

Taylor Whittingslow

From: [REDACTED]
Sent: Tuesday, February 18, 2025 10:20 AM
To: Public Comments
Subject: Jada Project Development Review to consider a 70,480 sq ft metal manufacturing building
Attachments: Jada comments.docx

Hi Grass Valley Planning Staff.

Please accept the attached comments on Item 6 of the Planning Staff's agenda for Feb 18 on the Jada Windows project.

Don Rivenes CEA



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Feb 18, 2025

Re: Item 6 on the February 18, 2025 Planning Commission agenda - Jada Windows

Good evening, Planning Commission Chair and members

I wish to commend the project for its efforts to meet the current and future goals of the California zero-net energy Building standards. From the Plan "The development plans to incorporate voluntary energy efficiency design features including accommodating photovoltaic power and incorporation of roof top HVAC units with economizers that use outdoor temperature sensors, to bring in cool night air and run in economizer mode during low-operation periods, along with maintaining a building temperature of 80°F, higher than standard manufacturing facilities". It is important to realize that sole owner commercial projects can easily use roof-top solar, and with buildings that can easily meet the roofing standards. All future commercial projects should be asked to use the same type of equipment.

The project later states: "he incremental GHG emissions from the proposed project would not individually generate GHG emissions enough to measurably influence global climate change". However, ongoing occupancy and operation would result in a net increase of CO2 and other greenhouse gas emissions due to vehicle miles traveled, energy use, and solid waste disposal. The average daily CO2 levels during the operational phase of the Project will be 1,642.3 lbs/day, and annual levels will be 271.9 MT/yr.

It is critical to recognize that the primary driver of climate change is cumulative emissions, that the levels must be reduced, and that new projects should be net-zero to not invalidate current reduction efforts and further increase the currently damaging levels of greenhouse gases.

In addition, Western Nevada County is non-attainment for the federal 8-hour ozone standard and all of Nevada County is non-attainment for the State 1-hour ozone standard. Ozone exceedances in Nevada County are primarily due to transport from the Broader Sacramento Area and the San Francisco Bay Area. As a federal non-attainment area, the Air Quality District is preparing a federally enforceable State Implementation Plan (SIP) for western Nevada County in accordance with the Clean Air Act.

Various mitigation measures are mentioned in this proposal to reduce the emissions, but the County is left with more emissions than before the project. Our immediate goal must be zero net-energy to forestall climate change impacts. To blame the Bay Area or Sacramento does nothing to reduce the pollution within the County. Operational emissions would consist of PM10, CO, and ozone precursors (ROG and NOx). These

pollutants would be generated by gas-fired water heaters, as well as from engine emissions associated with vehicle trips to/from the project and gasoline-powered landscape maintenance devices. Switching to electric vehicles fueled by solar would be one zero net-energy measure. Local waste disposal is also recommended.

On Page 2, it says "Tree Removal – According to the site plan a total of 21 trees ranging in size from 8 to 24 inches DBH, and consisting primarily of pines and cedars, are proposed to be removed from the site in order to accommodate the development. There is no mention of a mitigation for the loss of the carbon sequestration, such as planting replacement trees at some other community site to offset loss of trees up to 24 inches in diameter.

Biological resources

The project states: If any nesting raptors or protected birds are identified during such pre-construction surveys, trees or shrubs or grasslands with active nests should be not be removed or disturbed 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 qualified wildlife biologist determines that the young have fledged. The verb "should" must be replaced by "shall". "Should" does not guarantee action.

There is a seasonal drainage area and its 30-foot stream setback (per the City of Grass Valley Development Code 17.50 for Creek and Riparian Resource Protection) will be encroached upon by the proposed Project and therefore, a Resources Management Plan is attached in Section 6.0. The Resources Management Plan includes measures such as the incorporation of Best Management Practices (BMP's) to provide long-term protection of the water quality within the seasonal drainage and to downstream aquatic resources.

What are the additional measures to take from violating the 30 ft setback state requirement?

Thank you for your consideration of these comments.

Don Rivenes, on behalf of CEA Foundation

Taylor Whittingslow

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Time: Tuesday, February 18 2025 7:11 PM

From: [REDACTED]

Duration: 52 seconds

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Transcript:

Once again, if you guys ever walked out there on that site, that is an old mine site, there's still vertical shafts out there at the far end of the property, at the west end, and been slightly filled in. But again, the city is not controlling the dust. So for the engineer to say that they're going to control the dust by putting water on it, this didn't happen at Memorial Park, this didn't happen at Gilmore, this isn't happening as any of the other places in town, so I don't know why it would happen here unless something is going to be really, really different about this project compared to the other ones you guys have okayed and polluted everyone with this toxic, asbestos-filled heavy metal mine dust that you've put airborne into the fifth worst air quality in California. Thank you, Planning Commission.

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From: [REDACTED]

Duration: 1 minute 58 seconds

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Transcript:

Hi, this is Matthew Calter commenting on your expansion up on Crown Point Circle, I'm sorry, Whispering Pines and the case being that the landscaping in that whole area that the folks are being charged for is in really bad shape. There's one particular tree in the medium there that's been dead for three years now, just completely dead, just sitting there. But my main concerns are the amount of dust that we put off with this salt mining dust backfill there, like everything in this town, and the amount of traffic that's going to be created during the construction project, let alone the business itself, particularly at the corner of Idaho, Maryland, and Whispering Pines, or Centennial as it is, and the dangerous uh, the metal plates in the road are falling apart. There's leaks in the road. The drainage is clogged with, I think there's a futon in the drainage there right now. Uh, as soon as you turn onto the road, I mean, come on guys. I mean, this is our town. We live here. We care about it. You drive up there, you see an entrance to a uncontrolled homeless camp, you see trash on the streets, you drive up a little further, You see dead landscaping, and then you come to a place that

people want to put a whole bunch of money into. Good for them. I commend them. But do your part as the Planning Commission and our officials in our town to make it look and be viable and not just a hodgepodge, thrown-together thing that their property looks really nice, but you take one step off into city property that supports their property, and there's holes and drainage issues and dead landscaping and just poor planning. Thank you.

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New voicemail message

Time: Tuesday, February 18 2025 6:23 PM

From: [REDACTED]

Duration: 1 minute 19 seconds

Voicemail box: 8880

Transcript:

at the time the applicant had. Yes, this is Matthew Coulter, calling back again with another thing on the agenda. I did leave a public comment for the last sign thing you approved. Now I'm leaving one for this sign thing you're approving. And the same type of comments. You're plastering this town with cheap plastic signs that wear out very rapidly and make our town look very shoddy. And there needs to be very strict follow up with signage. Otherwise we get what we have right now all the way up and down East Main Street, which is just a hodgepodge of whatever someone wants to make and big plastic banners and just ****. It just looks like a flea market. This is the look that grass valley is getting. We have people on the corner selling fruit with their kids playing in blankets and crapping in the dirt. This is, this is code stuff. This is planning. This isn't like, oh, you know, your law enforcement. No, you guys are designing this town to be not a ghetto, hopefully, but your signage ordinances are not being upheld at all. Thank you. Matthew Coulter, second public comment that you

probably won't read. Now, we'll be sending this to my lawyer. Thank you for act violations.

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New voicemail message

Time: Tuesday, February 18 2025 6:19 PM

From: [REDACTED]

Duration: 1 minute 34 seconds

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Transcript:

Hi, this is Matthew Coulter for the Planning Commission meeting. I'd like to comment on the sign ordinance that you're changing and the fact that all the way from one end to town and the other, let's use East Main for example, we have banner signs, we have numerous plastic signs that are falling down, both of those items are illegal on the sign code. The area there around the roundabout, the properties directly across the street from place that you're talking about now are in way violation of code. They have a lot of stuff flowing off their property directly into Wolf Creek. The property next to it, the Kubota dealership has a lot of waste product flowing into Madison Creek. Now these are things that are controlled by our city and our elected officials and appointed officials, and it's not being done. These codes are not taking place, not being up as it's written in the books people that have worked on it so hard, so hard for so many years to make this town what it is and it's all been just thrown out. Everyone can put up any type of sign they want including blocking sidewalks and industrial commercial places don't need to screen their properties. They can just

show all their junk and it's okay and this needs to change because this is all in the city code but nobody is enforcing it. You're just adding, adding, adding stuff without enforcing any of the violators that are continually violating this stuff and making our town look like a flea market. Thank you.

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Time: Tuesday, February 18 2025 6:08 PM

From: [REDACTED]

Duration: 1 minute 15 seconds

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Transcript:

Hi, my name is Tiffany Holland. I'm with Pine Tree, representative for Pine Tree owner LLC. We have an item going to the Planning Commission. It is a signed criteria update for our shopping center on Taylorville Road and Freeman Lane. They're in Grass Valley today. I was told that the meeting was at 6 p.m. The link that I got was 4 or 6 PM as well. But when I went to register for the event, the meeting was not there. And it said it was for 7 PM. So I wanted to make sure that my comment gets in, that I am representing the landlord. I am for the sign criteria update. And I'm not sure how I can log in if the meeting is not there. So, I will log in again at 7 o'clock to see if this agenda meeting does. Thank you. That helps a lot. All right. Oh, somebody just logged in. Hopefully, that's what I'm looking for. So, okay. Thank you. Uh, no thanks.

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From: [REDACTED]

Duration: 1 minute 56 seconds

Voicemail box: 8880

Transcript:

Hi. This is Matthew Coulter with Public Comment for the Planning Commission meeting, Tuesday night. And I'd just like to bring a couple points up about the Planning Commission approving larger and larger projects with zero, absolute 0.0 infrastructure put in place for the general public for health and safety, which includes sidewalks, fixing potholes. And basically, like I've asked you guys before, to follow up on the things that you approve, which would then allow you to correct your mistakes in the future. The operation going on over there behind Lumberjacks for the Sherwin-Williams store is a perfect example of this. It was started out as a very small project, and it's ballooned into this huge amount of debris running off the property into the creek and into Olympia Creek which that is a feeder of on that fork there. As well as Loma Rica Ranch they're bulldozing right directly into Wolf Creek. Zero setback from the creek. Bulldozing right into the creek. Now these are things that you guys have approved in your infinite wisdom over the years that the environmental destruction in our town is the worst that I've seen it in over 50 years that I've lived here. Our water is

worse. Our air is worse. Everything is just falling apart. The amount of trash on the streets, the overflowing sewer lines. We really need infrastructure so that it really should be a moratorium on approving more housing in the upstairs of old rickety buildings without sprinklers and current wiring and such, until you guys can get a grip on the things that you keep approving and rubber stamping. Thank you. The corruption is off the hook.

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New voicemail message

Time: Tuesday, February 18 2025 11:13 AM

From: [REDACTED]

Duration: 41 seconds

Voicemail box: 8880

Transcript: I'm trying to reach code enforcement. I'm at 23514 Patino Road, Smartsville, California, but it's actually in Nevada County. There's an abandoned vehicle on this road, and it's right in the middle of the road, and it's been there for over like a week, and so I'm just kind of hoping somebody can come haul it away. Nobody knows who it belongs to, and so I don't know if it's stalled or whatever. But anyway, just kind of wanted to report that, and I can't reach anybody. So anyway, hopefully you can help with that. All righty, bye.

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