



GRASS VALLEY

City Council Regular Meeting, Capital Improvements Authority and Redevelopment "Successor Agency"

Tuesday, May 27, 2025 at 6:00 PM

Council Chambers, Grass Valley City Hall | 125 East Main Street, Grass Valley, California

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AGENDA

Any person with a disability who requires accommodations to participate in this meeting should telephone the City Clerk's office at (530)274-4390, at least 48 hours prior to the meeting to make a request for a disability related modification or accommodation.

**Mayor Hilary Hodge, Vice Mayor Haven Caravelli, Councilmember Jan Arbuckle,
Councilmember Joe Bonomolo, Councilmember Tom Ivy**

MEETING NOTICE

City Council welcomes you to attend the meetings electronically or in person at the City Hall Council Chambers, located at 125 E. Main St., Grass Valley, CA 95945. Regular Meetings are scheduled at 6:00 p.m. on the 2nd and 4th Tuesday of each month. Your interest is encouraged and appreciated.

This meeting is being broadcast "live" on Comcast Channel 17 & 18 by Nevada County Media, on the internet at www.cityofgrassvalley.com, or on the City of Grass Valley YouTube channel at <https://www.youtube.com/@cityofgrassvalley.com>

Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to public@cityofgrassvalley.com. Comments will be reviewed and distributed before the meeting if received by 5pm. Comments received after that will be addressed during the item and/or at the end of the meeting. Council will have the option to modify their action on items based on comments received. Action may be taken on any agenda item.

Agenda materials, staff reports, and background information related to regular agenda items are available on the City's website: www.cityofgrassvalley.com. Materials related to an item on this agenda submitted to the Council after distribution of the agenda packet will be made available on the City of Grass Valley website at www.cityofgrassvalley.com, subject to City staff's ability to post the documents before the meeting.

Please note, individuals who disrupt, disturb, impede, or render infeasible the orderly conduct of a meeting will receive one warning that, if they do not cease such behavior, they may be removed from the meeting. The chair has authority to order individuals removed if they do not cease their disruptive behavior following this warning. No warning is required before an individual is removed if that individual engages in a use of force or makes a true threat of force. (Gov. Code, § 54957.95.)

Council Chambers are wheelchair accessible and listening devices are available. Other special accommodations may be requested to the City Clerk 72 hours in advance of the meeting by calling (530) 274-4390, we are happy to accommodate.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

AGENDA APPROVAL - *The City Council reserves the right to hear items in a different order to accomplish business in the most efficient manner.*

REPORT OUT OF CLOSED SESSION

INTRODUCTIONS AND PRESENTATIONS

1. Jewish American Heritage Month Proclamation

CITY STAFF UPDATE

2. Update on the Measure B work being done.

PUBLIC COMMENT - *Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to public@cityofgrassvalley.com. Comments will be reviewed and distributed before the meeting if received by 5pm. Comments received after 5pm will be addressed during the item and/or at the end of the meeting. Council will have the option to modify their action on items based on comments received. Action may be taken on any agenda item. There is a time limitation of three minutes per person for all emailed, voicemail, or in person comments, and only one type of public comment per person. Speaker cards are assigned for public comments that are on any items not on the agenda, and within the jurisdiction or interest of the City. Speaker Cards can be pulled until the opening of public comment at which time sign ups will no longer be allowed. These cards can be found at the City Clerks desk. If you wish to speak regarding a scheduled agenda item, please come to the podium when the item is announced. When recognized, please begin by providing your name and address for the record (optional). Thirty minutes of public comment will be heard under this item in order of the speaker card assigned and the remaining general public comments will be heard at the end of the meeting. We will begin with number one.*

CONSENT ITEMS - *All matters listed under the Consent Calendar are to be considered routine by the City Council and/or Grass Valley Redevelopment Agency and will be enacted by one motion in the form listed. There will be no separate discussion of these items unless, before the City Council and/or Grass Valley Redevelopment Agency votes on the motion to adopt, members of the Council and/or Agency, staff or the public request specific items to be removed from the Consent Calendar for separate discussion and action but Council action is required to do so (roll call vote). Unless the Council removes an item from the Consent Calendar for separate discussion, public comments are invited as to the consent calendar as a whole and limited to three minutes per person.*

3. Approval of the Regular Meeting Minutes of May 13, 2025.

Recommendation: Council approve minutes as submitted.

4. City Hall Exterior Stair Repair Project.

CEQA: 15301 Existing Facility - Categorically Exempt

Recommendation: The Council 1) approves the Deputy Public Works Director to execute a contract with Lester Enterprises Northstate Inc to complete repairs to exterior stairs at City Hall subject to legal review; 2) allow Deputy Public Works Director to approve a 5% contingency; 3) allow Finance Director to make any necessary budget adjustments and transfers.

5. Consideration of Waste Management's annual fee adjustments and new fees for service

CEQA: Not a project

Recommendation: That Council adopt Resolution 2025-09 adjusting service rates to Waste Management's fee schedule

6. Adoption of Local Responsibility Area Fire Hazard Severity Zone Maps as determined by Cal Fire

CEQA: Not a project

Recommendation: That Council holds a seconding reading of Ordinance 835, waive full reading and read by Title only, and adopt the Ordinance hereby designating the Local Responsibility Area Fire Hazard Severity Zone Maps as recommended by the California Department of Forestry and Fire Protection pursuant to Government Code Section 51178,

7. City-sponsored mural project at the Hwy 49 Underpass

CEQA: CEQA Exemption Class 1

Recommendation: Receive and File.

ITEMS REMOVED FROM CONSENT CALENDAR FOR DISCUSSION OR SEPARATE ACTION AND / OR ANY ADDED AGENDA ITEMS

REORGANIZATION RELATED ITEMS

PUBLIC HEARING

8. *Rezone and use permit application by Granite Wellness to change the zoning of a 3.31 acre parcel, APN 035-330-021, from Central Business District (C-2) to the Community Business District (C-1) zoning designation, and a Use Permit for an in-patient Withdrawal Management Facility.*

CEQA: CEQA Exemption Class 1

Recommendation: The planning commission recommends that City Council approve the Re-zone application by Granite Wellness from the *Central Business District (C-2) to the Community Business District (C-1) zoning designation, and approve the Use Permit project as presented, or as modified at the public hearing, which includes the following actions:* 1) Adopt Resolution 2025-17, determining that the Zoning Map Amendment and the Conditional Use Permit are Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report and adopt the attached Notice of Exemption (NOE) (Attachment 1; and 2) Introduce the attached Ordinance 836 to adopt a zoning

amendment to rezone a portion of APN: 035-330-021 from *Central Business District* (C-2) to the *Community Business District* (C-1), waive full reading, and read by Title Only (Attachment 2); and 3) Adopt Resolution-18 approving the Use Permit to allow a use consistent with “Medical Services - Extended Care,” pursuant to Table 2-10, Allowed Land Uses and Permit Requirements for Commercial and Industrial Zone, of the City Municipal Code in accordance with the Conditions of Approval as presented in the staff report (Attachment 3).

ADMINISTRATIVE

9. FY 2025-26 Preliminary Budget Overview

CEQA: Not a project

Recommendation: It is recommended that the City Council 1) approve the FY 2025-26 Preliminary Budget and provide further Director to staff as it relates to the preparation of the 2025-26 Final Budget and 2) set June 24, 2025, as the date for the public hearing for the FY 2025-26 Final Budget.

10. Update on the rollout of SB1383 and the new organic waste recycling program.

CEQA: Not a project.

Recommendation: That Council provide general input and direction to staff.

11. Condon Park Skatepark Expansion - Establishing an Ad Hoc Committee

CEQA: Not a Project

Recommendation: That the City Council appoint two City Council Members to an Ad Hoc Committee to work on the future expansion of the Condon Park Skatepark.

BRIEF REPORTS BY COUNCIL MEMBERS

CONTINUATION OF PUBLIC COMMENT

ADJOURN

POSTING NOTICE

This is to certify that the above notice of a meeting of The City Council, scheduled for Tuesday, May 27, 2025, at 6:00 p.m., was posted at city hall, easily accessible to the public, as of 5:00 p.m. Friday, May 23, 2025.

Taylor Whittingslow, City Clerk