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## GRASS VALLEY

### Development Review Committee Meeting

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Tuesday, November 12, 2024 at 9:00 AM

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

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

E-Mail: [info@cityofgrassvalley.com](mailto:info@cityofgrassvalley.com)

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## 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.

## MEETING NOTICE

Development Review Committee 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 9:00 a.m. on the 2nd and 4th Tuesday of each month. Your interest is encouraged and appreciated.

Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to [public@cityofgrassvalley.com](mailto:public@cityofgrassvalley.com). Comments will be reviewed and distributed before the meeting if received by 9 am. Comments received after that will be addressed during the item and/or at the end of the meeting. The committee will have the option to modify their action on items based on comments received. Action may be taken on any agenda item.

Agenda materials, staff reports, and background information related to regular agenda items are available on the City's website: [www.cityofgrassvalley.com](http://www.cityofgrassvalley.com). Materials related to an item on this agenda submitted to the Committee after distribution of the agenda packet will be made available on the City of Grass Valley website at [www.cityofgrassvalley.com](http://www.cityofgrassvalley.com), subject to City staff's ability to post the documents before the meeting.

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

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

## CALL TO ORDER

## ROLL CALL

### ANNOUNCEMENTS, AGENDA REVIEW AND CHANGES

**PUBLIC COMMENT** - *Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to [public@cityofgrassvalley.com](mailto:public@cityofgrassvalley.com). There is a time limitation of three minutes per person. For items not on the agenda and within the jurisdiction or interest of the City, please address the Development Review Committee at this time. For items on the agenda please address the Development Review Committee when the number and subject matter are announced. Comments will be reviewed and distributed before the meeting if received by 9AM. Comments received after that will be addressed during the item and/or at the end of the meeting. The Development Review Committee will have the option to modify their action on items based on comments received. Action may be taken on any agenda item.*

### GENERAL APPLICATION FOR REVIEW

1. 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

**Environmental Status:** Exempt per CEQA Guidelines: Class 1, Class 4, Class 7, Class 8

**Recommendation:** 1) That the Development Review Committee recommend 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 15307, 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.

## ADJOURN

### POSTING NOTICE

This is to certify that the above notice of a meeting of a Development Review Committee Meeting, scheduled for Tuesday, November 12, 2024 at 9:00 AM was posted at city hall, easily accessible to the public, as of 5:00 p.m. Friday, November 7, 2024.

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Taylor Whittingslow, City Clerk



**DEVELOPMENT REVIEW COMMITTEE  
STAFF REPORT  
NOVEMBER 12, 2024**

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**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

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**RECOMMENDATION:**

1. That the Development Review Committee recommend 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 15307, 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 review body’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).

*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 time-frame 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.

**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

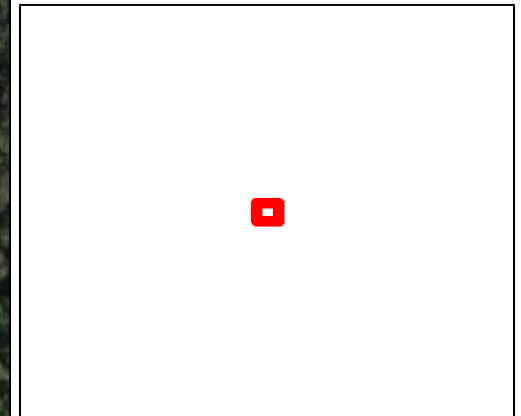
Item # 1.



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

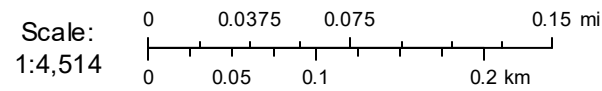
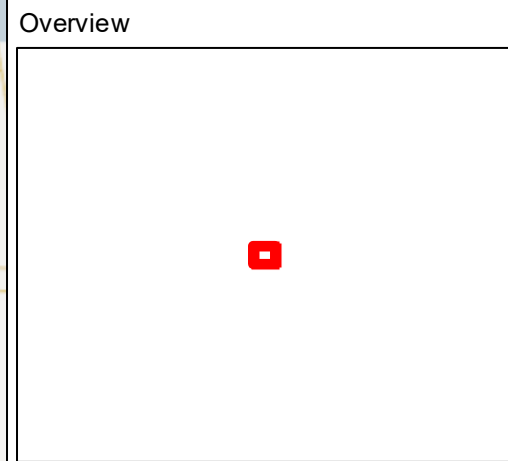
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Service Area: Solid Waste Grass Valley - Csa 32  
Snow Load: 43 lbs/sqft  
Wind Exposure: C  
Climate Zone: 11  
Elevation: 2,375 feet





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

Item # 1.



**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

**Variations**

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

Application	Fee
Major Use Permit	3,035.00
<b>Total:</b>	<b>\$3,035.00</b>

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](http://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 1<sup>st</sup>** 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 # 1.
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

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**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 16<sup>th</sup> 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 15<sup>th</sup> 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**



Item # 1.

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

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 # 1.

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

A. Type of use:

Sales \_\_\_\_\_ Processing <sup>x</sup> \_\_\_\_\_ Storage <sup>x</sup> \_\_\_\_\_  
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.

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## 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](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.

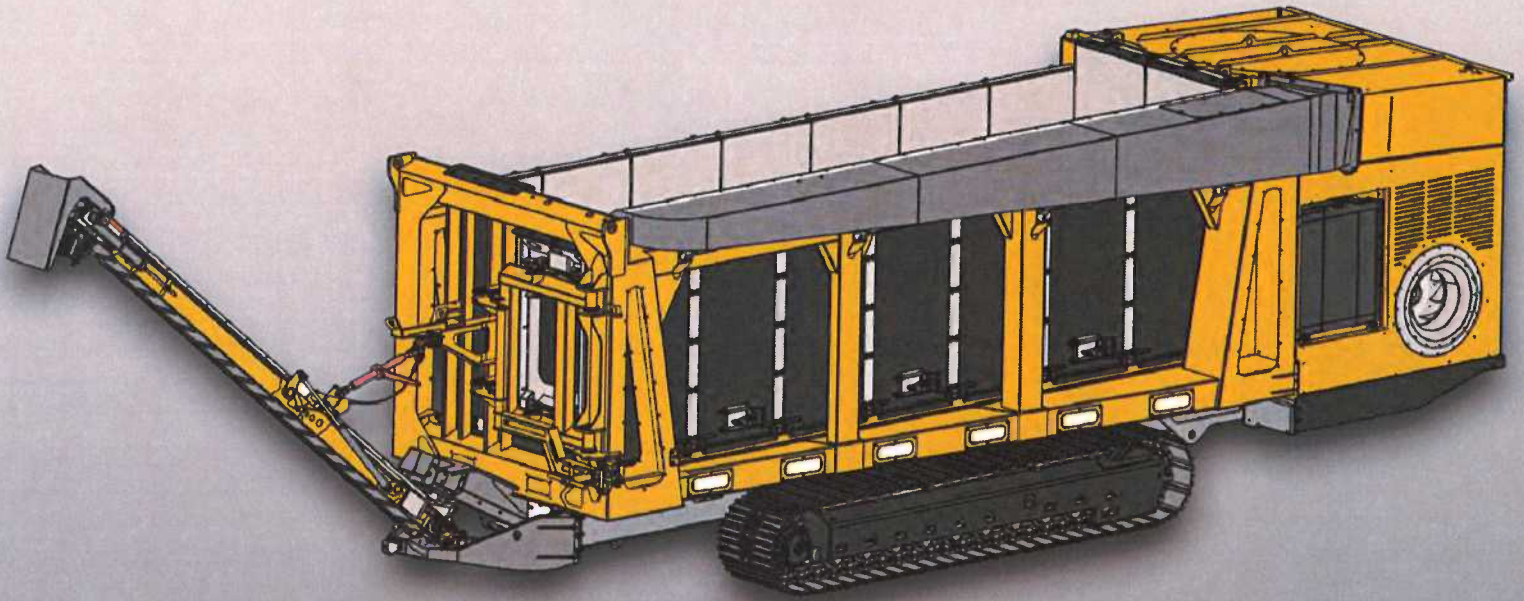
Biochar Benefits Include:

- 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 CO<sub>2</sub>, 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

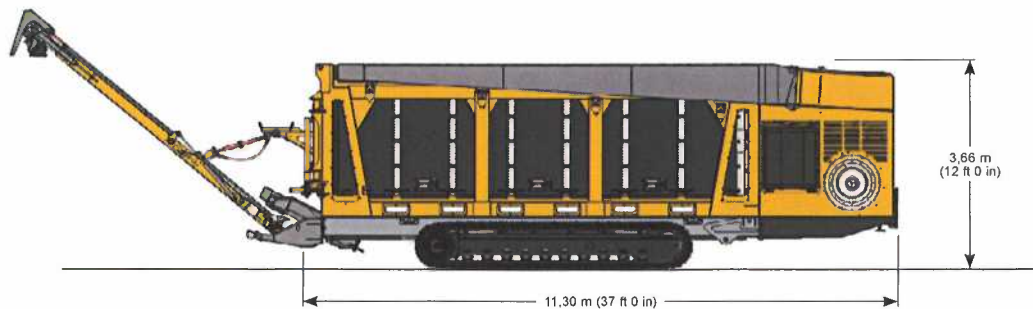


**6040**

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

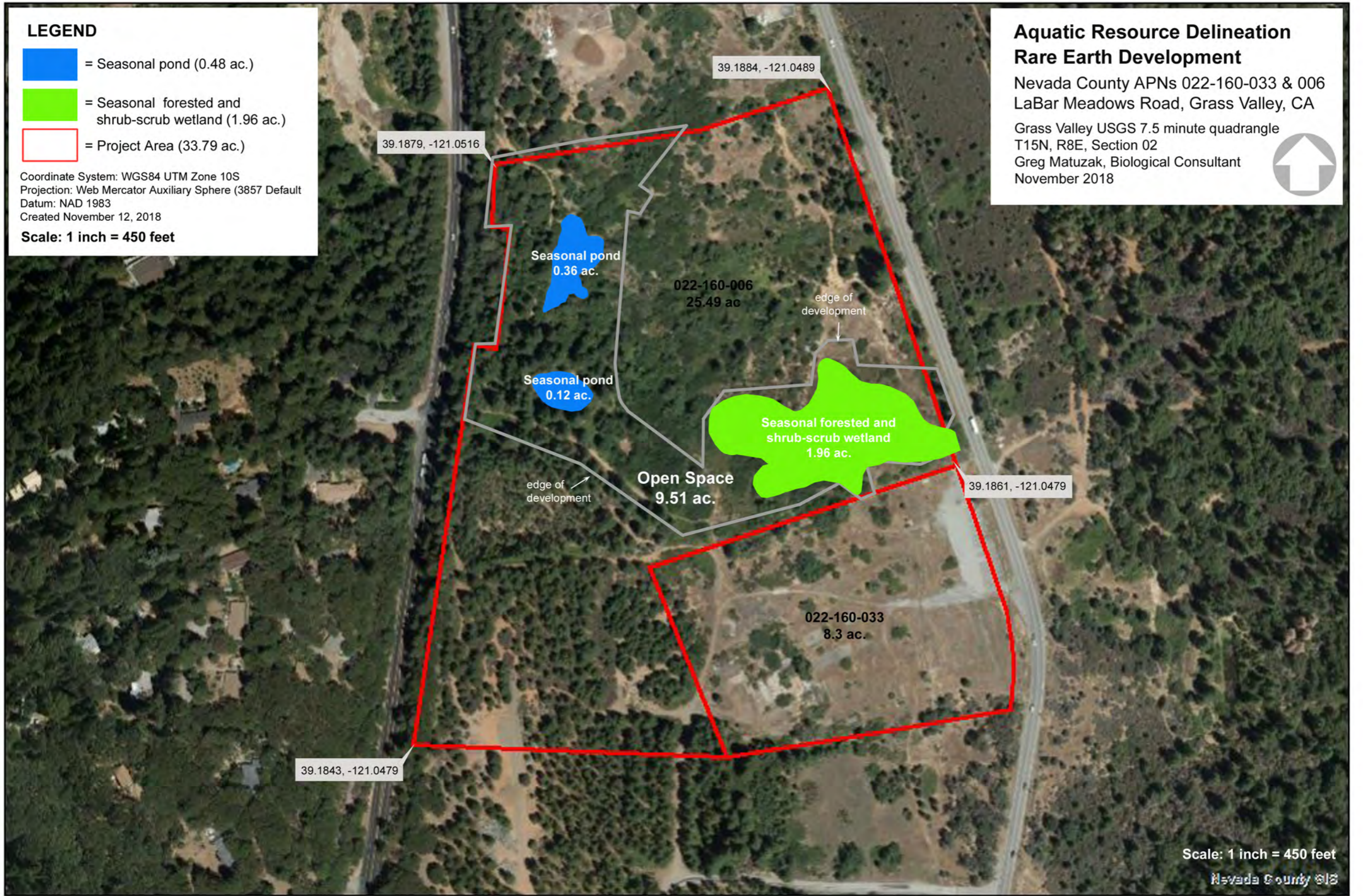
**Scale: 1 inch = 450 feet**

**Aquatic Resource Delineation  
 Rare Earth Development**

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

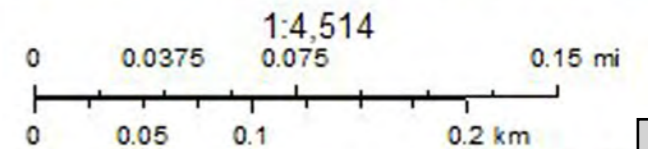
Grass Valley USGS 7.5 minute quadrangle  
 T15N, R8E, Section 02

Greg Matuzak, Biological Consultant  
 November 2018



Scale: 1 inch = 450 feet

Nevada County GIS







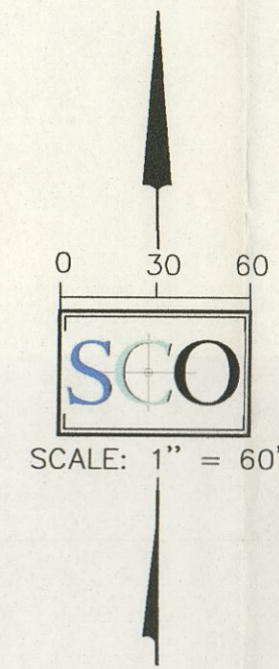
**SENIOR FIREWOOD PROGRAM**

- (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 POTTYS" & 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%
<b>TOTALS</b>	<b>935,500 SF</b>	<b>21.48 AC</b>	<b>100%</b>

**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**

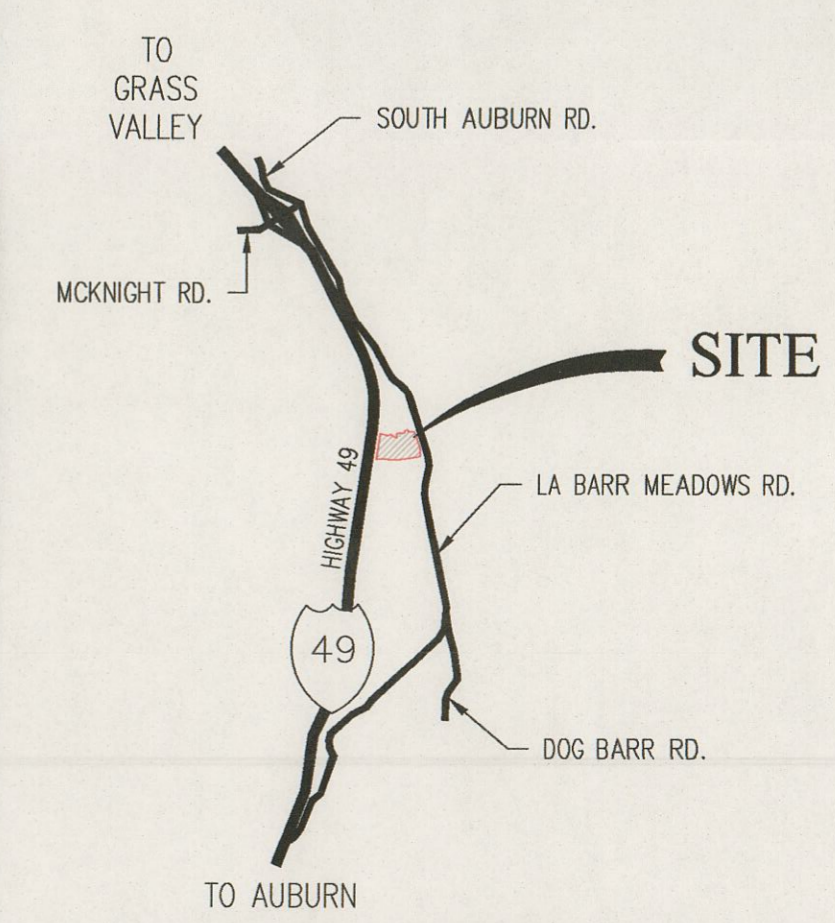
SCO PLANNING & ENGINEERING, INC.  
140 LITTON DRIVE, SUITE 240  
GRASS VALLEY, CA 95645  
(530) 272-5841  
CONTACT: MARTIN WOOD, P.L.S.

**ASSESSOR'S PARCEL NUMBER**

035-160-038-000

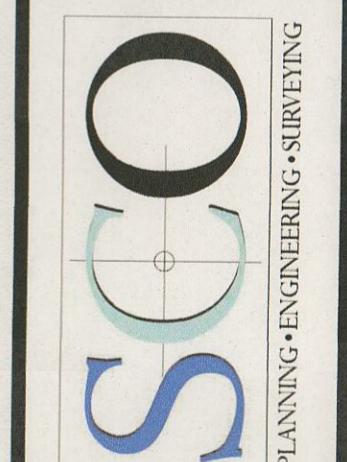
**LOT AREA**

21.48 AC

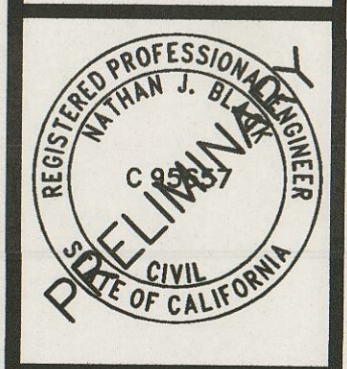


**VICINITY MAP**  
NO SCALE

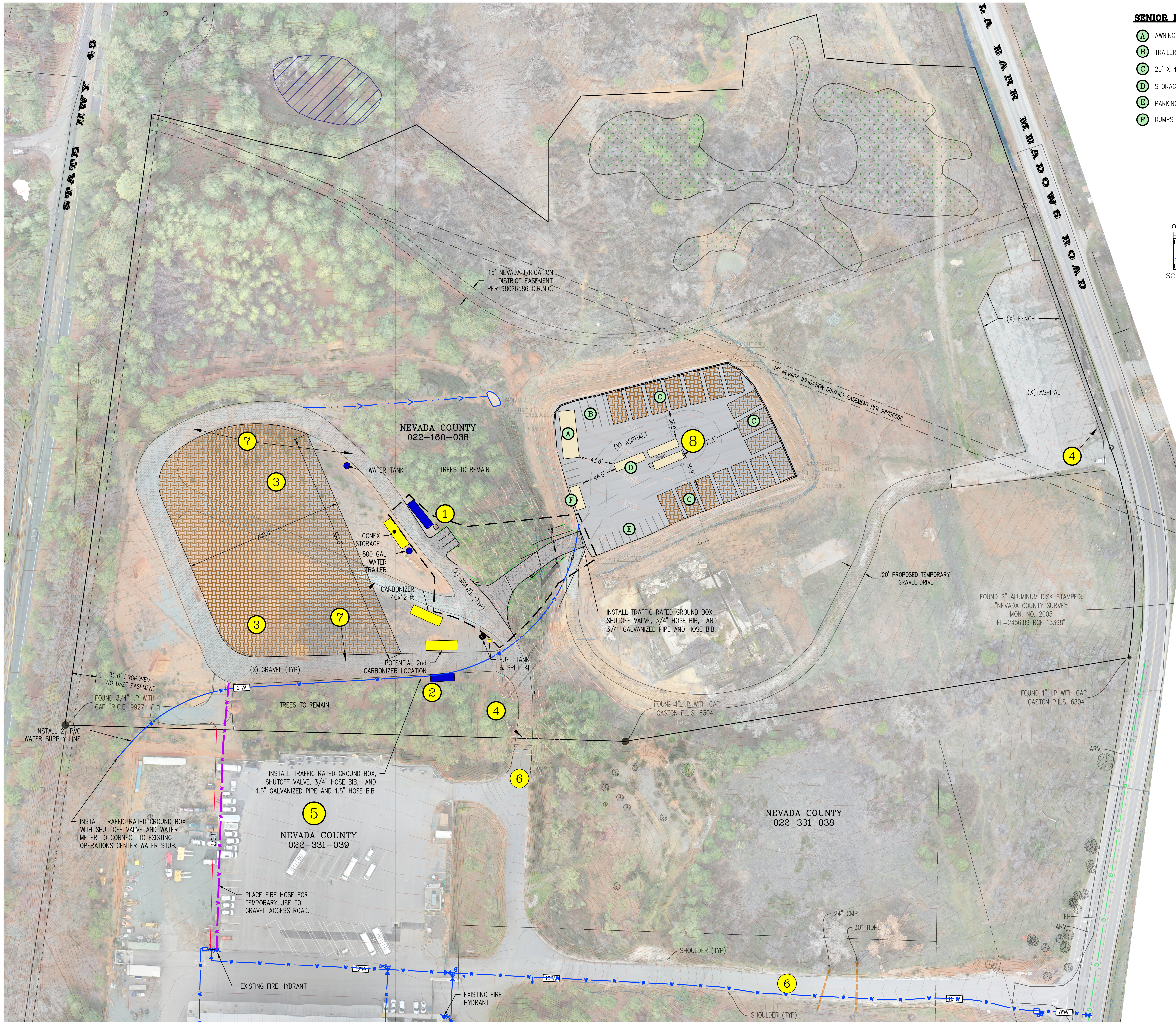
USE PERMIT FOR COUNTY OF NEVADA  
GREEN WASTE MANAGEMENT SITE  
SITE PLAN  
TOWN/CITY/COUNTY  
CALIFORNIA



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





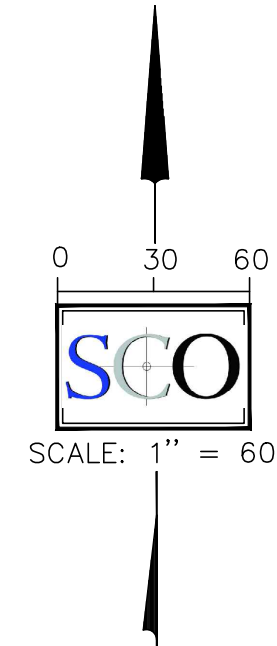


**SENIOR FIREWOOD PROGRAM**

- (A) AWNING FOR SHADE
- (B) TRAILER PARKING 10'x 40' (3)
- (C) 20' X 40' FIREWOOD STACKS
- (D) STORAGE CONTAINERS (3)
- (E) PARKING (12)
- (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
- 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%
<b>TOTALS</b>	<b>935,500 SF</b>	<b>21.48 AC</b>	<b>100%</b>

**SITE INFORMATION:**

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

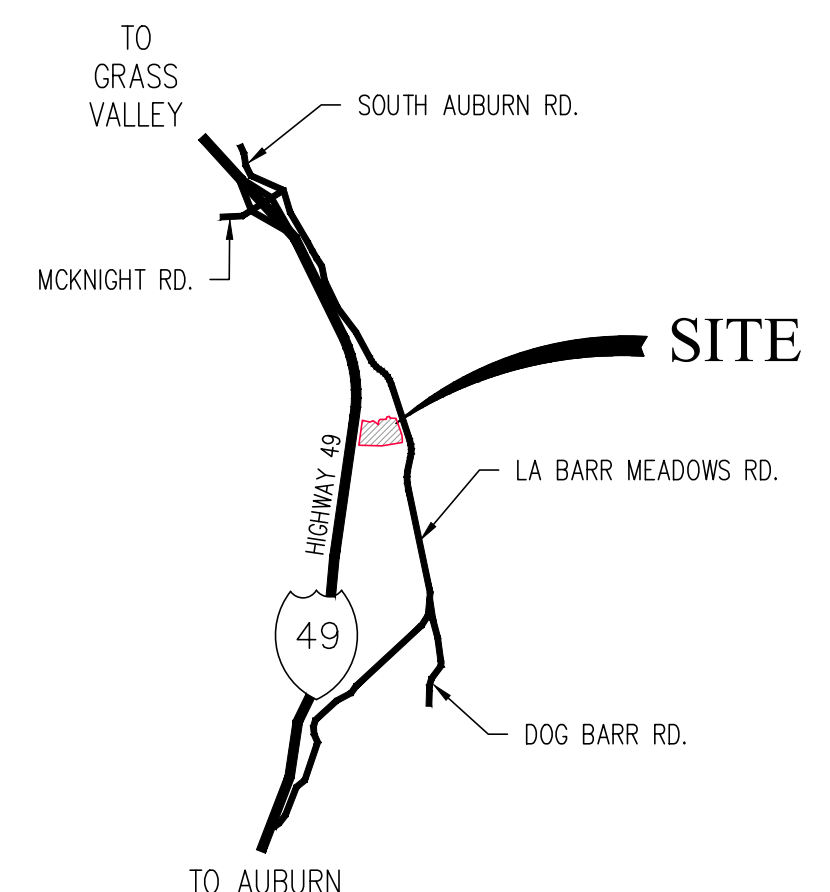
**APPLICANT**  
COUNTY OF NEVADA  
950 MAIDU AVE  
NEVADA CITY, CA 95959

**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

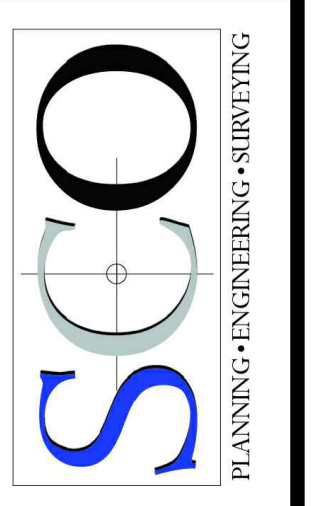


**VICINITY MAP**  
NO SCALE

NO.	REVISIONS	DATE	DESIGNED: MDW/ JTB

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

GRASS VALLEY  
CALIFORNIA
















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**

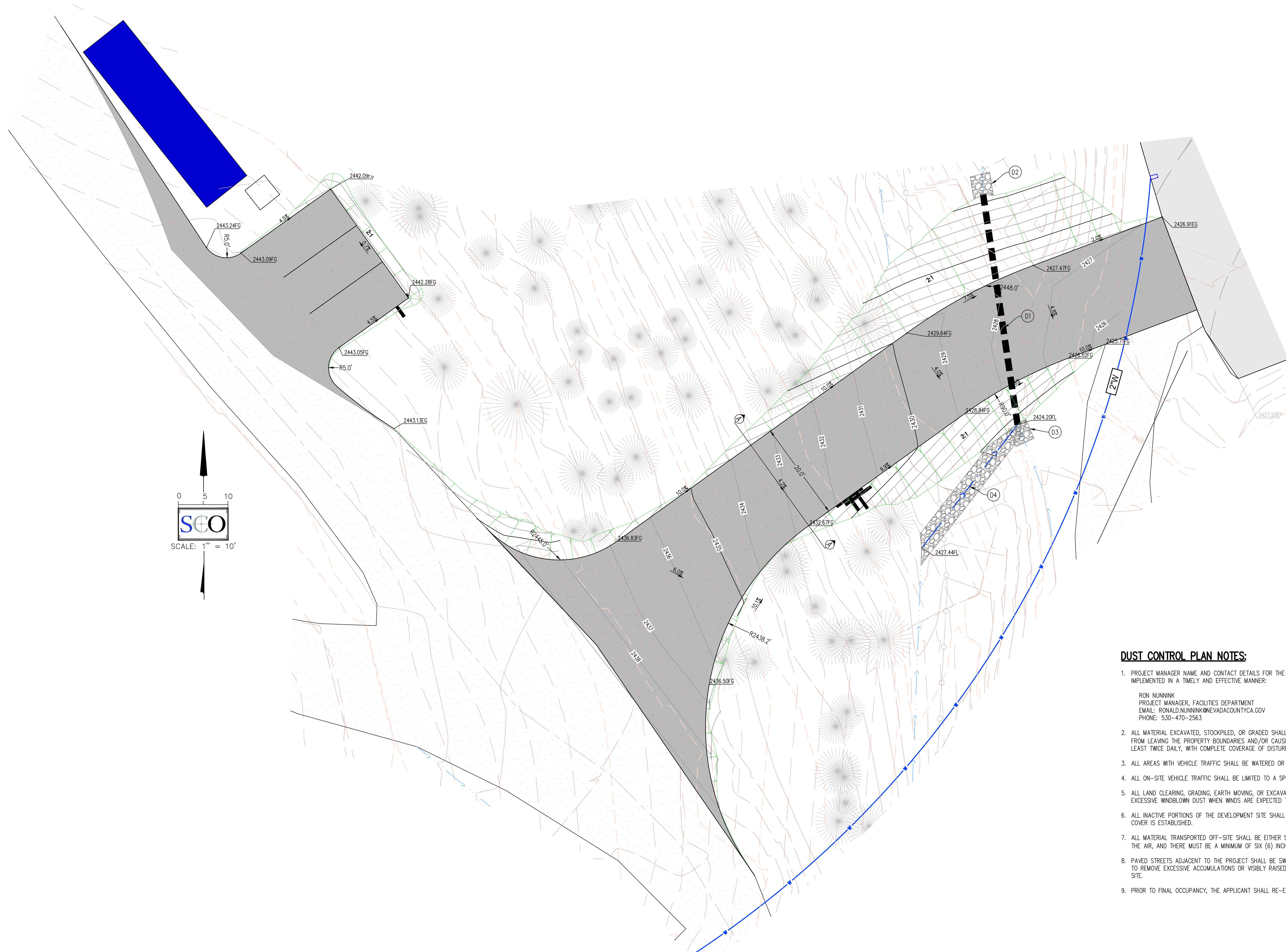
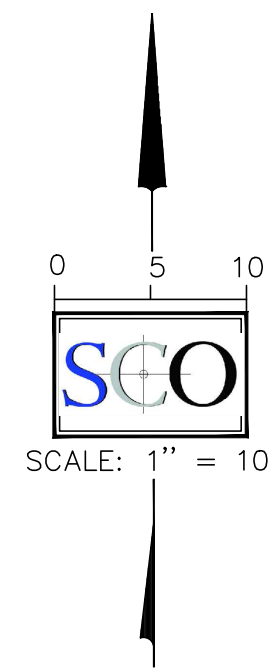
73 C.Y. CUT  
381 C.Y. FILL  
308 C.Y. IMPORT\*

**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

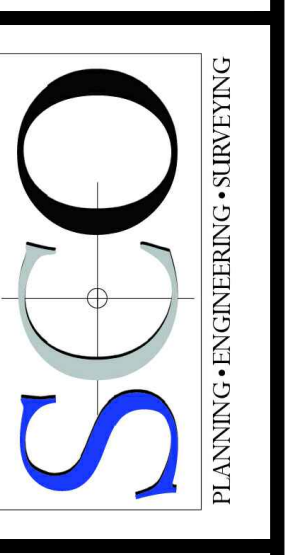
**DUST CONTROL PLAN NOTES:**

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, SEEDED, 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.

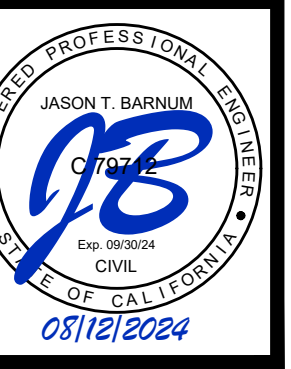


NO.	REVISIONS	DATE	DESIGNED: MDW/ JTB
1	PLAN CHECK 1	XX/XX/2023	
2	PLAN CHECK 2	XX/XX/2023	

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





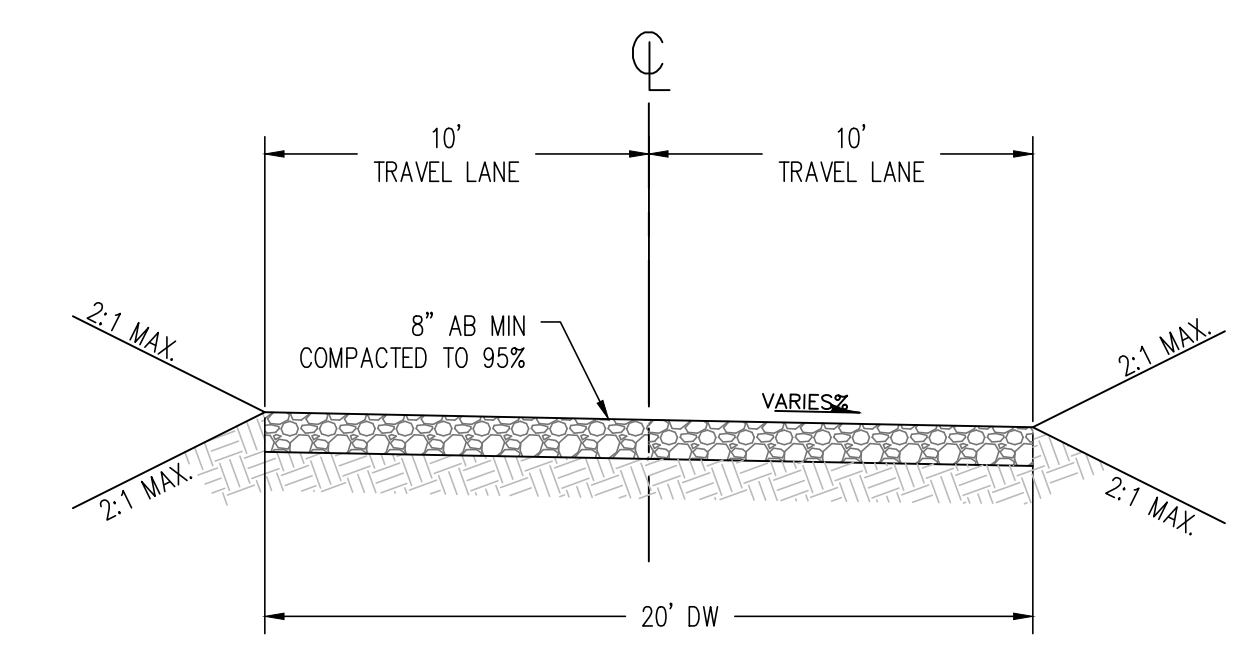
DESIGNED: MDW/ JTB
DRAWN: MDW
PROJ. NO: 202358
DATE: SEPTEMBER, 2024
DWG: SEE DAY STAMP

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

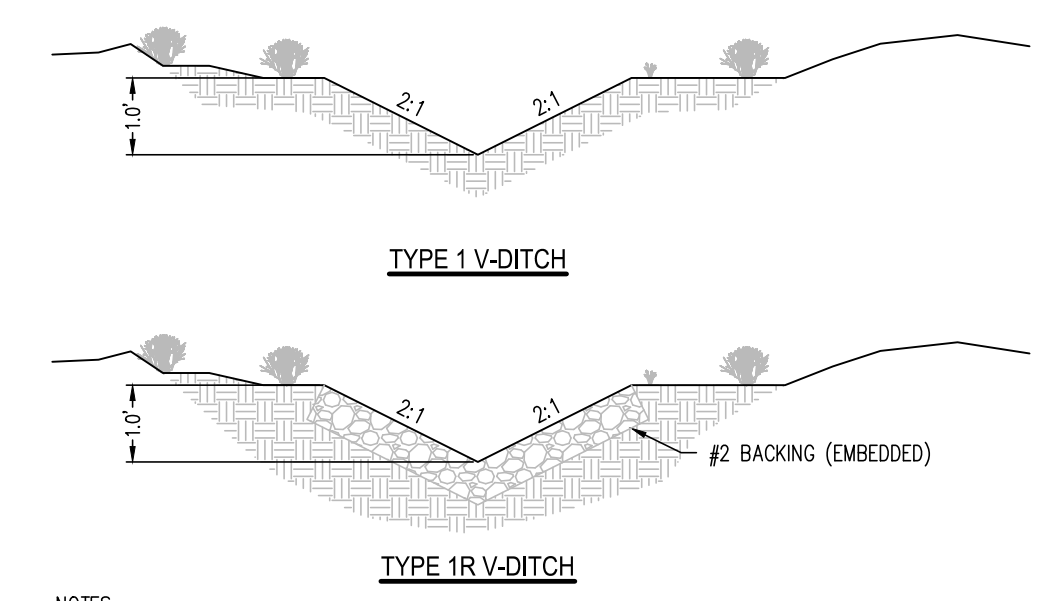
USE PERMIT FOR COUNTY OF NEVADA  
 GREEN WASTE MANAGEMENT SITE  
 DETAILS  
 CALIFORNIA  
 GRASS VALLEY



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

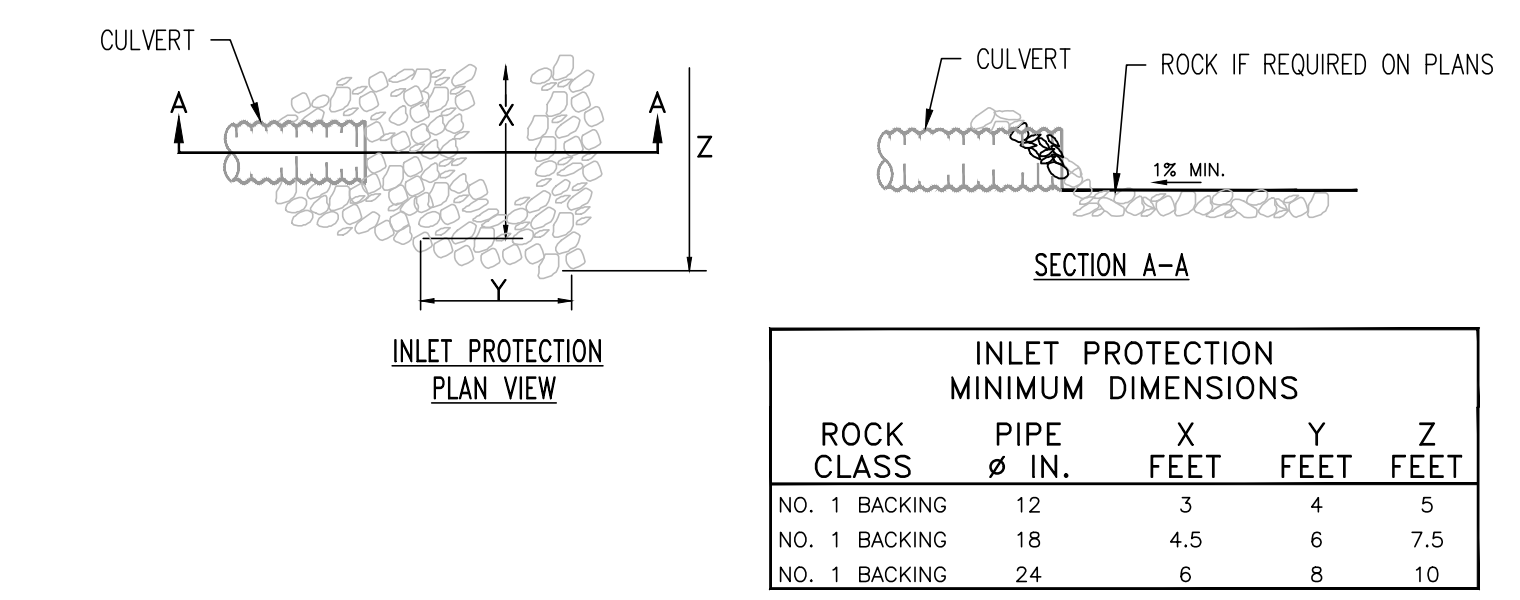


**TYPICAL ROADWAY SECTION A-A**



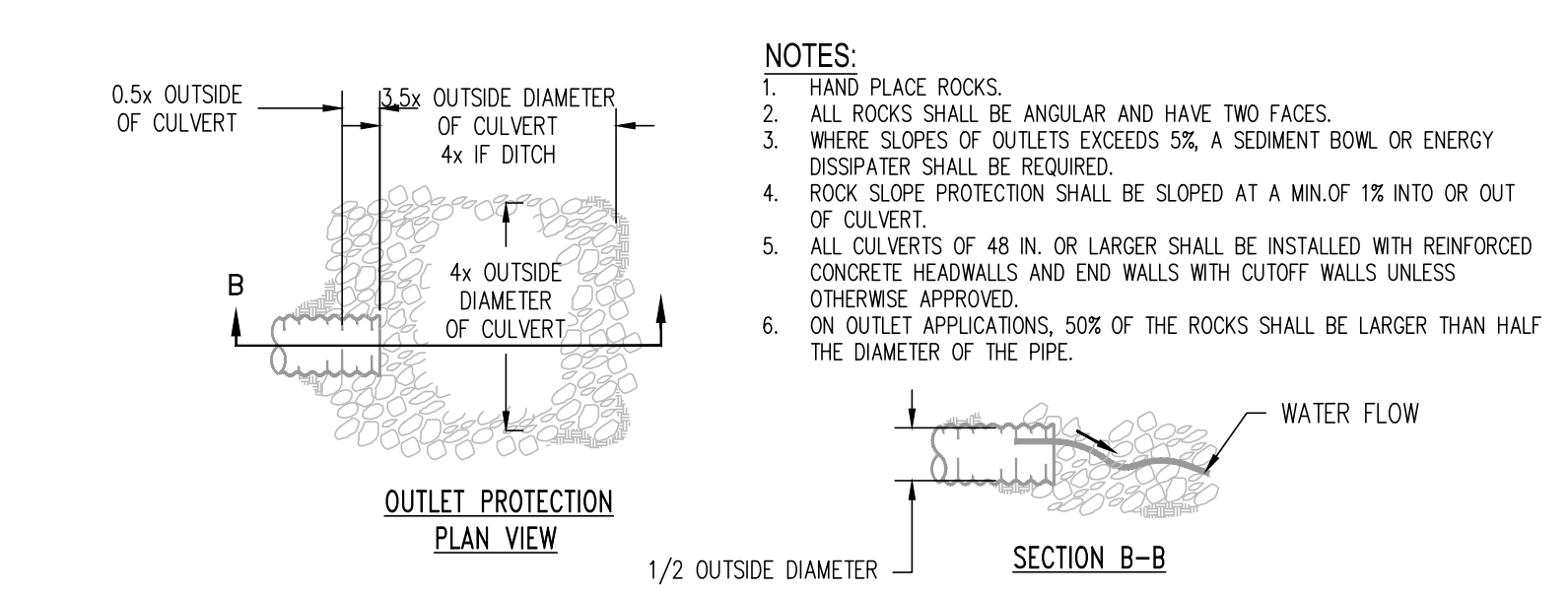
**NOTES:**  
 1. COBBLE BACKING SHALL BE PLACED IN ALL DITCHES WITH A SLOPE OF 5% OR GREATER.  
 2. DITCH ALIGNMENT MAY VARY SLIGHTLY IN FIELD TO MEANDER AROUND EXISTING TREES, BUT MUST BE LOCATED WITHIN DRAINAGE EASEMENT AND MUST HAVE 1% MIN. SLOPE.

**3 V-DITCH DETAIL**  
NTS



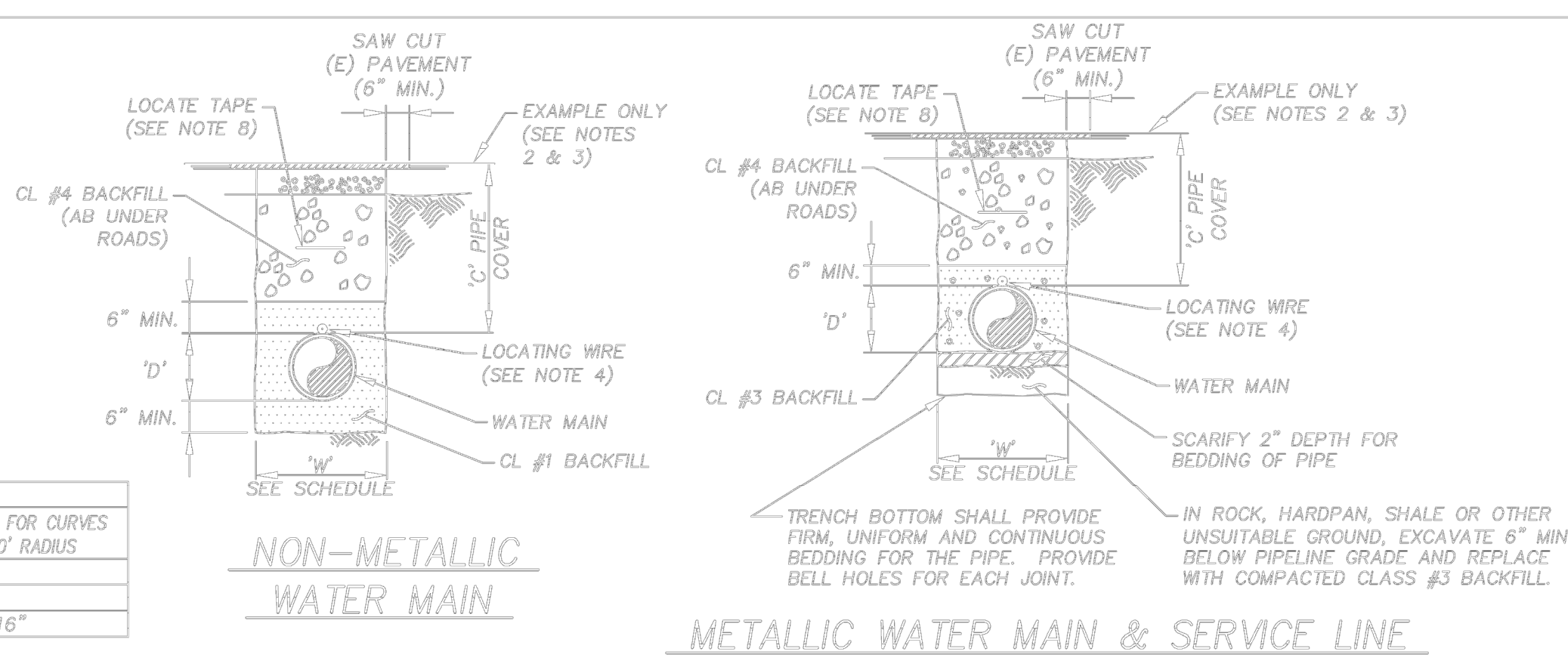
ROCK CLASS	PIPE Ø IN.	X FEET	Y FEET	Z FEET
NO. 1 BACKING	12	3	4	5
NO. 1 BACKING	18	4.5	6	7.5
NO. 1 BACKING	24	6	8	10

**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"

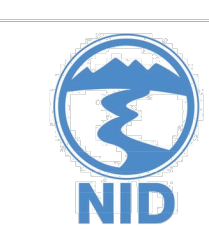
1] 2" WATER MAIN INSTALLED AS SERVICE LINE  
 2] SERVICE LINES OR LATERALS OVER 2"Ø SHALL BE INSTALLED AS WATER MAINS.  
 3] THE PROFILE, WHERE SHOWN ON THE PLANS, SHALL GOVERN OVER THIS SCHEDULE.

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
SELECT EARTH FREE FROM DELETERIOUS MATERIAL AND PASSING 1" SCREEN.		3/4"	55-100	75-100	75-100
SELECT EARTH FREE FROM DELETERIOUS MATERIAL AND PASSING 2" SCREEN.		#4	0-15	0-5	0-5
SELECT EARTH FREE FROM DELETERIOUS MATERIAL AND PASSING 4" SCREEN.		#200			

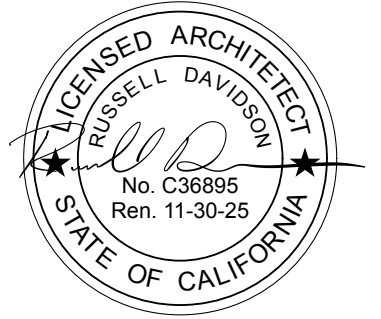
ITEM	INSIDE ROADWAY 4]	OUTSIDE ROADWAY
WATER MAIN	95% MIN.	85% MIN.
SERVICE LINES & ARV LATERALS	95% MIN.	85% MIN.
HYDRANT LATERAL	95% MIN.	95% MIN.

\*SAND EQUIVALENT PER CALTRANS METHOD 217  
 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  
 SH1 1 of 1  
 REVISION DATE 10/04/22  
 APPROVED: *[Signature]*  
 DOUG RODERICK, P.E.  
 DIRECTOR OF ENGINEERING



NOT TO SCALE

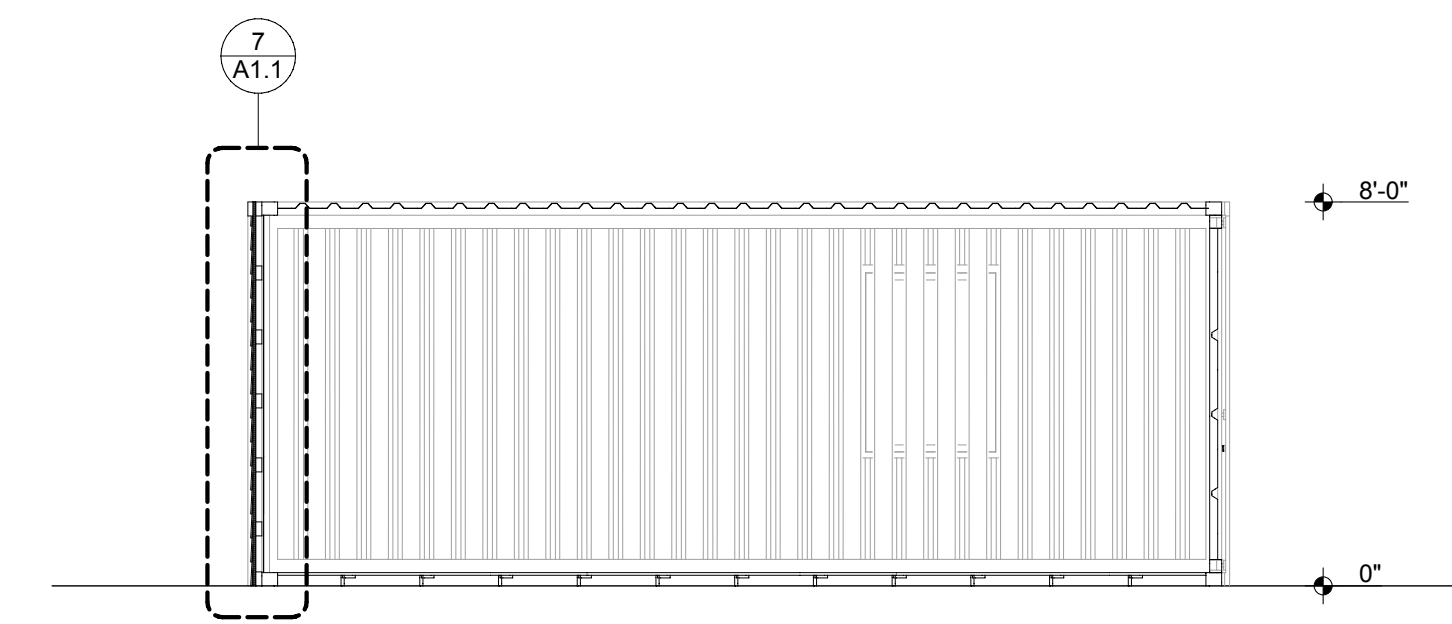


**LEGEND**

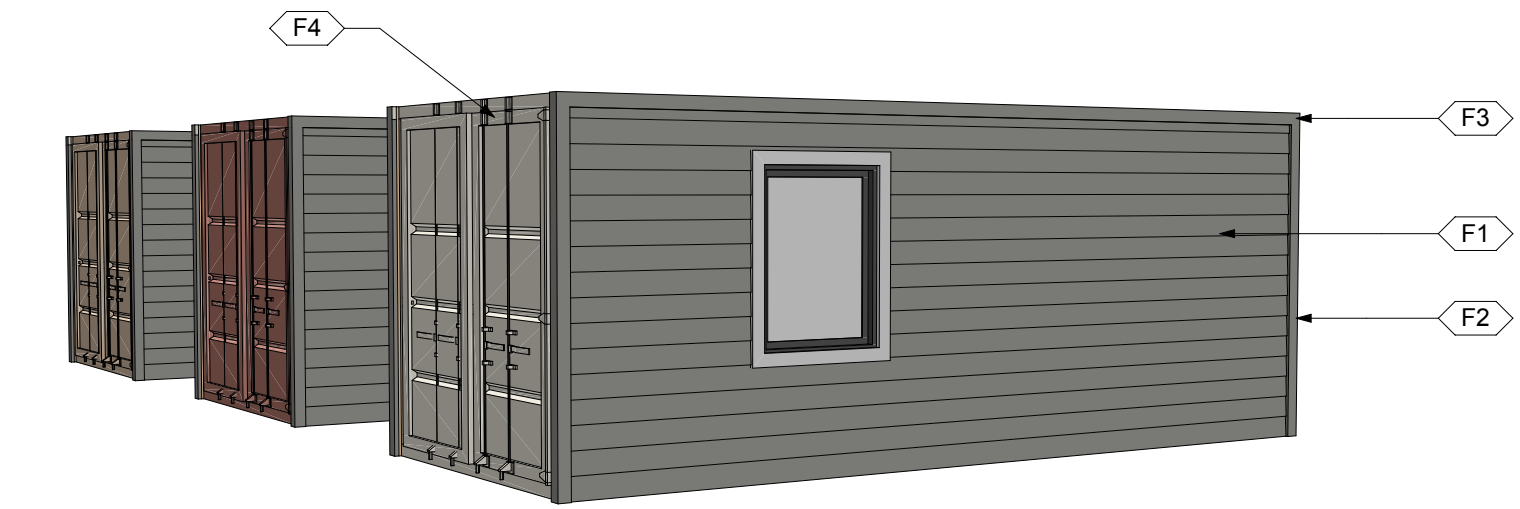
- (E) WALL TO REMAIN
- (N) WALL
- 1 HR. FIRE WALL
- ROOM #** ROOM IDENTIFICATION
- WINDOW NUMBER
- DOOR NUMBER
- PARTITION TYPE

**GENERAL NOTES**

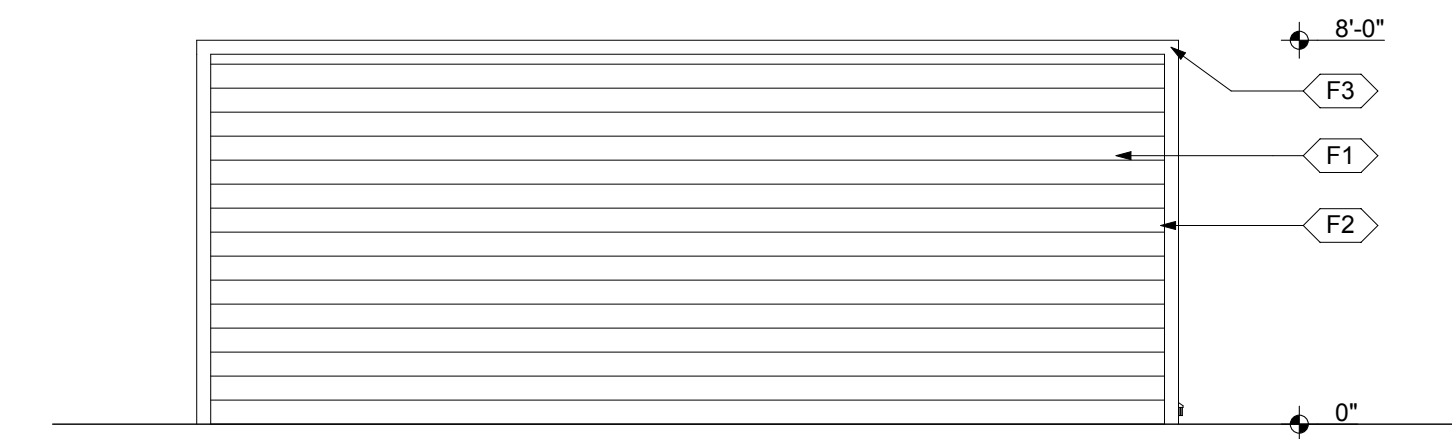
1. LAP SIDING, PAINTED
2. 5/4x3 TRIM W/ GSM CAP FLASHING
3. 5/4x4 TRIM
4. (E) METAL CONTAINER, EXPOSED



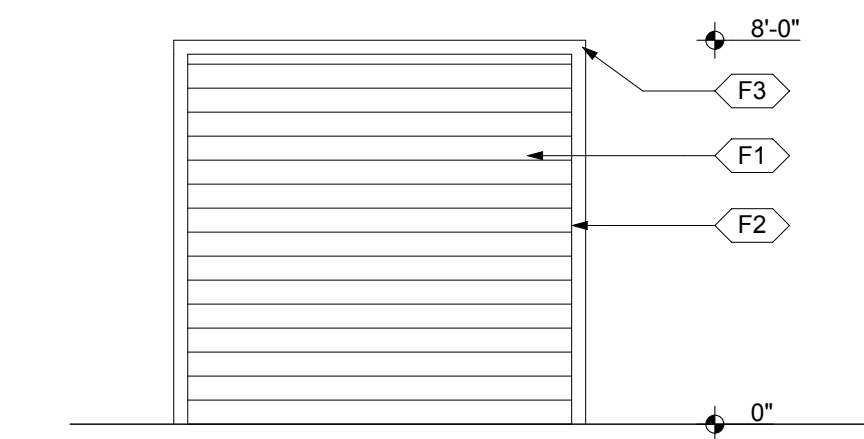
**6 SECTION**  
 SCALE: 1/4" = 1'-0"



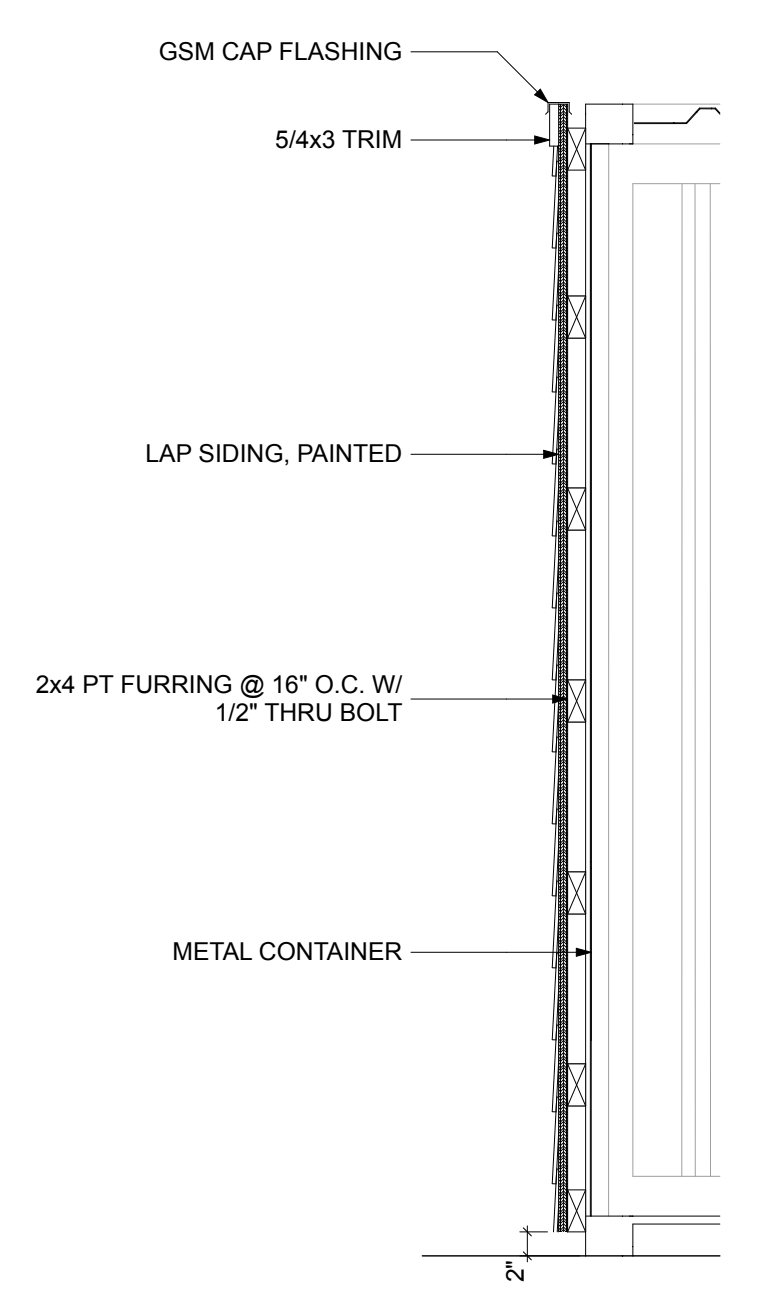
**3 PERSPECTIVE**  
 SCALE: 1/16" = 1'-0"



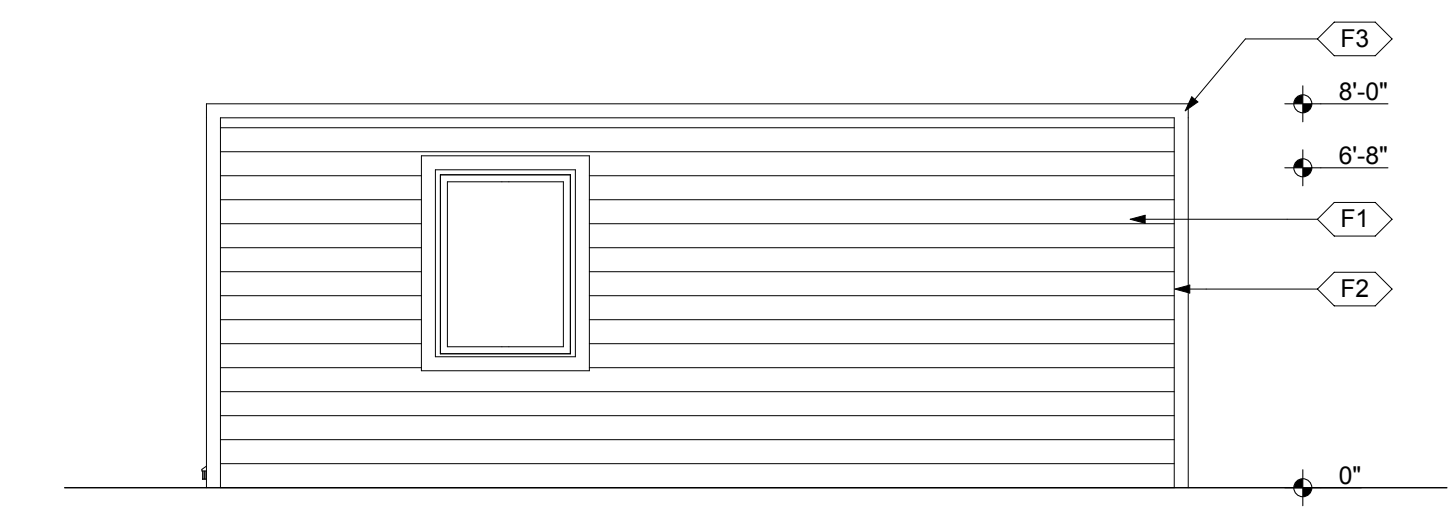
**5 WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"



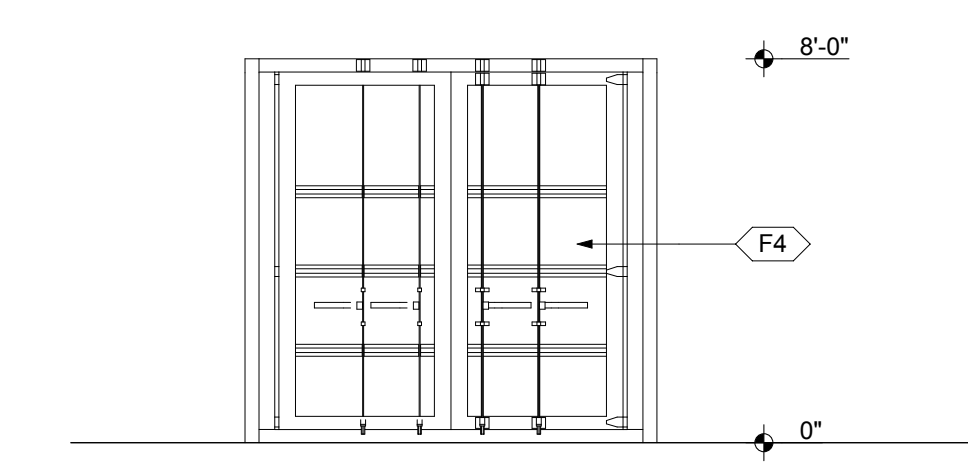
**2 NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



**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**