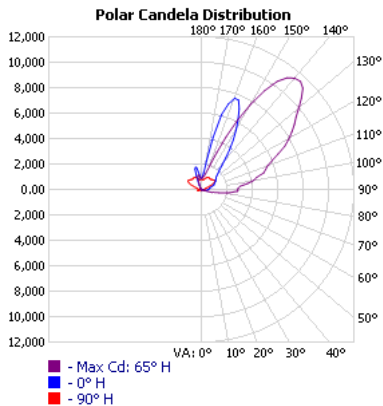
Login Now

Don't ask again

OUTDOOR PHOTOMETRIC REPORT

CATALOG: SVLED2 PNL PK3 50K

TEST #: 502495P2
 TEST LAB: SCALED PHOTOMETRY
 TEST DATE: 9/10/2015
 CATALOG: SVLED2 PNL PK3 50K
 DESCRIPTION: SIGN-VUE LED II, PNL OPTIC, PK3 PERFORMANCE PACKAGE, 5000K CCT
 SERIES: SIGN-VUE LED II
 LAMP CATALOG: LED ARRAY
 LAMP: LED
 LAMP OUTPUT: TOTAL LUMINAIRE LUMENS: 12729.9, **ABSOLUTE PHOTOMETRY ***
 BALLAST / DRIVER: LED DRIVER, LED DRIVER
 INPUT WATTAGE: 108
 LUMINOUS OPENING: RECTANGLE W/LUMINOUS SIDES (L: 5.76", W: 18.96", H: 3.96")
 MAX CD: 11,535.7 AT HORIZONTAL: 65°, VERTICAL: 137.5°
 ROADWAY CLASS: UNCLASSIFIED, UNCLASSIFIED



*TEST BASED ON ABSOLUTE PHOTOMETRY WHERE LAMP LUMENS=LUMENS TOTAL.
 *CUTOFF CLASSIFICATION AND EFFICIENCY CANNOT BE PROPERLY CALCULATED FOR ABSOLUTE PHOTOMETRY.

VISUAL PHOTOMETRIC TOOL 1.2.46 COPYRIGHT 2018, ACUITY BRANDS LIGHTING.
 THIS PHOTOMETRIC REPORT HAS BEEN GENERATED USING METHODS RECOMMENDED BY THE IESNA. CALCULATIONS ARE BASED ON PHOTOMETRIC DATA PROVIDED BY THE MANUFACTURER, AND THE ACCURACY OF THIS PHOTOMETRIC REPORT IS DEPENDENT ON THE ACCURACY OF THE DATA PROVIDED. END-USER ENVIRONMENT AND APPLICATION (INCLUDING, BUT NOT LIMITED TO, VOLTAGE VARIATION AND DIRT ACCUMULATION) CAN CAUSE ACTUAL PHOTOMETRIC PERFORMANCE TO DIFFER FROM THE PERFORMANCE CALCULATED USING THE DATA PROVIDED BY THE MANUFACTURER. THIS REPORT IS PROVIDED WITHOUT WARRANTY AS TO ACCURACY, COMPLETENESS, RELIABILITY OR OTHERWISE. IN NO EVENT WILL ACUITY BRANDS LIGHTING BE RESPONSIBLE FOR ANY LOSS RESULTING FROM ANY USE OF THIS REPORT.

502495P2
 VISUAL PHOTOMETRIC TOOL

PUBLISH
 PAGE 1 OF 4

OUTDOOR PHOTOMETRIC REPORT
 CATALOG: SVLED2 PNL PK3 50K



ZONAL LUMEN SUMMARY

ZONE	LUMENS	% LUMINAIRE
0-30	9.3	0.1%
0-40	16.4	0.1%
0-60	34.9	0.3%
60-90	831.1	6.5%
70-100	1,630.3	12.8%
90-120	3,558.6	28%
0-90	866.0	6.8%
90-180	11,863.9	93.2%
0-180	12,729.9	100%

LUMENS PER ZONE

ZONE	LUMENS	% TOTAL	ZONE	LUMENS	% TOTAL
0-10	1.0	0.0%	90-100	819.0	6.4%
10-20	3.1	0.0%	100-110	1,178.1	9.3%
20-30	5.2	0.0%	110-120	1,561.5	12.3%
30-40	7.1	0.1%	120-130	1,936.6	15.2%
40-50	8.4	0.1%	130-140	2,153.6	16.9%
50-60	10.2	0.1%	140-150	2,033.9	16%
60-70	19.8	0.2%	150-160	1,474.3	11.6%
70-80	205.5	1.6%	160-170	611.4	4.8%
80-90	605.9	4.8%	170-180	95.4	0.7%

ROADWAY SUMMARY

	LUMENS	% LAMP
DISTRIBUTION:	UNCLASSIFIED, UNCLASSIFIED	
MAX CD, 90 DEG VERT:	3,343.3	
MAX CD, 80 TO <90 DEG:	3,369.2	
DOWNWARD STREET SIDE:	795.0	6.2%
DOWNWARD HOUSE SIDE:	70.8	0.6%
DOWNWARD TOTAL:	865.8	6.8%
UPWARD STREET SIDE:	11,202.0	88%
UPWARD HOUSE SIDE:	662.6	5.2%
UPWARD TOTAL:	11,864.6	93.2%
TOTAL LUMENS:	12,730.4	100%

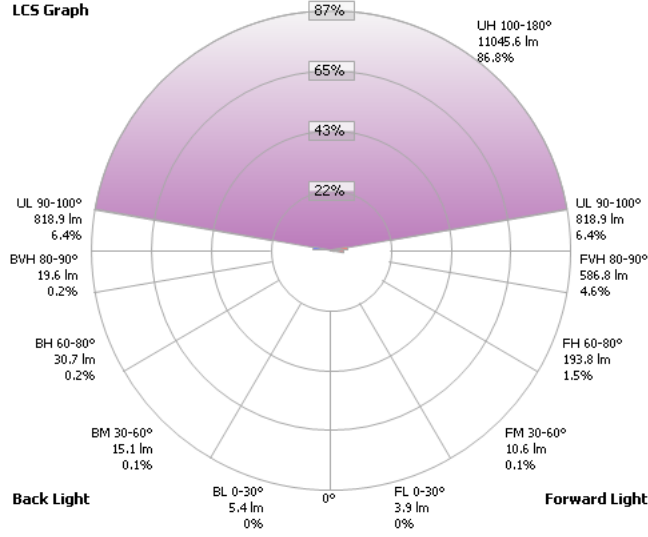
LCS TABLE

BUG RATING	LUMENS	LUMENS %
FORWARD LIGHT		
LOW(0-30):	3.9	0%
MEDIUM(30-60):	10.6	0.1%
HIGH(60-80):	193.8	1.5%
VERY HIGH(80-90):	586.8	4.6%
BACK LIGHT		
LOW(0-30):	5.4	0%
MEDIUM(30-60):	15.1	0.1%
HIGH(60-80):	30.7	0.2%
VERY HIGH(80-90):	19.6	0.2%
UPLIGHT		
LOW(90-100):	818.9	6.4%
HIGH(100-180):	11,045.6	86.8%
TRAPPED LIGHT:	0.000	0%

OUTDOOR PHOTOMETRIC REPORT
CATALOG: SVLED2 PNL PK3 50K



LCS Graph



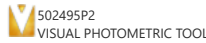
Scale = Max LCS %
Trapped Light: 0lm, 0%

OUTDOOR PHOTOMETRIC REPORT
 CATALOG: SVLED2 PNL PK3 50K



CANDELA TABLE - TYPE C

	0	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180		
0	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	
5	1	15	38	23	6	0	0	0	0	6	12	15	14	6	5	16	26	13	0		
10	0	14	38	22	6	0	0	0	0	5	12	15	13	6	4	16	26	12	0		
15	0	14	38	22	6	0	0	0	0	6	13	16	14	8	5	16	26	12	0		
20	0	14	38	22	6	0	0	0	0	6	13	16	14	8	5	16	26	12	0		
25	0	14	38	22	6	0	0	0	0	6	14	16	14	8	8	16	27	14	0		
30	0	14	38	22	6	0	0	0	0	6	13	16	14	8	8	17	28	14	0		
35	0	14	37	22	6	0	0	0	0	6	14	16	15	8	8	17	27	14	0		
40	0	14	38	22	5	0	0	0	0	6	13	16	14	8	8	17	26	12	0		
45	0	14	36	22	5	0	0	0	0	6	14	16	14	8	6	16	25	10	0		
50	0	14	36	21	4	0	0	0	0	7	14	16	14	8	6	16	25	10	0		
55	0	14	37	21	4	0	0	0	2	10	16	17	14	7	6	16	25	10	0		
60	0	15	37	22	6	0	0	0	6	16	20	19	14	7	6	16	24	10	0		
65	4	16	38	23	7	0	0	5	16	51	42	24	16	8	6	16	25	10	0		
70	26	36	52	31	15	8	9	29	96	184	86	34	17	9	7	16	24	10	0		
75	96	106	126	96	88	350	707	975	673	308	122	44	18	9	6	16	24	10	0		
80	433	456	513	465	472	679	1201	1512	760	216	114	46	18	8	6	15	24	10	0		
85	476	488	539	565	741	1174	2013	2738	1240	180	105	50	16	8	6	14	24	8	0		
90	533	552	599	619	781	1414	2371	3343	1559	181	134	56	12	6	6	14	24	8	0		
95	595	615	657	673	855	1542	2536	3565	1692	216	104	36	12	6	4	14	23	8	0		
100	640	653	697	735	997	2005	3447	4707	2149	274	92	43	20	7	5	14	24	8	0		
105	777	819	974	1024	1378	2840	4452	5512	2437	338	127	78	41	11	6	14	24	10	0		
110	1042	1023	1111	1224	1648	3265	4990	5966	2625	494	206	145	70	20	8	16	24	10	0		
115	1121	1190	1309	1494	2075	4086	6040	6740	3012	895	367	226	94	29	12	16	26	11	0		
120	1279	1326	1474	1712	2558	4803	7212	8206	3678	1186	535	290	114	40	20	18	27	12	0		
125	1369	1420	1657	1947	3219	5787	8184	9307	4012	1257	599	318	137	56	30	25	30	14	0		
130	1499	1588	1836	2442	4278	6850	9049	10517	4242	1197	591	346	167	80	43	36	36	18	0		
135	1855	1965	2347	3333	5454	7986	10224	11191	4120	1126	573	375	220	114	64	52	49	28	8		
140	2532	2748	3373	4824	6543	8490	10954	11108	3430	1066	582	433	305	177	96	74	70	48	27		
145	3890	4136	4825	6038	7242	8945	10291	9418	2766	1098	627	499	427	262	151	112	103	78	57		
150	5482	5724	6284	7012	8182	9050	8652	5624	1941	1100	685	567	486	377	243	184	164	140	120		
155	7026	7165	7530	8005	8284	7943	6269	2882	1554	1053	717	601	539	483	388	322	316	363	395		
160	7647	7650	7607	7356	6744	5358	3108	1685	1300	955	713	609	591	569	564	590	733	1041	1159		
165	6126	5957	5587	4728	3558	2297	1527	1231	1086	849	694	622	610	635	707	883	1272	1678	1811		
170	2257	2193	1971	1653	1389	1196	1088	1049	907	771	692	649	645	700	821	1013	1252	1392	1438		
175	1072	1076	1092	1080	1066	1033	971	896	827	788	775	774	783	806	847	900	955	975	964		
180	844	844	844	844	844	844	844	844	844	844	844	844	844	844	844	844	844	844	844	844	



PUBLISH
PAGE 4 OF 4

OUTDOOR PHOTOMETRIC REPORT
 CATALOG: SVLED2 PNL PK3 50K

TEST #: 502495P2
 TEST LAB: SCALED PHOTOMETRY
 TEST DATE: 9/10/2015
 CATALOG: SVLED2 PNL PK3 50K
 DESCRIPTION: SIGN-VUE LED II, PNL OPTIC, PK3 PERFORMANCE PACKAGE, 5000K CCT
 SERIES: SIGN-VUE LED II
 LAMP CATALOG: LED ARRAY
 LAMP: LED
 LAMP OUTPUT: TOTAL LUMINAIRE LUMENS: 12729.9, ABSOLUTE PHOTOMETRY *
 BALLAST / DRIVER: LED DRIVER, LED DRIVER
 INPUT WATTAGE: 108
 LUMINOUS OPENING: RECTANGLE W/LUMINOUS SIDES (L: 5.76", W: 18.96", H: 3.96")
 MAX CD: 11,535.7 AT HORIZONTAL: 65°, VERTICAL: 137.5°
 ROADWAY CLASS: UNCLASSIFIED, UNCLASSIFIED



*TEST BASED ON ABSOLUTE PHOTOMETRY WHERE LAMP LUMENS=LUMENS TOTAL.
*CUTOFF CLASSIFICATION AND EFFICIENCY CANNOT BE PROPERLY CALCULATED FOR ABSOLUTE PHOTOMETRY.

VISUAL PHOTOMETRIC TOOL 1.2.46 COPYRIGHT 2018, ACUITY BRANDS LIGHTING.
THIS PHOTOMETRIC REPORT HAS BEEN GENERATED USING METHODS RECOMMENDED BY THE IESNA. CALCULATIONS ARE BASED ON PHOTOMETRIC DATA PROVIDED BY THE MANUFACTURER, AND THE ACCURACY OF THIS PHOTOMETRIC REPORT IS DEPENDENT ON THE ACCURACY OF THE DATA PROVIDED. END-USER ENVIRONMENT AND APPLICATION (INCLUDING, BUT NOT LIMITED TO, VOLTAGE VARIATION AND DIRT ACCUMULATION) CAN CAUSE ACTUAL PHOTOMETRIC PERFORMANCE TO DIFFER FROM THE PERFORMANCE CALCULATED USING THE DATA PROVIDED BY THE MANUFACTURER. THIS REPORT IS PROVIDED WITHOUT WARRANTY AS TO ACCURACY, COMPLETENESS, RELIABILITY OR OTHERWISE. IN NO EVENT WILL ACUITY BRANDS LIGHTING BE RESPONSIBLE FOR ANY LOSS RESULTING FROM ANY USE OF THIS REPORT.

 502495P2
VISUAL PHOTOMETRIC TOOL

PUBLISH
PAGE 1 OF 4

OUTDOOR PHOTOMETRIC REPORT
 CATALOG: SVLED2 PNL PK3 50K



ZONAL LUMEN SUMMARY

ZONE	LUMENS	% LUMINAIRE
0-30	9.3	0.1%
0-40	16.4	0.1%
0-60	34.9	0.3%
60-90	831.1	6.5%
70-100	1,630.3	12.8%
90-120	3,558.6	28%
0-90	866.0	6.8%
90-180	11,863.9	93.2%
0-180	12,729.9	100%

LUMENS PER ZONE

ZONE	LUMENS	% TOTAL	ZONE	LUMENS	% TOTAL
0-10	1.0	0.0%	90-100	819.0	6.4%
10-20	3.1	0.0%	100-110	1,178.1	9.3%
20-30	5.2	0.0%	110-120	1,561.5	12.3%
30-40	7.1	0.1%	120-130	1,936.6	15.2%
40-50	8.4	0.1%	130-140	2,153.6	16.9%
50-60	10.2	0.1%	140-150	2,033.9	16%
60-70	19.8	0.2%	150-160	1,474.3	11.6%
70-80	205.5	1.6%	160-170	611.4	4.8%
80-90	605.9	4.8%	170-180	95.4	0.7%

ROADWAY SUMMARY

	LUMENS	% LAMP
DISTRIBUTION: UNCLASSIFIED, UNCLASSIFIED		
MAX CD, 90 DEG VERT:	3,343.3	
MAX CD, 80 TO <90 DEG:	3,369.2	
DOWNWARD STREET SIDE:	795.0	6.2%
DOWNWARD HOUSE SIDE:	70.8	0.6%
DOWNWARD TOTAL:	865.8	6.8%
UPWARD STREET SIDE:	11,202.0	88%
UPWARD HOUSE SIDE:	662.6	5.2%
UPWARD TOTAL:	11,864.6	93.2%
TOTAL LUMENS:	12,730.4	100%

LCS TABLE

BUG RATING	LUMENS	LUMENS %
FORWARD LIGHT		
LOW(0-30):	3.9	0%
MEDIUM(30-60):	10.6	0.1%
HIGH(60-80):	193.8	1.5%
VERY HIGH(80-90):	586.8	4.6%
BACK LIGHT		
LOW(0-30):	5.4	0%
MEDIUM(30-60):	15.1	0.1%
HIGH(60-80):	30.7	0.2%
VERY HIGH(80-90):	19.6	0.2%
UPLIGHT		
LOW(90-100):	818.9	6.4%
HIGH(100-180):	11,045.6	86.8%
TRAPPED LIGHT:	0.000	0%

502495P2
 VISUAL PHOTOMETRIC TOOL

PUBLISH
 PAGE 2 OF 4

OUTDOOR PHOTOMETRIC REPORT
CATALOG: SVLED2 PNL PK3 50K



502495P2
VISUAL PHOTOMETRIC TOOL

PUBLISH
PAGE 3 OF 4

OUTDOOR PHOTOMETRIC REPORT
CATALOG: SVLED2 PNL PK3 50K



CANDELA TABLE - TYPE C

	0	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180		
0	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	
5	1	15	38	23	6	0	0	0	0	6	12	15	14	6	5	16	26	13	0	0	
10	0	14	38	22	6	0	0	0	0	5	12	15	13	6	4	16	26	12	0	0	
15	0	14	38	22	6	0	0	0	0	6	13	16	14	8	5	16	26	12	0	0	
20	0	14	38	22	6	0	0	0	0	6	13	16	14	8	5	16	26	12	0	0	
25	0	14	38	22	6	0	0	0	0	6	14	16	14	8	8	16	27	14	0	0	
30	0	14	38	22	6	0	0	0	0	6	13	16	14	8	8	17	28	14	0	0	
35	0	14	37	22	6	0	0	0	0	6	14	16	15	8	8	17	27	14	0	0	
40	0	14	38	22	5	0	0	0	0	6	13	16	14	8	8	17	26	12	0	0	
45	0	14	36	22	5	0	0	0	0	6	14	16	14	8	6	16	25	10	0	0	
50	0	14	36	21	4	0	0	0	0	7	14	16	14	8	6	16	25	10	0	0	
55	0	14	37	21	4	0	0	0	2	10	16	17	14	7	6	16	25	10	0	0	
60	0	15	37	22	6	0	0	0	6	16	20	19	14	7	6	16	24	10	0	0	
65	4	16	38	23	7	0	0	5	16	51	42	24	16	8	6	16	25	10	0	0	
70	26	36	52	31	15	8	9	29	96	184	86	34	17	9	7	16	24	10	0	0	
75	96	106	126	96	88	350	707	975	673	308	122	44	18	9	6	16	24	10	0	0	
80	433	456	513	465	472	679	1201	1512	760	216	114	46	18	8	6	15	24	10	0	0	
85	476	488	539	565	741	1174	2013	2738	1240	180	105	50	16	8	6	14	24	8	0	0	
90	533	552	599	619	781	1414	2371	3343	1559	181	134	56	12	6	6	14	24	8	0	0	
95	595	615	657	673	855	1542	2536	3565	1692	216	104	36	12	6	4	14	23	8	0	0	
100	640	653	697	735	997	2005	3447	4707	2149	274	92	43	20	7	5	14	24	8	0	0	
105	777	819	974	1024	1378	2840	4452	5512	2437	338	127	78	41	11	6	14	24	10	0	0	
110	1042	1023	1111	1224	1648	3265	4990	5966	2625	494	206	145	70	20	8	16	24	10	0	0	
115	1121	1190	1309	1494	2075	4086	6040	6740	3012	895	367	226	94	29	12	16	26	11	0	0	
120	1279	1326	1474	1712	2558	4803	7212	8206	3678	1186	535	290	114	40	20	18	27	12	0	0	
125	1369	1420	1657	1947	3219	5787	8184	9307	4012	1257	599	318	137	56	30	25	30	14	0	0	
130	1499	1588	1836	2442	4278	6850	9049	10517	4242	1197	591	346	167	80	43	36	36	18	0	0	
135	1855	1965	2347	3333	5454	7986	10224	11191	4120	1126	573	375	220	114	64	52	49	28	8	0	
140	2532	2748	3373	4824	6543	8490	10954	11108	3430	1066	582	433	305	177	96	74	70	48	27	0	
145	3890	4136	4825	6038	7242	8945	10291	9418	2766	1098	627	499	427	262	151	112	103	78	57	0	
150	5482	5724	6284	7012	8182	9050	8652	5624	1941	1100	685	567	486	377	243	184	164	140	120	0	
155	7026	7165	7530	8005	8284	7943	6269	2882	1554	1053	717	601	539	483	388	322	316	363	395	0	
160	7647	7650	7607	7356	6744	5358	3108	1685	1300	955	713	609	591	569	564	590	733	1041	1159	0	
165	6126	5957	5587	4728	3558	2297	1527	1231	1086	849	694	622	610	635	707	883	1272	1678	1811	0	
170	2257	2193	1971	1653	1389	1196	1088	1049	907	771	692	649	645	700	821	1013	1252	1392	1438	0	
175	1072	1076	1092	1080	1066	1033	971	896	827	788	775	774	783	806	847	900	955	975	964	0	
180	844	844	844	844	844	844	844	844	844	844	844	844	844	844	844	844	844	844	844	844	0



PUBLISH
PAGE 4 OF 4

Product Selection

My Computer

Select Local File
 No file chosen
Select Local File
 No file chosen

Dropbox

Log OutDropbox Login
Name
Type
Modified

Filename:

 Show all file types
[Select](#)[Cancel](#)

Sign in to Your Visual Account

Customers: enter your email and password.

Agents and ABL Employees: enter your Agile username and password.

Email/Username:

Password:

[Create Account](#)
[Login](#) [Cancel](#)

Product Selection

Acuity Brands Lighting

Dropbox

[Log in to your account](#)

My Computer

[Browse...](#) [No file chosen](#)

[Browse...](#) [No file chosen](#)

Catalog

Lamp

Distribution

[Select](#)[Cancel](#)

Download Image

Size in inches:

Size in pixels:

Show Title:

Show Legend:

Show Labels:

Preview

[Download](#)[Cancel](#)

Report Settings

[Tables](#)[Plots](#)[Advanced](#)

Average Illuminance

Candela Distribution

- Flood Summary
- Illuminance at a Distance
- Indoor COU Table
- LCS Table
- Lumens Summary
- Lumen Zones
- Roadway Summary

Visual Design Tools

[Cancel](#)
[Update Cancel](#)

Product Selection

Visual Cloud



[Login](#)



My Computer

Dropbox

[New Folder](#) [Log Out](#) [Dropbox Login](#)

Name
 Type
 Modified

Filename:

Show all file types
[Select](#) [Cancel](#)

Sign in to Your Visual Account

Email/Username:

Password:

[Create Account](#)
[Login](#) [Cancel](#)

Product Selection

Acuity Brands Lighting

Dropbox

[Log Out](#) [Log in to your account](#)

My Computer

Catalog

Lamp

Lumens/Lamp

Eff

Distribution

Filename

Download Image

Size in inches:

Size in pixels:

Show Title:

Show Legend:

Show Labels:

Transparent:

Preview

[Select](#) [Cancel](#)

[Download](#) [Cancel](#)

Report Settings

[Tables](#) [Plots](#) [Advanced](#)

Average Illuminance

Candela Distribution

Flood Summary

- Illuminance at a Distance
- Indoor COU Table
- LCS Table
- Lumens Summary
- Lumen Zones
- Roadway Summary
-
-
-
-
-
-

Visual Design Tools

[Cancel](#)

[Update Cancel](#)