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## GRASS VALLEY

### Development Review Committee Meeting

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Tuesday, August 27, 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)

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

## AGENDA

Any person with a disability who requires accommodations to participate in this meeting should telephone the City Clerk's office at (530)274-4390, at least 48 hours prior to the meeting to make a request for a disability related modification or accommodation.

## 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. 24PLN-28** - Conceptual Development Review for a residential development proposal that will require annexation to the city. The development includes 130 multi-family units, 22 duplex units, and 14 single-family units for a total of 166 units  
- Location/APN: 12000 block of Old Tunnel Road /035-396-008, -011, -012, 035-400-065, & -66

**Recommendation:** Staff recommends that the Development Review Committee review the conceptual plans and offer comments relative to service requirements, public and private improvements, entitlement processing, Development Code compliance and design standards. No formal action is to be taken on this Conceptual Development Review application.

## ADJOURN

### POSTING NOTICE

This is to certify that the above notice of a meeting of a Development Review Committee Meeting, scheduled for Tuesday, August 27, 2024 at 9:00 AM was posted at city hall, easily accessible to the public, as of 5:00 p.m. Thursday, August 22, 2024.

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Taylor Whittingslow, City Clerk



**DEVELOPMENT REVIEW COMMITTEE  
STAFF REPORT  
August 27, 2024**

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

**DATA SUMMARY:**

**Application Number:** 24PLN-28  
**Subject:** Conceptual Development Review for a residential development proposal that will require annexation to the city. The development includes 130 multi-family units, 22 duplex units, and 14 single-family units for a total of 166 units.  
**Location/APN:** 12000 block of Old Tunnel Road /035-396-008, -011, -012, 035-400-065, & -66  
**Applicant:** Martin Wood, SCO Planning & Engineering  
**Zoning/General Plan:** No City Pre-zone/Urban Estate Density Residential  
**Entitlement:** Conceptual Development Review  
**Environmental Status:** TBD upon formal application submittal

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**RECOMMENDATION:**

Staff recommends that the Development Review Committee review the conceptual plans and offer comments relative to service requirements, public and private improvements, entitlement processing, Development Code compliance and design standards. No formal action is to be taken on this Conceptual Development Review application.

**BACKGROUND:**

The subject ±27-acre property is located at the intersection of Old Tunnel Road and Town Talk Road, just north of three apartment complexes and across the street from Brunswick Commons. The County's zoning designation is RA-1.5, which would allow a total of 18 dwelling units if developed in the County.

**PROJECT DESCRIPTION:**

Conceptual Development Review for a residential development proposal including 130 multi-family units, 22 duplex units, and 14 single-family units for a total of 166 units. The property is within unincorporated Nevada County and requires annexation into the City of Grass Valley among other land use entitlements. Entitlements include Annexation, Pre-Zone, Tentative Subdivision Map, Development Review and Planned Development as outlined.

*Annexation* – The annexation process is facilitated by the Nevada Local Area Formation Commission (LAFCo). This project site is currently outside the city limits, within the long-term sphere planning horizon and will require annexation and an amendment to the near-term planning horizon.

*General Plan* – The current General Plan land use designation for the project site is Urban Estate Density (UED), which allows up to a maximum of one dwelling unit per acre. In order to accommodate multi-family development and the 166 dwelling units proposed on the 27-acre site, the project would require a General Plan Amendment to support up to 6 dwelling units per acre, which is consistent with the Urban Medium Density land use designation.

*Pre-zone* –Pre-zoning is required as part of the annexation process and would need to be proposed for Medium Density Residential zoning designation (R-2A) in order to be compatible with the UMD General Plan designation. The R-2A Zone is applied to areas of the City that are appropriate for a variety of higher density housing types, located in proximity to parks, schools, and public services. 3,500 square feet of site area is required per unit in the R-2A Zone.

*Tentative Subdivision Map* – A Tentative Subdivision Map is required for division of the property for sale, lease, or financing.

*Development Review* – In accordance with Table 7 – 2, a Development Review Permit is required for Duplex or multi-family unit projects with five or more dwellings. The design is subject to the City’s Design Guidelines.

*Planned Development* – A Planned Development Permit is recommended to deviate from City standards for elements such as setbacks, minimum parcel size, etc. The Planned Development process is intended to provide for flexibility in the application of Development Code standards under limited and unique circumstances. The purpose is to allow consideration of innovation in site planning and other aspects of project design, and more effective design responses to site features, uses on adjoining properties, and environmental impacts than the Development Code standards would produce without adjustment. The City expects each Planned Development Permit project to be of obvious, significantly higher quality than would be achieved through conventional design practices and standards.

#### **SITE DESCRIPTION AND ENVIRONMENTAL SETTING:**

The ±27-acre site is an undeveloped parcel with mild to moderate slopes between 9% and 21% with the bulk of the development proposed within the milder slope area. The site appears to be covered with mixed-conifer trees, dominated by cedars and ponderosa pines, and some oak species. The site slopes westerly from the D-S Canal down toward Old Tunnel Road.

#### **ENVIRONMENTAL DETERMINATION:**

In order to prepare the appropriate environment document pursuant to the California Environmental Quality Act (CEQA), at a minimum, the project will require a biological resource study, an air quality/greenhouse gas emissions study, a traffic study, preliminary geotechnical report, and a letter from the North Central Information Center indicating whether a cultural resource study should be prepared.



**PROJECT REVIEW COMMENTS:**

The following are suggested comments for review of the proposed project. The Development Review Committee should develop recommendations on the Conceptual Design Review application prior to a formal application submittal:

**A. PLANNING**

- a. General Plan Amendment: The project would require a General Plan Amendment to support up to 6 dwelling units per acre, which is consistent with the Urban Medium Density land use designation. A General Plan Amendment requires that you provide a narrative that justifies the required findings:
  - i. The amendment is internally consistent with all other provisions of the General Plan
  - ii. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City; and,
  - iii. The affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public emergency vehicle (e.g. fire and medical) access and public services and utilities (e.g. fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the proposed or anticipated uses and/or development would not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.
- b. The site and building design should be consistent with city design guidelines, which are available at: [https://www.cityofgrassvalley.com/sites/main/files/file-attachments/community\\_design\\_guidelines\\_rev\\_2011\\_0.pdf?1572391136](https://www.cityofgrassvalley.com/sites/main/files/file-attachments/community_design_guidelines_rev_2011_0.pdf?1572391136));
- c. In order to prepare the appropriate environment document pursuant to the California Environmental Quality Act (CEQA), at a minimum, the project will require a biological resource study, an air quality/greenhouse gas emissions study, a traffic study, preliminary geotechnical report, and a letter from the North Central Information Center indicating whether a cultural resource study should be prepared. To contact the North Central Information Center, call the Department of Anthropology at (916) 278-6217. The applicant will also need to fill out the Environmental Application available on the city's website.
- d. Consider adding a recreational amenity since there are no public park or recreational facilities nearby the project.

- e. An HOA or other site management agency should be established to maintain a forested aesthetic around the project site with a management entity such as an HOA to ensure fire and ladder fuels are managed appropriately.

**B. Engineering:**

The Engineering Comments for this project are as follows:

- a. Attached are the standard checklists for a grading permit, lot line adjustment, and parcel/final maps. Without additional details, Engineering does not know if all the checklists will apply, but these checklists should be referenced if submitting for any of those entitlements.
- b. Offsite improvements that will be required include sidewalk, curb and gutter along both Old Tunnel Road and Town Talk Road to the limits of the new home construction (if the bottom portion of the parcel is not to be developed at this time, the offsite improvements in that location would be conditioned with the building permit for that area).
- c. The sewer main ends approximately 300' south of Town Talk Road on Old Tunnel Road. The City would require that the sewer be extended up Town Talk to serve the new development.
- d. A traffic study will be required as this large of a development may severely impact the intersection of Old Tunnel Road and Brunswick Road requiring the installation of a traffic signal.

**C. Fire:**

- a. TBD

**D. Northern Sierra Air Quality Management District:**

- a. According to the NSAQMD Rule 226, "A dust control plan must be submitted to, and approved by, the Air Pollution Control Officer before topsoil is disturbed on any project where more than one acre of natural surface area is to be altered..." Therefore, a Dust Control Plan will be required. If needed, the minimum dust plan requirements can be provided to the applicant to assist with this process. (The site is not located on mapped asbestos soils, so more extreme dust control measures are not required.)
- b. Actual allowable square footage is determined by occupancy, type of construction and setbacks to property lines. Information on plans is insufficient to determine if building size is allowed. Note: a building this size is not allowed to be constructed as a type VB building far as general air pollution is concerned, this location presents an opportunity for a low emission development. The proximity to services, such as a grocery store, pharmacy, restaurants, the motor vehicle administration, and a medical clinic could create a walkable community that enables low personal car usage. To

promote this type of use, care must be taken in planning. The preliminary plans do not show necessary facilities, such as grade separated sidewalks, crosswalks, and enhanced shade coverage through street trees (located between the sidewalk and roadway) that would need to be present to encourage pedestrian use in a warm climate. Ideally there would also be close coordination with the neighboring developments to allow pedestrian walkways and pass-throughs for efficient travel. This type of planning can not only allow more sustainable growth in the community, but it can also alleviate some of the traffic concerns of neighboring.

**E. Nevada Irrigation District:**

NID Comments by Department:

- a. Encroachments: No existing violations, all new construction must respect the ROW, any facility put within easement will require an encroachment permit.
- b. ROW: Site plans need to include any/all existing NID easements. Proposed NID on site facilities will require standard easements approved by NID staff
- c. Operations: No water connections to transmission main transversing property will be allowed.
- d. Engineering: Will require a mainline extension, may require looping of mainline.

**F. Local Agency Formation Commission (LAFCO):**

- a. Documentation that the City and Nevada Irrigation District municipal services including water, wastewater, fire, and emergency response service can be provided is required. LAFCo will use this information to update the Municipal Service Review determinations in the context of Annexation
- b. Detachment from Nevada County Consolidated Fire District to the City of Grass Valley would be included in LAFCo's action
- c. A LAFCO annexation application to the City of Grass Valley is required following Planning Commission and City Council consideration of the project.

**ATTACHMENTS:**

1. Vicinity /Aerial Map
2. Applications (Conceptual Review)
3. Conceptual Site Exhibit

**12000 Block of Town Talk Rd  
Conceptual Development Review**

Attachment List

1. Vicinity/Aerial Map
2. Applications (Conceptual Review)
  - a. Project Description
3. Conceptual Site Exhibit



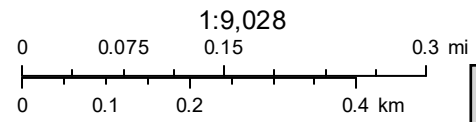
# Old Tunnel, 2016 Aerial Map

Item # 1.



Nevada County GIS

June 26, 2024  
© 2022 Nevada County GIS

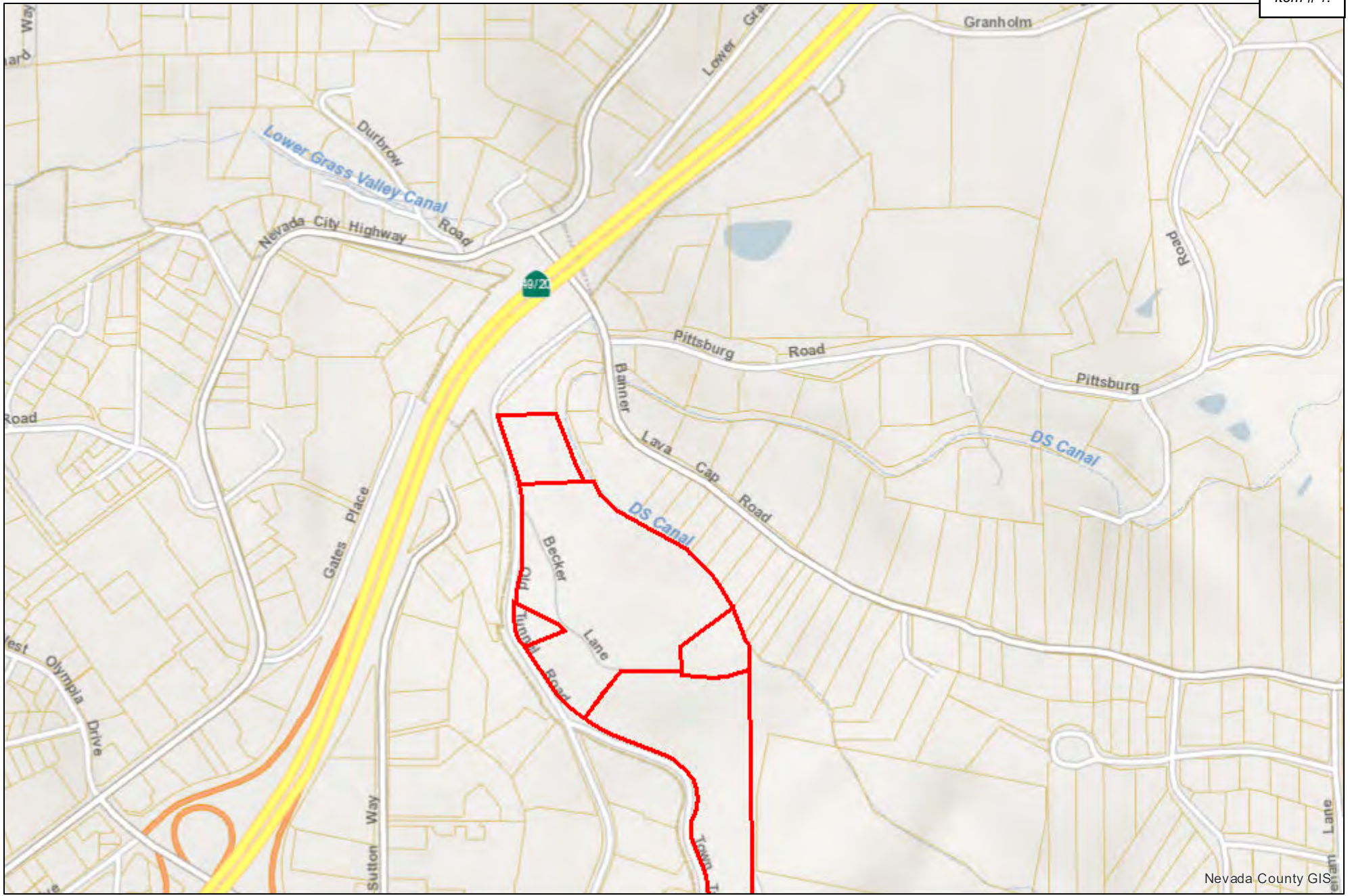


Nevada County GIS  
© 2022

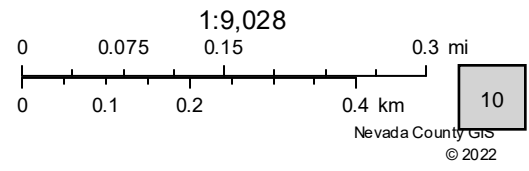


# Vicinity Map

Item # 1.



June 26, 2024  
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**UNIVERSAL PLANNING APPLICATION**  
 \* DUE WITH EVERY PLANNING APPLICATION \*



**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 / Merger \$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

<u>Application</u>	<u>Fee</u>
Conceptual Review-Major	<b>\$782.00</b>
<b>Total:</b>	<b>\$782.00</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: SCO Planning & Engineering	Name: LMY LLC	
Address: 140 Litton Dr Ste 240	Address: 2036 Nevada City Hwy #629	
Gras Valley CA 95946	Grass Valley CA 95945	
Phone: 530-272-5841	Phone: 530-446-1151	
E-mail: martinwood@scopeinc.net	E-mail: k_nllc@hotmail.com	

<u>Architect</u>	<u>Engineer</u>
Name:	Name: SCO Planning & Engineering
Address:	Address: 140 Litton Dr Ste 240
	Grass Valley CA 95945
Phone: (      )	Phone: ( 530 ) 272-5841
E-mail:	E-mail: martinwood@scopeinc.net

**1. Project Information**

- a. Project Name \_\_\_\_\_
- b. Project Address Old Tunnel Rd, Grass Valley
- c. Assessor's Parcel No(s) 035-396-008 & -011 & -012, 035-400-065 & -066  
(include APN page(s))
- d. Lot Size 26.99 acres total

**2. Project Description** Multi-residence project with mix of multi-family units, duplexes, and single-family units. residence, family cemetery

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**3. General Plan Land Use:** RES                      **4. Zoning District:** RA-1.5

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

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):	

CITY OF GRASS VALLEY  
Community Development Department  
125 E. Main Street  
Grass Valley, California 95945  
(530) 274-4330  
(530) 274-4399 fax

# DEVELOPMENT REVIEW



## 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: Existing residence, remnants of a previous residence, family cemetery  
\_\_\_\_\_
  - B. Describe surrounding land uses:  
    - North: residential
    - South: senior apartments
    - East: residential
    - West: Brunswick Commons Apartments
  - C. Describe existing public or private utilities on the property: NID transmission and service line crosses property. PG&E overhead line and service pole.  
\_\_\_\_\_
  - D. Proposed building size (if multiple stories, list the square footage for each floor): \_\_\_\_\_  
See attached site plan. Combination of 1, 2, and 3 story buildings.  
\_\_\_\_\_
  - E. Proposed building height (measured from average finished grade to highest point): \_\_\_\_\_  
TBD
  - F. Proposed building site plan:
 

(1)	Building coverage	_____ Sq. Ft.	_____ % of site
(2)	Surfaced area	_____ Sq. Ft.	_____ % of site
(3)	Landscaped area	_____ Sq. Ft.	_____ % of site
(4)	Left in open space	_____ Sq. Ft.	_____ % of site
	Total	_____ Sq. Ft.	100 %

site development area 11.0 acres 40.0 % of site

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. Project will likely be phased.

\_\_\_\_\_

H. Exterior Lighting:

1. Identify the type and location of exterior lighting that is proposed for the project. TBD

\_\_\_\_\_

2. Describe how new light sources will be prevented from spilling on adjacent properties or roadways. Shielded down-light, night sky compliant.

\_\_\_\_\_

I. Total number of parking spaces required (per Development Code): TBD, see concept plan

J. Total number of parking spaces provided: TBD

K. Will the project generate new sources of noise or expose the project to adjacent noise sources? Residential noise typical

\_\_\_\_\_

L. Will the project use or dispose of any potentially hazardous materials, such as toxic substances, flammables, or explosives? If yes, please explain. n/a

\_\_\_\_\_

M. Will the project generate new sources of dust, smoke, odors, or fumes? If so, please explain. mitigated during construction

\_\_\_\_\_

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

A. Type of use:

Sales \_\_\_\_\_ Processing \_\_\_\_\_ Storage \_\_\_\_\_  
Manufacturing \_\_\_\_\_ Other \_\_\_\_\_

B. Area devoted to outdoor use (shown on site plan). TBD, significant open-space

Square feet/acres \_\_\_\_\_ Percentage of site \_\_\_\_\_

C. Describe the proposed outdoor use: Likely pathways, trails, outdoor gathering space.

\_\_\_\_\_

\_\_\_\_\_

## SITE PLAN REQUIREMENTS DEVELOPMENT REVIEW CHECKLIST

The following list includes all the items you must submit for a complete application. Some specific types of information may not apply to your project and, as noted, some items are not normally required. If you are not sure, ask Planning Division Staff. Planning Staff will use a copy of this list to check your application for completeness after it is submitted. If your application is not complete, a copy of the list will be returned to you marked according to the legend.

### A. Application Checklist:

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

### B. Site Plan

- Fifteen (15) Copies of Plan Sets for **Major** Development Review or Eight (8) Copies of Plan Sets for **Minor** Development Review on standard 24" x 36" size paper fan-folded to 9" x 12", one (1) reduced copy at 8 1/2" x 11" and e-mail electronic .pdf version which includes the following information:
  - Neighborhood Site Plan showing surrounding development improvements and natural features within 200 feet of the project site.
  - Project Site Plan drawn to scale and indicating:
    - Dimensioned property lines, north arrow, and any easements on the site
    - Points of access, vehicular circulation, location and dimension of parking areas and spaces
    - Location and any existing structures (specifying building setbacks), including the location and use of the nearest structures on adjacent property, and an indication of structures to be removed
    - Location of any existing or proposed utilities such as water, wastewater and storm drainage
    - Location of any proposed structures and uses (including building setbacks)
    - Open space and buffer areas
    - Walkways, bicycle facilities (bike lanes, parking racks, etc), and ADA compliance facilities on the project site and providing connections to existing off site facilities
    - Pedestrian and bicycle connections to adjacent development (pursuant to the City's Community Design Guidelines)
    - Mailbox locations and trash enclosures
    - Other site features such as outdoor seating areas

- Preliminary Grading and Drainage Plan showing:
  - Existing and proposed contours using City datum (cut and fill slopes)
  - Existing drainage characteristics of the site and a proposed preliminary drainage improvements (including drop inlets, detention basins, etc.)
  - Creek flow lines and flow directions
  - Retaining wall locations, materials, and heights.
  - Locations of existing trees (over 8" in trunk diameter at breast height) and their status (species and to be removed or retained as part of the development (including preservation measures, such as fencing, pavers blocks, etc)
  - Rock outcroppings and other major natural site features
  - Location and construction of temporary and permanent erosion and sedimentation control measures
  
- Architectural Plans, including elevations of all sides of the building indicating the form and exterior treatment, overall height, roof materials, proposed exterior mechanical equipment, building lighting, building materials and colors.
  
- Conceptual Landscape Plans indicating general locations of landscaping improvements, including locations of retained trees, newly planted trees, landscape buffers and berms, retaining and/or garden walls and any hardscape areas.
  
- Cross sections: (If the project site has an average cross slope of greater than ten (10) percent). Two or more sectional views of the project, approximately through the middle and at right angles to each other, showing existing and proposed grades and relationship of buildings, parking and landscaping at maturity, including major features and structures on adjacent properties at the most severe grades at two foot intervals.
  
- Exterior Lighting Plan including locations of all light standards and placement of building lighting. This plan shall include power rating details, heights, shielding design and cut sheets lighting designs. Include a photo-metric lighting plan, overlaid onto the project site plan, showing lighting levels across the entire site and at property lines.
  
- Schematic Floor Plan showing interior building layouts, rooms or use areas, square footages of bedrooms, entrances and relationship to exterior use areas.
  
- Signs: Note if to be submitted under separate permit or include general locations of contemplated signage on building or grounds should be included. Additional details, such as sign construction and materials should also be included, if available. If a major feature of the project involves signage, then the following additional information should be included in the package:
  - Dimensions and square footage of all signs.
  - Dimensions and square footage of building walls on which signs are located.
  - Means of lighting.
  - Heights of all signs.
  - Message that will appear on each sign.
  - Description of materials and colors for letters and background.
  - A scaled drawing of each sign showing typeface and design details.

- Color Architectural Elevations: One copy reduced to 8 ½" x 11" colored architectural elevations.
- Reduced Site Plan and Architectural Elevations: One copy each reduced 8 ½" x 11".
- Materials Sample Board with colors and textures of exterior architectural materials securely mounted on a maximum 8 ½" x 14" size illustration or poster board.

**C. Optional Items**

- Site Photographs of the project site, including neighboring development and including a key map of where each photo has been taken.
- Perspective rendering as required by staff, the Development Review Committee, or the Planning Commission.
- Photo Articulation of proposed physical improvements overlaid onto photos of site.
- Scaled Model upon request of the Development Review Committee or Planning Commission.



## **Project Description**

### **OLD TUNNEL ROAD PROPERTY**

#### **(Conceptual Development Review)**

The project proposes to develop approximately 11 acres (40%) of the 26.99 acre property consisting of five (5) five separate parcels (APN 035-390-008-, -011, -012, 035-400-065 & -066 into a combination of single family and various multi-family residential units to meet the housing needs of a variety of different households in Nevada County. The property is located on the east side of Old Tunnel Road and northeasterly of Town Talk Road with an N.I.D. irrigation canal along the northeasterly boundary and single family residential lots. On the westerly side of Old Tunnel Road is the recently constructed Brunswick Commons apartments and to the south is the Gold Country Senior Apartments.

The project is proposed to consist of up to 160 housing units. The units would be a combination of apartment, duplex and single family style housing units to meet the varied demographic and household types in the Grass Valley area. Please note that the concept exhibit provided with this “Conceptual Design Review Application” is “conceptual” and will be refined with updated architecture, layout and overall refinement for a formal application, but was created to identify potential yield of housing units in the buildable areas of the subject property.

The property is currently located in the unincorporated area of Nevada County but is bound to the south and west by properties already annexed within the Incorporated City of Grass Valley. The property is within the City of Grass Valley’s sphere of influence (long term). As such, we are proposing an Annexation-Prezone application, to change the property from RA-1.5 per the County zoning map to a combination of City of Grass Valley R-E (Residential Estate) and R-2A (Residential – Medium Density) and R-2 (Low Density Residential) per the City of Grass Valley Zoning Ordinance.

Applications that are likely required to facilitate the proposed development include a LAFCO Annexation – Pre-zone, General Plan Amendment/Zone Change, a Development Permit and Tentative Map application. The tentative map would be proposed to create large lots to contain the apartment buildings and likely individual lots for the duplex and single family style units. Duplex and single family units would be for either sale, or rental dependent upon market conditions. Additionally, lettered lots for common open-space areas and for creation of dedication of the roadway right of way would be proposed.

The property currently contains a single family home and is served by an existing driveway “Becker Lane”. Assessor’s Parcel 035-390-008 is surrounded by chain-link fencing and is the remnants of a family cemetery and as such is not proposed for development. The site currently has an overhead electrical service line crossing the property from Old Tunnel Road to service the residence. Additionally, there is a Nevada Irrigation District pipeline that crosses the property at the Town Talk Road curve to the easterly boundary of the site which continues easterly to NID’s tank site up Banner Lava Cap Road.

The site is well served with utilities with Public sewer serving the adjacent apartments to the south and NID located within Old Tunnel Road and a portion of Town Talk Road. Additionally electrical and communications either front the project site, or are nearby.



June, 2024

It is proposed that Becker Lane will be partially re-aligned and improved to a private roadway standard with a secondary access connection constructed to Old Tunnel Road. Minimal development is proposed on Town Talk Road and minor road widening is proposed at the north end to service the duplex units contemplated. The remainder of Town Talk could yield a couple of residential building sites for custom homes indicative of the easterly neighborhood. A phasing plan will be prepared for the formal submittal as multiple phases will be necessary to allow development to incrementally occur based upon market demand for housing.

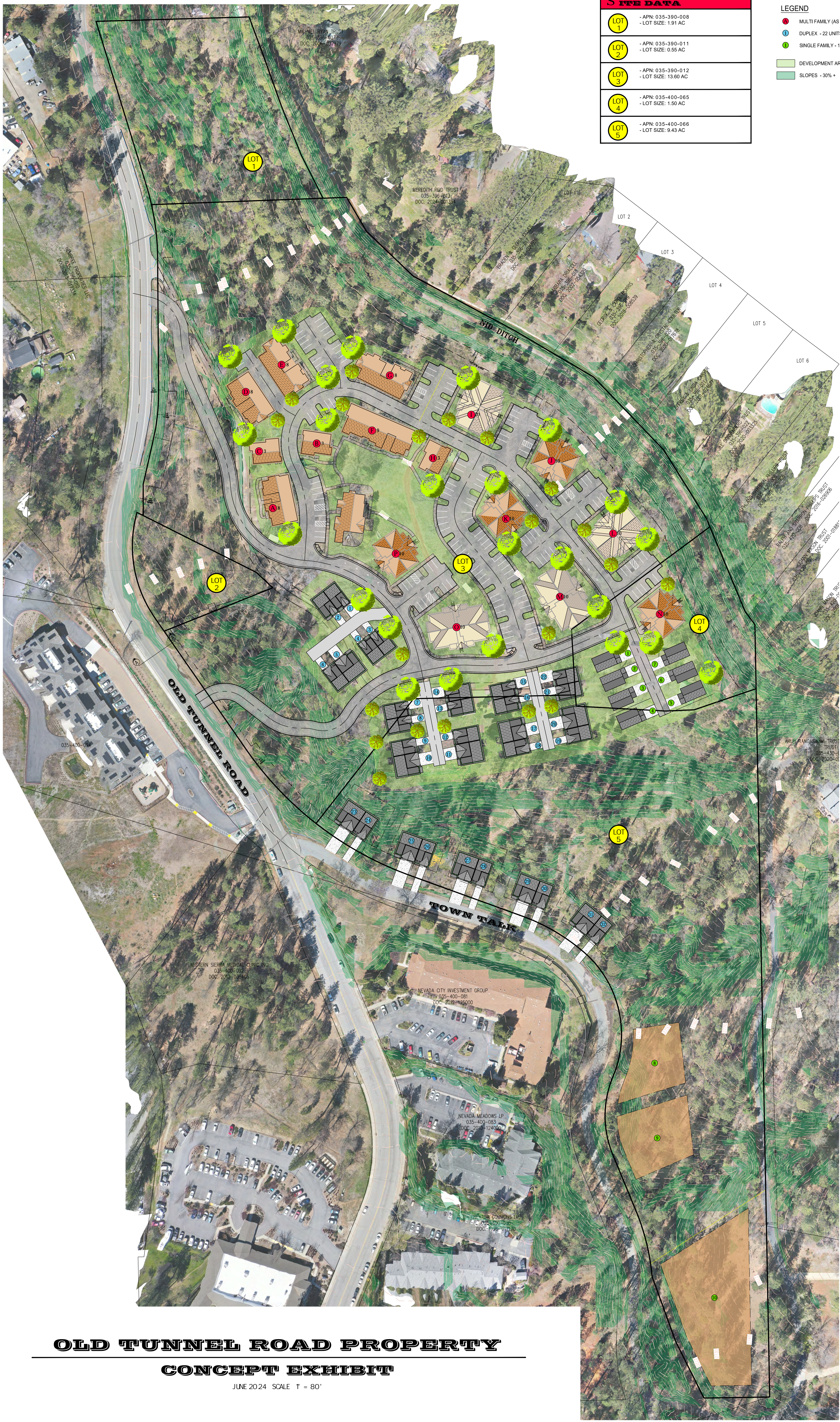
**Questions:**

- In speaking with LAFCO, requesting annexation and pre-zoning is consistent with their policies. Does staff see any other applications, or modifications to the proposed applications necessary for the project?
- The concept layout incorporates ideal unit sizes and setback criteria but will have reduced lot sizes and lot widths because of the attached product criteria that are less than the identified dimensions/sizes identified in the Development Code. Can we request a PD designation for this item for conformance, or do you advise a more appropriate method for identifying conformance as proposed?
- We understand once a formal application is prepared and submitted an Initial Study will be conducted. What thoughts do you have on the project processing where a mitigated negative declaration could be the appropriate level of environmental review?
- A state database search from the North Central Database Center and associated archeological report is being prepared along with a preliminary geotechnical, preliminary title report and biological/arborist report for the site. Are any other reports required as part of the formal submittal?
- Upon review of the conceptual layout, what public improvements are anticipated to be required, or conditioned for the project? We would appreciate an opportunity to discuss this item.
- This layout is intended to give some opportunities for tree retention for the site, but numerous trees will need to be removed to accommodate the project. Will a mitigation fee, replanting requirement, or other mitigation be required for this component of the project?
- We understand the formal application must be further reviewed, routed and considered by the Planning Commission & City Council, but what comments does staff have on likely support for this type of needed housing project for the community? Does staff know of any likely opposition?
- If a complete application is submitted to the City in the next 8 weeks, what is likely/estimated duration for routing, review to DRC, to Planning Commission and City Council?  
Please identify any areas that could assist in streamlining this process.



SITE DATA	
LOT 1	- APN: 035-390-008 - LOT SIZE: 1.91 AC
LOT 2	- APN: 035-390-011 - LOT SIZE: 0.55 AC
LOT 3	- APN: 035-390-012 - LOT SIZE: 13.60 AC
LOT 4	- APN: 035-400-065 - LOT SIZE: 1.50 AC
LOT 5	- APN: 035-400-066 - LOT SIZE: 9.43 AC

LEGEND	
	MULTI FAMILY (AS NOTED) - 130 UNITS
	DUPLEX - 22 UNITS
	SINGLE FAMILY - 14 UNITS
	DEVELOPMENT AREA - ± 11.2 ac
	SLOPES - 30% +



# OLD TUNNEL ROAD PROPERTY

## CONCEPT EXHIBIT

JUNE 2024 SCALE 1" = 60'

