



GRASS VALLEY
Planning Commission Meeting

Tuesday, February 15, 2022 at 7:00 PM
Council Chambers, Grass Valley City Hall | 125 East Main Street, Grass Valley, California
Telephone: (530) 274-4310 - Fax: (530) 274-4399
E-Mail: info@cityofgrassvalley.com Web Site: www.cityofgrassvalley.com

MINUTES

CALL TO ORDER

Meeting called to order by Chairman Warren-Rhodes at 7:01 PM.

PLEDGE OF ALLEGIANCE

Commissioner Arbaugh led the pledge of allegiance.

ROLL CALL

PRESENT

Commissioner James Arbaugh
Commissioner Greg Bulanti
Commissioner Liz Coots
Vice Chairman Eric Robins
Chairman Kimberly Warren-Rhodes

AGENDA APPROVAL

Motion to approve the agenda as submitted by Commissioner Arbaugh , Seconded by Commissioner Bulanti.

Voting Yea: Commissioner Arbaugh, Commissioner Bulanti, Commissioner Coots, Vice Chairman Robins, Chairman Warren-Rhodes

ACTION MINUTES APPROVAL

1. Minutes for the January 18th, 2022 meeting.

Motion made to approve the minutes as submitted by Vice Chairman Robins,
Seconded by Commissioner Coots.

Voting Yea: Commissioner Arbaugh, Commissioner Bulanti, Commissioner Coots, Vice Chairman Robins, Chairman Warren-Rhodes

PUBLIC COMMENT -

Attached.

PUBLIC HEARING ITEMS

2. **Tentative Subdivision Map, Development Review and Planned Development Permits for Berriman Ranch Phase III (21PLN-43)** for the division of a ± 75.3 -acre parcel into 60 duet style lots ranging in size from $\pm 4,000$ square feet (Lot 33) to $\pm 8,741$ square feet (Lot 57). The project also includes seven remainder parcels designated as Lots A - G.

Lance Lowe, Principle Planner, and Martin Wood, applicant, gave presentation to the commission.

The commission had questions about circulation of traffic and the proposed traffic mitigation at Mcknight and Taylorville. They also discussed walking trails that connected to the shopping centers.

Public comment attached.

Motion made by Vice Chairman Robins, Seconded by Commissioner Coots.

Voting Yea: Commissioner Arbaugh, Commissioner Bulanti, Commissioner Coots, Vice Chairman Robins, Chairman Warren-Rhodes

3. **Tentative Parcel Map (21PLN-47)** Map for the division of a ± 2 -acre parcel into two 1-acre parcels at 322 Hubbard Rd

Lance Lowe, Principle Planner, gave presentation to the commission.

The commission wanted clarification of the ingress and egress of the proposed property.

Public comment attached.

Motion made by Vice Chairman Robins, Seconded by Commissioner Arbaugh.

Voting Yea: Commissioner Arbaugh, Commissioner Bulanti, Commissioner Coots, Vice Chairman Robins, Chairman Warren-Rhodes

OTHER BUSINESS

4. Review of City Council Items.

Council approved the RV Park and it has had its second reading. Now the RV park annexation has entered into the LAFCO process. There is upcoming discussion about the Strategic Plan updated. Commission asked for a Dorsey Market place Lawsuit update.

5. Future Meetings, Hearings and Study Sessions

BRIEF REPORTS BY COMMISSIONERS

ADJOURN

Meeting adjourned by Chairman Warren-Rhodes at 8:29 pm.



Eric Robins, Vice Chairman



Taylor Day, Deputy City Clerk

Taylor Day

From: Jason McLachlan [REDACTED]
Sent: Tuesday, February 15, 2022 7:58 PM
To: Public Comments
Subject: 12PLN-43, part 2

...continued:

- 6) What will be done to improve the Taylorville Rd/McKnight Way intersection to encourage residential traffic from Phase III to use that intersection, and not come through Carriage House? Something needs to be done to allow people to easily turn left from Taylorville onto McKnight, or else they will be avoiding that intersection, and coming through the Carriage House and Berriman Phase I neighborhoods.
- 7) How will the new public utilities be run? Are these considered extensions to existing infrastructure, or are improvements being considered to upgrade capacity along existing streets? Hopefully, this does not involve tearing up streets in existing neighborhoods.

Thank you,
Jason McLachlan

Taylor Day

From: Jason McLachlan [REDACTED]
Sent: Tuesday, February 15, 2022 7:28 PM
To: Public Comments
Subject: 21PLN-43

1) Can you please confirm the number of units and/or duets being proposed for each of the following parcels:

APN 022-140-055

APN 022-140-056

APN 022-140-057

APN 022-140-053

The Notification Map, received by those in the owner notification zone, makes reference to -055 and -056 as being the project location for 60 duet style homes. That would far exceed the housing density designations in the City of Grass Valley General Plan.

The Berriman Ranch Tentative Map, attached to this evening's minutes, makes reference to two different parcels... -057 and -053 as the project location for the 60 duet style homes. That differs from the notice sent to area residents...which is why this is under question. Could you please clarify?

2) Could you please tell us what is actually being proposed for all four parcels, and how is open space being handled?

3) Can you please comment on what is being done in situations where duets are being proposed on parcels designated R1 (i.e. APN -055, ULD)? Are parcels, like these, subject to re-zoning, and is public input being taken into consideration to stick to the General Plan? Phase II is planning to UMD for -055, not consistent with the General Plan.

4) Can you please comment on how many, and where, native trees are being kept to reasonably maintain that natural aesthetics of the landscape? Are these being left distributed throughout the neighborhood, or clustered into smaller areas?

5) Has an EIR been completed and approved for Phase II and Phase III. If not, how are any of these Statutory Exempt, and what does that mean?

Thank you,
Jason McLachlan

Taylor Day

From: WIRELESS CALLER [REDACTED]
Sent: Tuesday, February 15, 2022 6:57 PM
To: Public Comments
Subject: Voice Mail (2 minutes and 51 seconds)
Attachments: audio.mp3

Planning Commission meeting February 15th. Matthew Coulter. Comment on public hearing item number 2 Berriman Ranch subdivisions. The years that I'd sat in City Council and planning and watched this development happened before or even Iraq was turned and trails were going to be built and access is going to be happening to Wolf Creek Trail and all kinds of fun stuff was going to happen. That would bring that area of town into the other area of town instead of isolating it in its own little bubble, which can only be gotten there by vehicle. Also, how close they are being crammed together with the variances of the 10 foot distance versus 15 foot distance and even zero distance for gazebo's and such within the development makes it extremely congested and nothing but a sea of roofs, but I have a feeling that is your goal, will see of roofs. Free Louis. That's my public comment for number 2. Thank you. My number three comment for public hearing items. Lot splitting lot of lot splitting going on in town has been for quite awhile. I want to say some of the first ones were there on South Church Street at the corner Walsh and that was pretty contentious item that went around for a while and it finally was split. Now it's split again and it's not, it's lost. Its complete charm for what it originally was which was a double lot as the one in the middle of the block is with the historic hospital and the one at the end of the block which I lived in is a historic house on South Church St so this lot splitting is ridiculous. What you're doing? I know you make money from it, that's great, but you're adding to the fire danger you're adding to the congestion you're adding to the overall impact on everything that's not being addressed in town, like the roads The sewage I can point out 12 different leaking sewage places in town immediately. These things need to be dealt with before you take on more and more and more. You can't even keep up on what you have. It's a nightmare. Loma Rica is a perfect example of your inadequacy's as a Commission. What a nightmare and the air quality control been working with those folks water Commission. Also, you'll be hearing from those people, so I open it. Definitely need a contact person for City Hall for those organizations to get ahold of you. Thank you. Matthew Coulter.

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Taylor Day

From: WIRELESS CALLER [REDACTED]
Sent: Tuesday, February 15, 2022 6:54 PM
To: Public Comments
Subject: Voice Mail (2 minutes and 37 seconds)
Attachments: audio.mp3

Good Evening Planning Commission. This is Matthew Coulter calling with public comment. These comments are related to things that you should be considering in Grass Valley as the Planning Commission and relaying it to the appropriate parties, even if it is in Sacramento. If the city won't do anything about these things, I'll mention grading into Wolf Creek, grading into other waterways, Olympic Creek. This is multiple places along Idaho, Maryland Rd that you can see from the road. Grass Valley recycling dumping off their hill into the Creek. Wolf Creek is being used as a sewage trough and that goes for NOBO and sons with their containment of what they do as a sewage company. So it would be really nice if the Planning Commission could consider saving our waterways and not using them as trash dumps. Uhm, supposedly there's been some stop work orders on this grading that I reported, but I'd like to come in and get the documents to see that because there was stuff done after I reported it. Burning in town, people are burning inside city limits and on the edge of city limits. I suggest the city gets involved with the fire Safe Council and gets rid of some of this green waste. That's all over town very hazardous. The road dangers. I'd see a lot of development happening. I don't see too much Rd improvements happening as far as crosswalks, pedestrian ride aways trails anything like that at all. Pedestrian access very limited in this town and getting worse by the day with people parking on the sidewalks and the construction giveaways that are happening that are taking away public property for private use. Which leads me to favoritism to certain developers that you guys deal with and dumb. It's a problem because I don't think anywhere in the bylaws that says anything about picking and choosing winners and losers and charging people more for the same exact thing versus giving it for free for your buddies. So as developers. So that's my public comment for tonight I'm going to call back a number two and three. Thank you.

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Taylor Day

From: CARL WIGGINS [REDACTED]
Sent: Tuesday, February 15, 2022 10:15 AM
To: Public Comments
Subject: Voice Mail (51 seconds)
Attachments: audio.mp3

This is Jill Wiggins. I live at 123 Berryman Loop. Uhm, I am calling about the tentative parcel map. APN Zero 35. Dash 200 dash 065. I am concerned that there is inadequate way to evacuate this area during a time of emergency. With growing fire hazards, we need to have multiple evacuation routes. Freeman Lane will not be adequate, it should. We have an emergency, a fire? Thank you.

You received a voice mail from [CARL WIGGINS](#).

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Taylor Day

From: Carl Wiggins [REDACTED]
Sent: Tuesday, February 15, 2022 10:12 AM
To: Public Comments
Subject: APN 035-200-065

Regarding the project at 322 Hubbard Rd,

This area needs a second evacuation route extending to Taylorville Rd, or some other outlet. As our fire vulnerability increases, we cannot ignore this planning necessity.
As this area grows Freeman Lane will be inadequate for emergency evacuations.

Jill Wiggins
123 Berriman Loop, Grass Valley

Taylor Day

From: Bill Haire [REDACTED]
Sent: Monday, February 14, 2022 2:52 PM
To: Public Comments
Subject: Berriman Ranch Phase III

February 14, 2022

To: Planning Commission, City of Grass Valley

From: Bear Yuba Land Trust

Re: Tentative Subdivision Map, Development Review and Planned Development Permits for Berriman Ranch Phase III (21PLN-43)

Bear Yuba Land Trust (BYLT) staff has reviewed the documents provided regarding the recommended approval of the map and permits and have the following comments.

1. BYLT has not participated in the planning of trails as a part of the development of this plan for Phase III. While BYLT did work with the City and the developer in assuring that trail corridors or routes would be identified and specified on the final subdivision map, BYLT has not participated in this phase.
2. BYLT, if expected to hold the trail easements, as stated, would require that BYLT approve any trail routes designated on the final map. This will insure that the trails meet current standards for trail construction and can maintained in a good condition at a reasonable cost.
3. One of the conditions of approval is that a Lighting and Landscaping Assessment District shall be formed. Funding the maintenance of the trails should be included to fund maintenance costs accepted by BYLT or the City.

BYLT supports the inclusion of trails in this phase of the development of the Berriman Ranch property. BYLT has worked with the City in developing the Wolf Creek Trail as well as spur trails providing additional access along Wolf Creek on City property. BYLT holds trail easements west of Wolf Creek that could be linked to the Berriman Trails in the future, so it is very important that the trails are planned and constructed in Phase III so that this outstanding opportunity to improve outdoor recreation in Grass Valley is preserved.

Thank you for the opportunity to comment.

Bill Haire
Trails Coordinator

Bear Yuba Land Trust
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