

**Granite Wellness Rezone  
(25PLN-01)**

Attachment List

1. Vicinity and Aerial Exhibit
2. Draft Zoning Map Amendment Ordinance with  
Exhibit A (map amendment exhibit)
3. Applications (Universal, Zoning Amendment, Use Permit)
4. Applicant Justification Letter
5. Responses to Police Chief Questions
6. Proposed Floorplan

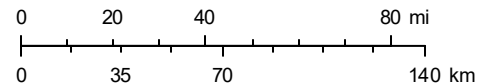
# Vicinity Map - Granite Wellness



**Parcel APN:** 035-330-021  
Multiple Situs Addresses

Land Value: \$1,158,085.00  
Improvement Value: \$8,681,568.00  
Acreage: Unknown  
Zoning: C-2 GVCity,NC-Flex GVCity  
General Plan: C GVCity  
Fire District: Grass Valley  
Elementary Sch. Dist: Grass Valley  
Water District:  
Nevada Irrigation Dist: NID Water - Zone 1.0  
Public Utility:  
Park District:  
Service Area: Solid Waste Grass Valley - Csa 32  
Snow Load: 49 lbs/sqft  
Wind Exposure: C  
Climate Zone: 11  
Elevation: 2,634 feet

Overview Map



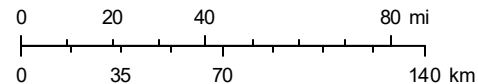
# Aerial Map - Granite Wellness



**Parcel APN:** 035-330-021  
Multiple Situs Addresses

Land Value: \$1,158,085.00  
Improvement Value: \$8,681,568.00  
Acreage: Unknown  
Zoning: C-2 GVCity, NC-Flex GVCity  
General Plan: C GVCity  
Fire District: Grass Valley  
Elementary Sch. Dist: Grass Valley  
Water District:  
Nevada Irrigation Dist: NID Water - Zone 1.0  
Public Utility:  
Park District:  
Service Area: Solid Waste Grass Valley - Csa 32  
Snow Load: 49 lbs/sqft  
Wind Exposure: C  
Climate Zone: 11  
Elevation: 2,634 feet

Overview Map



**ORDINANCE NO. XXX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRASS VALLEY APPROVING A ZONING MAP AMENDMENT FROM CENTRAL BUSINESS DISTRICT (C-2) TO THE COMMUNITY BUSINESS DISTRICT (C-1) ZONING DESIGNATION FOR A PORTION OF PROPERTY AT ASSESSOR'S PARCEL NUMBER (APN) 035-330-021, GRASS VALLEY, CALIFORNIA**

WHEREAS, a complete application was filed by Granite Wellness to rezone a portion of APN 035-330-021 from the Central Business District (C-2) to the Community Business District (C-1) zoning designation as provided in Exhibit A; and

WHEREAS, the no General Plan Policies conflict with the proposed zoning map amendment; and

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

WHEREAS, pursuant to development ordinance and statutory requirements, the City of Grass Valley made due public notification of the pending zoning map amendment.

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

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

**SECTION 2.** The City of Grass Valley City Council adopts the zoning map amendment, which is shown on "Exhibit A" attached hereto.

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

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

*DRAFT*

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

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

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

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

AYES:

NOES:

ABSENT:

ABSTAINING:

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

APPROVED AS TO FORM:

ATTEST:

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

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

# Exhibit A

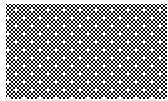
## Proposed Zoning Map Amendment

### Granite Wellness

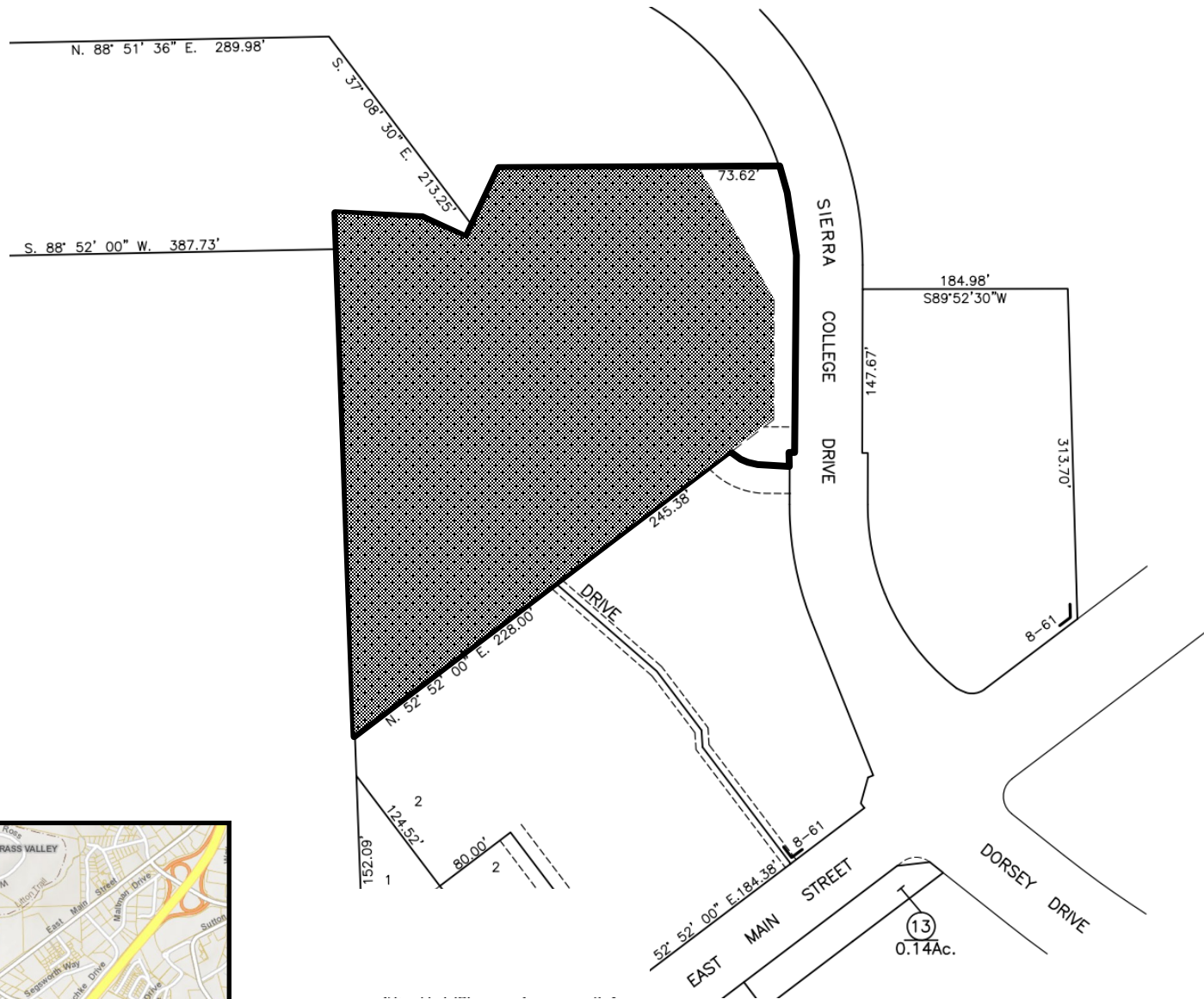
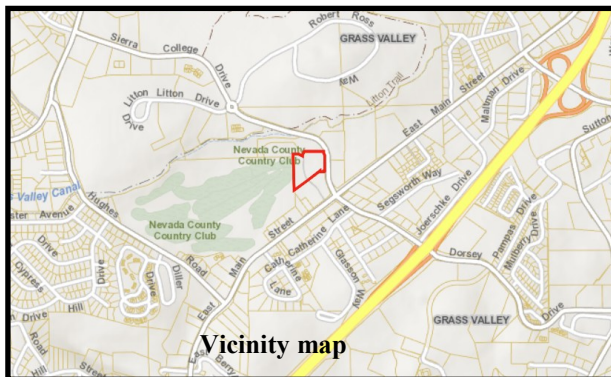
#### 25PLN-01



Subject Parcel



Portion of parcel to be rezoned from C2 to C1



# UNIVERSAL PLANNING APPLICATION



**Application Types**

**Administrative**

- Limited Term Permit  
\$757.00
- Zoning Interpretation  
\$243.00

**Development Review**

- Minor Development Review – under 10,000 sq. ft.  
\$1,966.00
- Major Development Review – over 10,000 sq. ft.  
\$3,571.00
- Conceptual Review - Minor  
\$497.00
- Conceptual Review – Major  
\$847.00
- Plan Revisions – Staff Review  
\$342.00
- Plan Revisions – DRC / PC Review  
\$901.00
- Extensions of Time – Staff Review  
\$306.00
- Extensions of Time – DRC / PC Review  
\$658.00

**Entitlements**

- Annexation  
\$8,505.00 (deposit) + \$20.00 per acre
- Condominium Conversion  
\$5,339.00 (deposit) + \$25 / unit or \$25 / 1,000 sf com.
- Development Agreement – New  
\$20,023.00 (deposit) + cost of staff time & consultant minimum \$300
- Development Agreement – Revision  
\$7,486.00 + cost of staff time & consultant minimum \$300
- General Plan Amendment  
\$8,000.00
- Planned Unit Development  
\$8,839.00 + \$100.00 /unit and / or \$100 / 1,000 sf floor area
- Specific Plan Review - New  
Actual costs - \$18,399.00 (deposit) (+ consultant min. \$300)
- Specific Plan Review - Amendments / Revisions  
Actual costs - \$7,576.00 (deposit) (+ consultant min. \$300)
- Zoning Text Amendment  
\$3,364.00
- Zoning Map Amendment  
\$5,501.00
- Easements (covenants & releases)  
\$1,794.00

**Environmental**

- Environmental Review – Initial Study  
\$1,858.00
- Environmental Review – EIR Preparation  
Actual costs - \$34,274.00 (deposit)
- Environmental Review - Notice of Determination  
\$162.00 (+ Dept. of Fish and Game Fees)

- Environmental Review - Notice of Exemption  
\$162.00 (+ County Filing Fee)

**Sign Reviews**

- Minor – DRC, Historic District, Monument Signs or other districts having specific design criteria  
\$330.00
- Major – Master Sign Programs  
\$1,407.00
- Exception to Sign Ordinance  
\$1,046.00

**Subdivisions**

- Tentative Map (4 or fewer lots)  
\$3,788.00
- Tentative Map (5 to 10 lots)  
\$5,267.00
- Tentative Map (11 to 25 lots)  
\$7,053.00
- Tentative Map (26 to 50 lots)  
\$9,668.00
- Tentative Map (51 lots or more)  
\$14,151.00
- Minor Amendment to Approved Map (staff)  
\$1,208.00
- Major Amendment to Approved Map (Public Hearing) \$2,642.00
- Reversion to Acreage  
\$829.00
- Tentative Map Extensions  
\$1,136.00
- Tentative Map - Lot Line Adjustments / Merger  
\$1,325.00

**Use Permits**

- Minor Use Permit - Staff Review  
\$562.00
- Major Use Permit - Planning Commission Review  
\$3,292.00

**Variances**

- Minor Variance - Staff Review  
\$562.00
- Major Variance - Planning Commission Review  
\$2,200.00

Application	Fee
Zoning Map Amendment	\$5501
Major Use Permit	\$3292
<b>Total:</b>	<b>\$8793</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 **\$3,445.25** for an Environmental Impact Report and **\$2,480.25** 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>
Name: Kate Rhames	Name: Granite Wellness Centers
Address: 406 Sunrise Ave. Suite 105 Roseville, CA	Address: 406 Sunrise Ave. Suite 105 Roseville, CA
Phone: (510) 882-4977	Phone:
E-mail: krhames@granitewellness.org	E-mail:

<u>Architect</u>	<u>Engineer</u>
Name: NA - no construction or renovation	Name: NA - no construction or renovation
Address: 406 Sunrise Ave. Suite 105 Roseville, CA	Address: 406 Sunrise Ave. Suite 105 Roseville, CA
Phone: (      )	Phone: (      )
E-mail:	E-mail:

**1. Project Information**

- a. Project Name Withdrawal Management Facility on Grass Valley Campus
- b. Project Address 139 Brentwood Dr. Grass Valley, CA 95945
- c. Assessor's Parcel No(s) 035-330-021  
(include APN page(s))
- d. Lot Size 3.31 acres

**2. Project Description** Recovery Residence facility will be transitioned into a Withdrawal Management treatment facility.

No construction or renovation is required.

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

**3. General Plan Land Use:** SUD Recovery Facility

**4. Zoning District:** 52C

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: Kate Rhames Digitally signed by Kate Rhames  
Date: 2024.10.08 12:24:01 -0700

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

Applicant Signature: Kate Rhames Digitally signed by Kate Rhames  
Date: 2024.10.09 10:53:30 -0700

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

**ZONING MAP OR TEXT  
AMENDMENT**



**(REQUIRED UNLESS CDD STAFF DETERMINES THE PROJECT TO BE EXEMPT)**

**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: Currently, building is being used as a Recovery Residence facility. Clients are provided stable housing while completing Outpatient treatment on the same GV campus. Facility will be transitioned into a Withdrawal Management treatment facility, instead, due to high demand and low supply in this area.

B. Parcel size (square feet or acres): 3.31 acres

C. Describe surrounding land uses:

North: Residential treatment facility

South: Commercial - not owned by GWC

East: GV OP Campus

West: Commercial - not owned by GWC

**PLAN SUBMITTAL 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 Universal application packet.

**A. Application 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. Justification Statement. Submit a letter supporting the following findings.**

Findings for Development Code and Zoning Map Amendments:

- The proposed amendment is consistent with the General Plan and any applicable Specific Plan; and,
- The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.
- The proposed amendment is internally consistent with other applicable provisions of this Development Code.
- The affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and 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 requested zone designation and 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.

**C. Zoning Map Checklist:**

- Site Plan size.
- Graphic scale and north arrow.

**D. Zoning Text Amendment Checklist:**

- Include proposed text change or addition and the appropriate section in the Development Code.

**USE PERMIT**



**SUPPLEMENTAL APPLICATION INFORMATION**

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

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

I. Project Characteristics:

A. Describe all existing buildings and uses of the property: Currently, building is being used as a Recovery Residence facility. Clients are provided stable housing while completing Outpatient treatment on the same GV campus. Facility will be transitioned into a Withdrawal Management treatment facility, instead, due to high demand and low supply in this area.

\_\_\_\_\_

\_\_\_\_\_

B. Describe surrounding land uses:

North: Residential treatment facility

South: Commercial - not owned by GWC

East: GV OP Campus

West: Commercial - not owned by GWC

C. Describe existing public or private utilities on the property: Public water, sewer, lights, gas

\_\_\_\_\_

\_\_\_\_\_

D. Proposed building size (list by square feet, if multiple stories, list square feet for each floor): NA

\_\_\_\_\_

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

\_\_\_\_\_

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 %

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. NA

\_\_\_\_\_

---

---

H. Exterior Lighting:

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

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

I. Total number of parking spaces required (per Zoning Code): NA

J. Total number of parking spaces provided: NA

K. Will the project generate new sources of noise or expose the project to adjacent noise sources? None

L. Will the project use or dispose of any potentially hazardous materials, such as toxic substances, flammables, or explosives? If yes, please explain: None

M. Will the project generate new sources of dust, smoke, odors, or fumes? If so, please explain: None

II. Project Characteristics:

A. Days of operation (e.g., Monday - Friday): Monday - Sunday 24/7

B. Total hours of operation per day: 24 hours per day  
Times of operation (e.g., 8 - 5, M - F): 24/7

C. If fixed seats involved, how many: NA  
If pews or benches, please describe how many and the total length: \_\_\_\_\_

D. Total number of employees: 8

E. Anticipated number of employees on largest shift: 8

III. 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).

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

C. Describe the proposed outdoor use: NA

\_\_\_\_\_  
\_\_\_\_\_

## 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.

- Show the distance between structures and to the property lines.
- Show site access and off street parking facilities, including parking area and layout, loading areas, trash storage areas, dimensions and numbers of individual parking spaces (including accessible spaces) and aisles.
- Show size and species of all trees 6 inches and greater in diameter at breast height.
- Show location and size of all proposed and existing signs, fences and walls.
- Show location and general dimensions of water courses and drainage ways on the site, including any proposed modifications.



# GRANITE WELLNESS CENTERS

| Auburn | Grass Valley | Lincoln | Roseville |

139 Brentwood Dr.  
Grass Valley, CA 95945

Current Zoning: C-2

Proposed Zoning: C-1

Applicant: Granite Wellness Centers

Date: 1/6/2024

## Justification Statement for Rezoning Request

The purpose of this rezoning request is to transition our current Recovery Residence facility into a Withdrawal Management facility. Our Grass Valley Substance Use Disorder Treatment campus currently comprises one Outpatient facility, two Residential Treatment facilities, and four Recovery Residence facilities on a 3.31 acre lot.

This change will allow our organization to meet the increased need for detoxification services in the greater Northern California region. Clients will be encouraged to continue on to Residential or Outpatient services once they have completed Withdrawal Management successfully.

A. The first step of SUD treatment services is Withdrawal Management, and greater accessibility to SUD treatment services is shown to have the following positive impact on the surrounding community:

1. Improved Public Health: Greater access to SUD treatment reduces the prevalence of substance use disorders, leading to overall better health outcomes.
2. Reduced Crime Rates: Effective SUD treatment can lower crime rates by addressing the root causes of substance-related offenses.
3. Economic Benefits: Communities see economic improvements through increased productivity and reduced healthcare and criminal justice costs.
4. Enhanced Social Stability: Access to treatment helps stabilize families and communities by reducing the social disruptions caused by substance abuse.
5. Decreased Stigma: Making treatment more accessible helps normalize seeking help for SUD, reducing the stigma associated with addiction.

B. The proposed rezoning is consistent with the City of Grass Valley's General Plan in the following ways:

Steve Martino  
*President*

Chip Arenchild  
*Vice-President*

Dave Scinto  
*Treasurer*

Victoria Blacksmith  
*Member*

David Powers  
*Member*

# GRANITE WELLNESS CENTERS

| Auburn | Grass Valley | Lincoln | Roseville |

1. **Public Health and Safety:** The General Plan emphasizes the importance of public safety and health. A Withdrawal Management facility, in direct collaboration with other GWC treatment services, contributes to this by providing essential health services to individuals struggling with substance use and co-occurring disorders, thereby improving overall community health and reducing crime rates.
  2. **Community and Sense of Place:** The plan highlights the need to enhance the quality of life and sense of community. A Withdrawal Management facility supports this goal by offering a safe space for recovery, which can help stabilize families and reduce the social disruptions caused by substance use and behavioral health disorders.
  3. **Economic Development and Vitality:** By addressing substance use issues, a Withdrawal Management facility can reduce local healthcare costs and improve workforce productivity, contributing to the economic vitality of Grass Valley.
  4. **High-Quality Services:** The General Plan aims to provide exceptional services to residents. Since 1974, GWC has proven its ability to offer a broad range of high-quality, specialized care, aligning with the city's commitment to excellent service.
  5. **Partnerships and Collaboration:** The plan encourages partnerships and community involvement. GWC regularly collaborates with local healthcare providers, law enforcement, and community organizations to create a comprehensive support network for individuals in recovery. Some of our partnerships are more than two decades strong.
- C. The proposed zoning change is compatible with the surrounding land uses, which include commercial use. This rezoning will not impact the surrounding properties in any meaningful way as we own the land on which this facility is located and currently provide similar services.
- D. There is no environmental impact anticipated as the building is located on a property that is owned and operated by GWC, and there is no construction required.
- E. The rezoning will have a positive economic impact on the overall economic growth of Grass Valley in the following ways:
1. **Job Creation:** Establishing a new Withdrawal Management facility creates jobs for healthcare professionals, administrative staff, maintenance workers, and other support roles. This can reduce unemployment rates and stimulate local economic growth.
  2. **Increased Productivity:** By helping individuals recover from substance use disorders, we can enable them to return to work and contribute to the local economy. This can lead to increased productivity and a more robust, reliable workforce.

Steve Martino  
*President*

Chip Arenchild  
*Vice-President*

Dave Scinto  
*Treasurer*

Victoria Blacksmith  
*Member*

David Powers  
*Member*

# GRANITE WELLNESS CENTERS

| Auburn | Grass Valley | Lincoln | Roseville |

3. **Reduced Healthcare Costs:** Effective Withdrawal management and treatment programs can decrease the burden on emergency services and hospitals, leading to cost savings for the healthcare system. This can free up resources for other community needs.
4. **Lower Crime Rates:** Addressing substance use issues can lead to a reduction in drug-related crimes, which can result in lower costs for law enforcement and the criminal justice system. A safer community can also attract businesses and residents, further boosting the local economy.
5. **Support for Local Businesses:** The presence of additional treatment facilities can increase demand for local goods and services, benefiting nearby businesses. Employees and visitors to the facility may spend money on food, transportation, and other necessities, stimulating the local economy.
6. **Improved Property Values:** As the community becomes healthier and safer through lower rates of substance use and crime, property values may increase, benefiting homeowners and attracting new residents and businesses to the area.
7. **Community Investment:** A new Withdrawal Management facility has already attracted additional funding and investment to the community, including grants, donations, and government support. This can lead to further development and improvements in local infrastructure and services. GWC has been recognized for our enduring commitment to improving the community, with several funders reaching out to us directly to support our work. We have received generous support from Sutter Health for this project, among others.

F. The proposed rezoning will not adversely affect public services and infrastructure. The existing services are adequate to support the proposed transition, as no construction is required and the property on which it is located is owned and operated by GWC exclusively.

SUD treatment saves lives and communities. Granite Wellness Centers has demonstrated our dedication to saving lives for over 50 years, and our results speak for themselves. Partners, donors, and local government have determined our mission worthwhile enough to join in increasing numbers over the years. The more robust our network of support for individuals struggling with substance use issues, the higher the likelihood that they will achieve a long-lasting recovery and, ultimately, give back to their community. We sincerely appreciate your consideration of our request.

Sincerely,



Victoria Blacksmith

Chief Executive Officer, Granite Wellness Centers

Steve Martino  
*President*

Chip Arenchild  
*Vice-President*

Dave Scinto  
*Treasurer*

Victoria Blacksmith  
*Member*

David Powers  
*Member*

---

**Re: Meeting with PD and Fire**


---

**From** Victoria Blacksmith <vblacksmith@granitewellness.org>

**Date** Wed 4/9/2025 1:49 PM

**To** Amy Kesler-Wolfson <awolfson@cityofgrassvalley.com>

**Cc** Miranda McQueen <mmcqueen@granitewellness.org>

 1 attachment (3 KB)

Outlook-Granite Co;

You don't often get email from vblacksmith@granitewellness.org. [Learn why this is important](#)

Good afternoon Amy,

I hope you are having a good Wednesday. I wanted to provide a little summary before answering the questions below as it seems you may have some inaccurate information on our rezoning request. GWC has been providing services to the NC community and surrounding counties for 51 years. Our campus located at 180 Sierra College in Grass Valley has been operational since 2012. This location provides residential care that includes withdrawal management and current has capacity for 40 adults and 12 children, (20 men and 20 women separate living quarters). On this campus we also have 6 recovery residences which are transitional houses that individuals can live in for up to 6 months, most of the time following their stay in residential but at times come directly from the community if they have sufficient clean time and certain stability factors, they must be attending outpatient services and remain clean and sober while living here. We also have an outpatient building on this campus that provides outpatient, intensive outpatient, DUI and other specialized programs. We are the largest SUD provider in Nevada County and the only DUI provider in NC. We are also very unique in being able to offer the full spectrum of care under one roof, we provide perinatal treatment for pregnant woman who have SUD disorders, allowing them to keep their children while in care, we have a home dedicated to single fathers reuniting with their children and work really hard to meet the needs of the community from a SUD perspective.

The rezoning is to turn two of our recovery residence homes, located on the campus about 200 feet from the residential building into increased residential bed space. Allowing us to serve an additional 16 individuals. The space is not specifically allocated for withdrawal management, as we monitor those numbers very closely and ensure we balance withdrawal management intakes, they require round the clock medical care. We currently have the ability to bring in as many WM individuals as we desire within our current 40 bed capacity but bring in 2/3 per side (each side operates independently of each other). We have medical staff on every shift that monitor our WM clients, overseen by a medical manager, an addiction specialist MD and 2 Physicians Assistants.

I also want to ensure public safety is one of our upmost priorities, it is something we look at in our processes and operations to ensure our practices do not pull-on law enforcement resources and on the contrary, we want to support and take on what we can from our law enforcement partners. I am a previous law enforcement officer, 10 years with Yolo County Probation and on our Board of Directors is the Placer County Undersheriff and we used to have a Nevada County Probation Officer on our board but she left due to family needs. Responses to your questions are below.

Per our discussion earlier, the chief is not available, but he did provide a list of questions for me to ask. Please provide responses to the following:

1. What happens when/if patients do not complete treatment, particularly if they leave the facility prior to completion? - our rates of leaving before graduation are very low, 98% of our clients maintain recovery while in residential, meaning our relapse rates are very low. Our overall post discharge recovery from all of our programs is 80% ( a year post completion). Last year (FY 23/24) across all of our locations (4 total, this is the only one in NC) we served 4009 individuals. If they do choose to leave, we cannot force them to stay, we work with them to get safely to their destination. They usually contact a family member to pick them up. We do everything we can to get them stay, many clients struggle in the first few days. We notify the referring county after discharge.
2. How far away do patients travel to participate in the withdrawal management facility? Are patients are primarily from the Grass Valley community, or are they from farther away? We are not a standalone WM as indicated our facility has 3 levels of care, WM being one of them. We have contracts with 11 counties, NC makes up 61% of the clients we serve. We serve the surrounding counties, Alpine, Eldo, Sutter, Yuba, Yolo, Placer, Plumas, Del Norte, Colusa, Sierra. We also take all private insurance and serve anyone who has private insurance and have stand-alone agreements with other non-medical agencies.
3. What transportation plans are in place in/out of the facility, particularly for withdrawal management clients? Clients must have transportation to get to the facility, they are transported either by family or the referring county. The same transportation is in place when they leave, we do have a transport vehicle used on occasion to support transport for those who need assistance.
4. Are patients there of their own volition or are they generally there as a result of court orders or other mandates? Most are their on their own, some have requirements to complete treatment in order to have their children returned or as part of a condition of probation. It varies.

Please let me know if you have any further questions. Also feel free to give the Chief my cell if he wants to give me a call and ask any questions or for anything else that may come up 530-867-6287. Would love to give you guys a tour.

Thanks,

Dr. B

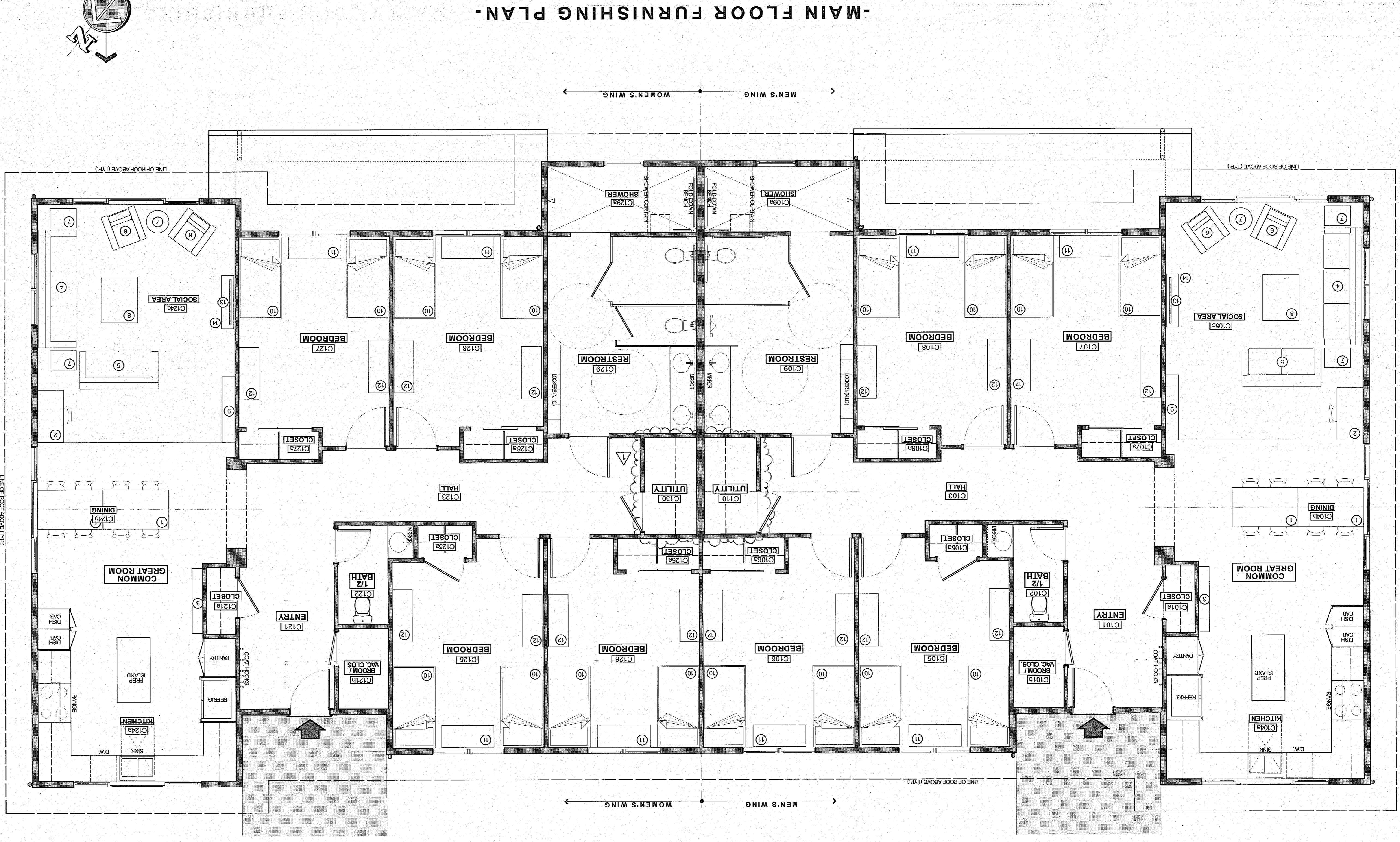
Victoria Blacksmith, Ph.D.  
Clinical Psychologist  
Chief Executive Officer  
Granite Wellness Centers  
<https://www.granitewellness.org/>

Tel: (530) 820-3635

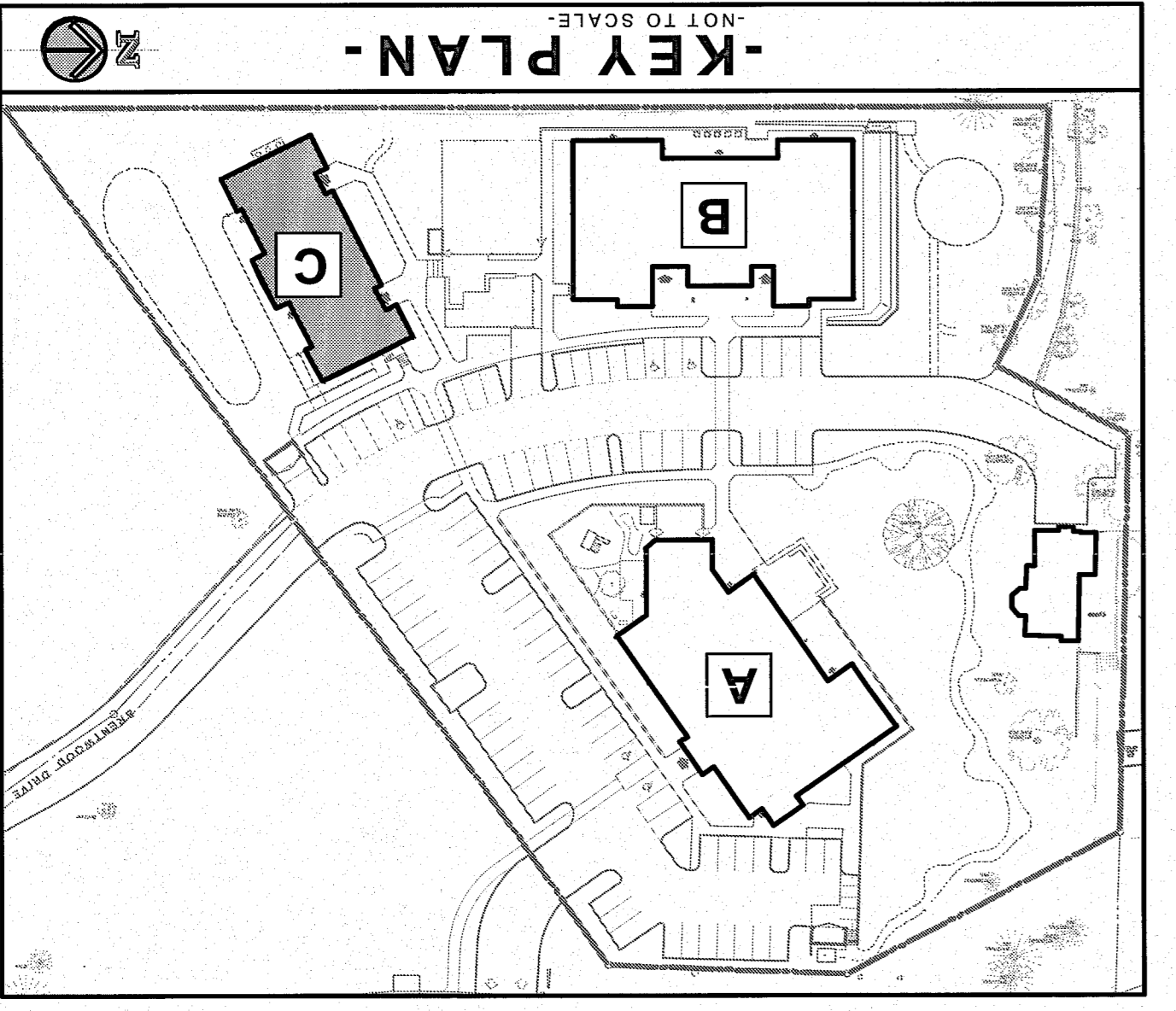
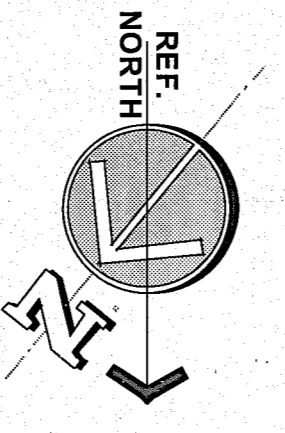


*The mission of Granite Wellness Centers is to promote wellness and quality of life.*

*CONFIDENTIALITY NOTICE: This email and any files transmitted with it are confidential and are intended solely for the use of the individual or entity to which they are addressed. This communication may contain material protected by HIPAA legislation (45 CFR, Parts 160 & 164) or by 42 CFR Part 2. If you are not the intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing or copying of this email is strictly prohibited. If you have received this email in error, please notify the sender by reply email and destroy all copies of the original message.*



-MAIN FLOOR FURNISHING PLAN-



-FURNISHING PLAN - SUPPORT HOUSING-

**-FURNISHING SCHEDULE-**

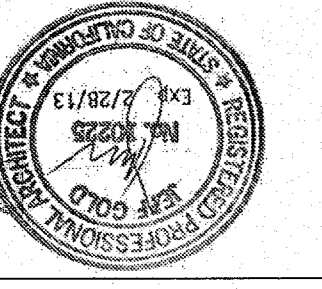
14	TV STAND
13	FLAT SCREEN TV
12	DRESSER
11	BOOKCASE / NIGHT STAND
10	TWIN BED
9	SHELVING UNIT
8	COFFEE TABLE
7	END TABLE
6	EASY CHAIR
5	LOVE SEAT
4	COUCH
3	SHELVING
2	DESK
1	DINING TABLE
	W/ (4) CHAIRS
	W/ (1) CHAIR

COMMUNITY RECOVERY RESOURCES (CARR)  
 440 HENDERSON STREET  
 GRASS VALLEY, CALIFORNIA 95945

**-CENTER FOR HOPE-**

**FLOORING/FINISH PLANS**  
**SUPPORT HOUSING**  
 SCALE 1/4" = 1'-0"  
 DATE APRIL 4, 2011

**JEFF GOLD & ASSOCIATES A.A.**  
 ARCHITECTURE / PLANNING  
 1000 S. MAIN ST. SUITE 200  
 GRASS VALLEY, CA 95945  
 (530) 272-2222



CITY OF GRASS VALLEY  
 CHILDREN'S COPY