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## GRASS VALLEY

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

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Tuesday, March 11, 2025 at 6:00 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](mailto:info@cityofgrassvalley.com)

Web Site: [www.cityofgrassvalley.com](http://www.cityofgrassvalley.com)

## 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](http://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](mailto: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](http://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](http://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. Child Abuse Prevention Month Proclamation

**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.*

2. Approval of the Regular Meeting Minutes of February 25, 2025

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

3. Financial Services - Contract Authorization

**CEQA:** N/A - Consultant selection is a procedural action. CEQA review will be completed as part of the project work

**Recommendation:** That Council 1) authorize the City Manager to execute a contract with Andy Heath, pending legal review, for Financial Services, in an amount not to exceed \$157,000 annually.

**4.** Mill Street Parking Lot Construction Project - Final Acceptance

**CEQA:** Exempt, Class 11 and 32

**Recommendation Motion:** That Council: 1) accept the Mill Street Parking Lot Construction Project as complete, and 2) authorize the City Engineer to file a Notice of Completion with the County Recorder.

**5.** Second Reading of Ordinance 834 of the City Council of the City of Grass Valley amending subsection (C) and adding subsection (D)(7) to Section 17.44.140 of Chapter 17.44 of Title 17 of the Grass Valley Municipal Code to allow eligible mixed-use projects to include up to 10 dwelling units in the Town Core zone pursuant to Government Code Section 65913.5

**CEQA:** Not a project pursuant to Government Code section 65913.5(a)(3)

**Recommendation:**

1. That City Council find the Ordinance is not a project for the purposes of the California Environmental Quality Act (CEQA) pursuant to California Government Code section 65913.5(a)(3).
2. Hold a second reading of the attached Ordinance 834 waive full reading, and read by Title Only, to amend subsection (c) and add subsection (d)(7) to section 17.44.140 of chapter 17.44 of title 17 of the Grass Valley Municipal Code to allow eligible mixed-use projects to include up to 10 dwelling units in the Town Core zone pursuant to Government Code Section 65913.5

**6.** Review of 2024 Annual Housing Element Progress Report

**CEQA:** Not a Project

**Recommendation:** Receive and File. No formal action required.

**7.** Review of 2023 General Plan Annual Progress Report

**CEQA:** Not a project

**Recommendation:** Receive and File. No formal action required.

**8.** Surplus Property Designation and Disposition

**CEQA:** Not a project

**Recommendation:** That the Council adopt resolution No. 2025-04 declaring a police vehicle as surplus and authorize the sale to Dignity Health (Sierra Nevada Memorial Hospital) for a medic supervisor vehicle.

**9.** Nevada County Boundary Drop Response Plan

**CEQA:** Not a Project

**Recommendation:** That Council 1) approve the Fire Chief to enter into the agreement, subject to legal review, and 2) Direct staff to provide updates on progress and outcomes during a six-month evaluation period.

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

**REORGANIZATION RELATED ITEMS**

**PUBLIC HEARING**

**ADMINISTRATIVE**

- [10.](#) Review of Local Responsibility Area Fire Hazard Severity Zone Maps and Make Recommendations

**CEQA:** Not a project

**Recommendation:** That Council receive input and recommendations on the Office of State Fire Marshal Local Responsibility Area Fire Severity Zone Maps.

**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, March 11, 2025, at 6:00 p.m., was posted at city hall, easily accessible to the public, as of 5:00 p.m. Friday, March 7, 2025.

\_\_\_\_\_  
Taylor Whittingslow, City Clerk





**PROCLAMATION**

CHILD ABUSE AND NEGLECT PREVENTION MONTH  
April 2025

**Whereas**, in Federal Fiscal Year 2023 around 3.4 million reports were made to child protective services nationwide; and

**Whereas**, child abuse and neglect is a serious problem affecting every segment of our community, and finding solutions requires input and action from everyone in our community; and

**Whereas**, our children are our most valuable resources and will shape the future of Nevada County; and

**Whereas**, child abuse can have long-term psychological, emotional, and physical effects that can have lifelong consequences for victims of abuse; and

**Whereas**, effective child abuse prevention activities succeed because of the meaningful connections and partnerships created between child welfare, education, health, community- and faith-based organizations, businesses and law enforcement agencies; and

**Whereas**, communities must make every effort to promote programs and activities that benefit children and their families; and

**Whereas**, we acknowledge that we must work together as a community to increase awareness about child abuse and contribute to promoting the social and emotional well-being of children and families in a safe, stable, nurturing environment; and

**Whereas**, prevention remains the best defense for our children and families.

**NOW, THEREFORE**, Be It Resolved that the Grass Valley City Council does hereby proclaim the month of April 2025, as Child Abuse and Neglect Prevention Month in Grass Valley and urge all citizens to recognize this month by dedicating ourselves to the task of improving the quality of life for all children and families.

Dated this 11th day of March 2025.

\_\_\_\_\_  
Hilary Hodge, Mayor

\_\_\_\_\_  
Haven Caravelli, Vice Mayor

\_\_\_\_\_  
Jan Arbuckle, Council Member

\_\_\_\_\_  
Joseph Bonomolo, Council Member

\_\_\_\_\_  
Thomas Ivy, Council Member



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## GRASS VALLEY

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

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Tuesday, February 25, 2025 at 6:00 PM

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## MINUTES

### CALL TO ORDER

Meeting called to order at 6:03 pm.

### PLEDGE OF ALLEGIANCE

Pledge of allegiance led by Mayor Hodge.

### ROLL CALL

#### PRESENT

Councilmember Jan Arbuckle  
Councilmember Joe Bonomolo  
Councilmember Tom Ivy  
Mayor Hilary Hodge

#### ABSENT

Vice Mayor Haven Caravelli

### AGENDA APPROVAL -

Motion to approve agenda as submitted by Councilmember Ivy, Seconded by Councilmember Arbuckle.

Voting Yea: Councilmember Arbuckle, Councilmember Bonomolo, Councilmember Ivy, Mayor Hodge

### REPORT OUT OF CLOSED SESSION

No closed session

### INTRODUCTIONS AND PRESENTATIONS

### PUBLIC COMMENT -

Virtual public comment cards are attached.

In-person public comment: Speakers 1 to 6 (changes to speakers #7, 9, 10 were comments on the agenda).

### CONSENT ITEMS -

Public comment: Ralph Silberstein, Don Raviens, Jonathan Keen, Barbra Raviens, Matthew Coulter

Motion to approve consent as submitted by Councilmember Arbuckle, Seconded by Councilmember Ivy.

Voting Yea: Councilmember Arbuckle, Councilmember Bonomolo, Councilmember Ivy, Mayor Hodge

1. Approval of the Regular Meeting Minutes of February 11, 2025

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

2. Downtown Street Rehabilitation Project - Authorization to Bid

**CEQA:** Categorically Exempt - Section 15301 “Existing Facilities”

**Recommendation:** That Council 1) approve the findings that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA); and 2) authorize the advertisement for bids.

3. Magenta Drain Restoration Project - Professional Services Agreement

**CEQA:** Exempt - Not a Project

**Recommendation Motion:** That Council 1) authorize the City Engineer to execute a contract with Dudek, pending legal review, for design and environmental support services, in an amount not to exceed \$119, 708.30, for the Memorial Park Magenta Drain Restoration Project.

4. Loma Rica Open Space Fuels Reduction Project

**CEQA:** Exempt under CEQA Guideline §15304, Categorical Exemption Class 4 (“Minor Alterations to Land”)

**Recommendation:** That Council 1) find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) and 2) authorize the advertisement for bids for the fuel treatment prescription for the Loma Rica Open Space parcels acquired by the City of Grass Valley and other City owned properties adjacent to the Loma Rica Open Space Parcels.

5. Tablet Command Mobile Incident Command and Response Solution Purchase

**CEQA:** Not a project

**Recommendation:** That the Council 1) Approve the Fire Chief to enter into an agreement, subject to legal review, for purchase and integration of Tablet Command for the Fire Services in Nevada County; and 2) authorize the Fire Chief to enter into agreement, subject to legal review, with Peraton for integration into Computer Aided Dispatch System (CAD) and 3) Authorize the Finance Director to execute any necessary budget adjustments or fund transfers to facilitate this process.

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

**REORGANIZATION RELATED ITEMS**

**PUBLIC HEARING**

6. Second reading of an ordinance amending Chapter 5.56 of Title 5 of the Grass Valley Municipal Code regulating Tobacco Retailers and adoption of a resolution to set fees related to tobacco retailers.

**CEQA:** Not a project

**Recommendation:** That the Council: 1) Hold a second reading by Title Only and adopt Ordinance #833; and, 2) approve Resolution #2025-04 setting fees related to Tobacco Retailers.

Alex Gammelgard, Police Chief, gave the overview presentation to the council.

Public Comment: Matthew Coulter

Motion made to 1) Hold a second reading by Title Only and adopt Ordinance #833; and, 2) approve Resolution #2025-04 setting fees related to Tobacco Retailers by Councilmember Bonomolo, Seconded by Councilmember Arbuckle.

Voting Yea: Councilmember Arbuckle, Councilmember Bonomolo, Councilmember Ivy, Mayor Hodge

7. Introduction of an ordinance of the City Council of the City of Grass Valley amending subsection (C) and adding subsection (D)(7) to Section 17.44.140 of Chapter 17.44 of Title 17 of the Grass Valley Municipal Code to allow eligible mixed-use projects to include up to 10 dwelling units in the Town Core zone pursuant to Government Code Section 65913.5

**CEQA:** Not a project pursuant to Government Code section 65913.5(a)(3)

**Recommendation:** That City Council find the Ordinance is not a project for the purposes of the California Environmental Quality Act (CEQA) pursuant to California Government Code section 65913.5(a)(3), and introduce the attached Ordinance No. 834, waive full reading, and read by Title Only, to amend subsection (c) and add subsection (d)(7) to section 17.44.140 of chapter 17.44 of title 17 of the Grass Valley Municipal Code to allow eligible mixed-use projects to include up to 10 dwelling units in the Town Core zone pursuant to Government Code Section 65913.5

Amy Wolfson, City Planner, gave the overview presentation of this ordinance to the City Council.

Public Comment: Sean Johnson, Unknown, Bob Branstrom, Robin Galvin-Davis, Sarah Meadows, Sherri Speights, Laura McClary, Craig Hamilton, Patrick Johnson, Matthew Coulter

Motion to find the Ordinance is not a project for the purposes of the California Environmental Quality Act (CEQA) pursuant to California Government Code section 65913.5(a)(3), and introduce the attached Ordinance No. 834, waive full reading, and read by Title Only, to amend subsection (c) and add subsection (d)(7) to section 17.44.140 of chapter 17.44 of title 17 of the Grass Valley Municipal Code to allow eligible mixed-use projects to include up to 10 dwelling units in the Town Core zone pursuant to Government Code Section 65913.5 by Councilmember Arbuckle, Seconded by Councilmember Ivy.

Voting Yea: Councilmember Arbuckle, Councilmember Ivy, Mayor Hodge

Voting Nay: Councilmember Bonomolo

## **ADMINISTRATIVE**

8. A Resolution of the City Council Calling for a Ceasefire and an End to Violence Between Palestine and Israel

**CEQA:** Not a project as defined by the Public Resources Code section 21065 and CEQA Guidelines section 15378.

**Recommendation:** That Council discuss and consider the adoption of Resolution 2025-03 Council calling for a ceasefire and an end to violence between Palestine and Israel.

Council discussed questions from each other amongst themselves of the resolution.

Public Comment: There were 35 in-person speakers (the sign-in sheet, which is attached, has 27 names ; there are 8 unnamed speakers). Virtual Public comments are attached.

Council discussed item.

Council member Arbuckle made a motion not to pass the resolution. This motion was not seconded.

Council continued discussion and requested that on the eighth whereas that "including our Arab, Jewish, and Muslim residents" be struck out.

Motion to adoption of Resolution 2025-03 Council calling for a ceasefire and an end to violence between Palestine and Israel, with the redline change to the 8th whereas by Councilmember Ivy, Seconded by Councilmember Bonomolo.

Voting Yea: Councilmember Bonomolo, Councilmember Ivy, Mayor Hodge

Voting Nay: Councilmember Arbuckle

9. Engineering Services - Authorization to Award Contract

**CEQA:** N/A - Consultant selection is a procedural action. CEQA review will be completed as part of the project work

**Recommendation:** That Council 1) authorize the City Engineer to execute a contract with GHD pending legal review, for Civil Engineering Design, Project Management and Environmental Services, in an amount not to exceed \$1,449,871.25 for the Downtown Grass Valley Roundabout Project

Bjorn Jones, City Engineer, gave the council an overview presentation of the item.

Public Comment: Sean Johnson, Patrick Johnson, Eden, Salem, Robin Galvin-Davis, Sarah & Virtual public Comments are attached.

Motion made to 1) authorize the City Engineer to execute a contract with GHD pending legal review, for Civil Engineering Design, Project Management and Environmental Services, in an amount not to exceed \$1,449,871.25 for the Downtown Grass Valley Roundabout Project by Councilmember Arbuckle, Seconded by Councilmember Bonomolo.

Voting Yea: Councilmember Arbuckle, Councilmember Bonomolo, Councilmember Ivy, Mayor Hodge

10. Potential Hazard Trees adjacent to Police Department and City Hall Parking Lot

**CEQA:** Not a Project

**Recommendation:** That the City Council approve the removal of three redwood trees near the Police Department and three deciduous trees adjacent to City Hall and the City Hall parking lot to mitigate structural and safety risks, ensure compliance with the City’s vegetation ordinance, and support best fire safety practices.

Tim Kiser, City Manager, gave the council an overview of the item.

Public Comment: Sean Johnson, Sherly, Patrick Johnson, Sarah, Robin Galvin-Davis, & Virtual Public comment attached.

Motion to approve the removal of three redwood trees near the Police Department and three deciduous trees adjacent to City Hall and the City Hall parking lot to mitigate structural and safety risks, ensure compliance with the City’s vegetation ordinance, and support best fire safety practices by Councilmember Arbuckle, Seconded by Councilmember Bonomolo.

Voting Yea: Councilmember Arbuckle, Councilmember Bonomolo, Councilmember Ivy, Mayor Hodge

**BRIEF REPORTS BY COUNCIL MEMBERS**

Councilmember Bonomolo was sick. Councilmember Ivy had nothing to report. Councilmember Arbuckle attended a Fire wise and Fire Agency Meeting, YMCA youth in government meeting, League of California Cities Board meeting, a Wild Fire response League Committee meeting, WIMG meeting, and received a letter of support from Congressman Kiley for the BRIC Grant the City is applying for. Mayor Hodge attended the LAFCo meeting, a mixer at the Holbrook, and is now hosting Wednesdays with the Mayor from 9 to 11.

**CONTINUATION OF PUBLIC COMMENT**

**ADJOURN**

Meeting adjourned at 11:04 PM

\_\_\_\_\_  
Hilary Hodge, Mayor

\_\_\_\_\_  
Taylor Whittingslow, City Clerk

Adopted on: \_\_\_\_\_





# CITY OF GRASS VALLEY CITY COUNCIL MEETING

Item # 2.

## GENERAL PUBLIC COMMENT SIGN IN SHEET

WELCOME to the City of Grass Valley City Council meeting! Public Comments provide an opportunity for the public to address the City Council on any subject which is not on the agenda but in the jurisdiction of the council. If you wish to speak, please indicate in the appropriate box when you sign in and take the number corresponding to your name. Each individual can have up to 3 minutes of public comment. At the beginning of the meeting, there will be an allotted 30 minutes of general public comments and the remainder of comments will be heard at the end of the agenda. Speakers will be called in order of the numbers given.

2/25/25

When you are recognized by the mayor:

1. Please stand before the podium and give your name and address. (optional)
2. Please limit your comments to three minutes per speaker.
3. If previous speakers have made the same point, you may simply indicate your support or disagreement, unless you have new information.

Thank you for your participation.

#'s	Print Name or N/A	Address (optional)	Self/Business (optional)
• 1	ROBIN DAVIES		GVDA/CHAMBER
• 2	Sean Johnson		
• 3	Patrick Johnson		
• 4	RONA SEABROOK		
• 5	Shitley		
• 6	FTP		
7	Laura McCleary		
8	<del>Nick Fisher</del>		
↘ 9	Ralph Silberstein		CEA Foundation
10	Sherril Speight		SIS 10
11	<del>BEN WINKLER</del>		
12			
13			
14			





PO Box 972, Cedar Ridge, CA 95924-0972  
www.cea-nc.org / email: info@cea-nc.org

## Comments to Grass Valley City Council Feb 25, 2025

### Re: Item 4, Loma Rica Open Space Fuels Reduction Project

CEA Foundation applauds the City in its efforts to reduce fire hazards by addressing the heavy fuel loads that surround our area. We are also very pleased that the City has acquired the approximately 200 acres of Loma Rica land to be held as open space. And fuel load reduction in that area is needed.

However, we are concerned about four things, 1) the methods used for fuel reduction, 2) the possible use of air-curtain burners, 3) issues such as air quality, and 4) long term forest health. We recognize that this is a complex subject. Take, for instance, bio-char.

What exactly is bio-char? Generally it is a form of carbon that benefits soil health and is stable for long periods of time. But bio-char comes in many forms and there are many other uses such as sequestering carbon to mitigate climate change.

Bio-char is produced by pyrolysis, or heating without oxygen, rather than regular combustion in air. This limits the carbon loss via carbon-dioxide emissions.

The sweet spot for bio-char production is between 850 and 1000 degrees Fahrenheit (450- 550C) where surface area and ion exchange capacity greatly increase, and on up to 1300 degrees (700C). This allows recovery of up to 65% of the carbon in the form of stable bio-char, which lasts for centuries and benefits soil health.

However, if the temperature is too hot, more ash and less bio-char are produced. And if the temperature is too low, the bio-char can have low persistence and cause undesirable reactions, such as tying up soil nitrogen and not necessarily benefiting the soil.

When it comes to dealing with large amounts of bio-mass, burning can be an effective tool, but regular burning in air releases most of the carbon. Air curtain burners, such as the one below town, are slightly better than open burning in reducing emissions, but they create only about 6-10% bio-char. And it is of unknown quality.

For that reason, when considering forest fuels reduction projects, I would ask that people within the community have an opportunity to provide some input into the standards for the proposed work. There are many factors which may be worth considering in order for the City to accomplish the goals of fire hazard reduction, while hopefully minimizing recurring costs, protecting good forest habitat, and maybe even realizing added benefits from bio-char production such as carbon sequestration.

Thank you.



CITY OF GRASS VALLEY CITY COUNCIL MEETING

GENERAL PUBLIC COMMENT SIGN IN SHEET

Action Item # 8

A Resolution of the City Council Calling for a Ceasefire and an End to Violence Between Palestine and Israel

When you are recognized by the mayor:

- 1. Please stand before the podium and give your name and address. (optional)
2. Please limit your comments to three minutes per speaker.
3. If previous speakers have made the same point, you may simply indicate your support or disagreement, unless you have new information.

Thank you for your participation.

Table with 4 columns: #'s, Print Name or N/A, Address (optional), Self/Business (optional). Contains 17 rows of handwritten entries.



#'s	Print Name or N/A	Address (optional)	Self/Business (optional)
18	Yaelle Dery	Nevada City	
19	Libby	Nevada City	
20	Jedidiah Watson	Grass Valley	
21	Zach	Nevada City	
22	Brian Fry	Grass Valley	
23	Kylan Hance	Grass Valley	
24	Jess Witte	Grass Valley	
25	Tobias Cole	Nevada City	
26	Laila Murfin	Nevada City	Director gv Business owner - psychiatry
27	BILL MCKEL	GV	
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## Comments GV Ceasefire Resolution (Mikos Fabersunne)

I recognize the effort that Council members have put into drafting this resolution and appreciate the Council placing it before the eyes of the public.

Because the preamble section (the Whereas clauses) provides the reasoning behind the actions to be taken by the Council, I am commenting primarily on what I see are the weaknesses of the preamble in hopes that the Council will not adopt this resolution as presently worded, and instead make the document more reflective of the actual political context of the conflict between the Palestinians and the Israelis and a more accurate portrayal of the state of seige.

Contrary to popular opinion, the cause of the October 7 attacks by Palestinians in Gaza wasn't a hatred of Jews as a people but the hatred of the belligerent military occupation by the Israelis since 1967, with roots extending back to the late 19th century formation of the Zionist movement. This Occupation, which has only expanded, has been deemed "illegal" by the International Court of Justice. And the preliminary efforts behind it have been opposed by the Palestinians, using both armed and unarmed methods, since the 1930s. Note that the right to armed opposition of military occupations is recognized under international law as legitimate.

The United Nations has developed numerous resolutions pertaining to Palestine-Israel, including UNGA Resolution 194, adopted in 1948, that was to guarantee the Palestinians dispossessed and evicted from their lands in 1947-49 with the right to return to those lands and receive reparations. Resolution 194 has been ignored by Israel and by Israel's principal benefactor, the United States, ever since.

Another important resolution was UNGA Res. 3379, adopted in November 1975 which concluded, *"The General Assembly determines that Zionism is a form of racism and racial discrimination."* Resolution 3379 remained in force for 16 years.

Yet, in spite of the findings by the UN General Assembly and the recent decisions by the ICJ regarding the illegality of the occupation and the plausibility of genocide, Zionism persists unabated in the United States in support of the occupation of Palestine that continues today.

~~{Some of the residents in our community are Zionists and have expressed themselves before our local city councils. They may do so here tonight. Consider them as you would other white supremacists who live locally and hurl racial epithets at people of color walking down our streets.}~~

So, too, will the occupation resistance movements continue around the world, and will do so until the occupation ends and a just settlement takes its place.

Regarding the text of the 2nd and 6th paragraphs, I will read a portion:

¶2 "the recent and ongoing armed violence against the Palestinian and Israeli people has resulted in the tragic loss of life of Palestinians and Israelis and injuries to many more innocent people on all sides",

¶6 makes a similar statement, beginning with "the continued violence against the Palestinian and Israeli people ...".

The text in these paragraphs appear to erroneously equate the harm and suffering born by the Palestinians to that of the Israelis, with an unidentified perpetrator expressed in the passive voice.

Nowhere does the preamble address the four military assaults on Gaza by Israel since 2008, nor the slaughter of civilians in the non-violent weekly Great March of Return in 2018-2019.

Yes, Israelis, including civilians and soldiers, were killed in the attacks of October 7, and Palestinian resistance forces and individuals are alleged to have committed war crimes in the process. I oppose the killing of non-combatant civilians.

But the number of Israeli civilians killed or injured in those attacks pale in comparison to the Palestinians who have been killed or maimed in the genocidal assault on Gaza between October 2023 until the recent ceasefire: 20 to 50 times more--perhaps 100 times more Palestinians have been killed than the 1200 Israelis killed on October 7. Nor have the Israelis been the target of an undeniable genocide campaign that has been waged against them, which has destroyed practically all the housing and public infrastructure in Gaza, leaving infants starving or malnourished, or to die of the cold, while the sick and wounded die from lack of medical treatment and adequate sanitation. Thus, the language in the preamble should not suggest an equivalence of the suffering and should name the settler colonial project and its occupation for what it is: ethnic cleansing and genocide.

Finally, if the intention of the Council is to have a Resolution that encourages Congressional members to address the cause of the conflict and seek a just

resolution for both peoples, then it should advocate this directly in the text of the resolution.



## Taylor Whittingslow

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**From:** Freedomji [REDACTED]  
**Sent:** Tuesday, February 25, 2025 5:00 PM  
**To:** Public Comments  
**Subject:** February 25th City Council comment

You don't often get email from [REDACTED]. [Learn why this is important](#)

Dear Council,

Israel is a place where Jews, Muslims, Christians, Druze, Bahai and Hindus mingle freely among each other. In hospitals, Arab doctors will treat Jewish patients, Jewish doctors treat Arab patients. It is not legal to discriminate. Arabs and Druze serve in the police force and military along with Jews. Arab Muslims serve in the Israeli congress and as high court judges. You can walk into an ice cream shop in Jaffa Israel and be served by an Arab boy and Jewish girl (as I was this past summer). South Africans who visit Israel are appalled that it is falsely accused of apartheid.

You can listen online to the talks of the Arab 'Yoseph Haddad' or the testimony of many others. Or you can visit Israel yourself if making a resolution for them is of so much importance to you.

The government of South Africa was paid to bring a genocide allegation against Israel by Iran who is bombing Israel. The South African government has failed to bring proof of genocide to the International Criminal Court (ICC), and hence their case has gone nowhere except to be used as lawfare propaganda.

The UN secretary of Genocide prevention, Alice Nderitu, was fired from her position because she would not call the war in Gaza a Genocide, and instead called it a misrepresentation.

Despite what social media might say, the US Department of Security and Human Rights has not found any Israeli unit to have committed a gross violation of human rights, and hence Israel still as full and legal support of the United States.

The Grass Valley City Council is supporting far-left and Islamist propaganda and falsely accusing Israel of apartheid and genocide in this resolution.

Today's agenda is Tree Removal, a Round-About for traffic and then an international declaration smearing Israel under the cover of a ceasefire resolution pretending to care about Palestinian Arab Muslims.

Please remove this item from the agenda and do not allow radicalized people to manipulate city council to focus outside their scope of control.

Thank You,  
 Tobias and Antara Cole  
 Northridge Drive, Grass Valley  
 530-277-9964



**Taylor Whittingslow**

---

**From:** KRAUSS EUGENE - Voicemail box 8880 <noreply@voicemail.goto.com>  
**Sent:** Tuesday, February 25, 2025 4:56 PM  
**To:** Public Comments  
**Subject:** Voicemail from [REDACTED] on Feb 25 2025 4:48 PM  
**Attachments:** 1740530930-00000f51.mp3



## You received a new voicemail message



New voicemail message

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**Time:** Tuesday, February 25 2025 4:48 PM

**From:** [REDACTED]

**Duration:** 5 minutes 40 seconds

**Voicemail box:** 8880

**Transcript:**

Hello, my name is Danielle Krauss. As a member of your local Jewish community here in Grass Valley and with family in Israel, of course, I want to cease fire and return of our hostages and an end to violence for innocent Palestinians and Israelis who are suffering immensely under the violent Jihadist death cult of Hamas, the terror proxy arm of the IRGC, a designated terrorist group which has ruled in Gaza since the Israeli withdrawal in mid-2000. That being said, I'm calling because I strongly and adamantly oppose the passing of agenda item number eight and implore you to reconsider. Calling for a ceasefire and an end to violence between Palestine and Israel. It sounds innocuous enough, but I can assure you it is anything but that. Since October 7th, we have seen European cities as well as US cities on our college campuses become hotbeds and strongholds for the brainwashing script of Qatari, IRGC, and Soviet-sponsored disinformation campaigns, fed to Westerners who have overlaid their own country's guilt, shame, and history over another part of the world in which it has absolutely no relevance or place. These propaganda machines have been spewing anti-Semitic, anti-democratic, and outright fascist, and violent rhetoric. Here in the

West, as well as much of Europe, these false narratives have been adopted with open arms, parroted, and then repeatedly forced down our throats by Western liberals. Genocide, apartheid, white colonialism, settler, oppressor, first oppressed. These words are becoming commonplace, but when examined under the lens of factual history or the actual geopolitics of the Swana region, they do not hold up. Furthermore, repeating these lies and revisionist history, repurposing old Jewish tropes and blood libel, both fuels and normalizes anti-Zionist and anti-Jewish sentiment and only perpetuates this targeted violence of radical Islamic jihadist ideology against Jews, Christians, Jews, other Muslims, and Westerners who uphold democratic values and the rights of women, our LGBTQ communities, and ethnic and religious minorities of all sorts. It is insane to call for a ceasefire in peace by effectively ignoring Hamas, the controlling government and militia of Gaza, the group that broke the ceasefire on October 7th and will continue to break every future ceasefire. Why do I know that? because they've told us that, as long as it is allowed to remain in power without any moderate Arab ally that actually wants peace. The thought behind this resolution at hand seems to be based on a lack of knowledge of the surrounding Middle Eastern Muslim countries and an absolute false presumption that Hamas wants peace for Palestinians alongside their Israeli neighbors or that they desire a two-state solution in which Palestinians could be free to live and thrive alongside Jews. This is not the case Hamas wants one thing which is in their charter and they tell us time after time to incite terror and to kill Jews. The glaring and obvious roadblock to the spread of the Islamic caliphate in the Middle East, Israel. And it is willing to sacrifice its own people in their words down to the very last Gazan child. This is the sole purpose of Hamas in Gaza, Hezbollah in Lebanon and Syria, the Houthis in Yemen, all proxies of the Iranian Revolutionary Guard. As for what has become of the Free Palestine Movement, it is grandly obvious that it has crossed far over the lines of peaceful protest or criticism of Israel or US government from becoming a movement in and of itself of advancing radical fundamental ideology here in the West. This has not only directly contributed the skyrocketing of anti-Semitism and heinous violence targeted attacks on Jews all over the world as well as here in the U.S., New York, Los Angeles, San Francisco, but it is actually exactly what has emboldened these six terror proxies to continue to prolong the suffering and violence of this war in Israel and Gaza. There was a standing ceasefire which Hamas Broken October 7th with the sole purpose of slaughtering, burning, beheading, raping, and taking hostage young people, grandparents, babies, even our dead. As a Jewish person who's grieving deeply this week with the rest of my community after the horrific news of our slain hostages last week, I'm taking the time to call in because I'm scared. I'm scared of what normalizing anti-Semitic rhetoric has done over these last 15 months. I'm scared because My grandparents have survived the Holocaust, only for me to see the return of early 1930s levels of hatred towards Jews. If you think this isn't about Jews, please truly ask yourself, why is there no resolution on the table condemning actual genocides and mass

killings of civilians in Sudan, the Congo, Myanmar, Ethiopia, Burkina Faso? The list goes on. I urge you to reconsider. Thank you for your time and listening.

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**Taylor Whittingslow**

---

**From:** Elad Gariany [REDACTED]  
**Sent:** Tuesday, February 25, 2025 4:50 PM  
**To:** Public Comments  
**Subject:** Opposition to Resolution 2025-03

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Respected City Council of Grass Valley, California,

I regret that I am unable to attend today's meeting as I am currently traveling back from my homeland in the Middle East.

The long-awaited ceasefire has finally allowed me to visit my elderly parents, siblings, and my 11 nieces and nephews—something I had not been able to do for the past two years. For that, I am deeply grateful.

I want to thank the council for taking an interest in this conflict. However, I must express my opposition to Resolution No. 2025-03, which is under discussion today.

I oppose this resolution on principle.

Our small town in Nevada County should not be involved in any international matters—period.

The city council has authority over local decisions such as zoning, employment opportunities, sidewalks, park hours, streetlights, and community events. These are the issues we should be focusing on.

Imagine a small mountain town in Germany, a village in the Philippines, or a city in Nigeria passing a resolution condemning the way we run our fire department or the opening of a Planned Parenthood branch. It would be absurd. Even on national issues like free speech or the right to bear arms, they would have no place in dictating our policies—just as we have no place in theirs.

To my friends who support this resolution, I urge you to direct your concerns to the Federal Government, where real influence over foreign policy lies.

If you had any doubt, consider this: less than two months ago, as soon as the soon-to-be-elected U.S. president decided there should be a ceasefire, there was a ceasefire.

Perhaps, instead of repeated meetings at the city level, if we had lobbied the U.S. government more effectively, a ceasefire could have happened even sooner. Personally, I can only conclude that the previous administration did not prioritize this ceasefire as much as the current one, and that is unfortunate.

The U.S. government has been entangled in Middle Eastern affairs since the 1970s. Without its involvement, history could have played out very differently. I condemn the U.S. government's imperialist agenda and believe it should focus on taking care of its own citizens first.

The less this country involves itself in international conflicts, the better. The less this city involves itself in international conflicts, the better. Foreign policy is a federal matter—not the responsibility of the Grass Valley City Council.

That being said, I, along with many of my Israeli friends, would gladly stand with you in calling for peace for all people in the Middle East.

Thank you for the privilege of freely sharing my voice and opinion—a right reserved for us in the Western world.

God bless the First Amendment and the U.S. Constitution.

Yours kindly,

Elad Gariany

**Taylor Whittingslow**

---

**From:** POWELL,ANTHONY - Voicemail box 8880 <noreply@voicemail.goto.com>  
**Sent:** Tuesday, February 25, 2025 4:23 PM  
**To:** Public Comments  
**Subject:** Voicemail from [REDACTED] on Feb 25 2025 4:19 PM  
**Attachments:** 1740529156-00000f44.mp3



## You received a new voicemail message



New voicemail message

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**Time:** Tuesday, February 25 2025 4:19 PM

**From:** [REDACTED]

**Duration:** 2 minutes 29 seconds

**Voicemail box:** 8880

**Transcript:**

Hello, this is Anthony Powell, South School Street, and I have some comments regarding your Town Corps office to residential space situation you're interested in completing. I've identified two properties that may be very beneficial to your project. One is the Alpha building, the old Alpha hardware building. We were looking at that to purchase it, and we noticed that there it's very underutilized. It's a very large building. It would really lend itself well to individual apartment spaces, efficiency apartments. It has oodles of parking in the back, and there would be no architectural changes to the front of the building, and it's just a great building, but obviously it requires a developer to move forward with it. The second building would be the portion of the Evans Furniture Store that's still empty since they've combined their operation into one side of their building. It's a great building. It's a large building. It would require no architectural changes to the front. It does have parking in the rear. It's a multi-story building, and that would be a great building as well. The third thing I wanted to mention was the Bank of America. As you know, banks are closing all over the country, the brick and mortar banks. This is probably the largest piece of land that will ever

be available in the town for, maybe ever. And you've got a great opportunity there to get with a developer or someone that creates grants for things of this sort. This could be senior housing, it could be low-income housing, it could be cluster of live, work, lofts, plenty of parking for the downtown. And you know what happens when big buildings like that sit empty for too long, big parking lots, trouble. So really looking to see something good happen at the Bank of America site if the landlord is willing to make a deal. That's a great building. They're closing in April, I believe. And they'll be just keeping the ATMs, but that building and that property really needs to be developed. Great piece of property, flat ground, simple deal. Okay. Thanks a lot.

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**Taylor Whittingslow**

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**From:** POWELL,ANTHONY - Voicemail box 8880 <noreply@voicemail.goto.com>  
**Sent:** Tuesday, February 25, 2025 4:12 PM  
**To:** Public Comments  
**Subject:** Voicemail from [REDACTED] on Feb 25 2025 4:09 PM  
**Attachments:** 1740528564-00000f3a.mp3



## You received a new voicemail message



New voicemail message

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**Time:** Tuesday, February 25 2025 4:09 PM

**From:** [REDACTED]

**Duration:** 1 minute 22 seconds

**Voicemail box:** 8880

**Transcript:**

Hello, my name is Anthony Powell, South School Street, Grass Valley. I have a general comment about an art installation that's at McKnight Crossing in the Grove area, which is in front of the donut shop. There is a display of miners' picks that have been welded together. And on quite a few occasions, I've seen people there when the weather's good with their kids and their kids are climbing on these miners' picks, and they're very sharp, they're real picks, they're very dangerous, and they're part of this picnic area there. I spoke to the management team in Orange County, I spoke to them, and the person who is the manager for this center said that she also had a concern about the safety of these picks, but in her words, she was voted down. So I'd like someone from the city to perhaps take a look at this, a safety engineer, and determine whether this needs to be enclosed somehow to prevent children from climbing on it, because an accident on this installation would be quite severe. Thank you very much.

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**Taylor Whittingslow**

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**From:** Brandon Dellis [REDACTED]  
**Sent:** Tuesday, February 25, 2025 4:04 PM  
**To:** Public Comments  
**Subject:** Public comment 02/25/2025

You don't often get email from [REDACTED]. [Learn why this is important](#)

Esteemed councilors,

I am writing to you in support of the Gaza Ceasefire Resolution under discussion tonight.

In one sense, discussion of this resolution comes much too late: in the 17 months since October 7th, 2023, according to Human Rights Watch, some 42,000 Palestinian civilians have died at the hands of Israeli military forces, a stomach-turning figure made only more nauseating by the fact that it includes approximately 13,000 children. So much damage has already been done, another ghastly and acutely genocidal chapter in the history of Israel-Palestine; and much more death looms around the corner, in the form of a famine that threatens to take the lives of untold thousands, perhaps hundreds of thousands, of Gazans.

And so, it is in a grimly ironic sense that discussion of this resolution is actually quite timely: the period of plausible deniability of the horrors witnessed upon the Gazan people by the Israeli military has long since passed. Israel's genocidal actions have become a matter of common knowledge: there is no longer any pat, non-ideological justification for delay or prevarication.

There is reason to believe (as I do), and the accusation has been made formally by people more qualified than myself, that Israel's actions over the last 17 months constitute genocide. As the descendant of an Israeli grandfather, I feel a certain moral responsibility to speak against Israel's military campaign which has been carried out, in some perverse sense, in my name. As U.S. citizens, it is our collective responsibility to do everything in our power to denounce and resist an ethnic cleansing which has been carried out with the collaboration of our government and its military. And, most importantly, as thinking, acting human beings capable of moral judgment, it is incumbent upon all of us to bear historical witness to injustice in all forms, to struggle against it, and to keep hope alive that a better future is possible.

It is in that spirit that I urge the members of this council to vote in favor of this ceasefire resolution. It is certainly too late, and it is certainly too little; however, the alternative is silence and complicity with a policy of destruction and genocide. Denunciation of genocide, even retroactive, is surely preferable.

Brandon Dellis  
Grass Valley Resident

Item # 2.

**Taylor Whittingslow**

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**From:** Sheerlie Ryngler [REDACTED]  
**Sent:** Tuesday, February 25, 2025 3:15 PM  
**To:** Public Comments  
**Subject:** Agenda item 8

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Council,

My name is Sheerlie Ryngler and I have been a resident of Nevada County for 10 years. I have had a brick & mortar business in downtown Grass Valley, and continue to spend a lot of time there. I am writing to urge you to NOT adopt the ceasefire resolution and to stop allowing misguided people to co-opt the purpose and mission of the city council. There is no precedent for a resolution like this, and I strongly encourage us not to start now.

I am a Jewish American and actually have an MA in Conflict Resolution. I worked for years on the ground in Israel-Palestine for social justice, peace-building, and human rights. This resolution is not only completely pointless, but embarrassing. Countless intelligent people have dedicated their lives to resolving this conflict for over a century and have been unsuccessful. Do you really think anybody in this town can contribute an idea that hasn't yet been attempted? Is it city business to affirm our "values" in a singled out international issue?? Especially when people here can barely understand what's happening on the ground (as evidenced by zero mention of Hamas)? This is pure virtue signaling, spearheaded by people with very little virtue (I know because I was forced to interact with them for most of last year over the Nevada City council resolution on the same topic. They repeatedly exhibited abhorrent antisemitic behavior). Please don't pander to people who not only have no idea what they're talking about, but have sowed division and hatred in our community.

I hope you will do the right thing.

Thank you for your time,  
Sheerlie

## Taylor Whittingslow

**From:** Yaelle Dery [REDACTED]  
**Sent:** Tuesday, February 25, 2025 3:13 PM  
**To:** Public Comments  
**Subject:** Matter of the ceasefire resolution - OPPOSED, It is simple outside the scope of GV city council

You don't often get email from [REDACTED] [Learn why this is important](#)

A ceasefire resolution? So, Grass Valley California is calling for a ceasefire in Israel and Gaza. It is almost laughable. Do you really think that this is going to have some sort of impact. It will not. And by the way, there is already a ceasefire, we are kind of wasting our time here.

So what is the purpose of this resolution? Really, what is the purpose? To appease a small group of people that have had their emotions fueled by what they are reading on Tik Tok and Instagram. Because that is really what this is about, right? This propaganda war, which by the way, the terrorist and extremist organization of the Arab world are definitely winning that war. They have done a great job coining words like cease-fire, occupation, from the river to the sea, weapons embargo, genocide... it reminds me of the old commercials on tv where they repeated in large red letters... **sale, sale, sale** or Call 1800 blah blah blah, call 1800 blah blah blah NOW, NOW NOW.

The great tragedy of this is that these people don't even realized that they are being controlled by terrorists, whose entire purpose in life is to kill Jews and to hate Jews and who find great pleasure in murdering, raping, torturing, kidnapping innocent Jewish women, children, babies, elderly people... people that really want peace and just to live in peace and raise their children. Half of the people that Hamas and other Islamic terrorist groups attacked, murdered raped and kidnapped on that tragic day of October 7th, were the people that were really working for peace and really working to help the people of Gaza... Hamas and other extremists have controlled the Gaza Strip for quite a long time now. They don't want peace with Israel. They don't want to live in peace and prosperity.. They have one life's purpose.. to hurt and destroy the Jewish people of Israel. If they had wanted a different life.. they could have easily had it... They have had financial support from all over the world for decades... they could have made Gaza a paradise, in peace and prosperity, but instead, they built tunnels, made weapons and educated their children, not to thrive in life, but to kill Jews. In addition, there was a statement written in the resolution about humanitarian aid, and I would like to point out that Gaza has gotten enough aid since this war started to feed each and every resident of Gaza a 3000 calorie/day diet. In addition, I don't think that there has ever in the history of war been a time where two entities are at war and one of them provides their enemy with food, water, clothing, fuel. I mean can you really think about that... facing an enemy that attacked you, kidnapped, killed and tortured your innocent citizens and you provide them with aid while they continue to attack you and shoot thousands of rockets at you. I think it is unheard of.

In addition, the ceasefire resolution calls for the release of unjustly held prisoners. I can tell you that there are very few unjustly held prisoners.. most of the prisoners who are being released by the hundreds have participated in a terror attack, murdered, raped, kidnapped.. and what saddens me is that this is put in the same sentence alongside the call for the release of hostages, who are innocent, youth, women, children, elderly, soldiers.

And finally, the call for an end to the occupation of Palestinian territory. What does that mean? Are you taking it upon yourselves to define what is or is not Palestinian territory. Do you know that all Jews vacated the Gaza Strip in 2006, even to the point of digging up graves. You call for things that you know nothing about. This conflict is far more intricate and complicated, has consequences and repercussions beyond the knowledge and expertise of the Grass Valley City council. I don't know how you can even begin to think that you have the right to say anything about it. It should be left to the experts.

What this resolution is doing, as I see it, is supporting murder, rape, torture and kidnapping of innocent people who only want to live in peace. Does that make you feel proud, like dancing in the streets around innocent dead babies that have been strangled to death. Think about that for a moment.

And with all of this said, the truth is that passing a resolution will have zero impact on the reality of the situation in Gaza and Israel. It is a ridiculous outcome of this social media propaganda war and your hands being forced, and convinced into thinking that it has anything to do with the people and the population of our little town. I can nearly guarantee you that this does not represent the people of this town, in fact, based on the responses to the announcement in the Union, most people here think that it is ridiculous that we are even having this conversation at all. This resolution represents a small group of people. It does not belong here in our town. Here we need to focus on what matters here in Grass Valley and Nevada City and stop wasting our time attending to childlike tantrums of people who really have no idea what is truly happening in Israel and the Middle East. I can imagine that most of the people involved in this fight have never even been there, nor do they have a desire to be. And really have no idea what the truth of the matter is. I can say even for myself, who has family there, spent nearly every summer of my life in Israel, lived there for 6 years, and I must add, know people that were either brutally murdered on October 7th and also people that survived that horrific attack... I don't TRULY know what is going on. I know what I read, what I see, what I hear, but there is so much more to the story that I can say, I don't REALLY KNOW and I think even still I have a much better idea than most of the people pushing for this resolution. At the end of the day, I think that very very few people here in Grass Valley have the knowledge or the experience to say anything about the situation at all. People may think they know what they are talking about based on what they read or what they watch, but c'mon, we don't truly know anything at all. So, I say we focus here in our little town on what we do know and what we can see and feel and experience here and leave these issues to those that do know and can actually have an impact.

Honestly, I wish I had said this before when it was happening in Nevada City, but at the very beginning, I wish the council had simply said, "I'm sorry, but this is outside of our scope. It is simply beyond our jurisdiction." End of story.

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Yaelle Dery, MSOM, L. Ac.  
Classical Chinese Medicine  
(303) 507-1927



## Taylor Whittingslow

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**From:** Tara Winkler [REDACTED]  
**Sent:** Tuesday, February 25, 2025 2:58 PM  
**To:** Public Comments  
**Subject:** ceasefire resolution—you have been misled

You don't often get email from [REDACTED] [Learn why this is important](#)

Regarding the ceasefire resolution to be voted on this evening, you have been misled. Let's take a look at where that occurred:

- Re: the initial attack on Israeli citizens: This happened at a public event, unprovoked. Israelis were murdered, raped, beheaded and otherwise mutilated. Babies and small children were raped (yes, raped) and murdered. These acts were then posted on social media by Hamas.
- Re: the hospital bombing, so often referenced when speaking about atrocities. It was actually a Hamas rocket gone wrong and it hit the parking lot, not the hospital. The reporter, in the confusion of the attack, misreported the incident. The publication first reported that this was Israel's doing (in a major headline), then retracted it (in a small headline). Unfortunately, this is a common occurrence in the news media, either intentionally or accidentally.
- Re: the difference between the morals of the IDF (Israeli Defence Force) and Hamas. The IDF goes out of their way to warn Palestinian citizens ahead of an attack. Hamas is a terrorist organization, whose end goal is the destruction of Israel and the annihilation of Jews worldwide.
- Re: **radical** muslims (Hamas, Hezbollah, etc.) attitude toward women: if they are caught in certain interactions, punishment could include **Flogging or whipping, House arrest or seclusion, Imprisonment, Stoning, Honor-based violence, Public shaming, Fines or monetary penalties, and Execution**. These are not supported by mainstream Muslims. My question is: Why hasn't the women's movement been more verbal about it? Instead they seem to ignore it.
- Re: Israel and the IDF: Israel is a democracy. There are no terrorist acts initiated by Israel toward their citizens. Many Arabs and Muslims feel safer there than in their home countries where this is a common occurrence. Some Arabs and Muslims have gone so far as to join the IDF to fight to preserve this better way of life.
- Re: these paragraphs in your resolution: "BE IT FURTHER RESOLVED that, on behalf of Grass Valley, California, the City Council expresses profound sorrow over the loss of Palestinian lives, including children and elderly, by the indiscriminate retaliation by the State of Israel." It was NOT indiscriminate retaliation by the State of Israel, I reiterate; the IDF goes out of their way to warn Palestinian citizens ahead of an attack. Their goal is to wipe out Hamas, which benefits everyone, both Palestinians and Israelis.

In light of the above points, who would you be more likely to trust; Hamas (a terrorist organization) or Israel? I'm very confused by this. The act of putting this resolution to a vote disenfranchises both Jewish and Israeli citizens in the area. Also, if your aim is to silence the radical group who introduced this in the first place, it won't work. They are persistent and will want even more. If this passes, it gives them license to keep pushing their agenda. They have no place asserting their ideas in small towns since they are not

locals. Also, anyone concerned with conflict in the Middle East can write their congressman/woman individually. That is a much better approach, in my opinion.

Best,

Tara Winkler

--

Tara Winkler  
Graphic Designer  
319-321-6701  
[twgraphicsgirl@gmail.com](mailto:twgraphicsgirl@gmail.com)  
<https://tarawinklergraphics.com/>  
<https://www.facebook.com/TaraWinklerGraphicsGirl>  
<https://www.bninextlevel.com/see-us-action/>



**Taylor Whittingslow**

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**From:** miley wood [REDACTED]  
**Sent:** Tuesday, February 25, 2025 2:34 PM  
**To:** Public Comments  
**Subject:** Cease fire

You don't often get email from [REDACTED]. [Learn why this is important](#)

This resolution is not only sickening it is absurd . As a city council you should be taking care of of our city infrastructure, services and people, not appeasing your liberal base by sticking your nose into global affairs. Your resolution states Israel is retaliating, they are defending themselves and their country. Were you asleep on 10/07, terrorists and civilians broke into Israel, raping, torturing and murdering over 1200 innocent men women and children, then kidnapping 250. A few days ago the bodies of a 9 month old baby and his 3 year old brother that were murdered by terrorists and held hostage for a year and a half were returned to Israel. Did you see the show Hamas put on, the thousands of “ innocent Gaza civilians “ cheering at the caskets saying they will do it over and over. Have you not seen the videos Hamas took on 10/7 torturing and murdering and worse laughing and enjoying it. Not once in your resolution do you even mention Hamas. Since 10/7 you have allowed groups , like the Nevada county peace and justice Coalition to chant their pro Hamas , anti Israel and antisemitic slogans and said nothing. These actions hurt our Jewish community. You should be supporting our Jewish community, not making resolutions that do nothing but hurt one group of people. Israel has the right to protect themselves and the Jewish in our community have the right to live their lives free from the hate and antisemitism. Do not vote for this disgusting and hateful resolution.

Thank you,  
Miley Wood

**Taylor Whittingslow**

---

**From:** Tal Even [REDACTED]  
**Sent:** Tuesday, February 25, 2025 1:55 PM  
**To:** Public Comments  
**Subject:** Public comment February 25, 2025

You don't often get email from [REDACTED]. [Learn why this is important](#)

There cannot be a ceasefire until all foreign hostages that were dragged from their homes and land on October 7 and are held in Gaza by Hamas Or any other terror organization, Brought back to their homes and families or to a proper burial if they've been murdered or no longer alive. October 7 brutal massacre was performed by people who prefers death over life, who would sacrifice their own people in order to be martyrs.

They are perpetually voice their wish for Israelis and Jews to die.

There is no negotiation with this people. If they will release all the hostages, that will be a sign of humanity, and until they do so there is no one to negotiate with.

Your agenda should be: Release all the hostages! And nothing else.

I do hope that neither of you will ever suffer such a fate.

That the offsprings of the people who lived on the land you are now calling your home, will never decide to take it back in such violence, and wish you dead and deported to where your ancestors came from.

That your loved ones will never be chained and eat donkey food, because someone decided you are the 'bad' guys.

That no one you care for will be mutilated before they are raped and murdered in from of their family members.

Hamas took these people and Hamas can bring them back. It's in their hands and their hands only. Their decision will judge their own humanity.

**Taylor Whittingslow**

---

**From:** Debbie Eldredge [REDACTED]  
**Sent:** Tuesday, February 25, 2025 1:49 PM  
**To:** Public Comments  
**Subject:** Proposed Ceasefire Resolution

You don't often get email from [REDACTED]. [Learn why this is important](#)

To the Grass Valley City Council:

I am writing to express my strong opposition to your proposed ceasefire resolution. As city council members, you are paid with taxpayer funds to address GRASS VALLEY issues! We do NOT pay you to meddle in international affairs, such as foreign wars, which are complex issues in which you lack expertise.

I am outraged that you have wasted valuable taxpayer funds and city council time, including the time of taxpayer-paid city staff, writing and proposing this divisive and hurtful resolution. I expect you to spend your time doing what you were elected to do: governing Grass Valley, including addressing the many local issues that urgently need your attention, such as housing, parking, road and sidewalk repairs, homeless issues, encouraging business, etc.

To make matters even more disgraceful, your timing could not be more foolish. In case you're not aware of it, a ceasefire is in effect. Your proposed resolution will accomplish nothing. Neither side will be influenced by it. It serves no purpose but to virtue signal your supposed "compassion," while embarrassing the residents of Grass Valley you are elected to serve. Shame on you for making a laughing stock of the city!

Many Grass Valley residents are hurt by the proposed resolution. Many (including many like me, who are not Jewish) believe it encourages hate and gives comfort and support to terrorists. It makes Jewish members of the community feel unwelcome and unsafe. Again, shame on you!

As do all Americans, you have a right to express your personal opinions regarding the war. However, you are out of line doing so as City Council members, as if your proposed resolution is the official position of the City of Grass Valley. Grass Valley has no business taking positions on international affairs that don't affect Grass Valley.

I urge you to reject this proposal.

--

Deborah Eldredge

**Taylor Whittingslow**

---

**From:** H. B. Winkler [REDACTED]  
**Sent:** Tuesday, February 25, 2025 11:06 AM  
**To:** Public Comments  
**Subject:** Against Grass Valley Ceasefire Resolution

You don't often get email from [REDACTED]. [Learn why this is important](#)

**Against Grass Valley Proposed****RESOLUTION NO 2025-3 Item #8**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRASS VALLEY, CALIFORNIA,  
 CALLING FOR A CEASEFIRE AND AN END TO VIOLENCE BETWEEN PALESTINE AND ISRAEL

Submitted by H. Ben Winkler, Grass Valley, CA.

To Grass Valley City Council:

I request you vote NO on the “ceasefire” resolution (RESOLUTION NO 2025-3, Item #8 for the 2-25-25 City Council Meeting).

This resolution is irrelevant to the business of Grass Valley, an example of ignorance, selective outrage and, frankly, Anti-Semitism.

**Irrelevant**

The Federal Government, through the U.S. State Department, is charged in the Constitution with conducting foreign affairs, not Grass Valley.

**Ignorance**

In fact, there is a ceasefire in place, thanks in part to the U.S. State Department. So, what is the relevance of this resolution? Do those who submitted this resolution not know this?

**Selective outrage and Anti-Semitism.**

Although this resolution mentions Hamas, it does not condemn it. This resolution condemns the State of Israel – the world’s only Jewish state. Hamas’s allies in the October 7 invasion and atrocities -- Islamic Jihad, Al-Aqsa Martyrs Brigade, Fatah and other Palestinian terror organizations -- are, remarkably, NOT MENTIONED in this Resolution.

Nor is moral outrage extended to the civil war in Sudan – a conflict affecting a population 10 times as large. Nor against the parties involved in the Russia-Ukraine war, a conflict even larger. No, this resolution only attacks the victim of sadistic violence, the Jewish state. And, this resolution slanders Israel, as detailed below.

This resolution’s double standard is, by definition, Anti-Semitism.



When the resolution says “**Ceasefire,**” I hear “**Amnesty for Hamas.**” Why is this?

The words “immediate, permanent and unconditional ceasefire” are, in their usage in this resolution, a euphemism for amnesty. Amnesty for those committing the most heinous murder, rape kidnapping and torture.

On the 4<sup>th</sup> **WHEREAS**, it reads “there are a growing number of people ... calling for a ceasefire ...”

Where is the evidence of “a growing number”? On the contrary, a recent Harvard-Harris Poll asked, “Do you favor an unconditional ceasefire in the Israel-Hamas war that would leave everything in place, or do you think any ceasefire should happen only after the release of all hostages and Hamas removed from power?”

68% of Americans answered, “only after the release of all hostages and Hamas removed from power.”

In the same poll of October 2024, 81% of Americans favor Israel over Hamas. ( <https://harvardharrispoll.com/key-results-october-5/> )

On the 6<sup>th</sup> **WHEREAS**, it reads “...rising Anti-Semitism, Islamophobia and bigotry across the United States...”

Just a point of reference to put things in perspective, The latest FBI Hate Crime Statistics (2023) show 2,699 total reported incidents based on religion. More than half, 1832 were Anti-Jewish. 236 were anti-Muslim. ( <https://www.justice.gov/crs/news/2023-hate-crime-statistics> ).

On the 7<sup>th</sup> **WHEREAS**, it reads “Grass Valley...supports the dignity and safety of residents in every community **regardless of what crimes any government may commit...**” (**emphasis added**)

This is not randomly “any government.” This is a veiled, slanderous reference to Israel, is it not? – with the disclaimer that Grass Valley will not hold local Jews and Israelis responsible for “criminal Israel.” How big of Grass Valley.

On the 12<sup>th</sup> **WHEREAS**, it reads, “Grass Valley...against genocide and ethnic cleansing...”

Below is an “Ethnic cleansing chart” from my book. Tell me who is eliminating who and if you want to endorse yet another slur in this resolution.

### Ethnic Cleansing

Related to the subject of refugees, which countries can reasonably be accused of ethnic cleansing?

Let’s look at Jewish populations from 1948 to 2023 in Arab countries and Iran. Then, look below that at the Arab populations in Israel.

Jewish Population	1948	2023
Algeria	140,000	200
Egypt	63,550	3
Gaza	7,949	0

Iran	100,000	8,500	<i>Item # 2.</i>
Iraq	150,000	4	
Lebanon	20,000	29	
Libya	38,000	0	
Morocco	265,000	2,100	
Tunisia	105,000	1,000	
Yemen	55,000	1	
<b>Arab Population</b>			
Gaza	80,000	2,000,000	
West Bank	1,134,000	2,700,000	
Israel	156,000	2,100,000	

The above numbers are estimates.

Seems like Jews are disappearing from Muslim controlled lands. In the Israeli controlled areas, not only does it appear there is no ethnic cleansing of Arabs, but an increase. The accusation of Israel ethnically cleansing Arabs is another burlesque of Jewish history.

From **Palestinianism: A Burlesque of Jewish History**

On the 12th **WHEREAS**, it reads “...Grass Valley...against apartheid...illegal settlements...illegal settlements occupation of Palestinian territories”

Calling Israel “apartheid” is an anti-Semitic burlesque. It was Egypt’s illegal invasion and occupation of Gaza and Jordan’s illegal invasion and occupation of Judea and Samaria where they made these territories Jew-free – worst than apartheid. Whereas Arab citizens of Israel have equal rights. They can vote, have served in the Israeli judiciary, diplomatic corps and dominate the pharmacal and medical professions, to name a few instances that put the lie to this proposed resolution’s slander of apartheid.

Israel’s last internationally recognized borders were set in 1922 by unanimous decision of the League of Nations and renewed by the League’s successor, the United Nations. Israel’s borders according to these international institutions, consist of the land west of the Jordan River to the Mediterranean Sea, including Judea and Samaria (the West Bank) and Gaza. “From the River to the Sea” is Israel’s under international law. You can find it in my book, **Palestinianism: A Burlesque of Jewish History**. If you don’t believe me, you can research it yourself – The San Remo Conference (1920) and the League of Nations London Conference (1922).

At **NOW, THEREFORE, BE IT RESOLVED**, there is reference to “hostages and unjustly held prisoners.”

This reads intentionally vague, but “unjustly held prisoners” is code for Palestinian terrorists, captured by Israel and held justly. If not, who else would these prisoners be? This is doubly Anti-Semitic, setting up a moral equivalence between victims of kidnapping and their kidnappers, and then asserting that the Jewish State holds kidnappers and similar terrorist-criminals “unjustly.”

On the 3rd **BE IT FURTHER RESOLVED**, the authors of this resolution throw away all subtlety and in two words - indiscriminate retaliation – produce two Anti-Semitic slanders against the State of Israel that they want the City Council to express. As for “indiscriminate,” the opposite is true: **Israel, going to great lengths to warn Palestinians of upcoming military actions, has the lowest ratio of civilian to military deaths in the history of urban warfare, according to West Point’s John Spencer.** (



<https://www.youtube.com/watch?v=BcrsobilITo> ) As for “retaliation,” vengeful words like this have been tropes to slander Jews at least since Shakespeare’s Shylock. The Jewish state is not engaged in “retaliation.” It is engaged in defensive actions, so that fellow Israelis can return to their homes and live in peace and security in the ancient Jewish homeland.

These are just some of the biased, vindictive and/or false words and ideas found in this resolution.

Anyone who signs onto this resolution signs onto more – not less – bigotry.

### Sources:

[RON KAMPEAS](https://www.jta.org/2010/09/26/united-states/j-street-owns-up-to-soros-funding) , “J Street owns up to Soros funding,” JTA, SEPTEMBER 26, 2010,  
<https://www.jta.org/2010/09/26/united-states/j-street-owns-up-to-soros-funding>

Morton Klein, Elizabeth Berney, Daniel Mandel, “J Street Sides with Israel’s Enemies & Works to Destroy Support For Israel,” Zionist Organization of America, 2018,

### [JAS CHANA.](#)

“A Conversation With Alan Dershowitz,” Tablet Magazine, AUGUST 24, 2015,  
<https://www.tabletmag.com/sections/news/articles/a-conversation-with-alan-dershowitz>

### Background:

On October 7, 2023, the Jewish holiday of Simchat Torah, Israel was invaded from Gaza in Operation Al-Aqsa Flood. This operation was led by Hamas, a U.S. designated terrorist group, and included Palestinian Islamic Jihad (PIJ), Popular Resistance Committees (PRC), The Marxist-Leninist Popular Front for the Liberation of Palestine (PFLP), The Marxist-Leninist Maoist Democratic Front for the Liberation of Palestine (DFLP), employees of the United Nations (UN), and supported by about 75% of the Palestinians in Gaza.

Israelis were raped, mutilated, tortured, kidnapped, burned alive or otherwise murdered in the most gruesome ways.

Over 1200 Israelis, mostly Jews, were murdered. About 240 were kidnapped. Thanks to the Israeli offensive, Hamas was pressured to release over 100 hostages in exchange for a temporary ceasefire, which Hamas then broke. 240,000 Israelis were made homeless. These survivors of the October 7 terror attacks cannot, for the most part, return to their communities until Hamas and their allies are eliminated as a fighting force, buffer zones established, and Gaza pacified.

Meanwhile, in the north, Hezbollah, which has a bigger, better armed fighting force than Hamas, had started bombarding Israel with rockets and missiles the next day, October 8.

And in Gaza? Who has not seen the death and destruction? Who’s to blame, Israel or Hamas? Israel, going to great lengths to warn Palestinians of upcoming military actions, has the lowest ratio of civilian to military deaths in the history of urban warfare, according to West Point’s John Spencer. ( <https://www.youtube.com/watch?v=BcrsobilITo> ) Hamas, on the other hand, is committing a double war crime: hiding in schools, hospitals and other civilian areas, and sending rockets into Israel’s civilian population centers.

H. Ben Winkler  
Grass Valley, CA  
641-451-7076



**Taylor Whittingslow**

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**From:** GROSS JUSTIN MA - Voicemail box 8880 <noreply@voicemail.goto.com>  
**Sent:** Tuesday, February 25, 2025 10:01 AM  
**To:** Public Comments  
**Subject:** Voicemail from [REDACTED] on Feb 25 2025 9:57 AM  
**Attachments:** 1740506229-00000b18.mp3



## You received a new voicemail message



New voicemail message

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**Time:** Tuesday, February 25 2025 9:57 AM

**From:** [REDACTED]

**Duration:** 1 minute 46 seconds

**Voicemail box:** 8880

**Transcript:**

Hello, this is Justin Gross. I live on Butler Street in Grass Valley. I'm urgently asking our city council to vote no on the ceasefire resolution. This is nothing more than an empty gesture to appease a very small part of our larger community. This item should not even be on the agenda. And you have the glorious task of weighing in on something that is guaranteed to anger two different camps, depending on which way you vote. This is not astute leadership, unfortunately. This is foolish. The City of Grass Valley City Council should stick to matters that are germane to city business. Calling for a resolution to be passed by a small town city council may feel satiating to some of you, and it would feel that way to radical elements in our community. But it does absolutely nothing except waste time and set a dangerous precedent. There is no substance to be found in an effete resolution. Future demands could be made by city council or made by others of the city council to weigh in on other international matters, perhaps matters in other states, in other communities. Perhaps you can give your wise thoughts on condemnation. There are plenty of local issues that we can spend time and efforts on, and I urge you to vote no on this on principle. This is a bad road to

go down, this is a contentious issue, and it's a no-win situation. So please make it stop and do not open the floodgates to more meaningless resolutions in the future. Let's stick with neutrality on international and national issues, and let's just stick with city business. Thank you for your time.

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**Taylor Whittingslow**

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**From:** Djuni Dadon [REDACTED]  
**Sent:** Monday, February 24, 2025 8:30 PM  
**To:** Public Comments  
**Subject:** Opposition to Resolution 2025-03

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Mayor Hodge and Grass Valley City Council Members,

As a resident and tax-paying citizen of the city of Grass Valley since 2020, an **active member of the Grass Valley Jewish community and a mother of three** I am writing to **strongly oppose** Resolution 2025-03, which calls for a ceasefire and political action regarding the conflict between Israel and Palestine.

While I firmly support **peace and the protection of all innocent lives**, I believe that the **City of Grass Valley should focus its time and resources on local issues that directly impact our residents**, rather than engaging in international conflicts over which the city has no authority.

This resolution **does not serve the needs of our community** and risks deepening **divisions** among Grass Valley residents instead of fostering unity. The **City Council's role is to address issues like infrastructure, public safety, education, and economic development—real concerns that affect us daily**.

Furthermore, as a **Jewish resident of Grass Valley, I stand with the Jewish people and the people of Israel against terrorism**. The resolution **fails to explicitly condemn Hamas as a terrorist organization**, despite acknowledging the **October 7, 2023, attack on Israel that targeted civilians**. Instead, it disproportionately focuses on Israel's response while making broad demands for policy changes beyond the City Council's jurisdiction.

Additionally, **resolutions like this can unintentionally contribute to division and tension within our diverse community**. Given the rise in antisemitism across the country, it is especially important to ensure that any public statement is balanced and does not single out one side in a deeply complex conflict.

I respectfully urge the City Council to **refrain from involving Grass Valley in divisive international matters** and instead **prioritize the well-being of our own community**.

Thank you for your time and consideration.

**Sincerely,**  
Djuni Dadon

(707) 477-8923

## Taylor Whittingslow

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**From:** Lily Marie [REDACTED]  
**Sent:** Monday, February 24, 2025 3:37 PM  
**To:** Public Comments  
**Subject:** Support Resolution for Cesefire

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

To: Mayor Hodge and Grass Valley City Council Members,

Lets pass the Administrative item #8 —The Resolution of the City Council calling for a Ceasefire and End to the Violence between Palestine and Israel.

We all need to stand up to stop violence of any kind and war.

Thanks for time, effort and consideration to support this resolution.

Sincerely,

Lily Marie and Bob Mora

**Taylor Whittingslow**

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**From:** KEVIN AUSTIN [REDACTED]  
**Sent:** Monday, February 24, 2025 11:27 AM  
**To:** Public Comments  
**Cc:** Kevin AUSTIN  
**Subject:** Fwd: The Monday Preview Feb. 24, 2025

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Begin forwarded message:

**From:** YubaNet News <[news@yubanet.com](mailto:news@yubanet.com)>  
**Subject: Re: The Monday Preview Feb. 24, 2025**  
**Date:** February 24, 2025 at 11:25:16 PST  
**To:** KEVIN AUSTIN [REDACTED]

You might want to send that to the GV City Council: "Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to [public@cityofgrassvalley.com](mailto:public@cityofgrassvalley.com). "

On 2/24/2025 11:22 AM, KEVIN AUSTIN wrote:

TO WHOM IT MAY CONCERN

Re: Tuesday Night's "Ceasefire Resolution" in the Middle East

Before I say anything, I want you to know that I truly applaud your desire to put an end to violence between Palestine and Israel, and your proposed Ceasefire Resolution supports that desire. As much as this resolution is a wonderful idea, do you really think such an action by a small, mountain town in California will have much of an impact? Do you truly believe that the heads of state in the US or anywhere in the Middle East will sit up and take notice.....I think not....

Having witnessed the "slow progress" of government (be it local, statewide, or federal...and how valuable "time" is in such proceedings), would the Grass Valley city council better serve this community with actions, rulings, etc., that directly impact each of its residents, businesses, and so on?

I doubt that Palestine or Israel will stop the fighting, destruction, and slaughter that has been on-going for literally 1000s of years due to a resolution by the Grass Valley City Council. I doubt these warring people/governments will really care.....unless, maybe, every council of every US city will also generate a similar resolution.

Again, I truly applaud your proposed ceasefire resolution, whether it be a heartfelt action or merely a political prerequisite for future endeavors.

With all my heart, I wish violence in the Middle East would end. I wish violence and slaughter would end worldwide...forever. Unfortunately, MAN has not learned how to stop killing each other yet. We only learn how to do it more quickly, effectively, efficiently.

Thank you for your time and let us take care of Grass Valley first.

Kevin Austin  
Grass Valley resident

On Feb 24, 2025, at 07:01, YubaNet <[news@yubanet.com](mailto:news@yubanet.com)> wrote:

## The Monday Preview

brought to you



Good morning,

Before we get to the week ahead, here are two stories I'd like to highlight. First, [Local impacts of Forest Service firings, funding freeze](#)



## Taylor Whittingslow

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**From:** sasha zhukov [REDACTED]  
**Sent:** Sunday, February 23, 2025 5:06 PM  
**To:** Public Comments  
**Subject:** Ceasefire in Gaza

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Hello All,

I am deeply angry and ashamed that you have this on your agenda. Just a couple of days after we found out what ordinary Palestinian citizens did to the Bibas boys, and their mother.

You are elected officials, but I do not feel like I am represented here. I know of 3 Israelis that live here in grass valley, who lost over 50!!!! Family members, friends, people who they grow up with in the October 7th massacre. I myself knew a lovely man, who came to visit grass valley in 2014, who was murdered on Oct. 7th.

Let's look at some FACTS:

The Palestinians are the most radicalized population in the world. They are taught from a young age, That Jews are pigs. That Jews are thieves. That Jews have no right to live. That murdering Jews is a holy duty that will reward them with a place of honor in heaven and they will have 72 virgins. And by the way, those poor virgins will have their virginity restored after every time it is taken, so they will feel pain every time. These are all FACTS, and you CHOOSE to ignore them. The Jews all over the world are suffering from this new bout of antisemitism. I did not think it would happen here, in Grass Valley- but it's here!

You are supporting people who think it's a duty to abuse, rape and slaughter Jews . How dare you? And it's not your personal opinion that you talk about around your dinner table, you are putting a PUBLIC resolution about a situation you know nothing about (TikTok videos don't count as facts) - this is a big responsibility and you need to understand more about it before even entertaining the thought! Would you call for a ceasefire if the KKK had an autonomy in Detroit? What do you think the KKK would do to African Americans and other minorities if they had their own country?? Probably the same as what the Palestinians did on October 7.

And some more FACTS - the Arabs ( later calling themselves Palestinians in 1964) in Israel have been doing October 7th to the Jews since the 1800's. Don't believe me? Google it!

If you have to put a resolution forward regarding Gaza, put forward a resolution that condemned Hamas, condemn their education system, condemn the fact that they use their people and their death as propaganda, condemn the Iranian money going into TikTok for propaganda, and put in a resolution that you believe that the Palestinian people deserve better then being fodder for Hamas's cannons.

Also, maybe check who is funding the organization that made the appeal for this resolution? I think the answer will scare you.

You need to do better

You need to look the truth in the eyes

And you need to stop abandoning your Jewish community.

Sasha Zhukov  
 Grass Valley, CA 95945

## Taylor Whittingslow

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**From:** Mark Gold [REDACTED]  
**Sent:** Saturday, February 22, 2025 7:54 PM  
**To:** Public Comments  
**Subject:** Re: Upcoming Agenda Item - Ceasefire Resolution

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Mayor Hodge, Vice Mayor Caravelli, and Council Members Arbuckle, Ivy and Bonomolo,

I am writing to you this evening to ask you to not approve the ceasefire resolution that is on the agenda for the meeting scheduled for February 25th. I realize that you are under a lot of pressure from pro-Palestinian members of this community. However, a city council is no place to address topics of a foreign matter, with perhaps two exceptions that come to mind. The first is if the city were approached by a government agency such as the State Department, asking to take in displaced individuals from a foreign country due to conflict or natural disaster. The second is if the city were participating in the sister city program. Sacramento for example, has numerous sister cities including Ashkelon, Israel and Hamilton, New Zealand to name a few. I'm all for having a sister city, my votes are for either Hod Hasharon in Israel (they have the best falafel that I have ever eaten) or Grange in County Sligo, Ireland which was the birthplace of the legendary Lola Montez.

All kidding aside, there are more important matters that the city council needs to be addressing, matters that directly impact our community such as increased crime on Mill Street, the lack of parking in downtown, and the homeless situation. These are just a few issues that directly impact the residents of Grass Valley. Appealing to a group of radical activists who support the Palestinian cause does absolutely nothing to end the conflict going on 7300 miles away. Now I'm not sure how many people living in Grass Valley, or western Nevada County for that matter, were born and/or raised in Gaza or the West Bank, probably not many. But western Nevada County IS home to several hundred Israelis. Many of them visit my shop regularly, or I've encountered around town, or at religious services at Chabad of Grass Valley. I met many of them at the memorial service honoring the victims of the October 7th massacre, and the following year at the 1 year anniversary. Agreeing to this resolution is an insult to them and to the thriving Jewish community living here. It effectively says to them that they are not valued members of this community, and that the lives of the friends and loved ones that they lost on October 7th and in other attacks on Israelis over the decades are irrelevant or unimportant.

No one is saying that the conflict that has been going on between Israelis and Palestinians isn't unfortunate, and of course we all want to see lasting peace in the region. However, this city council resolution only has a negative impact, and that impact is on the residents who live here and pay your salaries. Do not allow yourselves to be bullied by masked thugs who yell at city council meetings, or walk around with effigies of dead babies. If you follow the news, you'll also know that Palestinians are just as guilty of killing children as we saw with the release of the bodies of 4 year old Ariel and 9 month old Kfir Bibas. As of this writing, there IS a ceasefire in place, so please also keep that in mind. This resolution has absolutely no business even being considered, and so I ask you to vote against this, put this whole resolution behind you, and move on to agenda items that directly impact the residents and businesses in the city of Grass Valley.

Sincerely,

Mark Gold  
 Gold Rush Cookie Company

**Taylor Whittingslow**

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**From:** WIRELESS CALLER - Voicemail box 8880 <noreply@voicemail.goto.com>  
**Sent:** Tuesday, February 25, 2025 10:48 PM  
**To:** Public Comments  
**Subject:** Voicemail from [REDACTED] on Feb 25 2025 10:43 PM  
**Attachments:** 1740552231-00000f81.mp3



## You received a new voicemail message



New voicemail message

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**Time:** Tuesday, February 25 2025 10:43 PM

**From:** [REDACTED]

**Duration:** 2 minutes 43 seconds

**Voicemail box:** 8880

**Transcript:** Fires should be on top of everyone's mind today. And one of the things that was quickly pointed out to us is we have three trees on the left side of the building, which would be where the flagpole are. Those trees actually top and branch out over our roof. And they're within the five feet of where most people would now say is the zero vegetation kind of rules. Staff is requesting to remove those trees before we start our vegetation monitoring and going out and working with the public and telling them that you really should remove those trees or plants and those kind of things and be good stewards and show that we're taking care of our building first and what has been suggested by me by Dwayne that kind of did this inspection is why don't we look take this as an opportunity to come up with some different landscaping opportunities from that zero to five feet that would provide maybe a green barrier or some different plants that could be planted in that area and use that as a model for our community around our building to show what could be done so that we can get a little past the stigma of, oh, my God, you're telling me I have to remove everything

from zero to five feet and it's got to be gravel. Well, that's not the case. There are some options out there. Rock is a great option. I'm not saying I've never seen rock burn, but you know, it is a volcano. But I just think it's a good step for us to be good stewards if we're moving forward with this. We would come back with the landscaping option or council approval. Tonight is just, we'd like to remove all the trees at once and get them taken care of. And then I've already talked to a landscaper to work with me and Dwayne on developing a slightly modified plan. What's going on with all the trees cut down in Idaho, Maryland, Red Road Avenue? Are those trunks just going to lay there? With that, I'll take any questions. Okay. Before we do questions, I just want to remind everybody that those trees are not heritage trees. They were planted as a landscaping project by the city. Is that correct? Yes. My guess is they were planted when the police department went in and they were probably, the three redwood trees were planted, probably were five gallon trees at the time. And if you go out there now, they're quite large and far exceed that. And numerous people have come up and talked to me, that was the wrong tree to plant there. Okay. Okay, any questions on that?

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**Taylor Whittingslow**

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**From:** M MINICOZZI - Voicemail box 8880 <noreply@voicemail.goto.com>  
**Sent:** Tuesday, February 25, 2025 10:47 PM  
**To:** Public Comments  
**Subject:** Voicemail from [REDACTED] on Feb 25 2025 10:44 PM  
**Attachments:** 1740552269-00000f82.mp3



## You received a new voicemail message



New voicemail message

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**Time:** Tuesday, February 25 2025 10:44 PM

**From:** [REDACTED]

**Duration:** 1 minute 16 seconds

**Voicemail box:** 8880

**Transcript:**

Yes, Robert Katz, in reference to the Redwood tree removal near City Hall, additional comment. These trees, according to the California Native Plant Society, are not fire prone or hazardous at all. And these current trees that reside near the City Hall Police Department in Grass Valley are not dried out or otherwise a fire hazard. They are well hydrated and they do not fall under 100 years old. There's been no records of these kinds of trees in this situation falling or toppling in downtown areas due to shallow root systems, so long as those root systems are protected. So let's not cut to trees. Let's deal with the compaction and the areas that they don't have the ability to set lateral roots. Anything less is just murder, and this is one of the major trees of the world in recognition of the largest species there is. Thank you for your time.

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**Taylor Whittingslow**

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**From:** WIRELESS CALLER - Voicemail box 8880 <noreply@voicemail.goto.com>  
**Sent:** Tuesday, February 25, 2025 10:32 PM  
**To:** Public Comments  
**Subject:** Voicemail from [REDACTED] on Feb 25 2025 10:28 PM  
**Attachments:** 1740551338-00000f80.mp3



## You received a new voicemail message



New voicemail message

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**Time:** Tuesday, February 25 2025 10:28 PM

**From:** [REDACTED]

**Duration:** 1 minute 25 seconds

**Voicemail box:** 8880

**Transcript:** This is Matthew Coulter commenting on the roundabout at 1030 in the evening at the City Council meeting, and myself and Anna Acton were the only two civilians in the meeting when Caltrans and the city initially were talking about this and designing it. And nobody in the design group seemed to consider pedestrians at all. It was all about the cars and just tonight the conversation is about the cars. It's not about pedestrians. And for me to go through that intersection, as I do on a daily basis, mandatory because you can't get to the other side of the freeway that's cut the town in half without going through these really scary intersections. That just happens to be one of them. And until the speeds are lowered, it's not going to make a difference. You can put a roundabout in, it'll become a drifting course. People will be going sideways on it and spinning their wheels and racing around it. Yeah, it's a pretty crazy intersection down there, but really more so because of the speeds that people are traveling than the design. If AB 43 was implemented, you could lower the speeds, that's in your purview, and the town core could be a 15-mile-an-hour zone, which

would save lives and be a lot more realistic for our roads. Thank you. Thanks for watching!

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**Taylor Whittingslow**

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**From:** WIRELESS CALLER - Voicemail box 8880 <noreply@voicemail.goto.com>  
**Sent:** Tuesday, February 25, 2025 9:30 PM  
**To:** Public Comments  
**Subject:** Voicemail from [REDACTED] on Feb 25 2025 9:25 PM  
**Attachments:** 1740547514-00000f7c.mp3



## You received a new voicemail message



New voicemail message

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**Time:** Tuesday, February 25 2025 9:25 PM

**From:** [REDACTED]

**Duration:** 2 minutes 59 seconds

**Voicemail box:** 8880

**Transcript:** Hi, my name is Karen Rom. I'm a resident in the county and I am calling to thank the grass valley city council members for finally agendizing a ceasefire release resolution. We've been waiting 16 months plus for our community to stand in solidarity with people who are being violently oppressed and genocided. um this is um not just an international issue we're all taxpayers and we're all supporting um the horrifying um attempt at eradicating the whole people with our money with U.S. bonds and with U.S. policy, hindering aid, the things I have seen in the last year, almost year and a half, are horrific. And I just commend you for speaking out. This is the forum that we have for speaking our truth. As I heard someone earlier comment, this is our recourse's trickle up government. You are the representatives that we can lend our voice to. You are the ones that need to hear us. I feel really, I speak as an Israeli Jew, and I'm really sad to hear all of these folks for speaking out against the resolution, believe that the movement to support the liberation of Palestinians and the ending of this genocide and an arms embargo to Israel is anti-Semitic. We are

pro-human rights and pro-liberation. Anything that we allow to happen to Palestinians will come back home. This is a way to see whatever our government, whatever fascism and the horrific acts of violence that our government allows to happen to people abroad, no matter who they are, will come home to roost. So I appreciate you filing the agenda in this resolution. I urge you to pass it, speak for human rights, speak unequivocally against genocide and against xenophobia, against anti-Semitism. And yeah, I appreciate that. Have a good night.

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## Taylor Whittingslow

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**From:** ARMISTEAD SUSAN - Voicemail box 8880 <noreply@voicemail.goto.com>  
**Sent:** Tuesday, February 25, 2025 9:24 PM  
**To:** Public Comments  
**Subject:** Voicemail from [REDACTED] on Feb 25 2025 9:21 PM  
**Attachments:** 1740547316-00000f7b.mp3



## You received a new voicemail message



New voicemail message

**Time:** Tuesday, February 25 2025 9:21 PM

**From:** [REDACTED]

**Duration:** 45 seconds

**Voicemail box:** 8880

**Transcript:** Hello, I support the ceasefire resolution and the specific naming of calling for an arms embargo and end of military aid to the Zionist entity that is Israel. I appreciate the specific targeted naming of genocide and ethnic cleansing of the Palestinians, and that is incredibly important to include. Hamas is not a terrorist group. It is acting in resistance to the Zionist entity which has been occupying Palestinian land since 1948. Please pass the ceasefire resolution. Thank you.

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Item # 2.

**Taylor Whittingslow**

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**From:** WIRELESS CALLER - Voicemail box 8880 <noreply@voicemail.goto.com>  
**Sent:** Tuesday, February 25, 2025 6:43 PM  
**To:** Public Comments  
**Subject:** Voicemail from [REDACTED] Feb 25 2025 6:41 PM  
**Attachments:** 1740537669-00000f73.mp3



## You received a new voicemail message



New voicemail message

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**Time:** Tuesday, February 25 2025 6:41 PM

**From:** [REDACTED]

**Duration:** 1 minute 4 seconds

**Voicemail box:** 8880

**Transcript:**

This is Matthew Coulter trying to comment again. I've been commenting You haven't been reading any of my comments on the topics that if the council made in here So you're violating the Brown Act, but it's okay. You guys are all right. You do it your way always Just like this ordinance on the Airbnbs upstairs Jan's the frisky one on the council I would like her to be able to walk up and down the stairs of all these different places You're going to approve and see if she can do it Then I would like the fire department to carry a 300-pound person down each of the flight of stairs and see if they could do it. And after that, then maybe you guys can consider sprinkler systems, modern wiring, and amenities that will keep the town from burning down by turning places that haven't been used in over 50 years into housing. Pretty scary that you want to burn down the houses, the towns at a third freaking time, third time. Go GraphiCity Council, go on.

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**Taylor Whittingslow**

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**From:** WIRELESS CALLER - Voicemail box 8880 <noreply@voicemail.goto.com>  
**Sent:** Tuesday, February 25, 2025 6:38 PM  
**To:** Public Comments  
**Subject:** Voicemail from [REDACTED] on Feb 25 2025 6:37 PM  
**Attachments:** 1740537452-00000f72.mp3



## You received a new voicemail message



New voicemail message

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**Time:** Tuesday, February 25 2025 6:37 PM

**From:** [REDACTED]

**Duration:** 25 seconds

**Voicemail box:** 8880

**Transcript:** Public hearing my \*\*\*. I can't see how many people are lined up to speak. So I'm calling in to speak This is Matthew Colter on tobacco thing. My question is to the chief and to the City Council Why is there a tobacco retailer directly across from Silver Springs High School? one question If you can answer it Thank you

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Item # 2.

**Taylor Whittingslow**

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**From:** WIRELESS CALLER - Voicemail box 8880 <noreply@voicemail.goto.com>  
**Sent:** Tuesday, February 25, 2025 6:35 PM  
**To:** Public Comments  
**Subject:** Voicemail from [REDACTED] on Feb 25 2025 6:31 PM  
**Attachments:** 1740537099-00000f71.mp3



## You received a new voicemail message



New voicemail message

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**Time:** Tuesday, February 25 2025 6:31 PM

**From:** [REDACTED]

**Duration:** 1 minute 40 seconds

**Voicemail box:** 8880

**Transcript:** I don't feel likely my name or my address. That's kind of a weird thing to ask because it's not required the violation of my constitutional rights to share my grievances with my government. I'm concerned about the air quality. I'm suffering from a lung illness, which I have been for many years. A couple days ago, I turned in someone for burning in the county on the edge of the city. He was actually ticketed. It's heinous what's going on with our air quality here in town. Even in the winter, it's just so bad, and it's not because people are burning necessarily, but just the vehicles, the amount of dust, the amount of non-picked up fines, material on the roads, they just get grounded dust and become airborne. We really need to get the street sweeper running when you do things to mitigate the dust in this town. We are in a valley, it's a low-lying area, everything once it's stirred up it settles, just hangs in the air here, it doesn't get blown out and the guy that was burning the other day he his burn pile smoke stretched all the way across Grass Valley to the fairgrounds from up on Gold Hill near Gold Hill. All right City Council do what you can to let people not have

difficulty of breathing calls non-stop every day because there's lots of ambulances that are broken in in the shop right now sorry they're out of beyond this. Thanks a lot.

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**Taylor Whittingslow**

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**From:** WIRELESS CALLER - Voicemail box 8880 <noreply@voicemail.goto.com>  
**Sent:** Tuesday, February 25, 2025 6:24 PM  
**To:** Public Comments  
**Subject:** Voicemail from [REDACTED] on Feb 25 2025 6:20 PM  
**Attachments:** 1740536414-00000f6d.mp3



## You received a new voicemail message



New voicemail message

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**Time:** Tuesday, February 25 2025 6:20 PM

**From:** [REDACTED]

**Duration:** 2 minutes 4 seconds

**Voicemail box:** 8880

**Transcript:** Yes, this is Matthew Coulter making public comment the city council meeting I Believe it's going to be played for the city council and the remaining folks in the room after the consent calendar So I just like to mention to the city attorney sitting over there you can recognize him by the slime He's covered with That I was published on channel 13 today So, as he takes me to court, complains that I don't have the right for free speech, I don't have the right of the press, and don't have rights at all, then I'm sorry to inform him he's wrong. Dead wrong. So, that's what I'd like to mention, first of all, and to make another plea to the city council to fire the city manager and vote a no-confidence vote in him to get rid of and hire a real city manager that can take our city into the future because Tim is doing nothing but grinding it into dust and making the best of it it has ever since he's been here. And we can talk about the sinkhole with federal and state disaster fraud and the folks that are were there then which I believe is just jammed now is liable and Alex Gamlegard, police chief and Steve Johnson they were all physically in front of the bulldozer when I stopped it when you were

making that mess out there. Tim was the engineer for the city for public works at that time. Very sad and he moved into the management position with with a huge increase in pay and no action so it just shows the corruption that's going on in this town and needs to be corrected needs to be corrected immediately and last but not least of course we all want to pray for the child that was burned over 75% of her body today while she was sitting in a car seat. Thank you.

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## Taylor Whittingslow

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**From:** Joy Porter [REDACTED]  
**Sent:** Tuesday, February 25, 2025 6:18 PM  
**To:** Public Comments  
**Subject:** Public Comment: Gaza  
**Attachments:** Letter to the City of GV 02-20-2025.pdf

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**Flag Status:** Completed

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Thank you.



**JOY PORTER**

Business Owner | Community Member  
Winding Road Imagery  
127a Neal Street . Grass Valley, CA 95945

**February 20, 2025**

**Dear Esteemed Council,**

I urge you **not** to vote in favor of creating a formal City of Grass Valley of a "ceasefire" resolution for Gaza as presented in the agenda for the February 25, 2025, Council Meeting. While no one in our community—or across the nation—wants war, this vote does not bring peace. Instead, it invites division, anger, and fear **right here in our hometown.**

This is not just a foreign policy stance; it is a catalyst for conflict **within** our own community. Over the past year and a half, tensions have been brewing—intensified by past Council discussions—and this resolution will only deepen the divide. We call for inclusion and diversity, yet this measure inherently alienates a significant portion of our city, silencing their voices and **escalating fear rather than fostering unity.**

Is this the path we want for Grass Valley?

If the Council officially calls for a ceasefire, **what tangible impact does it have?** Will it resolve a conflict that even world powers struggle to manage? Or is this simply an appeasement of a vocal minority, without full consideration of the consequences for our own community?

We are still recovering—from the fractures of the pandemic, from the wounds of divisive elections, from a period of uncertainty and unrest. Just as we begin to heal, **do we really want to rekindle division?**

This is not about taking sides in a global conflict—it is about **protecting the unity of our city.** We all wish for peace, we all mourn loss, but we must be mindful that **our role as a local government is to preserve the well-being of our own community first.** I urge you to weigh the true impact of this vote, and **choose unity over division.**

And, it appears that no one is aware there was a cease fire on February 5th <https://www.bbc.com/news/articles/cy5klgv5zv0o>

Sincerely,



Joy D Porter

**Taylor Whittingslow**

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**From:** CHYENA - Voicemail box 8880 <noreply@voicemail.goto.com>  
**Sent:** Tuesday, February 25, 2025 6:10 PM  
**To:** Public Comments  
**Subject:** Voicemail from [REDACTED] on Feb 25 2025 6:06 PM  
**Attachments:** 1740535601-00000f6a.mp3

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Completed



## You received a new voicemail message



New voicemail message

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**Time:** Tuesday, February 25 2025 6:06 PM

**From:** [REDACTED]

**Duration:** 1 minute 56 seconds

**Voicemail box:** 8880

**Transcript:** Good evening, members of the City Council. My name is Chiena Youssewitz, and I am the Revitzen of our local Grass Valley Jewish community. I wish I can be with you in person, but I am engaged in the most vital work, raising my young children, and they need their mother to ensure they experience the beauty, not the burden, of being Jew. Just today, I revisited a photograph from a Sukkot celebration we hosted on October 6th, 2023. The joy, the innocence, the simple pleasure of being together, it now feels like a distant memory. The very next day, October 7th, our world and our innocence was forever changed. In the last 16 months, the Jewish community has felt very isolated. At every event, people confide in me that the only place they feel truly safe is within our community. In the workplace, the grocery stores, even doctors' offices, there's a fear. If others knew that they were Jewish or more so that they love Israel, would they still be treated the same? People feel alone, as though only fellow

Jews and a few truly exceptional individuals can fully grasp the deep anguish we've been experiencing. And to those non-Jewish friends who have reached out with kindness and support, we really, appreciate you and thank you. Tonight you have the opportunity to send a resounding message to the local Grass Valley Jewish community. We see you, we support you, we care about you, we believe you. This message is not just symbolic, it's essential. I implore you to consider the weight of your decision tonight. Please show us that our city stands against terror and in solidarity with its Jewish community. Thank you so much. Am Yisrael Chai.

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## Taylor Whittingslow

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**From:** Shlomo Dadon [REDACTED]  
**Sent:** Tuesday, February 25, 2025 5:46 PM  
**To:** Public Comments  
**Subject:** NO on Ceasefire resolution

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Completed

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear City Council Members:As a Grass Valley resident and payer of property and other City taxes, I urge you to stick to the business of the city council instead of discussion and voting on performative foreign policy issues that are not why we elected you. Those who want you to become their propaganda tools, are intent on demonizing Israel, perpetrating a false narrative about Oct. 7th including the belief that Hamas is an innocent "liberation" army. Nothing could be further from the truth.But your jobs should focus on keeping our community together, not passing Boycott resolutions. The Jewish community is being attacked both verbally and physically in our City and elsewhere due to these performative resolutions. We don't need any more hostility in our City.

I urge you not to cave into the pressure that is being put upon you by the people who dominate the public input time at City council meetings. Please focus on real City issues: homelessness, housing, after school programs, food insecurity, street paving and lighting, public safety, crime reduction and more.Thanks for doing the jobs we elected to do.Sincerely, Yeshai Dadon

P.S

Just for the record our family was in Kibbutz Nir-Oz ( where the Redhead babys,Bibas family was kidnapped from )on September 2023 1 month before this terrible October 7!

How would you respond to Grass Valley residents Children kidnapped or killed God forbid !?!?

What would you say then?

And I'm sure you will find the right answer for this question.

Thank you for this opportunity to share our thoughts and experiences.

Yeshai.

Sent from my iPhone

**Taylor Whittingslow**

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**From:** WIRELESS CALLER - Voicemail box 8880 <noreply@voicemail.goto.com>  
**Sent:** Tuesday, February 25, 2025 5:39 PM  
**To:** Public Comments  
**Subject:** Voicemail from [REDACTED] on Feb 25 2025 5:35 PM  
**Attachments:** 1740533754-00000f66.mp3

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Completed



## You received a new voicemail message



New voicemail message

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**Time:** Tuesday, February 25 2025 5:35 PM

**From:** [REDACTED]

**Duration:** 2 minutes 12 seconds

**Voicemail box:** 8880

**Transcript:** Hi, my name is Yehuda, a Nevada County resident. I'm reaching out to urge you to vote against adopting a ceasefire resolution regarding the conflict in the Middle East. While no one wants wars, and we all agree that loss of life is tragic, the simple truth is that passing such a resolution will have zero impact on what's happening overseas, But it will have a serious impact here at home and not in a good way. Grass Valley is a place where we make decisions that actually matter to our daily lives. Things like roads, local businesses, and public safety. Taking a stance on geopolitical issues that are thousands of miles away does nothing for the people who live here. No matter what position the city takes, it wouldn't change the course of events in the Middle East. What it will do is to drag our town into a heated and divisive political fight that doesn't belong in our local government. We've already seen this play out in Nevada City. After months of debate and \$30 ,000 in taxpayer

money, their ceasefire resolution satisfied no one. Not the people who pushed for it, and not those who opposed it. Instead of making a real difference, it just created more division in their own community. We should learn from their mistake. The reality is that adopting this resolution means Grass Valley becomes a stage for national cultural wars, making neighbors turn against each other over an issue we have absolutely no control over. Why would we willingly bring that kind of conflict into our peaceful town? Instead of making a statement that won't change a thing overseas, we should focus on what actually matters here. Keeping our city a great place to live for everyone. Please don't let Grass Valley get pulled into this fight. Thank you.

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**From:** DEBORAH ELDREDG - Voicemail box 8880 <noreply@voicemail.goto.com>  
**Sent:** Tuesday, February 25, 2025 5:38 PM  
**To:** Public Comments  
**Subject:** Voicemail from [REDACTED] on Feb 25 2025 5:35 PM  
**Attachments:** 1740533700-00000f63.mp3

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Completed



## You received a new voicemail message



New voicemail message

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**Time:** Tuesday, February 25 2025 5:35 PM

**From:** [REDACTED]

**Duration:** 2 minutes 1 second

**Voicemail box:** 8880

**Transcript:** This is Deborah Eldridge. I'm a resident of Grass Valley. I'm calling to express my strong opposition to your proposed ceasefire resolution. As city council members, you are paid with taxpayer funds to address Grass Valley issues. We do not pay you to meddle in international affairs such as foreign wars, which are complex issues in which you lack expertise. I am outraged that you have wasted valuable taxpayer funds and city council time, including the time of taxpayer-paid city staff writing and proposing this divisive and hurtful resolution. I expect you to spend your time doing what you were elected to do, governing Grass Valley, including addressing the many local issues that urgently need your attention, such as housing, parking, road and sidewalk repairs, homeless issues, encouraging business, etc. To make matters even more disgraceful, your timing could not be more foolish. In case you're not aware of it, a ceasefire is in effect. Your proposed resolution will accomplish nothing. Neither



side will be influenced by it. It serves no purpose but to virtue signal your supposed compassion. While embarrassing the residents of Grass Valley, you are elected to serve. Shame on you for making a laughing stock of the city. Many Grass Valley residents are hurt by the proposed resolution. Many, including many like me who are not Jewish, believe it divides the community, encourages hate and gives comfort and support to terrorists and their supporters. It makes Jewish members of the community feel unwelcome and unsafe. Again, shame on you. As to all Americans, you have a right to express your personal opinions regarding the war. However, you are out of line doing so as city council members as if your proposed resolution is the official position of the city of Grass Valley. Grass Valley has no business taking positions on international affairs that don't affect Grass Valley. I urge you to reject this proposal. Thank you.

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**From:** S RYNGLER - Voicemail box 8880 <noreply@voicemail.goto.com>  
**Sent:** Tuesday, February 25, 2025 5:38 PM  
**To:** Public Comments  
**Subject:** Voicemail from [REDACTED] on Feb 25 2025 5:34 PM  
**Attachments:** 1740533692-00000f62.mp3

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Completed



## You received a new voicemail message



New voicemail message

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**Time:** Tuesday, February 25 2025 5:34 PM

**From:** [REDACTED]

**Duration:** 1 minute 28 seconds

**Voicemail box:** 8880

**Transcript:** Hi, Council. My name is Shirely, and I have been a resident of Nevada County for 10 years. I'm calling to urge you to not adopt the ceasefire resolution and to stop allowing misguided people to co-opt the purpose and mission of the city council. Your council has no precedent for a resolution like this, and I strongly encourage you not to start now. I'm a Jewish American and actually have a master's degree in conflict resolution. I worked for years on the ground in Israel-Palestine for social justice, peace-building, and human rights. This resolution is not only completely pointless, but embarrassing. Countless intelligent people have dedicated their lives to resolving this conflict for over a century. Do you really think that anybody in this town can contribute some kind of groundbreaking idea? And is it city business to affirm our values in a singled-out international issue, especially when people here can barely understand what's happening on the ground, as evidenced by zero

mention of Hamas in the ceasefire resolution, who put on the most sick and twisted performance last week, which we're all still reeling from. This is pure virtue signaling. Please don't pander to people who not only have no idea what they're talking about, but have truly sowed division and hatred in our community. Thank you so much for your time and consideration.

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**From:** WIRELESS CALLER - Voicemail box 8880 <noreply@voicemail.goto.com>  
**Sent:** Tuesday, February 25, 2025 5:30 PM  
**To:** Public Comments  
**Subject:** Voicemail from [REDACTED] on Feb 25 2025 5:26 PM  
**Attachments:** 1740533177-00000f5f.mp3

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Completed



## You received a new voicemail message



New voicemail message

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**Time:** Tuesday, February 25 2025 5:26 PM

**From:** [REDACTED]

**Duration:** 2 minutes 4 seconds

**Voicemail box:** 8880

**Transcript:** Good evening, this is Bar Adam and I live on Idaho, Maryland, Nevada City. My kids do attend the Grass Valley School District, therefore it's important for me to voice my concerns. I would want to oppose to the ceasefire resolution and address my concerns. My concerns are we live in a county who's supposed to be nice and peaceful. Unfortunately, ever since October 7, things have been not peaceful and not comfortable to live in this county. It's been really hard with all the conflict. And I think that by the city putting this on their agenda and voting for a ceasefire, it will not make any change in the Middle East, yet it will make a change in our city and the safety of us Jews who live here. and we would not want to bring conflict to our city. I also think that giving the fact that people living in Nevada City or Grass Valley do not understand the complicity of this situation, It will be very foolish of us doing decisions for something happening in the Middle East and bringing conflict here. I

encourage everyone in the City Council to vote against this and I appreciate it. Thank  
you and have a wonderful evening.

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## Taylor Whittingslow

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**From:** Cammy Wood [REDACTED]  
**Sent:** Tuesday, February 25, 2025 5:30 PM  
**To:** Public Comments  
**Subject:** Ceasefire

You don't often get email from [REDACTED]. [Learn why this is important](#)

I am sending this email about your sudden change of mind about wanting to be in world affairs. The ceasefire was in affect October 7,2024 when Hamas invaded Israel and brutally raped and murdered innocent woman and children. The only affect you are having in this situation is further victimizing our local jewish community and creating a platform for antisemitism. Shame on all of you for using our money to do this. Cammy Wood 11568 Colfax Highway Grass Valley

**Taylor Whittingslow**

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**From:** WIRELESS CALLER - Voicemail box 8880 <noreply@voicemail.goto.com>  
**Sent:** Tuesday, February 25, 2025 5:27 PM  
**To:** Public Comments  
**Subject:** Voicemail from (530) 470-3973 on Feb 25 2025 5:23 PM  
**Attachments:** 1740532982-00000f5d.mp3

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Completed



## You received a new voicemail message



New voicemail message

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**Time:** Tuesday, February 25 2025 5:23 PM

**From:** [REDACTED]

**Duration:** 2 minutes 35 seconds

**Voicemail box:** 8880

**Transcript:** My name is Marika, I've lived in Nevada County since 2010. My comment comment is regard to the February 25 2025 City Council agenda item administrative agenda item eight, which states a call a resolution of the City Council calling for a ceasefire and into violence between Palestine, Israel. I 100% oppose this resolution, adopting a resolution that calls for a ceasefire. The ceasefire will end when the terrorists return the hostages. That's when the ceasefire ends. It's a war. And it's kind of like having a ceasefire with Hitler, having a ceasefire with ISIS. It's not possible. They've continuously broken their ceasefire terms. The Bevis family, a nine-month-old and four-year-old, and the mother are being buried in Israel Wednesday, among many other hostages that have been returned. How can you have a ceasefire with terrorists that have been breaking a ceasefire deal? Ceasefire is a misnomer. This is not a real term. It's a war. and when the terrorists stop waging war on civilians and return taken



hostages and the war goals are completed, which is the return of the hostages, the elimination of Hamas, the elimination of the terrorist infrastructure in Gaza, then the war will be over. Until then, Israel is in a fight for itself and I find it appalling that Nevada County would even get involved in this and try to play from California some kind of pretend game of understanding what it's like to be in the Middle East, which I've been in. I hope you consider this and vote no on a ceasefire between Israel and Hamas and the Palestinians. And if there were such a resolution, we should be voting yes on Hamas and the Palestinians, civilians as well, to return the hostages. That's what we should be voting for. Thank you.

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**From:** WIRELESS CALLER - Voicemail box 8880 <noreply@voicemail.goto.com>  
**Sent:** Tuesday, February 25, 2025 5:19 PM  
**To:** Public Comments  
**Subject:** Voicemail from [REDACTED] on Feb 25 2025 5:11 PM  
**Attachments:** 1740532285-00000f5b.mp3

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Completed



## You received a new voicemail message



New voicemail message

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**Time:** Tuesday, February 25 2025 5:11 PM

**From:** [REDACTED]

**Duration:** 6 minutes 20 seconds

**Voicemail box:** 8880

**Transcript:** Hello, my name is Noah. I live here in the county for the last almost 10 years. I have a daughter. I'm Jewish. I come from Israel. And I want to say that the things that we passed the last year as Jewish people in the world was very hard for us. And the information that we learn over this year is a big amount of information that would be very hard to pass to somebody that was not even familiar with the subject before. There are so many little details in every day changing about ceasefire or not. At the moment, by the way, there is this fire, but from the other side, I want to say that I would really like to hear an opinion of the county, a decision of Grass Valley or of Nevada City, in this case, Grass Valley, but an educated one. You know, I just feel that there's so many details to know about that subject before voicing an opinion about that. As a person that comes from there, a lot have changed the last year and a half in what we think as people that are from there and live and was born into that, that

will be the best thing for all. When I say all, I mean the Jewish people, the Muslim people in Israel. This fire is a great thing for all. But there is so many details that I could not say in a voice message. And even if we sit there and talk for maybe after a month, somebody can say is an educated opinion, I mean somebody that was not from there and don't know about it before. I just think that all the idea of bringing an opinion from the grass valley to a different continent and a different country just cannot be like that, hey, let go, everybody say their opinion and a few people that I'm sure are smart people, it's not about that, it's just about amount of education and amount of experience in the subject. I just think it's not there. I think the opinion of Grassi Valley is not, unfortunately, not educated enough. I mean, the city council, with all due respect, is not educated enough to say something about such a big subject. There is life and death that is involved here. There is nations that are involved here, there are people from all age groups that are going to live by the decisions of what is going to happen next. And unfortunately, I just don't think that that's the right place to make decisions about that or say something about it before the education was completed. And us coming as Jewish people, and I want to say we suffered this year. It was the saddest one and a half year I ever experienced personally without being there. It's just such a sad subject for all of us and so personal and hurting that to come like that and say, hey, we think you, your, your Israel should do like that, you know, or it's too much, honestly. I want to say that it was hard for us to be in this situation where people are raising opinions about that subject that is so specific and so into detail and so important to us and our families. Whatever is going on there today and whatever decision will be taking there today. I hope that it will come from really knowing what's going on there, and really thinking about everything, about history, about future, about what actually is real and what's not. And I will not get to details to that. But there's a lot of things that are just fake news. There are a lot of things that people just kind of form a reality that is not existing and they run with it and make a movement from it and those things are hurting people. Those things are very personal to us. I hope this evening you will hear our people and you will think so very carefully before making any opinion about this country that is in the other side of the world and is very hurting right now. Thank you very much. I hope for real peace and for the best for us and our children and for Grass Valley and thank you.

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Mailbox Capacity: 97/99 available

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# City of Grass Valley City Council Agenda Action Sheet

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**Title:** Financial Services - Contract Authorization

**CEQA:** N/A - Consultant selection is a procedural action. CEQA review will be completed as part of the project work

**Recommendation:** That Council 1) authorize the City Manager to execute a contract with Andy Heath, pending legal review, for Financial Services, in an amount not to exceed \$157,000 annually.

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**Prepared by:** Tim Kiser, City Manager

**Council Meeting Date:** 03/11/2025

**Date Prepared:** 03/05/2025

**Agenda:** Consent

**Background Information:** Andy Heath has served as the City's Administrative Services Director since 2020, bringing strong leadership and expertise to the Finance Department. During his tenure, he successfully modernized financial operations, streamlined processes, and implemented new accounting software, enhancing efficiency and transparency. His efforts have strengthened the City's financial management and positioned the department for long-term success.

Andy has now decided to transition into a consulting role, leveraging his experience to assist organizations in financial management and strategic planning. Given his deep institutional knowledge and familiarity with the City's financial systems, retaining Andy as a consultant will provide crucial continuity during the transition to a new Finance Director. His primary role as a consultant will be to offer professional services in support of the Deputy Finance Director, ensuring a smooth transition and maintaining operational stability.

To facilitate this transition, staff recommends that the City Council authorize the City Manager to execute a contract with Andy Heath for professional consulting services. Attached for City Council consideration is the proposed Professional Services Agreement, outlining the scope of work and terms of engagement.

**Council Goals/Objectives:** A contract for Engineering Services executes portions of work tasks towards achieving/maintaining Strategic Plan Goal - High Performance Government and Quality Service

**Fiscal Impact:** The Administrative Services Director position is budgeted at \$278,000 annually, including all overhead costs. Transitioning to a consulting agreement would result in significant cost savings for the City, reducing expenses by more than \$131,000 compared to the current budgeted amount for the position.

**Funds Available:** Yes

**Account #:** various

**Reviewed by:** City Manager

**Attachments:** Services Agreement

**PROFESSIONAL SERVICES AGREEMENT  
FOR CONSULTANT SERVICES**

**(City of Grass Valley / [Andy Heath])**

**1. IDENTIFICATION**

This PROFESSIONAL SERVICES AGREEMENT (“Agreement”) is entered into by and between the City of Grass Valley, a California municipal corporation (“City”), and Andy Heath, a sole proprietor (“Consultant”).

**2. RECITALS**

- 2.1. City has determined that it requires the following professional services from a consultant: assist Deputy Finance Director in carrying out Finance Director duties.
- 2.2. Consultant represents that it is fully qualified to perform such professional services by virtue of its experience and the training, education and expertise of its principals and employees. Consultant further represents that it is willing to accept responsibility for performing such services in accordance with the terms and conditions set forth in this Agreement.
- 2.3. Consultant represents that it has no known relationships with third parties, City Council members, or employees of City which would (1) present a conflict of interest with the rendering of services under this Agreement under Government Code Section 1090, the Political Reform Act (Government Code Section 81000 *et seq.*), or other applicable law, (2) prevent Consultant from performing the terms of this Agreement, or (3) present a significant risk of the disclosure of confidential information.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein contained, City and Consultant agree as follows:

**3. DEFINITIONS**

- 3.1. “Scope of Services”: Such professional services as are set forth and attached hereto as Exhibit A and incorporated herein by this reference.
- 3.2. “Agreement Administrator”: The Agreement Administrator for this project Tim Kiser, City Manager. The Agreement Administrator shall be the principal point of contact at the City for this project. All services under this Agreement shall be performed at the request of the Agreement Administrator. The Agreement Administrator will establish the timetable for completion of services and any interim milestones. City reserves the right to change this designation upon written notice to Consultant
- 3.3. “Approved Fee Schedule”: Consultant’s compensation rates are set forth in the fee schedule attached hereto as Exhibit B and incorporated herein by this reference. This fee schedule shall

remain in effect for the duration of this Agreement unless modified in writing by mutual agreement of the parties.

- 3.4. “Maximum Amount”: The highest total compensation and costs payable to Consultant by City under this Agreement. The Maximum Amount Annually under this Agreement is One Hundred Fifty Seven Thousand Dollars (\$157,000).
- 3.5. “Commencement Date”: March 17, 2024.
- 3.6. “Termination Date”: March 1, 2028.

#### 4. CAMPAIGN CONTRIBUTIONS

This Agreement is subject to Government Code section 84308. Consultant shall disclose any contribution to an elected or appointed City official’s campaign or committee of more than \$500 in 12 months preceding the Commencement Date or earlier date provided by the statute, by Consultant, its, her, or his agent, or another party affiliated with Consultant. Consultant shall provide a signed copy of the attached Campaign Contribution Disclosure Form to City before, or concurrently with, Consultant’s execution of this Agreement and no later than the Commencement Date.

#### 5. TERM

The term of this Agreement shall commence at 12:00 a.m. on the Commencement Date and shall expire at 11:59 p.m. on the Termination Date unless extended by written agreement of the parties or terminated earlier under Section 17 (“Termination”) below. Consultant may request extensions of time to perform the services required hereunder. Such extensions shall be effective if authorized in advance by City in writing and incorporated in written amendments to this Agreement.

#### 6. CONSULTANT’S DUTIES

- 6.1. **Services.** Consultant shall perform the services identified in the Scope of Services. City shall have the right to request, in writing, changes in the Scope of Services. Any such changes mutually agreed upon by the parties, and any corresponding increase or decrease in compensation, shall be incorporated by written amendment to this Agreement.
- 6.2. **Coordination with City.** In performing services under this Agreement, Consultant shall coordinate all contact with City through its Agreement Administrator.
- 6.3. **Budgetary Notification.** Consultant shall notify the Agreement Administrator, in writing, when fees and expenses incurred under this Agreement have reached eighty percent (80%) of the Maximum Amount. Consultant shall concurrently inform the Agreement Administrator, in writing, of Consultant’s estimate of total expenditures required to complete its current assignments before proceeding, when the remaining work on such assignments would exceed the Maximum Amount.
- 6.4. **Business License.** Consultant shall obtain and maintain in force a City business license for the duration of this Agreement.



- 6.5. **Professional Standards.** Consultant shall perform all work to the standards of Consultant's profession and in a manner reasonably satisfactory to City. Consultant shall keep itself fully informed of and in compliance with all local, state, and federal laws, rules, and regulations in any manner affecting the performance of this Agreement, including all Cal/OSHA requirements, the conflict-of-interest provisions of Government Code § 1090 and the Political Reform Act (Government Code § 81000 et seq.).
- 6.6. **Avoid Conflicts.** During the term of this Agreement, Consultant shall not perform any work for another person or entity for whom Consultant was not working at the Commencement Date if such work would present a conflict interfering with performance under this Agreement. However, City may consent in writing to Consultant's performance of such work.
- 6.7. **Appropriate Personnel.** Consultant has, or will secure at its own expense, all personnel required to perform the services identified in the Scope of Services. All such services shall be performed by Consultant or under its supervision, and all personnel engaged in the work shall be qualified to perform such services. Andy Heath shall be Consultant's project administrator and shall have direct responsibility for management of Consultant's performance under this Agreement. No change shall be made in Consultant's project administrator without City's prior written consent.
- 6.8. **Substitution of Personnel.** Naming any persons in the proposal or Scope of Services constitutes a promise to the City that those persons will perform and coordinate their respective services under this Agreement. Should one or more of such personnel become unavailable, Consultant may substitute other personnel of at least equal competence upon written approval of City. If City and Consultant cannot agree as to the substitution of key personnel, City may terminate this Agreement for cause.
- 6.9. **Permits and Approvals.** Consultant shall obtain, at its sole cost and expense, all permits and regulatory approvals necessary for Consultant's performance of this Agreement. This includes, but shall not be limited to, professional licenses, encroachment permits, and building and safety permits and inspections.
- 6.10. **Notification of Organizational Changes.** Consultant shall notify the Agreement Administrator, in writing, of any change in name, ownership or control of Consultant's firm or of any subcontractor. Change of ownership or control of Consultant's firm may require an amendment to this Agreement.
- 6.11. **Records.** Consultant shall maintain all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to City under this Agreement for a minimum of three (3) years, or for any longer period required by law, from the date of final payment to Consultant under this Agreement. All such documents shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of City. In addition, pursuant to Government Code § 8546.7, if the amount of public funds expended under this Agreement exceeds \$10,000, all such documents and this Agreement shall be subject to

the examination and audit of the State Auditor, at the request of City or as part of any audit of City, for a period of three (3) years after final payment under this Agreement.

6.12. **Federal Requirements.** FEMA financial assistance may be used to fund all or a portion of this contract. Consultant shall comply with all federal requirements including, but not limited to, the following:

- 2 C.F.R. Part 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, which is expressly incorporated herein by reference.
- Federal Contract Provisions attached hereto as Exhibit C and incorporated herein by reference.

Subcontracts, if any, shall contain a provision making them subject to all terms of this contract, including but not limited to, 2 C.F.R. Part 200 and the Federal Contract Provisions attached hereto as Exhibit C.

With respect to any conflict between such federal requirements and the terms of this Agreement and/or the provisions of state law, and except as otherwise required under federal law or regulation, the more stringent requirement shall control.

## 7. SUBCONTRACTING

7.1. **General Prohibition.** This Agreement covers professional services of a specific and unique nature. Except as otherwise provided herein, Consultant shall not assign or transfer its interest in this Agreement or subcontract any services to be performed other than by an amendment to this Agreement.

7.2. **Consultant Responsible.** Consultant shall be responsible to City for all services to be performed under this Agreement.

7.3. **Identification in Fee Schedule.** All subcontractors shall be specifically listed, and their billing rates identified in the Approved Fee Schedule, Exhibit B. Any changes must be approved by the Agreement Administrator in writing.

7.4. **Compensation for Subcontractors.** City shall pay Consultant for work performed by its subcontractors, if any, only at Consultant's actual cost plus an approved mark-up as set forth in the Approved Fee Schedule, Exhibit B. Consultant shall be liable and accountable for all payments, compensation, and federal and state taxes to all subcontractors performing services under this Agreement. City shall not be liable for any payment, compensation, or federal and state taxes to or for any subcontractors.

## 8. COMPENSATION

8.1. **General.** City agrees to compensate Consultant for the services provided under this Agreement, and Consultant agrees to accept payment in accordance with the Fee Schedule in full satisfaction for such services. Compensation shall not exceed the Maximum Amount. Consultant shall not be reimbursed for any expenses unless provided for in this Agreement or authorized in writing by the Agreement Administrator in advance.

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- 8.2. **Invoices.** Consultant shall submit to City an invoice, on a monthly basis or as otherwise agreed to by the Agreement Administrator, for services performed pursuant to this Agreement. Each invoice shall identify the Maximum Amount, the services rendered, a written description of tasks worked on during the billing period, the amount due for the invoice, and the total amount previously invoiced. All labor charges shall be itemized by employee name and classification or position with the firm, the corresponding hourly rate, the hours worked, a description of each labor charge, and the total amount due for labor charges.
- 8.3. **Taxes.** City shall not withhold applicable taxes or other payroll deductions from payments made to Consultant except as otherwise required by law. Consultant shall be solely responsible for calculating, withholding, and paying all taxes.
- 8.4. **Disputes.** The parties agree to meet and confer at mutually agreeable times to resolve any disputed amounts in an invoice submitted by Consultant.
- 8.5. **Additional Work.** Consultant shall not be reimbursed for any expenses incurred for work performed outside the Scope of Services unless prior written approval is given by the City through a fully executed written amendment to this Agreement. Consultant shall not undertake any such work without prior written approval of the Project Administrator.
- 8.6. **City Satisfaction as Precondition to Payment.** Notwithstanding any other terms of this Agreement, no payments shall be made to Consultant until City is satisfied that the services are satisfactory.
- 8.7. **Right to Withhold Payments.** If Consultant fails to provide a deposit or promptly satisfy an indemnity obligation described in Section 12, City shall have the right to withhold payments under this Agreement to offset that amount.

## 9. PREVAILING WAGES

Consultant is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., (“Prevailing Wage Laws”), which require the payment of prevailing wage rates and the performance of other requirements on certain “public works” and “maintenance” projects. This Agreement is subject to Prevailing Wage Laws, for all work performed under this Agreement for which the payment of prevailing wage is required by those laws. Consultant shall defend, indemnify, and hold the City, its elected officials, officers, employees, and agents free and harmless from any claim or liability arising out of any failure or alleged failure of Consultant to comply with the Prevailing Wage Laws.

## 10. OWNERSHIP OF WRITTEN PRODUCTS

All reports, documents or other written material, and all electronic files, including computer-aided design files, developed by Consultant in the performance of this Agreement (such written material and electronic files are collectively known as “written products”) shall be and remain the property of City without restriction or limitation upon its use or dissemination by City except as provided by law.

Consultant may take and retain copies of such written products as desired, but no such written products shall be the subject of a copyright application by Consultant.

## 11. RELATIONSHIP OF PARTIES

- 11.1. **General.** Consultant shall be a wholly independent contractor as to the City under this Agreement.
- 11.2. **No Agent Authority.** Consultant shall have no power to incur any debt, obligation, or liability on behalf of City or to otherwise act on behalf of City as an agent. Neither City nor any of its agents shall have control over the conduct of Consultant or any of Consultant's employees, except as set forth in this Agreement. Consultant shall not represent in any manner that it is, or that any of its agents or employees are, employees of City.
- 11.3. **Independent Contractor Status.** Under no circumstances shall Consultant or its employees look to the City as an employer. Consultant shall not be entitled to any benefits. City makes no representation as to the effect of this independent contractor relationship on Consultant's previously earned California Public Employees Retirement System ("CalPERS") retirement benefits, if any, and Consultant specifically assumes the responsibility for making such a determination. Consultant shall be responsible for all reports and obligations including, but not limited to: social security taxes, income tax withholding, unemployment insurance, disability insurance, and workers' compensation, and other applicable federal and state taxes.
- 11.4. **Indemnification of CalPERS Determination.** If Consultant or any employee, agent, or subcontractor of Consultant providing services under this Agreement claims or is determined by a court of competent jurisdiction or CalPERS to be eligible for enrollment in CalPERS as an employee of the City, Consultant shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for CalPERS benefits on behalf of Consultant or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

## 12. INDEMNIFICATION

- 12.1. **Definitions.** For purposes of this Section, "Consultant" shall include Consultant, its officers, employees, servants, agents, or subcontractors, or anyone directly or indirectly employed by either Consultant or its subcontractors, in the performance of this Agreement. "City" shall include City, its officers, agents, employees and volunteers.
- 12.2. **Consultant to Indemnify City.** To the fullest extent permitted by law, Consultant shall indemnify, hold harmless, and defend City from and against all claims, losses, costs or expenses for any personal injury or property damage arising out of or in connection with Consultant's alleged negligence, recklessness or willful misconduct or other wrongful acts, errors or omissions of Consultant or failure to comply with any provision in this Agreement.
- 12.3. **Scope of Indemnity.** Personal injury shall include injury or damage due to death or injury to any person, whether physical, emotional, consequential or otherwise. Property damage shall include injury to any personal or real property. Consultant shall not be required to indemnify

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City for such loss or damage as is caused by the sole active negligence or willful misconduct of the City.

- 12.4. **Attorney Fees.** Such costs and expenses shall include reasonable attorney' fees for counsel of City's choice, expert fees, and all other costs and fees of litigation. Consultant shall not be entitled to any refund of attorney' fees, defense costs, or expenses if it is adjudicated to have been non-negligent.
- 12.5. **Defense Deposit.** The City may request a deposit for defense costs from Consultant with respect to a claim. If the City requests a defense deposit, Consultant shall provide it within 15 days of the request.
- 12.6. **Waiver of Statutory Immunity.** The obligations of Consultant under this Section are not limited by the provisions of any workers' compensation act or similar act. Consultant expressly waives its statutory immunity under such statutes or laws as to City.
- 12.7. **Indemnification by Subcontractors.** Consultant agrees to obtain executed indemnity agreements with provisions identical to those set forth here in this Section from every subcontractor or any other person or entity involved in the performance of this Agreement on Consultant's behalf.
- 12.8. **Insurance Not a Substitute.** City does not waive any indemnity rights by accepting any insurance policy or certificate required pursuant to this Agreement. Consultant's indemnification obligations apply whether or not any insurance policies are determined to be applicable to the claim, demand, damage, liability, loss, cost or expense.

### 13. INSURANCE

- 13.1. **Insurance Required.** Consultant shall maintain insurance as described in this Section and shall require all its subcontractors, consultants, and other agents to do the same. Approval of the insurance by the City shall not relieve or decrease any liability of Consultant. Any requirement for insurance to be maintained after completion of the work shall survive this Agreement.
- 13.2. **Documentation of Insurance.** City will not execute this Agreement until it has received a complete set of all required documentation of insurance coverage. However, failure to obtain the required documents prior to the work beginning shall not waive the Consultant's obligation to provide them. Consultant shall file with City:
- Certificate of Insurance, indicating companies acceptable to City, with a Best's Rating of no less than A:VII showing. The Certificate of Insurance must include the following reference: Finance Consulting.
  - Documentation of Best's rating acceptable to the City.
  - Original endorsements effecting coverage for all policies required by this Agreement.
  - Complete, certified copies of all required insurance policies, including endorsements affecting the coverage.

13.3. **Coverage Amounts.** Insurance coverage shall be at least in the following minimum amounts:

- Professional Liability Insurance: \$1,000,000 per occurrence,  
\$2,000,000 aggregate
- General Liability:
  - General Aggregate: \$2,000,000
  - Products Comp/Op Aggregate \$2,000,000
  - Personal & Advertising Injury \$1,000,000
  - Each Occurrence \$1,000,000
  - Fire Damage (any one fire) \$ 50,000
  - Medical Expense (any 1 person) \$ 5,000
- Workers' Compensation:
  - Workers' Compensation Statutory Limits
  - EL Each Accident \$1,000,000
  - EL Disease - Policy Limit \$1,000,000
  - EL Disease - Each Employee \$1,000,000
- Automobile Liability
  - Any vehicle, combined single limit \$1,000,000

Any available insurance proceeds broader than or in excess of the specified minimum insurance coverage requirements or limits shall be available to the additional insured. Furthermore, the requirements for coverage and limits shall be the greater of (1) the minimum coverage and limits specified in this Agreement, or (2) the broader coverage and maximum limits of coverage of any insurance policy or proceeds available to the named insured.

13.4. **General Liability Insurance.** Commercial General Liability Insurance shall be no less broad than ISO form CG 00 01. Coverage must be on a standard Occurrence form. Claims-Made, modified, limited or restricted Occurrence forms are not acceptable.

13.5. **Worker's Compensation Insurance.** Consultant is aware of the provisions of Section 3700 of the Labor Code which requires every employer to carry Workers' Compensation (or to undertake equivalent self-insurance), and Consultant will comply with such provisions before commencing the performance of the work of this Agreement. If such insurance is underwritten by any agency other than the State Compensation Fund, such agency shall be a company authorized to do business in the State of California. If Consultant is an individual and has no employees, the Project Administrator may accept an affirmation of that fact in lieu of proof of workers compensation insurance.

13.6. **Automobile Liability Insurance.** Covered vehicles shall include owned, if any, non-owned, and hired automobiles and trucks.

13.7. **Professional Liability Insurance or Errors & Omissions Coverage.** The deductible or self-insured retention may not exceed \$50,000. If the insurance is on a Claims-Made basis, the

retroactive date shall be no later than the commencement of the work. Coverage shall be continued for two years after the completion of the work by one of the following: (1) renewal of the existing policy; (2) an extended reporting period endorsement; or (3) replacement insurance with a retroactive date no later than the commencement of the work under this Agreement.

The Project Administrator may, in his or her sole discretion, waive the requirement for Professional Liability Insurance by initialing here:

Initials: \_\_\_\_\_

Name: \_\_\_\_\_

- 13.8. **Claims-Made Policies.** If any of the required policies provide coverage on a claims-made basis, the Retroactive Date must be shown and must be before the date of this Agreement or the beginning of work under this Agreement. Claims-Made Insurance must be maintained, and evidence of insurance must be provided for at least five (5) years after completion of work under this Agreement. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the effective date of this Agreement, the Consultant must purchase “extended reporting” coverage for a minimum of five (5) years after completion of work under this Agreement.
- 13.9. **Additional Insured Endorsements.** The City, its City Council, Commissions, officers, and employees must be endorsed as additional insureds for each policy required herein, other than Professional Errors and Omissions and Worker’s Compensation, for liability arising out of ongoing and completed operations by or on behalf of the Consultant. Consultant’s insurance policies shall be primary as respects any claims related to or as the result of the Consultant’s work. Any insurance, pooled coverage or self-insurance maintained by the City, its elected or appointed officials, officers, agents, employees, volunteers, or consultants shall be non-contributory. All endorsements shall be signed by a person authorized by the insurer to bind coverage on its behalf. General liability coverage can be provided using an endorsement to the Consultant’s insurance at least as broad as ISO Form CG 20 10 11 85 or both CG 20 10 and CG 20 37.
- 13.10. **Failure to Maintain Coverage.** In the event any policy is canceled prior to the completion of work under this Agreement and the Consultant does not furnish a new certificate of insurance prior to cancellation, City has the right, but not the duty, to obtain the required insurance and deduct the premium(s) from any amounts due the Consultant under this Agreement. Failure of the Consultant to maintain the insurance required by this Agreement, or to comply with any of the requirements of this Section, shall constitute a material breach of this Agreement.
- 13.11. **Notices.** Consultant shall provide immediate written notice if (1) any of the required insurance policies is terminated; (2) the limits of any of the required policies are reduced; (3) or the deductible or self-insured retention is increased. Consultant shall provide no less than 30 days’ notice of any cancellation or material change to policies required by this Agreement. Consultant shall provide proof that cancelled or expired policies of insurance

have been renewed or replaced with other policies providing at least the same coverage. Such proof will be furnished at least two weeks before expiration of the coverages. The name and address for Additional Insured Endorsements, Certificates of Insurance and Notices of Cancellation is: City of Grass Valley, Attn: Finance Department, 125 East Main Street, Grass Valley, CA 95945.

- 13.12. **Consultant's Insurance Primary.** The insurance provided by Consultant, including all endorsements, shall be primary to any coverage available to City. Any insurance or self-insurance maintained by City and/or its officers, employees, agents or volunteers, shall be in excess of Consultant's insurance and shall not contribute with it.
- 13.13. **Waiver of Subrogation.** Consultant hereby waives all rights of subrogation against the City. Consultant shall additionally waive such rights either by endorsement to each policy or provide proof of such waiver in the policy itself.
- 13.14. **Report of Claims to City.** Consultant shall report to the City, in addition to the Consultant's insurer, all insurance claims submitted to Consultant's insurer in connection with the services under this Agreement.
- 13.15. **Premium Payments and Deductibles.** Consultant must disclose all deductibles and self-insured retention amounts to the City. The City may require the Consultant to provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within retention amounts. Ultimately, City must approve all such amounts before execution of this Agreement.
- City has no obligation to pay any premiums, assessments, or deductibles under any policy required in this Agreement. Consultant shall be responsible for all premiums and deductibles in all of Consultant's insurance policies.
- 13.16. **Duty to Defend and Indemnify.** Consultant's duties to defend and indemnify City under this Agreement shall not be limited by the foregoing insurance requirements and shall survive the expiration of this Agreement or its early termination.

## 14. MUTUAL COOPERATION

- 14.1. **City Cooperation in Performance.** City shall provide Consultant with all pertinent data, documents and other requested information as are reasonably available for the proper performance of Consultant's services under this Agreement.
- 14.2. **Consultant Cooperation in Defense of Claims.** If any claim or action is brought against City relating to Consultant's performance in connection with this Agreement, Consultant shall render any reasonable assistance that City may require in the defense of that claim or action.

## 15. NOTICES

Any notices, bills, invoices, or reports required by this Agreement shall be deemed received on: (i) the day of delivery if delivered by hand, facsimile or overnight courier service during Consultant's and City's



regular business hours; or (ii) on the third business day following deposit in the United States mail if delivered by mail, postage prepaid, to the addresses listed below (or to such other addresses as the parties may, from time to time, designate in writing).

If to City:

Tim Kiser  
City Manager  
City of Grass Valley  
125 E Main Street  
Grass Valley, CA 95945  
Telephone: (530) 274-4312  
Facsimile: (530) 274-4399

If to Consultant:

Andy Heath  
6517 Rusty Blackbird Ct  
Murfreesboro, TN 37128  
Telephone: (408) 821-6737

With courtesy copy to:

Michael G. Colantuono, Esq.  
Grass Valley City Attorney  
Colantuono, Highsmith & Whatley, PC  
420 Sierra College Drive, Suite 140  
Grass Valley, CA 95945  
Telephone: (530) 432-7357  
Facsimile: (530) 432-7356

## 16. SURVIVING COVENANTS

The parties agree that the covenants contained in Section 6.11 (Records), Section 11.4 (Indemnification of CalPERS Determination), Section 12 (Indemnification), Section 13.8 (Claims-Made Policies), Section 14.2 (Consultant Cooperation in Defense of Claims), and Section 19.1 (Confidentiality) of this Agreement shall survive the expiration or termination of this Agreement.

## 17. TERMINATION

- 17.1. **City Termination.** City may terminate this Agreement for any reason on five calendar days' written notice to Consultant. Consultant agrees to cease all work under this Agreement on or before the effective date of any notice of termination. All City data, documents, objects, materials or other tangible things shall be returned to City upon the termination or expiration of this Agreement.
- 17.2. **Consultant Termination.** Consultant may terminate this Agreement for a material breach of this Agreement upon 30 days' notice to allow City time to procure replacement services.
- 17.3. **Compensation Following Termination.** Upon termination, Consultant shall be paid based on the work satisfactorily performed at the time of termination. In no event shall Consultant be entitled to receive more than the amount that would be paid to Consultant for the full performance of the services required by this Agreement. The City shall have the benefit of such work as may have been completed up to the time of such termination.

- 17.4. **Remedies.** City retains all available legal and equitable remedies for Consultant's breach of this Agreement.

## 18. INTERPRETATION OF AGREEMENT

- 18.1. **Governing Law.** This Agreement shall be governed and construed in accordance with the laws of the State of California.
- 18.2. **Integration of Exhibits.** All documents referenced as exhibits in this Agreement are hereby incorporated into this Agreement. In the event of any material discrepancy between the provisions of this Agreement and its exhibits, the provisions of this Agreement shall prevail. This instrument contains the entire Agreement between City and Consultant with respect to the transactions contemplated herein. No other prior oral or written agreements are binding upon the parties. Amendments hereto or deviations from this Agreement shall be effective and binding only if made in writing and executed by City and Consultant.
- 18.3. **Headings.** The headings and captions appearing at the commencement of the sections hereof, and in any paragraph thereof, are for convenience of reference to this Agreement. Should there be any conflict between such heading, and the section or paragraph thereof at the head of which it appears, the language of the section or paragraph shall govern in the construction of this Agreement.
- 18.4. **Pronouns.** Masculine or feminine pronouns shall be substituted for the neuter form and vice versa, and the plural shall be substituted for the singular form and vice versa, in any place or places herein in which the context requires such substitution(s).
- 18.5. **Severability.** If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, then such term or provision shall be amended to, and solely to the extent necessary to, cure such invalidity or unenforceability, and shall be enforceable in its amended form. In such event, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.
- 18.6. **No Presumption Against Drafter.** Each party had an opportunity to consult with an attorney in reviewing and drafting this agreement. Any uncertainty or ambiguity shall not be construed for or against any party based on attribution of drafting to any party.

## 19. GENERAL PROVISIONS

- 19.1. **Confidentiality.** All data, documents, discussion, or other information developed or received by Consultant for performance of this Agreement are deemed confidential and Consultant shall not disclose them without prior written consent by the Project Administrator. City shall grant such consent if disclosure is legally required. Consultant shall return all City data to City upon the termination or expiration of this Agreement.

- 19.2. **Conflicts of Interest.** Consultant warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Agreement. Further, Consultant warrants that it has not paid, nor has it agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Consultant further agrees to file, or shall cause its employees or subcontractors to file, a Statement of Economic Interest under the Political Reform Act with the City's Filing Officer if required under state law in the performance of the services. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. No City Councilmember, officer, or employee of City, during the term of his or her service to City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising from it.
- 19.3. **Multiple Phased Projects.** Pursuant to Government Code section 1097.6, Consultant's duties and services under this Agreement shall not include preparing or assisting City with any portion of City's preparation of a request for proposals, request for qualifications, or any other solicitation regarding a subsequent or additional contract with City. City shall at all times retain responsibility for public contracting, including with respect to any subsequent phase of this project. Consultant's participation in the planning, discussions, or drawing of project plans or specifications, if any, shall be limited to conceptual, preliminary, or initial plans or specifications. Consultant shall cooperate with City to ensure that all bidders for a subsequent contract on any subsequent phase of this project have access to the same information, including all conceptual, preliminary, or initial plans or specifications prepared by Consultant, if any, pursuant to this Agreement.
- 19.4. **Non-assignment.** Consultant shall not delegate, transfer, subcontract or assign its duties or rights hereunder, either in whole or in part, without City's prior written consent, and any attempt to do so shall be void and of no effect. City shall not be obligated or liable under this Agreement to any party other than Consultant.
- 19.5. **Binding on Successors.** This Agreement shall be binding on the successors and permitted assigns of the parties.
- 19.6. **No Third-Party Beneficiaries.** Except as expressly stated herein, there is no intended third-party beneficiary of any right or obligation assumed by the parties under this Agreement.
- 19.7. **Time of the Essence.** Time is of the essence for each and every provision of this Agreement.
- 19.8. **Non-Discrimination.** Consultant shall not discriminate against any employee or applicant for employment because of race, sex (including pregnancy, childbirth, or related medical condition), creed, national origin, color, disability as defined by law, disabled veteran status, Vietnam veteran status, religion, age (40 and above), medical condition (cancer-related), marital status, ancestry, or sexual orientation or any other unlawful basis. Employment actions to which this provision applies shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; or in terms, conditions or privileges of

employment, and selection for training. Consultant shall post this nondiscrimination clause in conspicuous places, available to employees and applicants for employment.

- 19.9. **Waiver.** No provision, covenant, or condition of this Agreement shall be deemed to have been waived by City or Consultant unless in writing signed by one authorized to bind the party asserted to have consented to the waiver. The waiver by City or Consultant of any breach of any provision, covenant, or condition of this Agreement shall not be deemed to be a waiver of any subsequent breach of the same or any other provision, covenant, or condition.
- 19.10. **Excused Failure to Perform.** Consultant shall not be liable for any failure to perform if Consultant presents acceptable evidence, in City's sole judgment, that such failure was due to causes beyond the control and without the fault or negligence of Consultant.
- 19.11. **Remedies Non-Exclusive.** Each right, power and remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise shall be cumulative and shall be in addition to every other right, power, or remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise. The exercise, the commencement of the exercise, or the forbearance from the exercise by either party of any one or more of such rights, powers or remedies shall not preclude the simultaneous or later exercise by such party of any or all such other rights, powers or remedies.
- 19.12. **Attorneys' Fees.** If legal action shall be necessary to enforce any term, covenant or condition contained in this Agreement, the prevailing party shall be entitled to an award of reasonable and actual attorneys' fees and costs expended in the action.
- 19.13. **Venue.** The venue for any litigation shall be Nevada County, California and Consultant hereby consents to jurisdiction there for purposes of resolving any dispute or enforcing any obligation arising under this Agreement.
- 19.14. **Counterparts; Electronic Signatures.** This Agreement may be signed in one or more counterparts, each of which shall be deemed an original, but all of which together shall be deemed one and the same instrument. The parties acknowledge and agree that this Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes. Without limitation, "electronic signature" shall include faxed or emailed versions of an original signature, electronically scanned and transmitted versions (e.g., via pdf) of an original signature, or a digital signature.

*[Signature Page Follows]*

**TO EFFECTUATE THIS AGREEMENT**, the parties have caused their duly authorized representatives to execute this Agreement on the dates set forth below.

“City”  
City of Grass Valley

“Consultant”  
Andy Heath

By: \_\_\_\_\_  
*Signature*

By: \_\_\_\_\_  
*Signature*

Printed: \_\_\_\_\_

Printed: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**Attest:**

By: \_\_\_\_\_  
Taylor Whittingslow, Deputy City Manager I

Date: \_\_\_\_\_

**Approved as to form:**

By: \_\_\_\_\_  
Michael G. Colantuono, City Attorney

Date: \_\_\_\_\_

## EXHIBIT A

### SCOPE OF SERVICES

The Consultant shall provide professional services to support the City's Finance Department including but not limited to the following:

1. **Deputy Finance Director Support**
  - Provide training, guidance and mentoring for the professional development of the Deputy Finance Director.
  - Assist and consult with Deputy Finance Director in carrying out the core responsibilities of the Finance Director.
  - Provide strategic guidance to Deputy Finance Director on financial planning, policy implementation, and fiscal management.
  - Consult with Deputy Finance Director in ensuring compliance with applicable financial regulations, laws, and best practices.
2. **Finance Department Operations: Provide Training and Guidance to Deputy Finance Director Regarding**
  - Day-to-day functions of the Finance Department, ensuring accuracy, efficiency, and adherence to internal controls.
  - Review of financial reports, transactions, and processes to maintain integrity and compliance with City policies.
  - Financial reconciliations, payroll oversight, and cash flow management.
3. **Audit Assistance: Provide Training and Guidance to Deputy Finance Director Regarding**
  - The preparation and completion of the City's annual Fiscal Year audits, as needed.
  - Coordination with external auditors to ensure timely and accurate submission of required documentation.
  - Identifying and addressing any audit findings or recommendations in collaboration with City staff.
4. **Budget Development: Provide Training and Guidance to Deputy Finance Director Regarding**
  - The development and refinement of the Citywide budget, including revenue projections, expenditure analysis, and financial forecasting.
  - Recommendations on cost-saving measures, financial efficiencies, and budgetary allocations.
  - Working with department heads to align financial planning with operational goals.
5. **Mentorship & Training**
  - Offer as-needed mentorship to Finance Department personnel to enhance their skills and professional development.
  - Provide training sessions on financial policies, procedures, and software systems at the direction of the Deputy Finance Director.
6. **Additional Services**
  - Provide strategic recommendations on long-term financial sustainability, debt management, and fiscal planning.
  - Provide guidance on special financial projects, grants management, or economic development initiatives as required.

**.EXHIBIT B**  
**FEE SCHEDULE**

The Consultant shall be compensated for services rendered under this Agreement as follows:

- **Hourly Rate:** \$175.00 per hour, including travel time from Sacramento International Airport to Grass Valley, not to exceed 19 hours or \$3,325 in any given work week; or 900 hours or \$157,000 in any given 12-month period.
- **Expenses:** The Consultant will not charge for any additional expenses beyond the hourly rate.

Invoices shall be submitted monthly and shall include a detailed description of services provided. Payment shall be made in accordance with the City's standard payment procedures.

"EXHIBIT" C

CAMPAIGN CONTRIBUTION DISCLOSURE FORM

CAMPAIGN CONTRIBUTION DISCLOSURE PROVISIONS

Cities are subject to the campaign disclosure provisions detailed in Government Code Section 84308.

Please carefully read the following information to determine if the provisions apply to you. If you determine that the provisions are applicable, the Campaign Disclosure Form must be completed and returned to the City with your application.

1. No City councilmember or commissioner shall accept, solicit, or direct a contribution of more than \$500 from any party, financially interested participant, or agent while a proceeding is pending or for 12 months subsequent to the date a final decision is rendered by the City. This prohibition commences when your application has been filed, or the proceeding is otherwise initiated.

2. A party to a City proceeding shall disclose on the record of the proceeding any contribution of more than \$500 made to any councilmember or commissioner by the party, or agent, during the preceding 12 months. No party to or participant in a City proceeding shall make a contribution of more than \$500 to a councilmember or commissioner during the proceeding and for 12 months after the City makes a final decision. No agent to a party or participant shall make a contribution in any amount to a councilmember or commissioner during the proceeding and for 12 months after the City makes a final decision.

3. Before rendering a decision on a City proceeding, any councilmember or commissioner who received a contribution of more than \$500 in the preceding 12 months from any party to a proceeding, or agent, shall disclose that fact on the record of the proceeding, and shall be disqualified from participating in the proceeding. However, if any councilmember or commissioner receives a contribution that otherwise would require disqualification, and returns the contribution within 30 days of: (a) making the decision, or (b) knowing about the contribution and the relevant proceeding, whichever comes last, that councilmember or commissioner may participate in the proceeding.

1 "Party" is defined as any person who files an application for, or is the subject of, a proceeding. 2 "Participant" is defined as any person who actively supports or opposes a particular decision in a proceeding.

3 "Agent" is defined as a person who represents a party in connection with a proceeding for compensation who appears before or otherwise communicates with the City for the purpose of influencing the proceeding. If an individual acting as an agent also is acting as an employee or member of a law, architectural, engineering, or consulting firm, or a similar entity or corporation, both the individual and the entity or corporation are agents. When a closely held corporation is a party to a proceeding, the majority shareholder is subject to these provisions.

To determine whether you or your agent made a campaign contribution of more than \$500 to a councilmember or commissioner in the past 12 months, all contributions made by you or your agent in that time must be aggregated.

Names of current City councilmembers and commissioners are available on the City's website. If you have questions about Government Code Section 84308, FPPC regulations, or the Campaign Disclosure Form, please contact the City Clerk.

CAMPAIGN CONTRIBUTION DISCLOSURE FORM

(a) Document:

- License
Lease
Permit
Franchise
Other Contract
Other Entitlement

Name and address of any party, participant, or agent who has contributed more than \$500 to any councilmember or commissioner in the preceding 12 months:

- 1.
2.
3.

(b) Date and amount of contribution:

- Date Amount \$
Date Amount \$
Date Amount \$

(c) Name of councilmember or commissioner to whom contribution was made:

- 1.
2.
3.

(d) I certify that the above information is provided to the best of my knowledge.

Printed Name
Signature
Date Phone

To be completed by City:

Document No:







**City of Grass Valley  
City Council  
Agenda Action Sheet**

**Title:** Mill Street Parking Lot Construction Project - Final Acceptance

**CEQA:** Exempt, Class 11 and 32

**Recommendation Motion:** That Council: 1) accept the Mill Street Parking Lot Construction Project as complete, and 2) authorize the City Engineer to file a Notice of Completion with the County Recorder.

**Prepared by:** Bjorn P. Jones, PE, City Engineer

**Council Meeting Date:** 3/11/2025

**Date Prepared:** 3/6/2025

**Agenda:** Consent

**Background Information:** On August 22, 2023, Council authorized the award of a contract for the Mill Street Parking Lot Construction Project to Peter Schack Construction Engineering in the amount of \$650,000.00. The project involved the construction of an outdoor public parking lot containing 32 parking spaces located on a City owned lot at 309 Mill Street. Associated improvements are also proposed including accessible walkways, lighting, landscaping, fencing and drainage improvements

All the work has been completed by the contractor. Final project costs totaled \$710,507.01. A total of 3 change orders were authorized for the project

The Engineering Division has field accepted the work and the contractor has provided the City with a guarantee of work for a period of one year following the date of acceptance of the project. Upon Council's acceptance, Staff will file a Notice of Completion with the County Recorder's Office. If no Stop Notices are received by the City after a period of thirty-five (35) days from the filing date of the Notice, all appropriate bonds will be released to the contractor.

**Council Goals/Objectives:** Construction of the Mill Street Parking Lot Improvement Project executes portions of work tasks towards achieving/maintaining Strategic Plan Goal #1 - Community and Sense of Place and Goal #4 - Economic Development and Vitality.

**Fiscal Impact:** The project is funded in the Fiscal Year 23/24 CIP Budget with the use of remaining Regional Circulation Funds

**Funds Available:** Yes

**Account #:** 300-406-63440

**Reviewed by:** City Manager

**Attachments:** Notice of Completion

RECORDING REQUESTED BY and  
WHEN RECORDED MAIL TO:

**ENGINEERING DIVISION  
CITY OF GRASS VALLEY  
125 East Main Street  
Grass Valley, CA 95945**

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

### NOTICE OF COMPLETION

**NOTICE IS HEREBY GIVEN THAT:**

1. That the undersigned is OWNER or agent of the OWNER of the interest or estate stated below in the property hereinafter described.
2. The FULL NAME of the OWNER is the **City of Grass Valley**.
3. The FULL ADDRESS of the OWNER is **125 East Main Street, Grass Valley, CA 95945**.
4. The nature of the INTEREST or ESTATE of the undersigned is: **FEE**.
5. A work of improvement on the property hereinafter described was COMPLETED: **July 8, 2024**.
6. The work of improvement completed is described as follows: **Construction of an outdoor public parking lot containing 32 parking spaces**.
7. The NAME OF THE ORIGINAL CONTRACTOR, if any, for such work of improvement is: **Peter Schack Construction Engineering**
8. The street address of said property is: **309 Mill Street Grass Valley, CA 95945**
9. The property on which said work of improvement was completed is in the City of **Grass Valley**, County of **Nevada**, State of California and is described as follows: **Parking Lot Construction**.

\_\_\_\_\_  
City of Grass Valley  
Owner

by: \_\_\_\_\_  
Bjorn P. Jones, City Engineer

"I certify under penalty of perjury that the foregoing is true and correct."

\_\_\_\_\_

(Date and Place)
(Signature)



City of Grass Valley  
City Council  
Agenda Action Sheet

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**Title:** Second Reading of Ordinance 834 of the City Council of the City of Grass Valley amending subsection (C) and adding subsection (D)(7) to Section 17.44.140 of Chapter 17.44 of Title 17 of the Grass Valley Municipal Code to allow eligible mixed-use projects to include up to 10 dwelling units in the Town Core zone pursuant to Government Code Section 65913.5

**CEQA:** Not a project pursuant to Government Code section 65913.5(a)(3)

**Recommendation:**

1. That City Council find the Ordinance is not a project for the purposes of the California Environmental Quality Act (CEQA) pursuant to California Government Code section 65913.5(a)(3).
  2. Hold a second reading of the attached Ordinance 834 waive full reading, and read by Title Only, to amend subsection (c) and add subsection (d)(7) to section 17.44.140 of chapter 17.44 of title 17 of the Grass Valley Municipal Code to allow eligible mixed-use projects to include up to 10 dwelling units in the Town Core zone pursuant to Government Code Section 65913.5
- 

**Prepared by:** Amy Wolfson, City Planner

**Council Meeting Date:** March 11, 2025

**Date Prepared:** March 5, 2025

**Agenda:** Consent

**Background:** Staff have received inquiries from property owners about the possibility of converting upper-level offices to residential use along the Mill Street pedestrian corridor. However, while the Town Core (TC) zone allows 20 dwelling units per acre, most of the buildings in this zone sit on very small lots, prohibiting them from taking advantage of the generous density allowance. Many of the buildings are large in size, and with the demise of office space interest in favor of home-office use, much of the non-ground level space is under-utilized.

At the City Council meeting held September 12, 2023, council directed staff to prepare special studies to support the drafting of an ordinance that would incentivize conversion of under-utilized upper and basement level spaces to residential use within the TC zoning designation. Staff prepared a Request for Proposals that circulated in January and February 2024. However, the city did not receive any proposals. Shortly after, staff began to look at California Senate Bill (SB) 10 as a means to move the increased density objective forward.

SB 10 was adopted and signed by the Governor in September 2021 and allows local agencies to adopt an ordinance to allow up to 10 dwelling units on any parcel if the parcel is within a transit-rich area or urban infill site. The bill language includes an explicit clause indicating that adoption of an ordinance under its provisions is not subject to CEQA review.

**Proposed Ordinance:** The proposed ordinance includes the following provisions:

- Limits the maximum residential density to a minimum of 10 dwelling units per parcel. This number can be made smaller, but not larger in order to comply with SB 10.
- A provision that disallows units permitted under this ordinance to be used as short-term rentals through means of a recorded restrictive covenant.
- An off-street parking agreement approved by the city at a ratio of 1 space per unit located within 1,300 feet of the property.
- Pursuant to SB 10, a restriction that a minimum of two-thirds of the property be designated for residential use.
- A restriction on ground-floor, street fronting space from being used for residential use in order to preserve the commercial and retail uses within spaces that are easily accessible to the public.

The goal of the proposed ordinance is to add to the revitalization effort downtown, encourage housing close to employment opportunities and close to the Tinloy Transit Station, and encourage investment in older buildings. This Ordinance was introduced at the February 25, 2025 City Council meeting and was approved as presented by a 3-1 vote

**General Plan:** The Town Core zoning designation has a corresponding Commercial General Plan designation and Town Center General Plan overly. The Town Center designation very specifically encourages mixed-use development and does not have a residential density range associated with it. The proposed ordinance furthers the following goals of the General Plan:

- **Land Use- 9-LUP:** Provide for higher residential densities on infill sites and in the Downtown area.
- **Land Use- 23-LUP:** Encourage mixed-use developments incorporating a variety of densities on infill sites and in areas proposed for annexation.
- **Housing- HE Goal D, POLICY 1:** The City shall encourage private reinvestment in older residential neighborhoods and private rehabilitation of housing. (While the TC zone is not considered a residential neighborhood, but the program encourages reinvestment in older buildings for the purpose of housing.)

**Environmental Determination:** Pursuant to Government Code section 65913.5(a)(3), an ordinance adopted under its provisions and any resolution to amend the jurisdiction's General Plan, or other regulation, is not a project for the purposes of the California Environmental Quality Act.

**Planning Commission Recommendation:** The Planning Commission reviewed the proposed ordinance at a public hearing held on January 21, 2025. Their discussion included consideration of reducing the number of units allowed to something less than 10, but ultimately their recommendation was to approve the ordinance as presented, which allows up to 10 units per State legislation.

**Council Goals/Objectives:** Adoption of this ordinance supports the 2022 Strategic Plan Update, Goal #1: The City of Grass Valley is dedicated to promoting programs and projects that improve livability and enhance the character and charm of Grass Valley.

**Fiscal Impact:** Drafting of the ordinance required staff time.

**Funds Available:** None      **Account #:** TBD      **Reviewed by:** City Manager

**Attachments:**

1. Draft Ordinance to allow up to 10 Dwelling Units in the Town Core Zone pursuant to SB10

**ORDINANCE NO. 834**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRASS VALLEY AMENDING SUBSECTION (C) AND ADDING SUBSECTION (D)(7) TO SECTION 17.44.140 OF CHAPTER 17.44 OF TITLE 17 OF THE GRASS VALLEY MUNICIPAL CODE TO ALLOW ELIGIBLE MIXED-USE PROJECTS TO INCLUDE UP TO 10 DWELLING UNITS IN THE TOWN CORE ZONE PURSUANT TO GOVERNMENT CODE SECTION 65913.5**

WHEREAS, at its regular meeting held on September 12, 2023, the Grass Valley City Council directed staff to draft an ordinance that would incentivize conversion of under-utilized upper and basement level spaces to residential use within the Town Core zoning designation (the “Ordinance”); and

WHEREAS, the City of Grass Valley desires to incentivize investment in older buildings in order to preserve the historical integrity and aesthetics of downtown; and

WHEREAS, the City of Grass Valley encourages housing close to employment opportunities and the Tinloy Transit Station; and

WHEREAS, the General Plan Land Use Element includes policy 9-LUP to “provide for higher residential densities on infill sites and in the Downtown area,” and 23-LUP to “encourage mixed-use developments incorporating a variety of densities on infill sites and in areas proposed for annexation”; and

WHEREAS, the General Plan Housing Element Goal D, Policy I encourages “private reinvestment in older residential neighborhoods and private rehabilitation of housing”; and

WHEREAS, the City of Grass Valley desires to promote the conversion of underutilized buildings for residential use in order for the City to meet housing demand and meet housing production targets of the Regional Housing Needs Allocation (RHNA) established by the California Department of Housing and Community Development (HCD); and

WHEREAS, Senate Bill 10 (Weiner) added section 65913.5 to the Government Code, effective January 1, 2022, authorizing a local government to adopt an ordinance to zone any parcel for up to 10 units of residential density if the parcel is located on an urban infill site; and

WHEREAS, Government Code section 65913.5(a)(3) specifies that an ordinance adopted under its provisions and any resolution to amend the jurisdiction’s General Plan, or other regulation, is not a project for the purposes of the California Environmental Quality Act; and

WHEREAS, the Town Core zoning district is subject to adopted fire hazard mitigation measures pursuant to existing building standards and state fire mitigation measures in accordance with section 65913.5(a)(4)(A).

WHEREAS, the proposed Ordinance and increased density is consistent with the City’s obligation to affirmatively further fair housing pursuant to Government Code Section 8899.50 and with programs of Goal A of the 2019–2027 Housing Element, To Designate Sufficient Land at Appropriate Densities and Establish Development Standards and Permit Procedures to Accommodate the City’s Share of Nevada County’s Housing Needs for All Income Groups; and

WHEREAS, the Planning Commission, after considering public comment, held a duly noticed public hearing and reviewed the draft Ordinance at its regular meeting held on \_\_\_\_\_ and voted \_\_\_\_\_ to recommend adoption by the City Council.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GRASS VALLEY:

SECTION 1. RECITALS. The recitals and findings set forth above are true and correct and incorporated herein by reference.

SECTION 2. CODE AMENDMENT. Subsections (C) and (D) of Section 17.44.140 of Chapter 17.44 of Title 17 of the Grass Valley Municipal Code are hereby amended to read as follows (deletions denoted by ~~struck through~~ text and additions denoted by underlined text):

**17.44.140 – Mixed use projects**

...

C. Maximum Density. ~~The residential component of a mixed-use project shall not exceed a maximum density of fifteen units per acre. This standard shall not apply in the traditional community development zones.~~

1. The residential component of a mixed-use project shall not exceed a maximum density of fifteen units per acre. This standard shall not apply in the traditional community development zones.
2. A parcel within the Town Core Zone may be developed with a mixed-use project containing up to 10 dwelling units, subject to the approval of a Minor Use Permit application and compliance with the following standards:
  - a. The parcel meets the definition of “urban infill site” as defined by Government Code Section 65913.5(e)(3);
  - b. The parcel is not publicly owned land designated as open-space land or for park or recreational uses;
  - c. The maximum allowable density for the parcel does not already allow a minimum of 10 dwelling units; and
  - d. The proposed project is consistent with this Chapter, including the Project Design Standards outlined in subsection (D)(7) of this Section 17.44.140.

Nothing herein shall be construed to reduce the allowable density of any parcel in the Town Core Zone.

...

D. Site Layout and Project Design Standards. Each proposed mixed-use project shall comply with the property development standards of the applicable zone, and the following requirements.

...

7. In addition to the above standards, any mixed-use project taking advantage of the density allowance provided in subsection (C)(2) of this Section 17.44.140 shall comply with the following standards:

a. At least two-thirds of the square footage of the mixed-use project shall be designated for residential use.

b. Off-street parking at a minimum ratio of one parking space per dwelling unit shall be provided within 1,300 feet of the mixed-use project. A minimum of one parking space shall be assigned to each dwelling unit and be guaranteed by written instrument or agreement approved by the City.

c. No dwelling unit created pursuant to subsection (C)(2) of this Section 17.44.140 in excess of the otherwise maximum allowable density for a given parcel shall be rented for a period of less than 30 days. Developers shall record a restrictive covenant prior to certificate of occupancy, limiting the dwelling units created pursuant to this section to rental periods of at least 30 days, and agreeing to the foregoing. The restrictive covenant shall clearly indicate the number of dwelling units that may be rented for less than 30 days and the number that must be rented for at least 30 days.

d. Dwelling units shall not occupy ground-floor street-frontage space adjacent to a public or private street, regardless of whether that street is open to vehicular traffic. Dwelling units may be allowed at ground level behind street-fronting nonresidential uses. The ground-floor street-frontage space within a mixed-use building shall be reserved for commercial uses, except for a lobby or other entry feature providing access to the dwelling units.

...



**SECTION 3. CEQA FINDINGS.** This Ordinance not a Project under the California Environmental Quality Act (CEQA) pursuant to section 65913.5(a)(3) of the California Government Code, which provides that any ordinance adopted under its provisions and any resolution to amend the jurisdiction’s General Plan, zoning ordinance, or other local regulation adopted to be consistent with that zoning ordinance, shall not constitute a “project” for the purposes of CEQA.

**SECTION 4. SEVERABILITY.** If any section, subsection, sentence, clause, phrase or portion of this Ordinance or its application to any person or circumstance is held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance or its application to other persons and circumstances. The City Council of the City of Grass Valley declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase or portion thereof despite the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional and, to that end, the provisions hereof are hereby declared to be severable.

**SECTION 5. Effective Date.** This Ordinance shall be in full force and effect 30 days after its adoption under Article VII, § 2 of the Grass Valley City Charter.

**SECTION 6. Publication.** The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published once in *The Union*, a newspaper of general circulation printed, published, and circulated within the City.

INTRODUCED and first read at a regular meeting of the City Council on the \_\_\_\_ day of \_\_\_\_\_ 2025.

FINAL PASSAGE AND ADOPTION by the City Council was at a meeting held on the \_\_\_\_\_ day of \_\_\_\_\_ 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

\_\_\_\_\_  
Hilary Hodge, Mayor

APPROVED AS TO FORM:

ATTEST:

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Michael G. Colantuono, City Attorney

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Taylor Whittingslow, City Clerk



# City of Grass Valley City Council Agenda Action Sheet

**Title:** Review of 2024 Annual Housing Element Progress Report

**CEQA:** Not a Project

**Recommendation:** Receive and File. No formal action required.

**Prepared by:** Lucy Rollins, Senior Planner

**Reviewed by:** Amy Wolfson, City Planner

**Council Meeting Date:** March 11, 2025

**Date Prepared:** March 4, 2025

**Agenda:** Consent

**Background Information:** The City adopted its 2019 - 2027 Housing Element on August 13, 2019. The 2019-2027 Housing Element Regional Housing Needs Assessment (RHNA) allocates 743 housing units to the City of Grass Valley during the Housing Element planning period, with income level targets as follows:

Income Level	RHNA Allocation
Very Low	143
Low	126
Moderate	125
Above Moderate	349

State law requires each city and county to prepare an Annual Progress Report (APR) on the status of the implementation of their Housing Element. This report must be submitted to the City Council, Governor’s Office of Planning and Research (OPR), and Department of Housing and Community Development (HCD) by April 1.

Attached is an excerpt summary of the City’s APR from the new forms adopted by HCD. Entitlements for City’s housing numbers for 2024 include 18 units proposed, 3 units entitled, 10 permits issued, and 6 units finalized with certificates of occupancy for 2024. Of the permits issued, three were for very low-income units.

Within the eight-year housing cycle to date, the city has permitted 206 units. We have entitlements for a total of 601 additional units including those approved but not yet built in Loma Rica, Timberwood Estates, Berriman Ranch, the Pines, and Dorsey Marketplace. If built out, the city is well-poised to meet the overall RHNA target of 743 units by the end of the housing cycle in 2027, though we will likely fall short of the units allocated for moderate and lower-income targets.

**Council Goals/Objectives:** This APR does not meet any specific or general goal or objective but is mandated by the State.

**Fiscal Impact:** Preparation of the APR has been completed with existing staffing resources. No impact to the General Fund will occur.

**Reviewed by:**

**ATTACHMENT:**

**Attachment 1 -** Excerpt Summary form from the 2024 Housing Element Annual Progress Report

**Table A  
Housing Development Applications Submitted**

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications			Application Status	Project Type	Notes		
1				2	3	4	5							6	7	8	9	10			11	12	13	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*	
Summary Row: Start Data Entry Below							0	5	2	1	0	0	0	10	18	11	0							
	35270083	508 Charlene Ln		24BLD-0046	SFA	O	1/26/2024							1	1	1		NONE	No	No	Pending	Ministerial		
	29200052	308 Miners Trail		24BLD-0065	ADU	R	2/5/2024							1	1			NONE	No	No	Approved	Ministerial		
	35270035	131 Glenwood Ave	Sierra Guest Home	24BLD-0113	SFD	R	3/4/2024	1							1	1		NONE	No	No	Approved	Discretionary	Supportive housing constructed and operated by Foothill House of Hospitality, a 501(c)3 nonprofit provider of affordable housing and services for individuals experiencing and at risk of homelessness in Nevada County. Funded by CDSS CCE Program. Project applied for a variance to setbacks	
	35270035	131 Glenwood Ave	Sierra Guest Home	24BLD-0113	ADU	R	3/4/2024	2							2	2		NONE	No	No	Approved	Discretionary	Supportive housing constructed and operated by Foothill House of Hospitality, a 501(c)3 nonprofit provider of affordable housing and services for individuals experiencing and at risk of homelessness in Nevada County. Funded by CDSS CCE Program. Project applied for a variance to setbacks	
	8800018	224 Cameron Ct	Gilded Springs	24BLD-0125	SFA	O	3/8/2024							1	1	1		NONE	No	No	Approved	Ministerial		
	35140025	Ventana Sierra Dr	Habitat for Humanity Ventana Sierra	24BLD-0248	SFA	O	5/2/2024			1					1	1		NONE	No	No	Approved	Ministerial	Habitat for Humanity residence. Parcel map in the process of being recorded, APN will change	
	8800028	214 Barker Ln	Gilded Springs	24BLD-0274	SFA	O	5/13/2024							1	1	1		NONE	No	No	Approved	Ministerial		
	8800021	223 Cameron Ct	Gilded Springs	24BLD-0300	SFA	O	5/24/2024							1	1	1		NONE	No	No	Approved	Ministerial		
	8050004	2468 Ridge Rd		24BLD-0321	ADU	R	6/5/2024							1	1	1		NONE	No	No	Approved	Ministerial		
	8800026	217 Ben Taylor Corssing	Gilded Springs	24BLD-0487	SFA	O	8/21/2024							1	1	1		NONE	No	No	Approved	Ministerial		
	8980003	235 Ryans Ln		24BLD-0563	ADU	R	9/24/2024							1	1	1		NONE	No	No	Approved	Ministerial	JADU garage conversion	
	35270085	236 Glenwood Rd		24BLD-0565	MH	R	9/25/2024	1							1			NONE	No	No	Pending	Ministerial	Manufactured home with attached JADU included in next row, applied for by Hospitality House, a 501(c)3 nonprofit provider of affordable housing and services for individuals experiencing and at risk of homelessness in Nevada County	
	35270085	236 Glenwood Rd		24BLD-0565	ADU	R	9/25/2024				1				1			NONE	No	No	Pending	Ministerial	JADU within manufactured home for caretaker, applied for by Hospitality House, a 501(c)3 nonprofit provider of affordable housing and services for individuals experiencing and at risk of homelessness in Nevada County	
	35270085	236 Glenwood Rd		24BLD-0566	ADU	R	9/25/2024	1							1			NONE	No	No	Pending	Ministerial	Manufactured ADU, applied for by Hospitality House, a 501(c)3 nonprofit provider of affordable housing and services for individuals experiencing and at risk of homelessness in Nevada County	
	35140025	Ventana Sierra Dr	Habitat for Humanity Ventana Sierra	24BLD-0600	SFA	O	10/9/2024			1					1			NONE	No	No	Pending	Ministerial	Habitat for Humanity residence. Parcel map in the process of being recorded, APN may change	
	8473004	415 Henderson St		24BLD-0709	2 to 4	R	10/7/2024							1	1			NONE	No	No	Pending	Ministerial	Conversion of existing SFD to duplex with attached ADU, ADU listed in next row. Only new units counted	
	8473004	415 Henderson St		24BLD-0709	ADU	R	10/7/2024							1	1			NONE	No	No	Pending	Ministerial		



Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	01/01/2019-08/14/2019	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	143	-	-	30	-	-	-	-	-	-	-	33	110
	Non-Deed Restricted		-	-	-	-	-	3	-	-	-			
Low	Deed Restricted	126	1	-	3	-	-	1	-	-	-	-	84	42
	Non-Deed Restricted		33	2	35	3	6	-	-	-	-			
Moderate	Deed Restricted	125	-	-	-	-	-	-	-	-	-	-	15	110
	Non-Deed Restricted		-	-	3	1	11	-	-	-	-			
Above Moderate		349	22	3	24	14	-	4	7	-	-	-	74	275
Total RHNA		743												
Total Units			56	5	95	18	17	5	10	-	-	-	206	537
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-Income Need		2019	2020	2021	2022	2023	2024	2025	2026	2027	Total Units to Date	Total Units Remaining
Units*		72		-	-	-	-	-	-	-	-	-	-	72

\*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low income units.  
 Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that  
 Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in  
 was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the  
 planning period. Projection Period units are in a separate column.  
 Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may  
 login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

- VLI Deed Restricted
- VLI Non Deed Restricted
- LI Deed Restricted
- LI Non Deed Restricted
- MI Deed Restricted
- MI Non Deed Restricted
- Above Mod Income

Table D

Program Implementation Status pursuant to GC Section 65583  
Housing Programs Progress Report

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1: Adequate Sites for Housing	Accommodate the City's share of Nevada County's future housing needs	Current and ongoing, 2019 – 2027 (annexation related polices are addressed as property owners request annexation)	<p>No annexations were proposed or processed in 2023. However, staff worked with an applicant on a pre-application/conceptual plan for a multifamily residential project in the City's sphere of influence to determine the scope of improvements required.</p> <p>Currently, many areas of the city's sphere have limited access to connect to existing sewer infrastructure and city water. The City was awarded \$115,000 in REAP funding to conduct a water infrastructure study for the southern portion of the city and its sphere to identify gaps in infrastructure and opportunities to expand water infrastructure to support future development and annexation efforts. The Final Report outlining options for addressing infrastructure needs was presented to City Council in July 2024.</p> <p>No projects were proposed in the R-3 zone. However, the City continues to work with interested developers to build out residential parcels to their maximum capacity in all residential zones.</p> <p>In 2022, the City approved an infill affordable housing project for Habitat for Humanity on Joyce Drive, that subsequently identified contamination on the site. In 2023, the City purchased the site from Habitat in order to facilitate rehabilitation. The City was awarded \$500,000 for an EPA Brownsfields Assessment Grant, which included a contract to hire Geocoon for technical expertise. Geocoon conducted an assessment of the site and prepare a response plan, that was completed in September 2023. The City applied for and received a \$2 million dollar DTSC's Equitable Community Revitalization Grant (ECRG) in 2024, and is working with DTSC to approve a final cleanup plan.</p> <p>The City worked with Foothill House of Hospitality, a local nonprofit serving the homeless population, to expand an existing supportive housing facility to provide additional supportive housing units for the ELI, homeless and at-risk of homelessness, and senior population of Grass Valley. A Variance was approved in February 2024 to encroach into the rear setback requirement and exceed lot coverage standards to provide a 27 room permanently supportive housing facility with two ADUs for independent living quarters.</p>
Program 2: Flexible Development Standards and Mixed Use Developments	Increase the options to provide for a variety of housing to meet the needs of all income groups	Use of Planned Development and other zoning techniques, current and ongoing, 2019 – 2027. Pre-annexation and pre-application meetings with applicants will occur each year as needed based on property owner interest	<p>In January 2024, the City released an RFP seeking consultants to assess the feasibility of increased residential capacity in the downtown area and develop a responsive ordinance. However, no responses were received. Therefore, the City developed an an SB 10 ordinance increase residential and mxied-use capacity in the downtown to meet a largely unmet need for workforce housing near downtown. The ordinance is scheduled to be heard by City Council in early 2025.</p> <p>The South Auburn Street Master Plan was adopted in 2005 to cover approximately 2.5 acres along South Auburn Street that is entirely built out and comprised of 10 private lots. Implementation of the Plan relied on Redevelopment Agency funds that are no longer available. The City implements standards of the Town Core zone district in this area to encourage compatible redevelopment as property owners are interested.</p>
Program 3: Reduce Regulatory Barriers to Affordable Housing	Reduce regulatory barriers to facilitating the provision of a variety of housing for all income groups. Request the state understand and address the significant cumulative costs of implementing state housing regulations adopted by the state that severely impact the costs to housing, particularly those adopted after 2006	Ongoing monitoring	<p>Staff also continually reviews the Development Code and identifies ways to improve clarity and streamline housing development.</p> <p>The City has not had any requests for density bonuses. However, the City identified a need for additional incentives to encourage residential uses in the downtown area. Therefore, staff prepared an SB 10 ordinance to be heard by City Council in early 2025 to encourage conversion of unused upper- and basement-space to residential units in the Town Core zoning district.</p> <p>Staff worked with Habitat for Humanity in 2024 to expeditiously review a tentative parcel map for a lot split, and subsequent ministerial SB 9 urban lot split to result in 3 parcels for 3 affordable single-family homes on Ventana Sierra Drive. The City worked with Habitat to ensure the resulting parcels would facilitate the desired development, and leave room for a fourth unit as a detached ADU if desired. Further, staff worked with Foothill House of Hospitality to respond to an appeal of the approval of their variance application for expanding a supportive housing facility. In both cases, the applicant had direct contact information for a designated staff member.</p> <p>Due to staff turnover and capacity, City staff did not lobby the state directly in 2023. However, the City will continue to work with interested developers to address state requirements.</p>
Program 4: Implement General Plan Policies	Through measures described in programs 1 – 3, the City shall continue to implement General Plan policies that encourage efficient use of unconstrained land and a healthy economic base	Ongoing, 2019-2027	<p>In January 2024, the City released an RFP seeking consultants to assess the feasibility of increased residential capacity in the downtown area and develop a responsive ordinance. However, no responses were received. Therefore, the City developed an an SB 10 ordinance increase residential and mxied-use capacity in the downtown. The ordinance is scheduled to be heard by City Council in early 2025. The intent of this ordinance is to promote infill mixed-use in the city's downtown area, thus encouraging use of unconstrained land and activating the downtown. Further, the City has encouraged construction of additional infill housing through ADUs.</p>
Program 5: Encourage the Use of Development Agreements	To expedite the process of final development approvals and ensure long-term protection for the City and developer	Current and ongoing, as part of the application process	<p>No large residential developments were proposed in 2023; therefore, the City did not discuss development agreement opportunities.</p>



Program 6: Annual Housing Element Monitoring Report	To evaluate progress annually and make appropriate revisions to policies and programs	Annual report as required by State law	<p>The City submitted the 2023 APR to HCD on March 14, 2024 after receiving approval from City Council. The City continues to complete the APR annually.</p> <p>In 2024, staff met and worked with, multiple developers and property owners interested in building housing. These include affordable housing developers, including Habitat for Humanity and Foothill House of Hospitality, as well as market rate developers and individual owners. Further, the City has encouraged homeowners to take advantage of SB 9 as well as adding ADUs to their property. The results of these conversations included one SB 9 lot split for Habitat for Humanity, permanent supportive housing for 27 residents, seven ADUs, and several single family homes in 2024, inclusive of applications for two lower-income homes.</p> <p>Further, the City applied for and received a \$2 million dollar DTSC Equitable Community Revitalization Grant (ECRG) to clean up a brownfield site of interest to affordable developers, in order to further facilitate lower-income development. Staff also continually reviews the Development Code and identifies ways to improve clarity and streamline housing development.</p>
Program 7: Promote Infill Development	To reduce infrastructure costs associated with infill development proposals	Current and ongoing, 2019 – 2027	<p>In January 2024, the City released an RFP seeking consultants to assess the feasibility of increased residential capacity in the downtown area and develop a responsive ordinance. However, no responses were received. Therefore, the City developed an SB 10 ordinance increase residential and mixed-use capacity in the downtown. The ordinance is scheduled to be heard by City Council in early 2025. The intent of this ordinance is to promote infill mixed-use in the city's downtown area, thus encouraging use of unconstrained land and activating the downtown. Further, the City has encouraged construction of additional infill housing through ADUs.</p>
Program 8: Allow Alternative Housing Types to Meet Special Needs	Provide greater housing and shelter opportunities for special needs groups	Current and ongoing, 2019 – 2027	<p>In 2024, the City met with Habitat for Humanity to process a traditional lots split and SB 9 urban lot split to create three parcels for lower-income ownership units. Additionally, staff worked with Foothill House of Hospitality to respond to an appeal of the approval of their variance application for expanding a supportive housing facility and provide guidance on developing a nearby site with additional housing for residents experiencing or at risk of homelessness.</p> <p>The City allows ADUs in all residential zones and non-residential zones that allow residential uses.</p>
Program 9: Housing for Persons with Disabilities, including persons with Developmental Disabilities	Coordinate with the Regional Center and other entities that provide supportive housing to support and improve housing and shelter opportunities for persons with disabilities, including persons with developmental disabilities	Current and ongoing, 2019 – 2027	<p>In 2024, the City met with Habitat for Humanity to process a traditional lots split and SB 9 urban lot split to create three parcels for lower-income ownership units. Additionally, staff worked with Foothill House of Hospitality to respond to an appeal of the approval of their variance application for expanding a supportive housing facility for persons with disabilities, and provide guidance on developing a nearby site with additional housing for residents experiencing or at risk of homelessness.</p>
Program 10: Housing Opportunities for Large Families	New Construction: 25 very low-income units, 40-60 low-income units Homebuyer Assistance: 2 extremely low-income, 2 very low-income, 6 low-income, and 10 moderate-income homebuyers	Current and ongoing, 2019 – 2027; meet annually with housing providers to establish funding priorities; apply quarterly for available funding based on annual priorities and the schedule of the state or federal program	<p>While no lower-income multifamily developments were proposed in 2023, the City worked with Habitat for Humanity to process lot splits for future deed-restricted single-family homes, expected to be permitted in 2025.</p>
Program 11: Workforce Housing Study	Provide greater housing opportunities for local workforce	Current and ongoing, 2019 – 2027	<p>In 2024, the City worked with Habitat for Humanity to process lot splits to create three parcels for deed-restricted single-family homes, expected to be permitted in 2025. The City also applied for and received a \$2 million dollar DTSC Equitable Community Revitalization Grant (ECRG) to clean up a brownfield site of interest to affordable developers, in order to further facilitate lower-income development. Further, the City processed applications for eight ADUs in 2024.</p>
Program 12: Density Bonus	New Construction: 25 very low-income units, 40-60 low-income units Homebuyer Assistance: 2 extremely low-income, 2 very low-income, 6 low-income, and 10 moderate-income homebuyers	Current and ongoing, 2019 – 2027	<p>Staff discussed the opportunity for a density bonus with one developer pursuing affordable housing during the year. However, no developers chose to pursue a density bonus. The City will continue to promote this opportunity for potential and proposed residential development opportunities.</p>
Program 13: Pursue State and Federal Funding for Affordable Housing	Continue to apply for specific grants and provide support to private developers that are pursuing funding assistance for lower income housing. Based on past project approvals, the City's objective is:  New Construction: 25 very low-income units, 40-60 low-income units Homebuyer Assistance: 2 extremely low-income, 2 very low-income, 6 low-income, and 10 moderate-income homebuyers	Current and ongoing, 2019 – 2027; meet annually with housing providers to establish funding priorities; apply quarterly for available funding based on annual priorities and the schedule of the state or federal program	<p>Staff worked with Habitat for Humanity in 2024 to expeditiously review a tentative parcel map for a lot split, and subsequent ministerial SB 9 urban lot split to result in 3 parcels for 3 affordable single-family homes on Ventana Sierra Drive. The City worked with Habitat to ensure the resulting parcels would facilitate the desired development, and leave room for a fourth unit as a detached ADU if desired. Further, staff worked with Foothill House of Hospitality to respond to an appeal of the approval of their variance application for expanding a supportive housing facility.</p>
Program 14: Tax Exempt Bonds and Mortgage Credit Certificates	Increase the availability of funding options for new or rehabilitated housing	Current and ongoing, 2019 – 2027	<p>Due to limited funding, the City's first-time homebuyer program has been suspended. However, staff shared information on state opportunities with interested prospective owners.</p>
Program 15: Community Reinvestment Act	Increase the availability of funding options for new or rehabilitated housing	Annual presentations, 2019 – 2027, additional meetings with specific lenders as needed	<p>The expansion of Sierra Guest Home was partially funded with a \$6 million CDSS Community Care Expansion Program grant to increase the availability of lower-income housing.</p>
Program 16: Housing Rehabilitation Programs	Rehabilitation of 2 extremely low-income, 3 very low-income, and 5 low-income housing units	Current and ongoing, 2019 – 2027	<p>Due to limited capacity, the City was unable to secure rehabilitation funding in 2024.</p>
Program 17: Preservation of At-Risk Housing	Preserve the affordability of 953 assisted rental housing units	The City will continue to monitor and begin to address as part of the next Housing Element cycle	<p>No assisted rental units were lost in 2024.</p>

Program 18: Rental Assistance	Maintain availability of rental assistance to Grass Valley residents	Annual collaboration with the Housing Authority during federal funding request; information distribution, current and ongoing, 2019 – 2027; ongoing promotion of rental assistance program to rental property owners	The City continues to collaborate with the Housing Authority as requested to administer Housing Choice Vouchers.
Program 19: Preservation of Mobile Home Parks	Preserve the condition and affordability of larger mobile home parks containing 360 spaces; provide relocation assistance to residents of parks that are not feasible to preserve	Meet with park owners and residents if requested to determine feasibility of preservation.	No mobile home spaces were lost in 2024.
Program 20: Housing Code Enforcement	Improve substandard housing conditions through correction of code violations. Document housing conditions and establish priorities for future code enforcement, housing rehabilitation assistance, and neighborhood improvement efforts.	Current and ongoing, 2019 – 2027	The City responded to complaints of code violations and substandard housing conditions. Staff compiled photo documentation of conditions and records of contact made and when the investigation was resolved. In addition to enforcing safe housing conditions, the City also proactively monitored vegetation overgrowth and other potential hazards to public health and safety and contacted property owners if violations were found.
Program 21: Re-Use of Large, Older Homes	Efficiently re-use and preserve existing residential structures and increase the supply of housing.	Current and ongoing, 2019 – 2027	In 2024, the City met with owners of a 2-story stacked duplex on Bennett Street built in approximately 1880 as a single-family home, and converted to a duplex in 1987. The current owners discussed converting the home to a triplex, and converting a detached garage to two ADUs, to make the most of the property while preserving the historic integrity of the home. The owners are working with a contractor to develop plans for the conversion to increase housing supply.  Additionally, the City allows conversion of larger structures into multifamily structures in the downtown (TC), R-2, and R-3 zones. To further this, staff developed an SB 10 ordinance for the TC area to allow conversion of unused/underused commercial space to residential units in the downtown area. This ordinance will be heard by City Council for consideration in February 2025.
Program 22: Fair Housing Program	Educate the public on fair housing issues, reduce housing discrimination, and promptly resolve housing discrimination complaints	Current and ongoing, 2019 – 2027; identify annual events in 2019 and include fair housing information beginning 2019 and thereafter	Staff provided fair housing resource information by request and in response to code violation complaints. No housing discrimination complaints were received in 2024.
Program 23: Energy Conservation for New Construction and Residential Design	Reduce residential energy consumption	Current and ongoing, 2019 – 2027	The City continues to enforce state energy standards for new residential construction.
Program 24: Weatherization and Energy Conservation for Existing Dwelling Units	Rehabilitation of 2 extremely low-income, 3 very low-income, and 5 low-income housing units	Current and ongoing, 2019 – 2027	Due to limited capacity, the City was unable to secure rehabilitation funding in 2024.
Program 25: Encourage Development of Moderate Income and Above Moderate-Income Housing	Continue support of previously approved housing projects and encourage the development of at least 120 moderate and 350 above moderate for-sale housing units.	Current and on-going through housing element planning period.	The City issued building permits for 4 market-rate single-family homes in the Gilded Springs development and three ADUs. Staff also met with interested developers to discuss opportunities for market-rate residential development. All parties were encouraged to submit pre-application, or conceptual, plans; however, none were received. The city currently has issued entitlements for an additional 601 units.
Program 26: Encourage Development of Market Rate Rental Housing	Provide support for the development of 50 moderate and 25 above moderate rental housing units.	Current and on-going through housing element planning period.	The City continues to encourage construction of ADU and SB9 units. Staff is currently working with one property owners to process plans for SB9 units that, combined, will result in 4 new market rate rental units. Additionally, the developer of The Pines, a 108-unit apartment complex, has begun land clearing and grading work for construction, and the City processed master plans for Phase 1 of the Loma Rica Specific Plan area, with lot-specific building permits expected to be submitted in early 2025.
Program 27: Efficiency Dwelling Units (Tiny Homes)	Explore the feasibility of amending the CA Building Code and CA Residential Code to allow for tiny home development. If feasible, the City will encourage tiny home developments on a case by case basis through the City's Planned Development process. If feasible, the City will promote development 20 very low-income and 10 low-income tiny homes.	Adopt ordinance by 2020, if feasible	The City has no minimum square footage requirements for housing beyond those established by the California Building Code.
Program 28: Facilitate the Development of Affordable Housing	Support Nevada County's and the Regional Housing Authority's effort to develop 40 transitional and supportive housing units and rental units that will not exceed 30% of the area's median income. Continue to cooperate with Habitat for Humanity's effort to build 2 to 3 housing units annually (assumes 20 for 2019-2027 Housing Element cycle) for extremely low-income residents.	During Housing Element Planning period	In 2024, City staff met with Habitat for Humanity and Foothill House of Hospitality to identify opportunities for affordable housing. The City has not received any requests for deferred fees for affordable housing development. In 2024, the City received a \$2 million dollar DTSC Equitable Community Revitalization Grant (ECRG) to clean up a brownfield site of interest to affordable developers, in order to further facilitate lower-income development.  Additionally, in 2024, the City met with Habitat for Humanity to other housing opportunities. Staff worked with Habitat to process a traditional lot split and SB 9 urban lot split to result in 3 parcels for development of deed-restricted single-family homes. The homes are expected to be permitted in 2025.

<p><b>Program 29: Development Code, Policies and Procedures Review</b></p>	<p>To streamline development and building permit applications, in consultation with the development community, the City will continue to review its Development Code, policies and procedures and incorporate new systems to streamline the City's development review processes.</p>	<p>Annual Review with Supportive Housing provisions within 1 year of Housing Element adoption</p>	<p>The City allows transitional and supportive housing in residential zones in the same manner as residential uses in those zones, to streamline development of a variety of housing types. Further, in 2024 staff completed a comprehensive review of the Development Code to identify barriers to housing and clarity issues. The review resulted in a list of suggested changes to be made in 2025.</p>
<p><b>Program 30: Lower Income By-Right Zoning</b></p>	<p>To streamline development and building permit applications for lower income multiple family housing units in accordance with Government Code 65583.2 et. seq.</p>	<p>Within 2 years of adoption of Housing Element.</p>	<p>The City allows residential uses, including single-family and multi-family, by-right in the R-3 zone district, including lower-income housing.</p>



## City of Grass Valley City Council Agenda Action Sheet

**Title:** Review of 2023 General Plan Annual Progress Report

**Recommendation:** Receive and File. No formal action required.

**Prepared by:** Amy Wolfson, City Planner

**Council Meeting Date:** March 11, 2025

**Date Prepared:** March 5, 2025

**Agenda:** Consent

**Background Information:** The City of Grass Valley General Plan was adopted in November 1999. The City's last Housing Element was adopted in August 2019. Government Code Section 65400 mandates that cities and counties submit an annual progress report (APR) on the General Plan and progress on its implementation to the legislative body, the Governor's Office of Planning and Research (OPR) and the Housing and Community Development Department (HCD) by April 1 of each year. The intent of the legislation is to ensure that the City's General Plan is relied upon for land use decisions and that it remains an effective tool for guiding development. The report provides the City Council with information regarding the current status of the General Plan policies and their implementation during the past year. The attached document fulfills Government Code Section 65400.

The purpose of the APR is to provide the public and decision makers with an update of the City's progress in implementing its General Plan vision. A secondary purpose of the APR is to fulfill the housing element statutory requirements regarding the City's progress in meeting its share of regional housing needs and its efforts to remove government constraints to the development of housing in accordance with Government Code Section 65584.3(c) and 65584.5(b)(5). The Housing Element APR has separate reporting requirements and forms, which will be submitted electronically by the City by the April 1, deadline.

**Council Goals/Objectives:** This General Plan APR does not meet any specific or general goal or objective but is mandated by the State.

**Fiscal Impact:** Preparation of the General Plan APR has been completed with existing staffing resources. No impact to the General Fund will occur.

**Reviewed by:** \_\_\_\_\_ City Manager

**ATTACHMENT:**

**Attachment 1 -** 2024 General Plan Annual Progress Report with Attachments



## CITY OF GRASS VALLEY

2024

## GENERAL PLAN ANNUAL PROGRESS REPORT



March 4, 2025

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 <b>Attachments:</b>	
<b>Table B – Regional Housing Needs Allocation Progress Permits Issued by Affordability</b>	
<b>Table D – Program Implementation Status Pursuant to GC Section 65583</b>	

## PURPOSE OF GENERAL PLAN ANNUAL REPORT

California Government Code Section 65400 mandates that cities and counties submit an annual progress report (APR) on the General Plan and progress on its implementation to the legislative body, the Governor’s Office of Planning and Research (OPR) and the Housing and Community Development Department (HCD). The four purposes of the annual report are to:

1. Provide information to assess progress on implementation of the General Plan in accordance with the stated goals, policies, and implementation measures.
2. Provide information to identify necessary course adjustments or modifications to the General Plan to improve implementation.
3. Provide a clear correlation between land use decisions made during the reporting period, and the goals, policies, and implementation measures of the General Plan.
4. Provide information regarding local agency progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing.

This document fulfills Government Code Section 65400; however, it should be noted that Charter Cities such as Grass Valley were exempt of this General Plan requirement prior to 2019. Accordingly, other than the Housing Element Annual Progress Report, the City has not submitted prior annual reports. As such, this report may incorporate information from past exempt reporting years to date, as applicable.

The purpose of the APR is to provide the public and decision makers with an update of the City’s progress in implementing its General Plan vision. This annual assessment provides an opportunity to adjust or modify its policies, goals, and objectives to ensure that the City meets its stated vision. A secondary purpose of the APR is to fulfill housing element statutory requirements regarding the City’s progress in meeting its share of regional housing needs and its efforts to remove government constraints to the development of housing in accordance with Government Code Section 65584.3(c) and 65584.5(b)(5). The Housing Element APR has separate reporting requirements and forms, which have been submitted electronically by the City by the April 1, deadline.

## CITY OF GRASS VALLEY GENERAL PLAN BACKGROUND

The Grass Valley General Plan Update commenced June 30, 1998, with a “kickoff” meeting at the Grass Valley City Hall. From the onset, the Grass Valley General Plan Update was aided by the leadership of an appointed Steering Committee. The Steering Committee had eight members, appointed by the City Council. Two were Council members, two were members of the Planning Commission, and four were Members-at-Large. The Steering Committee guided General Plan activities through bi-monthly meetings with staff and consultants; sponsored Public Workshops designed to afford members of the public opportunity to participate in General Plan development; and served as the City’s decision-making body throughout General Plan formulation.

**General Plan Elements** – The 2020 Grass Valley General Plan includes the following General Plan Elements:

- Land Use
- Circulation
- Conservation/Open Space (formally separate elements being combined)
- Housing
- Noise
- Safety (formally Safety and Seismic Safety Elements, being combined)
- Community Design (formally Urban Design)
- Historical
- Recreation
- Mineral Management

The City's General Plan addresses State General Plan requirements. California law requires that every city and county adopt a long-term General Plan that addresses eight specific topics or "elements." The General Plan must be internally consistent and contain the State Government Code requirements.

### **CITY'S RESPONSIBILITY**

The effectiveness of the General Plan ultimately depends on how it is implemented and maintained over time. State law requires that most actions of local governments affecting the physical environment be consistent with the General Plan. This implementation of the Plan is the responsibility of numerous departments and divisions including:

- City Manager's Office (City Clerk, Economic Development and Communications)
- Administrative Services Department (Finance & Human Resources)
- Community Development Department (Planning, Building, Housing & Code Compliance)
- Public Works & Engineering (Community Services, Facilities and Maintenance)
- Fire Department (Fire abatement) and,
- Police Department (Community Services, Information Technology & Animal Control)

Additionally, several other governmental agencies provide services within the City. While these agencies are neither part of the City's operational structure nor directly responsible for implementation of the General Plan, the City does coordinate its activities with these other agencies and relies upon their assistance for full implementation of the General Plan. These agencies include, but are not limited to the following:

- Nevada Irrigation District
- Nevada Union High School
- Nevada County Local Agency Formation Commission
- Nevada County Community Development Agency

### **AMENDMENTS TO THE GENERAL PLAN**

State law allows the City to amend its General Plan no more than four times per year (Charter Cities are Exempt from this requirement). Amendments may be proposed and acted upon at any time during the year and one action may include multiple amendments. Any changes to the



General Plan require a public hearing by the City Council upon recommendation by the Planning Commission and include evaluation of the environmental impacts as required by the California Environmental Quality Act. (CEQA).

There were no notable General Plan Amendment for 2024.

## 2024 MAJOR MILESTONES & PROJECTS

Construction was approved, initiated, or completed within the City of Grass Valley for the following major projects during the 2024 planning year:

### Annexation Projects:

The City did not initiate any annexation projects in 2024.

### Projects:

- HSIP Pedestrian Crossing -Awarded contract in January 2024 to provide pedestrian crossing safety improvements, including rapid flashing beacons, signage and striping and the construction of crossing enhancements including curb ramps and raised crosswalks at various locations around town. This work was completed in December 2024.
- Annual Street Rehabilitation Project– Approved the streets rehabilitation project in January 2024, including pavement resurfacing of North Auburn St, North Church St, North School St., Finnie St, Chester St, Ivy St, Linden Ave, Alta Vista Dr and portions of Alta St. Project. Work included pavement grinding, overlay and replacements, utility adjustments, markings, curb ramp and drainage improvements. Improvements occurred in spring 2024.
- Condon Park Skatepark Project– Awarded contract for a design build skatepark project in February 2024
- Magenta Drain Restoration Project– Executed an agreement in May 2024 with South Yuba River Citizens League for the planning and rehabilitation implementation of the Memorial Park Magenta Drain will restore a stretch of creek that runs through Memorial Park that has been fenced off and neglected for many years.
- Approved a park improvement list in June 2024 to be carried out in Fiscal Year 2024/2025, including adding park restroom facilities, installing field lighting, rehabilitate bleachers and dugout, replacing and upgrading a playground, adding shared-use trail connections at Condon Park, replace volleyball and bocce ball courts at Condon Park, constructing seating and picnic areas at Mautino Park, along with standard maintenance and upkeep activities at various parks.
- Approved funding in July 2024 to two non-profit groups for a Community Farms Planning Project at Mautino Park
- Completed a draft Multi-Jurisdiction Local Hazard Mitigation Plan in November 2024 and submitted to CAL OES for review.

- Accepted dedicated open space across parts of the Loma Rica Ranch project in November 2024. The Open Space area opens up to the public the many beneficial uses afforded by the dedication, including hiking and biking trails, equestrian trails, wildlife and ecological enhancements, nature study, and fuel reduction.

**Commercial Projects:**

- *Final Infrastructure Needs Study for the Southern Sphere of Influence and Grass Valley RV Park Annexation Areas prepared by Sauers Engineering, Inc. was accepted in July 2024.*
- *Target Remodel* – Façade elevations, site improvements and landscaping were approved for the redevelopment of the Kmart Store to a Target Store with Certificate of Occupancy issued in April 2023, and including outdoor gathering space improvements and landscaping finalized in July 2024
- Jada Windows Expansion - Began processing a Development Review application for a ±70,000 square foot window and door manufacturing building for Jada Windows in March 2024. The entitlement was subsequently approved in February 2025.
- Grass Valley RV Resort - This project was annexed in 2021, and grading and construction began in 2022 for a 147 space RV Park Resort with 15 glamping spaces for short term camping. This project was granted certificate of occupancy by the State in June 2024.
- A development review application was approved for an 80-room hotel project on Plaza Drive in January 2024. Grading and retaining wall permits were issued in September 2024.
- The Development Review Application was approved for a new Sherwin Williams paint store in February 2024, and a building permit was issued in December 2024.

**Residential Projects:**

- *Loma Rica Ranch* – Approved in 2019, the Specific Plan is a mixed-use development of over 452 acres. Grading and infrastructure improvements for Phase I, which includes ±250 homes has been ongoing and occurred throughout 2024, with home construction slated for spring 2025.
- *Berriman Ranch Phase II Duet Project* – 12 zero lot-line duet lots ranging in size from ±3,984 square feet to ±8,405 square feet. The city received a notice of non-funding in August 2023 for a REAP 2.0 grant requested to fund a sewer lift station, which is required to serve the project. The applicant is considering funding options and anticipates construction to occur in 2025.
- *Berriman Ranch Phase III Duet Project* – Berriman Ranch Phase III includes the division of a ±75-acre parcel into 60 duet style lots ranging in size from ±4,000 square feet to ±8,741 square feet. The city received a notice of non-funding in August 2023 for a REAP 2.0 grant requested to fund a sewer lift station, which is required to serve the project. The applicant is considering funding options and anticipates construction to occur in 2025.
- *Gilded Springs* – 26 residential infill lots including floor plans ranging in size from 1,400 to 2,835

square feet were approved in July 2019. In 2024, four building permits were issued, and three building permits were finalized in this subdivision.

- *Ridge Village/McKenna Subdivisions* – 34 single family infill lots with floor plans ranging in size from 1,200 to 3,000 square feet. Site improvements were completed with building permits anticipated in 2025.
- *The Pines of Grass Valley* – Currently reviewing grading permit for a 108 for-rent 1- & 2-bedroom apartments. The resort-style apartment project includes a swimming pool, hot tub, sundeck, private cabanas with TVs, fire pit, outdoor Yoga Studio, on-site business center, smart home features, on-site deli and market. Tree removal and minor grading for off-site improvements were issued in September 2024, and another grading permit for the main site improvements was opened in December 2024.
- *Timberwood Estates* – 45 single family home development, offering semi-customized homes in three sizes from 1,804 to 2,224 square feet, including 2-car garages. Building permits are issued in 2021. Buildout is on-going, with the majority of building permits issued in 2023 and the remaining anticipated to occur in 2025.
- *An expansion of the Sierra Guest Home*, was approved in January 2024 for a total of 27 supportive housing rooms, including two full apartment units.
- *Staff began processing an ordinance consistent with SB 10 legislation in March 2024. The ordinance would have the potential affect of increased residential density within mixed-use buildings in the downtown area.*

#### **Mixed-Use Projects:**

- Dorsey Marketplace includes a 104,350 square feet of commercial space, 8,500 square feet of office space, and 172 apartments. Dudek Environmental Consultants was contracted to prepare the Health Risk Assessment and Partially Recirculated Draft EIR as required per the court's findings in March 2023. The health risk assessment was prepared and added as a Supplement to the Final EIR prepared for the project, which was certified by the Grass Valley City Council in September 2024.

#### **PRIOR YEARS APPROVED PROJECTS**

- *Brunswick Commons*: 41-unit affordable rental apartment project, designed to provide housing targeting the homeless and mentally ill, with a Certificate of Occupancy issued in 2022.
- *Southern Sphere of Influence Planning and Annexation Project* – 1) an amendment to the General Plan land use designations on 237 of the 400 acres; 2) a prezone amendment on 237 of the 400 acres of land to various zone districts consistent with the proposed General Plan amendments; 3) an expansion of the boundaries and amendment to the Southeast Industrial District Combining Zone; 4) an amendment to add 31 acres to the City's Sphere of Influence; and 5) the annexation of approximately 400 acres.

- *Grass Valley RV Resort and Annexation Project* – The Grass Valley RV Park Resort and Annexation Project consists of 147 space RV Park Resort with 15 glamping spaces for short term camping on ±20 acres. The project also includes the annexation of ±25 acres of property into the City limits with a zoning designation that permits commercial and residential and combinations thereof.
- *Brockington Center Frontage Landscaping* – The Brockington (Safeway) shopping center frontage landscaping improvement project includes installation of several decorative rock walls and new parking lot landscaping.
- *Condon Park Accessibility & Parking Lot Improvement Project* – The Condon Park Accessibility Project was initiated 2020 and completed in 2021. The project included grading and resurfacing the trail, repaving the roadway, and repairing and installing sidewalk to meet current ADA standards. The 2021 Parking Lot Improvement Project included installation of a new restroom building, repaving of the LOVE building and baseball field parking lots, and extension of existing concrete walkway.
- *Slate Creek Road & Drainage Improvements* – The Slate Creek Road & Drainage Improvement project includes replacing drainage culvert, installing infiltration trenches, repaving and other needed improvements on Slate Creek Road to the City limits.
- *Dutch Bros Coffee* – The construction of a ±900 square foot Dutch Bros with drive-through was completed in 2021.
- *McDonald's Remodel* – The project consists of a façade, décor, drive-thru and restroom upgrade, as well as a 1,200 square foot building addition is under construction through 2021 with completion in 2022.
- *Wendy's Restaurant* – A ±2,366 square foot Wendy's restaurant with drive-through with parking and landscaping is under construction in 2021 with completion in 2022.
- *West Olympia Hotel* – A two-story, 74 room hotel that includes a pool and fitness center was approved by the Planning Commission on December 15th, 2020. Construction is anticipated in Spring/Summer 2022
- *Brunswick Commons* – The project is a mixture of affordable housing and homeless resource center which includes transitional housing units. The project is a Nevada County sponsored project consisting of 41 units of affordable housing for homeless and mentally ill. Also included are 33 one bedroom and 8 two-bedroom units. The project is being constructed in 2021 with completion in Spring/Summer 2022.
- *Coach N Four Motel* – Nevada County's 18-unit motel will initially continue as temporary emergency housing for people experiencing homelessness, with a focus on families, veterans, and other vulnerable groups. Construction to convert the Coach N Four Motel into permanent housing has commenced in 2021 with completion slated in 2022.
- *Quick Quack Carwash* – Development Review was approved for the car wash facility in June 2022; A building permit was issued in December 2022, and Certificate of Occupancy was granted in

November 2023.

## STATUS OF GENERAL PLAN IMPLEMENTATION ACTIONS

The following table outlines selected General Plan policies and action items that the City made notable progress towards in 2024. The table is not a comprehensive list of all policies and action items in the General Plan; many policies/actions are under ongoing implementation and may not be listed. As most of the General Plan policies and related action items have been implemented through the adoption of ordinance and resolutions, incorporated into the regular governmental activities of the applicable departments, or included in development proposals as they are reviewed for consistency with the City's policies, the purpose of providing the policy implementation below is simply to streamline the review and highlight the annual progress efficiently.

The City's General Plan has always been built around central themes; all are key focus points of the City's current vision:

- Preserve Grass Valley's historical character and encourage restoration.
- Expand public services to serve a growing population.
- Encourage variety in residential building types and environments.
- Include high density housing areas in the town center.
- Provide better regional connections. Improve the circulation patterns within the City.
- Protect and improve the Downtown Historic area.
- Diversify the economy and locate industry to avoid undue traffic.
- Preserve scenic beauty and character.

To implement the City's 2020 General Plan, the City adopted a strategic plan, last updated in April 2022. The concept of a long-range Strategic Plan was presented to the Grass Valley City Council in 2018. The purpose of the Strategic Plan was to provide a set of goals from which comprehensive programs would be developed and adopted to help direct the City's future strategies and projects. The Strategic Plan was developed with input from community focus groups consisting of an assortment of interested citizens and community leaders. Community contributors culminated at a Citywide public forum where discussion focused on the future direction of Grass Valley and potential projects to enhance the City's livability. Seven core goals were identified: 1) Community Sense of Place; 2) Transportation; 3) Recreation and Parks; 4) Economic Development & Vitality; 5) High Performance Government & Quality Service; 6) Public Safety; 7) Water & Wastewater Systems & Underground Infrastructure.

2020 Adopted General Plan Implementation Measures	Implementation Progress
<p><b>Land Use</b></p> <p>1-LUI Revise the zoning map to reflect new General Plan designations</p> <p>2-LUI Revise zoning text to reflect General Plan changes, including density/intensity standards for zoning districts.</p> <p>3-LUI Review development regulations to assure adequately assess and mitigate environmental and fiscal impacts.</p> <p>4-LUI Establish and maintain a data base containing information needed to determine the City’s jobs-housing balance.</p> <p>5-LUI Review redevelopment and revitalization programs and activities, and adjust plans to meet the goals, objectives, and policies of the General Plan.</p> <p>6-LUI Review housing code enforcement practices, and adjust as needed to meet the goals, objectives, and policies of the General Plan.</p> <p>8-LUI Coordinate with LAFCo, Nevada County and other agencies and special districts regarding provisions of the General Plan, application of General Plan provisions incorporated portions of the Planning Area, and the timing and directions of future annexations.</p> <p>9-LUI Establish standard processes and procedures for planning, annexation and service provision in the unincorporated Planning Area.</p>	<ul style="list-style-type: none"> <li>• The City revises the zoning map and text, as needed, to reflect changes in State law and General Plan amendments.</li> <li>• The City staffs the Development Review Committee, Planning Commission and City Council to ensure that development regulations and programs adequately assess and mitigate environmental and fiscal impacts.</li> <li>• The City updates the City’s Development Code as needed to reflect State law including SB 9, Accessory Dwelling Units, Density Bonus law, etc.</li> <li>• The City annually reviews development programs, goals, and objectives of the General Plan to assure that goals, policies and objectives of the General Plan are implemented and relevant.</li> <li>• The City provides code compliance duties on a complaint basis. In 2024, the City addressed 47 code compliance cases.</li> <li>• The City engaged with the Nevada County LAFCo to facilitate a Grass Valley Sphere of Influence Update.</li> </ul>
<p><b>Circulation</b></p> <p>1-CI Adopt a roadway classification system outlined in the Circulation Element.</p> <p>2-CI Regularly update Development Impact Fees</p> <p>3-CI Ensure that proposed specific plans are consistent with the provisions of the functional classification component. This shall include incorporation of consistent design standards for</p>	<ul style="list-style-type: none"> <li>• The City is working with Caltrans to acquire Colfax Avenue, Hansen Way, and portions of Tinloy Avenue.</li> <li>• Annual Street Rehab Projects were completed in 2024</li> <li>• 2024 Measure E Street Rehab Project completed in 2024: North Auburn St, North Church St, North School St., Finnie St, Chester St,</li> </ul>

<p>roadways, associated bikeways and trails, and landscape areas.</p> <p>4-CI Work with neighboring jurisdictions and regional planning agencies to coordinate the classification of roadways that cross the City’s boundaries.</p> <p>5-CI Continue to refine and improve the design standards for the roadway system.</p> <p>8-CI Base the Capital Improvement Program on a 20-year horizon and update the program regularly. Update concurrently with the approval of any significant modification to the land use allocation assumed by the Citywide travel model.</p> <p>15-CI Ensure adequate funding to meet established Level of Service policies. Continue to implement and update traffic impact fees on new development and to obtain gas tax and other revenues to fund the Capital Improvement Program.</p> <p>18-CI Develop a plan for parking that identifies park and ride lots. Consider the need for park and ride facilities and for facilities serving alternative transportation modes when evaluating development proposals. Require construction of these facilities concurrent with development, or fair-share developer contributions in lieu of actual construction.</p>	<ul style="list-style-type: none"> <li>• Ivy St, Linden Ave, Alta Vista Dr and portions of Alta St. Project.</li> <li>• Slate Creek Road Improvements Project: Slate Creek Road from Ridge Road to the City limits (approximately 1,000 feet of resurfaced roadway).</li> <li>• Idaho Maryland Road Measure E Emergency Repaving: Idaho Maryland from Sutton Way to Brunswick Road, (approximately ½ mile of resurfaced roadway).</li> <li>• In partnership with Caltrans, Nevada County Transportation Commission and the City, completed an Intersection Control Evaluation for the S Auburn/Neal Street/Colfax Avenue intersection. An oval round-a-bout is the preferred improvement with funding being sought for environmental review and construction. The city is continuing to look at funding sources.</li> <li>• Initiating a review for the Ophir and Bennett St Circulation Improvements Project</li> </ul>
<p><b>Conservation/Open Space</b></p>	
<p>1-CONSI Identify, inventory and map essential information related to conservation and open space, utilizing the City’s geographic information system.</p> <p>4-COSI Maintain a development review process which documents compliance with the various goals, objectives, and policies of the Conservation/Open Space Element.</p> <p>6-COSI Review development ordinances and regulations to assure adequate provision for clustering, density averaging, and other techniques.</p> <p>11-COSI Review sign regulations and landscaping requirements,</p>	<ul style="list-style-type: none"> <li>• Engineering and Environmental Review is underway for the remainder of a Wolf Creek Trail through town. A preferred alignment has been selected and discussions with Caltrans are underway to finalize design details and right-of-way needs.</li> <li>• City partnered with community groups Bear Yuba Land Trust and Wolf Creek Community Alliance to maintain and improve trail and open space areas. BYLT coordinated repaving of the ½ mile stretch of the popular Litton Trail with significant City contribution.</li> </ul>

<p>upgrade City ordinances as required, and develop an effective enforcement program.</p> <p>16-COSI Study and consider a permanent ban on open burning within the City limits.</p> <p>17-COSI Incorporate application mitigation measures specified in the Indirect Source Review Guidelines of the Northern Sierra Air Quality Management District in all future discretionary land use approvals.</p>	<ul style="list-style-type: none"> <li>• The City has codified the Quimby Act in Chapter 17.86 of the City’s Development Code at five acres per 1,000 persons.</li> <li>• The City promotes Planned Developments to assure clustering, density averaging and other techniques. For example, the City recently approved the Berriman Ranch Phase III Planned Development project consisting of 60 duet style lots on 10 acres, and Loma Rica Ranch includes 60 duet/townhouse units.</li> <li>• The City’s Fire Department has implemented a permanent ban on open burning in the City.</li> <li>• The City implements Northern Sierra Air Quality Management District’s air quality rules and standards on all projects.</li> <li>• Accepted Open Space Easement Deed for approximately 180 acres in conjunction with the Loma Rica Residential development project</li> </ul>
<p><b>Noise</b></p>	
<p>2-NI Prohibit development of new noise-sensitive land uses where noise levels due to fixed noise sources will exceed the noise levels of the Noise Element.</p> <p>4-NI Require that an acoustical analysis be performed where new development of fixed noise sources, or modification of existing fixed noise sources, is likely to produce noise levels exceeding the performance standards of the Noise Element and that noise mitigation be included in the project design.</p>	<ul style="list-style-type: none"> <li>• The City requires an acoustical analysis and conducts environmental analysis for discretionary projects to ensure that noise-sensitive land uses are mitigated.</li> </ul>
<p><b>Safety</b></p>	
<p>1-SI Adhere to the Land Use Plan’s compact overall development pattern, including infill. A compact development pattern reduces total land area needed to accommodate projected development; facilitates quick response to emergencies.</p> <p>3-SI Amend land use regulations to allow clustering and density</p>	<ul style="list-style-type: none"> <li>• With exception to the recently annexed areas, development within the City of Grass Valley has been exclusive to infill development where services exist.</li> <li>• The City’s Development Code has been updated in 2007 to permit clustering, density averaging and Planned</li> </ul>



	<ul style="list-style-type: none"><li>• The City is currently considering the adoption of an SB10 Ordinance that promotes infill residential development within the historic downtown.</li></ul>
	<ul style="list-style-type: none"><li>•</li></ul>

<p>averaging in conjunction with restricted development of potentially hazardous areas.</p> <p>4-SI Encourage continuity and linkages within the circulation system. Require future developments to provide multiple ingress/egress points, to facilitate emergency vehicle access and mobility, and to facilitate emergency evacuation movements.</p> <p>5-SI Maintain high standards of fire preparedness, capacity, and response. Assure the City’s capability to maintain such standards as areas are annexed.</p> <p>8-SI Continue to require new development to utilize on-site storm water detention techniques.</p> <p>9-SI Continue to utilize site development standards designed to minimize the resulting area and percentage of impervious surface.</p> <p>11-SI Incorporate into City construction codes appropriate provisions and revisions of the CA Building Code regarding seismic safety.</p> <p>12-SI Maintain an active code enforcement program to assure the safety of residential and commercial structures.</p> <p>14-SI Enforce provisions of the Nevada County Airport Land Use Compatibility Plan, regarding development in designated Airport Compatibility Zones.</p>	<p>Developments. Environmental analysis for projects restricts and/or avoids potentially hazardous areas.</p> <ul style="list-style-type: none"> <li>• The Fire Department reviews all development proposals in accordance with the CA Fire Code as amended by the City of Grass Valley. The review ensures that linkages, multiple access points, emergency access and evacuation is planned.</li> <li>• With each respective development, a preliminary drainage study is required. On-site detention is the preferred drainage design, including development standards to minimize impervious surfaces and water quality.</li> <li>• For seismic safety, the City has adopted the CA Building Code as amended by the City of Grass Valley.</li> <li>• Although the City does not have a designated Code Compliance Officer, five Community Development Department staff members share Code Compliance duties.</li> <li>• The Community Development Department enforces the provisions of the 2011 Nevada County Land Use Compatibility Plan adopted by the Nevada County Transportation Commission.</li> </ul>
<p><b>Recreation</b></p>	
<p>3-RI Establish and utilize neighborhood planning and participation to determine localized needs and desires for facilities and services.</p> <p>4-RI Pursue alternatives to city acquisition and maintenance of recreation areas via homeowners’ associations, assessment districts and private organizations.</p>	<ul style="list-style-type: none"> <li>• The City, in partnership with schools and youth sport organizations, completed replacing grass fields with turf at the Condon baseball field, the Scotten elementary School soccer field with Measure E funding. The improvements respond to maintenance concerns a need for expanded use during the wet season.</li> <li>• The City continues to work on the Wolf Creek Trail (Cohousing/River Otter way to Mining Museum Parking Lot</li> </ul>

	at Mill Street & Freeman Lane) ±1.25 miles of trail constructed.
<b>Historic</b>	
<p>1-HI Maintain a Historic Resource Ordinance and active programs to implement City policy for historic conservation and enhancement.</p> <p>2-HI Continue to encourage the Grass Valley Historical Commission’s inventory of historical landmarks and sites within the original 1872 Townsite.</p> <p>4-HI Expand the “historical district” to include both sides of West Main Street between Church Street and Auburn Street and the north side of East Main Street between North Auburn Street and Washington Street.</p>	<ul style="list-style-type: none"> <li>• The City maintains an active Historic Resource Ordinance and Historic Commission. The Historic Commission meets monthly and contains 5 members and 1 alternate member.</li> <li>• The Historic District has been expanded to include both sides of West Main Street between Church Street and Auburn Street and the north side of East Main Street between North Auburn Street and Washington Street.</li> </ul>
<b>Housing</b>	
<p>See attached goals, policies, and objectives.</p>	<ul style="list-style-type: none"> <li>• The City adopted the 2019-2027 State Certified Housing Element</li> <li>• The City adopted Accessory Dwelling Unit Ordinance in compliance with State law.</li> <li>• Updates to the City’s Density Bonus Ordinance and other housing laws in compliance with State law occurred in 2022.</li> </ul>

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## HOUSING ELEMENT ANNUAL PROGRESS REPORT

The State Department of Housing and Community Development (HCD), acting as the City's Council of Governments, has determined the amount of affordable housing assigned to the City of Grass Valley for the planning period. Known as the Regional Housing Needs Assessment (RHNA). The 2019 – 2027 RHNA adopted by HCD allocates 743 housing units to the City of Grass Valley. This represents the number of housing units the City is responsible for accommodating during this planning period. The RHNA identifies 269 units, approximately 36 percent, to be affordable to very low- and low-income households. The above-moderate income category represents the greatest need for Grass Valley's total share of regional housing at 349 units or 47%.

Over the past several years, the Planning Division has processed an average of 50 planning and zoning applications annually. Applications include General Plan Amendments, Rezones, Development Review Permits, Tentative Maps, Planned Developments, Use Permits, Lot Line Adjustments, etc.

Within the current eight-year housing cycle to date, the city has permitted 206 units. We have entitlements for a total of 601 additional units including those approved but not yet built in Loma Rica, Timberwood Estates, Berriman Ranch, the Pines, and Dorsey Marketplace. If built out, the city is well-poised to meet the overall RHNA target of 743 units by the end of the housing cycle in 2027, though we will likely fall short of the units allocated for moderate and lower-income targets.

State law requires the city to complete a review of the implementation of the programs in the State Certified Housing Element. **Table D** attached lists each of the programs in the Housing Element and indicates the timeframe to complete the program and the City's efforts to date. As the table illustrates, the City is on track with implementation of its 2019 – 2027 State Certified Housing Element.

The following information is a summary of the housing unit activity of the City of Grass Valley during 2024. The information is an excerpt summary of Tables of the State Department of Housing and Community Developme

<b>Jurisdiction</b>	Grass Valley	
<b>Reporting Year</b>	2024	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	08/15/2019 - 08/15/2027

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2								3	4	
Income Level		RHNA Allocation by Income Level	Projection Period - 01/01/2019-08/14/2019	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	143	-	-	30	-	-	-	-	-	-	-	33	110
	Non-Deed Restricted		-	-	-	-	-	-	3	-	-	-		
Low	Deed Restricted	126	1	-	3	-	-	1	-	-	-	-	84	42
	Non-Deed Restricted		33	2	35	3	6	-	-	-	-	-		
Moderate	Deed Restricted	125	-	-	-	-	-	-	-	-	-	-	15	110
	Non-Deed Restricted		-	-	3	1	11	-	-	-	-	-		
Above Moderate		349	22	3	24	14	-	4	7	-	-	74	275	
Total RHNA		743												
Total Units			56	5	95	18	17	5	10	-	-	-	206	537
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5									6	7		
		Extremely low-Income Need	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total Units to Date	Total Units Remaining	
Extremely Low-Income Units*		72	-	-	-	-	-	-	-	-	-	-	72	

\*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

VLI Deed Restricted  
VLI Non Deed Restricted

Table D

Program Implementation Status pursuant to GC Section 65583  
Housing Programs Progress Report

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1: Adequate Sites for Housing	Accommodate the City's share of Nevada County's future housing needs	Current and ongoing, 2019 – 2027 (annexation related polices are addressed as property owners request annexation)	<p>No annexations were proposed or processed in 2023. However, staff worked with an applicant on a pre-application/conceptual plan for a multifamily residential project in the City's sphere of influence to determine the scope of improvements required.</p> <p>Currently, many areas of the city's sphere have limited access to connect to existing sewer infrastructure and city water. The City was awarded \$115,000 in REAP funding to conduct a water infrastructure study for the southern portion of the city and its sphere to identify gaps in infrastructure and opportunities to expand water infrastructure to support future development and annexation efforts. The Final Report outlining options for addressing infrastructure needs was presented to City Council in July 2024.</p> <p>No projects were proposed in the R-3 zone. However, the City continues to work with interested developers to build out residential parcels to their maximum capacity in all residential zones.</p> <p>In 2022, the City approved an infill affordable housing project for Habitat for Humanity on Joyce Drive, that subsequently identified contamination on the site. In 2023, the City purchased the site from Habitat in order to facilitate rehabilitation. The City was awarded \$500,000 for an EPA Brownsfields Assessment Grant, which included a contract to hire Geocoon for technical expertise. Geocoon conducted an assessment of the site and prepare a response plan, that was completed in September 2023. The City applied for and received a \$2 million dollar DTSC's Equitable Community Revitalization Grant (ECRG) in 2024, and is working with DTSC to approve a final cleanup plan.</p> <p>The City worked with Foothill House of Hospitality, a local nonprofit serving the homeless population, to expand an existing supportive housing facility to provide additional supportive housing units for the ELI, homeless and at-risk of homelessness, and senior population of Grass Valley. A Variance was approved in February 2024 to encroach into the rear setback requirement and exceed lot coverage standards to provide a 27 room permanently supportive housing facility with two ADUs for independent living quarters.</p>
Program 2: Flexible Development Standards and Mixed Use Developments	Increase the options to provide for a variety of housing to meet the needs of all income groups	Use of Planned Development and other zoning techniques, current and ongoing, 2019 – 2027. Pre-annexation and pre-application meetings with applicants will occur each year as needed based on property owner interest	<p>In January 2024, the City released an RFP seeking consultants to assess the feasibility of increased residential capacity in the downtown area and develop a responsive ordinance. However, no responses were received. Therefore, the City developed an an SB 10 ordinance increase residential and mxied-use capacity in the downtown to meet a largely unmet need for workforce housing near downtown. The ordinance is scheduled to be heard by City Council in early 2025.</p> <p>The South Auburn Street Master Plan was adopted in 2005 to cover approximately 2.5 acres along South Auburn Street that is entirely built out and comprised of 10 private lots. Implementation of the Plan relied on Redevelopment Agency funds that are no longer available. The City implements standards of the Town Core zone district in this area to encourage compatible redevelopment as property owners are interested.</p>
Program 3: Reduce Regulatory Barriers to Affordable Housing	Reduce regulatory barriers to facilitating the provision of a variety of housing for all income groups. Request the state understand and address the significant cumulative costs of implementing state housing regulations adopted by the state that severely impact the costs to housing, particularly those adopted after 2006	Ongoing monitoring	<p>Staff also continually reviews the Development Code and identifies ways to improve clarity and streamline housing development.</p> <p>The City has not had any requests for density bonuses. However, the City identified a need for additional incentives to encourage residential uses in the downtown area. Therefore, staff prepared an SB 10 ordinance to be heard by City Council in early 2025 to encourage conversion of unused upper- and basement-space to residential units in the Town Core zoning district.</p> <p>Staff worked with Habitat for Humanity in 2024 to expeditiously review a tentative parcel map for a lot split, and subsequent ministerial SB 9 urban lot split to result in 3 parcels for 3 affordable single-family homes on Ventana Sierra Drive. The City worked with Habitat to ensure the resulting parcels would facilitate the desired development, and leave room for a fourth unit as a detached ADU if desired. Further, staff worked with Foothill House of Hospitality to respond to an appeal of the approval of their variance application for expanding a supportive housing facility. In both cases, the applicant had direct contact information for a designated staff member.</p> <p>Due to staff turnover and capacity, City staff did not lobby the state directly in 2023. However, the City will continue to work with interested developers to address state requirements.</p>
Program 4: Implement General Plan Policies	Through measures described in programs 1 – 3, the City shall continue to implement General Plan policies that encourage efficient use of unconstrained land and a healthy economic base	Ongoing, 2019-2027	<p>In January 2024, the City released an RFP seeking consultants to assess the feasibility of increased residential capacity in the downtown area and develop a responsive ordinance. However, no responses were received. Therefore, the City developed an an SB 10 ordinance increase residential and mxied-use capacity in the downtown. The ordinance is scheduled to be heard by City Council in early 2025. The intent of this ordinance is to promote infill mixed-use in the city's downtown area, thus encouraging use of unconstrained land and activating the downtown. Further, the City has encouraged construction of additional infill housing through ADUs.</p>
Program 5: Encourage the Use of Development Agreements	To expedite the process of final development approvals and ensure long-term protection for the City and developer	Current and ongoing, as part of the application process	<p>No large residential developments were proposed in 2023; therefore, the City did not discuss development agreement opportunities.</p>

Program 6: Annual Housing Element Monitoring Report	To evaluate progress annually and make appropriate revisions to policies and programs	Annual report as required by State law	<p>The City submitted the 2023 APR to HCD on March 14, 2024 after receiving approval from City Council. The City continues to complete the APR annually.</p> <p>In 2024, staff met and worked with, multiple developers and property owners interested in building housing. These include affordable housing developers, including Habitat for Humanity and Foothill House of Hospitality, as well as market rate developers and individual owners. Further, the City has encouraged homeowners to take advantage of SB 9 as well as adding ADUs to their property. The results of these conversations included one SB 9 lot split for Habitat for Humanity, permanent supportive housing for 27 residents, seven ADUs, and several single family homes in 2024, inclusive of applications for two lower-income homes.</p> <p>Further, the City applied for and received a \$2 million dollar DTSC Equitable Community Revitalization Grant (ECRG) to clean up a brownfield site of interest to affordable developers, in order to further facilitate lower-income development. Staff also continually reviews the Development Code and identifies ways to improve clarity and streamline housing development.</p>
Program 7: Promote Infill Development	To reduce infrastructure costs associated with infill development proposals	Current and ongoing, 2019 – 2027	<p>In January 2024, the City released an RFP seeking consultants to assess the feasibility of increased residential capacity in the downtown area and develop a responsive ordinance. However, no responses were received. Therefore, the City developed an SB 10 ordinance increase residential and mixed-use capacity in the downtown. The ordinance is scheduled to be heard by City Council in early 2025. The intent of this ordinance is to promote infill mixed-use in the city's downtown area, thus encouraging use of unconstrained land and activating the downtown. Further, the City has encouraged construction of additional infill housing through ADUs.</p>
Program 8: Allow Alternative Housing Types to Meet Special Needs	Provide greater housing and shelter opportunities for special needs groups	Current and ongoing, 2019 – 2027	<p>In 2024, the City met with Habitat for Humanity to process a traditional lots split and SB 9 urban lot split to create three parcels for lower-income ownership units. Additionally, staff worked with Foothill House of Hospitality to respond to an appeal of the approval of their variance application for expanding a supportive housing facility and provide guidance on developing a nearby site with additional housing for residents experiencing or at risk of homelessness.</p> <p>The City allows ADUs in all residential zones and non-residential zones that allow residential uses.</p>
Program 9: Housing for Persons with Disabilities, including persons with Developmental Disabilities	Coordinate with the Regional Center and other entities that provide supportive housing to support and improve housing and shelter opportunities for persons with disabilities, including persons with developmental disabilities	Current and ongoing, 2019 – 2027	<p>In 2024, the City met with Habitat for Humanity to process a traditional lots split and SB 9 urban lot split to create three parcels for lower-income ownership units. Additionally, staff worked with Foothill House of Hospitality to respond to an appeal of the approval of their variance application for expanding a supportive housing facility for persons with disabilities, and provide guidance on developing a nearby site with additional housing for residents experiencing or at risk of homelessness.</p>
Program 10: Housing Opportunities for Large Families	New Construction: 25 very low-income units, 40-60 low-income units Homebuyer Assistance: 2 extremely low-income, 2 very low-income, 6 low-income, and 10 moderate-income homebuyers	Current and ongoing, 2019 – 2027; meet annually with housing providers to establish funding priorities; apply quarterly for available funding based on annual priorities and the schedule of the state or federal program	<p>While no lower-income multifamily developments were proposed in 2023, the City worked with Habitat for Humanity to process lot splits for future deed-restricted single-family homes, expected to be permitted in 2025.</p>
Program 11: Workforce Housing Study	Provide greater housing opportunities for local workforce	Current and ongoing, 2019 – 2027	<p>In 2024, the City worked with Habitat for Humanity to process lot splits to create three parcels for deed-restricted single-family homes, expected to be permitted in 2025. The City also applied for and received a \$2 million dollar DTSC Equitable Community Revitalization Grant (ECRG) to clean up a brownfield site of interest to affordable developers, in order to further facilitate lower-income development. Further, the City processed applications for eight ADUs in 2024.</p>
Program 12: Density Bonus	New Construction: 25 very low-income units, 40-60 low-income units Homebuyer Assistance: 2 extremely low-income, 2 very low-income, 6 low-income, and 10 moderate-income homebuyers	Current and ongoing, 2019 – 2027	<p>Staff discussed the opportunity for a density bonus with one developer pursuing affordable housing during the year. However, no developers chose to pursue a density bonus. The City will continue to promote this opportunity for potential and proposed residential development opportunities.</p>
Program 13: Pursue State and Federal Funding for Affordable Housing	Continue to apply for specific grants and provide support to private developers that are pursuing funding assistance for lower income housing. Based on past project approvals, the City's objective is:  New Construction: 25 very low-income units, 40-60 low-income units Homebuyer Assistance: 2 extremely low-income, 2 very low-income, 6 low-income, and 10 moderate-income homebuyers	Current and ongoing, 2019 – 2027; meet annually with housing providers to establish funding priorities; apply quarterly for available funding based on annual priorities and the schedule of the state or federal program	<p>Staff worked with Habitat for Humanity in 2024 to expeditiously review a tentative parcel map for a lot split, and subsequent ministerial SB 9 urban lot split to result in 3 parcels for 3 affordable single-family homes on Ventana Sierra Drive. The City worked with Habitat to ensure the resulting parcels would facilitate the desired development, and leave room for a fourth unit as a detached ADU if desired. Further, staff worked with Foothill House of Hospitality to respond to an appeal of the approval of their variance application for expanding a supportive housing facility.</p>
Program 14: Tax Exempt Bonds and Mortgage Credit Certificates	Increase the availability of funding options for new or rehabilitated housing	Current and ongoing, 2019 – 2027	<p>Due to limited funding, the City's first-time homebuyer program has been suspended. However, staff shared information on state opportunities with interested prospective owners.</p>
Program 15: Community Reinvestment Act	Increase the availability of funding options for new or rehabilitated housing	Annual presentations, 2019 – 2027, additional meetings with specific lenders as needed	<p>The expansion of Sierra Guest Home was partially funded with a \$6 million CDSS Community Care Expansion Program grant to increase the availability of lower-income housing.</p>
Program 16: Housing Rehabilitation Programs	Rehabilitation of 2 extremely low-income, 3 very low-income, and 5 low-income housing units	Current and ongoing, 2019 – 2027	<p>Due to limited capacity, the City was unable to secure rehabilitation funding in 2024.</p>
Program 17: Preservation of At-Risk Housing	Preserve the affordability of 953 assisted rental housing units	The City will continue to monitor and begin to address as part of the next Housing Element cycle	<p>No assisted rental units were lost in 2024.</p>

Program 18: Rental Assistance	Maintain availability of rental assistance to Grass Valley residents	Annual collaboration with the Housing Authority during federal funding request; information distribution, current and ongoing, 2019 – 2027; ongoing promotion of rental assistance program to rental property owners	The City continues to collaborate with the Housing Authority as requested to administer Housing Choice Vouchers.
Program 19: Preservation of Mobile Home Parks	Preserve the condition and affordability of larger mobile home parks containing 360 spaces; provide relocation assistance to residents of parks that are not feasible to preserve	Meet with park owners and residents if requested to determine feasibility of preservation.	No mobile home spaces were lost in 2024.
Program 20: Housing Code Enforcement	Improve substandard housing conditions through correction of code violations. Document housing conditions and establish priorities for future code enforcement, housing rehabilitation assistance, and neighborhood improvement efforts.	Current and ongoing, 2019 – 2027	The City responded to complaints of code violations and substandard housing conditions. Staff compiled photo documentation of conditions and records of contact made and when the investigation was resolved. In addition to enforcing safe housing conditions, the City also proactively monitored vegetation overgrowth and other potential hazards to public health and safety and contacted property owners if violations were found.
Program 21: Re-Use of Large, Older Homes	Efficiently re-use and preserve existing residential structures and increase the supply of housing.	Current and ongoing, 2019 – 2027	In 2024, the City met with owners of a 2-story stacked duplex on Bennett Street built in approximately 1880 as a single-family home, and converted to a duplex in 1987. The current owners discussed converting the home to a triplex, and converting a detached garage to two ADUs, to make the most of the property while preserving the historic integrity of the home. The owners are working with a contractor to develop plans for the conversion to increase housing supply.  Additionally, the City allows conversion of larger structures into multifamily structures in the downtown (TC), R-2, and R-3 zones. To further this, staff developed an SB 10 ordinance for the TC area to allow conversion of unused/underused commercial space to residential units in the downtown area. This ordinance will be heard by City Council for consideration in February 2025.
Program 22: Fair Housing Program	Educate the public on fair housing issues, reduce housing discrimination, and promptly resolve housing discrimination complaints	Current and ongoing, 2019 – 2027; identify annual events in 2019 and include fair housing information beginning 2019 and thereafter	Staff provided fair housing resource information by request and in response to code violation complaints. No housing discrimination complaints were received in 2024.
Program 23: Energy Conservation for New Construction and Residential Design	Reduce residential energy consumption	Current and ongoing, 2019 – 2027	The City continues to enforce state energy standards for new residential construction.
Program 24: Weatherization and Energy Conservation for Existing Dwelling Units	Rehabilitation of 2 extremely low-income, 3 very low-income, and 5 low-income housing units	Current and ongoing, 2019 – 2027	Due to limited capacity, the City was unable to secure rehabilitation funding in 2024.
Program 25: Encourage Development of Moderate Income and Above Moderate-Income Housing	Continue support of previously approved housing projects and encourage the development of at least 120 moderate and 350 above moderate for-sale housing units.	Current and on-going through housing element planning period.	The City issued building permits for 4 market-rate single-family homes in the Gilded Springs development and three ADUs. Staff also met with interested developers to discuss opportunities for market-rate residential development. All parties were encouraged to submit pre-application, or conceptual, plans; however, none were received. The city currently has issued entitlements for an additional 601 units.
Program 26: Encourage Development of Market Rate Rental Housing	Provide support for the development of 50 moderate and 25 above moderate rental housing units.	Current and on-going through housing element planning period.	The City continues to encourage construction of ADU and SB9 units. Staff is currently working with one property owners to process plans for SB9 units that, combined, will result in 4 new market rate rental units. Additionally, the developer of The Pines, a 108-unit apartment complex, has begun land clearing and grading work for construction, and the City processed master plans for Phase 1 of the Loma Rica Specific Plan area, with lot-specific building permits expected to be submitted in early 2025.
Program 27: Efficiency Dwelling Units (Tiny Homes)	Explore the feasibility of amending the CA Building Code and CA Residential Code to allow for tiny home development. If feasible, the City will encourage tiny home developments on a case by case basis through the City's Planned Development process. If feasible, the City will promote development 20 very low-income and 10 low-income tiny homes.	Adopt ordinance by 2020, if feasible	The City has no minimum square footage requirements for housing beyond those established by the California Building Code.
Program 28: Facilitate the Development of Affordable Housing	Support Nevada County's and the Regional Housing Authority's effort to develop 40 transitional and supportive housing units and rental units that will not exceed 30% of the area's median income. Continue to cooperate with Habitat for Humanity's effort to build 2 to 3 housing units annually (assumes 20 for 2019-2027 Housing Element cycle) for extremely low-income residents.	During Housing Element Planning period	In 2024, City staff met with Habitat for Humanity and Foothill House of Hospitality to identify opportunities for affordable housing. The City has not received any requests for deferred fees for affordable housing development. In 2024, the City received a \$2 million dollar DTSC Equitable Community Revitalization Grant (ECRG) to clean up a brownfield site of interest to affordable developers, in order to further facilitate lower-income development.  Additionally, in 2024, the City met with Habitat for Humanity to other housing opportunities. Staff worked with Habitat to process a traditional lot split and SB 9 urban lot split to result in 3 parcels for development of deed-restricted single-family homes. The homes are expected to be permitted in 2025.



<p><b>Program 29: Development Code, Policies and Procedures Review</b></p>	<p>To streamline development and building permit applications, in consultation with the development community, the City will continue to review its Development Code, policies and procedures and incorporate new systems to streamline the City's development review processes.</p>	<p>Annual Review with Supportive Housing provisions within 1 year of Housing Element adoption</p>	<p>The City allows transitional and supportive housing in residential zones in the same manner as residential uses in those zones, to streamline development of a variety of housing types. Further, in 2024 staff completed a comprehensive review of the Development Code to identify barriers to housing and clarity issues. The review resulted in a list of suggested changes to be made in 2025.</p>
<p><b>Program 30: Lower Income By-Right Zoning</b></p>	<p>To streamline development and building permit applications for lower income multiple family housing units in accordance with Government Code 65583.2 et. seq.</p>	<p>Within 2 years of adoption of Housing Element.</p>	<p>The City allows residential uses, including single-family and multi-family, by-right in the R-3 zone district, including lower-income housing.</p>



**City of Grass Valley  
City Council  
Agenda Action Sheet**

**Title:** Surplus Property Designation and Disposition

**CEQA:** Not a project

**Recommendation:** That the Council adopt resolution No. 2025-04 declaring a police vehicle as surplus and authorize the sale to Dignity Health (Sierra Nevada Memorial Hospital) for a medic supervisor vehicle.

**Prepared by:** Alexander K. Gammelgard, Chief of Police

**Council Meeting Date:** 03/11/2025

**Date Prepared:** 03/05/2025

**Agenda:** Consent

**Background Information**

Pursuant to Government Code Section 37350, the City may declare items as surplus. The City of Grass Valley Police Department (GVPD) has a patrol vehicle to be considered surplus in that the vehicle has acquired over 95,000 miles of patrol vehicle use and is past its effective use to GVPD. The GVPD is in possession of its replacement vehicle, thereby allowing the vehicle in question to be taken out of service (surplus). The patrol vehicle in question is specially equipped with code 3 lighting equipment, equipment consoles and utility boxes. As such, the sale of this vehicle at auction would diminish the vehicle's use and potentially make it less valuable on the open market, whereas selling this vehicle to the Sierra Nevada Memorial Hospital would continue the life of the vehicle at the benefit to a partner agency and the community.

In 2024, GVPD sold a previously retired patrol vehicle to the Sierra Nevada Memorial Hospital, for the vehicle to be repurposed as a Medic Supervisor vehicle. The hospital was in dire need to replace an existing 2008 Chevy Tahoe with nearly 190,000 miles of service life. Currently, the hospital is in need to replace another existing vehicle, to which the GVPD retired vehicle with fit that need. The hospital does not have the funding source to purchase and outfit a new vehicle to be used as a Medic Supervisor vehicle. GVPD and the Sierra Nevada Memorial Hospital have made a verbal agreement to a sale price of \$8,0000. The fair market value of a *non-government/non-police use 2018 Chevy Tahoe* is listed by Kelly Blue Book online between \$16,757 and \$20,020 (see attached). This estimation is without notable damage, wear and tear the vehicle has sustained over its seven years of service and considerably more engine hours than a vehicle of similar milage. In addition, police vehicle upfitting causes unavoidable

damage for antennas and wiring, among other undesirable characteristics. Considering these factors in the valuation of the vehicle, the market value would likely come down significantly. To note, the last similar GVPD patrol vehicle decommissioned and sold at auction brought a value of \$4,206.00.

This action accomplishes the goals of GVPD by means of efficiently repurposing a surplus used GVPD patrol car. This opportunity will provide a neighboring first responder agency the ability respond to medical calls quicker and more efficiently. Grass Valley Municipal Code section 3.08.220 allows for the sale of city property for market value and “as is” without warranty, expressed or implied.

**Council Goals/Objectives:** The execution of this action attempts to achieve the following Strategic Goals:

GOAL #5 - High Performance Government and Quality Services

**Fiscal Impact:** Revenue of \$8,000

**Funds Available:** N/A

**Account #:** 100-201

**Reviewed by:** City Manager

**RESOLUTION NO. 2025-04**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRASS VALLEY DECLARING EQUIPMENT SURPLUS AND AUTHORIZING DISPOSITION OF EQUIPMENT**

WHEREAS, The City Council may, pursuant to Government Code Section 37350, from time to time declare as surplus property certain personal property of the City which for reasons of wear and tear, defect or obsolescence deems the item unsafe or no longer useful to the City; and

WHEREAS, sections 3.08.220 to 3.08.270 of the Grass Valley Municipal Code authorize the disposal of surplus City property; and

WHEREAS, whenever the Council declares such personal property as surplus it may dispose of same when said disposal is for the benefit of the City and its constituents.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRASS VALLEY, as follows:

1. That all of the above recitals are true and correct.
2. That the attached list of equipment is no longer needed for municipal purposes and is hereby considered surplus.

The City Manager is hereby authorized to dispose of the subject equipment in a cost-effective manner.

ADOPTED as a resolution of the City Council of the City of Grass Valley at a regular meeting held on the 11th day of March 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

\_\_\_\_\_  
Hillary Hodge, Mayor

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
Michael G. Colantuono, City Attorney

\_\_\_\_\_  
Taylor Whittingslow, City Clerk

# SURPLUS VEHICLE

VEHICLE #	YEAR/MAKE/MODEL	LICENSE#	OPERABLE	CONDITION	FUEL
#264	2018 Chevrolet Tahoe	1532788	Yes	Fair – 95,000+/- miles	Unleaded

## Your Values

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Trade-in Range  
**\$16,757 - \$20,020**  
Trade-in Value  
**\$18,389**



Value valid as of **03/04/2025**

### Factors That Impact Value

Check that yours are correct below.

Mileage: **95,000**    ZIP Code: **95945** 📍

Condition: Fair ▼    [Edit Options](#)

### PRIVATE SELLER Exchange

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Verified buyers get a clean title every time. Verified sellers get secure payment.

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## City of Grass Valley City Council Agenda Action Sheet

**Title:** Nevada County Boundary Drop Response Plan

**CEQA:** Not a Project

**Recommendation:** That Council 1) approve the Fire Chief to enter into the agreement, subject to legal review, and 2) Direct staff to provide updates on progress and outcomes during a six-month evaluation period.

**Prepared by:** Mark Buttron-Fire Chief

**Council Meeting Date:** 03/11/2025

**Date Prepared:** 03/03/2025

**Agenda:** Consent

**Background Information:** The Fire Service has a proud tradition of mutual assistance, recognizing that no single agency can manage all emergencies independently. In western Nevada County, this principle is exemplified through longstanding partnerships that ensure a united front during large-scale or simultaneous incidents. For over 20 years, Grass Valley and the Nevada County Consolidated Fire District have demonstrated the power of collaboration through their Joint Operations Agreement (JOA). Among its many benefits, the boundary drop stands out as a pivotal feature.

A boundary drop enables the closest available resources to respond to emergencies, regardless of jurisdiction. This ensures that response decisions are based on proximity, call type, and resource availability rather than agency boundaries. Within the JOA, this approach has consistently delivered prompt and organized emergency responses while strategically maintaining coverage in critical areas, safeguarding public safety.

Beyond the JOA, the City has established automatic aid agreements with other fire agencies in the County and participates in the Mutual Threat Zone Agreement with CAL FIRE. This agreement grants access to extensive resources, including aircraft, engines, bulldozers, and hand crews, for vegetation fires within city limits.

The City's geographic position at the "hub" of Nevada County uniquely equips it to provide rapid support to partner agencies. This capability not only mitigates emergencies but also reduces risks within City limits. Both City and County fire agencies have reaped the rewards of these agreements, particularly during major incidents such as the McCourtney Fire, Bennett Fire, River Fire, Everhart Fire, and Sierra Motor Sports Fire. These events tested system capacities, underscoring the value of mutual assistance and collaborative effort.

In alignment with these principles, the City has recently engaged in discussions with the County of Nevada to secure fiscal assistance for the startup and integration of Tablet Command. Under the proposed agreement, the City will cover the initial expenses, with the County reimbursing these costs. The County has expressed overwhelming support for this initiative, recognizing the enhanced emergency response capabilities that Tablet Command offers.

Tablet Command integrates with the Computer-Aided Dispatch (CAD) system operated by CAL FIRE's Grass Valley Emergency Command Center (ECC). Its features include:

**Global Situational Awareness:** Provides a shared operational picture for all responders in Nevada County.

**Automatic Vehicle Location (AVL):** Enables dispatchers to monitor emergency equipment in real time. CAD automatically assigns the closest resource to an incident, improving response times and efficiency.

Building on this foundation, the proposed County Boundary Drop Agreement seeks to extend the principles of the JOA to include all fire agencies in Nevada County. This agreement will incorporate a move-up and cover plan managed through the Grass Valley ECC, strategically positioning resources during large-scale or simultaneous incidents.

Formalizing this approach will establish a unified standard for coordinated fire response, enhancing firefighter and public safety, improving resource allocation, and managing incidents with greater efficiency. The County Boundary Drop Agreement promises to strengthen emergency services for the entire community, ensuring a safer and more resilient Nevada County.

Staff recommends the City Fire Department participate in the six month evaluation period and provide regular progress summary updates.

**Council Goals/Objectives:** Exceptional Public Safety consistent with the City of Grass Valley Strategic Plan

**Fiscal Impact:** None

**Funds Available:** N/A

**Account #:**

**Reviewed by:**

**Attachments:** Response Plan

## WESTERN NEVADA COUNTY FIRE CHIEFS ASSOCIATION



## *Fire and Rescue Mutual Aid Agreement*

### Participating Agencies

Higgins Fire Protection District  
 Nevada County Consolidated Fire District  
 North San Juan Fire Protection District  
 Ophir Hill Fire Protection District  
 Peardale-Chicago Park Fire Protection District  
 Penn Valley Fire Protection District  
 Rough and Ready Fire Protection District  
 Washington Fire Department  
 CAL FIRE NEU  
 Grass Valley City Fire Department  
 Nevada City Fire Department



**Statement:**

A Fire Districts/Departments primary responsibility is to prevent loss of life and damage or destruction to personnel property and to minimize impacts to cultural, historical, and economic resources and critical infrastructure. To fulfill the mission, each agency must maintain an adequate number of appropriately trained personnel, properly equipped response apparatus, effective communication systems and a strategic deployment plan that ensures a safe, effective, and efficient response.

**Purpose:**

The purpose of this agreement is to provide a coordinated effort that maximizes resource deployment throughout Western Nevada County based on a "**closest resource concept**."

**Administration:**

The administration of this plan will be the duty of the Western Nevada County Fire Chiefs Association. By signing this agreement, each participating District/Department attests participation in the Western Nevada County Fire Chiefs Association Fire and Rescue Mutual Aid Agreement.

**Definitions:**

- "**Agency Representative**" An Agency Representative (AREP) is an individual assigned to an incident from an assisting or cooperating agency who has delegated authority to make decisions on matters affecting that agency's participation at the incident. Agency Representatives report to the Liaison Officer or to the Incident Commander in the absence of a Liaison Officer
- "**Duty Chief**" is defined as an agency appointed line or staff officer vested with the authority to make decisions on behalf of their agency and provided with a "code 3" capable command vehicle equipped with a multi-channel radio, portable radio, cellular phone, agency maps, and personal protective equipment.
- "**Emergency**" is defined as a potentially life threatening or property damaging event including, but not specifically limited to structure fires, vegetation fires, vehicle fires, medical aid, rescues, and hazardous materials incidents or other intentional acts.
- "**Fire Agency**" a participatory Fire District or Department that is signatory to this agreement.
- "**Initial Response**" are resources initially committed to an incident.

- **"Automatic Aid"** is an agreement between two agencies to dispatch the closest appropriate available resource to an incident without a formal request regardless of jurisdictional boundaries.
- **"Mutual Aid"** is an agreement among emergency responders to lend assistance across jurisdictional boundaries by providing the closest appropriate resource. This may occur due to an emergency response that exceeds local resources, such as a disaster or a multiple-alarm fire.
- **"Move up and cover"** is defined as the practice of reallocating and/or posting response resources to cover emergencies in another agency's response area where resources have been depleted.
- **"Operational Period"** is the period scheduled for execution of a given set of tactical actions or objectives as specified in an Incident Action Plan.
- **"Single Point Ordering"** is when Incident Commander(s) establish single point ordering through a designated dispatch center for incident resources.
- **"Unified Command"** shall have the same definition as in the Fire Service Field Operations Guide (FOG), ICS 420-1, most current edition, as published by FIRESCOPE.

### **Participation:**

All Western Nevada County Fire Chiefs Association Fire Agencies are eligible for participation in this Fire and Rescue Mutual Aid Plan. Signatory Fire Chiefs agree to participation. Fire Agency Duty Chiefs will implement and coordinate mutual aid and move up and cover in conjunction with the respective dispatch centers.

No party to this agreement shall be exposed to a claim for damages due to its participation in this agreement. The parties reserve all their immunities under applicable law. Should one party believe another party is not fulfilling its obligations under this agreement, it may invite the party claimed to be in breach to mediate the dispute. In the absence of voluntary resolution, the party claiming breach may terminate this agreement as between itself and the party claimed to be in breach by a writing provided with 30 days' notice.

### **Incident Command:**

Each participating Fire Agency is responsible for providing qualified Incident Command. The Incident Commander is responsible for the overall management of the incident. On most incidents, a single Incident Commander carries out the command activity. However, Unified Command may be appropriate during multi-jurisdictional incidents. Unified Incident Commanders have the authority to commit resources from their Fire Agency and expend Fire Agency Funds if necessary. When Unified Command is established single point ordering and a single Operations Section Chief shall be utilized.

**Operations:**

Each participating Fire Agency may request assistance from another Fire Agency. The request shall be from a Fire Chief, Duty Chief, Officer in Charge, or dispatch communication center based on pre-established procedures.

The Fire Agency requesting Mutual Aid shall order the number, type and kind of resources needed resources through the respective dispatch center.

Each Fire Agency shall provide appropriately trained firefighters and equipment in accordance with accepted standards, best practices and approved procedures when requested for the mitigation of an emergency at no cost to the requesting agency.

Minimum staffing for an engine will be two (2) and one (1) for water tender or support unit.

A Fire Agency providing Mutual Aid may send an AREP at their discretion based on incident complexity.

Appropriate resources shall be identified and assigned based on proximity via a "closest resource concept". According to established procedures, the dispatch center requesting the Mutual Aid resources shall place resource orders through the neighboring districts/departments. The Incident Command System shall be utilized for incident operations and organization.

Battalion Chief Mutual Aid will be provided upon request. If a Battalion Chief is unavailable to respond to an incident within their jurisdiction or will be delayed, the Duty Chief having jurisdiction may request Mutual Aid through the respective dispatch centers. Mutual Aid will be requested/provided utilizing the "closest resource concept."

At no time will a Fire Agency be required to exceed maximum draw down levels.

The Incident Command System shall be used for incident operations and organization.

Initial response mutual aid resources are to be released by the end of the first operational period or as soon as the incident is contained or adequately stabilized.

Adequate logistical support, rehabilitation, decontamination, and equipment replacement shall be provided by the requesting Fire Agency prior to the release from an incident.

**Communications:**

Incident communications will utilize the designated command channel of the Fire Agency with jurisdictional authority. Responding resources shall switch to the requesting Fire Agency's command frequency once responding or as soon as geographically possible.

**Automatic Aid:**

Fire Agencies may enter into Automatic Aid agreements. Automatic Aid must be based on a closest resource concept. Through Automatic Aid a Fire Agency has the ability to dispatch another Fire Agency's resource from a single dispatch center or through CAD to CAD. It is incumbent on Fire Agencies to enter into Automatic Aid Agreements to fulfill specific response needs. Automatic Aid must be based on closest available resources.

**Mutual Aid:**

Under this agreement, each participating Fire Agency may request Mutual Aid from other Fire Agencies across jurisdictional boundaries. At no time is a Fire Agency expected to deplete their resources below maximum draw down levels or inhibit their operations to provide Mutual Aid. Fire Agencies signatory to this operating plan agree to provide Mutual Aid as resource availability allows.

**Move Up and Cover:**

Under this agreement, each participating Fire Agency may request station coverage from another Fire Agency. The Fire Agency providing cover will provide a resource of the same type, kind, staffing, and EMS level to the best of their ability.

Coverage should be of similar type to those resources that are covered behind unless no other options exist. Type 1 or Type 2 Engines should be provided for coverage in areas of dense residential or commercial area.

Coverage will occur if expected resource commitment is more than 20 minutes for the primary and secondary Stations within a zone and be based on resource availability.

A minimum of one engine will be staffed and available in each zone when operationally possible. No zone should remain uncovered for greater than twenty (20) minutes. Duty officers have the discretion to request engines to cover as needed. Cover engines will inform ECC when enroute to the cover station or area.

ECC shall tone out North San Juan at point of extreme drawdown to determine their coverage availability.

The last remaining Battalion Chief will oversee coverage in accordance with this plan, adjusting as necessary to ensure sufficient resources based on the duration and complexity of the incident.

Western Nevada County will be divided into six (6) zones:

- (North)** – NCC Station 84, GV Station 5, NCC Station 86
- (Central)** – GV Station 2 and 1
- (South Central)** – NCC Station 88 and 89
- (South)** – Higgins Station 21, 22, 23
- (East)** – OPH Station 52, PCP Station 57
- (West)** – PNV Station 43, 44, and 59

Station 89, Station 59, Station 86 and Station 21 resources should be the first resources assigned to cover when available.

Non jurisdictional resources should be relieved from cover assignment as jurisdictional resources come available.

Where possible and practical jurisdictional resources should cover jurisdictional stations.

Coverage will occur based on the coverage flow chart and lower priority stations should move and cover higher priority stations.

Recognizing the regional response needs to staff expanding incidents or incidents with significant augmentation of firefighting resources, this agreement shall provide the framework for a "move up and cover" plan. This plan will identify maximum draw down by Agency and stations to be covered during times of regional, system-wide draw down and must be based on a "closest resource concept" identified in

**Appendix A.**

It is the responsibility of Fire Agency Duty Chiefs to coordinate and implement this plan in conjunction with the respective dispatch centers.

**Exhibits:**

**Appendix A** - Maximum Drawdown Plan/Priority Station Cover Plan. The following is a list that illustrated the progressive sequence of "Must Cover" stations within XNE.

- 1) 2
- 2) 2, 88 (McKnight/Hwy 49)
- 3) 2, 88, 43
- 4) 2, 88, 43, 21
- 5) 2, 88, 43, 21, 84
- 6) 2, 88, 43, 21, 84, 52
- 7) 2, 88, 43, 21, 84, 52, 1

**Approvals:**

IN WITNESS WHEREOF, the parties have executed this agreement on February 6, 2025;

\_\_\_\_\_  
Joel Tam, Fire Chief  
Higgins Fire Protection District

\_\_\_\_\_  
Jim Bierwagen, Fire Chief  
Peardale-Chicago Park Fire Protection  
District

\_\_\_\_\_  
Mark Buttron, Fire Chief  
Nevada City Fire Department  
Grass Valley Fire Department

\_\_\_\_\_  
Don Wagner, Fire Chief  
Penn Valley Fire Protection District  
Rough & Ready Fire Protection District

\_\_\_\_\_  
Jason Robitaille, Fire Chief  
Nevada County Consolidated Fire District

\_\_\_\_\_  
Mike Stewart, Fire Chief  
Washington Fire Department

\_\_\_\_\_  
Jason Flores, Fire Chief  
North San Juan Fire Protection District

\_\_\_\_\_  
Brian Estes, Unit Chief  
CAL FIRE NEU

\_\_\_\_\_  
Robb Rothenberger, Fire Chief  
Ophir Hill Fire Protection District

## Appendix: A

### Nevada County Fire Agencies Cover Plan Draw Down/Priority Cover Plan – Not for Initial Attack

Fire Agency	Dispatch Center	Total Staffed Resources	Maximum Draw Down	Priority Cover Stations	ALS/BLS
Higgins Fire District	Grass Valley ECC	3 ENG	1	Station 21	BLS
Nevada County Consolidated District	Grass Valley ECC	4 ENG	1	Station 88, 84	BLS
North San Juan Fire Protection District	Grass Valley ECC	1 ENG	1	Station 3	BLS
Ophir Hill Fire Protection District	Grass Valley ECC	1 ENG	0	Station 52	BLS
Rough and Ready Fire Protection District	Grass Valley ECC	1 ENG	0	Station 59	BLS
Penn Valley Fire Protection District	Grass Valley ECC	2 ENG	1	Station 43	ALS
Peardale-Chicago Park Fire Protection District	Grass Valley ECC	1 ENG	0	Station 57	BLS
Washington Fire Department	Grass Valley ECC	1 ENG	1	Station 60	BLS
Grass Valley City/ Nevada City Fire Department	Grass Valley ECC	3 ENG/1 TRK	2	Stations 2	ALS
CAL FIRE NEU	Grass Valley ECC	2 ENG	0	Stations 20	BLS
	<b>Total</b>	<b>19</b>	<b>7</b>		



# Appendix: B Nevada County - As of February 6, 2025

## RESPONSE PLAN MATRIX

Item # 9.

	CALL TYPE	DUTY (AHJ)	ALL CALL	ENGINE	TRUCK	RESCUE	WT	AMB	CAL FIRE ENG	CAL FIRE OTHER	
NEVADA COUNTY STANDARD PLANS	Public Assist			1							
	Medical			1				1			
	Medical – Violence / Staging Required			1				1			
	Medical – ECHO Response			2				1			
	Vehicle Accident / Rescue	1		2				1			
	Accident W / Extrication	1		2				1			
	Hazardous Condition	1		2							
	Electrical Hazard			1							
	Vehicle Fire	1		2					2-Summer	BC	
	Alarm Sounding Residential	Notify		1							
	Alarm Sounding Commercial	1		2							
	Residential Structure Fire	1	X	4			2*	1	2-Summer	BC	
	CAL FIRE responds in addition to if closest resource (minimum 4 local gov't resources)										
	Commercial Structure Fire	1	X	4	**		2*	1	2-Summer	BC	
	CAL FIRE responds in addition to if closest resource (minimum 4 local gov't resources)										
	Smoke Check			1					1-Summer 1-Winter	BC	
	Vegetation Fire, LOW	1	X	2					2-Summer 1-Winter		
	Vegetation Fire, MED	1	X	3			1		4-Summer	BC AA AT HEL DOZ CRW	
Vegetation Fire, HIGH	1	X	3			1		6-Summer	BC AA 2xAT HEL DOZ 2xCRW		
Structure Fire – 2 <sup>ND</sup> ALARM	1	X	2 Closest From Any Agency								

CALL TYPE		DUTY (AHJ)	ALL CALL	ENGINE	TRUCK	RESCUE	WT	AMB	CAL FIRE ENG	CAL FIRE OTHER
CITY PLAN	Commercial Alarm Sounding	1		2	*					
	Residential Alarm Sounding	Notify		1						
	ECHO Response	Notify		2						
	Vegetation Fire, HIGH	2	X	3					6-Summer	BC AA 2xAT HEL DOZ 2xCRW
	Residential Structure Fire	2	X	4 (type I's)	*		2*	1	2-Summer	BC
		CAL FIRE and OPH will respond in addition to if closest resource (minimum 4 type I's of local gov't resources)								
	Commercial Structure Fire	2	X	4	**		2*	1	2-Summer	BC
CAL FIRE and OPH will respond in addition to if closest resource (minimum 4 type I's of local gov't resources)										
Accident w/ Extrication	1		3				1	If Closest Resource		
	CAL FIRE can fulfill the 3 <sup>rd</sup> engine requirement if closest resource									

### **Additional changes to County Standard Plans**

*Non-hydranted areas GIS information coming from NID for water tender response.*

### **COLUMN AND RESPONSE PLAN NOTES**

- **DUTY** = Agency duty officer (City or County)
  - Other agency duty officer if primary is Committed.
- **ENGINE** = Closest engine though boundary drop agreement
  - CAL FIRE will respond to City jurisdiction as closest for *Accidents w/ Extrication* and *Structure Fires*
  - CAL FIRE, ADDITION TO response criteria for *Structure Fire* and *Vegetation Fire* incidents
- **TRUCK** = If T2 is unavailable, an additional engine will recommend
  - \* Indicates T2 in place of E2 if closest resource
  - \*\* Indicates T2 in addition to response if not closest resource



# City of Grass Valley City Council Agenda Action Sheet

**Title:** Review of Local Responsibility Area Fire Hazard Severity Zone Maps and Make Recommendations

**CEQA:** Not a project

**Recommendation:** That Council receive input and recommendations on the Office of State Fire Marshal Local Responsibility Area Fire Severity Zone Maps.

**Prepared by:** Mark Buttron- Fire Chief  
Duane Strawser-Community Risk Reduction  
Manager

**Council Meeting Date:** 03/11/ 2025                      **Date Prepared:** 02/28/2025

**Agenda:** Administrative

**Background Information:**

This report outlines the requirements established under existing state law regarding the designation of fire hazard severity zones in Local Responsibility Areas (LRA) as mandated by the Office of the State Fire Marshal (OSFM).

According to Government Code Sections 51177 to 51179, the OSFM must prepare, and release recommended maps delineating fire hazard severity zones. Local agencies within the designated areas are obligated to follow specific procedures to ensure compliance and public involvement.

**Requirements for Local Agencies**

Upon receiving the recommended maps, local agencies must undertake the following actions:

- Public Review and Comment (Within 30 Days)

Local agencies are required to make the recommended maps available for public review and comment within 30 days of receipt. This ensures that community members have an opportunity to engage with and provide feedback on the fire hazard severity designations.

- Adoption of Recommended Maps (Within 120 Days)

Local agencies must adopt the recommended fire hazard severity map by local

ordinance within 120 days. This process formalizes the designation and allows local governance to address fire safety measures appropriately.

- **Submission of Documents (Within 30 Days of Adoption)**

Following the adoption of the ordinance, local agencies must submit the ordinance and any other required documentation to the Board of Forestry and Fire Protection within 30 days. This step is essential for maintaining state oversight and ensuring compliance with fire safety regulations.

### **Limitations on Fire Hazard Severity Designations**

It is crucial to note that local agencies may only increase the level of fire hazard severity as identified by the OSFM. **They are prohibited from decreasing the severity level in any designated area.**

### **Criteria for Designation**

The OSFM categorizes areas into moderate, high, and very high fire hazard severity zones based on several factors, including:

- Fuel loading
- Slope
- Fire weather conditions
- Wind patterns identified as significant contributors to wildfire spread

The updated fire hazard severity zone mapping significantly expands the areas designated as high and very high fire hazard severity zones within the City compared to the 2008 mapping. Additionally, new areas have been identified and classified as high and moderate severity zones. These updates reflect changes in risk assessment due to factors such as evolving wildfire behavior, climate conditions, and urban growth.

Information on the new Local Responsibility Area maps and overview can be found at

[www.cityofgrassvalley.com/post/fire-hazard-severity-zones-2025](http://www.cityofgrassvalley.com/post/fire-hazard-severity-zones-2025)

**Council Goals/Objectives:** Exceptional Public Safety consistent with the City of Grass Valley Strategic Plan

**Fiscal Impact:** None

**Funds Available:** N/A

**Account #:**

**Reviewed by:**

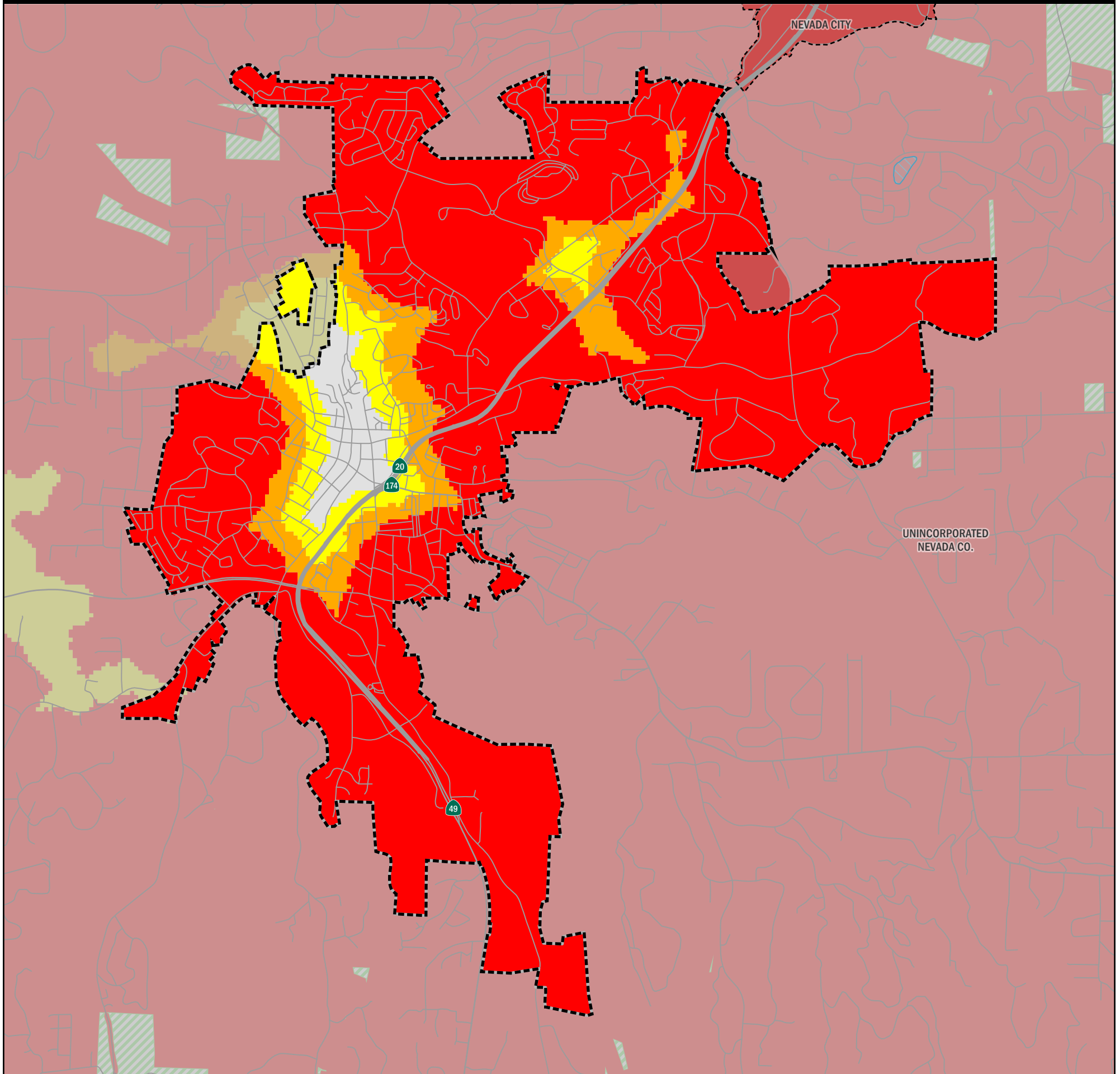
**Attachments:** Grass Valley Local Responsibility Area Fire Hazard Map.



# Local Responsibility Area Fire Hazard Severity Zones

As Identified by the  
State Fire Marshal

January 22, 2025

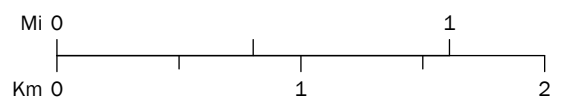


**Fire Hazard Severity Zones (FHSZ) in Local Responsibility Area (LRA), as Identified by the State Fire Marshal**

■ Very High    ■ High    ■ Moderate

**Fire Hazard Severity Zones in State Responsibility Area (SRA), Effective April 1, 2024**

■ Very High    ■ High    ■ Moderate



Projection: NAD 83 California Teale Albers  
Scale: 1:31,000 at 11" x 17"

- Incorporated City
- Waterbody
- Unzoned LRA
- Federal Responsibility Area (FRA)

Government Code section 51178 requires the State Fire Marshal to identify areas in the state as moderate, high, and very high fire hazard severity zones based on consistent

statewide criteria and based on the severity of fire hazard that is expected to prevail in those areas. Moderate, high, and very high fire hazard severity zones shall be based on fuel loading, slope, fire weather,

and other relevant factors including areas where winds have been identified by the Office of the State Fire Marshal as a major cause of wildfire spread.

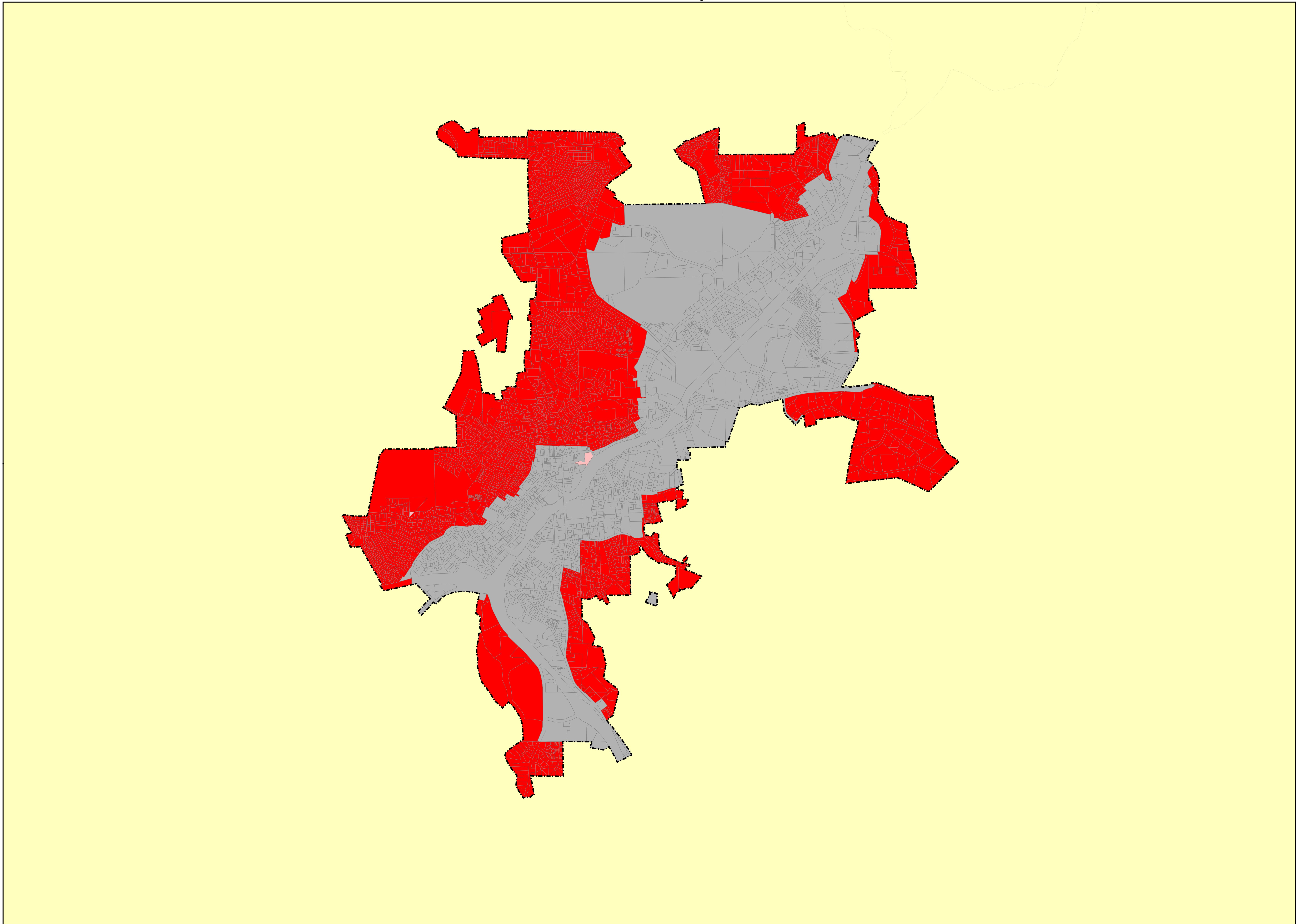
The State of California and the Department of Forestry and Fire Protection make no representations or warranties regarding the accuracy of data or maps. Neither the State nor the Department shall be liable under any circumstances for any direct, special, incidental, or consequential damages with respect to any claim by any user or third party on account of, or arising from, the use of data or maps.

Gavin Newsom, Governor, State of California  
Wade Crowfoot, Secretary for Natural Resources, CA Natural Resources Agency  
Joe Tyler, Director/Fire Chief, CA Department of Forestry and Fire Protection  
Daniel Berlant, State Fire Marshal, CA Department of Forestry and Fire Protection

Data Sources:  
CAL FIRE Fire Hazard Severity Zones (FHSZSRA23\_3, FHSZLRA\_25\_1)  
CAL FIRE State Responsibility Areas (SRA25\_1)  
City and County boundaries as of 10/22/24 (CA Board of Equalization)



## Very High Fire Hazard Severity Zones in LRA As Recommended by CAL FIRE



**Fire Hazard Severity Zones**

Local Responsibility Area	State or Federal Responsibility Areas
<span style="color: red;">■</span> VHFHSZ	<span style="color: lightgrey;">■</span> VHFHSZ
<span style="color: grey;">■</span> Non-VHFHSZ	<span style="color: white;">■</span> Non-VHFHSZ

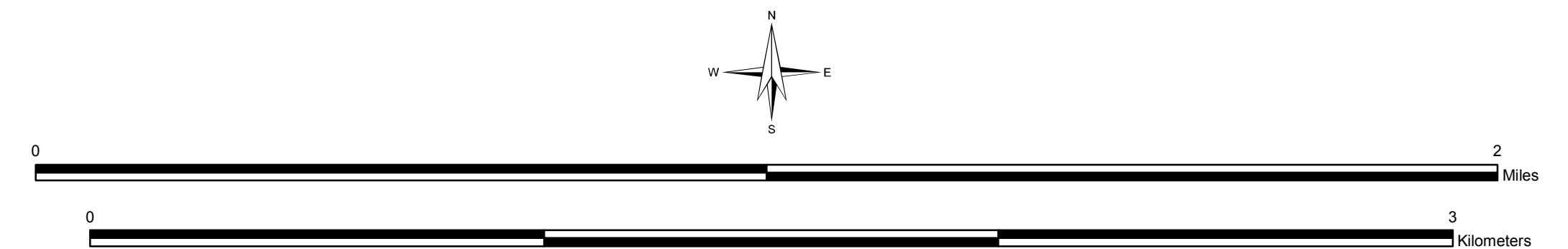
--- City Boundary
--- Parcels
--- County Boundary

Government Code 51175.89 directs the California Department of Forestry and Fire Protection (CAL FIRE) to identify areas of very high fire hazard severity zones within Local Responsibility Areas (LRA). Mapping of the areas, referred to as Very High Fire Hazard Severity Zones (VHFHSZ), is based on data and models of potential fuels over a 30-50 year time horizon and their associated expected fire behavior, and expected burn probabilities to quantify the likelihood and nature of vegetation fire exposure (including freeways) to buildings. Details on the project and specific modeling methodology can be found at <http://frap.cdf.ca.gov/projects/hazard/methods.htm>. Local Responsibility Area VHFHSZ maps were initially developed in the mid 1990s and are now being updated based on improved science, mapping techniques, and data.

In late 2005 to be effective in 2008, the California Building Commission adopted California Building Code Chapter 7A requiring new buildings in VHFHSZs to use ignition resistant construction methods and materials. These new codes include provisions to improve the ignition resistance of buildings, especially from freeways. The updated very high fire hazard severity zones will be used by building officials for new building permits in LRA. The updated zones will also be used to identify property whose owners must comply with natural hazards disclosure requirements at time of property sale and 100 foot defensible space clearance. It is likely that the fire hazard severity zones will be used for updates to the safety element of general plans.

This specific map is based on a geographic information system dataset that depicts final CAL FIRE recommendations for Very High FHSZs within the local jurisdiction. The process of finalizing these boundaries involved an extensive local review process, the details of which are available at <http://frap.cdf.ca.gov/projects/hazard/notes> (click on "Continue as guest without logging in"). Local government has 100 days to designate, by ordinance, very high fire hazard severity zones within its jurisdiction after receiving the recommendation. Local government can add additional VHFHSZs. There is no requirement for local government to report their final action to CAL FIRE when the recommended zones are adopted. Consequently, users are directed to the appropriate local entity (county, city, fire department, or Fire Protection District) to determine the status of the local fire hazard severity zone ordinance.

This map was developed using data products such as parcel and city boundaries provided by local government agencies. In certain cases, this includes copyrighted geographic information. The maps are for display purposes only - questions and requests related to parcel or city boundary data should be directed to the appropriate local government entity.



Projection Albers, NAD 1983  
Scale 1: 12,000  
at 36" x 36"  
November 24, 2008

The State of California and the Department of Forestry and Fire Protection make no representations or warranties regarding the accuracy of data or maps. Neither the State nor the Department shall be liable under any circumstances for any direct, special, incidental, or consequential damages with respect to any claim by any user or third party on account of, or arising from, the use of data or maps.

Obtain FRAP maps, data, metadata and publications on the Internet at <http://frap.cdf.ca.gov>  
For more information, contact CAL FIRE-FRAP, PO Box 944246, Sacramento, CA 94244-2460, (916) 327-3939.

Arnold Schwarzenegger, Governor,  
State of California  
Mike Chrisman, Secretary for Resources,  
The Resources Agency  
Ruben Grijalva, Director,  
Department of Forestry and Fire Protection

MAP ID: FHSZL\_c29\_Grass Valley

DATA SOURCES  
CAL FIRE Fire Hazard Severity Zones (FHSZL06\_3)