



GRASS VALLEY

Planning Commission Meeting

Tuesday, December 17, 2024 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

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

Vice Chair Ari Brouillette, Commissioner Liz Coots, Commissioner Justin Gross,
Commissioner Jacob McDonald, Commissioner Matthew Wich

MEETING NOTICE

Planning Commission welcomes you to attend the meetings electronically or in person at the City Hall Council Chambers, located at 125 E. Main St., Grass Valley, CA 95945. Regular Meetings are scheduled at 6:00 p.m. on the 3rd Tuesday 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/@cityofgrassvalley.com>.

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

Agenda materials, staff reports, and background information related to regular agenda items are available on the City's website: www.cityofgrassvalley.com. Materials related to an item on this agenda submitted to the 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.

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

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

AGENDA APPROVAL

ACTION MINUTES APPROVAL

1. Approval of the November 19th, 2024 minutes.

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.*

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

2. City of Grass Valley Acquisition of 110 Springhill Drive (APN's 009-720-035, 009-720-036, 009-720-037, and 009-720-038)

CEQA: Categorically Exempt - Section 15301 of CEQA Guidelines (Existing Facilities)

Recommendation: 1. That the Planning Commission take the following action pursuant to land acquisition of two properties: a. That acquisition of 110 Springhill Drive (APN's 009-720-035, 009-720-036, 009-720-037, and 009-720-038) is categorically exempt pursuant to section 15301 (Class 1) of the California Environmental Quality Act (CEQA) guidelines (existing facilities). b. Determine that the City's acquisition 110 Springhill Drive is consistent with the City's General Plan.

3. City of Grass Valley Acquisition of Loma Rica. Location/ APN: East of Brunswick Road and either side of Idaho Maryland Road

CEQA: Not a project under CEQA pursuant to California Government Code section 65913.5(a)(3).

Recommendation: 1. That the Planning Commission take the following action pursuant to land acquisition of two properties: a. That acquisition of Loma Rica Ranch Open Space Dedication and M1 designated area is not a project for the purposes of the California Environmental Quality Act (CEQA) pursuant to §21065 of

the California Government Code b. Determine that the City's acquisition of the Loma Rica Open Space Dedication and Light Industrial property is consistent with the City's General Plan.

PUBLIC HEARING ITEMS

4. Conditional Use Permit and Development Review for a Carbonizer wood debris processing site and senior firewood program (**24PLN-29**) Location/APN: 12270 La Barr Meadows Road / 022-160-038

CEQA: Exempt per CEQA Guidelines: Class 1, Class 4, Class 7, Class 8

Recommendation: 1. That the Planning Commission approve the Use Permit and Development Review applications for the carbonizer wood debris processing site and senior firewood program at 12270 La Barr Meadows Road as presented, or as modified by the Development Review Committee, which includes the following actions: a. Determine the project Categorical Exempt pursuant to Section 15301, 15204, 15307, and 15308, Classes 1, 4, 7, and 8, of the California Environmental Quality Act (CEQA) Guidelines, as detailed in the staff report; b. Adopt Findings of Fact for approval of the Development Review Permit as presented in the Staff Report; and, c. Approve the Use Permit and Development Review Permit for the proposed for the Carbonizer wood debris processing site and senior firewood program at 12270 La Barr Meadows Road at 12270 La Barr Meadows Road in accordance with the Conditions of Approval, attached to the Staff Report.

5. Allow up to 10 Dwelling Units in the Town Core Zone pursuant to SB10. Location/APN: Town Core Zoning Area

CEQA: Not a project under CEQA pursuant to California Government Code section 65913.5(a)(3).

Recommendation: That the Planning Commission recommend that the City Council adopt the Ordinance to allow up to 10 Dwelling Units in the Town Core Zone pursuant to SB10, as may be modified at the public hearing, which includes the following actions: a. A recommendation that City Council find the Ordinance is not a project for the purposes of the California Environmental Quality Act (CEQA) pursuant to California Government Code section 65913.5(a)(3). b. A recommendation to amend subsection (c) and add subsection (d)(7) to section 17.44.140 of chapter 17.44 of title 17 of the Grass Valley Municipal Code to allow eligible mixed-use projects to include up to 10 dwelling units in the town core zone pursuant to government code section 65913.5

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 Planning Commission Meeting, scheduled for Tuesday, December 17, 2024 at 6:00 PM was posted at city hall, easily accessible to the public, as of 5:00 p.m. Thursday, December 12, 2024.

Taylor Whittingslow, City Clerk



GRASS VALLEY

Planning Commission Meeting

Tuesday, November 19, 2024 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

COMMISSIONERS

Vice Chair Greg Bulanti, Commissioner Ari Brouillette, Commissioner Liz Coots, Commissioner Justin Gross, Commissioner Matt Wich

MEETING NOTICE

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CALL TO ORDER

The meeting was called to order at 6:03 pm.

PLEDGE OF ALLEGIANCE

Commissioner Coots led the pledge of allegiance.

ROLL CALL**PRESENT**

Commissioner Liz Coots
Commissioner Justin Gross
Commissioner Jacob McDonald
Commissioner Matt Wich

ABSENT

Vice Chairman Ari Brouillette

The motion to nominate Commissioner Coots as chair for the meeting of November 19th, 2024, was made by Commissioner Gross and seconded by Commissioner McDonald.
Voting Yea: Commissioner Coots, Commissioner Gross, Commissioner McDonald, Commissioner Wich

AGENDA APPROVAL

A motion was made to approve the agenda by Commissioner Gross, seconded by Commissioner McDonald.

Voting Yea: Commissioner Coots, Commissioner Gross, Commissioner McDonald, Commissioner Wich

ACTION MINUTES APPROVAL

A motion was made to approve the agenda by Commissioner Gross, seconded by Commissioner McDonald.

Voting Yea: Commissioner Coots, Commissioner Gross, Commissioner McDonald, Commissioner Wich

1. Approval of the regular scheduled Planning Commission meeting on July 16, 2024.

PUBLIC COMMENT -

No public comments.

PUBLIC HEARING ITEMS

2. Extension request for approved Development Review and Use Permit of an existing ±6,200 sq. ft. hotel building remodel and new ±6,400 sq. ft. hotel with related site improvements. (22PLN-21) Location/APNs: 1012 Sutton Way/035-400-026

Environmental Status: Categorical Exemption

Recommendation: 1. That the Planning Commission approve the 12-month extension request for the approved Development Review and Use Permits, file no 22PLN-21 as presented, or as may be modified at the public hearing, which includes the following actions: a. Adopt Findings of Fact for approval of the an Extension of Time for the Tentative Map as presented in the Staff Report; and, b. Approve the Extension of

Time for the Best Western Hotel Use Permit and Development Review permit, file no. 22PLN-21 in accordance with the Conditions of Approval adopted for the project, attached to the Staff Report.

Amy Wolfson, City Planner, gave an overview of the staff report to the commission.

No public comment.

Motion made to approve the 12-month extension request for the approved Development Review and Use Permits, file no 22PLN-21 as presented, or as may be modified at the public hearing, which includes the following actions: a. Adopt Findings of Fact for approval of the an Extension of Time for the Tentative Map as presented in the Staff Report; and, b. Approve the Extension of Time for the Best Western Hotel Use Permit and Development Review permit, file no. 22PLN-21 in accordance with the Conditions of Approval adopted for the project, attached to the Staff Report by Commissioner Gross, Seconded by Commissioner McDonald. Voting Yea: Commissioner Coots, Commissioner Gross, Commissioner McDonald, Commissioner Wich

3. Development Review and Variance Request for a 1,000 square foot carriage house/Accessory Dwelling Unit (ADU) to encroach into the Clipper Lane front setback (24PLN-40) Location/APNs:143 Conaway Avenue/008-520-024

Environmental Status: Categorical Exemption

Recommendation: 1. That the Planning Commission approve the Development Review and Variance applications for the carriage house/ADU at 143 Conaway Avenue as presented, or as may be modified at the public hearing, which includes the following actions: a. Determine the project Categorical Exempt pursuant to Section 15305, Class 5, of the California Environmental Quality Act (CEQA) Guidelines, as detailed in the staff report; b. Adopt Findings of Fact for approval of the Development Review Permit as presented in the Staff Report; and, c. Approve the Development Review Permit for the proposed carriage house/ADU at 143 Conaway in accordance with the Conditions of Approval, attached to the Staff Report; and d. Approve the Variance request for encroachment of the carriage house/ADU at 143 Conaway Avenue into the front setback along Clipper Lane as presented.

Amy Wolfson, City Planner, gave the commission an overview of the staff report.

Public Comment: Christopher Houston

Motion made to approve the Development Review and Variance applications for the carriage house/ADU at 143 Conaway Avenue as presented, or as may be modified at the public hearing, which includes the following actions: a. Determine the project Categorical Exempt pursuant to Section 15305, Class 5, of the California Environmental Quality Act (CEQA) Guidelines, as detailed in the staff report; b. Adopt Findings of Fact for approval of the Development Review Permit as presented in the Staff Report; and, c. Approve the Development Review Permit for the proposed carriage house/ADU at 143 Conaway in accordance with the Conditions of Approval, attached to the Staff Report; and d. Approve the Variance request for encroachment of the carriage house/ADU at 143 Conaway Avenue into the front setback along Clipper Lane as presented by Commissioner Coots, Seconded by Commissioner Gross.

Voting Yea: Commissioner Coots, Commissioner Gross, Commissioner McDonald,
Commissioner Wich

OTHER BUSINESS

- 4. Review of City Council Items.
- 5. Future Meetings, Hearings and Study Sessions

BRIEF REPORTS BY COMMISSIONERS

ADJOURN

The meeting adjourned at 6:30 pm.

Ari Brouillette, Chair

Taylor Whittingslow, City Clerk

Adopted on: _____



**PLANNING COMMISSION
STAFF REPORT
DECEMBER 17, 2024**

Prepared by: Amy Wolfson, City Planner

DATA SUMMARY

Subject: City of Grass Valley Acquisition of
Location/ APN: 110 Springhill Drive (APN's 009-720-035, 009-720-036, 009-720-037, and 009-720-038)
Zoning/General Plan: Light Industrial (MI)/Manufacturing-Industrial (M-I)
Environmental Status: Categorically Exempt - Section 15301 of CEQA Guidelines (Existing Facilities)

RECOMMENDATION:

- I. That the Planning Commission take the following action pursuant to land acquisition of two properties:
 - a. That acquisition of 110 Springhill Drive (APN's 009-720-035, 009-720-036, 009-720-037, and 009-720-038) is categorically exempt pursuant to section 15301 (Class I) of the California Environmental Quality Act (CEQA) guidelines (existing facilities).
 - b. Determine that the City's acquisition 110 Springhill Drive is consistent with the City's General Plan.

BACKGROUND:

California Government Code Section 65402 requires that the acquisition of real property be submitted to and reported upon by the Planning Agency (Planning Commission), as to conformity with the adopted General Plan. The City is requesting a determination of General Plan consistency for the proposed acquisition of 110 Springhill Drive (APN's 009-720-035, 009-720-036, 009-720-037, and 009-720-038).

ANALYSIS:

The purpose of this property purchase is to accommodate a future vehicle maintenance facility for City vehicles, including fire engines, police vehicles, and other municipal fleet assets. The building is particularly suited for maintaining fire apparatus due to its high ceilings and oversized doors.

Acquiring this property eliminates the need for the City to construct a new mechanics facility as part of the planned corporation yard at Freeman Lane, a project previously estimated to cost over \$1.3 million. By purchasing an existing building, the City anticipates saving several hundred thousand dollars.

GENERAL PLAN

110 Springhill Court is located within a General Plan land use designation of Manufacturing-Industrial (M-I), which is intended to accommodate a variety of industrial and service commercial uses. Typical uses in M-I designated areas are: light manufacturing; automotive services, warehousing/distribution; and wholesale-retail outlets. The proposed land acquisition of 110 Springhill Court furthers the following goal of the General Plan:

- **8-LUG Create a sound fiscal environment for municipal government through land use planning and decision-making that ensures a positive return to the local community.**

ENVIRONMENTAL DETERMINATION:

Section 15301, Class I (existing facilities): The project site is part of the existing Wolf Creek Center Condo subdivision that was constructed in 1989. Typical light-industrial uses have operated in the subject and adjacent condominiums. The key consideration of the Class I exemption is whether the proposed project involves no or negligible expansion of use. Vehicle service and repair is a permitted use in the zone and is expected to be consistent with the type and intensity of uses also permitted in the MI zone.

Attachments:

Aerial Exhibit of Property to be Acquired by the City

Aerial Exhibit of Units to be Acquired by the City

Item #2.





**PLANNING COMMISSION
STAFF REPORT
DECEMBER 17, 2024**

Prepared by: Amy Wolfson, City Planner

DATA SUMMARY

Subject: City of Grass Valley Acquisition of Loma Rica
Location/ APN: East of Brunswick Road and either side of Idaho Maryland Road
Zoning/General Plan: Loma Rica Specific Plan/ Special Development Area (SDA)
Environmental Status: Not a project under CEQA pursuant to California Government Code section 65913.5(a)(3).

RECOMMENDATION:

- I. That the Planning Commission take the following action pursuant to land acquisition of two properties:
 - a. That acquisition of Loma Rica Ranch Open Space Dedication and MI designated area is not a project for the purposes of the California Environmental Quality Act (CEQA) pursuant to §21065 of the California Government Code
 - b. Determine that the City’s acquisition of the Loma Rica Open Space Dedication and Light Industrial property is consistent with the City’s General Plan.

BACKGROUND:

California Government Code Section 65402 requires that the acquisition of real property be submitted to and reported upon by the Planning Agency (Planning Commission), as to conformity with the adopted General Plan. The City is requesting a determination of General Plan consistency for the proposed acquisition of two properties 1) Loma Rica open space dedication area and Light Industrial designated property, and 110 Springhill Drive (Property).

ANALYSIS:

Portions of the Loma Rica Ranch property, east of Brunswick Road and either side of Idaho Maryland Road, contain unique areas of nature, wildlife habitat, and open space values. As part of the conditions of approval for the Loma Rica Ranch Development project, the applicant was required to establish certain open space areas to preserve and protect these areas in perpetuity.

On August 22, 2023, the City Council approved the dedication of an Open Space Easement to the City of Grass Valley over portions of the Loma Rica Ranch property. After further discussions with the developer and coordination with trail and biking advocacy groups, it was determined that a real property dedication of the open space areas would better convey to the City the right to enforce the protection of the natural, scenic, historical, and Conservation Values of the Open Space area and to enact future trail and land improvements. The Open Space area opens up to the public the many beneficial uses afforded by the areas, including hiking and biking trails, equestrian trails,

wildlife and ecological enhancements, nature study, and fuel reduction, to name a few.

In addition to the Open Space dedication, the owners of Loma Rica Ranch have agreed to transfer ownership of 10+ acres of M1-zoned property to the City of Grass Valley. This land is intended for the potential development of a biomass management facility. While the zoning (M1) is compatible with such a facility, the project will still undergo a separate and comprehensive approval process. This process will include, but is not limited to, environmental review and compliance with all applicable regulations.

GENERAL PLAN

The entire Loma Rica Specific Plan area is located within a General Plan land use designation of Special Development Area (SDA), reserved for areas to be master planned or subject to a specific plan. SDA is a mixed use designation: a variety of land uses might be proposed and approved under the aegis of the specific plan, master plan, or similar instrument. The proposed land acquisition furthers the following goals of the General Plan:

- **7-LUO Preservation of open space and unique property features.**
- **1-COSG Provide a balance between development and the natural environment, protecting and properly utilizing Valley's sensitive environmental areas/features, natural resources and open space lands.**
- **3-COSG Ensure the protection of Grass Valley's trees and forested areas.**
- **4-SO Reduction of risk from exposure to structural and wildlife fires, including Policy 6-SP:

 - **Incorporate fire hazard reduction considerations into land use plans/patterns, both public and private.****

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA), §21065 of the California Government Code, the acquisition of the Loma Rica open space and light industrial zoned property is not a project for the purposes of the California Environmental Quality Act, because no specific project has been identified for any portion of the property. Any proposed project in the future will be required to undergo environmental review and be consistent with all federal, state, and local regulations.

Attachments:

1. Open Space Grant Deed / Agreement for city acquisition
2. Exhibit showing the M1 property for city acquisition.

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

CITY OF GRASS VALLEY
Attn.: City Clerk
125 East Main Street
Grass Valley, CA 95945

(Space above for Recorder's use only.)

**GRANT OF OPEN SPACE LAND
TO THE CITY OF GRASS VALLEY**

THIS GRANT OF OPEN SPACE LAND ("Agreement") is made as of this ____ day of _____, 2024 by GVC Property 18 LLC, a California limited liability company ("Grantor"), and the City of Grass Valley, a municipal corporation ("Grantee").

RECITALS

- A. Grantor is the owner in fee simple of that certain real properties Easterly of Brunswick Road described and recorded in Document No.2018-021263, Official Records, County of Nevada, State of California and incorporated herein by this reference "The Property").
- B. Portions of the "The Property" possess natural, wildlife habitat and open space values (collectively "Conservation Values").
- C. The preservation of open space, wildlife habitat lands and scenic vistas is consistent with the adopted policies of the State of California, the County of Nevada and the City of Grass Valley.
- D. A portion of the Property containing such Conservation Values will be protected as open space in perpetuity pursuant to this Agreement, as said portion is described on Exhibit A and shown on Exhibit B attached hereto and incorporated herein by this reference (the "Open Space Land Dedication").
- E. Grantor, as owner of the Property, intends to convey in fee simple to Grantee a portion of "The Property", being described as Lot "A" and Lot "B" with the requirement to enforce the protection, in perpetuity, of the natural, scenic, historical, recreation, open space and other Conservation Values of the Open Space Property, pursuant to the restrictions contained herein.
- F. Grantee is authorized to implement and/or enforce a program of natural area conservation and stewardship.
- G. The parties herein agree to preserve and protect in perpetuity the Conservation Values of the Open Space Property, for the benefit of this generation and generations to come, with the primary obligation of conveyance falling upon Grantor or its successors and assigns and the primary responsibility of maintenance and enforcement falling upon Grantee.

AGREEMENT

NOW, THEREFORE, in consideration of the above and for a valuable consideration, and the mutual covenants, terms, conditions and restrictions contained herein, Grantor hereby grants to Grantee an Open Space Land Dedication **Lot "A"** and **Lot "B"** in fee simple, as described in attached **Exhibit "A"** and depicted on **Exhibit "B"**, attached herein and subject to the following terms and conditions:

1. Purpose. The purpose of this Dedication of Land is to assure that the Open Space Property will be retained in perpetuity generally in its natural, scenic and open space condition and to prevent any use of the Open Space Property, that will significantly impair or interfere with its Conservation Values. Accordingly, this Open Space Land Dedication restricts the use of the Open Space Property, **Lot "A" and Lot "B"** to uses that do not degrade the Conservation Values, including hiking and biking trails (which may be paved), equestrian trails, wildlife enhancement, ecological enhancement treatments, timber harvest (for enhancing wildlife habitat, fuels reduction, removal of hazards and appropriate thinning), signage, drainage facilities, trail infrastructure, picnic areas (which may include the construction, use and maintenance of shelters related to such picnic areas), nature study, enjoyment of views (which may include the construction, use and maintenance of viewing decks and viewing facilities), open space, temporary uses that do not degrade the Conservation Values, natural habitat, water wells and infrastructure, and environmental protection consistent with this Dedication. Roadways and roadway uses including infrastructure and utilities shall be allowed for the development and buildout of the Loma Rica Ranch Specific Plan and allow roadway infrastructure and utility locations to be modified and/or relocated but not substantially expanded in land coverage over the Open Space Property as needed.
2. Rights of Grantor. To accomplish the purposes of this Dedication, Grantor hereby irrevocably dedicates **Lot "A"** and **Lot "B"**, but retains the right to enter upon the Open Space Property at reasonable times following notice to identify the current condition of the Open Space Property and monitor compliance with the terms of this Open Space Land Dedication and to take all steps reasonably necessary to prevent or mitigate any activity or condition on the Open Space Property which is inconsistent with the purposes of this Dedication.
3. Prohibited Uses. Any activity on or use of the Open Space Property that is inconsistent with the purposes of this Dedication is prohibited, including development of commercial, industrial or residential uses, mineral exploration, hunting, discharge of firearms and use of off-road vehicles.
4. Reserved Rights. Grantor reserves unto itself and to its successors and assigns all rights which are not transferred and conveyed by this Agreement and which are not inconsistent with the purposes of this Easement, including motorized and non-commercial uses, which do not substantially diminish or detract from the Conservation Values of the Open Space Property, Trails, utilities, roads and roadway uses as per the Loma Rica Specific Plan, appropriately designed fencing, signage, culverts, landscaping, mailbox areas, utilities, easements and other appropriate improvements.
5. Maintenance. Grantee retain the responsibility for ownership, operation, upkeep and maintenance of the Open Space Property (Lot "A" and Lot "B") and for payment of real property taxes, if any.
6. Amendment. If circumstances arise under which an amendment to or modification of this Agreement would be appropriate, Grantor and Grantee may jointly amend this Agreement.

The parties' consent to any such amendment shall not unreasonably be withheld. Any such amendment shall be in writing and recorded in the Official Records of the County of Nevada, California.

7. Notices. Any notice, demand, request or communication that any party desires shall be in writing and delivered as follows:

To Grantor: GVC Property 18, LLC
Attn.: Thomas A. Baldacci
12885 Alcosta Blvd. Suite A
San Ramon, CA 94583

To Grantee: City of Grass Valley
125 East Main Street
Grass Valley, CA 95945

8. Recordation. When effective, this instrument shall be recorded by Grantor or Grantee in the Official Records of the County of Nevada, California.

9. General Provisions.

- a. The interpretation and performance of this Agreement shall be governed by the laws of the State of California with venue in the County of Nevada.
- b. This Agreement is made for the sole benefit and protection of Grantor and Grantee and their respective successors and assigns and no other entity, person or party shall have any right of action under this Agreement or any right to enforce the terms and provisions hereof.
- c. The covenants, terms, conditions and restrictions of this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns and shall continue as a servitude running with the Open Space Property, Lot "A" and Lot "B".

GRANTOR:

GVC Property 18, LLC

By: _____

Name: _____

Title: _____

GRANTEE:

City of Grass Valley, a municipal corporation

By: _____

Name: _____

Title: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of _____)

On _____ before me, _____
(insert name and title of the officer)

personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of _____)

On _____ before me, _____
(insert name and title of the officer)

personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

EXHIBIT "A"
LEGAL DESCRIPTION

Lot "A"
Open Space Land Dedication

All that real property situated in the incorporated City of Grass Valley, County of Nevada, State of California being a portion of Resultant Parcel 3, Resultant Parcel 4 and Resultant Parcel 5 as described in that Lot Line Adjustment LA01-035 Grant Deed, recorded as Document No. 2001-0045279, Official Records of Nevada County; said property being a portion of Sections 24 and 25, Township 16 North, Range 8 East, and Sections 19 and 30, Township 16, Range 9 East, Mount Diablo Base and Meridian, and being more particularly described as follows:

Beginning at a point on the easterly right of way line of Brunswick Road, being the northwesterly corner of Resultant Parcel 3 as described in that Lot Line Adjustment LA01-035 Grant Deed, recorded as Document No. 2001-0045279, Official Records of Nevada County. Thence from said point of beginning along the boundary of said Resultant Parcel 3 the following four (4) courses:

- 1) Thence North 70°10'50" East, 137.48 feet;
- 2) Thence North 61°42'00" East, 182.98 feet;
- 3) Thence North 55°32'00" East, 173.63 feet;
- 4) Thence North 63°54'00" East, 200.00 feet to the northeasterly corner of said Resultant Parcel 3 and the northwesterly corner of Resultant Parcel 4 as described in that Lot Line Adjustment LA01-035 Grant Deed, recorded as Document No. 2001-0045280, Official Records of Nevada County;

Thence along the boundary of said Resultant Parcel 4 the following twelve (12) courses:

- 1) Thence North 63°54'00" East, 87.84 feet;
- 2) Thence North 40°02'00" East, 148.07 feet;
- 3) Thence North 53°16'00" East, 80.63 feet;
- 4) Thence North 64°17'00" East, 25.65 feet;
- 5) Thence North 01°21'00" West, 371.13 feet;
- 6) thence North 88°55'19" East, 1,347.22 feet;
- 7) Thence North 86°44'23" East, 36.24 feet;
- 8) Thence North 07°32'39" West, 45.64 feet;
- 9) Thence North 82°27'21" East, 600.00 feet;
- 10) Thence South 07°32'39" East, 90.56 feet;
- 11) Thence North 86°44'16" East, 1,989.75 feet to the northeasterly corner of said Resultant Parcel 4;
- 12) Thence South 01°18'43" East, 350.00 feet to the southeasterly corner of said Resultant Parcel 4 and the northeasterly corner of Resultant Parcel 5 as described in that Lot Line Adjustment LA01-035 Grant Deed, recorded as Document No. 2001-0045281, Official



LEGAL DESCRIPTION(continued)

Records of Nevada County;

Thence along the boundary of said Resultant Parcel 5 the following thirty-two (32) courses:

- 1) Thence South 01°18'43" East, 966.97 feet;
- 2) Thence South 01°20'13" East, 385.73 feet to the southeasterly corner of Said Resultant Parcel 5;
- 3) Thence South 71°37'00" West, 47.28 feet;
- 4) Thence along the arc of a curve to the left having a radius of 485.00 feet, a delta angle of 19°17'00" and an arc length of 163.23 feet;
- 5) Thence South 52°20'00" West, 117.98 feet;
- 6) Thence along the arc of a curve to the right having a radius of 315.00 feet, a delta angle of 56°19'00" and an arc length of 309.62 feet;
- 7) Thence North 71°21'00" West, 123.19 feet;
- 8) Thence along the arc of a curve to the left having a radius of 385.00 feet, a delta angle of 13°35'00" and an arc length of 91.27 feet;
- 9) Thence North 84°56'00" West, 83.48 feet;
- 10) Thence along the arc of a curve to the right having a radius of 715.00 feet, a delta angle of 04°30'00" and an arc length of 56.16 feet;
- 11) Thence North 80°26'00" West, 149.84 feet;
- 12) Thence along the arc of a curve to the right having a radius of 615.00 feet, a delta angle of 18°50'00" and an arc length of 202.15 feet;
- 13) Thence North 61°36'00" West, 118.77 feet;
- 14) Thence North 29°41'18" East, 66.34 feet;
- 15) Thence North 60°18'42" West, 150.00 feet;
- 16) Thence North 29°41'18" East, 10.00 feet;
- 17) Thence South 60°18'42" East, 71.21 feet;
- 18) Thence along the arc of a curve to the left having a radius of 490.00 feet, a delta angle of 37°49'58" and an arc length of 323.55 feet;
- 19) Thence South 12°10'28" East, 10.00 feet;
- 20) Thence from a tangent bearing of South 77°49'32" West along the arc of a curve to the left having a radius of 480.00 feet, a delta angle of 12°43'55" and an arc length of 106.66 feet;
- 21) Thence North 24°54'23" West, 20.00 feet;
- 22) Thence from a tangent bearing of South 65°05'37" West along the arc of a curve to the left having a radius of 500.00 feet, a delta angle of 12°43'57" and an arc length of 111.11 feet;
- 23) Thence South 37°38'20" East, 20.00 feet;
- 24) Thence from a tangent bearing of South 52°21'40" West along the arc of a curve to the left having a radius of 480.00 feet, a delta angle of 10°23'00" and an arc length of 86.99 feet;



LEGAL DESCRIPTION(continued)

- 25) Thence South 41°58'40" West, 18.45 feet;
- 26) Thence North 48°01'20" West, 20.00 feet;
- 27) Thence South 41°58'40" West, 82.03 feet;
- 28) Thence along the arc of a curve to the right having a radius of 550.00 feet, a delta angle of 14°20'52" and an arc length of 137.73 feet;
- 29) Thence South 56°19'32" West, 67.72 feet;
- 30) Thence South 33°40'28" East, 20.00 feet;
- 31) Thence South 56°19'32" West, 480.69 feet;
- 32) Thence along the arc of a curve to the right having a radius of 870.00, a delta angle of 01°16'30" and an arc length of 19.36 feet;

Thence leaving the boundary of said Resultant Parcel 5 the following forty-nine (49) courses:

- 1) Thence South 78°03'53" West, 189.11 feet;
- 2) Thence North 39°41'11" West, 185.20 feet;
- 3) Thence South 84°51'25" West, 122.21 feet;
- 4) Thence South 89°33'34" West, 178.43 feet;
- 5) Thence South 69°17'53" West, 632.93 feet;
- 6) Thence North 81°20'19" West, 45.70 feet;
- 7) Thence South 64°24'04" West, 222.99 feet;
- 8) Thence South 81°06'45" West, 248.66 feet;
- 9) Thence South 31°04'14" West, 265.73 feet;
- 10) Thence South 63°31'07" West, 256.48 feet to an angle point on the easterly right of way line of Brunswick Road;
- 11) Thence South 83°50'49" West, 30.00 feet along the easterly right of way line of Brunswick Road;
- 12) Thence North 06°09'11" West, 508.17 feet along the easterly right of way line of Brunswick Road;
- 13) Thence leaving said easterly Brunswick Road right of way South 64°28'57" East, 17.62 feet;
- 14) Thence South 06°09'11" East, 405.29 feet;
- 15) Thence North 75°51'20" East, 235.91 feet;
- 16) Thence North 31°04'14" East, 319.51 feet;
- 17) Thence North 63°00'15" East, 34.16 feet;
- 18) Thence South 76°30'02" East, 139.03 feet;
- 19) Thence North 57°45'35" East, 322.29 feet;
- 20) Thence South 76°02'54" East, 107.21 feet;
- 21) Thence North 68°40'43" East, 406.28 feet;
- 22) Thence North 75°14'23" East, 210.84 feet;
- 23) Thence North 45°19'45" East, 141.74 feet;
- 24) Thence North 75°47'41" East, 169.35 feet;

LEGAL DESCRIPTION(continued)

- 25) Thence South 45°18'41" East, 86.89 feet;
 26) Thence North 82°57'38" East, 328.52 feet;
 27) Thence North 50°15'26" East, 493.93 feet;
 28) Thence North 67°52'01" East, 84.12 feet;
 29) Thence North 31°22'39" East, 89.25 feet;
 30) Thence North 82°03'57" East, 129.06 feet;
 31) Thence North 48°39'45" East, 183.10 feet;
 32) Thence North 73°35'32" East, 138.00 feet;
 33) Thence North 50°41'27" East, 154.11 feet;
 34) Thence along the arc of a curve to the right having a radius of 450.00 feet, a delta angle of 28°04'41" and an arc length of 220.53 feet;
 35) Thence North 78°46'08" East, 95.67 feet;
 36) Thence North 11°13'52" West, 625.63 feet;
 37) Thence North 89°31'02" West, 401.37 feet;
 38) Thence North 72°16'00" West, 515.82 feet;
 39) Thence South 71°05'00" West, 621.23 feet;
 40) Thence North 84°44'27" West, 136.14 feet;
 41) Thence North 46°12'36" West, 146.50 feet;
 42) Thence South 83°36'26" West, 471.41 feet;
 43) Thence South 58°45'38" West, 406.52 feet;
 44) Thence South 41°22'21" West, 187.22 feet;
 45) Thence South 63°54'00" West, 294.75 feet;
 46) Thence South 55°32'00" West, 172.67 feet;
 47) Thence South 61°51'44" West, 193.05 feet;
 48) Thence South 70°10'50" West, 159.75 feet to the westerly boundary of said Resultant Parcel 3;
 49) Thence along the easterly right of way line of Brunswick North 04°11'28" East, 54.74 feet to the **Point of Beginning**.

Containing 88.612 acres more, or less.

Basis of Bearings: The basis of bearings is identical and based upon that Record of Survey for F. Knoop, recorded in Book 8 of Surveys, Page 37, Official Records of Nevada County.

LEGAL DESCRIPTION (continued)

Lot "B" Open Space Land Dedication

All that real property situated in the incorporated City of Grass Valley, County of Nevada, State of California, being a portion of Resultant Parcel 6 and Resultant Parcel 7 as described in that Lot Line Adjustment LA01-035 Grant Deed, recorded as Document No. 2001-0045279, Official Records of Nevada County; said property being a portion of Section 25, Township 16 North, Range 8 East, and Section 30, Township 16 North, Range 9 East, Mount Diablo Base and Meridian, and being more particularly described as follows:

Beginning at a point on the southerly right of way line of Idaho Maryland road, being the northeasterly corner of Resultant Parcel 6 as described in that Lot Line Adjustment LA01-035 Grant Deed, recorded as Document No. 2001-0045282, Official Records of Nevada County. Thence from said point of beginning along the boundary of said Resultant Parcel 6, as described in that Lot Line Adjustment LA01-035 Grant Deed, recorded as Document No. 2001-0045282 and Resultant Parcel 7, as described in that Lot Line Adjustment LA01-035 Grant Deed, recorded as Document No. 2001-0045283 the following three (3) courses:

- 1) Thence South $07^{\circ}32'39''$ East, 1,198.20 feet;
- 2) Thence North $86^{\circ}58'31''$ East, 169.59 feet;
- 3) Thence South $00^{\circ}18'09''$ East, 355.78 feet;

Thence leaving the boundary of said Resultant Parcel 7 the following eighteen (18) Courses:

- 1) Thence from a tangent bearing of North $07^{\circ}16'33''$ West along the arc of a curve to the left having a radius of 51.98 feet, a delta angle of $151^{\circ}28'27''$ and an arc length of 137.43 feet;
- 2) Thence South $29^{\circ}32'38''$ West, 15.30 feet;
- 3) Thence along the arc of a curve to the right having a radius of 200.00 feet, a delta angle of $43^{\circ}10'49''$ and an arc length of 150.73 feet;
- 4) Thence South $72^{\circ}43'27''$ West, 146.48 feet;
- 5) Thence South $82^{\circ}46'30''$ West, 567.91 feet;
- 6) Thence South $45^{\circ}29'02''$ West, 122.73 feet;
- 7) Thence along the arc of a curve to the left having a radius of 300.00 feet, a delta angle of $11^{\circ}22'32''$ and an arc length of 59.56 feet;
- 8) Thence South $34^{\circ}06'31''$ West, 157.59 feet;
- 9) Thence South $50^{\circ}26'08''$ West, 111.76 feet;
- 10) Thence South $44^{\circ}49'36''$ West, 131.76 feet;
- 11) Thence along the arc of a curve to the left having a radius of 200.00 feet, a delta angle of $65^{\circ}56'05''$ and an arc length of 230.16 feet;
- 12) Thence along the arc of a curve to the right having a radius of 200.00 feet, a delta angle of $41^{\circ}28'53''$ and an arc length of 144.80 feet;



LEGAL DESCRIPTION(continued)

- 13) Thence South 19°24'22" West, 211.64 feet;
- 14) Thence South 04°41'28" West, 390.43 feet;
- 15) Thence South 01°57'13" East, 113.72 feet;
- 16) Thence along a curve to the left having a radius of 300.00 feet, a delta angle of 33°40'50" and an arc length of 176.35 feet;
- 17) Thence along the arc of a curve to the left having a radius of 70.00 feet, a delta angle of 59°56'11" and an arc length of 73.23 feet;
- 18) Thence North 84°25'46" East, 59.81 feet to the northerly right of way line of Loma Rica Drive

Thence along the northerly right of way line of Loma Rica Drive and the southerly boundary of said Resultant Parcels 6 and 7 the following ten (10) courses:

- 1) Thence from a tangent bearing of South 53°42'31" West along the arc of a curve to the right having a radius of 380.00 feet, a delta angle of 24°06'01" and an arc length of 159.84 feet;
- 2) Thence South 77°48'32" West, 218.23 feet;
- 3) Thence along the arc of a curve to the right with a radius of 300.00 feet, a delta angle of 55°09'58" and an arc length of 288.85 feet;
- 4) Thence North 47°01'30" West, 57.72 feet;
- 5) Thence North 42°58'30" East, 35.00 feet;
- 6) Thence North 47°01'30" West, 513.56 feet;
- 7) Thence North 42°58'30" East, 15.00 feet;
- 8) Thence from a tangent bearing of North North 47°01'30" West along the arc of a curve to the left having a radius of 120.00 feet, a delta angle of 100°06'27" and an arc length of 209.66 feet;
- 9) Thence South 32°52'03" West, 23.92 feet;
- 10) Thence North 56°50'00" West, 106.33 feet;

Thence leaving the northerly right of way line of Loma Rica Drive and the southerly boundary line of said Resultant Parcel 6 the following twenty-two (22) courses:

- 1) Thence from a tangent bearing of North 77°47'01" East along the arc of a curve to the left having a radius of 592.51 feet, a delta angle of 23°59'05" and an arc length of 248.03 feet;
- 2) Thence along the arc of a curve to the left having a radius of 50.00 feet, a delta angle of 135°17'41" and an arc length of 118.07 feet;
- 3) Thence North 81°29'46" West, 47.25 feet;
- 4) Thence along the arc of a curve to the right having a radius of 100.00 feet, a delta angle of 53°15'46" and an arc length of 92.96 feet;
- 5) Thence North 28°14'00" West, 55.97 feet;



LEGAL DESCRIPTION(continued)

- 6) Thence along the arc of a curve to the right having a radius of 40.00 feet, a delta angle of 166°36'04" and an arc length of 116.31 feet;
- 7) Thence along the arc of a curve to the left having a radius of 34.22 feet, a delta angle of 107°16'20" and an arc length of 64.07 feet;
- 8) Thence along the arc of a curve to the left having a radius of 272.47 feet, a delta angle of 27°06'07" and an arc length of 128.89 feet;
- 9) Thence along the arc of a curve to the left having a radius of 46.49 feet, a delta angle of 46°45'35" and an arc length of 37.94 feet;
- 10) Thence along the arc of a curve to the right having a radius of 40.00 feet, a delta angle of 65°47'32" and an arc length of 45.93 feet;
- 11) Thence North 23°01'34" East, 59.35 feet;
- 12) Thence along the arc of a curve to the right having a radius of 40.00 feet, a delta angle of 95°00'23" and an arc length of 66.33 feet;
- 13) Thence along the arc of a curve to the left having a radius of 75.00 feet, a delta angle of 103°28'37" and an arc length of 135.45 feet;
- 14) Thence North 14°33'20" East, 29.81 feet;
- 15) Thence along the arc of a curve to the left having a radius of 75.00 feet, a delta angle of 77°22'04" and an arc length of 101.27 feet;
- 16) Thence along the arc of a curve to the right having a radius of 65.00 feet, a delta angle of 84°53'37" and an arc length of 96.31 feet;
- 17) Thence along the arc of a curve to the left having a radius of 100.00 feet, a delta angle of 91°23'46" and an arc length of 159.52 feet;
- 18) Thence along the arc of a curve to the right having a radius of 80.00 feet, a delta angle of 104°59'34" and an arc length of 146.60 feet;
- 19) Thence along the arc of a curve to the left having a radius of 328.99 feet, a delta angle of 41°37'36" and an arc length of 239.02 feet;
- 20) Thence along the arc of a curve to the right having a radius of 100.00 feet, a delta angle of 45°57'09" and an arc length of 80.20 feet;
- 21) Thence North 40°00'14" East, 598.29 feet;
- 22) Thence North 52°44'59" East, 826.10 feet to the southerly right of way line of Idaho Maryland Road and the northerly boundary of Resultant Parcel 6;

Thence along the southerly right of way line of Idaho Maryland Road and the southerly boundary of said Resultant Parcel 6 the following eighteen (18) courses:

- 1) Thence from a tangent bearing of North 57°36'02" East along the arc of a curve to the left having a radius of 940.00 feet, a delta angle of 01°16'30" and an arc length of 20.92 feet;
- 2) Thence North 56°19'32" East, 180.69 feet;
- 3) Thence North 33°40'28" West, 10.00 feet;
- 4) Thence North 56°19'32" East, 150.00 feet;



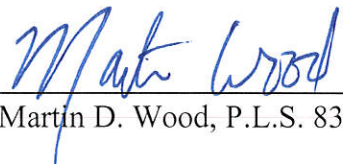
LEGAL DESCRIPTION(continued)

- 5) Thence South 33°40'28" East, 10.00 feet;
- 6) Thence North 56°19'32" East, 50.00 feet;
- 7) Thence South 33°40'28" East, 10.00 feet;
- 8) Thence North 56°19'32" East, 100.00 feet;
- 9) Thence North 33°40'28" West, 10.00 feet;
- 10) Thence North 56°19'32" East, 67.72 feet;
- 11) Thence along the arc of a curve to the left having a radius of 640.00 feet, a delta angle of 12°37'54" and an arc length of 141.10 feet;
- 12) Thence South 46°18'22" East, 10.00 feet;
- 13) Thence North 41°58'40" East, 100.48 feet;
- 14) Thence along the arc of a curve to the right having a radius of 400.00 feet, a delta angle of 10°23'00" and an arc length of 72.49 feet;
- 15) Thence North 37°38'20" West, 10.00 feet;
- 16) Thence from a tangent bearing of North 53°03'44" East along the arc of a curve to the right having a radius of 410.00 feet, a delta angle of 05°39'54" and an arc length of 40.54 feet;
- 17) Thence North 31°16'22" West, 10.00 feet;
- 18) Thence from a tangent bearing of North 58°43'38" East along the arc of a curve to the right having a radius of 420.00 feet, a delta angle of 22°08'34" and an arc length of 162.32 feet to the **Point of Beginning**.

Containing 87.98 acres more, or less.

Basis of Bearings: The basis of bearings is identical and based upon that Record of Survey for F. Knoop, recorded in Book 8 of Surveys, Page 37, Official Records of Nevada County.

End of Description



 Martin D. Wood, P.L.S. 8321

10-28-24

 Date



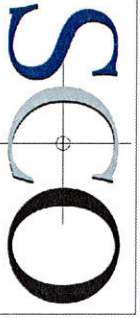
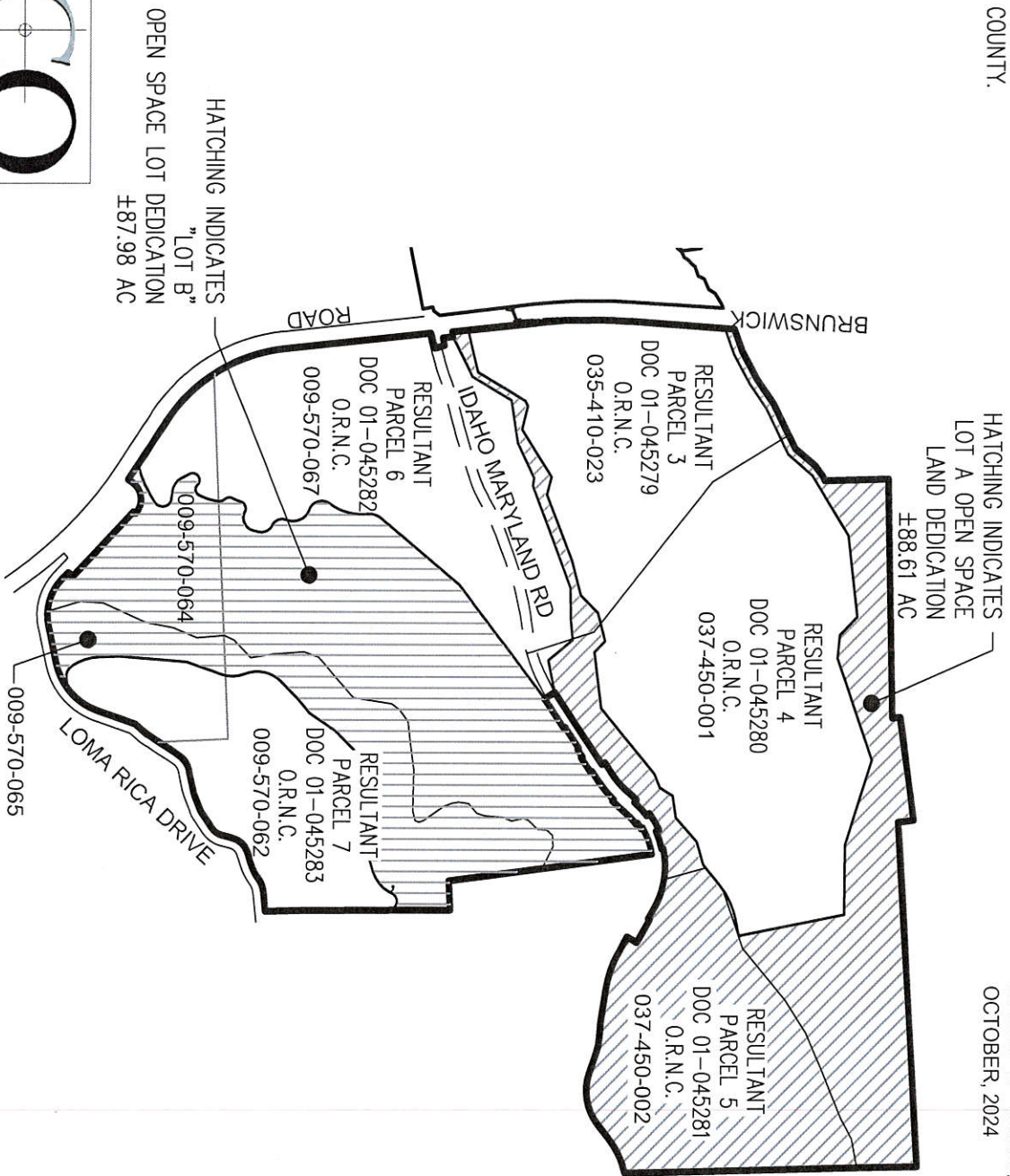
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS BASED UPON FOUND MONUMENTS AND IS IDENTICAL TO THAT RECORD OF SURVEY AS SHOWN IN BOOK 8 OF SURVEYS AT PAGE 37 OFFICIAL RECORDS OF NEVADA COUNTY.

EXHIBIT "B"

OPEN SPACE LAND DEDICATION

BING A PORTION OF SECTION 19, 24, 25, 30, T.16N., R8E. MDB& M. WITHIN THE INCORPORATED CITY OF GRASS VALLEY, COUNTY OF NEVADA, STATE OF CALIFORNIA
OCTOBER, 2024
SCALE: 1"=1000'



PLANNING • ENGINEERING • SURVEYING



EXHIBIT "B"

OPEN SPACE LAND DEDICATION

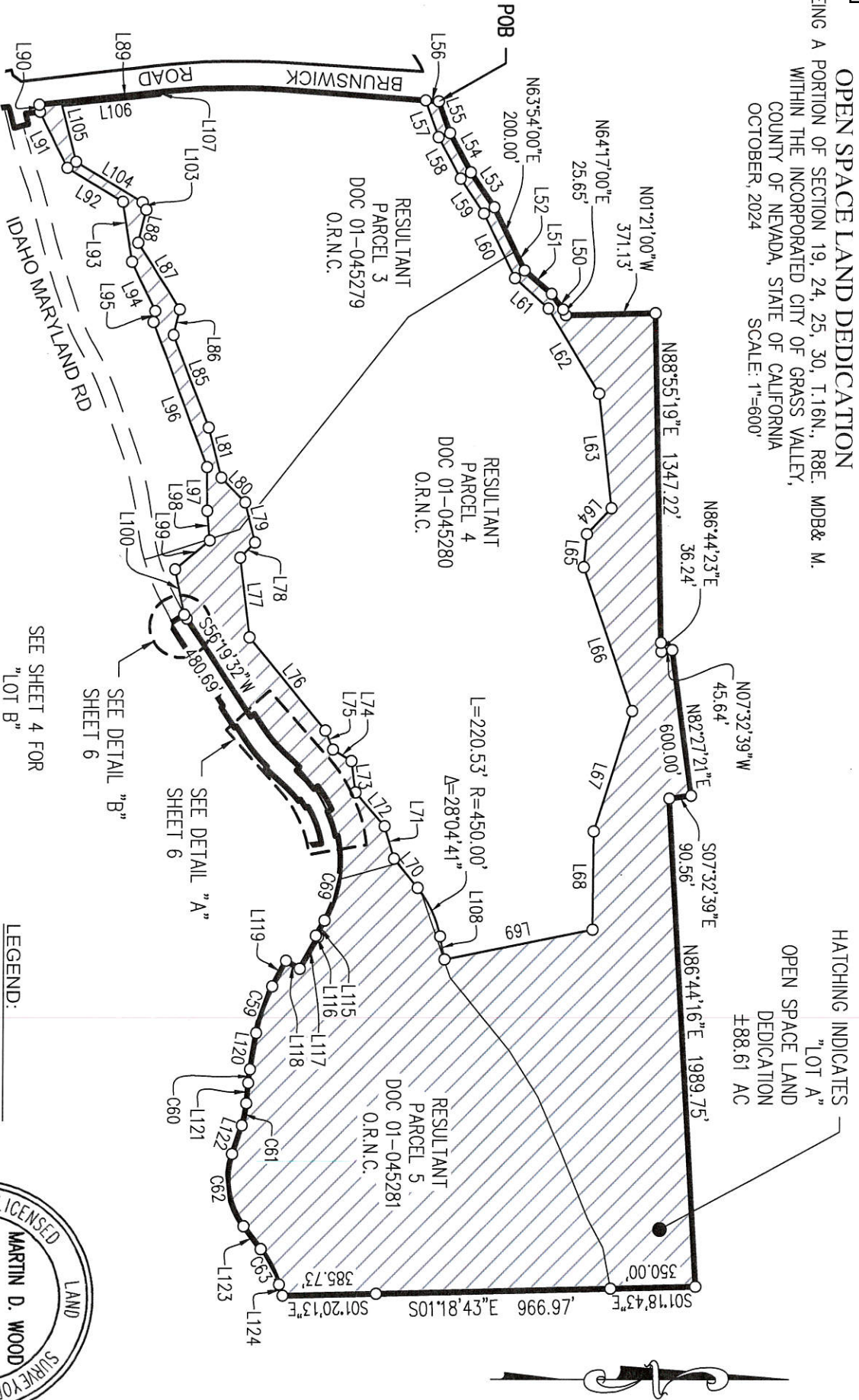
BEING A PORTION OF SECTION 19, 24, 25, 30, T.16N., R8E. MDB& M.

WITHIN THE INCORPORATED CITY OF GRASS VALLEY,

COUNTY OF NEVADA, STATE OF CALIFORNIA

OCTOBER, 2024

SCALE: 1"=600'



HATCHING INDICATES "LOT A"

OPEN SPACE LAND DEDICATION

± 188.61 AC

RESULTANT PARCEL 4
DOC 01-045280
O.R.N.C.

RESULTANT PARCEL 3
DOC 01-045279
O.R.N.C.

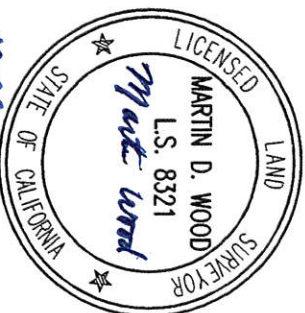
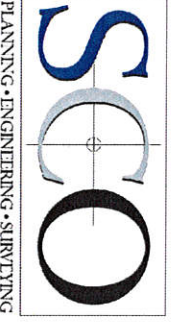
RESULTANT PARCEL 5
DOC 01-045281
O.R.N.C.

SEE SHEET 4 FOR "LOT B"

SEE DETAIL "B" SHEET 6

SEE DETAIL "A" SHEET 6

- LEGEND:**
- DIMENSION POINT
 - OFFICIAL RECORDS OF NEVADA COUNTY
 - PM PARCEL MAP
 - POB POINT OF BEGINNING
 - ESMT EASEMENT



LINE TABLE

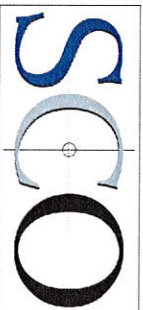
LINE #	LENGTH	DIRECTION
L50	80.63'	N 53°16'00" E
L51	148.07'	N 40°02'00" E
L52	87.84'	N 63°54'00" E
L53	173.63'	N 55°32'00" E
L54	182.98'	N 61°42'00" E
L55	137.48'	N 70°10'50" E
L56	54.74'	N 04°11'28" E
L57	159.75'	S 70°10'50" W
L58	193.05'	S 61°51'44" W
L59	172.67'	S 55°32'00" W
L60	294.75'	S 63°54'00" W
L61	187.22'	S 41°22'21" W
L62	406.52'	S 58°45'38" W
L63	471.41'	S 83°56'26" W
L64	146.50'	N 46°12'36" W
L65	136.14'	N 84°44'27" W
L66	621.23'	S 71°05'00" W
L67	515.82'	N 72°16'00" W
L68	401.37'	N 89°31'02" W
L69	625.63'	N 11°13'52" W
L70	154.11'	N 50°41'27" E
L71	138.00'	N 73°35'32" E
L72	183.10'	N 48°39'45" E
L73	129.06'	N 82°03'57" E

LINE #	LENGTH	DIRECTION
L74	89.25'	N 31°22'39" E
L75	84.12'	N 67°52'01" E
L76	493.93'	N 50°15'26" E
L77	328.52'	N 82°57'38" E
L78	86.89'	S 45°18'41" E
L79	169.35'	N 75°47'41" E
L80	141.74'	N 45°19'45" E
L81	210.84'	N 75°14'23" E
L85	406.28'	N 68°40'43" E
L86	107.21'	S 76°02'54" E
L87	322.29'	N 57°45'35" E
L88	139.03'	S 76°30'02" E
L89	508.17'	N 06°09'11" W
L90	30.00'	S 83°50'49" W
L91	256.48'	S 63°31'07" W
L92	265.73'	S 31°04'14" W
L93	248.66'	S 81°06'45" W
L94	222.99'	S 64°24'04" W
L95	45.70'	N 81°20'19" W
L96	632.93'	S 69°17'53" W
L97	178.43'	S 89°33'34" W
L98	122.21'	S 84°51'25" W
L99	185.20'	N 39°41'11" W
L100	189.11'	S 78°03'53" W

LINE #	LENGTH	DIRECTION
L101	20.00'	N 48°01'20" W
L102	18.45'	S 41°58'40" W
L103	34.16'	N 63°00'15" E
L104	319.51'	N 31°04'14" E
L105	235.91'	N 75°51'20" E
L106	405.29'	S 06°09'11" E
L107	17.62'	S 64°28'57" E
L108	95.67'	N 78°46'08" E
L115	71.21'	S 60°18'42" E
L116	10.00'	N 29°41'18" E
L117	150.00'	N 60°18'42" W
L118	66.34'	N 29°41'18" E
L119	118.77'	N 61°56'00" W
L120	149.84'	N 80°26'00" W
L121	83.48'	N 84°56'00" W
L122	123.19'	N 71°21'00" W
L123	117.98'	S 52°20'00" W
L124	47.28'	S 71°37'00" W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C59	202.15'	615.00'	1850°00"
C60	56.16'	715.00'	430°00"
C61	91.27'	385.00'	1335°00"
C62	309.62'	315.00'	5619°00"
C63	163.23'	485.00'	1917°00"
C64	19.36'	870.00'	1°16'30"
C65	137.73'	550.00'	1420°52"
C66	86.99'	480.00'	1023°00"
C67	111.11'	500.00'	1243°57"
C68	106.66'	480.00'	1243°55"
C69	323.55'	490.00'	3749°58"



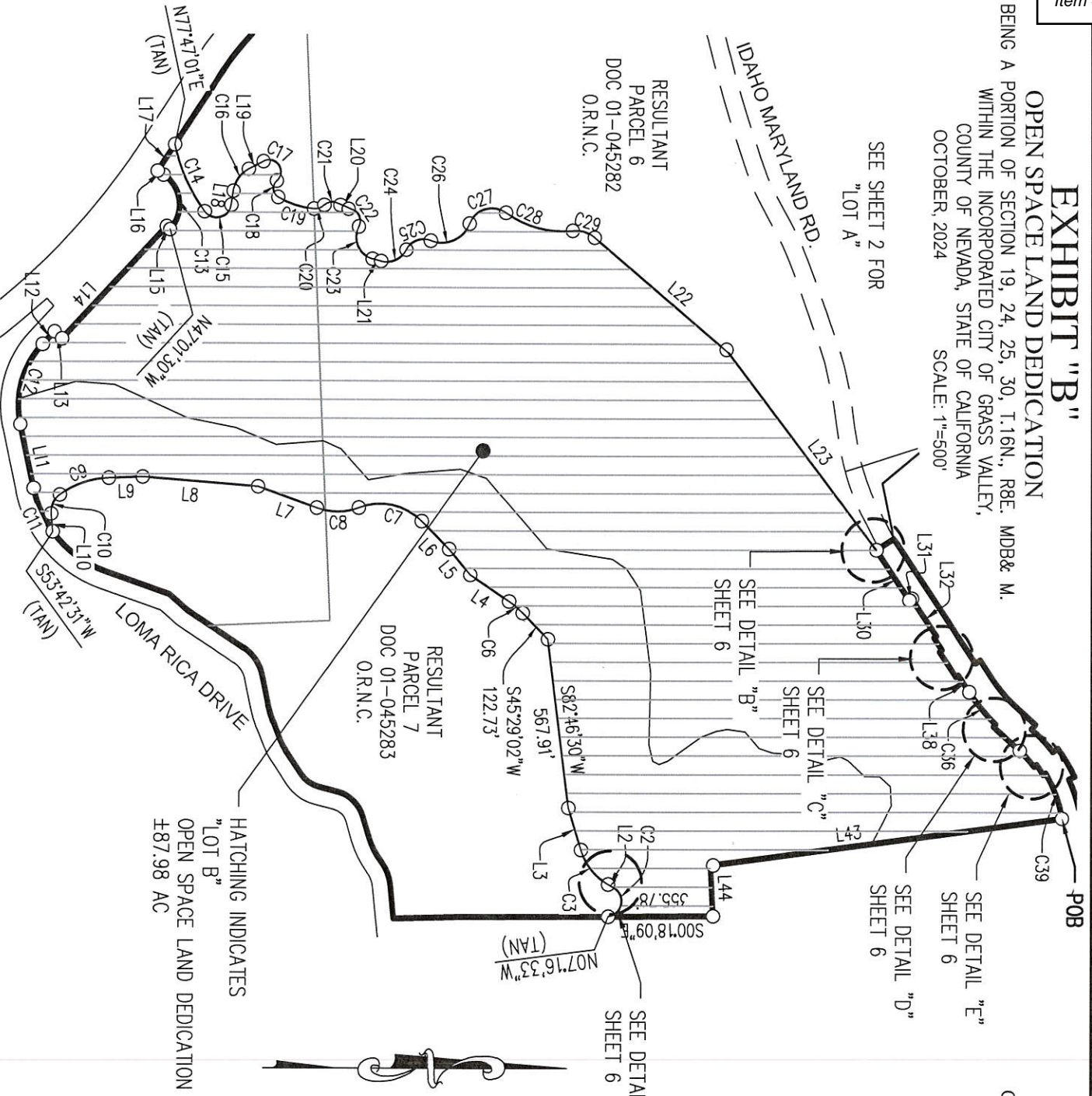
PLANNING • ENGINEERING • SURVEYING



10-28-24

EXHIBIT "B"

OPEN SPACE LAND DEDICATION
 BEING A PORTION OF SECTION 19, 24, 25, 30, T.16N., R8E. MDB& M.
 WITHIN THE INCORPORATED CITY OF GRASS VALLEY,
 COUNTY OF NEVADA, STATE OF CALIFORNIA
 OCTOBER, 2024
 SCALE: 1"=500'



SEE SHEET 2 FOR
 "LOT A"

SEE DETAIL "B"
 SHEET 6

SEE DETAIL "C"
 SHEET 6

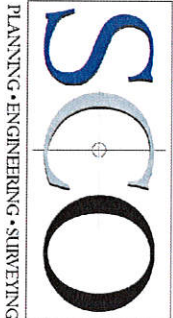
SEE DETAIL "D"
 SHEET 6

SEE DETAIL "E"
 SHEET 6

SEE DETAIL "F"
 SHEET 6

HATCHING INDICATES
 "LOT B"
 OPEN SPACE LAND DEDICATION
 ±87.98 AC

- LEGEND:
- O DIMENSION POINT
 - O.R.N.C. OFFICIAL RECORDS OF NEVADA COUNTY
 - PM PARCEL MAP
 - POB POINT OF BEGINNING
 - ESMT EASEMENT



LINE TABLE

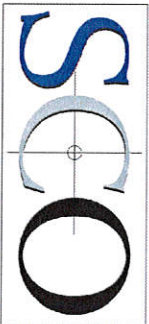
LINE #	LENGTH	DIRECTION
L1	355.78'	S 00°18'09" E
L2	15.30'	S 29°32'38" W
L3	146.48'	S 72°43'27" W
L4	157.59'	S 34°06'31" W
L5	111.76'	S 50°26'08" W
L6	131.76'	S 44°49'36" W
L7	211.64'	S 19°24'22" W
L8	390.43'	S 04°41'28" W
L9	113.72'	S 01°57'13" E
L10	59.81'	N 84°25'46" E
L11	218.23'	S 77°48'32" W
L12	57.72'	N 47°01'30" W
L13	35.00'	N 42°58'30" E
L14	513.56'	N 47°01'30" W
L15	15.00'	N 42°58'30" E
L16	23.92'	S 32°52'03" W
L17	106.33'	N 56°50'00" W
L18	47.25'	N 81°29'46" W
L19	55.97'	N 28°14'00" W
L20	59.35'	N 23°01'34" E
L21	29.81'	N 14°33'20" E
L22	598.29'	N 40°00'14" E
L23	826.10'	N 52°44'59" E

LINE #	LENGTH	DIRECTION
L30	180.69'	N 56°19'32" E
L31	10.00'	N 33°40'28" W
L32	150.00'	N 56°19'32" E
L33	10.00'	S 33°40'28" E
L34	50.00'	N 56°19'32" E
L35	10.00'	S 33°40'28" E
L36	100.00'	N 56°19'32" E
L37	10.00'	N 33°40'28" W
L38	67.72'	N 56°19'32" E
L39	10.00'	S 46°18'22" E
L40	100.48'	N 41°58'40" E
L41	10.00'	S 37°38'20" E
L42	10.00'	S 31°16'22" E
L43	1198.20'	S 07°32'39" E
L44	169.59'	N 86°58'31" E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C2	137.43'	51.98'	151°28'27"
C3	150.73'	200.00'	43°10'49"
C6	59.56'	300.00'	11°22'32"
C7	230.16'	200.00'	65°56'05"
C8	144.80'	200.00'	41°28'53"
C9	176.35'	300.00'	33°40'50"
C10	73.23'	70.00'	59°56'11"
C11	159.84'	380.00'	24°06'01"
C12	288.85'	300.00'	55°09'58"
C13	209.66'	120.00'	100°06'27"
C14	248.03'	592.51'	23°59'05"
C15	118.07'	50.00'	135°17'41"
C16	92.96'	100.00'	53°15'46"
C17	116.31'	40.00'	166°36'04"
C18	64.07'	34.22'	107°16'20"
C19	128.89'	272.47'	27°06'07"
C20	37.94'	46.49'	46°45'35"
C21	45.93'	40.00'	65°47'32"
C22	66.33'	40.00'	95°00'23"
C23	135.45'	75.00'	103°28'37"
C24	101.27'	75.00'	77°22'04"
C25	96.31'	65.00'	84°53'37"
C26	159.52'	100.00'	91°23'46"
C27	146.60'	80.00'	104°59'34"

CURVE #	LENGTH	RADIUS	DELTA
C28	239.02'	328.99'	41°37'36"
C29	80.20'	100.00'	45°57'09"
C35	20.92'	940.00'	1°16'30"
C36	141.10'	640.00'	12°37'54"
C37	72.49'	400.00'	10°23'00"
C38	40.54'	410.00'	5°39'54"
C39	162.32'	420.00'	22°08'34"



PLANNING • ENGINEERING • SURVEYING

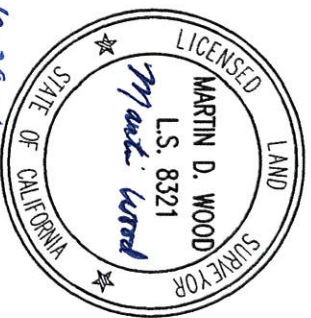
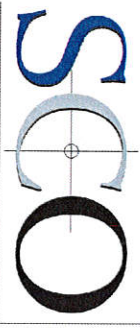
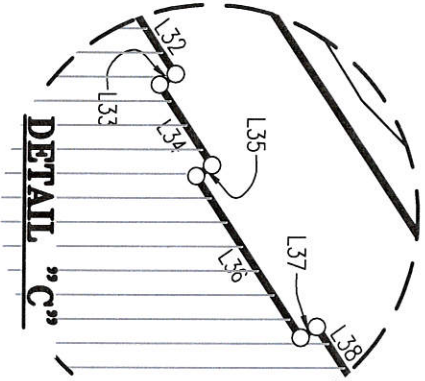
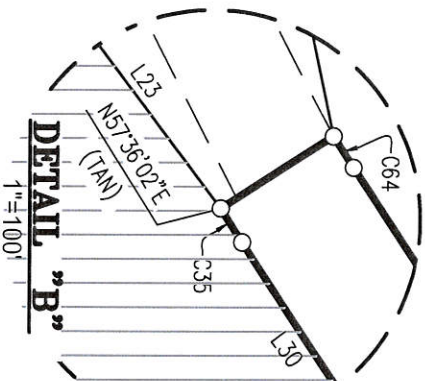
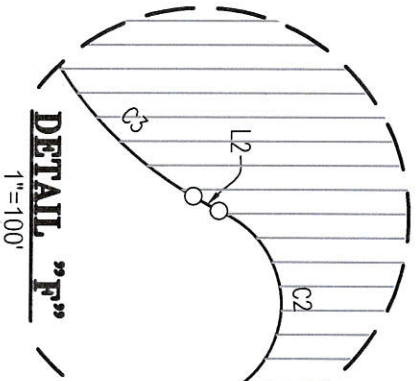
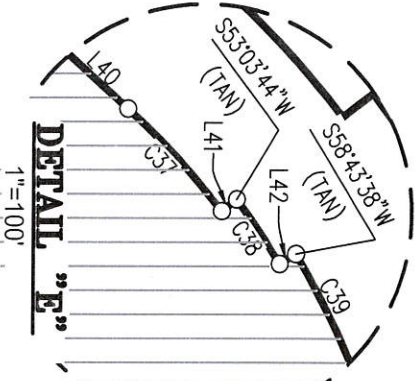
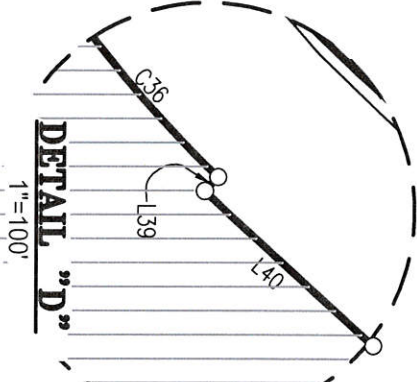
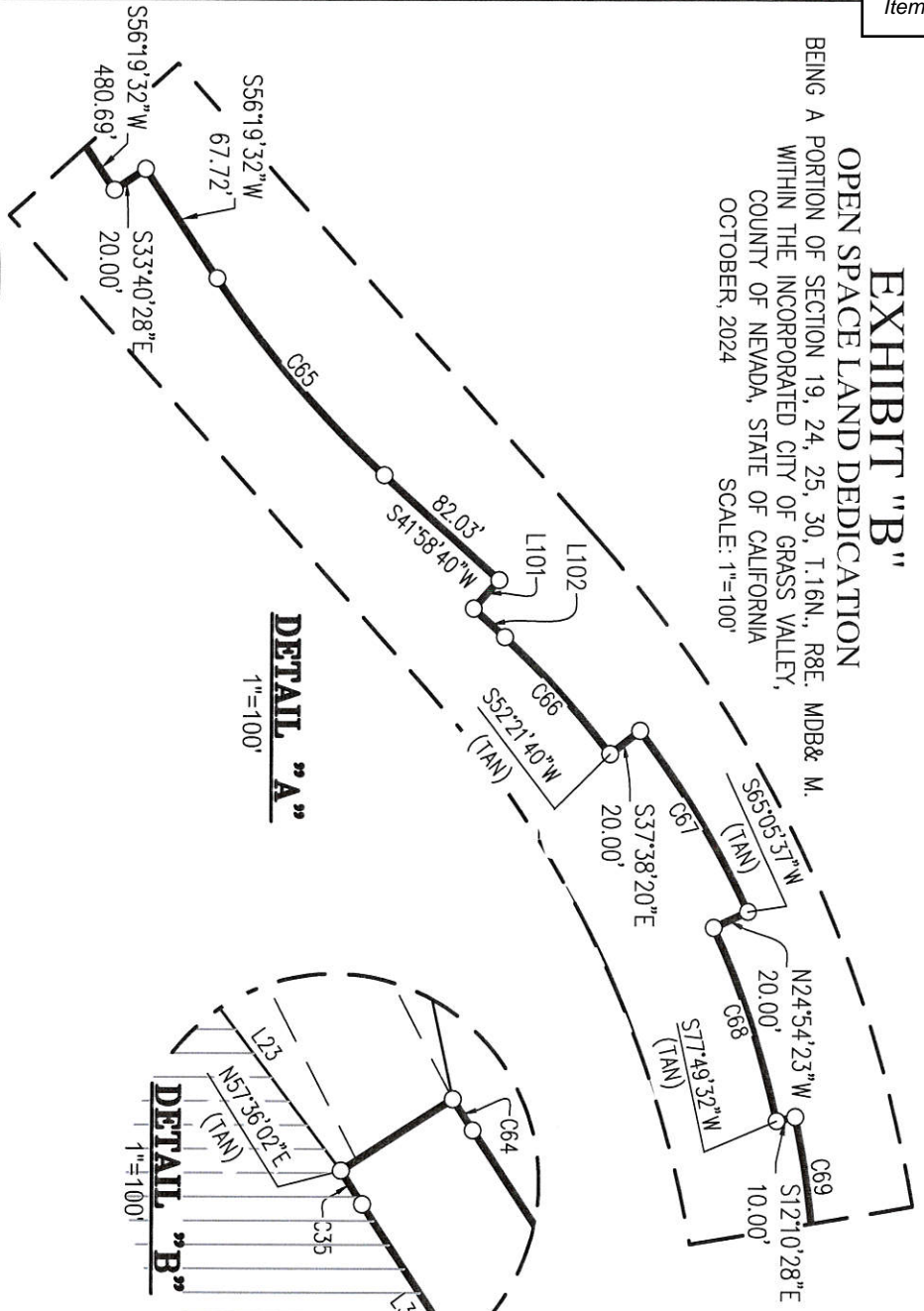


EXHIBIT "B"

OPEN SPACE LAND DEDICATION

BEING A PORTION OF SECTION 19, 24, 25, 30, T.16N., R8E. MDB& M.
WITHIN THE INCORPORATED CITY OF GRASS VALLEY,
COUNTY OF NEVADA, STATE OF CALIFORNIA
OCTOBER, 2024 SCALE: 1"=100'

LEGEND:
○ DIMENSION POINT

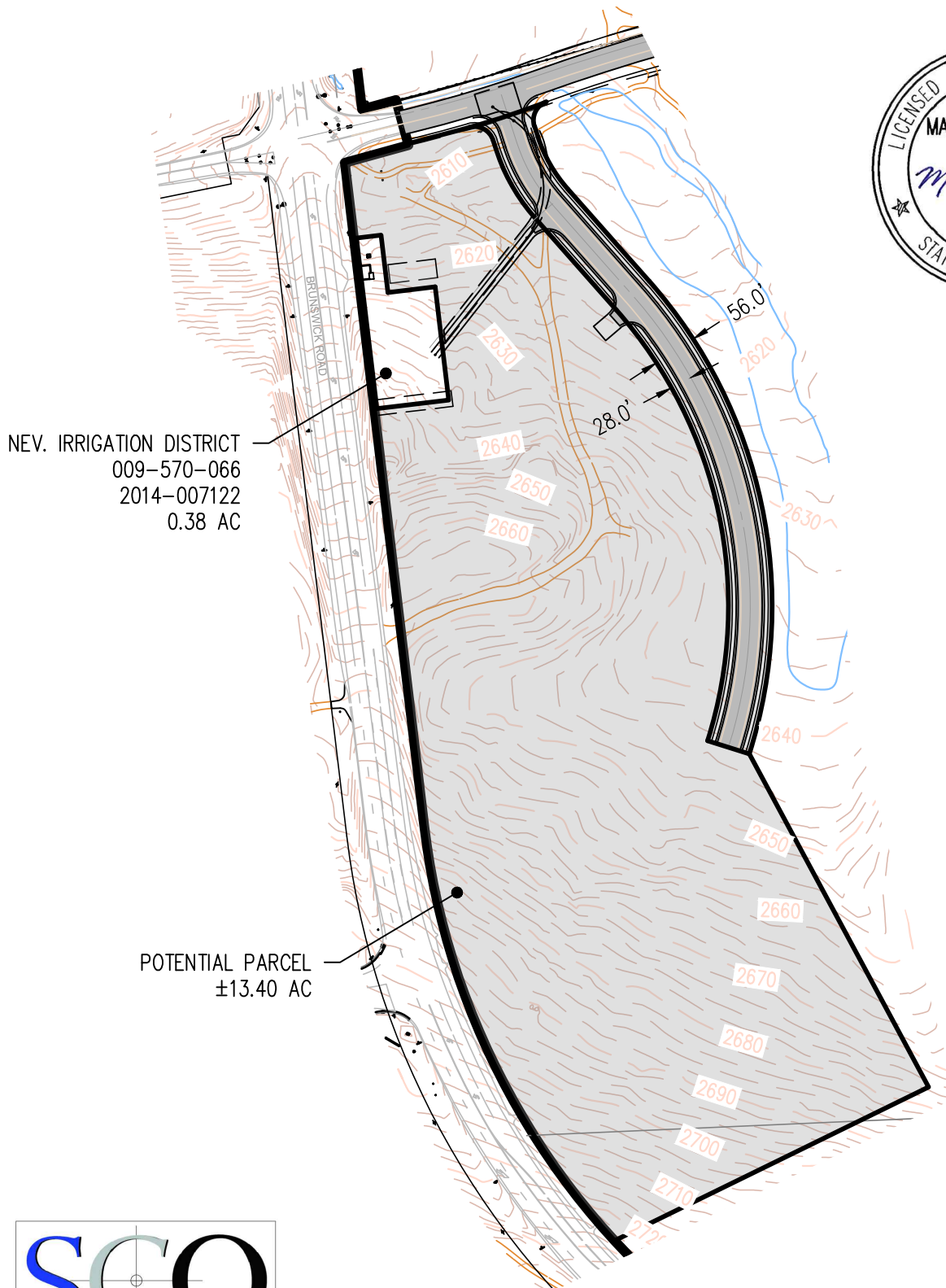


BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS BASED UPON FOUND MONUMENTS AND IS IDENTICAL TO THAT RECORD OF SURVEY AS SHOWN IN BOOK 8 OF SURVEYS AT PAGE 37 OFFICIAL RECORDS OF NEVADA COUNTY.

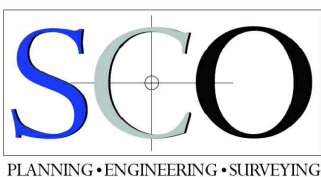
EXHIBIT "B"

BEING A PORTION OF SECTION 19, 24, 25, 30, T.16N., R8E. MDB& M. WITHIN THE INCORPORATED CITY OF GRASS VALLEY, COUNTY OF NEVADA, STATE OF CALIFORNIA DECEMBER, 2024 SCALE: 1"=200'



NEV. IRRIGATION DISTRICT
009-570-066
2014-007122
0.38 AC

POTENTIAL PARCEL
±13.40 AC





**PLANNING COMMISSION
STAFF REPORT
DECEMBER 17, 2024**

Prepared by: Amy Wolfson, City Planner

DATA SUMMARY:

Application Number: 24PLN-29
Subject: Conditional Use Permit and Development Review for a Carbonizer wood debris processing site and senior firewood program
Location/APN: 12270 La Barr Meadows Road / 022-160-038
Applicant: Martin Wood, SCO Planning & Engineering
Zoning/General Plan: General Industrial (M-2), Light Industrial (M-2)/Manufacturing-Industrial (M-1)
Entitlement: Use Permit and Development Review
Environmental Status: Exempt per CEQA Guidelines: Class 1, Class 4, Class 7, Class 8

RECOMMENDATION:

1. That the Planning Commission approve the Use Permit and Development Review applications for the carbonizer wood debris processing site and senior firewood program at 12270 La Barr Meadows Road as presented, or as modified by the Development Review Committee, which includes the following actions:
 - a. Determine the project Categorical Exempt pursuant to Section 15301, 15204, 15307, and 15308, Classes 1, 4, 7, and 8, of the California Environmental Quality Act (CEQA) Guidelines, as detailed in the staff report;
 - b. Adopt Findings of Fact for approval of the Development Review Permit as presented in the Staff Report; and,
 - c. Approve the Use Permit and Development Review Permit for the proposed for the Carbonizer wood debris processing site and senior firewood program at 12270 La Barr Meadows Road at 12270 La Barr Meadows Road in accordance with the Conditions of Approval, attached to the Staff Report.

BACKGROUND:

The subject property is one of 15 parcels that were associated with the former Bear River Saw Mill site, previously owned by Sierra Pacific Industries. Portions of the Bear River Saw Mill site were used for processing and storage of hard rock gold mining materials from the 1850s to the 1930s, and for lumber milling from approximately 1956 to 1978. The mill development involved substantial grading and road construction. The site was subsequently operated by Rare Earth Landscape Materials around 2014, who initiated a Voluntary Cleanup Agreement with the State Department of Toxic Substances Control (DTSC) and encapsulated a 2-acre portion as part of that agreement. In 2017, the site was approved by the County to be used as a debris management site to receive and grind trees cleared from utility in high hazard zones

per an executive order. Nevada County took ownership of the property in 2022 and filed a Land Use Covenant pursuant to the terms of the Voluntary Cleanup Agreement.

City staff began conversations with the County about the proposed uses in June 2024. Staff recommended that the County process the project under County regulations due to the number of exceptions and special findings that would be needed to process this project with the city. Pursuant to Government Code section 23004, county jurisdictions are permitted to manage their properties “as the interests of its inhabitants require.” However, the County opted to have the city process this project under city regulations, so several special findings are incorporated for the planning commission’s consideration.

PROJECT DESCRIPTION:

Carbonizer: This is a proposed Conditional Use Permit to allow for a carbonizer processing operation, which includes outdoor storage relating to tree logs to be stored prior to carbonizing treatment, as well as outdoor storage and firewood processing relating to the senior firewood program operated by Gold Country Seniors, which is currently operating at the site under a Limited Term Permit issued to the county. The project site is located at 12270 La Barr Meadows Road. In addition to the Use Permit, the county is requesting to amend their Limited Term Permit, 24PLN-24, to allow the storage of the logs and woody debris while the city processes the use permit.

The carbonizer operation will take place in the rear, western half of the property on the M-2 zoned portion, adjacent to SR 49/20. Log collection and storage will occur 7 months of the year (April to October), while the carbonizer will operate the remaining 5 months of the year. During the carbonizer operation period, there will be an on-site porta potty, stored fuel, Operational site components of the carbonizer processing operation include up to two carbonizer machines, fuel storage, shipping container storage, water storage. 500 gal. water trailer, office trailer, an on-site porta potty, stored fuel, and a large log and woody debris storage area; During the carbonizer operational period, machine operators may stay overnight in RVs parked on-site. The carbonizer runs 24/7 Monday through Friday. The carbonizer works by extreme-heating the logs to turn them into biochar, a carbon-rich soil additive. Here is a link to a carbonizer demonstration: <https://www.youtube.com/watch?v=zLbq5WbMedA>

Senior firewood program: The senior firewood program will operate on the front, eastern half of the property on the M-1 portion of the property and may be visible from La Barr Meadows Road. Operational components of the senior firewood program include firewood storage, shipping containers, a shade awning, and a dumpster, along with parking for up to 12 standard vehicles and 3 dump trailers. The operation is proposed on an existing asphalt pad, over a mine-waste encapsulation area, which is encumbered with a land use covenant by the CA Department of Toxic Substance Control (DTSC). The hours of operation for the firewood program are from 8 a.m. to 12 p.m. Monday through Wednesday, whereby Monday and Tuesday activity involves wood delivery and Wednesday activity involves wood processing and splitting.

PROJECT INFORMATION:

Access, Parking & Circulation – The site has existing gravel and earthen access driveways from previous industrial uses on the site providing internal circulation. The property will be accessed from the County’s corporation yard property located directly south (12350 La Barr Meadows Drive). The access to La Barr Meadows Road includes a center left turn lane and acceleration lane and right in-right out tapers for safe ingress/egress into the site

Landscaping and Screening– Section 17.34.020 of the municipal code requires that “all parts of a site not devoted to decks, patios, structures, and similar improvements, driveways and/or parking improvements...” are required to be landscaped. Section 17.30.040(F) requires screening between an industrial land use and a zone that allows single-family dwellings, such as the County residential zoning across the highway. The required screening would include a six-foot solid, decorative wall and plant material.

The County has not proposed landscaping for this project and is asking the review authority to consider the significant distance and existing tree cover on the property as an effective screen. The County plans to construct an animal shelter at this site between the proposed uses and La Barr Meadows Road, which will be developed with traditional landscaping, and is expected to obscure public view of the proposed uses to a large degree. The Planning Commission may make a finding that the intent to visually soften the industrial use from public views is met with the existing tree cover and the future animal shelter project (See finding 9).

Lighting – There are no proposed light fixtures for either the carbonizer use or the senior firewood program. There will be lights associated with the excavator, used to load wood material into the carbonizer, and also on forklifts for loading and moving the biochar product during nighttime operations. The city’s outdoor lighting standards do not address equipment lights. The site has a thick canopy of conifer trees between the site and the highway and the nearest residential use is 200-feet away from the use.

Noise – Bollard Acoustical Consultants, Inc prepared an Environmental Noise Assessment. The noise study concludes that sensitive receptors are far enough away from the noise source to satisfy *Nevada County* noise exposure limits at the nearest residences.” The noise specialist determined that because the sensitive receptors across the highway were in the County’s jurisdiction, that the County’s standards were appropriate to use for this analysis. The noise study also appears to measure the ambient noise of the highway to be louder than carbonizer and firewood operations, both for daytime and nighttime operations, which satisfies the City’s standards pursuant to section 8.28.060 of the city municipal code based on Table 1 of the noise study. Staff has requested that the applicant have the noise specialist verify that staff is interpreting the data correctly and verify that ambient noise levels associated with the adjacent highway are louder than those associated with the carbonizer, and firewood processing uses.

Biological Resources – Greg Matuzak Consulting LLC prepared a Biological Resources Inventory and Jurisdictional Determination in December 2019, which included the subject property. The report concluded that a nesting bird survey should be conducted prior to tree or vegetation removal if occurring during the bird breeding season. It also concluded that the site contains marginal suitable habitat for the coast horned lizard. The County had Matuzak Consulting prepare a Coast Horned Lizard Pre-Construction Survey dated October 2024 prior

to operations associated with the Limited Term Permit. The survey did not result in observations of the lizard and concluded that it was unlikely to occur within the project area. Lastly, the 2019 report includes recommendations avoiding impacts to the mapped wetlands on the site and the seasonal ponds, which have been made conditions of project approval.

Shipping Containers – The County is proposing to place a total of four shipping/cargo containers on the site for both the firewood and the carbonizer operations. Pursuant to section 17.44.170 (F.4), the location and use of cargo containers are prohibited within the city except during limited term construction activities. The County tried using Tuff Sheds for material storage on the site, but experienced break-ins and damage to the buildings. They are proposing to clad the containers with horizontal siding and a faux window to mimic the appearance of a standard shed. The Planning Commission may make a finding that the intent to prohibit shipping containers from properties within the city is satisfied by the cladding treatment as proposed or as may be further conditioned (See finding 10).

Recreational Vehicles – The carbonizer operation requires operators that have received specialized training. Since the operation is proposed to operate 24/7 during the winter months, the county has requested that the city consider their optional request to allow recreational vehicles onsite only during the months that carbonizer is operating to allow the trained personnel direct access to the equipment all day and night. Residential use is not listed as a permitted use in either M1 or M2 zones. However, the request is similar to allowing trailers or mobile homes during construction projects, which are allowed with a limited term permit. The Planning Commission may make a finding that the intent to prohibit residential uses from industrial-zoned properties is satisfied because the nature of the recreational vehicle occupancy is temporary, only operating during times the carbonizer is in use (See finding 11). Furthermore, Planning Condition 4 is recommended, requiring complete removal of recreation vehicles during months of non-operation of the carbonizer.

Porta-potties- The Nevada County Environmental Health Department is allowing the County to use port-a-potties for a duration not to exceed three years. After that timeframe they will be required to install an onsite sewage disposal system.

Tree Removal – According to a submitted grading plan, a total of 10 conifer trees, all less than 10-inches DBH, will be removed to accommodate a connecting drive aisle between the carbonizer use and the firewood processing use. Pursuant to section 12.36.035 of the municipal code, trees less than 10 inches DBH are exempt from needing a tree removal permit.

GENERAL PLAN AND ZONING:

General Plan - The project area has a land use designation of Manufacturing-Industrial, the intent of which is to accommodate a variety of industrial and service commercial uses. Although occupied by free-standing businesses without any overall internal plan or restrictions, M-I districts benefit from some clustering of compatible industrial or service commercial uses. Typical uses in M-I designated areas are: light manufacturing; automotive services, warehousing/distribution; and wholesale-retail outlets. The potential for adverse impacts from

M-I activities heightens the importance of proper location (relative to the surrounding community) and use of perimeter buffering.

Zoning - The property is within the M-1 (Light Industrial) zone and the M-2 (General Industrial) zoning designations. The M-1 zone is applied to areas appropriate for a range of light industrial uses, and the M-2 zone is applied to areas appropriate for a range of heavy industrial activities including manufacturing, assembly and processing, the storage and distribution of raw materials, aggregate plants, and related industrial uses that are generally compatible with and require locations removed from residential and visitor serving uses. The carbonizer use is proposed on the M-2 zoned portion of the property, while “carbonizer” or “biomass treatment” is not specifically listed in the uses allowed within the land use table, “heavy manufacturing /processing” along with “outdoor storage” are allowed uses with a use permit. Heavy manufacturing is defined as having potential for significant impacts on the surrounding land uses due to the intensity or scale of operations. The Planning Commission may make a finding that the intent to allow heavy manufacturing/processing uses includes the proposed carbonizer use through a use permit process (See finding 12).

ENVIRONMENTAL DETERMINATION:

Pursuant to CEQA an Initial Study is required to be prepared in the absence of an applicable exemption pursuant to CEQA Guidelines. In this case, the various components of the project can be considered exempt pursuant to Section 15301, 15204, 15307, and 15307, Classes 1, 4, 7, and 8, of the California Environmental Quality Act (CEQA) Guidelines, further described below:

Section 15301, Class 1 (existing facilities): The project site was previously a portion of the Bear River Mill which began operation in 2015. The mill development involved substantial grading and road construction. In 2017, the site was approved by the County to be used as a debris management site to receive and grind trees cleared from utility in high hazard zones per an executive order. The senior firewood operation will take place on an existing concrete encapsulation area installed to contain contaminated soils. The key consideration of the Class 1 exemption is whether the proposed project involves no or negligible expansion of use. The proposed use for wood debris management is substantially similar to that of the prior operations on the site and is not anticipated to be a substantial expansion of the prior uses. The key consideration of the Class 1 exemption is that the proposed project involves no or negligible expansion of use.

Section 15304, Class 4 (minor alterations to land): The proposed project involves grading up to 7,000 sq ft (0.15 acres) for the expansion of an internal road system serving both the senior firewood program, as well as the carbonizer program. While the grading occurs in a slope that averages 18% the area is small and involves the removal of only a small number of trees that are all under 10 inches DBH. Class 4 exemption may be applied to projects that consist of minor alterations in the condition of land, water, and/or vegetation, which do not involve the removal of healthy, mature trees. Consistent with this class of exemption, the grading area is relatively small and all trees proposed for removal are under 10 inches DBH.

Section 15307 & 8, Class 7 & 8: Class 7 and 8 exemptions apply to agency actions to assure the maintenance, restoration and enhancement of natural resources and the environment,

respectively. The overall project objective is to remove unmarketable woody debris from sites throughout the County that are downed by storm, damaged by wildfire, and removed for purposes of reducing vegetative fuel sources. The resulting carbonizer wood product is biochar, which has beneficial uses for soil amendments and also is beneficial in its carbon capture capacity and ability to reduce greenhouse gas emissions when compared to other wood processing methods such as burning. An operation to efficiently and beneficially reduce the vegetative fuel load throughout the County will aid in the protection of the environment (class 8) by reducing greenhouse gas emissions and will protect natural resources (class 7) by reducing the threat of wildfire risk within the County.

DRC RECOMMENDATION:

The Development Review Committee discussed the project at their regular meeting held November 12, 2024. The DRC voted 5-0 to recommend approval of the project as presented.

FINDINGS:

In accordance with Sections 17.72.30 J (Development Review Permit) and 17.72.60 F (Use Permit) of the Development Code, the Planning Commission is required to make the following specific findings before it approves the Development Review permit.

1. The City received a complete application for the carbonizer, woody debris management, and firewood processing development review and use permit (22PLN-37).
2. The Development Review Committee reviewed the project in compliance with the California Environmental Quality Act and recommends that the Planning Commission find the project qualifies for a Class 1,4,7& 8, Categorical Exemptions in accordance with the California Environmental Quality Act and CEQA Guidelines.
3. The 2020 General Plan designates the project site as Manufacturing-Industrial (M-I). The carbonizer, wood debris management, and firewood processing development review and use permit Project is consistent with the General Plan or any applicable Specific Plan.
4. The proposed project is allowed within the applicable zone and complies with all other applicable provisions of the Development Code and the City Municipal Code.
5. The design, location, size, and characteristics of the proposed project is in compliance with any project-specific design standards in effect and any standards and guidelines for Development Review Permits.
6. The project complies with all applicable provisions of the City's Design Guidelines.
7. The project can be adequately, conveniently, and reasonably served by public facilities, services, and utilities.
8. That as conditioned, the Use Permit will not adversely affect the health or safety of persons residing or working in the neighborhood or the property and will not be materially detrimental to the public welfare or injurious to property or improvements of the environment in the neighborhood.

9. That the intent to visually soften the industrial use from public views and meet screening and landscaping requirements is met with the existing tree cover and the landscaping that will be required with the future animal shelter project.
10. That the intent to prohibit shipping containers from properties within the city pursuant to section 17.44.170 (F.4), of the city municipal code, is satisfied by the cladding treatment as proposed or as may be further conditioned.
11. That the intent to prohibit residential uses from industrial-zoned properties is satisfied because the nature of the recreational vehicle occupancy is temporary, only operating during times the carbonizer is in use and will not be located permanently on the site.
12. That the intent of the M-2 zoning designation to allow heavy manufacturing/processing uses includes the proposed carbonizer use with a use permit.

RECOMMENDED CONDITIONS OF APPROVAL:

PLANNING

1. The approval date for Development Review is _____ with an effective date of _____ pursuant to Section 17.74.020 GVMC. This project is approved for a period of one year and shall expire on _____ unless the project has been effectuated or the applicant requests a time extension that is approved by the Development Review Committee pursuant to the Development Code.
2. Due to the number of special findings needed to find this project in compliance with the city's development code, any part of the operation proposed as part of this use permit that ceases for a duration of a minimum of 12 months shall be null and void unless another use permit is approved for that operation, and may require a new pre-construction survey for the coast horned lizard pursuant to the Biological Resource Inventory prepared by Greg Matuzak Consulting, LLC dated December 2019.
3. All utility hookups for the recreational vehicles, if used, are to be permitted by the city building official.
4. All recreational vehicles, if used, are to be removed from the site during the time period that the carbonizer equipment is not in operation.
5. The final design shall be consistent with the Development Review application and plans provided by the applicant and approved by the Development Review Committee (24PLN-29). The project is approved subject to plans on file with the Community Development Department. The Community Development Director may approve minor changes as determined appropriate.
6. The dates and hours of the carbonizer, wood management processing, and the senior firewood program operations shall be as described in the application.

7. All activity associated with this Use Permit shall at all times be in compliance with the Land Use Covenant on file with the application and recorded with the Nevada County Recorder as document no. 20240011026.
8. Removal of trees and blackberry bushes shall be conducted outside of the bird breeding season, between March 1 through August 31. If proposed to occur within the bird breeding season, a pre-construction survey shall be conducted by a qualified biologist within 250 feet of the disturbance area. If any nesting raptors or migratory birds are identified during surveys, active nests should be avoided and a no-disturbance buffer should be established around the nesting site to avoid disturbance or destruction of the nest site until after the breeding season or after a wildlife biologist determines that the young have fledged. The extent of these buffers would be determined by a wildlife biologist and would depend on the special-status species present, the level of noise or construction disturbance, line of sight between the nest and the disturbance, ambient levels of noise and other disturbances, and other topographical or artificial barriers. These factors should be analyzed to make an appropriate decision on buffer distances.
9. There shall be no disturbance associated with this permit, within 30-feet of the edges of any wetland or pond feature mapped in Appendix H of the Biological Resource Inventory and Jurisdictional Determination prepared by Greg Matuzak Consulting LLC, dated December 2019
10. Property lines shall be verified prior to tree removal, pursuant to the Biological Resource Analysis prepared by Greg Matuzak, dated September 2023 and prepared for the applicant.
11. Any proposed action that would place fill or dredge material within areas identified as Corps jurisdictional wetlands or waters will require a Department of the Army Section 404 permit and a RWQCB Section 401 Water Quality Certification, or waiver thereof, prior to the placement of fill or dredge material within such features
12. The following Best Management Practices shall be implemented for any disturbance within 30-feet of the edges of any wetland or pond feature mapped in the Biological Inventory Appendix H:
 - a. Limit construction to periods of extended dry weather and the dry summer season, where feasible;
 - b. Establishing the area around the wetlands and seasonal ponds as Environmentally Sensitive Area (ESA) where those areas will not be impacted by construction or thereafter;
 - c. No fill or dredge material will enter or be removed from the wetlands or seasonal ponds during construction and thereafter;
 - d. Placement of soil erosion control devices (such as wattles, etc.) between the disturbances within the Project area and the edges of the wetlands and seasonal ponds to limit potential runoff and sedimentation into those features;
 - e. Use appropriate machinery and equipment to limit disturbance in those areas;
 - f. No dewatering of the drainage will occur during construction or thereafter; and
 - g. Implement Best Management Practices (BMPs) during and following construction

13. If chipping is necessary to process wood debris, it shall be conducted during daytime operations between the hours of 7 a.m. and 8 p.m.
14. The applicant agrees to defend, indemnify, and hold harmless the City of Grass Valley in any action or proceeding brought against the City of Grass Valley to void or annul this discretionary land use approval

Fire

Senior Firewood Program:

15. The Senior Firewood Program operations document shall be updated to include the following operational requirements in the section titled "Fire and general safety at the site," and shall include the definitions outlined below:
- a. A 30-foot "fuel modification area" shall be provided around the entire perimeter of the program site.
 - b. The interior portion of the site shall be mowed/cleared and maintained so that "flammable vegetation" is no higher than 4" above mineral soil and free of "refuse piles" and/or "combustible materials."
 - c. Provide adequate separation between individual firewood stacks to allow for firefighting operations if necessary.
 - d. DEFINITIONS:
 - i. Fuel Modification Area: "Fuel Modification Area" shall mean a strip of land in which the following fuel reduction activities are required to occur.
 - Area is mowed/cleared so that "flammable vegetation" is no higher than 4" above mineral soil, free of "refuse piles" and "combustible materials", and trees shall be free of branches 6' up from the ground. If shrubs are located under tree branches an additional clearance equal to 3 times the height of the shrub shall be required. If the height of the tree does not allow the 6' and/or 3 times the shrub height of clearance, clearance shall not exceed one-third (1/3) of the overall tree height.
 - ii. Flammable Vegetation: Includes, but not limited to, dead/dry tree needles and leaves, dead/dry grasses of over 4" in height, tree limbs, bushes/shrubs, trees less than 6" diameter at breast height (Dbh), manzanita, dense berry thickets, or other invasive or noxious plants, that constitute a fire hazard and/or endanger people or property.
 - iii. Combustible Materials: Heavy fuels, slash, refuse piles, dead trees, or tree branches (either standing or downed), that constitute a fire hazard and/or endanger people or property.

- iv. Refuse Piles: Accumulations of flammable vegetation and/or combustible materials, rubbish and/or scrap materials, including but not limited to, wastepaper, wood, straw/hay, litter, or other flammable or combustible waste.

Carbonizer Log Deck Storage:

16. Provide 1, 5" above ground water supply line with fire department connections from private fire water systems (hydrant) capable of flowing a minimum of 1750 gallons per minute and accessible from access road surrounding logging deck. This shall be to the satisfaction of the Fire Department.
 - a. System shall be operational prior to storage of logs or other material and maintained for use for durations of permit
 - b. CFC Section 2806, 2806.2 Cold Decks shall not exceed 500ft in length, 200ft in width, or 20ft in height. Cold decks shall be separated by 100' from other decks or other exposures including vegetation
 - c. Provide access to corporation yard for use of fire hydrant
 - d. Multiple logging decks will require additional private water system or relocation of current supply hydrant after limited term permit expiration

ENGINEERING:

Hazardous Materials

17. With the proposed existence of hazardous material storage at this location, the applicant and/or facility operator shall adhere to all applicable codes and regulations regarding the storage of hazardous materials and the generation of hazardous wastes set forth in California Health and Safety Code Section 25500 - 25519 and 25100 - 25258.2 including the electronic reporting requirement to the California Environmental Reporting System (CERS). CERS | California Environmental Reporting System
18. Upon approval from local Planning, Fire, and Building Departments, the applicant and/or facility operator must apply for and obtain a permit for the storage of hazardous materials and the generation of hazardous wastes from the Nevada County Department of Environmental Health (NCDEH), the Certified Unified Program Agency (CUPA). In this case, an HMBP (Hazardous Materials Business Plan). The applicant and/or facility operator shall secure and annually renew the permit for this facility within 30 days of becoming subject to applicable regulations.
19. NCDEH shall have full access rights to the facility, including roads across private property, for the purposes of inspecting and or investigating complaints related to the storage and disposal of hazardous materials, 24 hours per day, 7 days per week. If private gates restrict access to the facility, NCDEH shall be provided with keys or combinations of said gates, or be allowed to apply a lock to a chain of locks, should one exist. NCDEH access shall be part of the lease agreement with the private property owner.

Sewage Disposal:

20. Provide a service contract to NCDEH detailing which portable toilet rental company would be utilized. NCDEH expects a copy of this contract to be provided to NCDEH.
21. Prior to locating RVs on the site, provide an explanation of where and how the wastewater tanks are anticipated to be dumped. The response provided to NCDEH in the response letter is inadequate September 16, 2024.
22. Applicant shall install an onsite sewage disposal system for use by employees, that is in accordance with the County Codes and the Local Area Management Plan for an on-site sewage disposal system (septic system) within three-years from the date of permit issuance. When this time comes, a permit for the construction of such a system shall be obtained from NCDEH via the On-site Soils Evaluation process.

Solid Waste- Local Enforcement Agency (LEA)

23. The proposed facility is considered a Transformation facility ((PRC 40201, Title 14 CCR Section 18720(a)(77)) and as such the applicant shall obtain a Full Solid Waste Facility Permit (SWFP). Submit a major plan check, along with applicable fees, to begin the permitting process. The plan check submittal shall be approved by Nevada County Department of Environmental Health (NCDEH), with concurrence from CalRecycle, before any construction of the Solid Waste facility can begin. The facility shall pass a final construction inspection with NCDEH, submit for annual Certificate of Operation permit, and pay applicable annual fees prior to opening. Contact the Solid Waste program within Environmental Health to get more information regarding this process.
24. If the applicant is seeking for this operation to be considered as a reduction in organic waste landfill disposal, an SB1383 Article 2 evaluation will need to be submitted to CalRecycle.

CA Department of Toxic Substance Control (DTSC):

25. While the storage of the operational site components listed in the Project Description are an appropriate use of the restricted area, please ensure that this use does not interfere with the annual inspection requirements listed in the Land Use Covenant (LUC) for the subject site. Specifically, Section 4.3c of the LUC which requires access to the cap for inspection and repair not be interfered with. Please note this may require site components to be moved as necessary to ensure the integrity of the cap. In addition, as per the Operation and Maintenance Plan for the subject property, inspections must be conducted routinely and any cap failures (i.e., cracks, divots, cap disturbance, etc.) not repaired within 14 days must be reported to DTSC. At a minimum, the LUC requires an annual inspection of the cap.
26. Applicant is required to notify DTSC of any changes or planned future uses of the subject site as soon as possible. This will help ensure the Department has sufficient time to evaluate the planned use and provide suggestions for remaining compliant with the LUC restrictions

Northern Sierra Air Quality Management District

27. All activities shall adhere to the approved dust mitigation plan outlined on the plans received September 17, 2024.

Nevada Irrigation District

28. Respect all easements. Any work done within easement; road, utility crossing, etc. will require review and permit from NID.

29. The proposed use will require relocation of PRV to east side of Hwy 49, within parcel in question. NID will work with County designer on layout and location.

ATTACHMENTS:

1. Aerial and Vicinity Maps
2. Applications
3. Applicant Project Description
4. Aquatic Resource Delineation Exhibit
5. Tigercat Carbonizer Brochure
6. Site Plan
7. Cargo Container Elevations

Special Studies available on the city's website (see attachment for link)

12270 La Barr Meadows
Carbonizer and Outdoor Storage Use Permit

Attachment List

1. Vicinity/Aerial Map
2. Universal/Use Permit Application
3. Applicant's Project Description
4. Aquatic Resource Delineation Exhibit
5. Tigercat Carbonizer Brochure
6. Site Plan
7. Cargo Container Elevations

Technical Reports and Special Studies

The technical reports and special studies listed below related to this project can be found at the following link, and may be updated during the course of project processing: <https://www.cityofgrassvalley.com/pod/active-projects>

- a. Biological Resource Inventory
- b. Environmental Noise Assessment

12270 LaBarr Meadows, Aerial

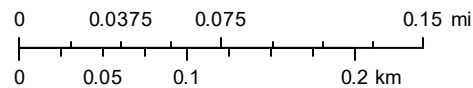
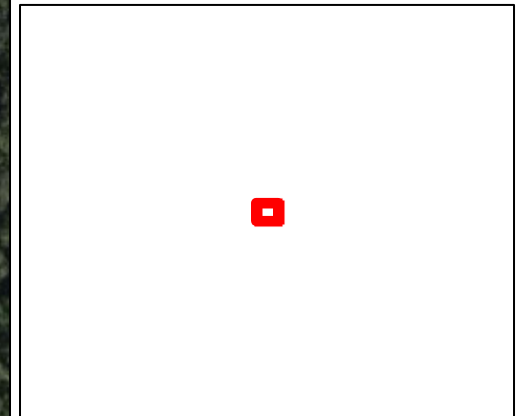
Item # 4.



Parcel APN: 022-160-038
12270 LA BARR MEADOWS ROAD

Land Value:
Improvement Value:
Acreage: Unknown
Zoning: M-2 GVCity, M-1 GVCity
General Plan: M-I GVCity
Fire District: Grass Valley
Elementary Sch. Dist: Grass Valley
Water District:
Nevada Irrigation Dist: NID Water - Zone 5.0
Public Utility:
Park District:
Service Area: Solid Waste Grass Valley - Csa 32
Snow Load: 43 lbs/sqft
Wind Exposure: C
Climate Zone: 11
Elevation: 2,375 feet

Overview



12270 LaBarr Meadows, Vicinity

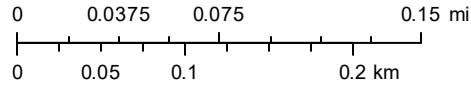
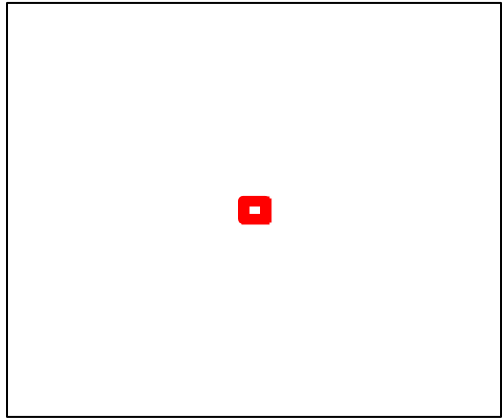
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Public Utility:
Park District:
Service Area: Solid Waste Grass Valley - Csa 32
Snow Load: 43 lbs/sqft
Wind Exposure: C
Climate Zone: 11
Elevation: 2,375 feet

Overview



**UNIVERSAL PLANNING
 APPLICATION**
 * DUE WITH EVERY PLANNING APPLICATION *

Item # 4.



Application Types

Administrative

- Limited Term Permit \$698.00
- Zoning Interpretation \$224.00

Development Review

- Minor Development Review – 10,000 or less sq. ft. \$1,813.00
- Major Development Review – over 10,000 sq. ft. \$3,293.00
- Conceptual Review - Minor \$459.00
- Conceptual Review – Major \$782.00
- Plan Revisions – Staff Review \$316.00
- Plan Revisions – DRC / PC Review \$831.00
- Extensions of Time – Staff Review \$282.00
- Extensions of Time – DRC / PC Review \$607.00

Entitlements

- Annexation \$7,843.00 (deposit)
- Condominium Conversion \$4,923.00 (deposit)
- Development Agreement – New \$18,463.00 (deposit)
- Development Agreement – Revision \$6,903.00
- General Plan Amendment \$7,377.00
- Planned Unit Development \$8,150.00 (minimum charge) + 100.00 / dwelling unit and / or \$100 / every 1,000 sq. ft. commercial floor area
- Specific Plan Review - New Actual costs - \$16,966.00 (deposit)
- Specific Plan Review - Amendments / Revisions Actual costs - \$6,986.00 (deposit)
- Zoning Text Amendment \$3,102.00
- Zoning Map Amendment \$5,073.00

Environmental

- Environmental Review – Initial Study \$1,713.00
- Environmental Review – EIR Preparation \$31,604.00 (deposit)
- Environmental Review - Notice of Determination \$149.00 (+ Dept. of Fish and Game Fees)
- Environmental Review - Notice of Exemption \$149.00(+ County Filing Fee)

Sign Reviews

- Minor – DRC, Historic District, Monument Signs or other districts having specific design criteria \$313.00
- Major – Master Sign Programs \$1,279.00
- Exception to Sign Ordinance \$964.00

Subdivisions

- Tentative Map (4 or fewer lots) \$3,493.00
- Tentative Map (5 to 10 lots) \$4,857.00
- Tentative Map (11 to 25 lots) \$6,503.00
- Tentative Map (26 to 50 lots) \$8,915.00
- Tentative Map (51 lots or more) \$13,049.00
- Minor Amendment to Approved Map (staff) \$1,114.00
- Major Amendment to Approved Map (Public Hearing) \$2,436.00
- Reversion to Acreage \$765.00
- Tentative Map Extensions \$1,047.00
- Tentative Map - Lot Line Adjustments \$1,200.00

Use Permits

- Minor Use Permit - Staff Review \$480.00
- Major Use Permit - Planning Commission Review \$3,035.00

Variances

- Minor Variance - Staff Review \$518.00
- Major Variance - Planning Commission Review \$2,029.00

Application	Fee
Major Use Permit	3,035.00
Total:	\$3,035.00

Below is the Universal Planning Application form and instructions for submitting a complete planning application. In addition to the Universal Planning Application form, a project specific checklist shall be submitted. All forms and submittal requirements must be completely filled out and submitted with any necessary supporting information.

Upon receipt of the **completed forms, site plan/maps, and filing fees**, the Community Development Department will determine the completeness of the application. This review will be completed as soon as possible, but within thirty (30) days of the submittal of the application. If the application is determined to be complete, the City will begin environmental review, circulate the project for review by agencies and staff, and then schedule the application for a hearing before the Planning Commission.

If sufficient information **has not** been submitted to adequately process your application, you will receive a notice that your application is incomplete along with instructions on how to complete the application. Once the City receives the additional information or revised application, the thirty (30) day review period will begin again.

Since the information contained in your application is used to evaluate the project and in the preparation of the staff report, it is important that you provide complete and accurate information. Please review and respond to each question. If a response is not applicable, N/A should be used in the space provided. Failure to provide adequate information could delay the processing of your application.

Additional information may be obtained at www.cityofgrassvalley.com regarding the 2020 General Plan and Zoning. You may also contact the Community Development Department for assistance.

ADVISORY RE: FISH AND GAME FEE REQUIREMENT

Permit applicants are advised that pursuant to Section 711.4 of the Fish and Game Code a fee of **\$3,539.25** for an Environmental Impact Report and **\$2,548.00** for a Negative Declaration* shall be paid to the County Recorder at the time of recording the Notice of Determination for this project. This fee is required for Notices of Determination recorded after January 1, 1991. A Notice of Determination cannot be filed and any approval of the project shall not be operative, vested, or final until the required fee is paid. This shall mean that building, public works and other development permits cannot be approved until this fee is paid. These fees are accurate at the time of printing, but **increase the subsequent January 1st** of each year.

This fee is **not** a Grass Valley fee; it is required to be collected by the County pursuant to State law for transmission to the Department of Fish and Game. This fee was enacted by the State Legislature in September 1990, to be effective January 1, 1991.

*If the City finds that the project will not have an impact on wildlife resources, through a De Minimus Impact Finding, the City will issue certificate of fee exemption. Therefore, this fee will not be required to be paid at the time an applicant files the Notice of Determination with the County Recorder. The County's posting and filing fees will still be required.

<u>Applicant/Representative</u>	<u>Property Owner</u>	Item # 4.
Name: County of Nevada	Name: County of Nevada	
Address: 10014 North Bloomfield Rd. Nevada City CA 95959	Address: 10014 North Bloomfield Rd. Nevada City CA 95959	
Phone: 530-470-2563	Phone: 530-470-2637	
E-mail: Ronald.Nunnink@nevadacountyca.gov	E-mail: Justin.Drinkwater@nevadacountyca.gov	

<u>Architect</u>	<u>Engineer</u>
Name:	Name: SCO Planning & Engineering
Address:	Address: 140 Litton Dr Grass Valley CA 95945
Phone: ()	Phone: (530) 272-5841
E-mail:	E-mail: martinwood@scopeinc.net

1. Project Information

- a. Project Name Green Waste Management Site
- b. Project Address 12270 La Barr Meadows Rd #1 Grass Valley CA 95949
- c. Assessor's Parcel No(s) 022-160-038
(include APN page(s))
- d. Lot Size 21.48acres

2. Project Description See attached

3. General Plan Land Use: IND

4. Zoning District: M-1 & M-2 GVCity

4. **Cortese List:** Is the proposed property located on a site which is included on the Hazardous Waste and Substances List (Cortese List)? Y ____ N x


The Cortese List is available for review at the Community Development Department counter. If the property is on the List, please contact the Planning Division to determine appropriate notification procedures prior to submitting your application for processing (Government Code Section 65962.5).

5. **Indemnification:** The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorney's fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this permit, or the activities conducted pursuant to this permit. Accordingly, to the fullest extent permitted by law, the applicant shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney's fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this permit, or the activities conducted pursuant to this permit. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

6. **Appeal:** Permits shall not be issued until such time as the appeal period has lapsed. A determination or final action shall become effective on the 16th day following the date by the appropriate review authority, where no appeal of the review authority's action has been filed in compliance with Chapter 17.91 of the City's Development Code.

The 15-day period (also known as the "appeal" period in compliance with Chapter 17.91) begins the first full day after the date of decision that the City Hall is open for business, and extends to the close of business (5:00 p.m.) on the 15th day, or the very next day that the City Hall is open for business.

I hereby certify, to the best of my knowledge, that the above statements are correct.

Property Owner/*Representative Signature: 

**Property owner must provide a consent letter allowing representative to sign on their behalf.*

Applicant Signature: 

--OFFICE USE ONLY--	
Application No.:	Date Filed:
Fees Paid by:	Amount Paid:
Other Related Application(s):	

USE PERMIT



SUPPLEMENTAL APPLICATION INFORMATION

This document will provide necessary information about the proposed project. It will also be used to evaluate potential environmental impacts created by the project. Please be as accurate and complete as possible in answering the questions. Further environmental information could be required from the applicant to evaluate the project.

**PLEASE PRINT CLEARLY OR TYPE
 USE A SEPARATE SHEET, IF NECESSARY, TO EXPLAIN THE FOLLOWING:**

I. Project Characteristics:

A. Describe all existing buildings and uses of the property: Primarily cleared, but vacant; DTSC clean up site-capped with asphalt cap; remnant foundation from previous mill.

B. Describe surrounding land uses:

North: Vacant

South: County Corp Yard

East: Industrial Building

West: Hwy 49 State Rd

C. Describe existing public or private utilities on the property: NID waterline along northerly boundary. Gas, electric, telephonr, communication located to East at La Barr Meadows Rd.

D. Proposed building size (list by square feet, if multiple stories, list square feet for each floor): n/a No proposed buildings, temporary facilities for green waste processing.

E. Proposed building height (measured from average finished grade to highest point): n/a

F. Proposed building site plan:

Green waste site	(1) building coverage	<u>153,085</u>	Sq. Ft.	<u>16.35</u>	% of site
ac/gravel	(2) <u>surfaced area</u>	<u>90,274</u>	Sq. Ft.	<u>9.65</u>	% of site
	(3) <u>landscaped area</u>	<u>0</u>	Sq. Ft.	<u>0</u>	% of site
	(4) <u>left in open space</u>	<u>692,141</u>	Sq. Ft.	<u>74</u>	% of site
	Total	<u>935,500</u>	Sq. Ft.	<u>100</u>	%

G. Construction phasing: If the project is a portion of an overall larger project, describe future phases or extension. Show all phases on site plan. One phase is anticipated.

H. Exterior Lighting:

1. Identify the type and location of exterior lighting that is proposed for the project. _____
Lighting on temp trailers will be wall pack LED, shielded downlight in conformance with Grass Valley standards.
One temp light will be shielded downlight at carbonizer 12' max height.

2. Describe how new light sources will be prevented from spilling on adjacent properties or roadways. n/a

I. Total number of parking spaces required (per Zoning Code): n/a

J. Total number of parking spaces provided: 15 +- Area lends itself to allow for additional parking.

K. Will the project generate new sources of noise or expose the project to adjacent noise sources? Noise generated from the site will include front end loader, carbonizer.

L. Will the project use or dispose of any potentially hazardous materials, such as toxic substances, flammables, or explosives? If yes, please explain: Generally no, diesel will be stored on site in conformance with Nevada County Environmental Health for onsite from loader and carbonizer.

M. Will the project generate new sources of dust, smoke, odors, or fumes? If so, please explain: Dust will be mitigated by use of water applied as necessary.

II. Project Characteristics:

A. Days of operation (e.g., Monday - Friday): _____

B. Total hours of operation per day: _____
Times of operation (e.g., 8 - 5, M - F): _____

C. If fixed seats involved, how many: n/a
If pews or benches, please describe how many and the total length: n/a

D. Total number of employees: _____

E. Anticipated number of employees on largest shift: _____

Item # 4.

III. If an **outdoor use** is proposed as part of this project, please complete this section.

A. Type of use:

Sales _____ Processing ^x _____ Storage ^x _____
Manufacturing _____ Other _____

B. Area devoted to outdoor use (shown on site plan).

Square feet/acres 214,491 sf Percentage of site 22.9%

C. Describe the proposed outdoor use: See attached project description

USE PERMITS SITE PLAN REQUIREMENTS

A site plan is a scale drawing that depicts a property's size and shape, existing improvements on the property, and improvements or additions which are intended to be added. The site plan should be as complete and accurate as possible since it will be used by several City departments to check various requirements of the development application. Please place a check or N/A on the line provided in the below checklist. Submit this page along with the map and application packet.

A. Submittal Checklist:

- One completed copy of Universal Application form.
- One completed copy of the Environmental Review Checklist (if applicable).
- One electronic copy of the site plan and all other applicable plans/information.
- Preliminary Title Report dated no later than 6 months prior to the application filing date.
- The appropriate non-refundable filing fee.

B. Site Plan:

- Graphic scale and north arrow.
- Show location and dimensions of existing and proposed structures and walls (identify existing as a solid line and proposed as a dashed line).
- Label the use of all existing and proposed structures or area.

Project Description Green Waste Management Site

The County of Nevada is submitting a Use Permit application for Green Waste Management and for a Senior Firewood Program for a site (APN 035-160-038-000) located west of La Barr Meadows Road immediately north of the County Corporation yard. This site was previously approved with a similar Use Permit in 2017 for green waste processing prior to the property being annexed into the City of Grass Valley and being purchased by the County of Nevada. This operation is a vital public need as a receiver site for Countywide green waste collection and the processing of those materials.

The site is generally vacant with the exception of some gravel and earthen access driveways, some fencing, remnants of the “old mill site” foundation and an asphalt encapsulation pad previously constructed with approvals from DTSC. Additionally, there is a 12” NID waterline and easement running through the northerly portion of the property. The site is generally covered with native grasses and predominantly ponderosa pine trees in certain areas of the site.

The site is proposed to be accessed from the County’s recently improved primary access to the Corporation yard with paved access to the southerly property line of the subject parcel. Access to Labarr Meadows Road includes a center left turn lane and acceleration lane and right in-right out tapers for safe ingress/egress into the site.

The southwesterly corner is proposed to be used for green waste management and the existing asphalt encapsulation pad is proposed for the Gold Country Senior Services, Senior Fire Wood Program. Preparation of the site is minimal as the asphalt pad currently exists and the green waste southwesterly portion of the site was previously operating similarly to the proposed project. Preparation of the site will require construction of a 20’ wide aggregate base driveway access up to 200’ long connecting the existing southwesterly access to the existing asphalt pad. Additionally, trenching of a 2” domestic waterline from the existing corporation yard to the two (2) primary use areas for field water spigots is proposed. Lastly, mobilization and setup of the various mobile and temporary equipment as shown on the proposed site plan would be necessary for the site to be fully operational for the described uses.

The specifics of each use is described in more detail as follows:

Green Waste Management:

Green Waste Management Site ~ Project Description

Date: July 15, 2024

To: City of Grass Valley

Re: SCO Job No. 202358

Overview:

This site is proposed to manage the acceptance of general tree logs and tree debris. Tree logs and tree debris will be delivered to the site and will be placed in the raw wood debris storage areas in log deck piles up to 20 feet in height. During predominantly Spring and Summer months (April – October) debris will be accepted and stored and during November to May a wood processing machine (TigerCat 6040" Carbonizer") will convert/process the existing unmerchantable wood from waste to a useable biochar product. This useable product is then loaded in trailers/bins and delivered to a receiver location. Wood debris will be accepted from both County operations along with P.G.&E.

Scope of Operations / Traffic:**Peak Hours of Operation (April to October (7 months)):**

- 7 AM – 3:30 PM, Monday through Thurs. and Friday operation 7 AM – Noon.

Delivery Trips: We anticipate approximately 6 trucks conducting 4 trips per day carrying 10 ton loads an equivalent of 18 days per month.

6 trucks X 4 trips per Day x 18 days per Month

= **24 Trips per Day / 432 Trips per Month (7 Months Peak)**

Winter Operation (Use of Carbonizer) (November to March (5 months))

- Carbonizer Runs 24 hours per Day Monday – Friday
 - Generally (2) 2-person crew shifts per day = up to 4 trips per day
- Export Delivery Trips: 10% of incoming weight; therefore anticipated as follows:

1 Truck x Up to 4+- trips per Day x 18 days per Month

= 4 Trips per Day / 72 Trips per Month (5 Months)

Reduced Green Waste Collection Trips (25% of Peak)

= 2 Trucks x 3 Trips per Day x 18 days per Month

= 6 Trips per Day / 108 Trips per Month (5 Months)

Total trips per Day Peak = **24 Trips per Day**

Total Trips per Day Off-Peak (Winter) = **14 Trips per Day**

As indicated above for approximately 7 months per year, the site is proposed to operate as a delivery / receiver site for the wood logs/green waste debris. During the winter months, operationally the site shifts to processing of the material and off-haul of the biochar following processing with Debris Collection trips reducing to approximately 25% of Peak.

Green Waste Management Site ~ Project Description

Date: July 15, 2024

To: City of Grass Valley

Re: SCO Job No. 202358

Equipment:**Primary Equipment**

- Tigercat 6040 (wood processing carbonizer) 1 min. / possibly 2
- Excavator with grapple (for loading wood into Tigercat Carbonizer)
- Type 6 Fire truck with water trailer

Support Equipment

- Forklift/bucket/Supersacker for loading/filling/moving biochar supersacks (if necessary)
- Wood Splitter (Occasionally needed depending on wood characteristics, i.e. size/diameters)
- Trailer, or bin for collecting biochar from Tigercat Carbonizer
- Chipper (secondarily used, if necessary, not primary method for processing)
- Office Trailer
- Water Tank
- Porta-Potty
- Storage Container
- Fuel Container
- RV's (optional) to be used for crew operating carbonizer in Winter operational months

Gold Country Senior Services – Senior Fire Wood Program**Overview:**

Established in 1979, the Senior Firewood Program assists low-income senior households in Western Nevada County to stay warm in the wintertime. The program provides firewood that is seasoned, split, 16" length, and is a mix of pine, fir, & cedar. Each household may receive up to 1½ cords each year as a supplement to other heating sources. For many of our seniors, it is the only source of heat during the winter.

Approximately 250 cords of wood are provided each year to seniors and another 125-150 cords of oak are sold to the community to partially support the program. The program depends on 100% volunteer work with some administrative support. Community members donate their wood to the program.

Eligibility: Nevada County resident, 60 years or older, lives alone or with 1 other eligible senior, enrolling priority is determined by using an internal scale based on the federal poverty level, up to 150% of the FPL immediately qualifies, maximum income is around 185% of the FPL.

Green Waste Management Site ~ Project Description

Date: July 15, 2024

To: City of Grass Valley

Re: SCO Job No. 202358

We ask for income level but the intent of the program is to assist seniors who would otherwise struggle to afford to heat their homes in winter.

Clients are eligible to re-enroll in the program each year.

Scope of Operations:

Hours of Operation: 8 AM-12 Noon, 3 days a week. Monday and Tuesdays involves delivering cords and bringing in wood to the yard for processing and some splitting. Wednesday is reserved for splitting and stacking and, on occasion, the team adds another day to accommodate other organizations that will split for the program. Occasionally the Washington ridge Crew might split for the program between 9 AM and 3:30 PM.

Traffic:

On a normal workday, 10-15 vehicles, cars and pickups, some trailers access the yard. Additionally, there are three distribution events in the fall. From 8:30 AM to 12:30 PM on those days there are 40-50 pickups, some having trailers that access the yard.

Noise:

Noise is from the splitter machines and sometimes chainsaws. The decibel range for the splitter machines @ 40 feet =80-82 decibels. For the chainsaws, the decibel range @50 feet =83-87 decibels.

Equipment:

Four chainsaws, five splitter machines, 2 leaf blowers are stored in the containers at the yard.

Fire and general safety at the site:

The site is paved and is surrounded by fill slopes. The work teams will ensure that weeds are cut down on the slope about 10 feet and around any storage containers.

The team also maintains 10# fire extinguishers inside each structure (4) and have chainsaw extinguishers available for each operating chainsaw.

Additionally, a 2" water supply line is proposed to be routed to both primary use areas including the Senior Fire Wood area to allow for installation of a yard spigot and hose.

The County of Nevada's Green Waste Management site located off LaBarr Meadows Road is a critical pilot program for the County and its partner P.G.&E. for the storage and disposal of Green Waste in the greater Nevada County area. The operation is a public necessity and is conceived to be as efficient and environmentally beneficial as possible.

Thousands of tons of native timber is actively being removed throughout the County for wildland fire prevention, overall fuel reduction and fire breaks which is critical in our foothill region due to our overall severe fire dangers. This is coupled with P.G.&E.'s need to remove green waste in a continual maintenance of their electrical grid infrastructure. The LaBarr Meadows Road site is ideal location that is central, near the convergence of Hwy. 20 and Hwy.49 and connected by arterial and collector roads. This location has the benefit of being central to the County needs reduces overall haul trip lengths and is below the predominant snow elevation making it available year round for use. The reduction in vehicle trip lengths will result in a reduction of greenhouse gas emissions which is one of the goals initiated by the County.

Although the proposed Use Permit does allow for use of chipping if necessary, the primary means of green waste disposal is use of the Carbonizer which has the following benefits:

- Lower Noise emittance compared to a tub grinder
- Compared to pile burning material, the Carbonizer reduces PM2.5 emissions by up to 96%.
https://bof.fire.ca.gov/media/cbfggsgi/biomass-specialized-processing-technologies-technical-paper_ada.pdf
- Biochar from the project will be available for use in local projects.

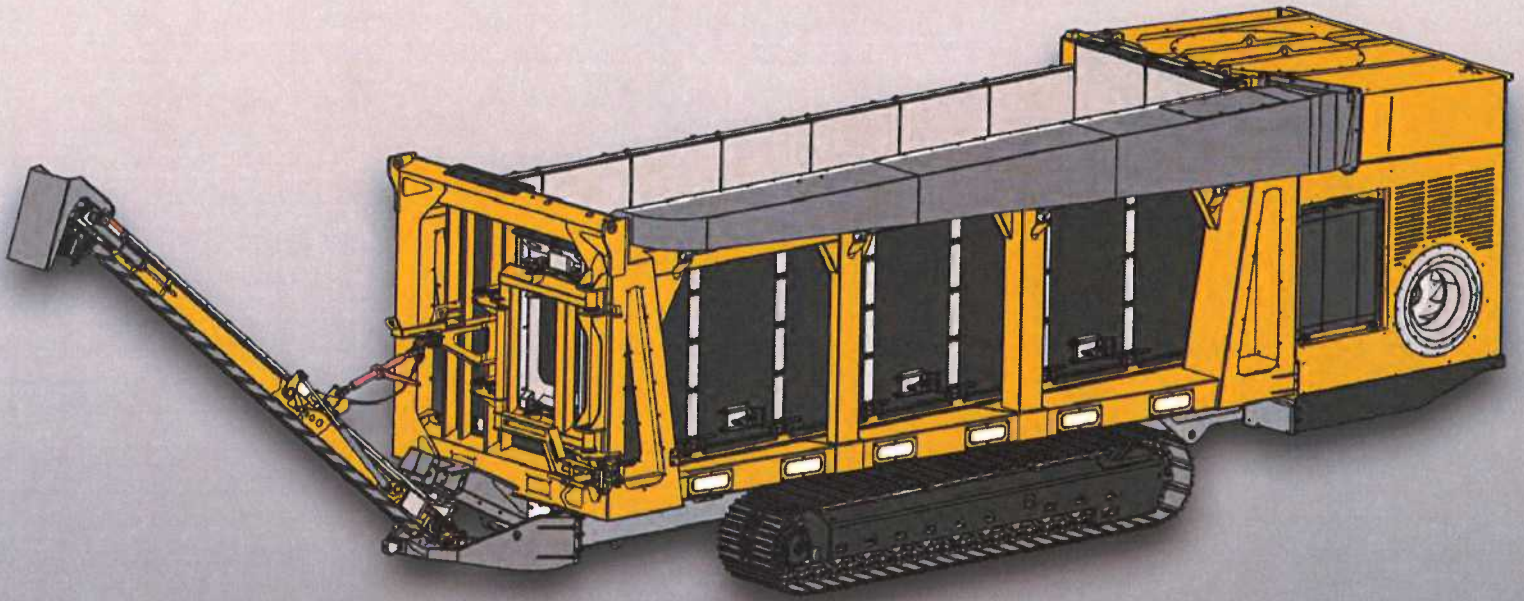
Biochar Benefits Include:

- Provides Carbon sequestration: Biochar is one of seven methods approved by the International Panel on Climate Change to sequester carbon. Carbon sequestration mitigates GHG emissions.
- Reduction in Greenhouse Gas Emissions: By avoiding traditional disposal methods (e.g., burning or decomposition), biochar production minimizes emissions of CO₂, methane, and nitrous oxide. This contributes to a net reduction in greenhouse gases, especially compared to typical biomass disposal practices.
- Improves Soil Fertility and Water Retention: When applied to soil, biochar improves soil structure, nutrient retention, and water-holding capacity, enhancing the resilience of soils and supporting plant growth.
- Improves Microbial Habitat: Biochar provides a habitat for beneficial soil microorganisms, which support nutrient cycling and promote healthy soil ecosystems.
- Water Quality Improvement
 - Reduction in Runoff and Erosion: Biochar-amended soils retain moisture better and are less prone to erosion, reducing sediment and nutrient runoff into waterways. This helps maintain water quality in adjacent streams and rivers.
 - Filtration of Contaminants: Biochar can adsorb certain pollutants, such as heavy metals or organic compounds, reducing their mobility in soil and preventing them from reaching groundwater or surface water.

- Restoration of Degraded Land: Biochar can be applied to soils impacted by erosion, poor management, or contamination. By enhancing soil structure and fertility, biochar helps restore degraded land to a more natural, productive state, supporting reforestation or habitat recovery efforts.

To Summarize, the project site along with the state of the art carbonizer technology has better greenhouse gas emission characteristics as compared to other processes and produces a valuable biochar biproduct that has many usable benefits to the environment.

The 6040 carbonizer is an advanced, cost-effective and environmentally appealing wood debris conversion system. The carbonizer sequesters carbon for carbon credits and beneficial reuse while reducing total fibre volume onsite.



BENEFITS AND ADVANTAGES:

Sequesters carbon for carbon storage, carbon credits and carbon-based product reuse

Eco-friendly method to reduce wood debris

- Self contained mobile off road process
- Reduces wood debris volume onsite
- Accepts logs, limbs, brush, stumps, yard waste, pallets, clean lumber and other clean wood-based material

High processing capacity

- High infeed rates
- No material pre-processing required
- Manufactures a high quality organic carbon

Cost-effective solution

- Reduces debris transportation
- Low operating cost with single person operation

Easy mobility within site and from site-to-site

- Simple remote control two-speed drive system
- Track mounted to effortlessly manoeuvre for travel
- Easily transported from site-to-site

Operator friendly with excellent service access

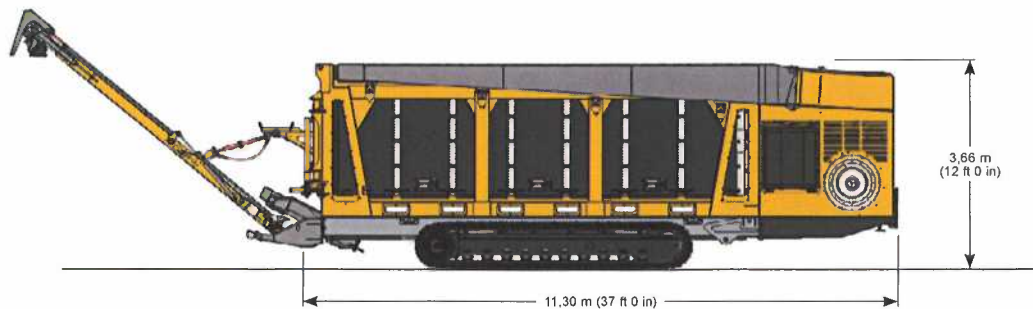
- Live stream video provides full visibility for feeding
- Clear access to engine and daily service points
- Product discharge conveyer for final product handling

6040

DIMENSIONS	
LENGTH	11 300 mm (444 in)
WIDTH	3 450 mm (136 in)
HEIGHT	3 660 mm (144 in)
GROUND CLEARANCE	330 mm (13 in)
WEIGHT	36 300 kg (80,000 lb)
POWER	
ENGINE Tier 4f	Tigercat FPT N67 Tier 4f 151 kW (202 hp) @ 2,200 RPM
COOLING	Side-by-side aluminum radiator, oil cooler
FAN	Hydraulic driven, fixed pitch blower, reversible
FUEL CAPACITY	455 L (120 US gal)
DEF capacity	45 L (12 US gal)
HYDRAULIC SYSTEM	
PUMP, MAIN	Piston for all machine functions
RESERVOIR	200 L (52.8 US gal)
FILTRATION	(4) Spin-on, 7 micron full flow
UNDERCARRIAGE	
TRACK FRAMES	5 Series, heavy-duty
FINAL DRIVE	(2) Axial piston motors with brake valves Infinitely variable speed
FRONT IDLER	Hydraulic track adjuster; Spring shock absorber
SLIDES, UPPER	Replaceable
ROLLERS, LOWER	(10) D5 single/double flange tractor type
TRACK SHOE	700 mm (28 in) triple grouser
CARBONIZING CHAMBER	
ENCLOSURE	(20) Individually hung, replaceable thermo-ceramic panels
GRATES	(7) Primary chamber grates Rotatable for extended use life
WEAR PLATES	Replaceable, upper perimeter of primary chamber
AIRFLOW SYSTEM	Single over-air fan, hydraulically driven Dual under-air fans, hydraulically driven

QUENCHING SYSTEM	
PUMP, QUENCHING	Hydraulically driven Onboard quenching water supply Circulation and flow verification System drain for cold weather
CONNECTION	Camlock, 25 mm (1 in)
FLOW RATE	11-19 L/min (3-5 US gal/min)
AUGER SYSTEM	
AUGER TROUGH	Bolt-in assembly
AUGERS	(2) 3-Section, horizontal (1) Centre incline
WEAR STRIPS	Bolt-in, replaceable auger wear strips
ELECTRICAL	
BATTERY	(2) 12 v
ALTERNATOR	100 amp, 12 v
SYSTEM VOLTAGE	24 v
OPERATOR CONTROLS	
CONTROL SYSTEM	Electronic control system with LCD colour touchscreen for machine monitoring and function adjustment
CAMERA SYSTEM	Video coverage of entire feeding area
DISCHARGE SYSTEM	
CONVEYOR	3,65 m (12 ft) clearance, 105° rotation Foldable for transport
BELT	Neoprene rubber with molded cleats
OTHER EQUIPMENT	
STANDARD	LogOn™ local wifi machine monitoring system
OPTIONAL	RemoteLog® telematics system Over band magnet with discharge chute Quenching water pre-pump filter Weather station records temperature, wind direction, wind speed, humidity

6040 CARBONIZER



ALL ENGINE POWER VALUES ARE QUOTED AT NET POWER, AS PER SAE J1349.
TIGERCAT RESERVES THE RIGHT TO AMEND THESE SPECIFICATIONS AT ANY TIME WITHOUT NOTICE.
WEIGHTS AND DIMENSIONS MAY VARY SUBJECT TO MACHINE OPTIONS AND CONFIGURATIONS.

FOR THE MOST CURRENT SPECIFICATIONS PLEASE REFER TO THE TIGERCAT WEBSITE OR MOBILE APP. TIGERCAT PRODUCTS MAY BE COVERED BY ONE OR MORE OF THE FOLLOWING US OR CANADIAN PATENTS OR CORRESPONDING PATENTS IN OTHER COUNTRIES. REFER TO VIRTUAL PATENT MARKINGS: WWW.TIGERCAT.COM/PATENTS.

EMAIL	comments@tigercat.com
PHONE	519.753.2000
WEBSITE	www.tigercat.com
ADDRESS	54 Morton Ave. East, Brantford, Ontario Canada, N3R 7J7
MAIL	Box 637 N3T 5P9

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CV991-EN
6040 1.0 0124

LEGEND

- = Seasonal pond (0.48 ac.)
- = Seasonal forested and shrub-scrub wetland (1.96 ac.)
- = Project Area (33.79 ac.)

Coordinate System: WGS84 UTM Zone 10S
 Projection: Web Mercator Auxiliary Sphere (3857 Default)
 Datum: NAD 1983
 Created November 12, 2018

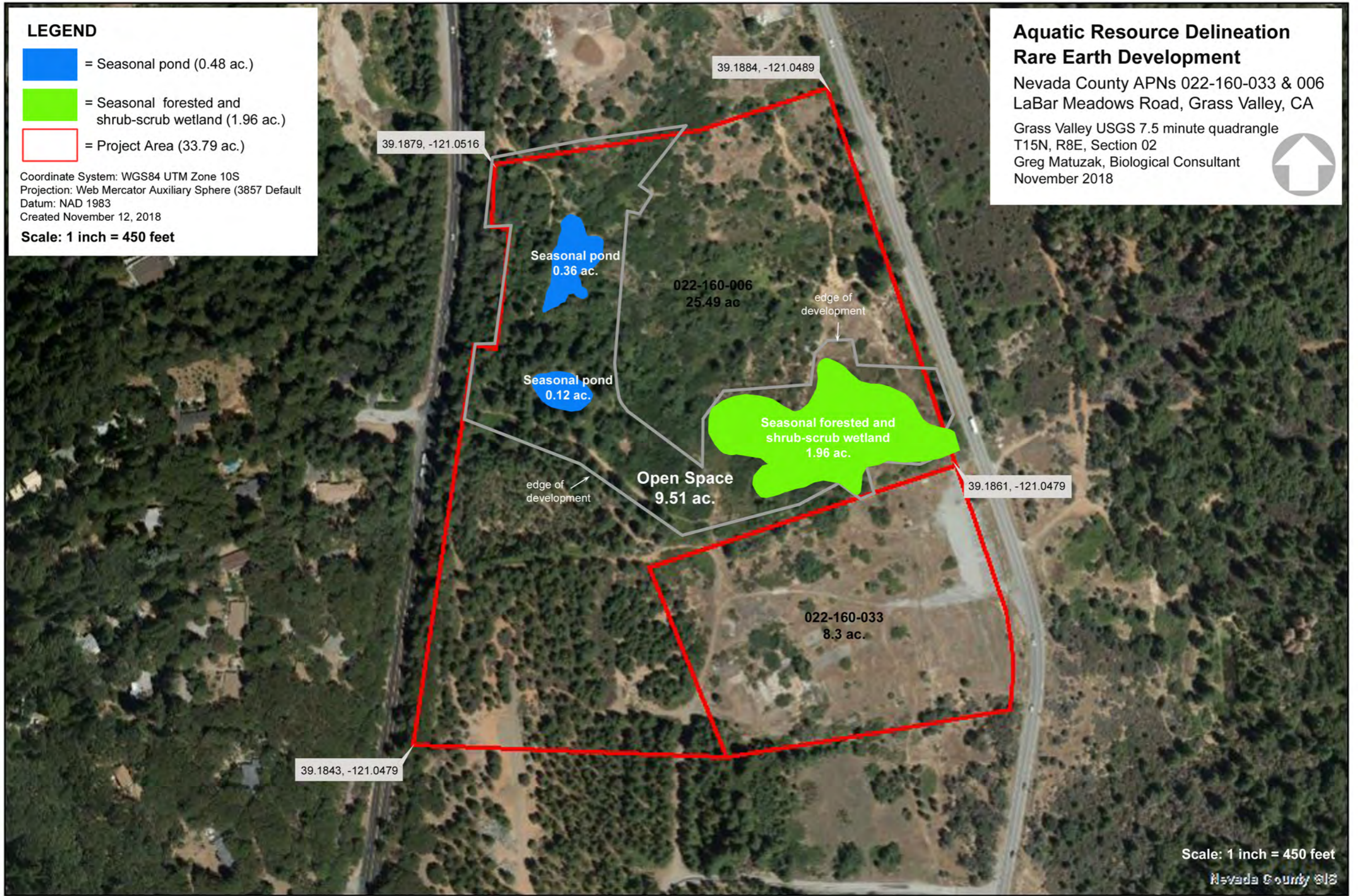
Scale: 1 inch = 450 feet

**Aquatic Resource Delineation
 Rare Earth Development**

Nevada County APNs 022-160-033 & 006
 LaBar Meadows Road, Grass Valley, CA

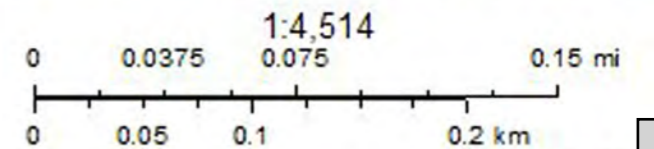
Grass Valley USGS 7.5 minute quadrangle
 T15N, R8E, Section 02

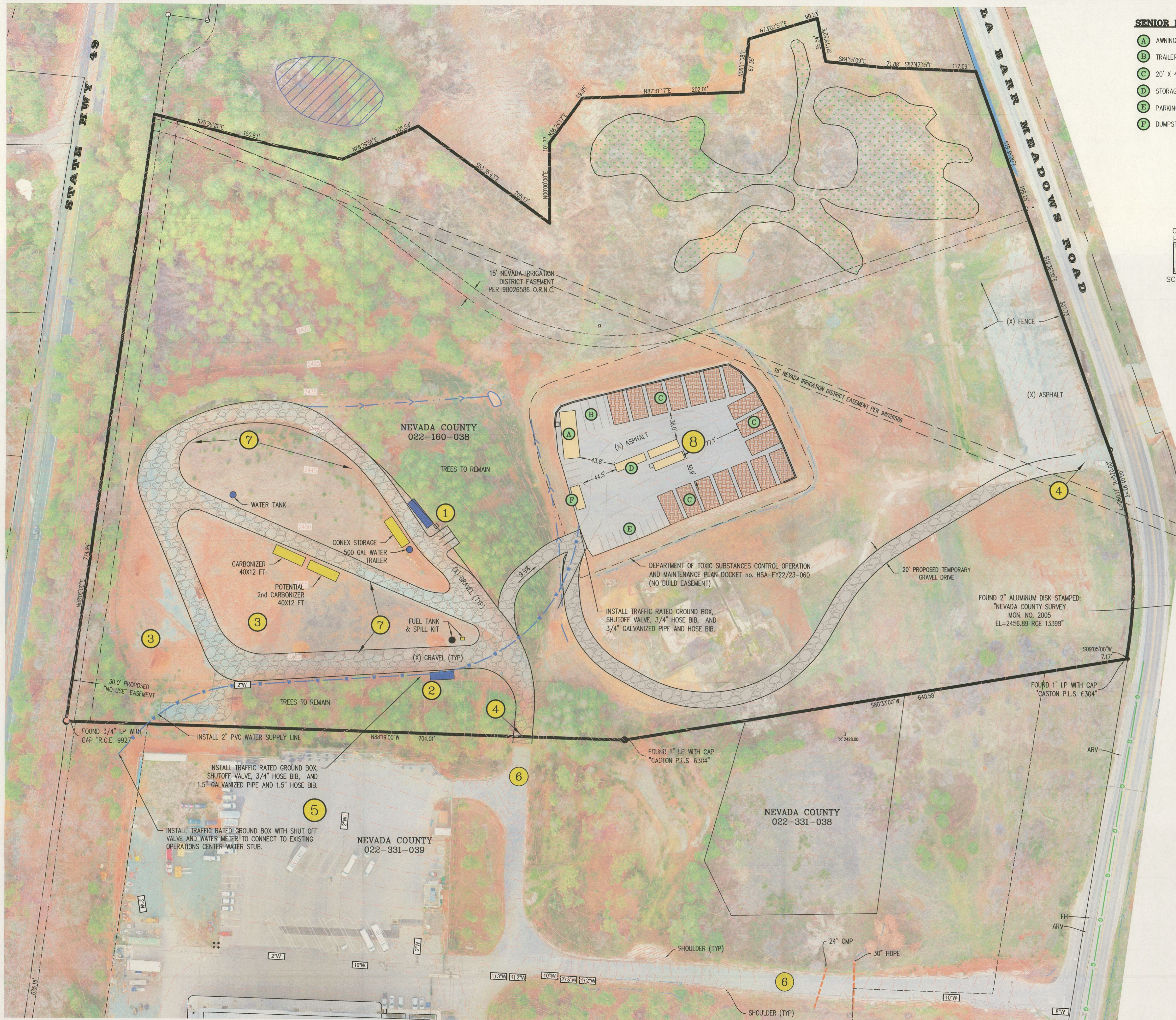
Greg Matuzak, Biological Consultant
 November 2018



Scale: 1 inch = 450 feet

Nevada County GIS





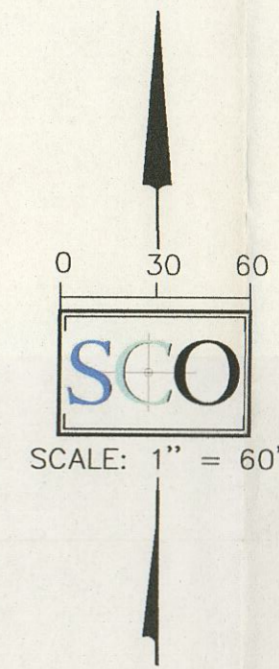
SENIOR FIREWOOD PROGRAM

- (A) AWNING FOR SHADE
- (B) TRAILER PARKING 10'x 40' (3)
- (C) 20' x 40' FIREWOOD STACKS
- (D) STORAGE CONTAINERS (3)
- (E) PARKING (12)
- (F) DUMPSTER

LEGEND

- (1) OFFICE, "PORTA POTTY" & PARKING STALLS (3)
- (2) EQUIPMENT/FUELS STORAGE AND MAINTENANCE AREA
- (3) RAW WOOD DEBRIS STORAGE AREA
- (4) EXISTING GATE
- (5) EXISTING NEVADA COUNTY CORPORATION YARD
- (6) EXISTING 24' WIDE TWO WAY ASPHALT DRIVE DRIVE
- (7) EXISTING 16' WIDE ONE WAY GRAVEL DRIVE
- (8) SENIOR FIREWOOD PROGRAM

- 2" PVC DOMESTIC WATER SUPPLY LINE
- WETLANDS
- LIMITS OF DISTURBED AREA



SITE STATISTICS

a. BUILDING COVERAGE	0	.00 AC	0%
b. SURFACE AREA (IMPERVIOUS)	75,593 SF	1.7 AC	8.1%
c. GREEN WASTE SITE AREA	153,085 SF	3.5 AC	16.4%
e. GRAVEL OUTSIDE GREEN WASTE AREA	14,681 SF	0.3 AC	1.6%
f. NATURAL AREA/UNIMPROVED	692,141 SF	15.9 AC	74%
TOTALS	935,500 SF	21.48 AC	100%

SITE INFORMATION:

PROPERTY ADDRESS

12270 LA BARR MEADOWS ROAD
GRASS VALLEY, CA 95945

APPLICANT

COUNTY OF NEVADA
950 MAIDU AVE
NEVADA CITY, CA 95959

OWNER

COUNTY OF NEVADA
950 MAIDU AVE
NEVADA CITY, CA 95959

MAP PREPARED BY

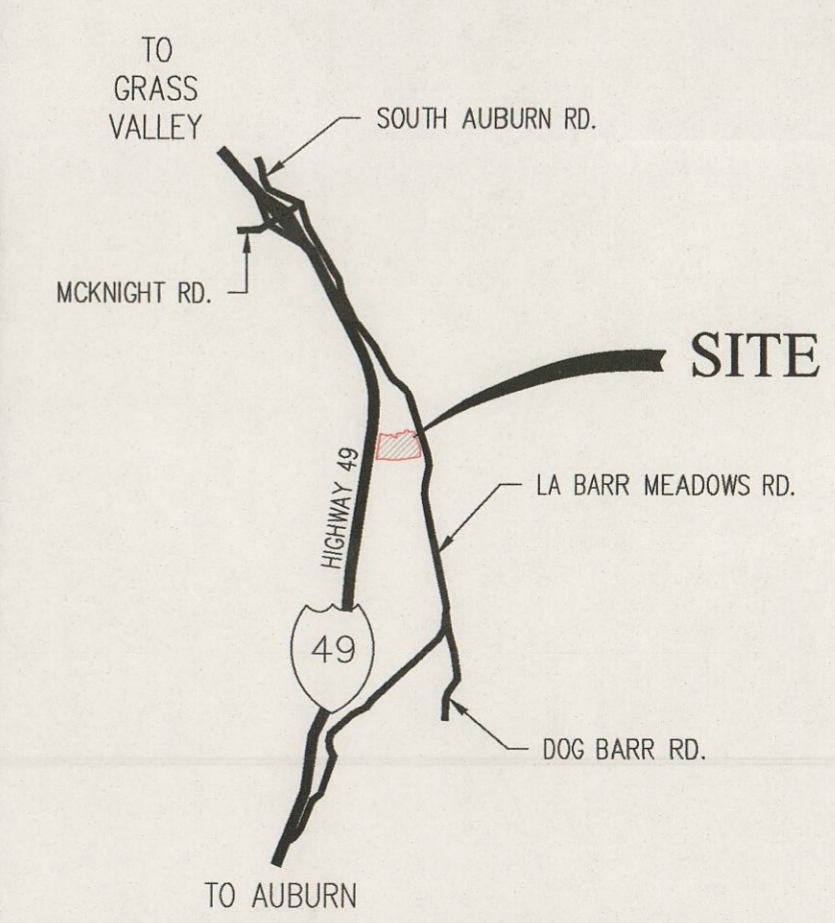
SCO PLANNING & ENGINEERING, INC.
140 LITTON DRIVE, SUITE 240
GRASS VALLEY, CA 95645
(530) 272-5841
CONTACT: MARTIN WOOD, P.L.S.

ASSESSOR'S PARCEL NUMBER

035-160-038-000

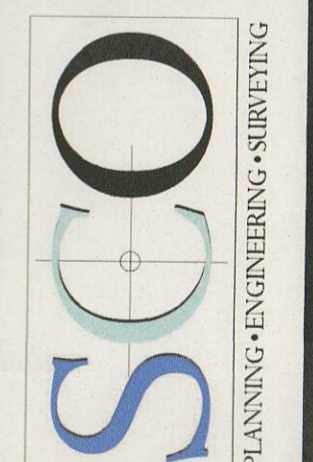
LOT AREA

21.48 AC



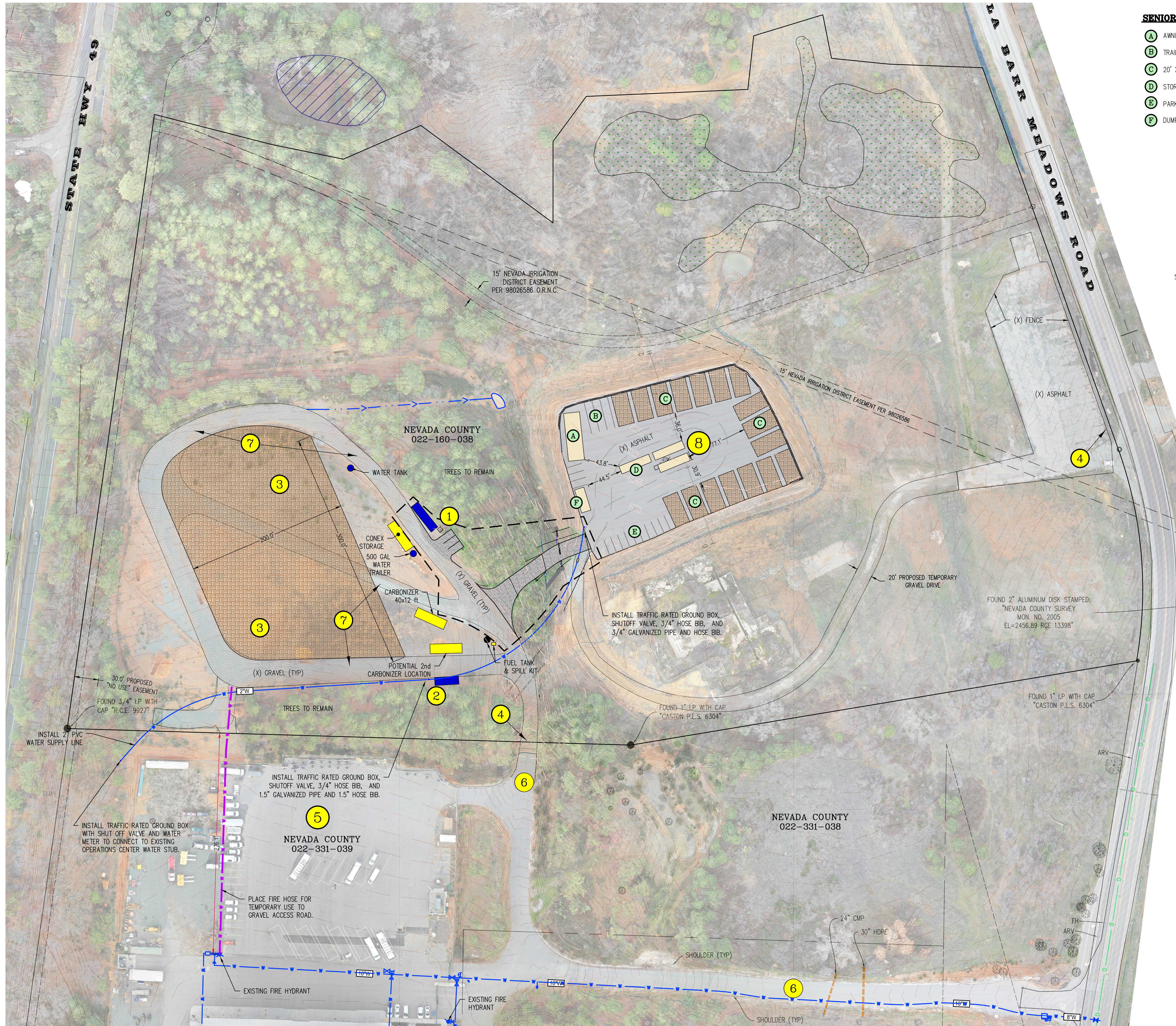
VICINITY MAP
NO SCALE

USE PERMIT FOR COUNTY OF NEVADA
GREEN WASTE MANAGEMENT SITE
SITE PLAN
TOWN/CITY/COUNTY
CALIFORNIA



GRASS VALLEY
(530) 272-5841
TRUCKEE
(530) 682-4043



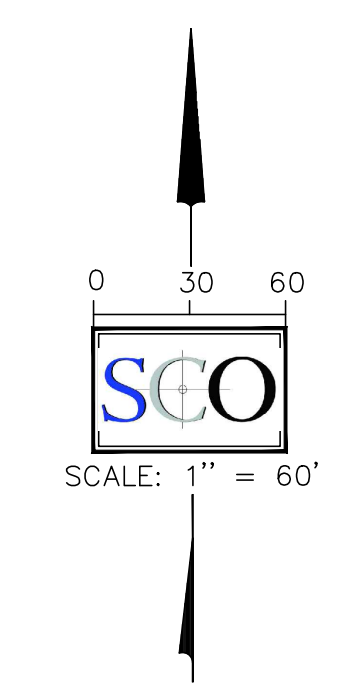


SENIOR FIREWOOD PROGRAM

- (A) AWNING FOR SHADE
- (B) TRAILER PARKING 10'x 40' (3)
- (C) 20' X 40' FIREWOOD STACKS
- (D) STORAGE CONTAINERS (3)
- (E) PARKING (12)
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LEGEND

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- (6) EXISTING 24' WIDE TWO WAY ASPHALT DRIVE DRIVE
- (7) EXISTING 16' WIDE ONE WAY GRAVEL DRIVE
- (8) SENIOR FIREWOOD PROGRAM



- 2" PVC DOMESTIC WATER SUPPLY LINE
- WETLANDS
- LIMITS OF DISTURBED AREA
- EXISTING CONIFER TREE (P) PINE (F) FIR, DIAMETER INDICATED
- EXISTING CONIFER TREE TO BE REMOVED. 6 TOTAL

SITE STATISTICS

a. BUILDING COVERAGE	0	.00 AC	0%
b. ASPHALT AREA (EX) IMPERVIOUS	75,593 SF	1.7 AC	8.1%
c. GREEN WASTE SITE AREA	103,801 SF	2.4 AC	11.1%
e. GRAVEL (EXISTING AND PROPOSED)	62,070 SF	1.4 AC	6.6%
f. NATURAL AREA/UNIMPROVED	692,141 SF	15.9 AC	74.2%
TOTALS	935,500 SF	21.48 AC	100%

SITE INFORMATION:

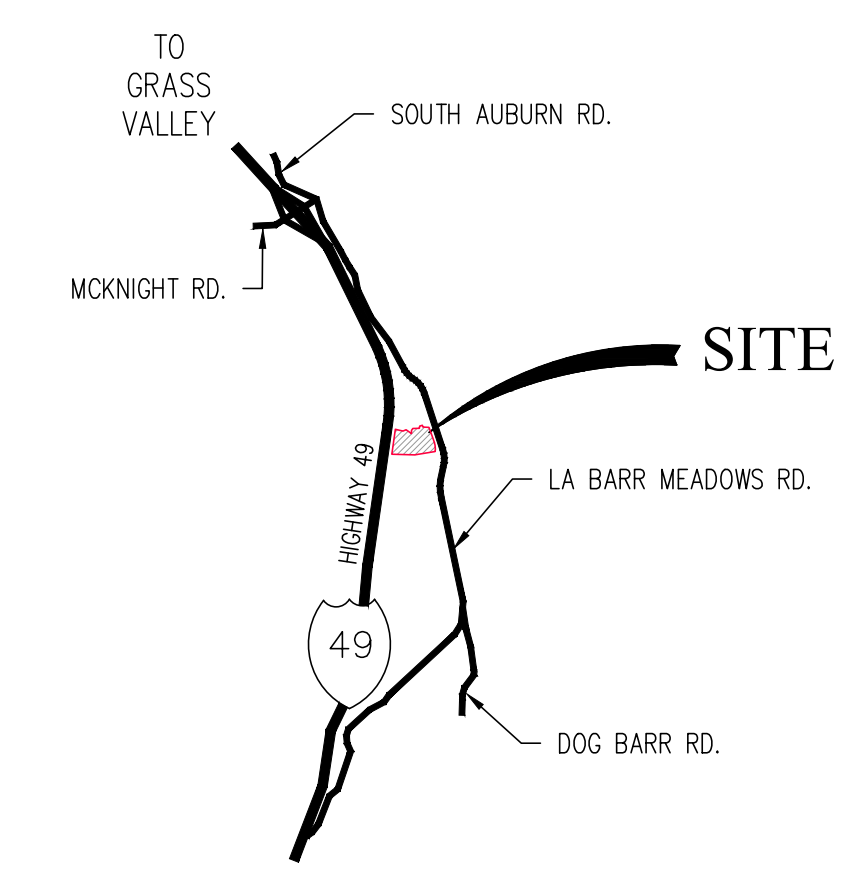
PROPERTY ADDRESS
 12270 LA BARR MEADOWS ROAD
 GRASS VALLEY, CA 95945

APPLICANT
 COUNTY OF NEVADA
 950 MAIDU AVE
 NEVADA CITY, CA 95959

OWNER
 COUNTY OF NEVADA
 950 MAIDU AVE
 NEVADA CITY, CA 95959

MAP PREPARED BY
 SCO PLANNING & ENGINEERING, INC.
 140 LITTON DRIVE, SUITE 240
 GRASS VALLEY, CA 95645
 (530) 272-5841
 CONTACT: MARTIN WOOD, P.L.S.

ASSESSOR'S PARCEL NUMBER
 035-160-038-000
LOT AREA
 21.48 AC



VICINITY MAP
 NO SCALE

NO.	REVISIONS	DATE	DESIGNED: MDW/ JTB

USE PERMIT FOR COUNTY OF NEVADA
 GREEN WASTE MANAGEMENT SITE
 SITE PLAN
 CALIFORNIA

SCO PLANNING & ENGINEERING • SURVEYING
 PLANNING • ENGINEERING • SURVEYING

GRASS VALLEY
 (530) 272-5841
 TRUCKEE
 (530) 582-4043



LEGEND

- PROPERTY LINE
- - - EXISTING MAJOR CONTOUR LINE
- - - EXISTING MINOR CONTOUR LINE
- - - PROPOSED MAJOR CONTOUR LINE
- - - PROPOSED MINOR CONTOUR LINE
- WATER LINE PIPE (SIZE AS NOTED)
- STORM DRAIN PIPE
- EXISTING FENCE LINE
- FLOW LINE
- ⊕ ⊙ ROADWAY SECTION DELINEATION, SEE SECTION DETAIL
- ▨ EXISTING GRAVEL SURFACE
- ▨ PROPOSED GRAVEL SURFACE
- ⊙ EXISTING CONIFER TREE (P) PINE (F) FIR, DIAMETER INDICATED

EARTHWORK QUANTITIES

73 C.Y. CUT
381 C.Y. FILL
308 C.Y. IMPORT*

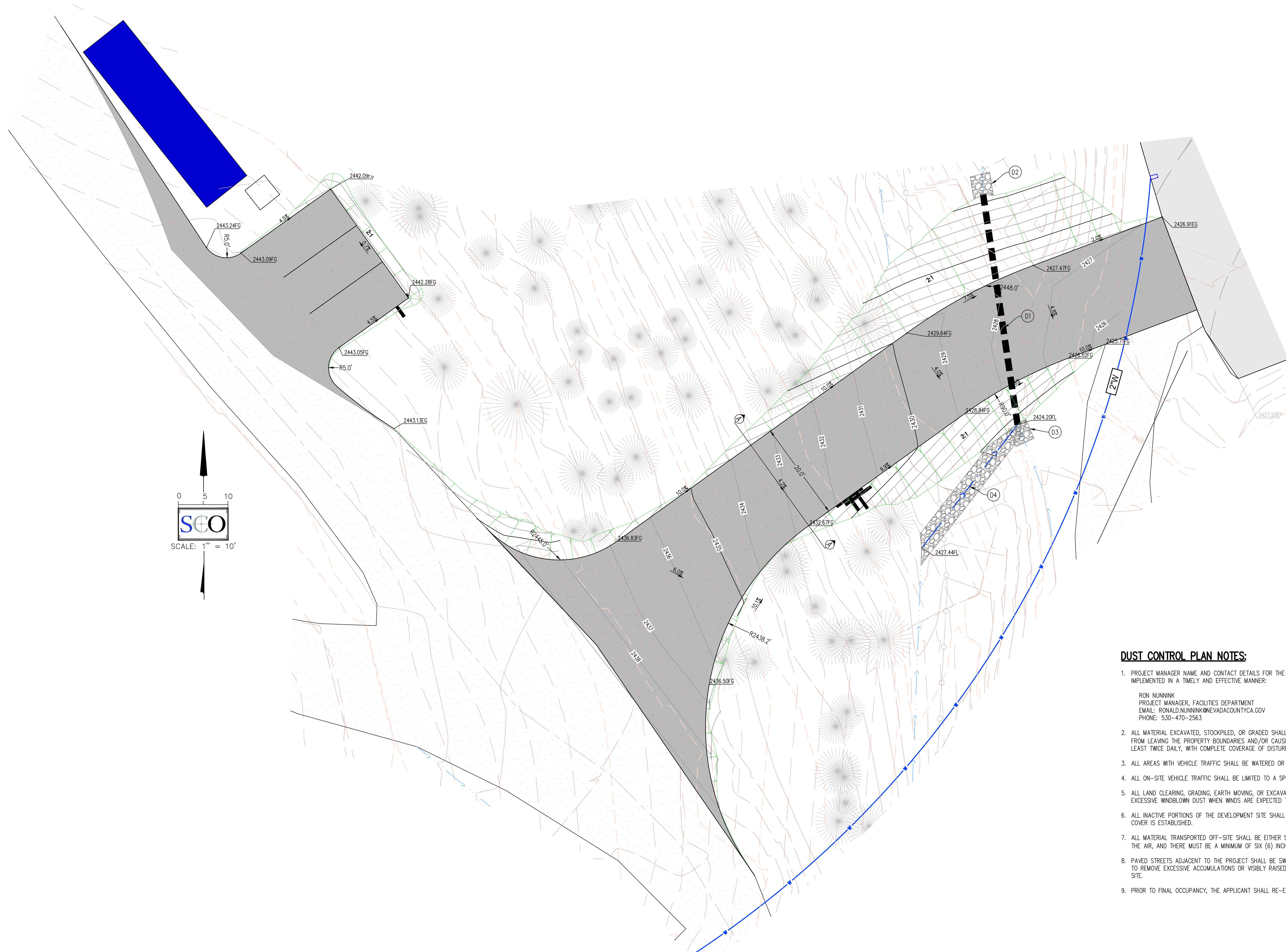
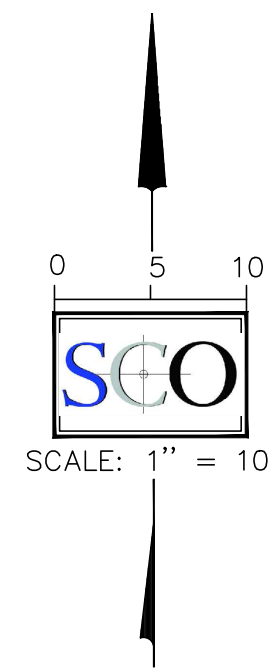
DRAINAGE NOTES

- ⊙1 - STORM DRAIN PIPE (SEE PLAN)
- ⊙2 - STORM PIPE OUTLET PROTECTION, SEE DETAIL 1, SHEET 3
- ⊙3 - STORM PIPE INLET PROTECTION, SEE DETAIL 2, SHEET 3
- ⊙4 - ROCK-LINED V-DITCH, SEE DETAIL 3, SHEET 3

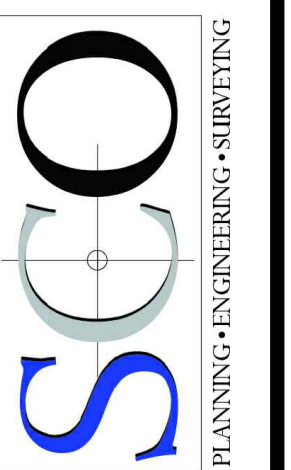
DUST CONTROL PLAN NOTES:

1. PROJECT MANAGER NAME AND CONTACT DETAILS FOR THE PERSON RESPONSIBLE FOR ENSURING THAT ALL DUST CONTROL MEASURES ARE IMPLEMENTED IN A TIMELY AND EFFECTIVE MANNER:

RON NUNNINK
PROJECT MANAGER, FACILITIES DEPARTMENT
EMAIL: RONALD.NUNNINK@NEVADACOUNTYCA.GOV
PHONE: 530-470-2563
2. ALL MATERIAL EXCAVATED, STOCKPILED, OR GRADED SHALL BE SUFFICIENTLY WATERED, TREATED, OR COVERED TO PREVENT FUGITIVE DUST FROM LEAVING THE PROPERTY BOUNDARIES AND/OR CAUSING A PUBLIC NUISANCE. WATERING DURING SUMMER MONTHS SHOULD OCCUR AT LEAST TWICE DAILY, WITH COMPLETE COVERAGE OF DISTURBED AREAS.
3. ALL AREAS WITH VEHICLE TRAFFIC SHALL BE WATERED OR HAVE DUST PALLIATIVE APPLIED AS NECESSARY TO MINIMIZE DUST EMISSIONS.
4. ALL ON-SITE VEHICLE TRAFFIC SHALL BE LIMITED TO A SPEED OF 15 MPH ON UNPAVED ROADS.
5. ALL LAND CLEARING, GRADING, EARTH MOVING, OR EXCAVATION ACTIVITIES ON A PROJECT SHALL BE SUSPENDED AS NECESSARY TO PREVENT EXCESSIVE WINDBLOWN DUST WHEN WINDS ARE EXPECTED TO EXCEED 20 MPH.
6. ALL INACTIVE PORTIONS OF THE DEVELOPMENT SITE SHALL BE COVERED, SEEDING, OR WATERED OR OTHERWISE STABILIZED UNTIL A SUITABLE COVER IS ESTABLISHED.
7. ALL MATERIAL TRANSPORTED OFF-SITE SHALL BE EITHER SUFFICIENTLY WATERED OR SECURELY COVERED TO PREVENT IT BEING ENTRAINED IN THE AIR, AND THERE MUST BE A MINIMUM OF SIX (6) INCHES OF FREEBOARD IN THE BED OF THE TRANSPORT VEHICLE.
8. PAVED STREETS ADJACENT TO THE PROJECT SHALL BE SWEEPED OR WASHED AT THE END OF EACH DAY, OR MORE FREQUENTLY IF NECESSARY, TO REMOVE EXCESSIVE ACCUMULATIONS OR VISIBLY RAISED AREAS OF SOIL WHICH MAY HAVE RESULTED FROM ACTIVITIES AT THE PROJECT SITE.
9. PRIOR TO FINAL OCCUPANCY, THE APPLICANT SHALL RE-ESTABLISH GROUND COVER ON THE SITE THROUGH SEEDING AND WATERING.



USE PERMIT FOR COUNTY OF NEVADA
 GREEN WASTE MANAGEMENT SITE
 PRELIMI. GRADING, DRAINAGE, UTILITY & DUST CONTROL PLAN
 GRASS VALLEY, CALIFORNIA



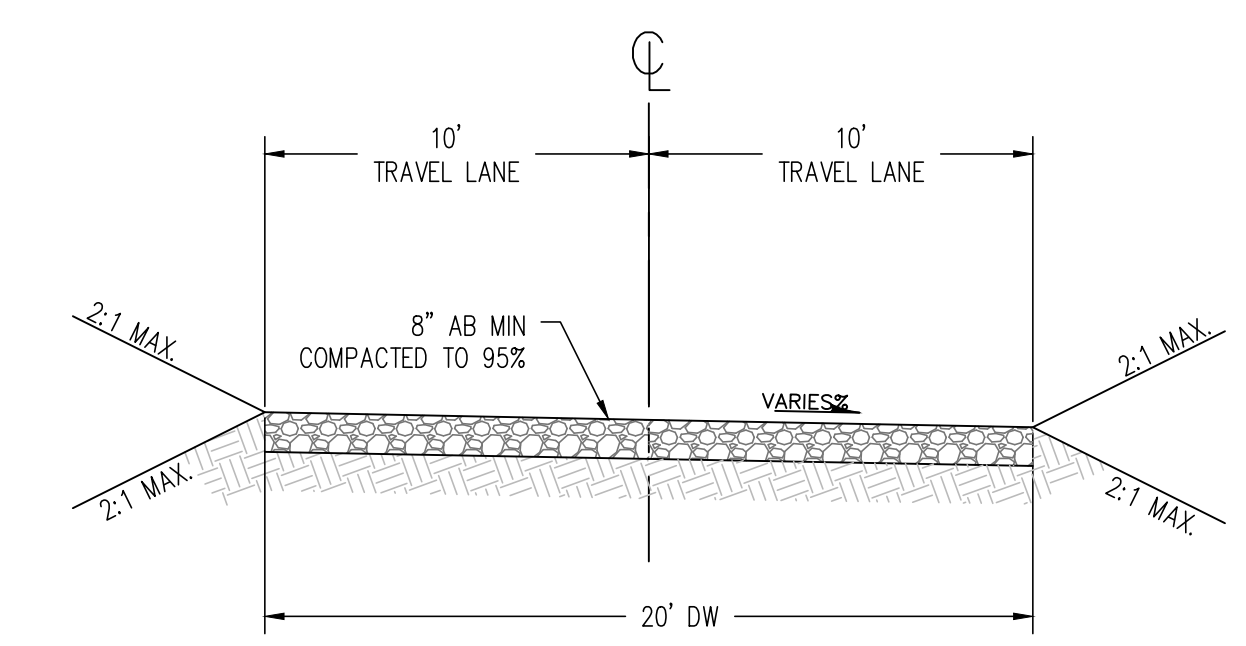
GRASS VALLEY
 (530) 272-5841
 TRUCKEE
 (530) 582-4043



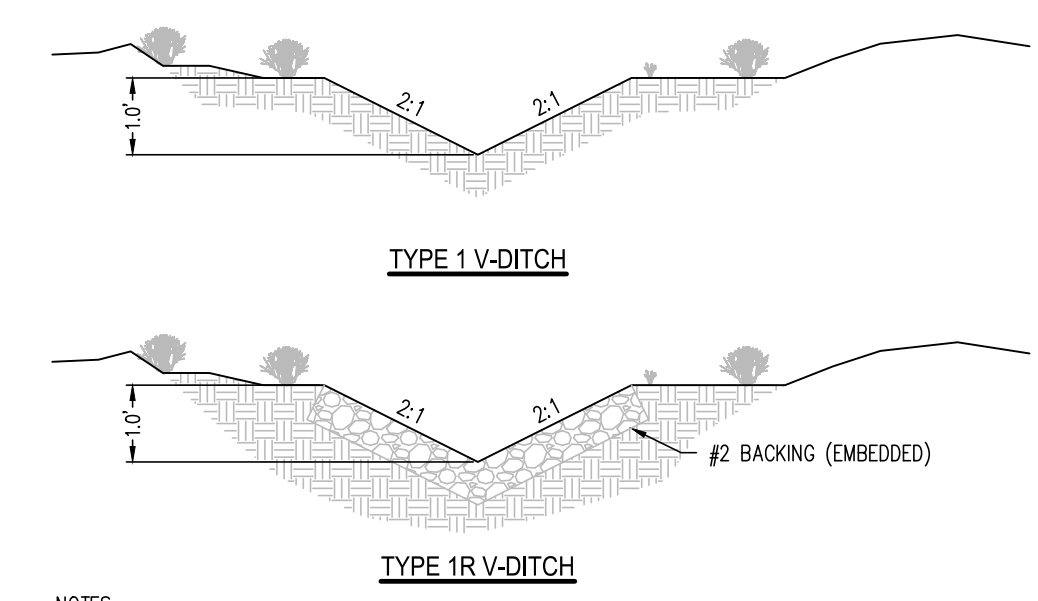
DESIGNED: MDW/ JTB
DRAWN: MDW
PROJ. NO: 202358
DATE: SEPTEMBER, 2024
DWG: SEE DAY STAMP

NO. REVISIONS	DATE
1	XX/XX/2023
2	XX/XX/2023

USE PERMIT FOR COUNTY OF NEVADA
 GREEN WASTE MANAGEMENT SITE
 DETAILS
 GRASS VALLEY CALIFORNIA

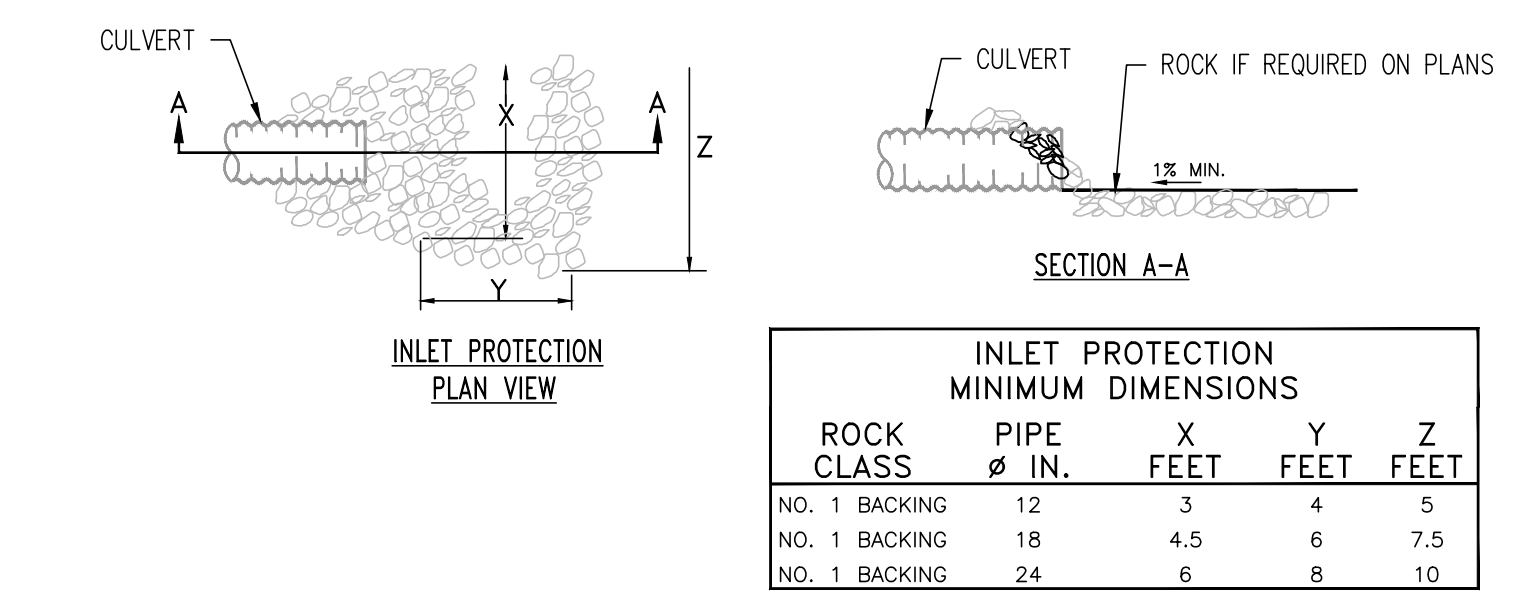


TYPICAL ROADWAY SECTION A-A



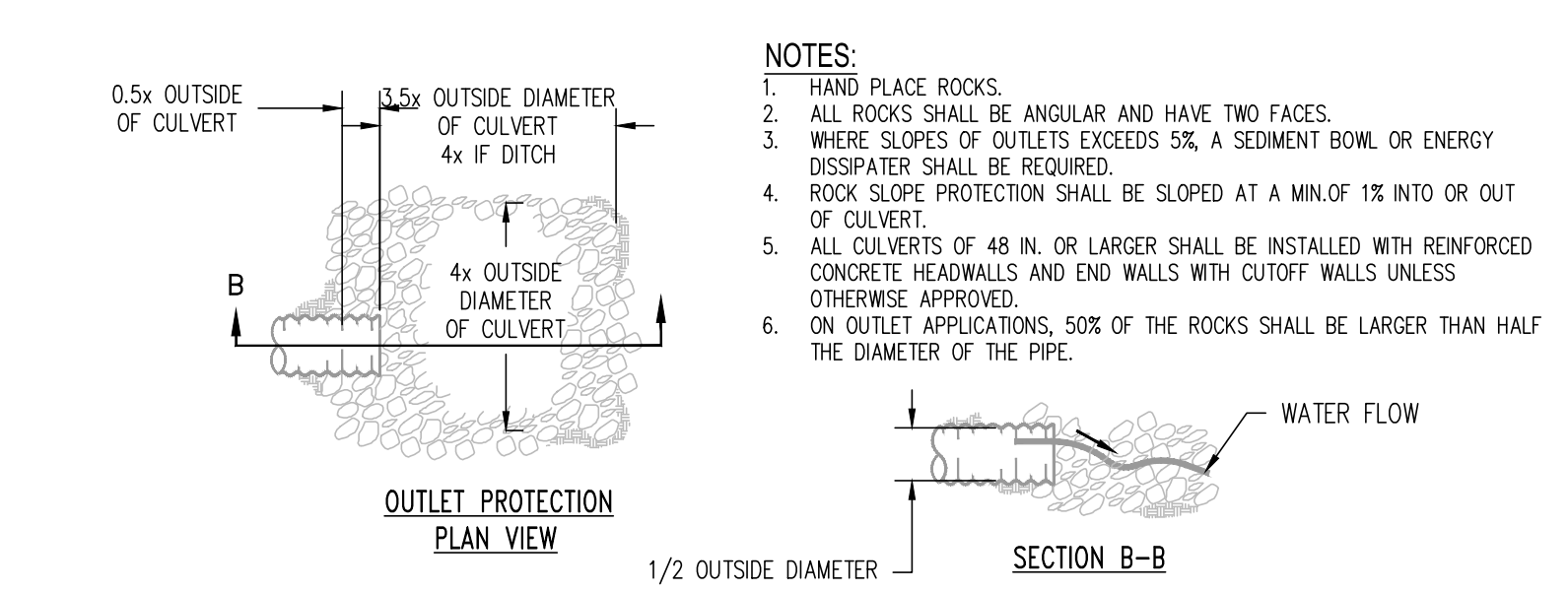
NOTES:
 1. COBBLE BACKING SHALL BE PLACED IN ALL DITCHES WITH A SLOPE OF 5% OR GREATER.
 2. DITCH ALIGNMENT MAY VARY SLIGHTLY IN FIELD TO MEANDER AROUND EXISTING TREES, BUT MUST BE LOCATED WITHIN DRAINAGE EASEMENT AND MUST HAVE 1% MIN. SLOPE.

3 V-DITCH DETAIL
NTS



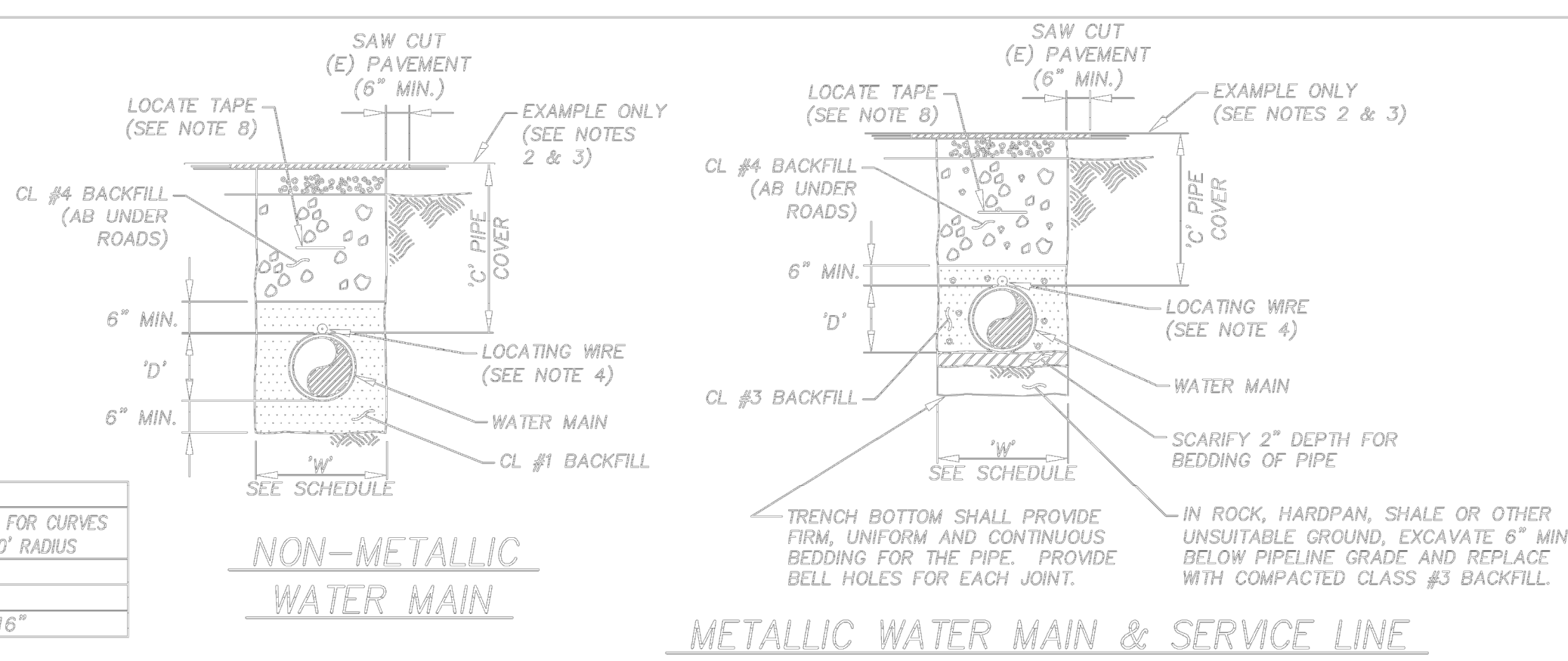
ROCK CLASS	PIPE Ø IN.	X FEET	Y FEET	Z FEET
NO. 1 BACKING	12	3	4	5
NO. 1 BACKING	18	4.5	6	7.5
NO. 1 BACKING	24	6	8	10

2 DRAINAGE PIPE INLET DETAIL
NTS



NOTES:
 1. HAND PLACE ROCKS.
 2. ALL ROCKS SHALL BE ANGULAR AND HAVE TWO FACES.
 3. WHERE SLOPES OF OUTLETS EXCEEDS 5%, A SEDIMENT BOWL OR ENERGY DISSIPATER SHALL BE REQUIRED.
 4. ROCK SLOPE PROTECTION SHALL BE SLOPED AT A MIN. OF 1% INTO OR OUT OF CULVERT.
 5. ALL CULVERTS OF 48 IN. OR LARGER SHALL BE INSTALLED WITH REINFORCED CONCRETE HEADWALLS AND END WALLS WITH CUTOFF WALLS UNLESS OTHERWISE APPROVED.
 6. ON OUTLET APPLICATIONS, 50% OF THE ROCKS SHALL BE LARGER THAN HALF THE DIAMETER OF THE PIPE.

1 DRAINAGE PIPE OUTLET DETAIL
NTS



NON-METALLIC WATER MAIN

METALLIC WATER MAIN & SERVICE LINE

- NOTES:**
- ALL MATERIALS AND INSTALLATION SHALL CONFORM TO "WATER MAINS" AND "SERVICE ASSEMBLIES" IN THE SPECIFICATIONS.
 - TRENCH DETAILS FOR PIPELINES LOCATED ALONG OR ACROSS ROADWAYS SHALL CONFORM TO REQUESTS OF THE APPROPRIATE REGULATORY BODY.
 - TRENCHES LOCATED OUTSIDE OF ROADWAYS SHALL HAVE BACKFILL SLIGHTLY MOUNDING OVER THE TRENCH UNLESS DETERMINED BY THE DISTRICT ENGINEER THAT A MOUND IS NOT NECESSARY.
 - LOCATING WIRE SHALL CONFORM TO DRAWING NID SD4.
 - COMMON TRENCH WITH OTHER UTILITIES WILL NOT BE ALLOWED.
 - TRENCHES IN COUNTY ROADWAYS SHALL FOLLOW COUNTY REQUIREMENTS.
 - CONTRACTOR SHALL COMPACT HAUNCHES OF PIPE IN SUCH WAY THAT MATERIAL BELOW THE CENTERLINE OF PIPE SUPPORTING PIPE WILL BE COMPACTED.
 - LOCATE TAPE SHALL BE PLACED A MINIMUM 12" ABOVE TOP OF PIPE, MINIMUM 3" WIDE AND SHALL CONTAIN LETTERING "CAUTION BURIED WATER LINE BELOW".
 - CLAY PLUGS SHALL BE USED IN THE TRENCH TO PREVENT MIGRATION OF WATER DOWN THE PIPELINE TRENCH, AS REQUIRED AND BY THE DIRECTION OF THE DISTRICT ENGINEER (SECTION 12 - WATER MAINS, 12-3.09-D).
 - CROSS COUNTRY PIPE INSTALLATION (NOT UNDER ROADWAYS) MAY HAVE DIFFERENT BACKFILL REQUIREMENTS AND AS APPROVED BY THE DISTRICT ENGINEER.

WATER MAIN SIZE 'D'	MIN. TRENCH WIDTH FOR TANGENTS AND CURVES OVER 1000' RADIUS	MIN. TRENCH WIDTH FOR CURVES LESS THAN 1000' RADIUS
4"	18"	24"
6" & 8"	24"	30"
10" & LARGER	OD + 16"	OD + 16"

ITEM	MIN.	MAX.
WATER MAIN	PER PROFILE ON PLAN SHEETS	
SERVICE LINE & LATERALS	24"	48"
HYDRANT LATERAL	30"	48"

1] 2" WATER MAIN INSTALLED AS SERVICE LINE
 2] SERVICE LINES OR LATERALS OVER 2"Ø SHALL BE INSTALLED AS WATER MAINS.
 3] THE PROFILE, WHERE SHOWN ON THE PLANS, SHALL GOVERN OVER THIS SCHEDULE.

CLASS #1 MATERIAL	CLASSIFICATION	SIEVE SIZE	NATURAL SAND	CRUSHED SAND	DECOMPOSED GRANITE
CLEAN SAND-FREE FROM DELETERIOUS MATERIAL WITH 50% OF AT LEAST 50 AND MEETING THIS PERCENT BY WEIGHT GRADATION.		1/2"	75-100	100	100
		3/4"	55-100	75-100	75-100
		#200	0-15	0-5	0-5

ITEM	INSIDE ROADWAY 4]	OUTSIDE ROADWAY
WATER MAIN	95% MIN.	85% MIN.
SERVICE LINES & ARV LATERALS	95% MIN.	85% MIN.
HYDRANT LATERAL	95% MIN.	95% MIN.

4] DEFINED AS AREA BETWEEN TOP OF CUT AND 10% OF FILL OF ROADWAY CROSS SECTION.

WATER MAIN, SERVICE LINE AND LATERAL TRENCH DETAILS

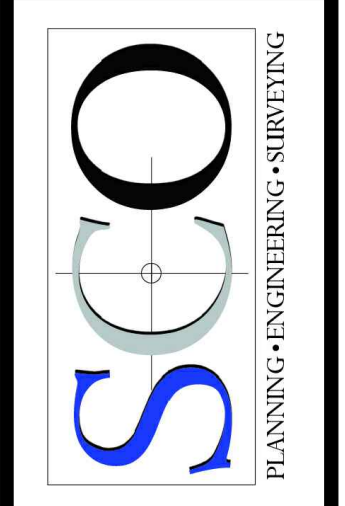
DRAWING NO. SD1
SHT 1 of 1

REVISION DATE 10/04/22

APPROVED: *[Signature]*
DOUG RODERICK, P.E.
DIRECTOR OF ENGINEERING

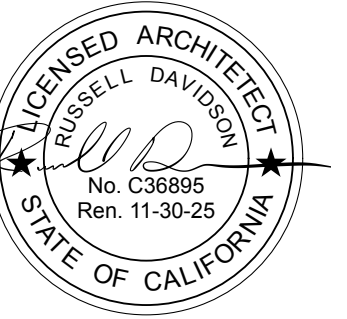
NID

NOT TO SCALE



GRASS VALLEY
 (530) 272-5841
TRUCKEE
 (530) 582-4048



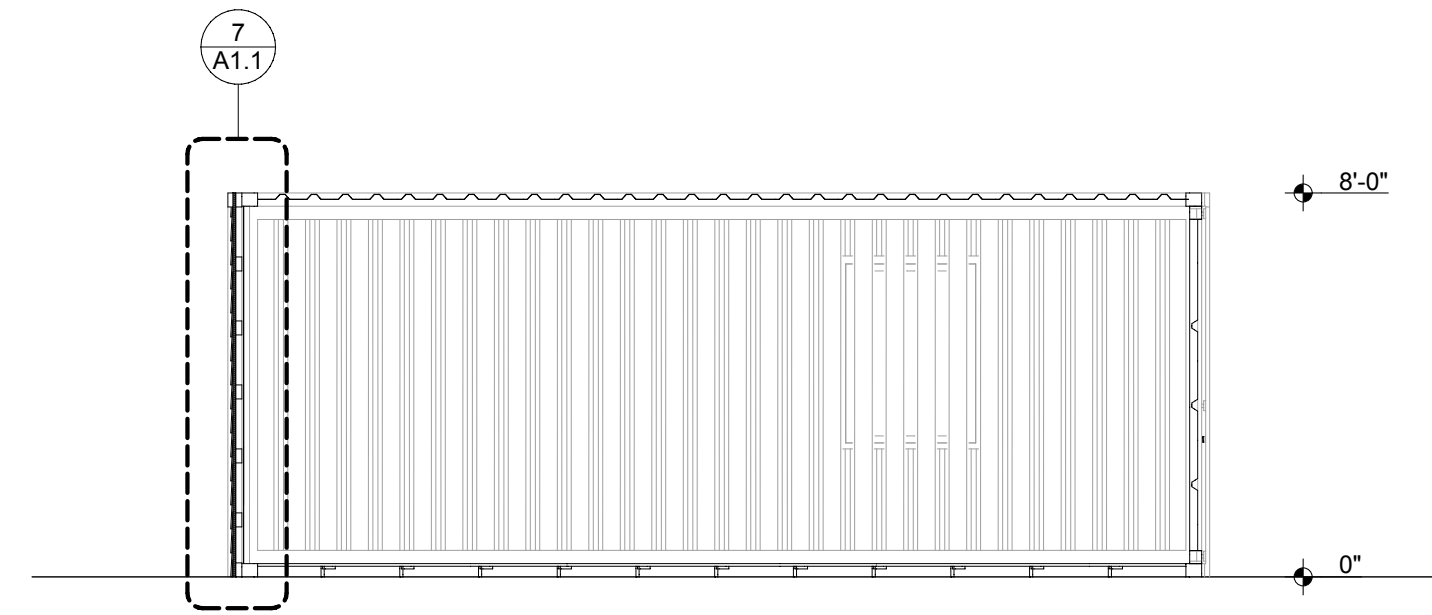


LEGEND

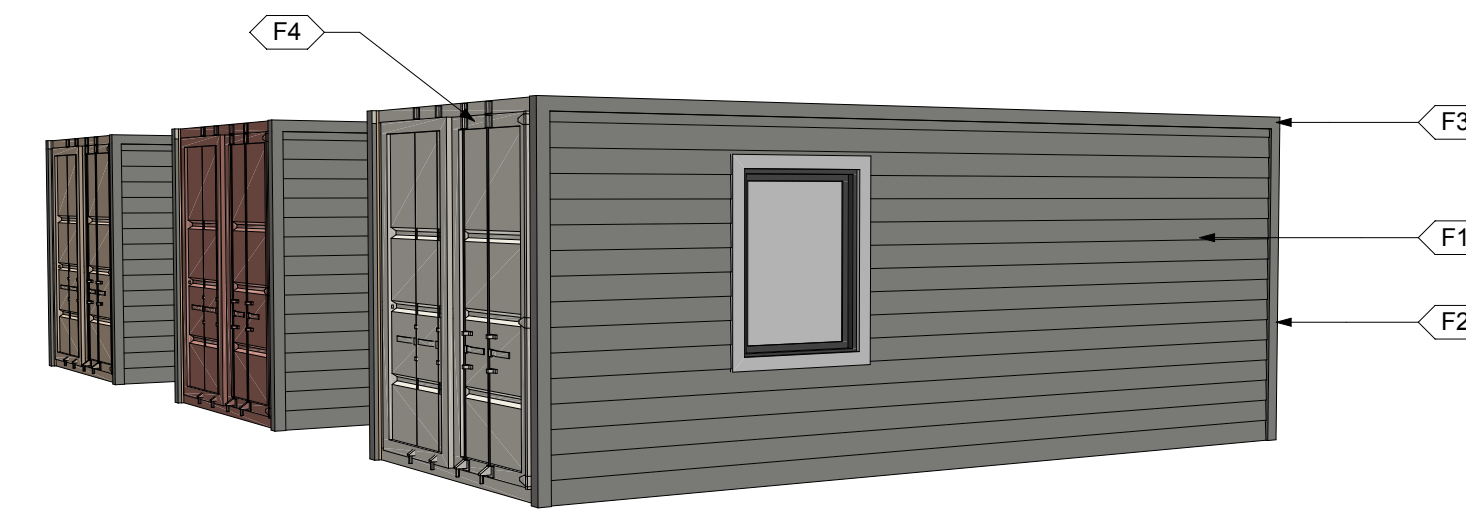
- (E) WALL TO REMAIN
- (N) WALL
- 1 HR. FIRE WALL
- ROOM #** ROOM IDENTIFICATION
- WINDOW NUMBER
- DOOR NUMBER
- PARTITION TYPE

GENERAL NOTES

1. LAP SIDING, PAINTED
2. 5/4x3 TRIM W/ GSM CAP FLASHING
3. 5/4x4 TRIM
4. (E) METAL CONTAINER, EXPOSED



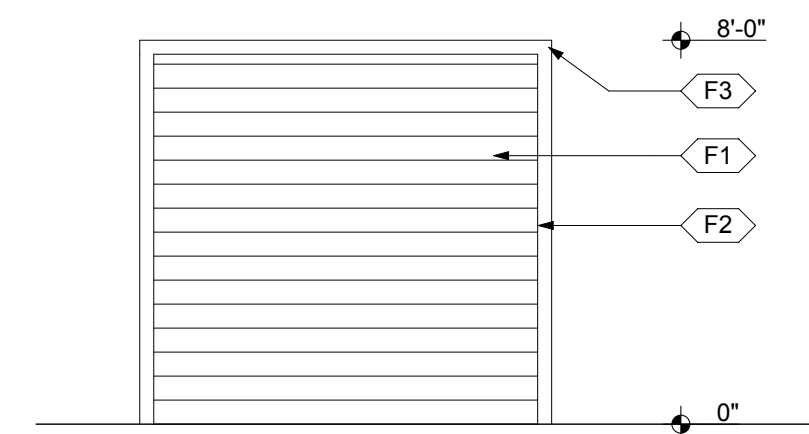
6 SECTION
SCALE: 1/4" = 1'-0"



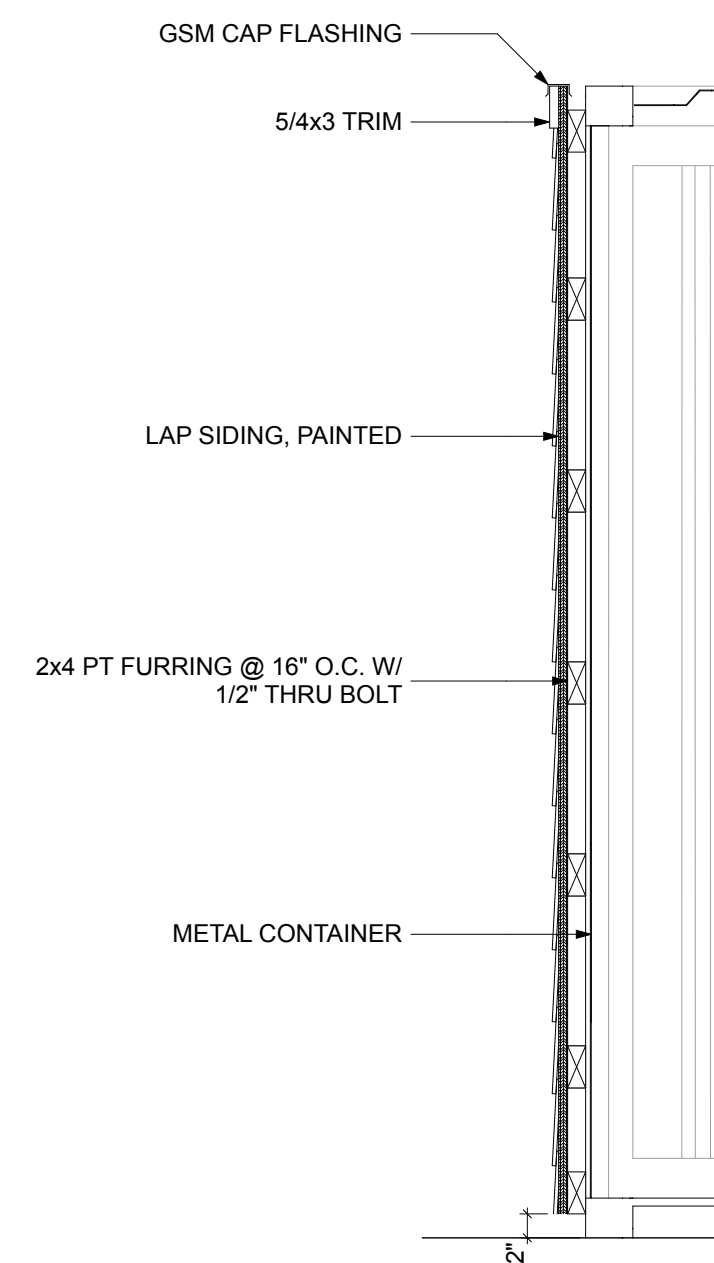
3 PERSPECTIVE
SCALE: 1/16" = 1'-0"



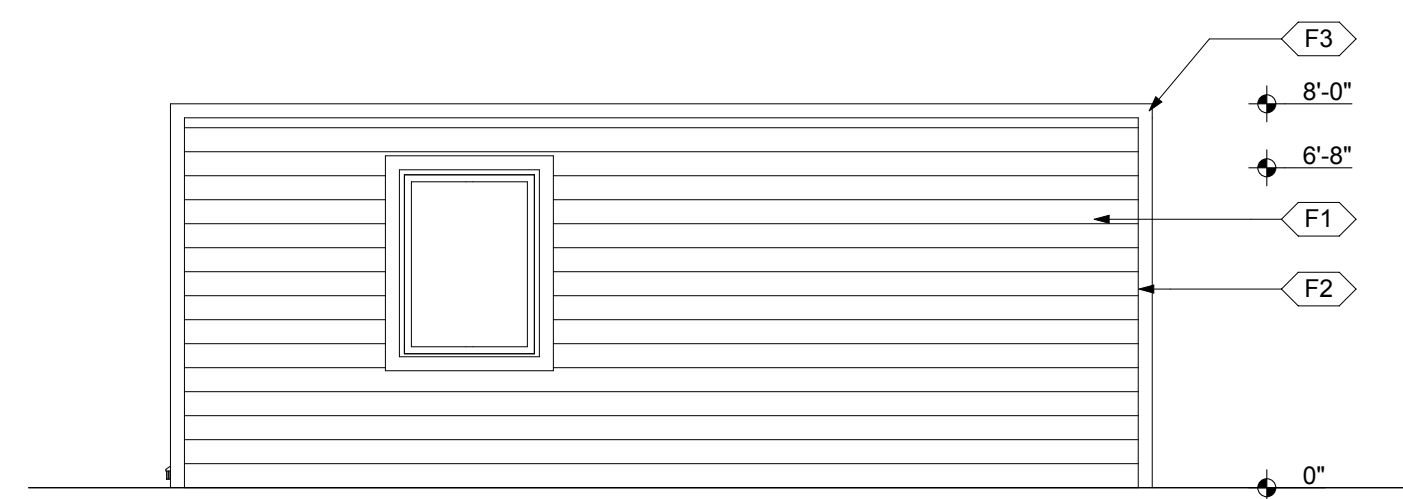
5 WEST ELEVATION
SCALE: 1/4" = 1'-0"



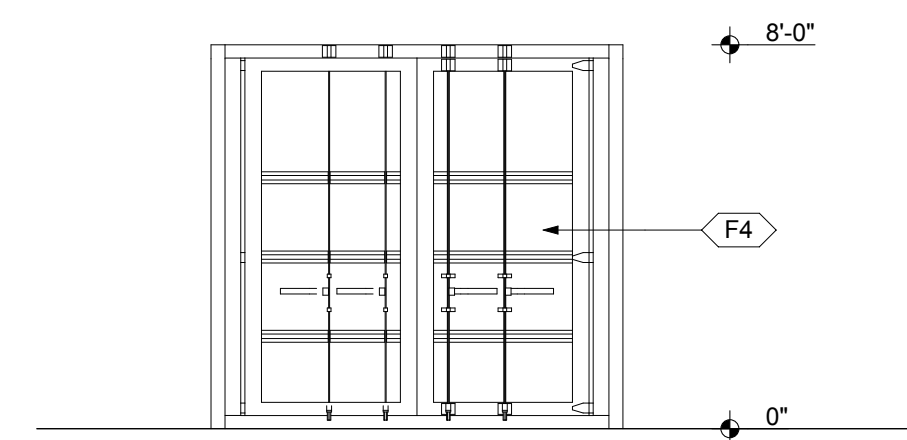
2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



7 WALL SECTION
SCALE: 3/4" = 1'-0"



4 EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

LA BARR MEADOWS CONTAINER

LA BARR MEADOWS
GRASS VALLEY, CA 95949

ID	NAME	DATE
	SUBMITTAL	8/14/24

SUBMITTED:	DATE
SCALE	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

FLOOR PLAN

A1.1

J:\Users\russellrda\OneDrive\Dropbox\FDA\1\Dropbox\FDA\1\Projects\Current\2024_28 La Barr Meadows Containers\Arch\CAD\Current\La Barr Meadows Containers.rvt



**PLANNING COMMISSION
STAFF REPORT
DECEMBER 17, 2024**

Prepared by: Amy Wolfson, City Planner

DATA SUMMARY

Subject: Allow up to 10 Dwelling Units in the Town Core Zone pursuant to SB10
Location/ APN: Town Core Zoning Area
Zoning/General Plan: Town Core (TC) / Commercial (C)
Environmental Status: Not a project under CEQA pursuant to California Government Code section 65913.5(a)(3).

RECOMMENDATION:

- I. That the Planning Commission recommend that the City Council adopt the Ordinance to allow up to 10 Dwelling Units in the Town Core Zone pursuant to SB10, as may be modified at the public hearing, which includes the following actions:
 - a. A recommendation that City Council find the Ordinance is not a project for the purposes of the California Environmental Quality Act (CEQA) pursuant to California Government Code section 65913.5(a)(3).
 - b. A recommendation to amend subsection (c) and add subsection (d)(7) to section 17.44.140 of chapter 17.44 of title 17 of the Grass Valley Municipal Code to allow eligible mixed-use projects to include up to 10 dwelling units in the town core zone pursuant to government code section 65913.5

BACKGROUND:

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

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

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

PROPOSED ORDINANCE:

The proposed ordinance has the following provisions:

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

The goal of the proposed ordinance is to add to the revitalization effort downtown, encourage housing close to employment opportunities and close to the Tinloy Transit Station, and encourage investment in older buildings.

GENERAL PLAN

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

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

ENVIRONMENTAL DETERMINATION:

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

FINDINGS:

1. That at their meeting on September 12, 2023, the Grass Valley City Council directed staff to draft an ordinance that would incentivize conversion of under-utilized upper and basement level spaces to residential use within the Town Core zoning designation
2. That, the City of Grass Valley desires to incentivize investment in older buildings in order to preserve the historical integrity and aesthetics of downtown;
3. That City of Grass Valley encourages housing close to employment opportunities and the Tinloy Transit Station;
4. That the General Plan Land Use Element includes policy 9-LUP to “provide for higher residential densities on infill sites and in the Downtown area,” and 23-LUP to “encourage mixed-use developments incorporating a variety of densities on infill sites and in areas proposed for annexation”; and
5. That the General Plan Housing Element Goal D, Policy I encourages “private reinvestment in older residential neighborhoods and private rehabilitation of housing”; and
6. That the City of Grass Valley desires to promote the conversion of underutilized buildings for residential use in order for the City to meet housing demand and meet housing production targets of the Regional Housing Needs Allocation (RHNA) established by the California Department of Housing and Community Development (HCD); and
7. That Senate Bill 10 (Weiner) added section 65913.5 to the Government Code, effective January 1, 2022, authorizing a local government to adopt an ordinance to zone any parcel for up to 10 units of residential density if the parcel is located on an urban infill site; and
8. That Government Code section 65913.5(a)(3) specifies that an ordinance adopted under its provisions and any resolution to amend the jurisdiction’s General Plan, or other regulation, is not a project for the purposes of the California Environmental Quality Act; and
9. That the Town Core zoning district is subject to adopted fire hazard mitigation measures pursuant to existing building standards and state fire mitigation measures in accordance with section 65913.5(a)(4)(A).
10. That the proposed Ordinance and increased density is consistent with the City’s obligation to affirmatively further fair housing pursuant to Government Code Section 8899.50 and with programs of Goal A of the 2019–2027 Housing Element, To Designate Sufficient Land at Appropriate Densities and Establish Development Standards and Permit Procedures to Accommodate the City’s Share of Nevada County’s Housing Needs for All Income Groups.

Attachments:

- I. Draft Ordinance to Allow up to 10 Dwelling Units in the Town Core Zone pursuant to SB10

ORDINANCE NO. XXX

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

17.44.140 – Mixed use projects

...

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

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

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

...

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

...

7. In addition to the above standards, any mixed-use project taking advantage of the density allowance provided in subsection (C)(2) of this Section 17.44.140 shall comply with the following standards:
 - a. At least two-thirds of the square footage of the mixed-use project shall be designated for residential use.
 - b. Off-street parking at a minimum ratio of one parking space per dwelling unit shall be provided within 1,300 feet of the mixed-use project. A minimum of one parking space shall be assigned to each dwelling unit and be guaranteed by written instrument or agreement approved by the City.
 - c. No dwelling unit created pursuant to subsection (C)(2) of this Section 17.44.140 in excess of the otherwise maximum allowable density for a given parcel shall be rented for a period of less than 30 days. Developers shall record a restrictive covenant prior to certificate of occupancy, limiting the dwelling units created pursuant to this section to rental periods of at least 30 days, and agreeing to the foregoing. The restrictive covenant shall clearly indicate the number of dwelling units that may be rented for less than 30 days and the number that must be rented for at least 30 days.
 - d. Dwelling units shall not occupy ground-floor street-frontage space adjacent to a public or private street, regardless of whether that street is open to vehicular traffic. Dwelling units may be allowed at ground level behind street-fronting nonresidential uses. The ground-floor street-frontage space within a mixed-use building shall be reserved for commercial uses, except for a lobby or other entry feature providing access to the dwelling units.

...

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

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

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

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

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

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

AYES:

NOES:

ABSENT:

ABSTAINING:

Jan Arbuckle, Mayor

APPROVED AS TO FORM:

ATTEST:

Michael G. Colantuono, City Attorney

Taylor Whittingslow, City Clerk