

**DRAFT CONDITIONS OF APPROVAL**  
**Development Review and Use Permit**  
**25PLN-0005, 142 Olympia Park Rd**

**A. STANDARD CONDITIONS**

1. The approval date for Planning Commission review of the proposed project is May 16, 2026 with an effective date of June 4, 2026 pursuant to [Section 17.74.020 – Effective Date of Permit](#). This project is approved for a period of one year and shall expire on June 4, 2027 unless the project has been effectuated or the applicant requests a time extension that is approved by the Development Review Committee pursuant to the Development Code.
2. The final design shall be consistent with the Use Permit/Minor Development Review application, plans provided by the applicant, and as approved by Planning Commission, unless modified at time of hearing. The project is approved subject to plans on file with the Community Development Department. The Community Development Director may approve minor changes as determined appropriate.
3. The applicant and/or facility operator agrees to defend, indemnify, and hold harmless the City of Grass Valley in any action or proceeding brought against the City of Grass Valley to void or annul this discretionary land use approval.

**B. BUILDING DIVISION**

1. Obtain a building permit for all applicable work.

**C. FIRE MARSHAL**

1. Fire extinguisher(s) with a minimum rating of 2-A:20-B:C **shall be provided** such that no point is further than 75-foot travel distance to an extinguisher. Extinguishers shall be mounted in cabinets; such that the top of the extinguisher is no more than *four (4') feet* above and the bottom no less than *four (4") inches* from the ground level.
2. Provide signage to clearly mark all high voltage cabinets, boxes, and/or areas.
3. If a Back-up generator/power system is to be installed, provide information as to type and fuel system to be used to the *Fire Prevention Bureau for the City of Grass Valley Fire Department* for review and acceptance.

**D. PLANNING DIVISION**

1. All antennas, poles, towers, or equipment, including ancillary support equipment, shall have a non-reflective finish and shall be painted or otherwise treated to match or blend with the primary background and minimize visual impacts.

2. The extended tower design shall appear to be as a native pine tree to the extent feasible, and it shall blend into the background of trees in the Brunswick Basin area.
3. The extended monopine shall incorporate the same dense canopy and natural tree taper from the bottom to the top, with branch length variation so that it is consistent with tree sample “A” from “Exhibit L” of the original staff report attachments, which provides a 1:2.3 top to bottom ratio (Exhibit 10, 25PLN-0028). The natural taper and ratio consistency shall be clearly demonstrated at time of building permit to the satisfaction of the Community Development Director.
4. All ground mounted equipment shall be covered with a clear anti-graffiti type material of a type approved by the Director or shall be adequately secured to prevent graffiti.
5. All ground mounted equipment shall be sited so that it will be screened by existing development, topography, or vegetation. Ground mounted facilities shall be located within structures, underground, or in areas where substantial screening by existing structures or vegetation can be achieved. The applicant shall use the smallest and least visible antennas possible to accomplish the owner/operator’s coverage objectives.
6. The landscaping required under permit 15PLN-0005 shall be installed prior to final of the building permit.
7. All antennae, dishes, and equipment shall be entirely screened from public view by antenna socks.
8. All ancillary equipment and hardware attached to the Monopine shall be painted to match the pole and branches (i.e. flat brown).
9. The bark, branches, and needles shall be consistent with the material samples provided at the February 16, 2016 Planning Commission meeting by the applicant.

**E. NEVADA COUNTY ENVIRONMENTAL HEALTH DIVISION**

1. Should facility operations change to include storage of hazardous materials that are above the reportable threshold, the applicant and/or facility operator must obtain the appropriate permits from the Nevada County Department of Environmental Health.