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## GRASS VALLEY

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

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Tuesday, January 25, 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

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## MINUTES

### CALL TO ORDER

Meeting called to order at 7:06 by Mayor Aguilar.

### PLEDGE OF ALLEGIANCE

Pledge of allegiance led by Mayor Aguilar.

### ROLL CALL

#### PRESENT

Council Member Bob Branstrom

Council Member Hilary Hodge

Council Member Tom Ivy

Vice Mayor Jan Arbuckle

Mayor Ben Aguilar

### AGENDA APPROVAL -

Tim Kiser, requested to move item number 9, in regards to Pioneer Electric, to before the public hearing item.

Motion made to make noted change to agenda and approve the agenda by Council Member Branstrom, Seconded by Council Member Hodge.

Voting Yea: Council Member Branstrom, Council Member Hodge, Council Member Ivy, Vice Mayor Arbuckle, Mayor Aguilar

### REPORT OUT OF CLOSED SESSION

No Close Session.

### INTRODUCTIONS AND PRESENTATIONS

1. Grand Jury Awareness Month Proclamation

### PUBLIC COMMENT

Attached

## **REORGANIZATION RELATED ITEMS**

### **2. Community Choice Aggregation Overview for Grass Valley**

**Recommendation:** That Council 1) receive a presentation from Pioneer Community Energy on Community Choice Aggregation (CCA), and 2) provide direction to staff on next steps of evaluating possibility of Community Choice Aggregation for the City.

Pioneer Electric gave presentation to the council.

Council had discussions about customer discount, how the power is procured, options that the customers have, and wanting to continue the discussion.

Council directed staff to work with Pioneer Electric to come back in a month and give a more in depth presentation to the council.

## **CONSENT ITEMS**

Motion made to approve consent as submitted by Vice Mayor Arbuckle, Seconded by Council Member Branstrom.

Voting Yea: Council Member Branstrom, Council Member Hodge, Council Member Ivy, Mayor Aguilar

### **3. Approval of the Regular Meeting Minutes of January 11, 2022**

**Recommendation:** Council approve minutes as submitted.

### **4. Local Emergency Proclamation (COVID-19)**

**Recommendation:** Continuance of Novel Coronavirus (COVID-19) proclamation declaring a Local State of Emergency

### **5. Local Emergency Proclamation (Drought Conditions)**

**Recommendation:** Drought Conditions proclamation declaring a Local State of Emergency

### **6. Local Emergency Proclamation (Winter Storm of December 27th, 2021)**

**Recommendation:** Winter Storm of December 27th, 2021 proclamation declaring a Local State of Emergency

### **7. Second Reading of Ordinance 812 Amending Chapter 8.24 (Garbage Collection and Recycling) of the City of Grass Valley Municipal Code to ensure compliance with Senate Bill 1383 mandates.**

**Recommendation:** That Council conduct the second reading, by title only, of Ordinance 812, which amends Chapter 8.24, Garbage Collection and Recycling.

### **8. Hinderliter de Llamas & Associates (HdL) Sales, Use and Transactions Tax Services Contract Amendment**

**Recommendation:** It is recommended that the City Council adopt Resolution No. 2022-05 approving a contract amendment between the City of Grass Valley and Hinderliter de Llamas & Associates (HdL) for Sales, Use and Transactions Tax Services



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

**PUBLIC HEARING**

9. Grass Valley RV Park Resort and Annexation Project consisting of a 147 space RV Park Resort with 15 glamping spaces for short term camping and Annexation of ±45 acres into the City.

**Recommendation:** The Planning Commission recommends that the City Council approve the Grass Valley RV Park Resort and Annexation Project, as presented, or as modified by the City Council, which includes the following actions: 1. Adoption of a Mitigated Negative Declaration, prepared for the project, as the appropriate level of environmental review, in accordance with the California Environmental Quality Act (CEQA) and Guidelines; 2. Adoption of a Mitigation Monitoring & Reporting Plan (MMRP), implementing and monitoring all Mitigation Measures, in accordance with the California Environmental Quality Act (CEQA) and Guidelines; 3. Adoption of a Resolution Authorizing LAFCO Application for a Sphere of Influence Amendment and Annexation of ±45 acres for the RV Park Resort and Annexation Project as presented; 4. Adoption of an Ordinance Rezoning the Properties Corporate Business Park (CBP) and Neighborhood Center Flex (NC-Flex) Zone as presented; and, 5. Adoption of Findings of Fact and Conditions of Approval for the RV Park Resort and Annexation project as presented.

Lance Lowe, Principle Planner, and Rob Wood, applicant for the RV Park Resort, each gave a presentation to the council.

Councilmember Ivy had questions about the sewer line reimbursement, electricity upgrade, and fire escape routes. Councilmember Branstrom also wanted more information about fire escape routes and would like to request of the City and OES that this area be added to a fire planning scenario. Councilmember Hodge would prefer to see the site turned into the much needed affordable housing that our community needs. Councilmember Arbuckle requested that some type of literature be provided to each guest that would educate of the information needed during a wild fire.

Motion to 1. Adoption of a Mitigated Negative Declaration, prepared for the project, as the appropriate level of environmental review, in accordance with the California Environmental Quality Act (CEQA) and Guidelines; 2. Adoption of a Mitigation Monitoring & Reporting Plan (MMRP), implementing and monitoring all Mitigation Measures, in accordance with the California Environmental Quality Act (CEQA) and Guidelines; 3. Adoption of a Resolution Authorizing LAFCO Application for a Sphere of Influence Amendment and Annexation of ±45 acres for the RV Park Resort and Annexation Project as presented; 4. Adoption of an Ordinance Rezoning the Properties Corporate Business Park (CBP) and Neighborhood Center Flex (NC-Flex) Zone as presented; and, 5. Adoption of Findings of Fact and Conditions of Approval for the RV Park Resort and Annexation project as presented by Council Member Branstrom, Seconded by Vice Mayor Arbuckle.

Voting Yea: Council Member Branstrom, Vice Mayor Arbuckle, Mayor Aguilar

Voting Nay: Council Member Hodge, Council Member Ivy



## **ADMINISTRATIVE**

### 10. City of Grass Valley Strategic Plan (last Updated April 2020)

**Recommendation:** That Council provide direction on updating the Grass Valley Strategic Plan.

Tim Kiser, City Manager, gave presentation to the City Council. Looking for direction on do we start a whole new Strategic Plan, or do we look at our objectives and projects and update that of the Strategic Plan.

Councilmember Ivy wants to keep moving forward with the existing Strategic Plan and discuss the objectives with the council and public inputs and some possible workshops. Councilmember Branstrom wants to keep moving forward with this and wants to have as much public comment. and hear from their other Councilmembers and hear their different perspectives on the Strategic Plan. Councilmember Hodge likes the outline of the current strategic plan but would be able to word smith portions of it. Councilmember Arbuckle would like to have in person interactions even if it was in a zoom format of a discussion of the objectives of the Strategic Plan with slight changes to the overall Vision and Missions. Mayor Aguilar wants to discuss the objective and have plenty of public outreach, and a solicitation of some sort for the public for their impute, and to gain the impute of the new councilmembers and their impute and to have a workshop reach out to the stake holders.

Council made the decision to direct staff to have groups of stake holders meet, create a community survey, and to bring back in march the data that was collected from those meetings for council to discuss.

## **BRIEF REPORTS BY COUNCIL MEMBERS**

Councilmember Ivy has nothing to report. Councilmember Branstrom has gotten so much positive feed back in regards to the storm debris pick up, homes for vets welcoming party, grass valley chamber community affairs meeting and how emergency service worked together to get power restored to the community, and California City round table about crime. Councilmember Hodge has nothing to report. Vice Mayor Aguilar league of city meeting, GVDA board meeting, County oversight meeting, nation league of cites public safety, California League of City Round table about crime, and she attended the key ceremony Homes for Vets as well. Mayor Aguilar attempted to go fishing during a tsunami, good job for all involved in regards to the storm debris clean up, and thank you to Councilmember hodge for attending the NCCA government day for him.

## **ADJOURN**

Meeting was adjourned at 9:56 pm.



**Ben Aguilar, Mayor**



**Taylor Day, Deputy City Clerk**



## Taylor Day

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**From:** Mary Anne Davis <  
**Sent:** Friday, January 21, 2022 9:34 AM  
**To:** Public Comments  
**Subject:** Nevada County Media

Dear Grass Valley City Council,

I want to tell you how important I feel Nevada County Media is to our community, and to ask you to support funding for them.

As an individual, it gives me an outlet for creativity and education. I have attended small group meetings there, and I am so impressed with all they have accomplished. If it weren't for COVID, this would be a bustling hub of activity. Instead, they have managed to make the most out of it with protocols in place.

From a business/nonprofit organization perspective, we have used their services to help us with virtual events and recording of performances and speeches to use in our various events and activities. They are professional, affordable, and such an amazing treasure in our community.

Thank you,

Mary Anne Davis  
Grass Valley, CA  
530-263-0420

Sent from [Mail](#) for Windows



## Taylor Day

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**From:** Ean Price Murphy  
**Sent:** Monday, January 24, 2022 2:06 PM  
**To:** Public Comments  
**Subject:** Nevada County Media

I'm reaching out to express my appreciation for the City of Grass Valley's support for Nevada County Media. I've been a member of NCM since I moved back to Grass Valley more than two years ago and even though I haven't been able to make as much use of the facility as I had hoped because of covid, they have still been an important part of my feeling connected to the community.

It has been so helpful to have media professionals to help with small editing projects for my business and to be able to keep those dollars local!

And, Ramona has been incredibly active on Facebook and other places connecting the community and providing opportunities not just for people to learn skills but for small businesses like myself to benefit through getting small promotion videos made and have some covid-safe in-person meetings.

I hope that CGV continues to offer support in real dollars in the future!



**Ean Price Murphy**

(she/her)

Founder of Moxie Bookkeeping

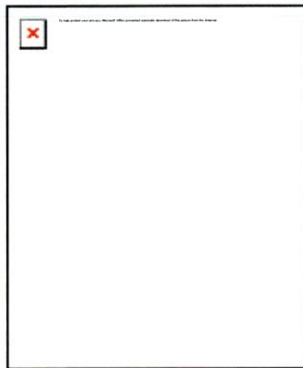
347-414-8286

530-718-9553

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**Public comment to Grass Valley City Council, 25 Jan. 2022, from Grass Valley resident Trina Kleist, regarding Nevada County Media and city PEG funds:**

My name is Trina Kleist, and I have lived in Grass Valley for nearly 17 years.

*Thank you,* City of Grass Valley, for supporting Nevada County Media with PEG funds that come to the city from cable television companies serving our area.

Grass Valley's support of Nevada County Media shows a **wise investment** in our community's **economic, nonprofit and educational life**. NCM is a community hub that focuses on digital communications. Its specialty is digital video and audio production, creating content for websites, YouTube, podcasts and other digital avenues, in addition to the old-school cable channels that remain a key source of information and entertainment for our rural neighbors.

Nevada County Media uses the PEG funds it receives from Grass Valley and other local jurisdictions to empower *all* county residents. That empowerment comes through access to high-quality, professional video production equipment and facilities -- cameras, lights, sound equipment, studio space including green screens and a teleprompter, computers and software to mix and edit material, and channels to distribute the resulting content.

Using NCM's beautiful new facility in Whispering Pines, business owners can produce advertisements and social media content to compete more effectively in the digital marketplace. Nonprofit organizations can create public service announcements that expand the reach of their messages.

Perhaps most importantly, our young people, at NCM, can learn skills and gain practice that make them **eligible for high-paying jobs** that increasingly require experience in professional-quality digital communications. I personally have worked with several local high school students who are gaining a unique experience at NCM, where they are learning skills that make them competitive with young people from the big city. I'm not talking about what they can do on their cell phones. I'm talking about learning to create *professional-quality products* that communicate, energize and prompt action among consumers of digital information.

In addition, NCM offers a creative space for musicians, filmmakers and artists. It offers a community gathering space for local organizations to hold their meetings and host town hall events. Its museum space documents our area's important role in developing high-definition video equipment that defines the television industry world-wide.

All this makes Nevada County Media a key component of our area's **economic engine**. It helps make our area competitive in **business**, in **education** and in **cultural amenities** that continue to attract top talent and **keep our community vibrant**.

**How many small towns have such a treasure-trove?** NCM is truly extraordinary.



I have benefitted directly from this foothills jewel. At Nevada County Media, I took classes that updated my skills and prepared me for a master's degree in communications. After graduating, I have continued to expand my knowledge and hone my digital skills at NCM as an intern, a volunteer and a member. Because of that experience, I am now taking my freelance business to a higher level with video production and editing. I would also be a competitive candidate for high-paying jobs across the country that ALL ask for experience using multiple digital platforms for professional communications. It shows how NCM benefits students of *all* ages!

So thank you, Grass Valley council members and city administrators, for your long-standing support of Nevada County Media. I ask that you please continue your financial support through PEG funds. NCM is a gold mine for growth in digital communications, fueling Grass Valley's competitiveness in the 21<sup>st</sup> century. Grass Valley's PEG funds help assure that this unique gold mine continues to produce.

Yours,  
Trina Kleist  
Grass Valley resident  
(530) 575-6132  
tkleistwrites@gmail.com

## Taylor Day

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**From:** Veronika Behlmer  
**Sent:** Monday, January 24, 2022 4:00 PM  
**To:** Public Comments  
**Subject:** Trash along Brunswick near Whispering Pines intersection

Dear Grass Valley City Council members

I wanted to bring to your attention the trash along Brunswick near the intersection with Whispering Pines. I am fairly certain it is from Waste Management trucks as they proceed to the Loma Rica recycling center. The trash does not appear to be thrown from cars ie fast food wrappers etc. The uphill grade of Brunswick might create a vacuum in the truck bins because the problem is localized to this area. I have called Waste Management three times (530 615-2015), which I understand is the local head office, but no one has returned the call. In the past, Waste Management has sent employees to pick up trash. It has been this way since the brush along Brunswick was cut back due to fire risk in September or October.

It makes this area of Grass Valley look like a third world and is embarrassing. The area is just inside the city limits if the posted property sign is correct. It would be nice if Waste Management would clean this up and do it on a regular basis. There is a significant fine for county residents transporting uncovered trash loads to the waste site on Mc Courtney, but it seems a multi billion dollar company is exempt and does is not cleaning their mess.

I would appreciate a reply. Attached our photos.

Tom Behlmer  
12448 Old Mine Rd.  
Grass Valley CA  
(530) 272-3147















## Taylor Day

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**From:**  
**Sent:** Monday, January 24, 2022 4:40 PM  
**To:** Public Comments  
**Subject:** Re: ADMINISTRATIVE 9. Community Choice Aggregation Overview for Grass Valley  
Tuesday, January 25, 2022 at 7:00 PM

My name is Don Rivenes. I live at 108 Bridger Ct Grass Valley and am a member of the Grass Valley Energy Action Plan working group and Nevada County Climate Action Now.

Grass Valley has adopted an Energy Action Plan that calls for citizen voluntary actions to meet its goals. This plan stresses dollar savings from reduced electricity and gas use in addition to reducing GHG emissions. The focus is on rooftop solar, building retrofitting and new homes meeting state standards.

There are hurdles to meeting these Energy Action Plan goals:

- New CPUC rate requirements being considered would make it too costly to purchase new solar panels.
- All buildings are not situated to be able to use solar
- Many building units are leased to renters so owners do not pay for electricity
- Building retrofitting for energy efficiency is very important but can be too costly for most families and businesses.

So how do we overcome these participation hurdles to reach renewable energy goals?

Community Choice Aggregations are local, non-profit public agencies in California, that allow cities and counties to sum up the buying power of individual customers within their areas to secure energy supply for their customers.

These contracts can include local solar and wind farms and hydropower to reach renewable goals of their communities.

Why are CCA's Desirable for Grass Valley?

- Operation decisions are made by local elected officials
- As non-profits, CCAs offer stable, cheaper electricity rates
- Revenues stay at home and support local economies
- A captive market where all Grass valley citizens are automatically enrolled in the CCA with citizens having an individual opt-out provision
- Rapid switch to cleaner power supply and significant GHG reductions
- With lower costs, CCAs will have funds available for energy efficiency and innovative energy programs like energy storage and EV charging stations
- As new homes become all-electric the revenue base becomes greater

Local sources of power for a CCA could include NID hydropower and municipal solar power.



Participating in a CCA would solve the problem of all community members being able to participate in saving money while helping reach 100% renewable energy for the community.

Nevada County Climate Action Now strongly supports the recommendation to have the staff schedule a presentation from Pioneer Community Energy for the City Council and the public.

As a reminder, there are other CCA's that are alternatives to Pioneer Community Energy that should be considered.

Thank you for hearing these comments.

## Taylor Day

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**From:** JOHN HERMANN ■■■■■■■■  
**Sent:** Tuesday, January 25, 2022 5:07 PM  
**To:** Public Comments  
**Subject:** Voice Mail (1 minute and 51 seconds)  
**Attachments:** audio.mp3

Hello, this is John Herman calling and I own the property at 11274 James Road which you guys want to annex to the city. And I oppose that. And I also oppose the RV park as it is right now. You know, if there's some modifications or fire, and the ability. Also, I don't want to be in the city limits because I burn brush and branches from the 50 big pine trees that I have all the time. And unless you guys want to make accommodations for somebody to bring this, you know on pay for me to bring it to the dump. Then I want to be able to continue burning and so having access to the sewer does me no good at all at and Or unless you wanna give me free hookup to the sewer. Then I would consider it, but at this point my vote is no on annexation, no on the RV park. Again, it's John Herman and it's 11274 Jeans Rd. My phone number 530-913-3816. Thank you very much.

You received a voice mail from [JOHN HERMANN](#).

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**From:** Robert Long [REDACTED]  
**Sent:** Tuesday, January 25, 2022 5:37 PM  
**To:** Public Comments  
**Subject:** RV Park

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## Taylor Day

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**From:** Andrea Duncan [REDACTED] >  
**Sent:** Tuesday, January 25, 2022 6:00 PM  
**To:** Public Comments  
**Subject:** A No Vote for RV Park

January 25, 2022

Dear City Council Members,

I am writing this letter to express my opposition to the proposed RV Park on McCourtney Road opposite the Nevada County Fairgrounds.

I have numerous concerns including the way in which those people most affected were not informed but I want to express my two primary concerns. My number one concern has to do with evacuation due to fire. In the event of a fire, evacuation of local residents and their animals plus one hundred and fifty (150) thirty (30) foot or larger RV's would be a catastrophe. McCourtney Road would be at a standstill. We are told to plan for the worst and I can't picture anything worse than this.

My second concern has to do with the cost of installing sewer and NID water to this site and the surrounding neighborhood. My questions is, who pays for this? Will the developers pay or in the end will the cost be passed back to the tax payers like myself. How much revenue over what period of time will it take to recoup this money.

I realize that the developers promise to put money in the City coffers but isn't the safety and well being of your tax paying residents worth more?

Please vote against this project.

Sincerely,

Andrea Duncan

## Taylor Day

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**From:** Audrey Hallochak [REDACTED]  
**Sent:** Tuesday, January 25, 2022 6:50 PM  
**To:** Public Comments  
**Subject:** GV RV Park

Ladies and Gentlemen,

Approving the building of this RV Park will be a disservice to our community.

Grass Valley is a small town in the Sierra foothills. Why would you approve such a massive project that doesn't fit the footprint of our town?

I understand the tax revenue benefits and the profits that the landowners will relish, but what about your taxpayer base who cherishes the uniqueness of Grass Valley?

We already have the Fairgrounds RV park with the capability of expanding within its footprint. This is what the Monterey Fairgrounds did several years ago. It's a more aesthetically pleasing option than creating a behemoth RV park. And the city still generates tax revenue!

We have such an enormous need for housing in our local area. This land could be used to create permanent housing for our tax paying citizens who desire to live here, without the commute. I've mentioned the idea of a tiny home community in a Union editorial. Not necessarily a low income community, but a more moderately priced community for middle income families. This is where our need lies.

I implore you, the decision makers of our community to think deeply into what you are voting for here. You're responsibility is to the taxpayers, to ensure that your decisions are conducive to our overall plan for what we want Grass Valley to become, today and into the future.

Putting a Costco in a town that only requires a Target would not be conducive to the community.

Thank you for your time and attention.

Audrey Hallochak  
Chemical Engineer, MBA



## Taylor Day

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**From:** WIRELESS CALLER [REDACTED]  
**Sent:** Tuesday, January 25, 2022 7:01 PM  
**To:** Public Comments  
**Subject:** Voice Mail (3 minutes and 17 seconds)  
**Attachments:** audio.mp3

This is Matthew Coulter, calling the. They called Grass Valley City Council 25th of January 2022 with comment on the agenda item for the RV Park on Mccourtney Road, the corner of Old Auburn Rd. Also referred to as Auburn Rd and that with the lack of sidewalks, accessibility Death defying journey to go one block in Grass Valley. If you can do it. My friend Billy Upton couldn't make it across S Church St in the historic district without being killed on Saturday, but you're going to send children on bicycles heading off into downtown Grass Valley from there. That's a disappointing aspect as well as the fact that fire evac so many people spoke against fire. Evac on this professionals that spent their lives in the fire. Services spoke against this and on deaf ears, of course. And I guess I'm curious if there is a project that Grass Valley won't approve, but I haven't seen one yet. I'm watching for years now. The rubber stamp mill be powered by this group that works in that building. And this trailer park is a good example of the \$1,000,000 sewage line form which is only going to serve a couple other houses between there and the existing sewer line there already as part of the city. And by the way the sewage is leaking at Loma Rica ranch and the sewage is also leaking into Wolf Creek behind, Uhm, what's it called? The Swiss House Wildlife Pub might want to check out that large sewer main running down the middle of the Creek. Point being, is you're biting off more than you can chew? You can't even maintain what you have. You haven't maintained what you have, and you keep an axing more without look at the crosswalks in town. You can't even see the paint on the ground, they're all worn off. You guys aren't doing your basic responsibilities. Basic responsibilities involving health and safety, you just keep packing more crap in, and it's killing people left and right. It's killing people one way or another. So please consider this project to be a no go until such time as it can be funded on its own money for one thing and not subsidized by the taxpayers and two more legitimate things can be considered for that intersection for one and sidewalks to town and what we have to cross freeway onramps and offramps to. This is going to be difficult. So you guys better put on your thinking hats and get to work. Thanks a lot.

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## Taylor Day

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**From:** HARBISON GARY  
**Sent:** Tuesday, January 25, 2022 4:59 PM  
**To:** Public Comments  
**Subject:** Voice Mail (1 minute and 55 seconds)  
**Attachments:** audio.mp3

My name is Debbie trainer. I'm also calling on behalf of my husband Kevin Trainer. We live. We have property on 11545 Allison Ditch Rd. We are not in agreement of this proposed trailer. 300 trailer RV campsite. We are so concerned about the traffic situation the we border this property. We don't know what is going to go on and behind our property that the there's going to be. I can't imagine 300 trailers. The noise pollution, the light pollution, our property is already considered a bird sanctuary but you have to consider that a lot of trees went down in the fire that was there. Uhm, we are a rural community. We have animals family my. There's just. It's a beautiful area not set up for trailers. What happens if the power goes out where power goes out quite frequently, especially in snow weather? Are we going to hear? Are we gonna hear generators all the time that this is just not in the right place? We have a nice little campsite at the campground and up at the fairgrounds and we are so opposed to this idea. This is ridiculous. Anyway my number is .hm again we are not for this proposed campsite. Thank you bye.

You received a voice mail from [HARBISON GARY](#).

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## Taylor Day

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**From:** Hermann M N <  
**Sent:** Tuesday, January 25, 2022 4:54 PM  
**To:** Public Comments  
**Subject:** Voice Mail (2 minutes and 19 seconds)  
**Attachments:** audio.mp3

Hi, my name is Max Herman. I live at 11551 Allison Ditch Rd in Grass Valley. I'm calling in regards to this Planning Commission recommendation for this RV park resort here and you guys are having a meeting about it tonight. And fortunately I've gone to their presentation and I really don't believe that this fire danger situation is really been looked at thoroughly and the traffic congestion that was gonna happen with this potentially getting past. It's it. I think more time needs to be talked about. This that most people in my neighborhood zone even still know about this and how it's going to impact all of us. I really am disappointed that we can't as the public have an unfair disadvantage to even not even be at this meeting. We can only leave a message if the omnicron viruses so bad where we can't be there in public. Then with this meeting should be postponed until the public can truly have their voice being heard in the moment when we're all there discussing this, and I feel like it's very unfair and almost illegal that you guys can move forward with potentially with something like this. I really hope you guys all consider this and really think about the potential impact that this will have on our Community around this area. I've been born and raised here. I've lived here my whole life. I know something to be there, but I really think a hundred and fifty spaces is a really bad idea. It's not gonna help anything and nothing is everything is. It's not going to be mitigated. There's already traffic congestion trying to get onto highway twenty. When I commute to work every day, it's hard to make a left turn as it is now and you're gonna have 150 potential people coming in and out of there making that situation that much worse on mccourtney with everybody that lives up and down there, I mean, and with the fire danger, we're not out of it. We're still in drought. There's fires, you guys, really, I hope you seriously consider voting this down. This is a really bad idea, and at least postpone your decision until further when we can actually have a discussion in person with everybody, please. Thank you.

You received a voice mail from [Hermann M N](#).

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## Taylor Day

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**From:** Denise Marman  
**Sent:** Tuesday, January 25, 2022 4:03 PM  
**To:** Public Comments  
**Subject:** Fw: Proposal for RV Park

Hello City Council,

I live in Sherwood Forest. As a fairly new resident of Grass Valley I have become painfully aware of the extreme fire danger in this area. In 2020, I experienced the fire evacuation warnings. I am VERY concerned about the building of an RV park at McCourtney and Auburn Road. If any fire occurs in this area, we already have few options for evacuation. I believe the building of an RV park can potentially create a worse scenario to that of what happened in Paradise. I believe it would be a nightmare getting all the large and cumbersome RVs evacuated in a timely fashion.

I think other uses of this vacant area would be a safer bet.

Thank you for listening!

Denise

**Ciao,**  
**Denise Marman**

January 25, 2022

To: Grass Valley City Council

From: Judie Tartaglia, Resident of Polaris Dr., Grass Valley, CA

Subject: Proposed Grass Valley RV Park at McCourtney and Auburn Rds.

The following traffic impacts do not seem to be considered in the Traffic Study:

1. Potential Evacuation Routes in case of a wildfire or other emergency. While I understand that you can't plan for every possible fire scenario, there are only two roads that could be used in event of an evacuation. It is possible 100+ large vehicles could be added to the residents who are trying to evacuate on either McCourtney or Auburn Rds. Auburn Road out to HWY 49 is not engineered for large vehicles.
2. How will people in the RV Park be made aware of evacuation routes? Locals have plans for evacuation, what will happen if 100 RVs are added to the routes?
3. Will a third exit onto McCourtney be added for emergencies?
4. While the present owners may decide to stop using their property for event parking at the Fairgrounds at any time, what is the plan for other parking for hundreds of cars displaced by the RV Park during the Fair and festivals?
5. The offramp from Hwy 20 onto McCourtney is already seriously congested during events. The Traffic Study rated it "F" at certain times now. How will that be mitigated so residents have a chance to access their homes?
6. Vehicles going to the dump, including garbage trucks are increasing every year. RVs parked along McCourtney will pay a lot for very noisy spots.
7. The Traffic Study did not examine the potential for gridlock when Fairgrounds events are happening along with regular traffic to the dump, residential traffic and RVs turning into or out of the RVPark. The area is severely congested during events which, I am sure, will resume as Covid wanes.

Other considerations:

- The Glamping sites and RV sites should not be allowed to have campfires when there is any fire danger at all. The Glamping spots are too close to the wildland adjacent to the upper part of Allison Ditch Rd.
- Lighting must be dimmed after 10pm.
- There should be noise restrictions for generators, music and parties similar to the timing of events at the Fairgrounds.

My opinion after 33 years in a wildfire fighting organization and that of others associated with the Fire Safe Council is the traffic from the RV Park will be very bad. Evacuations of residents, RVers and Fairgrounds users could easily lead to chaos similar to what the Town of Paradise endured. The evacuation considerations are scary and should not be minimized because, quoting the GV Fire Chief at the December 8 field meeting, "we never know where the fire will be coming from ahead of time." Residents are expected to plan ahead, they should too.

Thank you,  
Very Concerned Citizen,

Judie L. Tartaglia



## Taylor Day

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**From:** JOHNSON D ◂  
**Sent:** Tuesday, January 25, 2022 1:21 PM  
**To:** Public Comments  
**Subject:** Voice Mail (1 minute and 27 seconds)  
**Attachments:** audio.mp3

My name is Mark Johnson. I'll reside at 111300 Ryan Way in Grass Valley, often mccourtney one mile past the proposed resort RV park. I am totally against us every morning. My neighbors is totally against us. We are outside of city limits. We want to know why we weren't informed of the meeting on December 8th. We're only 40 people showed up and gave their yay or nay on it. We're very disappointed about that. Extremely disappointed that we weren't able to participate in that. Adding four traffic signals and a roundabout or even one traffic signal in a roundabout, even a roundabout is unacceptable. This is what country living is supposed to be. We're not supposed to be in a business park. We're residential here. We're right outside where one mile away less than one mile away from this fiasco. This neighborhood destroying RV park. And you want to put in four traffic lights around about and give us no say about it, totally against us 100%. Anybody that votes for this should be kicked off the board. And if there's anything I could do about it, I will vote him out. Thank you. Good day.

You received a voice mail from [JOHNSON D](#).

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[Set Up Voice Mail](#)

## Taylor Day

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**From:** WIRELESS CALLER ·  
**Sent:** Tuesday, January 25, 2022 8:33 AM  
**To:** Public Comments  
**Subject:** Voice Mail (53 seconds)  
**Attachments:** audio.mp3

My name is eternal. Van Gears Bergen ! 11697 forty Rd Grass Valley. I would like to make a comment of the concerns that many of my neighbors have regarding the active and entrance of the RV park at 150 per fees. If in case of an emergency how people also considered the fairgrounds 50 or 5075 RV? If there's some urgency back in 2017, that's my concern tonight. Something thank you peternell here. One month ago in.

You received a voice mail from [WIRELESS CALLER](#)

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[Set Up Voice Mail](#)



## Taylor Day

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**From:** Reed Hamilton <  
**Sent:** Monday, January 24, 2022 4:53 PM  
**To:** Public Comments  
**Subject:** RV park fire safety

Dear Grass Valley City Council members,

In reviewing the planning documents for the proposed RV park at McCourtney and Old Auburn Roads, I think that the planning commission and the developer have not done enough serious evaluation of fire evacuation plans. The crux of my concern is the evident assumption that in a fire all will go according to plan and that there will be plenty of safety personnel available.

Most people are aware that the fires of the last few years have acted in ways completely unexpected and never seen before. Fires move very fast, depending on wind and vegetation, sending embers far ahead of the flames and jumping barriers like highways with ease. Suburban neighborhoods have burned to the ground as in the recent Marshall fire in Colorado. We assume that roads will be clear and visibility good, while in the Camp fire dense smoke made visibility near zero in places and fallen trees and stalled cars blocked exit routes.

The planning document suggests that there will be constant monitoring of a fire event and adjustments made to the evacuation plans. If a major fire erupts across a wide front, even with interagency coordination firefighters and law enforcement may be stretched thin. The document also assumes that fires would happen during a certain time of year when all firefighting units are fully staffed. The ongoing Colorado fire near Big Sur caught local fire agencies with winter staffing levels so they needed to call on regional agencies to send engines and personnel. The Dixie and Caldor fires needed help from out-of-state firefighters and our firefighters could be out of state too.

The document also assures us that people would leave the RV park in a paced, orderly manner as dictated by the alert status. If an ember storm arrives in the middle of the night, setting fire to RV canopies, tablecloths, and picnic furniture, will everyone calmly pack up and wait their turn to exit the park? If there is an immediate evacuation order, will everyone follow orders and leave their trailers behind? If the order is to shelter in place while dense smoke rolls in and ashes are falling on the park will campers stay put? Will people pull out with trailers, contrary to orders, and then abandon them in the roadways as happened in the Camp fire? If fire trucks are marshaling at the fairgrounds, will panicked campers make way for them as RV'ers are trying to leave the fairgrounds too? Law enforcement officers may be busy making sure everyone is evacuating from the immediate fire zone. The Highway Patrol officers in the building adjacent to the park will be busy dispatching and managing resources.

This may seem like catastrophic thinking, but Californians need to prepare for catastrophe and the city and developers have a responsibility to their neighbors in the county to prevent the worst outcomes for everybody. I urge the council to require a detailed evacuation plan, addressing multiple possible scenarios, be included in the project plans before

approving it. The proposal should also have a documented training regimen on evacuation for the park management and employees. The park should be required to have printed evacuation brochures that will be handed out to each camper on arrival with the emphasis that they need to read it. All of this should be inspected twice a year by a fire official to insure compliance. Of course, not everything can be anticipated but these requirements will make catastrophe less likely.

Thank you,

Reed Hamilton



## Taylor Day

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**From:** Richard Celio  
**Sent:** Sunday, January 23, 2022 2:24 PM  
**To:** Public Comments  
**Cc:** Letters The Union  
**Subject:** Proposed RV Park and Lack of Evacuation Study

Dear Grass Valley City Council Members,

I am a retired professional electrical engineer (License #E14102). I am also a senior member of the IEEE, the largest standards organization in the world and former chair of the IEEE's Silicon Valley Chapter for power and energy. You would be correct to assume I support engineering standards and the role of the professional engineer in promoting safety, whether it is certifying designs for building foundations, boiler systems, bridges, backup generators or traffic hazards. I hope this background helps you understand my complete surprise that the council would be considering approval of an RV Park of this size with no specific study addressing the safety of surrounding residents during a wildfire evac. As county residents, our routes for evacuation WILL BE impacted by this project. Can the impact be mitigated? Perhaps, but not by handwaving and vague comments that we've heard from the fire chief and city manager suggesting they "can't account for all possible scenarios". No one has asked them to account for all possible scenarios. We want to know first, if we are all heading to the highway at McCourtney/SR20, can the intersections at McCourtney/Auburn and McCourtney/SR20 handle an evacuation and if not, what should be done before close to a mile of RVs are competing with residents to get out of Dodge. The fact that the connection at SR20 is graded by CalTrans as an "F" speaks volumes. Second, what if we are heading down Auburn to 49? or McCourtney to Penn Valley? Those are 3 specific scenarios of concern. After speaking with a professional licensed traffic engineer (PRISM Engineers) who has performed a recent study for a similar scenario, I believe the City would be negligent of their moral obligation to proceed without a specific study to determine the magnitude of the problem and possible mitigation. Adding the second exit at the RV Park as the developer proposed is not necessarily a good thing since now RVs will be fighting and maneuvering for first in line at McCourtney/Auburn. We all know that people do not follow normal traffic rules when in fight or flight mode. The developers have suggested that the RV owners may be asked to remain. What kind of silliness is that? Will you lock the gates? Since this is a relatively new risk factor to consider when development projects are proposed, I understand that staff may not be equipped to deal with this. The study performed for the mitigated negative declaration is NOT sufficient because it has nothing to do with evacuation. Also, the software model (in development) that the OES is playing with is NOT sufficient to suggest there is no problem. PLEASE don't go with gut feelings, guesswork and hand-waiving. Have the proper engineering done. We all want the same thing - a safe and thriving community. If wildfire issues put a pause on development, so be it.

Sincerely,  
Richard Celio, PE

## Taylor Day

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**From:** Deborah Gibbs  
**Sent:** Sunday, January 23, 2022 1:07 PM  
**To:** Public Comments  
**Subject:** RV Park comment

In the January 21, 2022 "Other Voices" column, Susan Rogers provided an excellent summary of the wildfire risks involved with an RV park in the vacant property near the fairgrounds. This area has experienced wildfire before. And the fairgrounds are a major hub for residents and animals, as well as fire personnel, during a wildfire emergency. To further add to the traffic congestion, especially if evacuation is needed, appears very risky.

I believe In the past, this property has been used as a staging area for PGE and Fire personnel which greatly benefited the community. Use of this property for recreational purposes would present a safety hazard with oversized vehicles and is not suitable for the community.

Debbie Gibbs  
13249 Kentucky Flat Rd.  
Nevada City, CA 95959  
530-272-4994

## Taylor Day

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**From:** robert seaman  
**Sent:** Saturday, January 22, 2022 12:17 PM  
**To:** Public Comments  
**Subject:** A beautiful burn day at the proposed rv park.



City county comes together. Fire safety debris cleanup. Please vote no on the rv park it's not a good mix of existing land use. Thanks and have a blessed day.

Sent from my iPhone



## Taylor Day

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**From:** LM Richards  
**Sent:** Thursday, January 20, 2022 3:36 PM  
**To:** Public Comments  
**Subject:** Grass Valley City Council Regular Meeting, 1/25/22, Grass Valley RV Park Resort and Annexation

Date: January 20, 2022  
To: City of Grass Valley City Council

This correspondence is to register my enthusiastic support for the planned RV Park Resort project located at 11425 McCourtney Rd opposite the Nevada County Fairgrounds.

I am a Nevada County resident and business owner and am active in commercial real estate brokerage. I get frequent calls from developers and investors interested in RV park development, but who are unable to find suitable sites to meet the incredible demand for RVs and RV Parks, which has grown exponentially due to Covid and the need and desire of the public for safe vacation and recreational accommodations. Demand is huge for RV Parks and waiting lists are typical. Besides allowing for safe accommodations in a Covid environment, this project will create significant economic benefits for the entire community with out-of-area visitors and their dollars stimulating the local economy, boosting local sales tax receipts, and providing much needed support for local businesses ravaged by mandates and shutdowns.

Nevada County is severely limited on well located, properly zoned and available properties for such a project. The McCourtney site could not be better located for such a development due to the Fairgrounds situated across the street and the multiple events that draw visitors from all over the State.

The benefits of this project for Grass Valley and Nevada County as a whole far outweigh any negative impacts. Please support: sorely needed economic growth; local businesses; increased property and sales tax receipts; Covid-safe accommodations for visitors; and jobs, by fully supporting this project.

Sincerely,  
Lachlan Richards,  
Grass Valley, CA

## Taylor Day

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**From:** Keith Thomassen  
**Sent:** Friday, January 14, 2022 11:03 AM  
**To:** Public Comments  
**Subject:** Jan 25 City Council agenda item

At the next meeting of the City Council the approval of our RV Resort on McCourtney Rd is on the agenda. I'd like to give the perspective of us owners on the value of the project to the City and people of the area. We initiated this not simply as a business opportunity, but to fill a need we saw for such a facility in this area. We have discussed this need with a wide variety of your constituents in this area and have found overwhelming support for our concept of a high-quality RV facility. Many have also told us it's the ideal location for the Resort.

It will benefit not just Grass Valley and surrounding businesses, but people here who have friends who want to visit the area in their RV's but could not find accommodations given the high demand (which is national) for reservations. It will fill a need for overflow reservations for Fairgrounds events and during the busy tourist season here, and it will bring many more visitors to our area and enhance our reputation as a "Destination" area.

We've seen many letters of support sent to the Planning Commission, which we trust have been transmitted to Council members. These include local business people, the Chamber of Commerce, the Nevada County Contractors Board, and individuals expressing their joy in anticipating the completion of this project.

We're aware of the opposition of a small and highly organized opposition group of some of the neighbors of the project. Their self-interest is understandable, as is their desire to see the land remain vacant, but we suggest the greater interest of our supporters and the benefits to a larger majority should override these objections, many of which the Planning commission felt were not cogent.

Their objections are based largely on traffic fears both on normal days and during a possible fire evacuation. While there is added traffic it's minor. If ¼ of the RV's depart each day that's about 30-40 rigs coming in and out over an entire day -- small compared to normal traffic flow on both S Auburn and McCourtney.

Stagnating the traffic at this intersection with our added traffic during a local fire evacuation is equally unlikely. First, it's likely that the RV'ers would stay put, as the Resort is a large open area easily protected by a fire engine sent there. Also, with the Highway Patrol across the street, directing traffic at the intersection would certainly be done promptly. For other more distant fires, the Resort could be an evacuation center as the Fairgrounds are now, since a variety of services are available (showers, bathrooms, and a mini store).

As owners we ask that you consider the many supporters of this project and put the objections of a vocal minority in proper perspective. Our dedication on this project is to do something good for the community, do it right, and contribute to the growth of the city in which we live and work.

Keith Thomassen, for TDM Land, LLC