



GRASS VALLEY

Planning Commission Meeting

Tuesday, January 18, 2022 at 7:00 PM

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

Telephone: (530) 274-4310 - Fax: (530) 274-4399

E-Mail: info@cityofgrassvalley.com

Web Site: www.cityofgrassvalley.com

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.

COMMISSIONERS

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

VIRTUAL MEETING NOTICE

In response to Governor Newsom's Assembly Bill 361 and Resolution 2020-09 Declaring the Existence of a Local Emergency related to the COVID-19 pandemic, public participation in the Planning Commission Meetings shall be electronic only, and without a physical location for public participation, until further notice in compliance with California state guidelines on social distancing. Planning Commission welcomes you to attend the meetings electronically, which are scheduled at 7:00 p.m. on the 3rd Tuesdays of each month. Your interest is encouraged and appreciated.

This meeting is being broadcast "live" on Comcast Channel 17 by Nevada County Media, on the internet at www.cityofgrassvalley.com, or on the City of Grass Valley YouTube channel at <https://www.youtube.com/channel/UCdAaL-uwdN8iTz8bI7SCuPQ>. Indexed archives of meetings are available via this link as well.

Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to public@cityofgrassvalley.com. Comments will be reviewed and distributed before the meeting if received by 5pm. Comments received after that will be addressed during the item and/or at the end of the meeting. Commissioners 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 of Grass Valley website: www.cityofgrassvalley.com. Materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet will be made available on the City of Grass Valley website at www.cityofgrassvalley.com subject to City staff's ability to post the documents before the meeting.

If you do not have the means to participate in meetings electronically, contact the City at (530) 274-4390 and staff will be happy to identify alternative means for you to participate.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Election of Officers for 2022 - Chair and Vice-Chair
2. Appointment of Members to Special Committee for 2022: Primary and Alternate to Development Review Committee (DRC)

AGENDA APPROVAL

ACTION MINUTES APPROVAL

3. Minutes for December 21, 2021

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 that will be addressed during the item and/or at the end of the meeting. The Planning Commission will have the option to modify their action on items based on comments received. Action may be taken on any agenda item.*

PUBLIC HEARING ITEMS

4. Tentative Subdivision Map for 455 Mill Street (20PLN-49) the division of a ±0.84-acre parcel into 5 single family lots ranging in size from ±5,021 square feet (Lot 5) to ±6,881 square feet (Lot 1) and an undeveloped sixth parcel of ±8,364 square feet.
5. Tentative Subdivision Map at 190 Upper Slate Creek (21PLN-44) for the division of a ±2.59-acre parcel into 10 single family lots ranging in size from ±6,581 square feet (Lot 9) to ±20,397 square feet (Lot 6).

OTHER BUSINESS

6. Review of City Council Items.
7. Future Meetings, Hearings and Study Sessions

BRIEF REPORTS BY COMMISSIONERS

ADJOURN

POSTING NOTICE

This is to certify that the above notice of a Public Planning Commission Meeting, scheduled for Tuesday, January 18, 2022 at 7:00 PM was posted at city hall, easily accessible to the public, as of 5:00 p.m. Friday, January 14, 2022.

Taylor Day, Deputy City Clerk



GRASS VALLEY
Planning Commission Meeting

Tuesday, December 21, 2021 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 Web Site: www.cityofgrassvalley.com

MINUTES

CALL TO ORDER

Chair Arbaugh called meeting to order at 6:02 pm.

PLEDGE OF ALLEGIANCE

Vice Chair Warren-Rhodes led the pledge of allegiance.

ROLL CALL

PRESENT

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

AGENDA APPROVAL

Motion made to approve agenda by Commissioner Coots, Seconded by Vice Chairman Warren-Rhodes.

Voting Yea: Commissioner Bulanti, Commissioner Coots, Commissioner Robins, Chairman Arbaugh

ACTION MINUTES APPROVAL

1. Minutes for November 11th, 2021.

Minutes need correction to item number three on the roll call, Chairman Arbaugh voted yes on the first motion votes.

Motion made to approve the minutes with noted corrections by Commissioner Robins, Seconded by Commissioner Coots.

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

PUBLIC COMMENT -

Attached

PUBLIC HEARING ITEMS

2. **1849 Brewery Use Permit (16PLN-47)** Amendment to allow extension in the hours of operation from 6:00 a.m. to 2 a.m., 7 days per week with last call served at 12:00 a.m.

Lance Lowe, Principal Planner, gave presentation to the Planning Commissioners. Officer Bates discussed the significant reduction in calls for service.

Public comments are attached.

Commissioners were extremely pleased with the improvement in the management of the business.

Motion made to make the amendment to Use Permit (16PLN-47) to allow extension in the hours of operation from 6:00 am to 2:00 am, 7 days per week with last call served at 12:00 am by Commissioner Robins, seconded by Commissioner Coots.

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

3. **Continued Public Hearing for Grass Valley RV Park Resort and Annexation (20PLN-29)** consisting of a 150 space RV Park Resort with 15 glamping spaces for short term camping and Annexation of ±45 acres into the City

Lance Lowe, Principal Planner, gave an update of what has occurred during the last few weeks since the last Planning Commission meeting. Mark Buttron, Fire Chief, gave an explanation on the fire evacuation protocols.

Commissioners discussed having signage directing to downtown, installing sidewalk, the positive feed back, fire escape routes, traffic impact clarifications, and the impacts on the surrounding neighborhoods.

Public Comments attached.

Motion made by Vice Chairman Warren-Rhodes, Seconded by Commissioner Bulanti.

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

Voting Nay: Commissioner Robins

OTHER BUSINESS

4. **Review of City Council Items.**

At the last council meeting the Council approved the first reading of the Sothern Sphere of Influence annexation.

5. **Future Meetings, Hearings and Study Sessions**

There will be a meeting in January of the new year.

BRIEF REPORTS BY COMMISSIONERS

Commissioner Bulanti congratulated the Downtown Business Association on the success of Cornish Christmas.

ADJOURN

Meeting adjourned by Chairman Arbaugh at 7:53 pm.

James Arbaugh, Chairman

Taylor Day, Deputy City Clerk

Taylor Day

From: GONZALES GARY
Sent: Monday, December 20, 2021 6:04 PM
To: Public Comments
Subject: Voice Mail (23 seconds)
Attachments: audio.mp3

Hello, my name is Gary Gonzalas. My address is 412 KK St Grass Valley, CA. This call is referring to 1849 a. I'm a patron there and sometimes I go out a little late dinner and they're closing up again. So I would like to see them open up a little longer. Thank you bye bye.

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

Thank you for using Transcription! If you don't see a transcript above, it's because the audio quality was not clear enough to transcribe.

[Set Up Voice Mail](#)

Taylor Day

From: Shoelson Tracy
Sent: Monday, December 20, 2021 1:04 PM
To: Public Comments
Subject: Voice Mail (27 seconds)
Attachments: audio.mp3

Hi, my name is Alex Olson from 312 N 3rd St. I want to call and get my support for 1849 period Ben to their late hours. Would be nice for them to have press 7 nice yeah pool hall and place to meet later than it is now so that's it. Thank you bye.

You received a voice mail from [Shoelson Tracy](#).

Thank you for using Transcription! If you don't see a transcript above, it's because the audio quality was not clear enough to transcribe.

[Set Up Voice Mail](#)

Taylor Day

From: Mote Marcia
Sent: Monday, December 20, 2021 10:48 AM
To: Public Comments
Subject: Voice Mail (51 seconds)
Attachments: audio.mp3

Hi my name is Carson mot. I live up on the Iron Mountain. I understand that they are trying to get the 1849 hours extended so they can have late night hours and I would like to voice my support for that. They have a really positive out atmosphere down there, always people with their kids come always really nice. It's bright, it's open It's a really nice place to hang out when the power was out. I was there pretty much for hours on end. The staff is always super friendly and let me charge my phone. And the food is great, so uhm, I fully support them getting their hours extended. I think it should happen. I think they deserve it and it's a great place for people to hang out. So thanks, bye.

You received a voice mail from [Mote Marcia](#).

Thank you for using Transcription! If you don't see a transcript above, it's because the audio quality was not clear enough to transcribe.

[Set Up Voice Mail](#)

Taylor Day

From: WIRELESS CALLER
Sent: Tuesday, December 21, 2021 10:59 AM
To: Public Comments
Subject: Voice Mail (1 minute and 25 seconds)
Attachments: audio.mp3

Hi good afternoon. My name is Bianca Henefer. My address is Carrie Ann Lane, Penn Valley, CA. I'm calling in regards to the Planning Commission's review of the 1849 brewing company's request to have later hours. I am an employee there. I am a bartender. I just wanted to let you guys know that I've been there since June and from what I've seen we have created a very welcoming environment in our Brunswick Basin, which I feel is very needed and being one of the late night bartenders that closes, I know that I personally worked very hard to make sure that we create an establishment with an environment that is welcoming and maybe not so rowdy as some of the other places in town. You know, a place where families can come with good music, good people, good vibes, and you know none of the unnecessary and unwanted conflicts that can come with. Establishments that serve alcohol, so again, my name is Bianca. I worked at 1849. I worked very hard to make sure that it is a positive aspect to our Community, and I hope that you guys can see that it's doing that. Alright, thank you very much and have a great day. Bye bye.

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

Thank you for using Transcription! If you don't see a transcript above, it's because the audio quality was not clear enough to transcribe.

[Set Up Voice Mail](#)

Taylor Day

From: WIRELESS CALLER
Sent: Tuesday, December 21, 2021 10:18 AM
To: Public Comments
Subject: Voice Mail (1 minute and 12 seconds)
Attachments: audio.mp3

Hi, my name is Scott Holbrook, a 3698 country Meadow court in Auburn, CA. I serve on the Board of directors at the Auburn Recreation District as well as run keep smiling promotions. We work closely with Kevin and his family at 1849 brewing we put on responsible fund music there that's typically family friendly. Also spend a lot of time there. I really would think it's great if you could grant the request to return to normal working hours. There's been changes in the organization and I think a lot of good faith and effort has been brought forward for him approved, earned that request and the right to further increases business. It's hard enough as it is out there these days, with all the changing dynamics we all face. So thank you and appreciate your considering this comment.

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

Thank you for using Transcription! If you don't see a transcript above, it's because the audio quality was not clear enough to transcribe.

[Set Up Voice Mail](#)

Taylor Day

From: Curk & Karen
Sent: Thursday, December 16, 2021 11:14 AM
To: Public Comments
Subject: Grass Valley RV Resort

To Grass Valley Planning Commission,

I am writing this email to show my support for the Grass Valley RV Resort project. I have read through the California Environmental Quality Act documentation and believe that this project will greatly benefit the Grass Valley/Nevada City community. We have a very family-oriented community and we are also fortunate enough to be a vacation destination because of the unique history and geographic gems our area provides. Our business community has risen to the challenge of providing dining, shopping and recreation in such a way as to keep the small town feel that we all value so much.

It is very important that Grass Valley and Nevada City understand the needs of our population as well as the needs of the business community that supports our population. The Grass Valley RV Resort project is well-designed and well thought out. It will benefit our area and our population as well as our business community without overcrowding or being an eyesore, and will attract visitors who will spend their hard-earned money in our local restaurants, stores and the like.

Best regards,

Karen Schneekluth
Nevada City

Taylor Day

From: Craig Hamilton
Sent: Thursday, December 16, 2021 12:54 PM
To: Public Comments
Subject: RV Resort proposal

To whom it concerns.

I am writing in to add my voice to the pile of letters. After looking at the proposed plans and prospective financials, I am in support of this project. It seems that this would be a fit to compliment events at the fairgrounds. It seems that the TOT taxes would benefit the city, estimated to be around \$400k per year). On top of that, the merchants would benefit from the shopping needs for people visiting or live/working in their RV.

There was much concern made of fire safety and evacuation relative to the proposed Park. While emotions were running high by the folks apposed to the development, they were not letting the fire Marshall have his say. It seems crazy to me to let emotionally charged voices to run the show whilst ignoring the experts available. That coming from a guy that has butted heads with them in the past. I just don't think it sets a good precedent for future discussions. Just because your loud doesn't mean you make the most sense. OK, rant over...

Thanks for your time...
Craig Hamilton

Taylor Day

From: Chris Carpenter
Sent: Thursday, December 16, 2021 5:19 PM
To: Public Comments
Subject: Letter in Support of GV RV Resort

Attn:

Grass Valley Planning Commission

125 E Main St.

Grass Valley CA, 95945

12/16/2021

Dear Planning Commission,

I am formally submitting a letter of support for the Grass Valley RV Resort at Auburn Road/McCourtney. Here are some key benefits that come to mind for me, as a local homeowner:

- People love our mountains and towns, and RV camping is on the rise around our nation. An installation of this resort would fill a high demand need, while bringing tax dollars to our community as they shop for goods & services while in our community.
- The proposed plans demonstrate an eye for estheticism within the space allotted.
- I have used the builders behind this project for my own home improvement purposes. And I know from experience that they bring a high level of integrity to the project. Let's keep in mind too that the investors in this project are local too. And even though I am not an investor myself, I know these locals spend a lot of money in this community, which ultimately benefits our local budget needs.
- I personally play a major role in running the local disc golf club in this community, and we hold various tournaments each year that are attended by competitors from California and neighboring states. Disc golfers also love to camp. Lastly, Grass Valley is actually a destination location for disc golf, regardless of tournament play. This facility would provide camping options very close to our newly expanded disc golf course in Condon Park, which the city so graciously helped us develop.
- As you know, annual forest fires are becoming a common occurrence during the summer months. If I needed to evacuate my home in Alta Sierra, for example, there is a high probability that I'd try to move

in here temporarily to be closer to my home as events unfolded. And, god forbid, my house actually burned down, this might actually become home for a while.

Item # 3.

- Lastly, let's not forget the emigrants that come in each year during harvest season, whether we want them to or not. Talk about a stinky bunch. It would be great if they had an additional place to shower and camp, so our town would be less stinky. :-)

Anyhow, I'm hopeful that you are getting lots of other letters in support of this effort because I cannot see any major deterrents from my point of view.

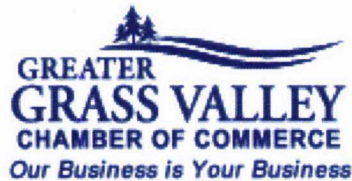
Kindly,

Christopher M. Carpenter

14406 Falling Star Lane

Grass Valley, CA 95949

530-273-1879



128 East Main Street, Grass Valley, CA 95945 • (530) 913-2399
 www.grassvalleychamber.com • email: info@grassvalleychamber.com

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 Apple and Associates

December 14, 2021

Grass Valley Planning Commission

RE: Grass Valley RV Resort

Dear Planning Commissioners,

On behalf of the Greater Grass Valley Chamber of Commerce board of directors, it is a pleasure to write this letter of support for the Grass Valley RV Park Resort.

Having received an in-depth review of this program from the project planners, and become conversant with its technical studies, plans and reports, we are in favor of the project's intent.

The Chamber enthusiastically supports the Grass Valley RV Resort for the following reasons:

- Project partners are local, and their philosophy is "keeping it local."
- The City of Grass Valley Annexation will bring enhanced utilities to the area including sewer.
- The architectural and landscaping plans reflect the quality of the project.
- The developers have pledged to work with the NCCA and will have a fair bidding process.
- This project offers an upscale RV tourism opportunity.
- The proposed enhanced Pedestrian Access across McCourtney Road.
- The direct economic benefit to downtown Grass Valley businesses.
- Transient Occupancy Tax will be of benefit to the City of Grass Valley.
- The project will connect to existing trails and offer recreational opportunities.
- The Resort would provide RV support for Nevada County Fairgrounds events.
- The Grass Valley RV Resort adds an enhanced marketing opportunity to one of the second largest outdoor recreation activities that contributes to the gross domestic product in the US.
- The Grass Valley RV Resort adds value to Grass Valley and western Nevada County as a recreation destination.

We urge the Commissioners to approve the Grass Valley RV Resort project and send their recommendations to the Grass Valley City Council for approval.

Sincerely,

Robert Medlyn

Robert Medlyn, President, GGVCC

Robin Galvan-Davies

Robin Galvan-Davies, CEO

Taylor Day

From: Kevin Martin
Sent: Thursday, December 16, 2021 11:50 PM
To: Public Comments
Subject: Planning Commission

To Whom it may concern:

I am writing in to voice my support for the proposed RV Park on McCourtney Road. This is a project that would inject tourist money into the Grass Valley community and the location could not be better. There is nothing like this in Nevada County.

I was lived in this community for 45 years and support the project.

Kevin Martin

Taylor Day

From: Kathie Drake
Sent: Friday, December 17, 2021 6:56 AM
To: Public Comments
Subject: RV Park

public@cityofgrassvalley.com

I live in Grass Valley and I support the proposed Grass Valley RV park. It is something that is needed in this area. Please provide Planning Commission Support for this project.

or

I live in Nevada County and would like to offer my support for the Proposed Grass Valley RV Park being considered by the Planning Commission.

RV owner
Kathie Drake

[Sent from Yahoo Mail for iPhone](#)

Taylor Day

From: Brandon Hall
Sent: Friday, December 17, 2021 7:32 AM
To: Public Comments
Subject: Grass Valley RV Park

I have lived in Grass Valley for 25 + years and would like to offer my support for the Proposed Grass Valley RV Park being considered by the Planning Commission. It would be nice to see new development continue in our town.

Brandon Hall
Estimator/Project Manager
Southwest Grading, Inc.
Office: (916) 632-6760
Mobile: (530) 401-7053



Taylor Day

From: Grace Hudek ·
Sent: Friday, December 17, 2021 7:44 AM
To: Public Comments
Subject: Proposed Grass Valley RV Park

I would like to support the proposed Grads Valley RV park. I live in Nevada County and I feel the park would be an asset to the community.

Sincerely,
Grace Hudek

Sent from my iPhone

Taylor Day

From: BRADY PRYOR
Sent: Friday, December 17, 2021 7:48 AM
To: Public Comments
Subject: Grass Valley RV Park

Dear sir / madam,

This note is in support of the proposed RV park to be located at the intersection of McCourtney and Old Auburn Roads, Grass Valley.

This now-vacant parcel seems well suited for an RV park and might relieve some of the stress of the over-used areas of the Fairgrounds. For years the fairgrounds has hosted all manner of recreational vehicles and I've been concerned for years as to the effects of the vehicular traffic on the Fairgrounds tree canopy. This new park might help the over crowding we see every fair.

Please consider this a note of support.

Thanks,

Brady Pryor

Taylor Day

From: Alan Dunn
Sent: Friday, December 17, 2021 9:31 AM
To: Public Comments
Subject: RV Park

Dear Planning Commission,
I live in Grass Valley and I support the proposed Grass Valley RV park. It is something that is needed in this area. Please provide Planning Commission Support for this project.
Thank you,
Alan Dunn

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"... I say to you, love your enemies, bless those who curse you, do good to those who hate you, and pray for those who spitefully use you and persecute you..." (Jesus)

Taylor Day

From: Shawn Martin
Sent: Friday, December 17, 2021 10:18 AM
To: Public Comments
Subject: Planning Commission 12-21-21

To Whom it may concern:

I live and work in Nevada County and reside close to the proposed RV Park and I feel it would great for the Grass Valley area. There are currently no RV parks and we have lots of people with RV's that would love to come to the Gold County and visit us, but no RV parks to stay in. This would provide needed income to local businesses since all the RVers would dine and shop in the community. It would also be a blessing to the fair grounds during their events because people could stay in the RV park and attend multiple days of the events.

I fully support this project.

Thanks for your consideration

Shawn Serpa Martin

Sent from [Mail](#) for Windows

Taylor Day

From: John Hudek
Sent: Friday, December 17, 2021 10:23 AM
To: Public Comments
Subject: Proposed RV park across from fairgrounds

I'm in full support of the proposed RV Resort Park adjacent to the Fair Grounds. What a benefit to the City and County. There are so many items of interest and activities an RV Resort visitors could participate in. Sharing our blessings with others.
Thank you for the opportunity to provide our input.

Best Regards
John Hudek

Sent from a cell phone

Taylor Day

From: Barbara Camarena
Sent: Friday, December 17, 2021 10:28 AM
To: Public Comments
Subject: Grass Valley RV resort

I am sending this in support of building an RV Resort across from the GV fairgrounds.

I live in Grass Valley and have many friends who love visiting us. Many of them are RV'ers who would greatly appreciate having available accommodations such as the park that is being proposed. This park and it's amenities will be wonderful for our community and businesses.

If you have any questions, please feel free to contact me at the above email.

Sincerely,

Barbara Camarena

Taylor Day

From: SUZETTE CASTLETON
Sent: Friday, December 17, 2021 7:02 PM
To: Public Comments
Subject: proposed RV park

Dear Council,

I have caught wind of a proposed RV park by the fairgrounds. What purpose would this serve? The fairgrounds already have RV accommodations. Wouldn't this park take much needed money away from the fairgrounds and stick it in some already rich person's pocket? Not to mention the increased traffic of large vehicles to a road that already is crowded because of the transfer station and any event the fairgrounds is hosting. I live not too far from the proposed site and several of my neighbors encouraged me to speak out against this needless waste of land. I am totally against this proposal. Thank you for your consideration.

Sincerely,
Suzette Castleton
Grass Valley

Taylor Day

From: dan toms
Sent: Saturday, December 18, 2021 8:04 AM
To: Public Comments
Subject: Grass Valley RV Resort

Good morning,

We are happy to hear that you are considering the building of a proper RV park in Grass Valley. We spent two months traveling across the U.S. this past summer and visited cities that we had not planned to visit simply because of the RV park. Having a clean and gated park for visitors would bring a lot of visitors to your area. Every park we stayed in was full. Most of the parks did not allow RV's that are older than ten years, and did not allow people to stay over two-weeks. We appreciated these rules.

We were surprised to see how many people are out on the road in RV's. Grass Valley has a lot to offer visitors year round. Please consider allowing the park to be built.

Thank you for your consideration,

Dan and Lynn Toms
Auburn, CA.

Taylor Day

From: Travis Vizino
Sent: Saturday, December 18, 2021 9:19 AM
To: Public Comments
Subject: Proposed rv park

It would be great to have this rv park in grass valley . I have lived in town for 15 years and always want a nice rv park for friends and family's to be able to stay close to town and visit. It would benefit the town of grass valley

Taylor Day

From: Matthew Scott
Sent: Sunday, December 19, 2021 1:01 AM
To: Public Comments
Subject: I Support The Grass Valley RV Park

To Whom It May Concern:

My name is Matthew Scott and I am writing in support for the RV park in Grass Valley. With the recent change in the economic climate my wife and I are looking for alternatives to our traditional long distance vacation. I think the idea of having an upscale RV park in Grass Valley is forward thinking. In my opinion, this town needs as much draw as it can get to support our tourist industry and the local economy. I know the imagination of the people working on this project, and I know it would be something great and really unique for Nevada County. I've seen new life pumped into the city within the last year or two, its a great trend! I think this project would help to stimulate that. Grass Valley is a great destination, I love this town and I only want the best for it. I am in support for the Grass Valley RV park project and I would love to stay there!

Thanks for reading,

Matthew Scott
Valley View Rd, Nevada City
530 615 7350

Taylor Day

From: Gillian W
Sent: Sunday, December 19, 2021 8:36 AM
To: Public Comments
Subject: Proposed RV Park Grass Valley

Hi, my name is Gillian Williams. I lived in Grass Valley for 38 years. I definitely am excited and hopeful for a beautiful RV park in Nevada County. Many times we have had friends and family from out of town wanting to visit when traveling in their RV's. Unfortunately they chose to travel elsewhere because our beautiful county doesn't have these accommodations. Which then led us to have to travel to meet them, instead of sharing our town's lovely restaurants and shops. I think this would be a positive for our local economy. We have a RV and would also love to take the kids and go spend time with friends at this proposed RV Park. Wonderful new asset for our community. I hope the county planning commission supports this project.

Sincerely,
Gillian Williams

Subject: RV Park Resort and Annexation Project.

As neighbors in Sherwood Forest, a neighborhood of 64 homes 1.5 miles from the proposed project, we have the following concerns. An equal number of homes are affected in Hidden Valley and on Auburn Rd.

- Evacuation – We are concerned about the potential of 100 RVs (the stated average occupancy) attempting to exit the RV park, negotiate local intersections, and enter the highways; during an evacuation due to a wildfire. We have all been told by Cal Fire advisors to NOT plan to use our RVs during an evacuation. Currently the plan states under para XIX-Wildfires a) “substantially impair an adopted emergency response plan or emergency evacuation plan?” – **No Impact.**
 - The intersection at McCourtney Rd and entrance to Hwy 20 is currently rated F.
 - The project and city have not completed a study addressing the effect of traffic during an evacuation.
 - We ask that a proper study and plan be established, addressing the potentially significant impact on traffic, due to the unknowns in a wildfire.
- Coordinate an evacuation plan with the Nevada County Fairgrounds. The Nevada County Fairgrounds has approximately 75 RV spaces with an approximated 70% occupancy. This will add to the congestion at the intersection where the proposed RV park will exit and the entrances to the highways.
- Directions on google maps direct traffic on highway 49 to Grass Valley Traffic via Auburn Road. The traffic study estimates an additional 45 trips per day added to Auburn Road between McCourtney and Combie Roads (pg. 94). We suggest project management contact these services to direct traffic via McCourtney, as part of the permit process.
- Congestion at intersection – Based on the plans in the Commission documents, there does not appear to be any plans to change the current configuration of the intersection at McCourtney and Auburn Rd. Please address plans to ensure residents will be able to negotiate the intersection at busy times.
- Aesthetics
 - Age and condition of RV – The park developers addressed a concern to maintain a certain standard for equipment. These standards should be made part of the use permit conditions.
 - Length of stay – Park developers indicate that vehicles will be limited to a 30 day stay. We suggest this be made part of the conditions of the use permit. And add to the length of stay criteria, a period of 15 days before the RV may return. We would prefer the length of stay be reduced to 15 days.
 - Parking on Auburn Rd - Address how street parking will be managed. Experience at other RV parks shows that some residents or visitors park extra vehicles off the premises in surrounding streets.

Taylor Day

From: Robert Long
Sent: Sunday, December 19, 2021 10:58 AM
To: Dan Miller; Public Comments; Lance Lowe
Subject: Rv Park Resort.

As neighbors in Sherwood Forest, a neighborhood of 64 homes 1.5 miles from the proposed project, we have the following concerns. An equal number of homes are affected in Hidden Valley and on Auburn Rd.

- Evacuation – We are concerned about the potential of 100 RVs (the stated average occupancy) attempting to exit the RV park, negotiate local intersections, and enter the highways; during an evacuation due to a wildfire. We have all been told by Cal Fire advisors to NOT plan to use our RVs during an evacuation. Currently the plan states under para XIX-Wildfires a) “substantially impair an adopted emergency response plan or emergency evacuation plan?” – **No Impact.**
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- We ask that a proper study and plan be established, addressing the potentially significant impact on traffic, due to the unknowns in a wildfire.
 - Coordinate an evacuation plan with the Nevada County Fairgrounds. The Nevada County Fairgrounds has approximately 75 RV spaces with an approximated 70% occupancy. This will add to the congestion at the intersection where the proposed RV park will exit and the entrances to the highways.
 - Directions on google maps direct traffic on highway 49 to Grass Valley Traffic via Auburn Road. The traffic study estimates an additional 45 trips per day added to Auburn Road between McCourtney and Combie Roads (pg. 94). We suggest project management contact these services to direct traffic via McCourtney, as part of the permit process.
 - Congestion at intersection – Based on the plans in the Commission documents, there does not appear to be any plans to change the current configuration of the intersection at McCourtney and Auburn Rd. Please address plans to ensure residents will be able to negotiate the intersection at busy times.
 - Aesthetics
 - Age and condition of RV – The park developers addressed a concern to maintain a certain standard for equipment. These standards should be made part of the use permit conditions.
 - Length of stay – Park developers indicate that vehicles will be limited to a 30 day stay. We suggest this be made part of the conditions of the use permit. And add to the length of stay criteria, a period of 15 days before the RV may return. We would prefer the length of stay be reduced to 15 days.
 - Parking on Auburn Rd - Address how street parking will be managed. Experience at other RV parks shows that some residents or visitors park extra vehicles off the premises in surrounding streets.

Robert Long
 530-913-0287

Taylor Day

From:
Sent: Friday, December 17, 2021 11:10 AM
To: Public Comments
Subject: Grass Valley RV Park

My name is David Long. I am with a local engineering company, and support the proposed RV Park on McCourtney Road

Taylor Day

From: Menkin Nelson
Sent: Friday, December 17, 2021 11:52 AM
To: Public Comments
Subject: Proposed Grass Valley RV Park

I live in Nevada County and would like to offer my support for the Proposed Grass Valley RV Park being considered by the Planning Commission.

Sincerely,

Menkin Nelson
(530) 955 -3129



From: Juli Matta
Sent: Friday, December 17, 2021 12:24 PM
To: Public Comments
Subject: Proposed Grass Valley RV Park

I live in Nevada County and would like to offer my support for the Proposed Grass Valley RV Park being considered by the Planning Commission.

Juli Matta
The Mortgage Source
Owner / Broker
Proudly originating mortgages for 30+ years!
 22939 W. Hacienda Drive
 Grass Valley, CA 95949
 Off: (530) 268-3333 Fax: (530) 268-9674
 Cell: (530) 320-0004
 CaDre #01031943 NMLS #236728 NMLS# 355267

Taylor Day

From: Curtis Yew
Sent: Friday, December 17, 2021 12:28 PM
To: Public Comments
Subject: Grass Valley RV Park

Dear Sirs,

I am writing to express my support for the proposed Grass Valley RV Park. I am a business owner in the city of Grass Valley and it is a worthy project that would boost the local area's economy. It is a well planned project supported by trustworthy, experienced business persons.

Sincerely,
Curtis Yew, CPA

Curtis T Yew, CPA, Inc.
452 S. Auburn Street, Suite 2
Grass Valley, CA 95945

Telephone: 530-272-2606 Fax: 530-272-7681
Email Address: curtis@yewcpa.com

Taylor Day

From: bear Robinson
Sent: Friday, December 17, 2021 1:18 PM
To: Public Comments
Subject: RV park across from fairgrounds

Our city needs the RV park proposed to be built across from the fairgrounds.

My wife and I have several friends with RVs who often visit and have difficulty finding suitable accommodations. This park is absolutely needed to keep Grass Valley a tourist destination for friends, family, and anyone who would like to discover all we have to offer.

Sincerely,

Michael Robinson

Taylor Day

From: Van Anthony
Sent: Sunday, December 19, 2021 11:44 AM
To: dan.miller@co.nevada.ca.us; boblong162@gmail.com; Public Comments
Subject: Old Auburn & McCourtney Road RV Park

I support approval of the RV Park. I think it is a good idea for many reasons.
Van Anthony
539-913-6087

Sent from my iPad

Taylor Day

From: Eric Crabb
Sent: Sunday, December 19, 2021 12:15 PM
To: Public Comments
Subject: Proposed Grass Valley RV Park

Hello,

I live in Nevada County and support the Proposed Grass Valley RV Park. It is something that is needed in this area. Please provide Planning Commission Support for this project.

Thank you,

Eric Crabb

Taylor Day

From: John Murray
Sent: Sunday, December 19, 2021 12:08 PM
To: Public Comments
Cc: Bob Long
Subject: Proposed RV park
Attachments: RV park concerns.docx

My husband and I were at the meeting held on site the other day and do not feel the attached issues were addressed. Please strongly consider the issues and come up with a more complete fire protection and escape plan for this area if the RV permit goes forward.

John and Nancy Murray

Taylor Day

From: Richard Celio ·
Sent: Sunday, December 19, 2021 1:14 PM
To: Public Comments
Cc: dan.miller@co.nevada.ca.us; oes@co.nevada.ca.us;
 Senator.Dahle@outreach.senate.ca.gov; Letters The Union;
 Assemblymember.Dahle@outreach.assembly.ca.gov
Subject: RV Park Resort and Annexation Project

I helped write the following letter that you are also receiving from others in our community. In addition, please note that I strongly believe that it is unacceptable that the City and the County would not require a serious analysis of the impact a project like this would have on the evacuation time for local residents. The city seems to be relying almost entirely on the statement from the local fire department that this does not affect their emergency plan. After speaking with the fire chief it turns out their emergence plan is to do what they always do - rush in heroically to try and save lives and property. This is laudable but does not address the issue. The fire chief does not do traffic studies and cannot quantify the traffic issues at an intersection in an emergency. After meeting with the city manager, project planner, developers and fire chief it is absolutely clear that they are not willing to put the work in to quantify the project's impact on emergency evacuation for surrounding residents. Please make this a priority in all major projects, including this one.

As neighbors in Sherwood Forest, a neighborhood of 64 homes 1.5 miles from the proposed project, we have the following concerns. An equal number of homes are affected in Hidden Valley and on Auburn Rd.

- Evacuation – We are concerned about the potential of 100 RVs (the stated average occupancy) attempting to exit the RV park, negotiate local intersections, and enter the highways; during an evacuation due to a wildfire. We have all been told by Cal Fire advisors to NOT plan to use our RVs during an evacuation. Currently the plan states under para XIX-Wildfires a) “substantially impair an adopted emergency response plan or emergency evacuation plan?” – No Impact.
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- Coordinate an evacuation plan with the Nevada County Fairgrounds. The Nevada County Fairgrounds has approximately 75 RV spaces with an approximated 70% occupancy. This will add to the congestion at the intersection where the proposed RV park will exit and the entrances to the highways.
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- Parking on Auburn Rd - Address how street parking will be managed. Experience at other RV p

shows that some residents or visitors park extra vehicles off the premises in surrounding streets.

Cheers,
Richard Celio
12588 Robinhood Drive
Grass Valley, CA 95949
Mobile: 408-821-7749

Taylor Day

From: dboom
Sent: Sunday, December 19, 2021 2:04 PM
To: Van Anthony; dan.miller@co.nevada.ca.us; boblong162@gmail.com; Public Comments
Subject: RE: Old Auburn & McCourtney Road RV Park

I agree with Van
Dave Boom

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Van Anthony <van_anthony@msn.com>
Date: 12/19/21 11:43 AM (GMT-08:00)
To: "dan.miller@co.nevada.ca.us" <dan.miller@co.nevadaca.us>, boblong162@gmail.com,
public@cityofgrassvalley.com
Subject: Old Auburn & McCourtney Road RV Park

I support approval of the RV Park. I think it is a good idea for many reasons.
Van Anthony
539-913-6087

Sent from my iPad

Taylor Day

From: Phaedrus
Sent: Sunday, December 19, 2021 3:23 PM
To: Public Comments; dan.miller@co.nevada.ca.us
Cc: boblong162@gmail.com
Subject: RV Park Resort and Annexation Project.

As neighbors in Sherwood Forest, a neighborhood of 64 homes 1.5 miles from the proposed project, we have the following concerns. An equal number of homes are affected in Hidden Valley and on Auburn Rd.

- Evacuation – We are concerned about the potential of 100 RVs (the stated average occupancy) attempting to exit the RV park, negotiate local intersections, and enter the highways; during an evacuation due to a wildfire. We have all been told by Cal Fire advisors to NOT plan to use our RVs during an evacuation. Currently the plan states under para XIX-Wildfires a) “substantially impair an adopted emergency response plan or emergency evacuation plan?” – No Impact.
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- Coordinate an evacuation plan with the Nevada County Fairgrounds. The Nevada County Fairgrounds has approximately 75 RV spaces with an approximated 70% occupancy. This will add to the congestion at the intersection where the proposed RV park will exit and the entrances to the highways.
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- Parking on Auburn Rd - Address how street parking will be managed. Experience at other RV parks shows that some residents or visitors park extra vehicles off the premises in surrounding streets.

Joe McAlister

Taylor Day

From: Shari Brighting
Sent: Sunday, December 19, 2021 3:59 PM
To: Public Comments
Subject: RV Park Resort and Annexation Project

Subject: RV Park Resort and Annexation Project

As neighbors in Sherwood Forest, a neighborhood of 64 homes 1.5 miles from the proposed project, we have the following concerns. An equal number of homes are affected in Hidden Valley and on Auburn Rd.

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 - Parking on Auburn Rd - Address how street parking will be managed. Experience at other RV parks shows that some residents or visitors park extra vehicles off the premises in surrounding streets.

Taylor Day

From: Kraig Durham
Sent: Sunday, December 19, 2021 4:04 PM
To: Public Comments
Subject: RV Park Resort and Annexation Project

Subject: RV Park Resort and Annexation Project

As neighbors in Sherwood Forest, a neighborhood of 64 homes 1.5 miles from the proposed project, we have the following concerns. An equal number of homes are affected in Hidden Valley and on Auburn Rd.

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 - Parking on Auburn Rd - Address how street parking will be managed. Experience at other RV parks shows that some residents or visitors park extra vehicles off the premises in surrounding streets.

Taylor Day

From:
Sent: Sunday, December 19, 2021 4:04 PM
To: Public Comments; dan.miller@co.nevada.ca.us
Cc: 'Robert Long'
Subject: RV Park Resort and Annexation Project

Dear City of Grass Valley and Dan Miller,

As neighbors in Sherwood Forest, a neighborhood of 64 homes 1.5 miles from the proposed project, we have the following concerns. An equal number of homes are affected in Hidden Valley and on Auburn Rd.

- Evacuation – We are concerned about the potential of 100 RVs (the stated average occupancy) attempting to exit the RV park, negotiate local intersections, and enter the highways; during an evacuation due to a wildfire. We have all been told by Cal Fire advisors to NOT plan to use our RVs during an evacuation. Currently the plan states under para XIX-Wildfires a) “substantially impair an adopted emergency response plan or emergency evacuation plan?” – **No Impact.**
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 - Parking on Auburn Rd - Address how street parking will be managed. Experience at other RV parks shows that some residents or visitors park extra vehicles off the premises in surrounding streets.

Thank you SO MUCH for reviewing this email,

Kim Zwick

Taylor Day

From: AT&T Yahoo Mail
Sent: Sunday, December 19, 2021 4:17 PM
To: dan.miller@co.nevada.ca.us; Public Comments
Cc: boblong162@gmail.com
Subject: RV Park Resort and Annexation Project

Dear City of Grass Valley and Dan Miller,

As neighbors in Sherwood Forest, a neighborhood of 64 homes 1.5 miles from the proposed project, we have the following concerns. An equal number of homes are affected in Hidden Valley and on Auburn Rd.

- Evacuation – We are concerned about the potential of 100 RVs (the stated average occupancy) attempting to exit the RV park, negotiate local intersections, and enter the highways; during an evacuation due to a wildfire. We have all been told by Cal Fire advisors to NOT plan to use our RVs during an evacuation. Currently the plan states under para XIX-Wildfires a) “substantially impair an adopted emergency response plan or emergency evacuation plan?” – **No Impact.**
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 - Parking on Auburn Rd - Address how street parking will be managed. Experience at other RV parks shows that some residents or visitors park extra vehicles off the premises in surrounding streets.

Thank you for reviewing this email,

Andy Bernadett

Resident of Sherwood Forest

Taylor Day

From: Gillian Blair
Sent: Sunday, December 19, 2021 6:08 PM
To: Public Comments
Subject: Proposed RV park

Dear City Planners,

We are writing to oppose the proposed RV park at the corner of Auburn and McCourtney Roads.

The meadows along Auburn Road, capped by the area under consideration for an RV park, represent a rare expanse of lovely open space which deserves to be protected. These uninterrupted open lands benefit not only the great variety of wildlife here, but serve as an attraction for visitors to our county.

Developing the parcel in question, particularly with a large population of motor vehicles, would destroy the scenic and environmental value of this land. It would add significant traffic to two roads and an intersection already in heavy use as entry to residential communities, and the approach to the County Fairgrounds.

We urge you to oppose this reckless and wasteful proposal for the misuse of such valuable land. Destruction of this land to house an army of large recreational vehicles would be an irreversible tragedy.

Sincerely,

Thomas Schreiner and Gillian Blair
12668 Nottingham Lane
Grass Valley 95949

Taylor Day

From: Susan Sanford
Sent: Monday, December 20, 2021 5:33 AM
To: Public Comments
Subject: RV park on McCourtney

Greetings,

I'd rather see the proposed RV park on McCourtney be an affordable housing project, or a combination of affordable housing and an RV park.

In my job I see every day the staggering difficulties people are facing finding affordable housing around here. Please consider the huge positive impact that an affordable housing project would have on the long term stability and vitality of Grass Valley.

With sincere thanks,
Susan Sanford
11224 Orion Way
Grass Valley, CA 95949
530-446-1342

Subject: RV Park Resort and Annexation Project.

As neighbors in Sherwood Forest, a neighborhood of 64 homes 1.5 miles from the proposed project, we have the following concerns. An equal number of homes are affected in Hidden Valley and on Auburn Rd.

- Evacuation – We are concerned about the potential of 100 RVs (the stated average occupancy) attempting to exit the RV park, negotiate local intersections, and enter the highways; during an evacuation due to a wildfire. We have all been told by Cal Fire advisors to NOT plan to use our RVs during an evacuation. Currently the plan states under para XIX-Wildfires a) “substantially impair an adopted emergency response plan or emergency evacuation plan?” – **No Impact.**
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 - Length of stay – Park developers indicate that vehicles will be limited to a 30 day stay. We suggest this be made part of the conditions of the use permit. And add to the length of stay criteria, a period of 15 days before the RV may return. We would prefer the length of stay be reduced to 15 days.
 - Parking on Auburn Rd - Address how street parking will be managed. Experience at other RV parks shows that some residents or visitors park extra vehicles off the premises in surrounding streets.

Taylor Day

From: Michael Bello
Sent: Monday, December 20, 2021 7:02 AM
To: Public Comments
Subject: Auburn Rd RV Park

To whom it may concern. The proposed plans for a RV Park at the corner of Auburn and McCourtney road needs serious reconsideration. There is no plan for increased traffic coming that will come from Highway 49 down Auburn Rd. Anyone with Google maps will be directed off of 49 at Auburn Rd to get to the RV Park. This is a tight road, with many curves and at night can be very dangerous. Not to mention the danger that exists even now trying to get onto Auburn Rd from Sherwood Forest. Speed limits are not enforced by the CHP as it is. During a fire evacuation, the road would become very dangerous, adding RV's to the mix would only increase the dangers. Also, just getting into the park would cause traffic issues from both directions as owners manipulate these cumbersome vehicles. Then we get into the details of lighting, noise, long-term tenants abusing the rules, and finally, why is the city annexing more property? What are the secret plans for that? There is always a reason for these moves, what is it? As a resident on Auburn Rd, I decline to support this project. Thank you, Mike Bello

[Sent from AT&T Yahoo Mail on Android](#)

Taylor Day

From: Lorraine Jewett
Sent: Monday, December 20, 2021 7:56 AM
To: Public Comments
Subject: RV Park Resort

Dear Planning Commissioners ~

I support the RV Park Resort proposed for the property at Auburn and McCourtney Roads.

My neighbors, Dan and Donna Thomassen, and Dan's parents Keith and Chris Thomassen, are the primary owners/investors. This isn't a mega chain planning a cookie-cutter RV park. This is a project created with love for our community and a deep knowledge of what RVers want and need. These families have invested many years and significant personal finances to this proposed RV Park Resort. The Thomassens' knowledge and commitment will make this RV park a success and an asset to western Nevada County.

People who take RV vacations have spent a lot of money on their rigs, and they like to spend money when they travel. This RV park will benefit the local economy including retail shops, restaurants, and other businesses. It will provide tax revenues for the City of Grass Valley. It will reinforce our local reputation as a tourist destination.

I urge the Grass Valley Planning Commission to approve this proposal

Thank you for your time and consideration.

~Lorraine Jewett

Taylor Day

From: Healing Light
Sent: Monday, December 20, 2021 8:43 AM
To: Public Comments
Subject: Grass Valley RV Resort

Dear City Council Members,

It has come to my attention that there is the potential for an RV park/resort in Grass Valley currently being developed by Ken Meyers. I would like to voice my opinion and support for this RV park/resort. We desperately need to have places where people can park, feel safe, and enjoy Nevada County. Please consider this project as beneficial for Nevada County going forward.

Thank you, Lisa Boulton

--

Lisa Boulton CCHt
Healing Light Hypnosis
<http://www.HealingLightHypnotherapy.com>
<http://www.TobyBearStories.com>
[My Facebook Profile](#)

Taylor Day

From:
Sent: Sunday, December 19, 2021 11:01 AM
To: dan.miller@co.nevada.ca.us; Public Comments
Subject: RV Park Resort

As neighbors in Sherwood Forest, a neighborhood of 64 homes 1.5 miles from the proposed project, we have the following concerns. An equal number of homes are affected in Hidden Valley and on Auburn Rd.

- Evacuation – We are concerned about the potential of 100 RVs (the stated average occupancy) attempting to exit the RV park, negotiate local intersections, and enter the highways; during an evacuation due to a wildfire. We have all been told by Cal Fire advisors to NOT plan to use our RVs during an evacuation. Currently the plan states under para XIX-Wildfires a) “substantially impair an adopted emergency response plan or emergency evacuation plan?” – *No Impact.*
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 - Parking on Auburn Rd - Address how street parking will be managed. Experience at other RV parks shows that some residents or visitors park extra vehicles off the premises in surrounding streets.

Sharyl Long
 530-477-7875

Taylor Day

From:
Sent: Sunday, December 19, 2021 10:36 AM
To: Public Comments
Subject: Grass Valley RV Resort Project - December 21st GVPC Agenda
Importance: High

Dear GVPC Members,

With respect to the upcoming December 21st planning commission meeting and agenda, I wanted to take a brief moment and share my support of the Grass Valley RV Resort. I've known the integrity of the ownership group for many years and their commitment to the future of our community.

This project has been very carefully designed and planned, embracing the needs of Nevada County, the fairgrounds activities and year around tourism. There is a need for a first class RV Resort in Nevada County and a fantastic use of this land, its location and furthermore an excellent source of tax revenue for the City of Grass Valley.

Please enlist our support for this project. Do not hesitate to reach out for further comments, I'm at your disposal.

Best Regards,

Pieter M. Rossi

Principal

BP Properties, LLC

BP Properties, LLC

PO Box 1481 (Mailing)

420 Sierra College Dr. #160

Grass Valley, CA 95945

Email pete@bpproperties.us | Web www.420sierracollege.com

530.913.4811 mobile

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Item # 3.

Taylor Day

From:
Sent: Monday, December 20, 2021 9:02 AM
To: Public Comments
Cc: Donna Thomassen
Subject: Support for RV Park across from fairground

Dear Grass Valley Planning Commission,

Please accept this email in support of the proposed RV park across from the Nevada County Fairgrounds. I believe this RV park will be an asset to Grass Valley and Nevada County. This development will help support tourism by providing a high end RV park for travelers which will in turn support positive economic growth in our beautiful community. Additionally, the location is ideal as it is near downtown shops and restaurants, events held at the fairground and other local venues, and to our major arterial connections in and out of town. I whole heartedly support this local development. Please don't hesitate to contact me if you'd like additional information.

Kind Regards,

Jodi LaCosse
Grass Valley Resident
530-477-9029

Taylor Day

From: Curk Schneekluth
Sent: Wednesday, December 15, 2021 10:08 AM
To: Public Comments
Subject: Grass Valley RV Resort

Dear Grass Valley Planning Commission,

I am writing to you to show my support for the Grass Valley RV Resort project. While we are relatively new to this area, we have seen and been involved (pro and con) with numerous development projects in the Coastal Community of Carlsbad, CA. Carlsbad is a wonderful family oriented community and is also a highly sought destination for vacationers and businesses alike. The City Council has done a pretty good job of balancing the needs of both the citizenry and the business community.

Grass Valley and Nevada City have the same opportunity and obligation to understand the needs of both its family and business community. It is imperative that community representatives strike a balance between the two when considering new development projects. Having read through various documents provided by the California Environmental Quality Act (CEQA), I believe that the Grass Valley RV Resort strikes this balance. It is a well-designed and thought out use of land. I believe it will enhance the area by worthwhile land use. The project will support local businesses by attracting visitors, but in a manageable way, and not by overcrowding like most resorts are want to do.

Respectfully,

Curk Schneekluth
Nevada City

Taylor Day

From: Ed
Sent: Wednesday, December 15, 2021 2:02 PM
To: Public Comments
Cc: miloschmidt@comcast.net
Subject: Fwd: RV Park proposal

:

As a long time RV owner I am seeing more and more need for modern and new RV Parks. I think the construction of the proposed RV Park in Grass Valley would be of significant economic value to Nevada County. I support the project.

*Edward Greenwood
15248 Banner Quaker Hill Rd
Nevada City, Ca 95959
530-265-0700 C- 707-350-1968*

Taylor Day

From: susan tomlin
Sent: Wednesday, December 15, 2021 4:34 PM
To: Public Comments
Subject: RV Park

Dear City of Grass Valley:

I would like to express my interest in and approval of the plans to develop an RV park for the City of Grass Valley. As a member of Golden Empire Good Sams, I think it would be a wonderful asset to the City and to the tourist industry and our local citizens.

Thank you,

Susan Tomlin
19745 Chaparral Circle
Penn Valley, CA 95946

Taylor Day

From: Michael DeSena
Sent: Wednesday, December 15, 2021 5:26 PM
To: Public Comments
Subject: Proposed RV park on McCourtney rd.

Michael DeSena
12204 McCourtney

I am in favor of the proposed rv park across from the fairgrounds. I drive past every time I leave my house. The rv park will be a lot more pleasant to look at than an office complex or business park.

I know there are concerns about traffic but after talking with the principals it is clear they are addressing the issues. It would be nice if the fairgrounds had a lane for the rv's to pull off McCourtney so they don't block traffic.

When I attended the gathering at the property I heard a lot of opposition to this project. The three valid points were traffic, community impact, and fire concerns. I think these have been well addressed by the principals and the city.

I welcome the park and the revenue it will bring into our city.

Taylor Day

From: Gary Hammer
Sent: Wednesday, December 15, 2021 7:42 PM
To: Public Comments
Subject: Grass Valley RV Resort

I am very much in favor of this project. It should be a great boon to the Grass Valley/Western Nevada County region.

Please approve this project!!

Gary Hammer (20 year resident of Rough and Ready; Penn Valley.)

DONALD J. BARTOLI

15720 SHANNON WAY
NEVADA CITY, CA 95959
(530) 265-3688
(916) 214-5935 Cell Phone
donaldbartoli@comcast.net

December 20, 2021

Grass Valley Planning Commission
125 East Main Street
Grass Valley, CA 95945

Re: Grass Valley RV Resort near the Nevada County Fairgrounds

Subject: Support

Ladies and Gentlemen:

We just learned a few days ago about this proposed RV Resort near the Nevada County Fairgrounds and we support this project completely. It is something that is long overdue.

We moved here from the San Francisco Bay area in 1975 and started a business in 1976 which is the same year we purchased our first RV from a dealer in Grass Valley. After 46 years and six upgrades later, we are presently on what will probably be our last unit, a 35 foot motorhome. We have a number of friends that come and visit us with their RV's and if we can't accommodate them, they end up staying out of the area. The only thing we have here is the "Inn Town Campground" in Nevada City which is closed part of the year and has a very limited number of spaces. Of course there is the RV area at the Fairgrounds which could use a complete overhaul and upgrade.

This proposed RV Resort would be a huge asset to Nevada County and would generate revenue for the entire community. Our area is centrally located and is perfect for a home base. We are within in a short distance to the Sierras with year around activities and close to other mother lode towns south of us along Hwy. 49.

We have stayed in many RV Parks and Resorts over the years and witnessed the advent of the 49er Village in Plymouth, CA in the early 1960's with over 300 RV spaces, the Marina RV Park in Sparks, NV, and the Bakersfield RV Resort in Bakersfield, CA which are just a few of our favorites. The average cost today for an overnight stay in a nice park is anywhere from \$50 to \$90.

The Grass Valley/Nevada City area has everything to gain and nothing to lose by giving this project a go. We hope you give this proposed RV Resort your full support and backing. The developers could not have picked a more centrally located location. Thank you for accepting this letter in support of the RV Resort.

Sincerely,



Donald Bartoli

SHIRLEE A. BARTOLI

15720 SHANNON WAY
NEVADA CITY, CA 95959
(530) 265-3688
(530 913-6316) Cell Phone
shirlee.bartoli@gmail.com

December 20, 2021

Grass Valley Planning Commission
125 East Main Street
Grass Valley, CA 95945

Re: Grass Valley RV Resort near the Nevada County Fairgrounds

Subject: Support

Ladies and Gentlemen:

We just learned a few days ago about this proposed RV Resort near the Nevada County Fairgrounds and we support this project completely. It is something that is long overdue.


We moved here from the San Francisco Bay area in 1975 and started a business in 1976 which is the same year we purchased our first RV from a dealer in Grass Valley. After 46 years and six upgrades later, we are presently on what will probably be our last unit, a 35 foot motorhome. We have a number of friends that come and visit us with their RV's and if we can't accommodate them, they end up staying out of the area. The only thing we have here is the "Inn Town Campground" in Nevada City which is closed part of the year and has a very limited number of spaces. Of course there is the RV area at the Fairgrounds which could use a complete overhaul and upgrade.

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The Grass Valley/Nevada City area has everything to gain and nothing to lose by giving this project a go. We hope you give this proposed RV Resort your full support and backing. The developers could not have picked a more centrally located location. Thank you for accepting this letter in support of the RV Resort.

Sincerely,



Shirlee A. Bartoli

Taylor Day

From: Laura De Los Santos
Sent: Monday, December 20, 2021 11:39 AM
To: Public Comments; dan.miller@co.nevada.ca.us
Cc: Robert Long
Subject: RV Park Resort on Auburn Rd
Attachments: email message.docx

Follow Up Flag: Flag for follow up
Flag Status: Flagged

City of Grass Valley Planning Commission & Dan Miller,

We live in the Sherwood Forest and have been advised of your plan to put in a 150 space RV park on the corner of Mc Courtney and Auburn Rd. We have many concerns about this. As survivors of the Camp Fire of Paradise, this is very disturbing news to us. Living through what happened to our town of Paradise and barely making it out with only our lives, we do not think this is a wise idea.

There are not alot of ways in and out of this area, nor are the ones present able to handle the build up and congestion caused by mass evacuation in a wildfire or disaster. Unless you have lived through this, you do not know the chaos that takes place when you have mere minutes to evacuate and no way to get out. Panic takes over for all involved. No matter how prepared you think you are, you will not be able to evacuate everyone safely and quickly without issues when you overpopulate a small area with not enough roads going in and out.

That being said, just the day to day traffic that will be added to Auburn Rd will impact all the residents of our wonderful little community of Sherwood Forest as well as all our neighbors along Auburn Rd and the back neighborhoods. You already have a very nice RV facility at the Fairgrounds, why do we need another across the street? This lot has been used for overflow parking for events as well as a command center for PG&E as well as the tree cutters during storm watch. We need to keep this for those purposes. Having a base for them to set up and have their equipment ready in all natural storms and emergencies makes us all safer. To take this away would be to take away our feeling of safety and security.

Those of us that live here do so to be away from all the congestion of large suburban areas and vacation destinations. We are choosing to raise our families in a safe, beautiful, natural environment away from the impact of a congested suburbia. Some of us have moved up to this area to be away from all this congestion in our later years so we can enjoy the rest of our life. Some of us relocated here after the Paradise fires because Grass Valley is like our beautiful Paradise was. A small town with a sense of family!

Here in our Sherwood Forest community, we know each of our neighbors and look out for each other. We know who comes in and out of our area. Our children can play outside safely without worrying about traffic. . We are a community of family friends. We are able t6o have here the sense of home and community that have been lost in the congestion of mass suburban neighborhoods of the bay area, Sacramento and all those big congested areas. Please do not take this away by bringing in RV parks, mass suburban neighborhoods and traffic.

We are asking that you reconsider this decision. Maybe make it a sports park where our children can play all kinds of sports. It could benefit adult sports as well. A place with picnic areas for day use, community gatherings and fun. A place for us all to enjoy the natural beauty of nature, a place for our children to be children and families and friends to gather.

It is time for us to start thinking about how we can give back to the families of this area, not take more away from them. We should want to make our community one that makes families want to stay, live and be a part of. You can not do this by taking away their sense of community, security and safety. That is what you will be doing by putting in an RV resort. We are not a vacation destination, we are a family community that likes to share with others who visit the welcoming of small town love and community.

Thank you for taking the time to hear my view and the views of my family!

Warmest regards,
Russ and Laura De Los Santos

Subject: RV Park Resort and Annexation Project.

As neighbors in Sherwood Forest, a neighborhood of 64 homes 1.5 miles from the proposed project, we have the following concerns. An equal number of homes are affected in Hidden Valley and on Auburn Rd.

- Evacuation – We are concerned about the potential of 100 RVs (the stated average occupancy) attempting to exit the RV park, negotiate local intersections, and enter the highways; during an evacuation due to a wildfire. We have all been told by Cal Fire advisors to NOT plan to use our RVs during an evacuation. Currently the plan states under para XIX-Wildfires a) “substantially impair an adopted emergency response plan or emergency evacuation plan?” – **No Impact.**
 - The intersection at McCourtney Rd and entrance to Hwy 20 is currently rated F.
 - The project and city have not completed a study addressing the effect of traffic during an evacuation.
 - We ask that a proper study and plan be established, addressing the potentially significant impact on traffic, due to the unknowns in a wildfire.
- Coordinate an evacuation plan with the Nevada County Fairgrounds. The Nevada County Fairgrounds has approximately 75 RV spaces with an approximated 70% occupancy. This will add to the congestion at the intersection where the proposed RV park will exit and the entrances to the highways.
- Directions on google maps direct traffic on highway 49 to Grass Valley Traffic via Auburn Road. The traffic study estimates an additional 45 trips per day added to Auburn Road between McCourtney and Combie Roads (pg. 94). We suggest project management contact these services to direct traffic via McCourtney, as part of the permit process.
- Congestion at intersection – Based on the plans in the Commission documents, there does not appear to be any plans to change the current configuration of the intersection at McCourtney and Auburn Rd. Please address plans to ensure residents will be able to negotiate the intersection at busy times.
- Aesthetics
 - Age and condition of RV – The park developers addressed a concern to maintain a certain standard for equipment. These standards should be made part of the use permit conditions.
 - Length of stay – Park developers indicate that vehicles will be limited to a 30 day stay. We suggest this be made part of the conditions of the use permit. And add to the length of stay criteria, a period of 15 days before the RV may return. We would prefer the length of stay be reduced to 15 days.
 - Parking on Auburn Rd - Address how street parking will be managed. Experience at other RV parks shows that some residents or visitors park extra vehicles off the premises in surrounding streets.

Taylor Day

From: SUTHERLAND,DEEN
Sent: Monday, December 20, 2021 1:17 PM
To: Public Comments
Subject: Voice Mail (40 seconds)
Attachments: audio.mp3

Hey, my name is Dean Sutherland DENSUTHERLAND. I'm at 11175 Mccourtney Rd and I'm just calling to say that I'm in favor of them putting in the RV park down by the church down at the church parking lot. That's it. The number here is 5302749115 if you need to call me back. Thank you. It's actually. It's Monday afternoon at 117.

You received a voice mail from [SUTHERLAND,DEEN](#).

Thank you for using Transcription! If you don't see a transcript above, it's because the audio quality was not clear enough to transcribe.

[Set Up Voice Mail](#)

Taylor Day

From: Neil Dorfman
Sent: Monday, December 20, 2021 1:44 PM
To: Public Comments
Subject: RV park

My house is located in Grass Valley although I have a mail box, and thus and address in Nevada County and would like to offer my support for the Proposed Grass Valley RV Park being considered by the Planning Commission.

NEIL G. DORFMAN
Attorney at Law
Law Offices of Dorfman and Sitzberger, PLC
11750 Ridge Road
Nevada City, CA. 95959
E-mail: Dorfman@Goodfaithlaw.com
Tel: (530) 559-6881 Fax: (530) 200-8753

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Taylor Day

From: howard galbreath
Sent: Monday, December 20, 2021 2:20 PM
To: Public Comments
Subject: RV Resort

Hello,
I strongly support having an RV resort in this area
I have a 36 ft RV and always looking for this type of resort in the Grass Valley area
Thank you for your consideration
Howard Galbreath

Taylor Day

From: Carrie Adams
Sent: Monday, December 20, 2021 2:59 PM
To: Public Comments
Subject: RV Park Comments

As the property owner of 11591 McCourtney Road, I offer the following objections regarding the proposed RV Park.

1. While the property is currently within the County of Nevada and zoned office professional, the small loophole to allow such a high-density use does not correlate with the aesthetics of the rural area. If the area is to be improved, we would rather see a low-density housing project (such as Sherwood Forest) to keep in line with the more rural setting. Housing is a premium commodity in Nevada County and a viable and valuable alternative.
- 2.
3. We have a safety/security concern with this annexation and being on the border of city vs. county. Such high-density volume of "out of town-ers", who do we call in the case of needed police or fire - we live within the County of Nevada -- would we then call City of Grass Valley resources to deal with any issues caused by RV park occupants (or their visitors). Emergency resources potentially have a blurred line and a significant communication gap potential. We believe the property should remain within the County of Nevada.
- 4.
5. If approved, this development will significantly impact my property value and end any rural visibility and enjoyment of the serene rural surroundings. The City of Grass Valley is not considering these significant effects of the "neighborhood".
- 6.
7. Concern for timely notification was brought up at the meeting last month - Our first direct communication of the proposal was the end of October letter 2021. Any previous communication was discussed with ONLY the actual businesses across from the fairgrounds and up to Auburn Road - not my direct / neighboring property.

Again, I strongly oppose this high-density usage.

Thank you for your time and consideration.

Carrie Adams, Trustee
 Doug Smith, Grantor

Taylor Day

From: Hamilton Reed A
Sent: Monday, December 20, 2021 3:35 PM
To: Public Comments
Subject: Voice Mail (2 minutes and 35 seconds)
Attachments: audio.mp3

Hello, my name is Reed Hamilton. I live at 13310 nanas Way Grass Valley 95949 which is in the Hidden Valley area off of Auburn Rd. I wanted to comment on the proposed RV park at the corner of Auburn and Mccourtney. I am completely opposed to this for a number of reasons. One is this is a rural area and putting that kind of development there is contrary to what those of us who live in the area want to have. Two is going to create really difficult traffic conditions which at the time of events at the fairgrounds are already very difficult. Just getting in and out of Auburn Rd and 3rd in the event of a fire. And we did have a fire at a Mccourtney Rd a couple of years ago and at that time I was forced to evacuate to the fairgrounds and I am imagining such a situation with 400 giant RV's trying to get out of that parking lot and down 49 or a down 20 and those of us who live in the area being stuck and not being able to get to the closest safe place. So I think that's a very major consideration. I think that some sort of clustered residential development that didn't impact the rural quality of the property could be acceptable. But this RV park is just contrary to everything, and it's extending the city's boundaries in a way that really I don't believe are productive because you can't go much farther down the Courtney and still have a contiguous city area. So I asked that you reconsider the approval of rezoning for that property and do not allow an RV park at that location. Thank you.

You received a voice mail from [Hamilton Reed A](#).

Thank you for using Transcription! If you don't see a transcript above, it's because the audio quality was not clear enough to transcribe.

[Set Up Voice Mail](#)

Taylor Day

From:
Sent: Monday, December 20, 2021 5:05 PM
To: Public Comments
Subject: Grass Valley RV resort

To whom it may concern:

I would like to express my enthusiastic support for an additional RV resort in Grass Valley. We have friends and family that come to visit year-round in their recreational vehicles to attend the many different events at the fairgrounds. They typically stay for a week or more and shop and dine at all our local establishments. The only limitation to their visits is the lack of RV accommodations. I have no doubt that if we had more spaces available, we would attract many more tourists. If you build it, they will come!

Sincerely,

Thomas Rubino
General Manager,
Pioneer Motors
O: (530) 477-1000
F: (530) 477-1000
EMAIL: tom@pioneeermotors.com
www.pioneeermotors.com

Taylor Day

From: jill collings
Sent: Monday, December 20, 2021 5:26 PM
To: Public Comments; dan.miller@co.nevada.ca.us
Subject: RV Park Concerns
Attachments: RV Park doc.docx

Please see attached. This expresses our concern for the upcoming plans for an RV Park at the corner of Auburn Rd. and McCourtney.

Subject: RV Park Resort and Annexation Project.

As neighbors in Sherwood Forest, a neighborhood of 64 homes 1.5 miles from the proposed project, we have the following concerns. An equal number of homes are affected in Hidden Valley and on Auburn Rd.

- Evacuation – We are concerned about the potential of 100 RVs (the stated average occupancy) attempting to exit the RV park, negotiate local intersections, and enter the highways; during an evacuation due to a wildfire. We have all been told by Cal Fire advisors to NOT plan to use our RVs during an evacuation. Currently the plan states under para XIX-Wildfires a) “substantially impair an adopted emergency response plan or emergency evacuation plan?” – **No Impact.**
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- Coordinate an evacuation plan with the Nevada County Fairgrounds. The Nevada County Fairgrounds has approximately 75 RV spaces with an approximated 70% occupancy. This will add to the congestion at the intersection where the proposed RV park will exit and the entrances to the highways.
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 - Age and condition of RV – The park developers addressed a concern to maintain a certain standard for equipment. These standards should be made part of the use permit conditions.
 - Length of stay – Park developers indicate that vehicles will be limited to a 30 day stay. We suggest this be made part of the conditions of the use permit. And add to the length of stay criteria, a period of 15 days before the RV may return. We would prefer the length of stay be reduced to 15 days.
 - Parking on Auburn Rd - Address how street parking will be managed. Experience at other RV parks shows that some residents or visitors park extra vehicles off the premises in surrounding streets.

Taylor Day

From: Kurt Reichel ·
Sent: Monday, December 20, 2021 6:57 PM
To: Public Comments
Subject: G. V. RV Park

To the Grass Valley Planning Commission ,

I am a resident of Grass Valley and work all around Nevada County. I support the proposed RV park because I think it would be good for the city of Grass Valley and the county to use this property for this purpose. It is close enough to downtown but yet in a nice area that is acceptable for large motorhomes to be able to come and go. Also I'm sure the tax revenue for the city of Grass Valley and Nevada County would be great. Also through experience with friends or family that come up here to visit with their motorhomes, the existing Fairgrounds campgrounds is always full and booked well in advance. Please provide your support from the planning commission for this project. Thank you, Kurt Reichel, owner of RKR Construction and Development

Sent from my iPhone

Taylor Day

From: Cy Musiker
Sent: Monday, December 20, 2021 8:29 PM
To: Public Comments
Subject: Comment on Planning Commission Item 20PLN-29

Dear members of the planning commission,

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

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

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

Please vote against this project.

Sincerely,

Andrea L. Duncan
12246 Polaris Drive
Grass Valley, CA

Taylor Day

From: Cy Musiker
Sent: Monday, December 20, 2021 8:36 PM
To: Public Comments
Subject: Planning commission item 20PLN-29

Dear Planning Commission members,

I'm writing to oppose the Millennium Engineering plan to develop an RV and glamping resort on property on McCourtney Road, directly across the street from the county fairgrounds. I live barely a mile away from the corner of McCourtney and Auburn Roads, on Polaris Drive, and I'm shocked that this project has progressed so far with so little publicity and so little effort by the Grass Valley Planning Commission to solicit public input. I first heard about the project in late November.

The project seems fine on the surface, and I can imagine it will produce much needed revenue for the city. But that ignores the downside risk of what could happen if there's a fire in western Nevada County, with local ranchers and homeowners trying to find safe refuge for their horse and burros, goats and sheep at the fairgrounds, while 150 or so SUV's and RV's are rushing out of the resort, trying to escape the smoke and risk of fire, crowding McCourtney and Auburn Road.

The property is also quite busy as a parking lot during the County Fair, Worldfest and other major events. I see nothing in the planning documents about how the fairgrounds will find room for the additional vehicles seeking parking. It would be a bitter irony if local residents decided to stay away from the fairgrounds because of traffic and the lack of parking, while RV driving tourists camped across the street had easy access to our beautiful facilities.

I understand that the property owners have the right to develop the land for a reasonable profit. I would not be opposed to low income housing, or even a much smaller RV Park that took these issues into consideration. During a briefing on the RV Resort on December 8th, I listened to the Grass Valley Fire Chief try to explain how during a fire emergency in neighborhoods along McCourtney, the RV Park would not result in a horrendous and potentially deadly traffic snarl. It was not convincing.

Please don't proceed with this project without a full review of the risks involved, and a chance for the public, especially the RV Park's neighbors, to voice their concerns.

Cheers and a Merry Christmas,

Cyrus Musiker
12246 Polaris Dr.
Grass Valley, CA 95949
415-819-4195

Taylor Day

From: Bruce.K.McGrew
Sent: Tuesday, December 21, 2021 12:32 AM
To: Public Comments
Subject: I support the proposed RV park near the NC fairgrounds

As a resident of this area for 57 years I've seen many changes in our region, some good and some not so good.

In this case the addition of the proposed RV park next to the fairgrounds is a great fit for that area, providing a wonderful and immediate enhancement to our local community.

Please grease the skids to allow completion for this infrastructure improvement as quickly as possible so we don't lose this opportunity to some other community.

Best regards,
Bruce

Bruce K. McGrew US Flag
Grass Valley, CA.
email: Bruce.K.McGrew@gmail.com



Taylor Day

From: MILO SCHMIDT
Sent: Tuesday, December 21, 2021 8:47 AM
To: Public Comments
Subject: Proposed RV Park in Grass Valley

To: Grass Valley Planning Commission

I am President of the RV club Golden Empire Sams. Our club is made up of RV owners living in Nevada County and Auburn. We have been in existence for over 45 years. We currently have 25 members in our club. The majority of our members (over 90%) support the building of a quality RV park in Grass Valley. We have many friends in the RV world who would like to come to Grass Valley to visit for events like county fair, Clydsdale show etc., but are unable to find a RV park to stay at. We believe that the RV park would have a positive impact on the economy of Grass Valley. Again, we urge that you approve the building of the RV Park.

Sincerely,
President, Golden Empire Sams
Milo Schmidt
Penn Valley, CA
530-559-6309

Taylor Day

From: David Crabb
Sent: Tuesday, December 21, 2021 8:51 AM
To: Public Comments
Subject: GV RV park

To whom it may concern

I am a resident of Nevada and would like to offer my support for the proposed Grass valley RV park. I think it would be a great asset to our community.

Regards

Jennifer Crabb
(530) 305-7619

Sent from my iPhone

Taylor Day

From: WIRELESS CALLER
Sent: Tuesday, December 21, 2021 10:58 AM
To: Public Comments
Subject: Voice Mail (29 seconds)
Attachments: audio.mp3

This is Susan Davidson and I just want to say that I'm in favor of the project. I am a property owner at 11235 Cliffs Place and Grass Valley. My phone number is 530-277-3841 again. I'm in favor of the project. Thank you.

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

Thank you for using Transcription! If you don't see a transcript above, it's because the audio quality was not clear enough to transcribe.

[Set Up Voice Mail](#)

Taylor Day

From: JOHN HERMANN
Sent: Tuesday, December 21, 2021 11:44 AM
To: Public Comments
Subject: Voice Mail (1 minute and 12 seconds)
Attachments: audio.mp3

Yes hello, this is John Herman calling and I own a piece of property on Jeans Rd in Grass Valley which you guys are proposing to annex to the City of Grass Valley. I am against that. I do not want my property annexed and I am also against the RV park at the corner of Auburn and Mccourtney. So I'm voicing my opinion and I want it recorded so I am against it and I'm hoping the Planning Commission listens to this and votes this down. I don't want to see it happening, so again, my name is John Herman. My phone number is 530-913-3816 again. My property on Jeans Rd is 11274. Thank you very much.

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

Thank you for using Transcription! If you don't see a transcript above, it's because the audio quality was not clear enough to transcribe.

[Set Up Voice Mail](#)

Taylor Day

From: Jenny Hale
Sent: Tuesday, December 21, 2021 12:40 PM
To: Public Comments
Subject: Rv Park on McCourtney Road

Dear Planning Commission - I live on Polaris Drive in Grass Valley and wanted to weigh in on the possible plan for the RV park across from the Fairgrounds on the corner of McCourtney and Old Auburn Rd.

During many events, the road by the Fairgrounds is clogged with traffic. When we were evacuated in 2017 due to a fire - we could not get out of the area because that portion of McCourtney was closed. There was a tree down on Indian Springs and the only way to get to Grass Valley was to go all the way down McCourtney to Lime Kiln. Without an exit on that area of McCourtney we are hemmed in.

I don't think this is a good place to put so many units because of that traffic congestion.

all the best,
Jenny Hale
12303 Polaris Dr
GV 95945



Taylor Day

From: Nome Schmitt
Sent: Tuesday, December 14, 2021 7:39 AM
To: Public Comments
Subject: In Support of Grass Valley RV Resort

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Grass Valley Planning Commission,

This email is in support of the Grass Valley RV Resort. Not only will it attract visitors, it will help support local businesses, generate significant revenue for the city, and help to further the reputation of Grass Valley/Nevada City as a tourist "Destination".

Thank you,

Naomi Schmitt
Grass Valley

Taylor Day

From: Adam Weiss
Sent: Wednesday, December 15, 2021 8:10 AM
To: Public Comments
Cc: Dan Thomassen; hmemmett@gmail.com
Subject: Grass Valley RV resort

Dear Planning Commission,

I just wanted to take a moment to weigh in on the proposed RV resort. I think that this is a wonderful use for this section of land. I am personally tired of seeing it used as axillary staging for PGE or fair parking. Our town draws a lot of people and RVing is not a low class activity...have you seen some of these new rigs? The landscape plan is elegant and grass valley/Nevada city need more places like this. I was born here and I run a business here, and I am in favor of this project.

Thanks for an open ear and growing our town well.

Blessings to you and your families this holiday season.

Cheers,

Adam Weiss
530.210.9524
adam@GoWeissLandscaping.com
www.goweisslandscaping.com



We listen to your needs and respond with stunning results!

Taylor Day

From: Curk Schneekluth
Sent: Wednesday, December 15, 2021 10:08 AM
To: Public Comments
Subject: Grass Valley RV Resort

Dear Grass Valley Planning Commission,

I am writing to you to show my support for the Grass Valley RV Resort project. While we are relatively new to this area, we have seen and been involved (pro and con) with numerous development projects in the Coastal Community of Carlsbad, CA. Carlsbad is a wonderful family oriented community and is also a highly sought destination for vacationers and businesses alike. The City Council has done a pretty good job of balancing the needs of both the citizenry and the business community.

Grass Valley and Nevada City have the same opportunity and obligation to understand the needs of both its family and business community. It is imperative that community representatives strike a balance between the two when considering new development projects. Having read through various documents provided by the California Environmental Quality Act (CEQA), I believe that the Grass Valley RV Resort strikes this balance. It is a well-designed and thought out use of land. I believe it will enhance the area by worthwhile land use. The project will support local businesses by attracting visitors, but in a manageable way, and not by overcrowding like most resorts are want to do.

Respectfully,

Curk Schneekluth
Nevada City

Taylor Day

From: Michael DeSena
Sent: Wednesday, December 15, 2021 5:26 PM
To: Public Comments
Subject: Proposed RV park on McCourtney rd.

Michael DeSena
12204 McCourtney

I am in favor of the proposed rv park across from the fairgrounds. I drive past every time I leave my house. The rv park will be a lot more pleasant to look at than an office complex or business park.

I know there are concerns about traffic but after talking with the principals it is clear they are addressing the issues. It would be nice if the fairgrounds had a lane for the rv's to pull off McCourtney so they don't block traffic.

When I attended the gathering at the property I heard a lot of opposition to this project. The three valid points were traffic, community impact, and fire concerns. I think these have been well addressed by the principals and the city.

I welcome the park and the revenue it will bring into our city.

Taylor Day

From: Gary Hammer
Sent: Wednesday, December 15, 2021 7:42 PM
To: Public Comments
Subject: Grass Valley RV Resort

I am very much in favor of this project. It should be a great boon to the Grass Valley/Western Nevada County region.

Please approve this project!!

Gary Hammer (20 year resident of Rough and Ready; Penn Valley.)

Taylor Day

From: Curk & Karen
Sent: Thursday, December 16, 2021 11:14 AM
To: Public Comments
Subject: Grass Valley RV Resort

To Grass Valley Planning Commission,

I am writing this email to show my support for the Grass Valley RV Resort project. I have read through the California Environmental Quality Act documentation and believe that this project will greatly benefit the Grass Valley/Nevada City community. We have a very family-oriented community and we are also fortunate enough to be a vacation destination because of the unique history and geographic gems our area provides. Our business community has risen to the challenge of providing dining, shopping and recreation in such a way as to keep the small town feel that we all value so much.

It is very important that Grass Valley and Nevada City understand the needs of our population as well as the needs of the business community that supports our population. The Grass Valley RV Resort project is well-designed and well thought out. It will benefit our area and our population as well as our business community without overcrowding or being an eyesore, and will attract visitors who will spend their hard-earned money in our local restaurants, stores and the like.

Best regards,

Karen Schneekluth
Nevada City



**PLANNING COMMISSION
STAFF REPORT
January 18, 2022**

Prepared by: Lance E. Lowe, AICP, Principal Planner
Reviewed by: Tom Last, Community Development Director

DATA SUMMARY

Application Number: 21PLN-49
Subject: Tentative Subdivision Map for the division of a ± 0.84 -acre parcel into 5 single family lots ranging in size from $\pm 5,021$ square feet (Lot 5) to $\pm 6,881$ square feet (Lot 1) and an undeveloped sixth parcel of $\pm 8,364$ square feet.
Location/APN: 455 Mill Street/029-150-029
Applicant: Andy Cassano, Nevada City Engineering
Zoning/General Plan: Multiple Family/Planned Development (R-3)(PD)/Urban High Density Residential
Entitlement: Tentative Subdivision Map
Environmental: Categorical Exemption

RECOMMENDATION:

Staff recommends the Planning Commission approve the 455 Mill Street Tentative Subdivision Map, as presented, or as modified by the Planning Commission, which includes the following actions:

1. Determine the project Categorically Exempt as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines;
2. Adoption of Findings of Fact for approval of the Tentative Subdivision Map as presented in the Staff Report; and,
3. Approval of the Tentative Subdivision Map in accordance with the Conditions of Approval as presented in the Staff Report.

BACKGROUND:

A Tentative Subdivision Map (07PLN-08) and Planned Development (07DRC-09) was approved for the property in 2007. The entitlements have since expired and the property and residential improvements have noticeably deteriorated over the years.

The five single family dwellings on the property have recently been vacated and the property has recently been purchased by a new owner. The new owner has started to renovate the homes with both interior and exterior upgrades.

PROJECT DESCRIPTION:

A Tentative Subdivision Map for the division of a ± 0.84 -acre parcel into 5 single family lots ranging in size from $\pm 5,021$ square feet (Lot 5) to $\pm 6,881$ square feet (Lot 1) and an undeveloped sixth parcel of $\pm 8,364$ square feet.

Residential Units – The five existing single-family dwellings contain porches of ± 100 square feet with habitable square footages of ± 700 feet. Each unit includes a single detached garage of ± 200 square feet in the rear with adjoining paved parking area. New sidewalks are to be constructed from the house to the garages.

Access, Parking & Circulation – An existing 14-foot-wide driveway is shown extending from Mill Street through the site, providing a common driveway to each of the lots. The driveway includes a 6-foot easement on the adjoining property to the southwest.

Utilities – Water and sewer will be provided by the City of Grass Valley via the extension of utilities from Mill Street. A proposed ± 20 -foot easement for ingress/egress and public and private utilities is proposed along the Mill Street frontage.

Lighting – Lighting consists of existing street lighting, as well as individual lighting for each of the respective homes.

Drainage – The property drains from north to south into Wolf Creek. A storm drainage easement is located on the northeast side of the property for offsite drainage.

Flood Zone – The 100-year flood plain is located at the south end of the property along Wolf Creek. A portion of each of the existing residential units appears to be located outside of the 100-year floodplain. The finished floors of each of the units are at least 1 to 3 feet above the 2,359-foot base flood elevation (**Attachment 3 – Site Photographs**).

SITE DESCRIPTION AND ENVIRONMENTAL SETTING:

Surrounding land uses consist of the residential uses located to the north and west; commercial uses located to the south; and Wolf Creek and Highway 49 to the east. The ± 0.84 -acre parcel is located on the southeast side of Mill Street, northerly of the French Avenue and Mill Street intersection. The site currently has five detached single family residential units. The site has been disturbed and is covered with non-native grasses and plants. Some of the riparian vegetation along Wolf Creek is located on the southern portions of the property. Rhode Island Ravine is located along the northeastern portion of the property from Mill Street and terminating in Wolf Creek. Rhode Island Ravine is currently encased in a 48-inch culver through the property. The elevation of the property is $\pm 2,367$ feet above sea level along Mill Street and slopes down to $\pm 2,357$ along the eastern property line. The average slope of the property is 5% to 10%, with steeper slopes along Mill Street. The drainage from the site flows to the eastern portion of the property towards Wolf Creek.

GENERAL PLAN AND ZONING:

General Plan: The Grass Valley 2020 General Plan designates the site as Urban High Density Residential. The Urban High Density allows 8 to 20 units per acre, which would permit 6 to 16 units on the 0.84-acre site. The proposed density is 7.14 units per acres. The General Plan indicates that the most appropriate zoning district is the Multiple Family (R-3) Zoning District.

The project site is a rehabilitation of existing deteriorating residential units on proposed residential lot sizes and density consistent with the neighborhood. Multiple 2020 General Plan policies, goals, and objectives support both rehabilitation and preservation of existing housing stock and neighborhoods including, but not limited to:

- 2-LUG – Promote infill as an alternative to peripheral expansion where feasible.
- 3-LUO – Reduction in the amount of land necessary to accommodate future growth.
- 4-LUO – Reduction in the environmental impacts associated with peripheral growth.
- 4-LUG – Protect and enhance the character of established single-family neighborhoods.
- 10-LUO – Preservation of existing neighborhoods.

2019-2027 Housing Element – The 2019-2027 Housing Element was adopted by the City Council in August 2019 and Certified by the State Department of Housing and Community Development shortly thereafter.

The project is anticipated to provide 6 dwelling units for moderate income housing (80 to 120% of County Median Income). The moderate-income category represents 125 units, (16.8%) during the 2019-2027 Planning period (2019-2027 Housing Element Table II-32).

ADUs are also permitted on each of the respective lots, which accommodate non-deed restricted affordable housing units.

Zoning: The property is within the Multiple Family (R-3) Zoning district. The R-3 Zone is applied to areas of the City that are appropriate for a variety of higher density housing types, located in proximity to parks, schools, and public services. The R-3 Zone is consistent with and implements the Urban High Density (UHD) designation of the General Plan.

ENVIRONMENTAL DETERMINATION:

The proposed project qualifies for Categorical Exemptions pursuant to Section 15301, Class 1 and 15303, Class 3 of the California Environmental Quality Act (CEQA) and Guidelines. A Class 1 Categorical Exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alternation of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all inclusive of the types of projects which might fall within Class I. The key consideration is

whether the project involves negligible or no expansion of the existing use. Examples include but are not limited to: (a) interior or exterior alterations.

A Class 3 Categorical Exemption consists of the construction and location of limited numbers of new, small facilities or structures; installations of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Examples include but are not limited to: (a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single family residences may be constructed or converted.

ANALYSIS:

The Tentative Subdivision Map allows individual sale, lease, and financing of the existing five residential units and future development of parcel six for residential purposes. Given the Lot 6 ±8,364 square footage and taking into consideration parking, setbacks, etc., an additional single-family dwelling or duplex may be constructed on the Lot 6 property. No additional development is permitted than what is already permitted with the existing Multiple Family (R-3) Zoning designation. That is, the TSM merely changes the type of ownership for the respective six parcels. Individual sale, lease and financing disencumbers each of the units from one another thereby allowing financing and construction to occur independently.

Tentative Subdivision Map – Minimum parcel sizes in the R – 3 Zone are 2,000 square foot of site area per unit. Setbacks in the R – 3 Zone include 15 ft for the front building façade, 5 feet for a front porch; or the average of the two adjacent dwellings; side yards are 5 feet and rear yards are 10 feet. The subdivision map creates parcels consistent with the Multiple Family (R – 3) Zone.

Access, Parking & Utilities – Private access, parking and other improvements exist. The City's Development Code requires 2 parking spaces, with 1 covered. The project is consistent with the City's Parking Standards. Sewer and water utilities on Mill Street will be extended to serve each of the residential units.

Condition of Approval No. B – 2 requires an access and maintenance agreement for the shared driveway. Condition of Approval No B – 3 also requires drainage and maintenance agreements for common drainage facilities that serve the properties.

Landscaping – The front yard landscaping consists of grass and shrubbery. Condition of Approval No A – 6 requires an additional tree to be planted on each of the lots prior to the issuance of a Certificate of Occupancy.

Fencing – Considering the existing development, staff did not condition the project to require fencing. Fencing may be constructed by each of the prospective property owners at their discretion.

Wolf Creek Trail – Staff did not condition of the project to reserve a trail easement along Wolf Creek. The Wolf Creek Trail preferred alignment is on the other side of Wolf Creek on Caltrans property. City of Grass Valley Public Works has consulted with Caltrans and is awaiting Caltrans approval of the trail easement in the next couple of months.

Wolf Creek Riparian Area – A biological inventory was prepared for the project in 2007, which identified the boundaries of the riparian and wetland habitat on the property. The inventory determined the areas of disturbance, as well as the existing driveway and building do not occur in riparian and wetland habitat; and will not affect this habitat.

The City's Development Code requires a minimum setback of 30 feet for new development or requires the preparation of a Resource Management Plan for encroachment less than 30 feet. The Resource Management Plan shall include measures which will minimize impact to the watercourse and enhance runoff filtration.

Except for Lot 6, considering all improvements are existing, the City's Creek and Riparian Resource Protection does not apply to the project. Should additional improvements be constructed beyond what exists or should Lot 6 develop with improvements less than 30 feet from the top of the bank, Condition of Approval No. A – 8 requires the preparation of a Riparian Management Plan for the property's riparian habitat along Wolf Creek.

Flood Zone – Based upon the Tentative Subdivision Map, all the existing improvements are in close proximity to the FEMA designated 100-year flood zone. Condition of Approval No. A – 5 requires that should structures be within the FEMA designated Flood Zone, a Flood Development Permit shall also be required prior to issuance of a building permit. Condition of Approval B – 5 requires the 100-year flood plain to be shown on the Final Map.

ATTACHMENTS:

Attachment 1 – Vicinity Map

Attachment 2 – Aerial Photograph

Attachment 3 – Site Photographs

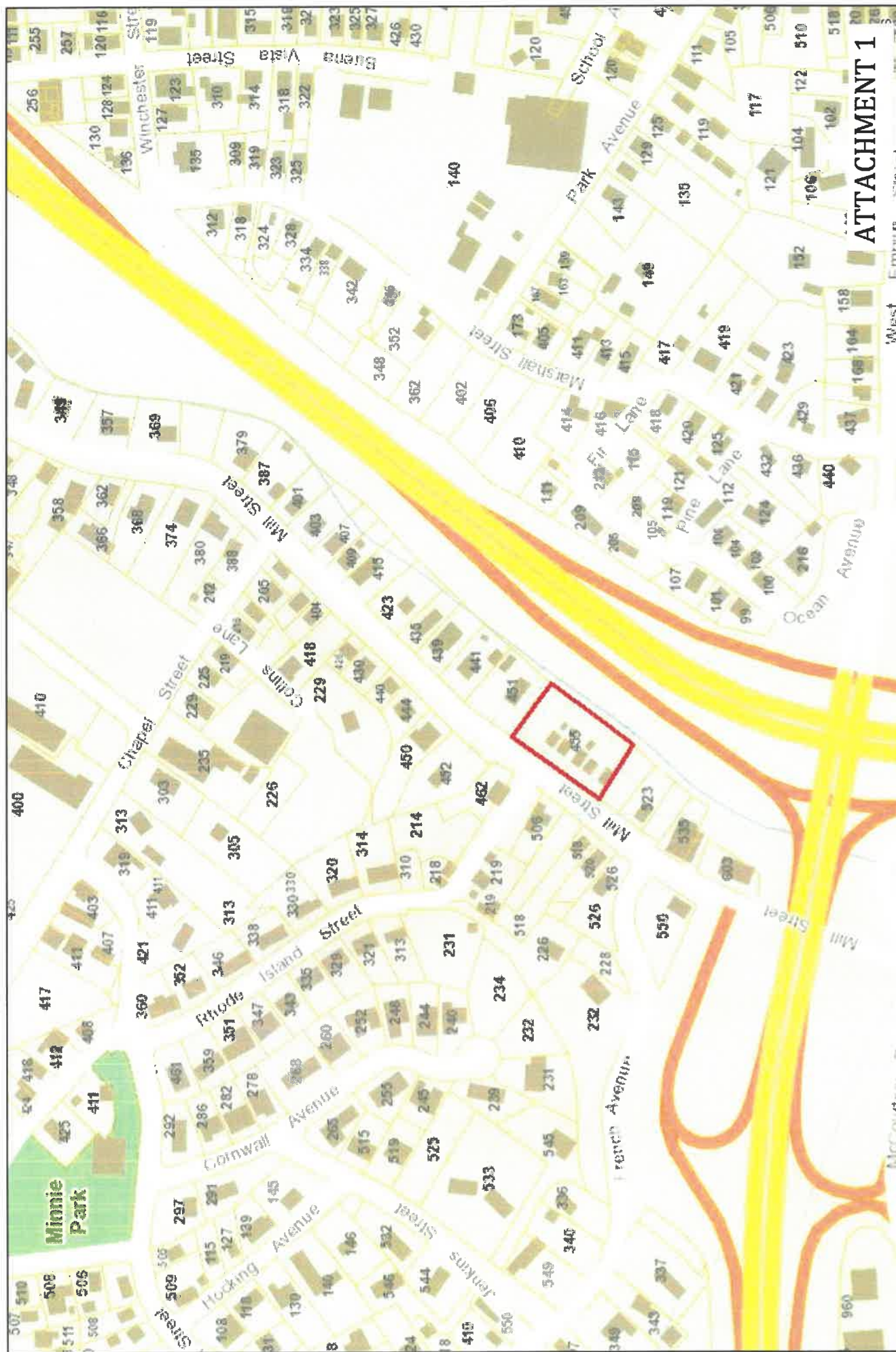
Attachment 4 – Findings and Project Conditions of Approval

Attachment 5 – 455 Mill Street Tentative Subdivision Map

ATTACHMENTS



455 Mill Street



January 10, 2022

1:4,514

0 0.0375 0.075 0.1 0.15



ATTACHMENT 2

January 10, 2022

1:1,128

0 0.0075 0.015 0.03 0.06



**Findings and Conditions of Approval –
455 Mill Street Tentative Subdivision Map (21PLN-49)**

Item # 4.

FINDINGS:

In accordance with Section 17.81.060 of the Development Code, the Planning Commission is required to make the following specific findings before it approves a Tentative Subdivision Map.

1. The City received a complete application for Tentative Subdivision Map Application 21PLN-49.
2. The Community Development Department determined the project qualifies for a Class 1 Existing Facilities Categorial Exemption as the appropriate environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines.
3. The Planning Commission has independently reviewed, analyzed, and considered the Class 1 Categorial Exemption prior to making its decision on the project. The Categorial Exemption reflects the independent judgement of the City of Grass Valley, as lead agency.
4. The 2020 General Plan designates the project site as Urban High Density Residential. The proposed subdivision design and improvements are consistent with the General Plan or any applicable Specific Plan.
5. The site is physically suitable for the type or proposed density of development.
6. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
7. The design of the subdivision or type of improvements is not likely to cause public health or safety problems.
8. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large for access through or use of property within the proposed subdivision. This finding may not be made if the Review Authority finds that alternate easements for access or use will be provided, and that they will be substantially equivalent to ones previously acquired by the public. This finding shall apply only to easements of record, or to easements established by judgment of a court of competent jurisdiction, and no authority is hereby granted to the Review Authority to determine that the public at large has acquired easements of access through or use of property within the proposed subdivision.
9. The discharge of sewage from the proposed subdivision into the community sewer system would not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board.

**Findings and Conditions of Approval –
455 Mill Street Tentative Subdivision Map (21PLN-49)**

Item # 4.

10. The approval appropriately balances the housing needs of the region against the public service needs of City residents and available fiscal and environmental resources.
11. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.
12. The project is consistent with the applicable sections and development standards in the Development Code.
13. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Development Code and Municipal Code.
14. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity.
15. The location, size, planning concepts, design features, and operating characteristics of the project are and will be compatible with the character of the site, and the land uses, and development intended for the surrounding neighborhood by the General Plan.

A. GENERAL/DESIGN CONDITIONS OF APPROVAL:

1. The approval date for this project is January 18, 2022. This project is approved for a period of three (3) years and shall expire on January 18, 2025, unless the project has been effectuated (i.e., a building permit has been issued) or the applicant requests a time extension that is approved pursuant to the Development Code.
2. The project shall be constructed in accordance with the Tentative Subdivision Map (21PLN-49) approved by the Planning Commission. Minor design changes may be approved by the Community Development Director when determined to be substantially compliant with the Tentative Subdivision Map. Major design changes not in substantial compliance shall be approved by the Planning Commission as determined by the Community Development Director.
3. The 455 Mill Street Tentative Subdivision Map shall be in compliance with the standards for the Multiple Dwelling Residential (R-3) Zone.
4. The applicant shall obtain building, plumbing, mechanical and electrical permits from the Community Development Department prior to construction.
5. If there any structures to be constructed within the 100-year flood zone, the applicant shall comply with the City's Flood Preservation Ordinance, Chapter 15.52 of the City's Municipal Code.

**Findings and Conditions of Approval –
455 Mill Street Tentative Subdivision Map (21PLN-49)**

Item # 4.

6. A landscape plan shall be submitted in conjunction with building renovation plans. The landscape plans shall be in compliance with the City's Water Efficiency Landscape Ordinance. The applicant shall plant a minimum of one 15-gallon tree per lot in the front yard.
7. If required, the applicant shall conduct an irrigation audit pursuant to the requirements of the MWELo. This shall be conducted by a third-party certified landscape irrigation auditor that did not install or design the landscape and irrigation. Prior to the audit City must confirm the selected auditor complies with MWELo requirements.
8. The applicant shall submit a Riparian Management Plan for the property's riparian habitat along Wolf Creek. The management plan should include vegetation management approaches for removing invasive, non-native vegetation and the replanting with native vegetation. The plan shall be prepared by a qualified biologist and be approved by the Community Development Director.
9. The applicant shall file a Notice of Exemption, in the office of the County Clerk within (5) days after the approval date of the project. The applicant shall provide a copy of the notice to the City.
10. The applicant agrees to defend, indemnify, and hold harmless the City in any action or proceeding brought against the City to void or annul this discretionary land use approval.
11. The applicant shall obtain final approval from the City of Grass Valley, fire, planning, engineering, and building divisions.

B. PRIOR TO FILING THE FINAL MAP, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:

1. The applicant shall submit to the City Engineer for review and approval a Final/Parcel Map prepared by a Licensed Surveyor, or Registered Civil Engineer licensed to survey in the State of California, in accordance with the City's Subdivision Ordinance No. 180 N.S. and the California Subdivision Map Act; and shall pay all appropriate fees for map check and recording.
2. An access easement and maintenance agreement will be required for the driveway access from Mill Street and along the shared driveway behind the garages on Lots 1 through 5. If this will also be the access for Lot 6, it shall be included in the maintenance agreement.
3. Drainage easement and maintenance agreements will be required for any drainage facilities that serve adjacent parcels (such as the French drains installed between the existing homes).

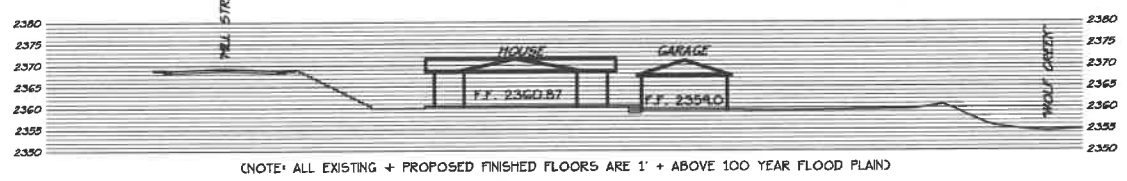
**Findings and Conditions of Approval –
455 Mill Street Tentative Subdivision Map (21PLN-49)**

Item # 4.

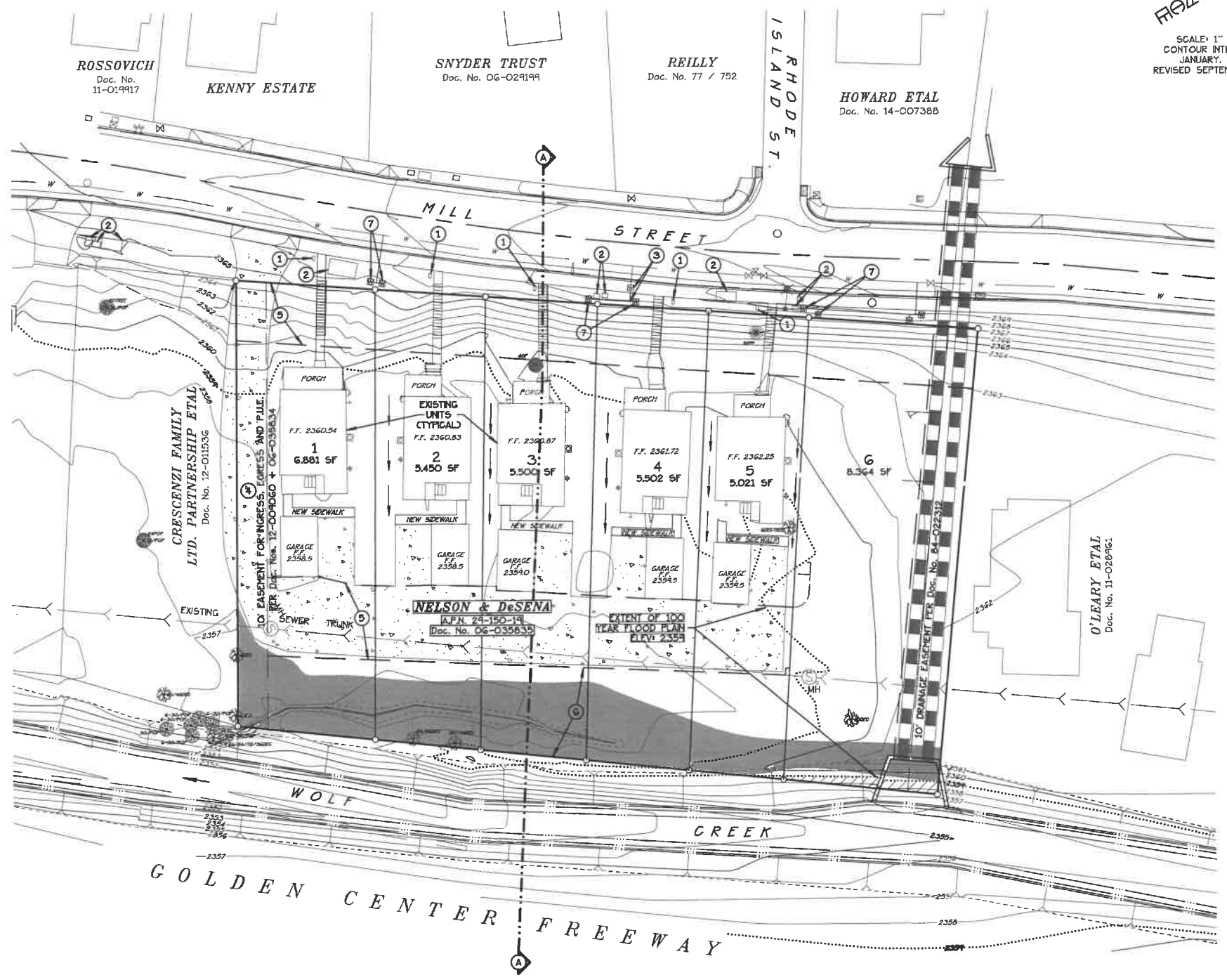
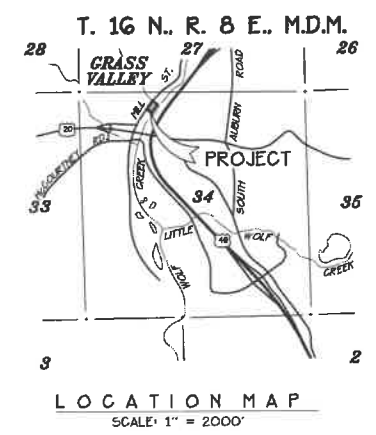
4. As this is considered a residential subdivision, subdivider shall dedicate land, or pay a fee in-lieu of dedication, for park and recreation purposes (for the newly created Lot 6 that does not have an existing home only) in accordance with the City's Development Code.
5. The flood plain must be shown on the Final/Parcel Map.
6. All existing sewer laterals to the City sewer main shall include or be modified to include a cleanout, sewer backwater valve and a relief device. Three backflow devices were installed with approximate addresses being at #515, between #511 and #507, and between #455 and #457. The utility account for the existing parcel only shows one 1" water meter serving the five existing homes. This leads to the assumption that there are two shared sewer laterals on this site and only one water service. All five of the existing homes on proposed lots 1 through 5 must have their own sewer laterals and water services.

SHEET NOTES:

- 1 EXISTING MAILBOX LOCATIONS.
- 2 EXISTING P.G.+E. TELEPHONE OR CABLE TV UNDERGROUND VAULTS OR BOXES.
- 3 REPLACE EXISTING WATER METER WITH 'TEE' TO DUAL WATER METER.
- 4 COMMON ACCESS EASEMENT FOR ALL LOTS, WITH EXISTING 14' WIDE CONCRETE SURFACE.
- 5 PROPOSED EASEMENT, VARIABLE IN WIDTH, FOR THE PURPOSES OF INGRESS, EGRESS AND PUBLIC AND PRIVATE UTILITIES FOR ALL LOTS.
- 6 PROPOSED PRIVATE AND PUBLIC UTILITY, DRAINAGE AND LANDSCAPE EASEMENT FOR ALL PARCELS.
- 7 PROPOSED NEW DUAL WATER METER.



SECTION "A-A"
SCALE: 1" = 20'



SCALE: 1" = 20'
CONTOUR INTERVAL: 1'
JANUARY, 2007
REVISED SEPTEMBER, 2021

- OWNER:**
CREEKSIDE GARDENS LLC
100 HARRISON AVENUE #476
AUBURN, CA 95603
(415) 205-8479
arlen@leandco.com
- PREPARED BY:**
ANDREW R. CASSANO, L.S. 4370
NEVADA CITY ENGINEERING, INC.
505 COYOTE STREET - P.O. BOX 1437
NEVADA CITY, CA 95959
(530) 265-6911
- NOTES:**
- 1. PROPERTY PROFILE:
A.P.N.: 24-150-19
AREA: 0.84 Ac.
CITY ZONING: R-3
CITY GENERAL PLAN: UMD (20 UPA)
 - 2. COMMUNITY SERVICE INFORMATION:
SCHOOL DISTRICTS: NEVADA JOINT UNION HIGH SCHOOL DISTRICT
GRASS VALLEY SCHOOL DISTRICT
GRASS VALLEY FIRE DEPARTMENT
FIRE PROTECTION:
TELEPHONE: AT+T
POWER: PACIFIC GAS AND ELECTRIC
SEWAGE DISPOSAL: CITY OF GRASS VALLEY
WATER: CITY OF GRASS VALLEY
 - 3. PROPOSED BUILDING SITE PLAN:
BUILDING COVERAGE: 5,191 SQ. FT. 14% OF SITE
SURFACED AREA: 7,543 SQ. FT. 21% OF SITE
LANDSCAPED AREA: 13,875 SQ. FT. 37% OF SITE
LEFT IN OPEN SPACE: 10,109 SQ. FT. 26% OF SITE
TOTAL: 36,718 SQ. FT. 100%
 - 4. ALL WATER, ELECTRICAL AND TELEPHONE UTILITY SERVICES ARE FROM MAIN SERVICE LINES ON "MILL STREET".
 - 5. CONTOURS SHOWN HEREON WERE BASED ON A TOPOGRAPHIC SURVEY DONE IN SEPTEMBER, 2005. THE CONTOUR INTERVAL IS 1 FOOT.
 - 6. FLOOD PLAN LEVEL DETERMINED BY SPECIFIC CHANNEL AND FLOW ANALYSIS FOR THIS PARCEL.
 - 7. NO TREE REMOVAL IS PROPOSED.

- LEGEND:**
- EXISTING ASPHALT DRIVEWAY
 - EXISTING DRAINAGE COURSE
 - EXISTING SEWER MAN
 - EXISTING STORM DRAIN CONDUIT
 - EXISTING TREES
 - EXTENT OF 100 YEAR FLOOD PLAN (ELEV. 2359)
 - NEW PROPERTY LINES
 - DRAINAGE ROUTES
 - FOOTHILL RIPARIAN AREA

DEVELOPMENT PERMIT
TENTATIVE FINAL MAP
FOR
**LEE + COMPANY
CONTRACTORS, INC.**
BEING
LOT 3, BLOCK 3, SOUTH GRASS VALLEY TOWNSITE
WITHIN A PORTION OF
SECTION 34, T. 16 N., R. 8 E., M.D.M.
WITHIN THE INCORPORATED TERRITORY OF
GRASS VALLEY, CALIFORNIA
SCALE: 1" = 20' SEPTEMBER, 2021
NEVADA CITY ENGINEERING, INC.
505 COYOTE STREET • P.O. BOX 1437 • NEVADA CITY • CALIFORNIA



**PLANNING COMMISSION
STAFF REPORT
January 18, 2022**

Prepared by: Lance E. Lowe, AICP, Principal Planner
Reviewed by: Tom Last, Community Development Director

DATA SUMMARY

Application Number: 21PLN-44
Subject: Tentative Subdivision Map for the division of a ± 2.59 -acre parcel into 10 single family lots ranging in size from $\pm 6,581$ square feet (Lot 9) to $\pm 20,397$ square feet (Lot 6).
Location/APN: 190 Upper Slate Creek Road/008-090-026
Applicant: Rob Wood, Millennium Planning & Engineering
Zoning/General Plan: Single Residential (R-1) Zone/Urban Low Density Residential (ULDR)
Entitlement: Tentative Subdivision Map
Environmental: Categorical Exemption

RECOMMENDATION:

Staff recommends the Planning Commission approve the Rustic Woods Tentative Subdivision Map, as presented, or as modified by the Planning Commission, which includes the following actions:

1. Determine the project Categorically Exempt as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines;
2. Adoption of Findings of Fact for approval of the Tentative Subdivision Map as presented in the Staff Report; and,
3. Approval of the Tentative Subdivision Map in accordance with the Conditions of Approval as presented in the Staff Report.

PROJECT DESCRIPTION:

A Tentative Subdivision Map for the division of a ± 2.59 -acre parcel into 10-single family lots in the Single Residential (R-1) Zone. Parcel 1 of $\pm 9,873$ square feet contains an existing $\pm 1,100$ square foot single-family dwelling on septic. The remainder of the property is vacant. The parcels range in size from $\pm 6,581$ square feet (Lot 9) to $\pm 20,397$ square feet (Lot 6). The applicant is requesting a two-phased Final Map as follows:

Phase I – The Phase I Final Map would create Lot 1 including the existing ±1,100 square foot single-family dwelling with septic system. Creation of the lot encompassing the existing home allows individual sale, lease, financing, and improvement of the property. An employee of Millennium Planning and Engineering has committed to purchasing the home as their primary residence. Except for the creation of Lot 1, no other improvements will occur with the Phase I Final Map.

Phase II – The Phase II Final Map consists of the Lots 2 – 10 with associated infrastructure including Upper Slate Creek Road and Sparks Way improvements together with extension of utilities. The shared fourteen-foot emergency access connecting to Ridge Road and drainage improvements will also be constructed. Abandonment of the septic system on Lot 1 will occur upon connection to City sewer for Lots 1 – 10.

Access, Parking & Circulation – Access is provided via Upper Slate Creek Road, which is a private unimproved roadway serving four existing homes as well as providing a secondary means of access to the Ridge Meadows development via Morey Lane. An access and utility easement has been obtained for use of Upper Slate Creek Road. Although private, Upper Slate Creek Road is proposed to be improved as a modified City Street including two 11-foot travel lanes with curb, gutter, and sidewalk on the west side of the street. No parking is proposed on Upper Slate Creek Road.

Within the development, Sparks Way is proposed as a modified City Standard cul-de-sac with curb, gutter, and sidewalk on the north side of the street. Parking is proposed on Sparks Way (*See Sheet C.3.0 Cross Sections C-B and C-C – Residential Street*).

A fourteen-foot secondary emergency access from the end of Sparks Way connecting with Ridge Road is proposed to meet fire department requirements.

Within each lot, driveways will be a minimum of 20-foot in depth to accommodate additional off-street parking

Residential Building Design – The applicant intends on selling finished lots to a residential builder who may construct individual lots or the entirety of the project. Accordingly, no residential floor plans or elevations have been submitted. In lieu of architectural plans, the applicant has submitted residential building design criteria. The building design criteria will be incorporated into the Conditions, Covenants and Restrictions (CC&Rs) for the project. The building design criteria will assure that the home designs comply with the minimum design standards of the City's Development Code Section 17.44.210 (**Attachment 4– Rustic Woods Residential Design Guidelines**).

Landscaping – Landscaping will be provided in the front yards of each of the lots. The landscaping will consist of groundcover, shrubs, and trees. Front yard landscaping shall be installed prior to the issuance of a Certificate of Occupancy for each of the residences. The rear yards shall be the responsibility of the individual homeowners.

Lighting – Lighting will consist of street lighting, to be installed along Upper Slate Creek Road and Sparks Way, as well as individual lighting for each of the respective homes. The lighting will contain shields to direct lighting downward in accordance with City of Grass Valley Development Code standards.

Fencing – Residential wood fencing will be constructed between the individual homes along the side and rear property lines by each respective builder. Fencing shall be completed prior to the issuance of a Certificate of Occupancy for each of the residences.

Tree Removal – As the photographs illustrate, the project area does not contain any heritage trees that are subject to City of Grass Valley policies. With development of the property, a minimum of 20 trees will be planted on the ten lots.

Grading/Retaining Walls – The project would require cut of $\pm 1,240$ cubic yards and fill of $\pm 1,130$ cubic yards resulting in an export of ± 110 cubic yards. Excess soil is to be used on-site for landscaping. Considering the topography, no retaining walls are anticipated for the project.

Drainage – A preliminary drainage study has been prepared by *Millennium Planning & Engineering* dated August 2021. The project has been designed to comply with City of Grass Valley Design Standards for regulated projects (all projects that create and/or replace 5,000 square feet or more of impervious surface). Storm drainage will be collected and routed through gutters in the street or v-ditch in the back of Lots 6 – 10 and will direct runoff into a new infiltration treatment area located along the emergency access road (See **Attachment 6 – Rustic Woods Tentative Subdivision Map and Project Plans**).

SITE DESCRIPTION AND ENVIRONMENTAL SETTING:

The subject ± 2.59 -acre property is relatively flat with less than 5 percent gradient. The property is surrounded by low density residential uses to the north, east and west. NID's Alta Hill Reservoir is located to the south. An existing $\pm 1,100$ square foot single-family residence is located at the southeast corner of the lot accessed via Upper Slate Creek Road. The residence is served by PG&E, NID water and a private septic system. City sewer will be available with the extension of the sewer main from Upper Slate Creek, at which time the septic system will be abandoned (**Attachment 3 – Site Photographs**).

GENERAL PLAN AND ZONING:

General Plan: The project area has a land use designation of Urban Low Density Residential, according to the *City of Grass Valley 2020 General Plan*. The Urban Low-Density Residential classification requires between 1.01 and 4.0 residential units per gross acre. ULD is intended primarily for single family detached houses.

The Rustic Woods TSM at ± 2.59 acres and 10 residential units is at a density of 3.86 units per acre. Accessory Dwelling Units (ADU's) are also permitted on each of the respective lots, but do not count toward the density.

The project site is an in-fill residential development with residential lot sizes and density consistent with the neighborhood. Multiple 2020 General Plan policies, goals, and

objectives support both in-fill development and preservation of existing neighborhoods including, but not limited to:

- 2-LUG – Promote infill as an alternative to peripheral expansion where feasible.
- 3-LUO – Reduction in the amount of land necessary to accommodate future growth.
- 4-LUO – Reduction in the environmental impacts associated with peripheral growth.
- 4-LUG – Protect and enhance the character of established single-family neighborhoods.
- 10-LUO – Preservation of existing neighborhoods.
- 3-CG – Provide for the safe and efficient movement of people and goods in a manner that respects existing neighborhoods and the natural environment.

2019-2027 Housing Element – The 2019-2027 Housing Element was adopted by the City Council in August 2019 and Certified by the State Department of Housing and Community Development shortly thereafter.

The project is anticipated to provide 10 dwelling units for above-moderate income housing (120% of County Median Income). The above-moderate income category represents the greatest need for Grass Valley's total share of regional units (349 units, 47%) during the 2019-2027 Planning period (2019-2027 Housing Element Table II-32).

Accessory Dwelling Units (ADUs) are also permitted on each of the respective lots, which constitute non-deed restricted affordable housing units.

Zoning: The property is within the Single Residential (R-1) Zone district. The R-1 Zone is applied to areas of the City that are appropriate for neighborhoods of single dwellings on standard urban lots, surrounding the more densely developed City core. The R-1 Zone is consistent with and implements the Urban Low Density (ULD) designation of the General Plan.

ENVIRONMENTAL DETERMINATION:

The project qualifies for a Class 32 Categorical Exemption. A Class 32 Categorical Exemption consists of projects characterized as in-fill development meeting the conditions described: a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; b) The proposed development occurs within city limits on a project site of not more than five acres substantially surrounded by urban uses; c) The project site has no value as habitat for endangered, rare or threatened species; d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; e) The site can be adequately served by all required utilities and public services.

The City's General Plan Land Use Designation is Urban Low Density Residential, which allows up to four dwelling units per acre. The project is consistent with the minimum parcel size in the R – 1 Zone with infrastructure improvements consistent with the City's standards as conditioned. The project site is surrounded by residential uses on three

sides and is therefore considered in-fill development. The property is a fallow agricultural land, which has been disturbed thereby reducing the likelihood of having any habitat value. Standard Conditions of Approval have been imposed on the project for Air Quality and Cultural Resources.

ANALYSIS:

The sole entitlement before the Planning Commission is the discretionary review of a Tentative Subdivision Map in accordance with the Subdivision Map Act and local ordinance enacted thereto. Accordingly, four criteria are required for approval of the Rustic Woods Tentative Subdivision Map: 1) CEQA compliance relating to environmental impacts stemming from and specific to the project; 2) General Plan Consistency 3) Zoning Consistency; and 4) Subdivision Map Act and local ordinance addressing design and improvement including Findings for same.

Findings in the affirmative to the above four criteria are necessary for approval of the Rustic Woods Tentative Subdivision Map. Conversely, the Planning Commission is required to find, based upon substantial evidence in the record, that the Rustic Woods project does not meet the four criteria to deny the Tentative Subdivision Map. As substantiated herewith, the Rustic Woods TSM complies with the above Findings.

Tentative Subdivision Map – The Tentative Subdivision Map creates lots consistent with the minimum dimensions and 6,000 square foot lot size in the R – 1 Zone.

Upper Slate Creek Road Improvements – Access is provided via Upper Slate Creek Road, which is a private unimproved roadway. An access and utility easement has been obtained from the Upper Slate Creek property owner for use by the Rustic Wood Residential Subdivision solely. Upper Slate Creek Road is proposed to be improved as a modified City Standard Detail ST-14, which includes 11-foot travel lanes, curb, gutter, and a sidewalk on the west side of the street only.

Public Works Conditions of Approval E – 2b requires the road section to be in accordance with City Standard Detail ST – 14, ST – 15 or ST – 16. Modified versions of the City Standard are not permitted. The roadways will be constructed to City Standards and constructed prior to the Filing of the Final Map creating the lots and issuance of building permits for the respective homes.

Prior to filing of the Final Map, Condition of Approval No. A – 10 requires approval of a Road and Drainage Improvement Agreement for maintenance of Sparks Way, Upper Slate Creek Road, emergency access and drainage improvements within the development.

Connection to Morey Lane – As the photograph illustrates, Ridge Village's Morey Lane is a public street with barricades barring the connection of Morey Lane to Upper Slate Creek Road. As noted, Upper Slate Creek Road is a private road and according to the applicant, the road owner is reluctant to allow access from Morey Lane. As such, removal of the barricades onto Upper Slate Creek Road will not occur with this project.

Emergency Access – Secondary emergency access is provided at the end of Sparks Way connecting with Ridge Road over a fourteen-foot by forty-foot strip of property connecting with Ridge Road to the west. Neighborhood mailboxes are in the strip of property connecting with Ridge Road and will have to be relocated to the satisfaction of the US Postal Service and City Engineer per Condition of Approval A – 5.

Sidewalks – Except for a small segment of sidewalk fronting the existing home, the proposed sidewalk improvements provide an internal connection from Morey Lane serving the Ridge Meadows development to Ridge Road. Condition of approval No. B – 1 requires the improvement plans be modified to include curb, gutter, and sidewalk along proposed Lot 1 and along 120 Morey Lane thereby providing a sidewalk connection with Ridge Road.

Northeast Property Adjoining Upper Slate Creek Road – The subject property contains a 10-foot-wide strip on the northeast side of Upper Slate Creek Road fronting the existing two homes. The applicant has indicated that he plans on dedicating the property to the property owners as part of the Rustic Woods Final Map.

Condition of Approval No. A – 9 requires the applicant to consult with the adjoining property owners for the ±10 wide property at the northeast side of Upper Slate Creek Road. The property fronting the existing homes should be dedicated to the respective property owners concurrently with the Final Map. The property shall be shown on the Final Map to the satisfaction of the Community Development Department.

Drainage Improvements – Storm drainage will be collected and routed through gutters in the street or v-ditch to be constructed in the back of the Lots 6 –10. The drainage will direct runoff into a new infiltration treatment area located along the emergency access road on Lot 6. As proposed, the improvements will be the responsibility of the owner of Lot 6. However, the drainage improvements should be the responsibility of an independent entity such as a Homeowners Association or other similar entity. Condition of Approval A – 8 requires the common facilities to be designated as common facilities.

Phased Final Maps – Pursuant to Section 66456.1 of the Subdivision Map Act, multiple final maps relating to an approved or conditionally approved tentative map may be filed prior to the expiration of the tentative map if: a) the subdivider, at the time the tentative map is filed, informs the agency of the subdivider's intention to file multiple final maps on such tentative map, or b) after filing of the tentative map, the local agency and the subdivider concur in the filing of multiple final maps.

ATTACHMENTS:

Attachment 1 – Vicinity Map

Attachment 2 – Aerial Photograph

Attachment 3 – Site Photographs

Attachment 4 – Rustic Woods Residential Design Guidelines

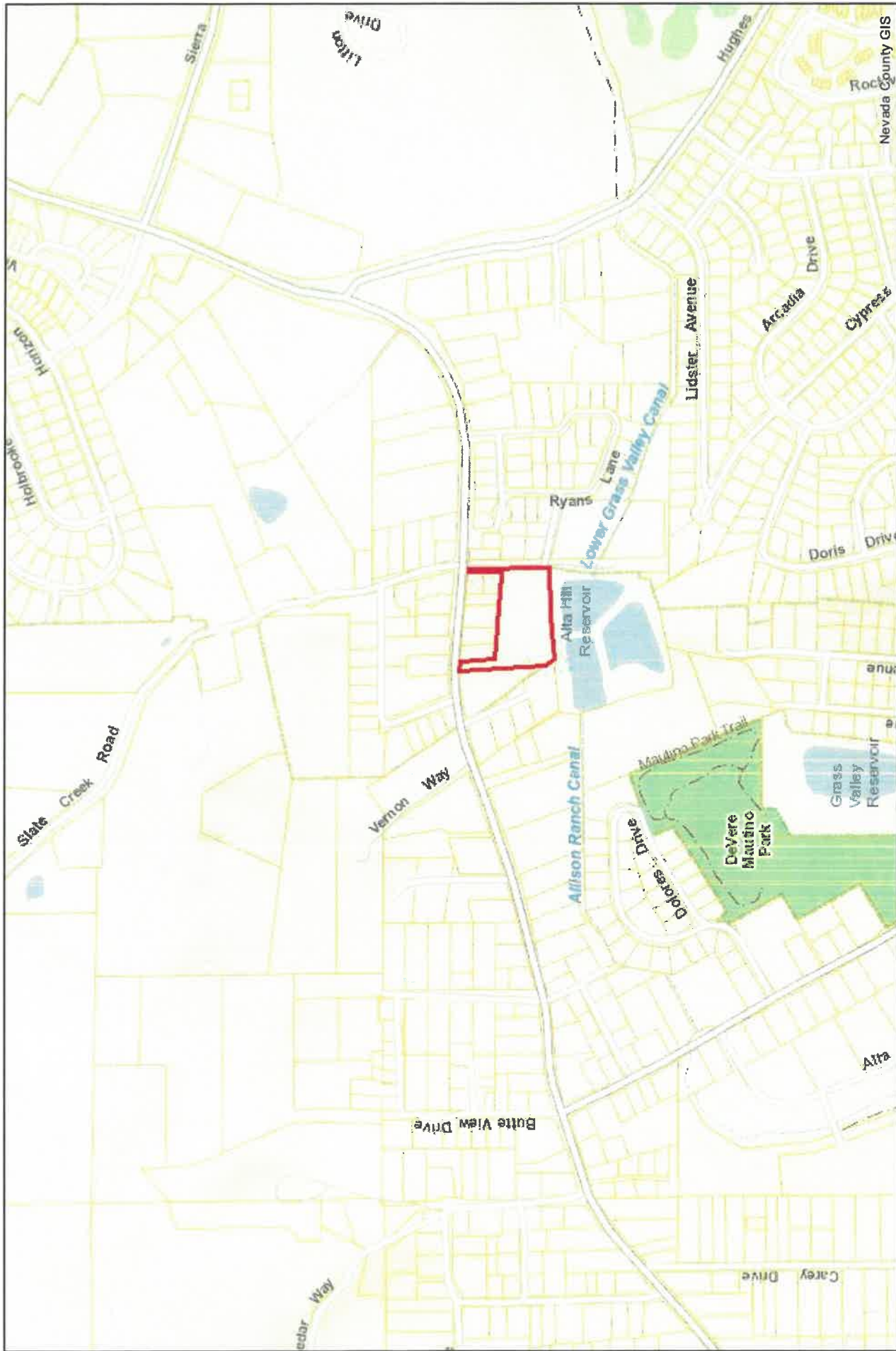
Attachment 5 – Findings and Project Conditions of Approval

Attachment 6 – Rustic Woods Tentative Subdivision Map and Project Plans

ATTACHMENTS



190 Upper Slate Creek Road



January 6, 2022

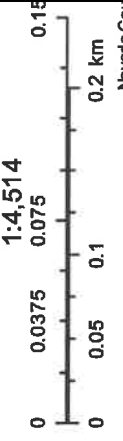
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190 Upper Slate Creek Road



November 3, 2021

1:4,514



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RUSTIC WOODS DESIGN GUIDELINES



APN 008-090-026
Grass Valley, California
October, 2021

I. PURPOSE

The purpose of the design guidelines is to provide guidance for future development of this subdivision related to aesthetics, character and design details of the homes. Conformance with design guidelines is to be used as a general guide to help preserve and enhance Grass Valley's character and quality of life. The review authority may interpret these design guidelines with flexibility in the application of specific lots and building permits.

The overall objective is to ensure that the intent and spirit of the design guidelines are generally followed to ensure the overall development fits into its surroundings and contributes to Grass Valley's sense of place. Considerations in design include scale, proportion, architectural detailing, materials, textures, and colors.

II. DESIGN GUIDELINES & CONSIDERATIONS

These guidelines are intended to promote high quality building design with visual interest and compatibility with residential properties within close proximity.

This section provides guidelines for architecture design, building types, access, mass, scale, and quality. These design considerations include desirable qualities and elements to be considered during individual lot and home design. The overall objective is for the intent and spirit of the design guidelines contained herein to be followed.

A. Building Types, Features & Architectural Design Considerations

Although there is no specific "style" proposed, the intent is to create visual interest, character and a sense of place that is unique to Grass Valley. As such, building design within Rustic Woods should include the following architectural design elements:

1. Building types shall be single-family, detached homes with the exception of Accessory Dwelling Units (ADU) and/or Junior Accessory Dwelling Units (JADU). ADU's and JADU's may be attached or detached.
2. Building orientation and landscaping should consider energy efficiency, such as passive lighting, natural heating and/or cooling, sun and wind exposure and solar energy opportunities.
3. Incorporate wall articulation to break up mass, bulk and long blank walls where feasible.
4. Homes should be sited and designed to take advantage of the natural topography, existing drainage, existing vegetation, solar exposure, and related natural features.

5. Exterior materials should fit within the surrounding area and shall conform to the standards of the Grass Valley Building Code.
6. Accessory structures shall be integrated with similar architectural vernacular of the main residence.
7. Accessory structures should be subordinate to the main residence.

B. Roofs

1. Overall, roofs should convey and establish scale and interest through a successful composition of varied pitches and forms.
2. Roof overhangs should be used, where appropriate, to shade large glass areas and avoid reflective glare. Overhangs shall not be less than 1 foot. All roof projections should be compatible in height and material with the structure from which they project.
3. Dormers can be functional and aesthetic elements of the architecture and may be used to break up long ridgelines; however, they should be used with some restraint, in keeping with the simple character of Grass Valley.

C. Mass & Scale

1. Height and scale of new structures should be compatible with the R-1 zoning district as well as the surrounding area. Total living area (excluding garages, ADU's and JADU's) for individual homes should range between 1000 sq. ft. – 2000 sq. ft.
2. Overall height shall be limited to 35 feet and 2- stories.
3. Individual homes should not look out of place with monumental entries and/or overwhelming massing.
4. Accessory structures, including ADU's and JADU's should not exceed 1000 sq. ft.

D. Colors & Trim

1. Natural, earth tone colors are encouraged however darker colors may also be appropriate.
2. Color of architectural detailing, including trim at windows, doors and porches should complement the façade.

E. Garages

1. The garage door design should be compatible with the overall building architecture.
2. Garages should not be a dominant forward protruding mass and should be offset to the primary structure or integrated into the main structure.
3. Garage doors that face the street should provide detail to avoid the appearance of a plain two-car garage door. Details can include windows, double doors, hinges, etc.
4. Porches, entryways, and decks can be used effectively to lessen the visual impact of garage doors from the street.

F. Parking

1. Driveways should be designed to allow for a minimum of 2 off-street parking spaces.

G. Fences & Walls

1. Fences and/or walls shall not exceed 6 feet in height.

Findings and Conditions of Approval – Rustic Woods Tentative Subdivision Map (21PLN-44)

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FINDINGS:

In accordance with Section 17.81.060 of the Development Code, the Planning Commission is required to make the following specific findings before it approves a Tentative Subdivision Map.

1. The City received a complete application for Tentative Subdivision Map Application 21PLN-44.
2. The Community Development Department determined that the project qualified for a Class 32 Categorical Exemption as the appropriate environmental review in accordance with the California Environmental Quality Act (CEQA).
3. The Planning Commission has independently reviewed, analyzed, and considered the Class 32 Categorical Exemption prior to making its decision on the project.
4. The 2020 General Plan designates the project site as Urban Low Density Residential. The proposed map, and/or subdivision design or improvements are consistent with the General Plan or any applicable Specific Plan.
5. The site is physically suitable for the type or proposed density of development.
6. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
7. The design of the subdivision or type of improvements is not likely to cause public health or safety problems.
8. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large for access through or use of property within the proposed subdivision. This finding may not be made if the Review Authority finds that alternate easements for access or use will be provided, and that they will be substantially equivalent to ones previously acquired by the public. This finding shall apply only to easements of record, or to easements established by judgment of a court of competent jurisdiction, and no authority is hereby granted to the Review Authority to determine that the public at large has acquired easements of access through or use of property within the proposed subdivision.
9. The discharge of sewage from the proposed subdivision into the community sewer system would not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board.

Findings and Conditions of Approval – Rustic Woods Tentative Subdivision Map (21PLN-44)

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10. The approval appropriately balances the housing needs of the region against the public service needs of City residents and available fiscal and environmental resources.
11. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.
12. The project is consistent with the applicable sections and development standards in the Development Code.
13. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Development Code and Municipal Code.
14. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity.
15. The location, size, planning concepts, design features, and operating characteristics of the project are and will be compatible with the character of the site, and the land uses, and development intended for the surrounding neighborhood by the General Plan.

A. GENERAL/DESIGN CONDITIONS OF APPROVAL:

1. The approval date for this project is *January 18, 2022*. This project is approved for a period of three (3) years and shall expire on *January 18, 2025*, unless the project has been effectuated (i.e., a building permit has been issued) or the applicant requests a time extension that is approved pursuant to the Development Code.
2. The project shall be constructed in accordance with the Tentative Subdivision Map (21PLN-44) approved by the Planning Commission. Minor design changes may be approved by the Community Development Director when determined to be substantially compliant with the Tentative Subdivision Map. Major design changes not in substantial compliance shall be approved by the Planning Commission as determined by the Community Development Director.
3. The Rustic Woods Tentative Subdivision Map shall be in compliance with the standards for the Single Residential (R-1) Zone.
4. Prior to the issuance of a Certificate of Occupancy for each residence, fencing shall be installed. Fencing shall not exceed three (3) feet in height in the front yard. Fencing shall be constructed of cedar or redwood and shall not exceed six (6) feet in height in the side and rear yards.

**Findings and Conditions of Approval –
Rustic Woods Tentative Subdivision Map (21PLN-44)**

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5. The mailboxes located at the Ridge Road emergency access connection shall be re-located to the satisfaction of the US Postal Service and City Engineer. The re-location shall occur concurrently with access and drainage improvements for the development.
6. Wood fencing shall be installed on both sides of the emergency access easement connecting to Ridge Road. The fencing shall be installed concurrently with road and drainage improvements on Lot 6. The applicant shall work with the adjoining property owners for the installation of the fencing.
7. The sliver of property on Lot 6 separated by the emergency access road should be merged with Lot 5. The final layout shall be shown on the Final Map to the satisfaction of the Community Development Director.
8. The common drainage facilities shall be removed from Lot 6 and shall be designated as a common facility, on its own parcel. The common drainage facilities shall be subject to a maintenance agreement noted below for all the lots within the subdivision.
9. The applicant shall consult with the adjoining property owners on Upper Slate Creek Road north of the project identified as APNs: 008-050-012 and 008-050-009 for the ±10 wide sliver of property at the northwest side of Upper Slate Creek Road. The property fronting the existing homes should be dedicated to the respective property owners concurrently with the Final Map. The property shall be shown on the Final Map to the satisfaction of the Community Development Department.
10. The applicant shall submit a Road Maintenance and Drainage Improvement Agreement for the private Sparks Way and Upper Slate Creek Road, common drainage, and emergency access improvements. All the lots in the Rustic Woods subdivision shall be subject to the agreement, which shall include, but not be limited to financial responsibility, maintenance schedule, etc. The agreement shall be to the satisfaction of the City Attorney and City Engineer.
11. To achieve architectural diversity within the development, the Rustic Woods Design Guidelines shall be incorporated into the Conditions, Covenants and Restrictions (CC&Rs) for the project. The final CC&Rs shall be to the satisfaction of the City Attorney and Community Development Director.
12. Prior to the issuance of a Certificate of Occupancy for each residence, front yard landscaping shall be installed. A minimum of two trees shall be planted on each of the lots with a minimum of one tree in the front yard.
13. A common landscape plan shall be submitted for the area around the Infiltration Basin to the extent feasible. The landscaping shall include ground cover, shrubs,

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Rustic Woods Tentative Subdivision Map (21PLN-44)**

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and ornamental trees. The landscaping plan shall be to the satisfaction of the Community Development Department.

14. The applicant shall file a Notice of Exemption, in the office of the County Clerk, within (5) days after the approval date of the project. The applicant shall provide a copy of the notice to the City.
15. The applicant agrees to defend, indemnify, and hold harmless the City in any action or proceeding brought against the City to void or annul this discretionary land use approval.

B. PRIOR TO ISSUANCE OF A GRADING PERMIT, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:

1. The improvement plans shall be modified to include curb, gutter and sidewalk fronting the existing home. The sidewalk improvements shall provide a continuous sidewalk from the southern end of the property connecting with Ridge Road. Sidewalk, curb, and gutter shall also be installed on the Upper Slate Creek site of 120 Morey Lane to close a gap in the path of pedestrian travel from the new development through the Ridge Meadows subdivision to Ridge Road.
2. The applicant shall submit to the Building Department for review and approval, an improvements and grading plan prepared by a Registered Civil Engineer; shall obtain a Grading Permit; and shall pay all appropriate fees for plan check and inspection. The grading and improvement plans shall include but not be limited to roadway/driveway slopes and elevations, curb, gutters, sidewalks, striping and signing, paving, water and sewer pipelines, storm drains, street/parking lot lights, accessible access from the sidewalk to the building and from the accessible parking spaces to the building, retaining walls, any necessary alteration of existing utilities, and all easements, in accordance with City Improvement Standards.
3. The project plans shall include the following note:

All trees to be saved shall be enclosed by a construction barrier placed around the dripline zone of the tree. The construction barrier shall consist of four-foot-tall mesh safety fencing in a bright color. The fencing shall be tied to six-foot tall metal poles spaced a maximum of twenty feet apart. Each pole shall be placed with two feet below the surface of the ground.

4. If trees to be removed are 6" or greater in diameter, are classified to be in Group A or B per the California Forest Practice Rules, and are on timberland, the applicant shall obtain on the following harvest document(s) from the California of Forestry and Fire Protection and submit a copy of the approved document to the City.
 - a. Less Than 3 Acre Conversion Exemption. Any project with less than 3 acres

**Findings and Conditions of Approval –
Rustic Woods Tentative Subdivision Map (21PLN-44)**

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- of land disturbance may qualify (see 14 CCR 1104.1 (a)(2) for conditions).
- b. Timberland Conversion (PRC4621) and Timber Harvest Plan (PRC.4581). Any project with 3 acres or greater or that do not meet the conditions in 14 CCR 1104.1 (a)(2).
5. The applicant shall obtain a tree removal permit from the Grass Valley Public Works Department.
6. The applicant shall submit to the Building Department for review and approval two copies of a detailed Soils Engineering Report and Engineering Geology Report certified by a Civil Engineer registered in the State of California. In addition to the California Building Code requirements, the report shall specify the pavement structural sections for the proposed roadways in relation to the proposed traffic indexes. The improvements and grading plans shall incorporate the recommendations of the approved Soils Engineering Report and Engineering Geology Report. The project developer shall retain a civil engineer, soils engineer, and engineering geologist to provide professional inspection of the grading operations. If work is observed as not being in compliance with the California Building Code and the approved improvements and grading plans, the discrepancies shall be reported immediately in writing to the permittee, the Building Official, and the Engineering Division.
7. If any retaining walls or other wall structures equal to or greater than four feet in height (from the base of the footing to the top of the wall) are identified on the grading/improvement plans, the applicant shall:
- a. Place a note on the grading/improvement plans stating that any walls equal to or greater than four feet in height will require a Building Permit prior to being constructed.
 - b. Submit design calculations for the wall(s) for review and acceptance.
 - c. If the proposed wall(s) are to be constructed against a cut slope, in a manner of which will not meet minimum OSHA requirements, submit:
 1. A signed and stamped letter from a Licensed Civil Engineer or Geotechnical Engineer identifying a temporary shoring plan and how the cut slopes for the walls will be protected from the weather during construction.
 2. A signed and stamped letter from a Licensed Civil Engineer or Geotechnical Engineer stating that a copy of the required OSHA Permit will be supplied to the City prior to any excavation on the site and that a qualified OSHA Approved Inspector or Professional Civil Engineer will: 1) be onsite during excavation and construction of the retaining walls; 2) be onsite at least once a day during inclement weather; and 3) will submit daily reports to the City.
8. The applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP) to the City for acceptance, file a Notice of Intent with the California Water Quality

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Control Board and comply with all provisions of the Clean Water Act. The applicant shall submit the Waste Discharge Identification number, issued by the state, to the Engineering Division.

9. The applicant shall submit to the City Engineer for review and approval, drainage plans and hydrologic and hydraulic calculations in accordance with the City of Grass Valley Improvement Standards and Storm Drainage Master Plan & Criteria.
10. (If the project creates and/or replaces 5,000 sf. or more of impervious surfaces) measures must be implemented for site design, source control, runoff reduction, storm water treatment, and baseline hydromodification management measures per the City of Grass Valley Design Standards.
11. An Improvement Performance Security shall be submitted (if a subdivision improvement agreement is not in place). The amount of the security shall be for the sum of: 1) 100% of the cost of public improvements necessary to restore the public right of way back to existing conditions or the cost of the public improvements, whichever is less; 2) 10% of the cost of erosion and sedimentation control necessary to stabilize the site; 3) 10% of the cost of tree replacement; and 4) 100% of the cost to address any features which could cause a hazard to the public or neighboring property owners if left in an incomplete state. The minimum-security amount shall be \$500.00. The cost estimate shall be provided to the Engineering Division for review and approval as part of plan submittal. All costs shall include a ten (10) percent contingency.
12. A detailed grading, permanent erosion control plan shall be submitted for review and approval by the Engineering Division prior to commencing grading. Erosion control measures shall be implemented in accordance with the approved plans. Any expenses made by the City to enforce the required erosion control measures will be paid by the deposit.
13. The applicant shall submit sewer calculations for the proposed development and any calculations necessary to verify the existing sewer system's ability to carry the additional flow created by the development.
14. The improvements and grading plans shall be signed by all other jurisdictional agencies involved (i.e., NID), prior to receiving City Engineer approval.
15. Per the Development Code, the Grading Permit shall expire one (1) year from the effective date of the permit unless an extension is granted by the City Engineer (for up to 180 days).
16. If any of the improvements which the applicant is required to construct or install is to be constructed or installed upon land in which the applicant does not have title interest sufficient for such purposes, the applicant shall do all the following at least

**Findings and Conditions of Approval –
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60 days prior to filing of the final map or approval of the building permit(s) for approval pursuant to Government Code Section 66457:

- a. Notify the City of Grass Valley in writing that the applicant wishes the City to acquire an interest in the land which is sufficient for such purposes as provided in Government Code Section 66452.5.
- b. Supply the City with (i) a legal description of the interest to be acquired, (ii) a map or diagram of the interest to be acquired sufficient to satisfy the requirements of subdivision (e) of Section 1250.310 of the Code of Civil Procedure, (iii) a current appraisal report prepared by an appraiser approved by the City which expresses an opinion as to the current fair market value of the interest to be acquired, and (iv) a current Litigation Guarantee Report.
- c. Enter into an agreement with the City, guaranteed by such cash deposits or other security as the City may require, pursuant to which the applicant will pay all the City's cost (including, without limitation, attorney's fees, and overhead expenses) of acquiring such an interest in the land.

C. PRIOR TO INITIATING GRADING AND/OR CONSTRUCTION OF THE SITE IMPROVEMENTS, THE DEVELOPER SHALL INITIATE THE FOLLOWING:

1. That prior to any work being conducted within the State, County or City right-of-way, the applicant shall obtain an Encroachment Permit from the appropriate Agency.
2. A minimum of forty-eight (48) hours prior to commencement of grading activities, the developer's contractor shall notify both the Planning and Engineering Divisions of the intent to begin grading operations. Prior to notification, all grade stakes shall be in place identifying limits of all cut and fill activities. After notification, Planning and Engineering staff shall be provided the opportunity to field review the grading limits to ensure conformity with the approved improvement and grading plans. If differences are noted in the field, grading activities shall be delayed until the issues are resolved.
3. Placement of construction fencing around all trees designated to be preserved in the project shall be completed prior to tree removal.
4. Submit for review and approval by the Fire Department, a Fire Safety Plan.
5. Submittal of two copies to the Engineering Division of the signed improvement/grading plans.

D. DURING CONSTRUCTION, THE FOLLOWING CONDITIONS SHALL APPLY:

1. Prior to final preparation of the subgrade and placement of pavement base materials, all underground utilities shall be installed, and service connections

Findings and Conditions of Approval – Rustic Woods Tentative Subdivision Map (21PLN-44)

Item # 5.

stubbed out behind the hardscape improvement. Public utilities, Cable TV, sanitary sewers, and water lines shall be installed in a manner which will not disturb the street pavement, curb, gutter, and sidewalk, when future service connections or extensions are made.

2. The developer shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period.
3. Where soil or geologic conditions encountered in grading operations are different from that anticipated in the solid and/or geologic investigation report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted by the applicant, for approval by the City Engineer. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity.
4. Prior to placing the initial lift of asphalt and after all aggregate base is placed, all public sewer pipelines and storm drain pipelines shall be video inspected at the expense of the contractor/developer. All videotapes shall be submitted to the City. In any inadequacies are found, they shall be repaired prior to the placement of the final lift of asphalt.
5. No trucks may transport excavated material off-site unless the loads are adequately wetted and either covered with tarps or loaded such that the material does not touch the front, back, or sides of the cargo compartment at any point less than six inches to the top of the cargo compartment. Also, all excavated material must be properly disposed of in accordance with the City's Standards Specifications.
6. The contractor shall comply with all Occupational Safety & Health administration (OSHA) requirements.
7. For any public work, the contractor shall comply with all Department of Industrial Relations (DIR) requirements including complying with prevailing wage requirements.

E. PRIOR TO FILING THE FINAL MAP, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:

1. Prior to filing the Phase 1 Final Map the following conditions shall be satisfied:
 - a. The septic for the home on the newly created Lot 1 shall be shown to not cross the newly created property line.
 - b. A water easement must be included for the water service to the existing home, as the service begins at the meter box at the northern corner of the property and extends through the area of the property that will become Lot 2.

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Rustic Woods Tentative Subdivision Map (21PLN-44)**

Item # 5.

2. Prior to filing the Phase 2 Final Map the following conditions shall be satisfied:
 - a. A grading permit shall be issued by the City Engineer and all improvements described on the plans shall be completed or the applicant shall enter into an agreement with the City to complete the grading and public improvements. Any necessary right-of-way required to complete the improvements will be acquired by the applicant at his/her expense.
 - b. Upper Slate Creek Road shall be paved in accordance with City Standard Detail ST – 14, ST – 15 or ST – 16. Sidewalk, curb, and gutter shall also be installed in the development as required by the City Standard Street Detail chosen. Modified versions of the City Standard Detail will not be approved.
 - c. A road maintenance agreement will be required for the Upper Slate Creek Road, Sparks Way, and the Emergency Access Road unless the right of way is dedicated/accepted by the City.
 - d. A drainage maintenance agreement will be required for all the homes in the Rustic Woods Subdivision to maintain the proposed infiltration area located on lot 6.
 - e. The existing house that is shown to remain and is currently on septic, shall be switched to City sewer upon completion of the sewer installation for the development.
 - f. A sight distance exhibit shall be supplied for the Shared Path/Emergency Access Road connection to Ridge Road verifying the required sight distances are obtained.
 - g. The v-gutter drainage easement on Lots 6 – 10 shall be shown on the Final Map and reflected in the deeds of each of the lots. Maintenance of the easement shall be included in the Road and drainage maintenance agreement required for the development. The agreement shall be to the satisfaction of the City Attorney and City Engineer.
3. The applicant shall submit to the City Engineer for review and approval a Final Map prepared by a Licensed Surveyor, or Registered Civil Engineer licensed to survey in the State of California, in accordance with the City's Subdivision Ordinance No. 180 N.S. and the California Subdivision Map Act; and shall pay all appropriate fees for map check and recording.
4. The applicant shall provide to the Engineering Division an acceptable method, such as a homeowner's association to maintain the common areas, private drainage facilities, streets, and the open space. The developer shall provide the appropriate documentation for review by the Community Development Director, Fire Department, and City Engineer (and City Attorney if determined necessary by the Community Development Director and/or City Engineer). CC&R's must include a statement that they cannot be modified without the approval of the City.
5. The applicant shall pay a fee in-lieu of dedication, for park and recreation purposes in accordance with Section 17.86.030 of the City's Development Code.

**Findings and Conditions of Approval –
Rustic Woods Tentative Subdivision Map (21PLN-44)**

Item # 5.

6. If the applicant desires to record the Final Map prior to completion of the grading and improvements as shown on the approved grading and improvement plans, the applicant shall enter into an agreement to complete the grading and public improvements; and shall post sufficient surety guaranteeing the construction of all the improvements, in accordance with the City's Development Code and the California Subdivision Map Act. The applicant must supply the City with a cost estimate, prepared by a licensed Civil Engineer, for all improvements shown on the grading/improvement plans. The cost estimate must be approved by the Engineering Division. The City will then prepare an agreement which will require City Council approval and will be required to be recorded prior to Final Map approval.

7. For existing buildings on the project site, all existing sewer laterals to the City sewer main shall include or be modified to include a cleanout, sewer backwater valve, and a relief device.

F. PRIOR TO ACCEPTANCE OF PUBLIC IMPROVEMENTS AND EXONERATION OF BONDS, OR OTHER FORM OF SECURITY, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:

1. A Warranty and Guarantee security guaranteeing the public improvements for a period of one year in the amount of 10% of the total improvement costs.

2. The applicant shall offer to dedicate to the City for public use, all the public streets right-of-way or easements necessary to install, maintain, and re-install all public improvements described on the improvements and grading plans, if any. All offers of dedication must be recorded and a copy provided to the Engineering Division.

3. The applicant shall submit "As-built" plans, signed by the Engineer of Record, to the Engineering Division on Mylar and a CD with an AutoCAD (or equivalent) drawing of the public improvements.

4. Submit a final report prepared by the soils engineer or geologist, in accordance with the California Building Code, to the Engineering Division.

5. The grading contractor shall submit a statement of conformance to the as-built plans and specifications. Statement must meet intent of the California Building Code. An example follows: "As the grading contractor, I confirm that all improvements were constructed as shown on these improvement plans. Include the signature, company, and date.

G. PRIOR TO THE CITY ISSUING A CERTIFICATE OF OCCUPANCY FOR ANY HOUSING UNITS:

**Findings and Conditions of Approval –
Rustic Woods Tentative Subdivision Map (21PLN-44)**

Item # 5.

1. Each respective builder shall submit landscaping plans in conjunction with building plans. The landscape plans shall be in compliance with the City's Water Efficiency Landscape Ordinance and State Water Efficiency Landscaping Standards to the satisfaction of the Community Development Department. The landscape plans shall incorporate the following:
 - a. Preference should be given to the use of native plant species for landscaping. Utilize mulch in planting areas to maximize moisture retention. The developer shall incorporate existing trees into the landscape when feasible.
 - b. The developer shall plant a minimum of two 15-gallon trees per lot. At least one tree shall be planted in the front yard.
2. The applicant's landscape architect shall submit a letter specifying that the landscaping and irrigation has been installed in accordance with the approved landscape plans.
3. If required, the applicant shall conduct an irrigation audit pursuant to the requirements of the MWELO. This shall be conducted by a third-party certified landscape irrigation auditor that did not install or design the landscape and irrigation. Prior to the audit City must confirm the selected auditor complies with MWELO requirements.
4. The applicant shall obtain final approval from the City of Grass Valley, fire, planning, engineering, and building divisions.

H. FIRE DEPARTMENT:

1. All access roads shall be constructed in accordance with CFC Appendix D.
2. Any device(s) installed to restrict access shall be in accordance with CFC Appendix D and approved by the City of Grass Valley Fire Department.
3. The distance from the proposed fire hydrant located at the corner of Sparks Way and Upper Slate Creek Road to the end of Sparks Way is approximately 300 feet, which exceeds the maximum allowable distance of 250 feet from any point on a street or road frontage to a Fire Hydrant (CFC Appendix C, Table C102.1). The project will require the installation of a second FH located at the end of Sparks Way.

I. NEVADA IRRIGATION DISTRICT:

1. NID requests that the waterline extension connects from Ridge Road at Upper Slate Creek Road, extending along Upper Slate Creek into the proposed subdivision.

**Findings and Conditions of Approval –
Rustic Woods Tentative Subdivision Map (21PLN-44)**

Item # 5.

2. Any development of the referenced property will require updated easements for any District facilities that traverse the property. The developer shall provide easements, incurred by a title company, for all District facilities. Onsite easements can be provided on the subdivision map. Existing easements shall be shown on the final map (existing easement Doc: 483 OR 612). Any offsite easements must be obtained separately, in advance of final District approval of the improvement plans.

J. AIR QUALITY/INADVERTENT DISCOVERY CONDITIONS:

1. The applicant shall submit a Dust Mitigation Plan for review and approval by the Northern Sierra Air Quality Management District and City Engineer. Dust mitigation measures shall be implemented in accordance with the approved Dust Mitigation Plan. The Dust Mitigation Plan shall include the following:
 - a. The applicant shall be responsible for ensuring that all adequate dust control measures are implemented in a timely manner during all phases of project development and construction.
 - b. All material excavated, stockpiled, or graded shall be sufficiently watered, treated, or covered to prevent dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard. Watering should occur at least twice daily, with complete site coverage.
 - c. All land clearing, grading, earth moving, or excavation activities on the project shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 mph.
 - d. All inactive portions of the development site shall be covered, seeded, or watered until a suitable cover is established. Alternatively, the applicant shall be responsible for applying City approved non-toxic soil stabilizers (according to manufactures specifications) to all inactive construction areas (previously graded areas which remain inactive for 96 hours) in accordance with the local grading ordinance.
 - e. All areas with vehicle traffic shall be watered or have dust palliative applied as necessary for regular stabilization of dust emissions.
 - f. All material transported off-site shall be either sufficiently watered or securely covered to prevent public nuisance.
 - g. Paved streets adjacent to the project shall be swept at the end of each day, or as required to remove excessive accumulations of silt and/or mud which may have resulted from activities at the project site.
 - h. No burning of waste material or vegetation shall take place on-site. Alternatives to burning include chipping, mulching, or converting to biomass.
2. Prior to the issuance of a grading permit, the applicant shall obtain approval of an Asbestos Dust Mitigation Plan from the NSAQMD. The Asbestos Dust Mitigation Plan must specify dust mitigation practices which are adequate to ensure that no equipment or operation emits dust that is visibly crossing property lines. The

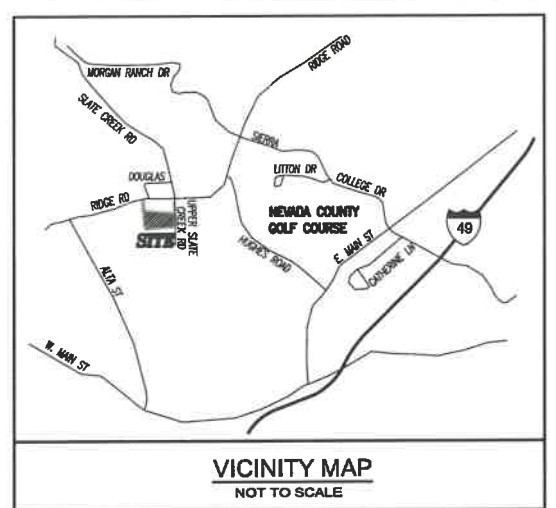
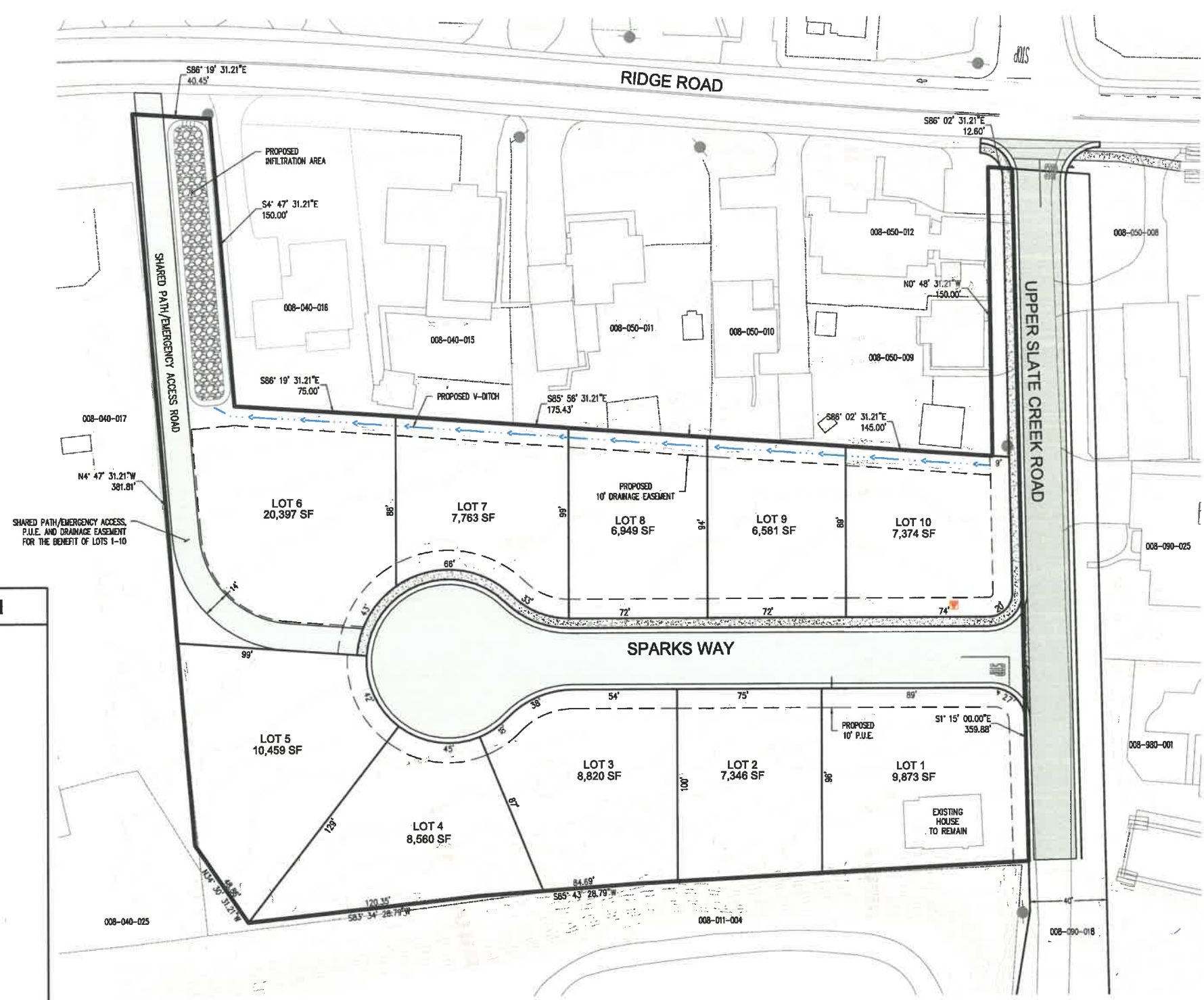
Findings and Conditions of Approval – Rustic Woods Tentative Subdivision Map (21PLN-44)

Item # 5.

Asbestos Dust Mitigation Plan shall include but not be limited to the following prevention measures:

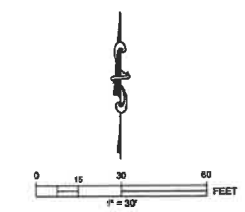
- a. Track-out prevention and control measures;
 - b. Control for traffic on on-site unpaved roads, parking lots, and staging areas;
 - c. Control of earthmoving activities;
 - d. Control for Off-site Transportation;
 - e. Post Construction Stabilization of Disturbed Areas;
 - f. Air Monitoring for Asbestos;
 - g. Frequency Reporting; and,
 - h. Recordkeeping and Reporting Requirements
3. *Inadvertent Discoveries* – If potential tribal cultural resources (TCRs), archaeological resources, other cultural resources, are discovered, work shall cease within 100 feet of the find (based on the apparent distribution of cultural resources) and a qualified cultural resources specialist and UAIC representative will assess the significance of the find and make recommendations for further evaluation and treatment as necessary. Culturally appropriate treatment may include, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, returning objects to a location within the project area where they will not be subject to future impacts. The Tribe does not consider curation of Tribal Cultural Resources (TCR's) to be appropriate or respectful and requests materials not be permanently curated, unless requested by the Tribe.
4. *Inadvertent Discoveries* – In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code.

TENTATIVE MAP
FOR
RUSTIC WOODS
AUGUST 26, 2021



BUILDING SETBACKS
MINIMUM BUILDING SETBACKS FOR R-1 ZONE (UNLESS SHOWN OTHERWISE):
FRONT YARD = 15 FT FOR THE BUILDING FACADE, 5 FT FOR A FRONT PORCH;
OR THE AVERAGE OF THE TWO ADJACENT PRIMARY DWELLINGS;
OR THE SAME AS THE ADJACENT PRIMARY DWELLING IF ONLY ONE
ADJACENT LOT IS DEVELOPED.
SIDE INTERIOR YARD = 5'
SIDE STREET SIDE YARD = 20% OF LOT WIDTH, TO A MAXIMUM
REQUIREMENT OF 15 FT.
REAR YARD = 20% OF LOT DEPTH, WITH A MINIMUM OF 10 FT
AND A MAXIMUM REQUIREMENT OF 20 FT.

LEGEND	
	PROPERTY LINE
	PROPOSED SIDEWALK
	PROPOSED ASPHALT PAVEMENT
	PROPOSED INFILTRATION TREATMENT AREA



SHEET INDEX	
SHT #	SHEET DESCRIPTION
C1.0	TENTATIVE MAP
C2.0	NEIGHBORHOOD SITE PLAN
C3.0	PRELIMINARY GRADING & DRAINAGE PLAN
C4.0	PRELIMINARY UTILITY PLAN
C5.0	PHASING PLAN

PROJECT INFORMATION

OWNER / APPLICANT
MULPE LLC
471 SUTTON WAY, SUITE 210
GRASS VALLEY, CA 95945
(530) 446-6765
CONTACT PERSON: ROB WOOD, AICP

PLANNING & ENGINEERING
MILLENNIUM PLANNING & ENGINEERING
471 SUTTON WAY, SUITE 210
GRASS VALLEY, CA 95945
(530) 446-6765
CONTACT PERSON: ROB WOOD, AICP

SURVEYING & BOUNDARY
DUNDAS GEOMATICS, INC.
159 SOUTH AUBURN STREET
GRASS VALLEY, CA 95945
(530) 274-1818
CONTACT PERSON: ROB LAWLESS, P.E., P.L.S.

APN's
008-090-026

SITE ADDRESS
190 UPPER SLATE CREEK ROAD
GRASS VALLEY, CA

LAND AREA
2.59 ACRES

ZONING
R-1

WATER
NEVADA IRRIGATION DISTRICT (NID)

SEWER
CITY OF GRASS VALLEY

FIRE PROTECTION
CITY OF GRASS VALLEY

ELECTRIC UTILITIES
PACIFIC GAS & ELECTRIC (PG&E)

- GENERAL NOTES**
- TOPOGRAPHY AND BOUNDARY INFORMATION PROVIDED BY DUNDAS GEOMATICS, INC.
 - PROPERTY LINES WERE CALCULATED FROM RECORD DATA AND FOUND MONUMENTS.

RUSTIC WOODS
190 UPPER SLATE CREEK
TENTATIVE MAP
CITY OF GRASS VALLEY



SHEET NUMBER
C1.0



CALIFORNIA

**RUSTIC WOODS
190 UPPER SLATE CREEK
NEIGHBORHOOD SITE PLAN**

CITY OF GRASS VALLEY

DESIGNED: REW	REV.	DESCRIPTION	DATE
DRAWN: DEC			
PROJ. NO: 21-0708			
DWG. SEE DAYSTAMP			
DATE: AUGUST 28, 2021			

SHEET NUMBER
C2.0

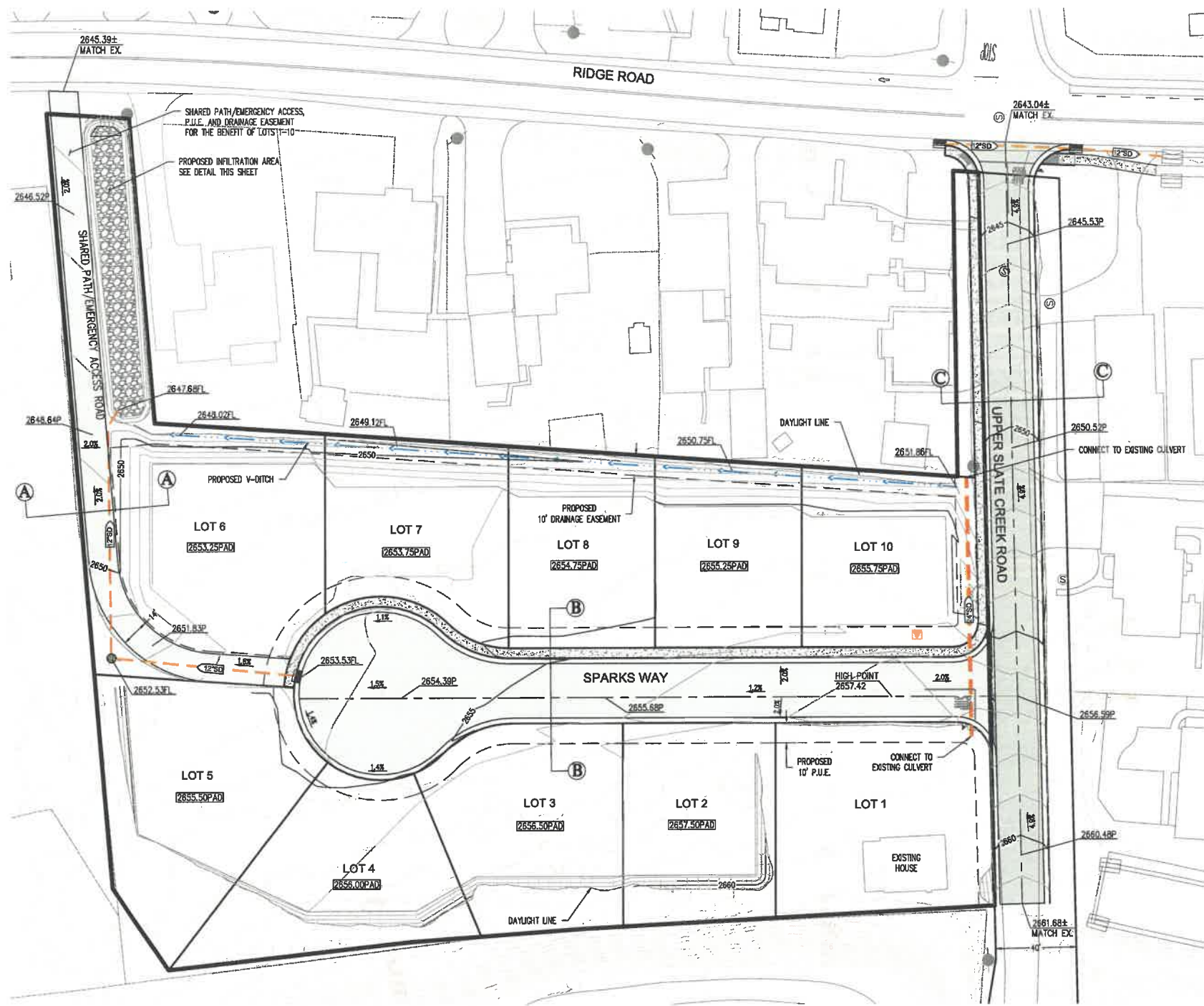


CALIFORNIA

RUSTIC WOODS
190 UPPER SLATE CREEK
PRELIMINARY GRADING & DRAINAGE PLAN

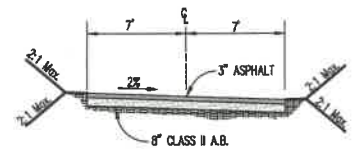
CITY OF GRASS VALLEY

DESIGNED: REW	DATE
DRAWN: DEC	
PROJ. NO: 21-0708	
DWG. SEE DAYSTAMP	
DATE: AUGUST 26, 2021	
SHEET NUMBER	
C3.0	

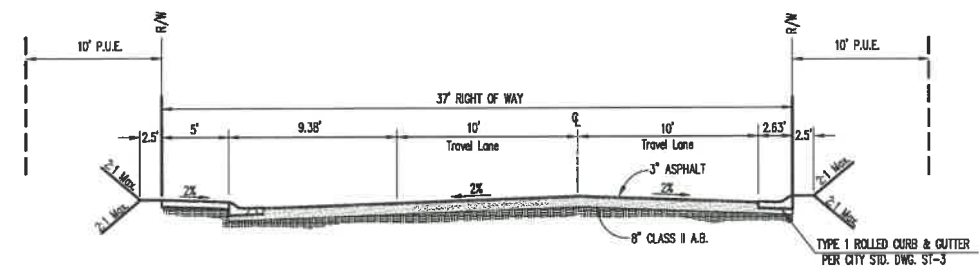


LEGEND	
	PROPOSED STORM DRAIN INLET
	PROPOSED CATCH BASIN
	PROPOSED STORM DRAIN PIPE
	PROPOSED V-DITCH
	PROPOSED CONCRETE SIDEWALK
	PROPOSED ASPHALT PAVEMENT
	PROPOSED INFILTRATION TREATMENT AREA
2554.0P	PAVEMENT ELEVATION
2554.0FL	FLOWLINE ELEVATION

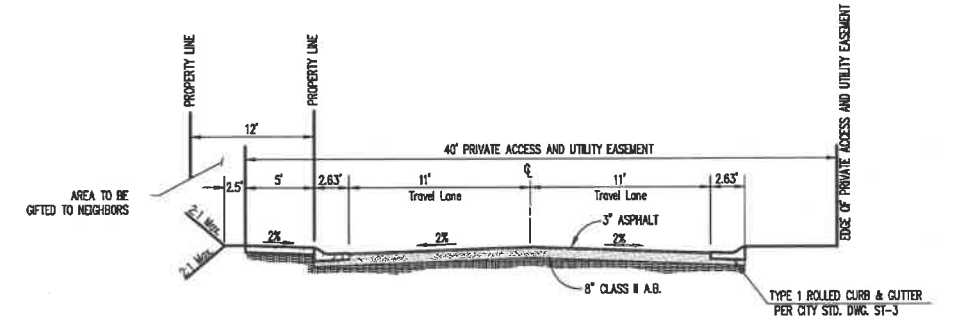
EARTHWORK CALCULATIONS
CUT: 1,240 C.Y.
FILL: 1,130 C.Y.
TOTAL: 110 C.Y. EXPORT*
*EXCESS SOIL SHALL BE DISPLACED ONSITE IN LANDSCAPE AREAS AT A HEIGHT OF LESS THAN 12"



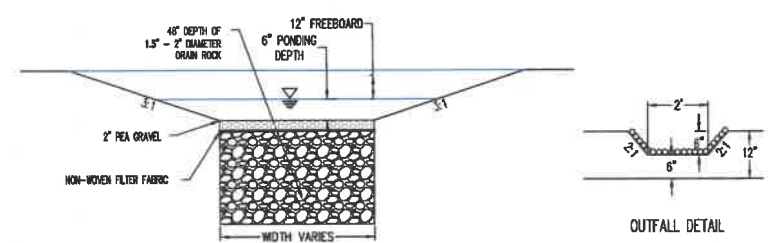
SECTION A-A SHARED PATH/EMERGENCY ACCESS
(Modified City Std. Dwg. ST-15)



SECTION B-B SPARKS WAY
(Modified City Std. Dwg. ST-15)



SECTION C-C UPPER SLATE CREEK ROAD
(Modified City Std. Dwg. ST-14)



INFILTRATION BASIN TYPICAL SECTION
SCALE: N.T.S.

