



## **PROJECT SUMMARY**

**Application Number:** 26PLN-0011  
**Subject:** Pet Cremation Facility – “Paws on Hearts”  
**Applicant:** Kate Beck (Applicant, Tenant, and Operator)/Harry Carr (Property Owner)  
**Location/APNs:** 1050 Whispering Pines Lane, Suite F, Grass Valley, CA, 95945 (APN: 009-760-020).  
**Current Zoning/General Plan:** Industrial/Services District (SP-1B) / General Industrial (M-1)  
**Entitlements:** Major Use Permit  
**Environmental Status:** Exemption Section 15301, Existing Facilities  
**Prepared by:** Vanessa Franken, Associate Planner

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## **RECOMMENDATION**

1. Planning staff recommend that the Planning Commission approve application (26PLN-0011) which includes the request for the operation of a small-scale pet cremation facility, which includes the following actions:
  - a. Determine the Major Use Permit project Categorically Exempt, pursuant to Exemption Section 15301, Existing Facilities, of the California Environmental Quality Act Guidelines (CEQA) and Guidelines, as detailed in the Staff Report;
  - b. Adopt the Findings of Fact for approval of the project/Use Permit as presented in the Staff Report; and,
  - c. Approve the Use Permit for the pet cremation facility, in accordance with the Conditions of Approval as presented in the Staff Report.

## **BACKGROUND**

The project parcel is zoned as Industrial/Services District (“SP-1B”). The zoning designation stems from the Whispering Pines Specific Plan, which applies to the property and surrounding area. The Grass Valley 2020 General Plan identifies the site as General Industrial (M-1). No historic overlays or adopted conservation plans apply to the site. The project site falls within an “industrial and services” corridor of the Whispering Pines area; informally referred to as the “Whispering Pines Business Park” area, due to predominant business and related services being located in the vicinity.

*Nevada County Airport Compatibility Plan:*

The property does fall within the [Nevada County Airport Compatibility Plan](#) and is designated as being located within “Zone C”. Zone C is known as the “Inner Turning Zone and Extended Approach Zone”. The zone prohibits uses such as hospitals and children’s schools from being located within the zone. The zone is known as a moderate risk level, to be subject to airport/aircraft noise, and prohibits development (tall height) that may interfere with aircraft safety. Extracted pages from the Nevada County Airport Compatibility Plan are attached to this report (Attachment 10). The project application was routed to the interim Nevada County Airport manager (current Offices of Emergency Services Manager), no comment were received.

The project parcel is 7.06-acres in size. The site is developed with two single-story buildings, each with multiple suites for tenants. The suites have been converted to condominiums and are able to be rented or owned. The immediate tenants onsite include Exclusive Woodworks, Limitless Fitness, Foothill Printing, Vision Graphics, B&B Medical Services, Brazilian Jiu Jitsu, and a nearby church, Unity in the Gold Country Spiritual Center, on a neighboring property. The property is developed with over 100-parking stalls. Primary access to the site is via commercial driveway encroachment, which connects to Whispering Pines Lane; a two-lane roadway maintained by the City.

- Immediate neighbors to the project property are described below.

***Surrounding Land Uses:***

- North: Idaho Maryland Road segregates the project property from a 3.15-acre Light Industrial (M-I) zoned property. The Loma Rica subdivision is located roughly 500-feet north from the project site.
- South: A 5.70-acre undeveloped property.
  - Zoned as Light Industrial.
- East: A 1.14-acre developed property with a church, Unity in the Gold Country Spiritual Center; located roughly 150-feet away.
  - Zoned as Corporate District, “SP-1A”.
- West: A 1.70-acre property currently undeveloped.
  - Zoned as Industrial/Services District, “SP-1B”.

**PROJECT PROPOSAL**

The project consists of a Use Permit application that details a request to operate a small-scale pet cremation facility.

Facility will operate to include:

- Individual cremation services for deceased pets.
- Operation hours from Monday through Saturday, 9 AM – 4 PM.
- One onsite employee.
- Respectful intake via client drop-off onsite.
- Identification system (log, track, and identification).
- Storage of deceased pets in sanitary freezing unit until cremation.
- Commercial cremation process; 1 cycle lasts 3 - 5 hours.
- Cremation remains are cobbled into ash and placed into client selected urn.
- Mementos, necklaces or keepsake paw molds, are additional services.

Construction associated with the project will entail an interior remodel for the facilitation of the cremation facility/ “kiln” and any other required improvement to meet applicable CA Fire Code and CA Building Code requirements, as conditioned by the Fire Marshal and Building Official. A large rolling garage door exists at the front of the building, which will be used to accommodate the kiln through. The building and specific “Suite F” are constructed with fire sprinklers. There is no expansion of the existing footprint proposed. A new sign face is proposed within an existing multi-tenant monument sign onsite.

**Access:** Access to the site is via a commercial driveway encroachment and has been deemed fit for the proposed use; There are no requirements imposed on the applicant to improve the existing driveways or roadways for the proposed use from the Community Development Department, Fire Marshal and Engineering Division. Engineering review determined that anticipated generated project traffic will not add a significant volume of vehicles to existing traffic. No sidewalks exist along the property.

**Parking:** Of the (100) parking stalls onsite, over (60) stalls are immediately adjacent to the subject building that houses project “Suite F”. Of the (60) stalls, (30) stalls exist directly in front of tenant entrances; (30) communal parking stalls are available as overflow parking. ADA compliant stalls exist. At a maximum, it is anticipated that two-cars will use parking during a client visit; operator car parked and a client car parked. Parking is required per Table 3 – 3, [Section 17.36.040 – Number of Parking Required](#). Existing parking has been deemed acceptable for required parking standards.

**Landscape, Trash/Waste, and Lighting:** Landscape surrounding the project site exists, in the forms of man-made perimeter landscape areas within the parking lot. Landscape is made of trees (pines and cedar) with shrubs. Existing landscape has been deemed acceptable for required landscape standards.

An existing commercial/screened trash enclosure existing on site for tenants (Attachment 6). Solid waste generated by the facility is limited to papers, used shipping supplies, and typical office waste. No bio-waste is produced nor thrown away as a result of facility operations. Existing light fixtures are shielded and directed downward to minimize light pollution; no new lights are required nor proposed.

**Utilities:** The City of Grass Valley currently provides wastewater services and Nevada Irrigation District (NID) provides water service. The electricity provider is/will be PG&E. The site is and will continue to be served by the City of Grass Valley Fire and Police Departments.

### **ZONING AND GENERAL PLAN CONSISTENCY**

The following discussion evaluates the project’s consistency with the Grass Valley 2020 General Plan. The intent of this section is to demonstrate that the proposed small-scale pet cremation facility will maintain the overall integrity of the City’s adopted land use plan, support applicable goals and policies, and further the City’s long-term vision for sustainable and balanced development.

**General Plan:** The Grass Valley 2020 General Plan identifies the site as Manufacturing Industrial (M-I). This General Plan designation is intended to accommodate a variety of industrial and service commercial uses. It is detailed that clustering of compatible industrial/service commercial uses is beneficial, due to existing infrastructure, “like-with-like” (or similar) land uses, and intentional land use patterns.

**Zoning:** The project parcel is zoned as Industrial/Services District (“SP-1B”). The intent of the “SP-1B” designation is intended to provide for “a variety of community-serving, light manufacturing, warehousing and distribution activities”, per [“Whispering Pines Specific Plan, Section Subarea SP-1B”](#) (PDF page 84). The local specific plan was adopted in 1984, the land use, and industry, of pet cremation was not detailed as a permitted land use category. “Section 4.2.H – Development Standards Applicable to all Subareas” of the Specific Plan allows for unconventional land uses to be considered as a “Conditional Use” requiring “granting of a conditional Use Permit approved by the Planning Commission, in compliance with [applicable] Articles of the Grass Valley Code.” (PDF page 71). With respect to the intent of the Specific Plan, the project property is located in an area intended for industrial/commercial services and operates at an intensity that would be compatible with existing and foreseeable land uses. With the granting of the subject Use Permit and processing of future building permit ensuring safety and building regulation compliance, additional City oversight is provided to include safety improvements around the proposed use.

- The project is consistent with the applicable general plan designation, in that the proposal aligns with the intent of the general plan designation, as well as applicable zoning designation and regulations.

The project supports and is consistent with multiple goals and objectives of the Grass Valley 2020 General Plan. A “goal” expresses a general community value, while an “objective” represents a specific outcome or intermediate step toward achieving that goal. The applicable goals and objectives and the project’s consistency with each are discussed below.

- Land Use Goal (1-LUG): Promote balanced community growth and development in a planned and orderly way.
  - Land Use Objective (1-LUO): Availability of sufficient building sites properly zoned to accommodate projected growth.
  - Consistency: The project supports the utilization of land already zoned for intended purposes with the approval of a Use Permit. The small-scale pet cremation facility is proposed within an existing commercial building. The land use change is supported through existing infrastructure (sewer/water), parking and road circulation, public services (fire/police), and utilities.
- Land Use Goal (2-LUG): Promote infill as an alternative to peripheral expansion where feasible.
  - Land Use Objective (4-LUO): Reduction in environmental impacts associated with peripheral growth.
  - Consistency: Existing infrastructure is capable to facilitate the proposed land use. Traffic from the establishment will use the existing collector street that exists

within the area and avoid being routed through neighborhoods or residential roads, traffic will then be directed to the highway interchange or other collector roads.

- Circulation Goal (4-CG): Maintain adequate emergency access.
  - Circulation Objective (14-CO): Improvements and maintenance of adequate emergency access throughout the city.
  - Consistency: The project property has an existing parking lot/access into the site that is suitable for a fire engine apparatus, as well as emergency vehicles. The Engineering Division and Fire Marshal reviewed the developed site and existing commercial driveway encroachment and deemed it satisfactory for the proposed land use to utilize.

### **ENVIRONMENTAL DETERMINATION**

The proposed project qualifies for a Categorical Exemption pursuant to Section 15301, Existing Facilities, of the California Environmental Quality Act (CEQA) and Guidelines. The subject Class 1 Categorical Exemption details is appropriate when “a – c” has been evaluated:

- a. There is an existing structure, existing utilities, existing streets/highways, interior alterations are minor, there is no expansion of footprint;
  - Consistency: The site is developed, building is existing, and vehicle roadways/local highway (HWY 49/20) are existing and capable. The project was routed to applicable agencies for review of the proposed use, comments have been provided and incorporated into the project. No comments stating required utilities/public services will be unable to be accommodated. Proposed interior work is limited to the addition of a kiln for small-scale pet cremations and will require electrical/plumbing work with no major structural work. The subject tenant space (Suite F) has an industrial roll-up garage door that will be used to bring the kiln into the suite (Attachment 6). Plumbing, ventilation, and electrical work is anticipated, aside from required fire safety improvements. Fire sprinklers exist and new fire safety requirements are to be provided via building permit. No expansion to the existing footprint is proposed.
- b. Location to sensitive receptors are considered (schools, churches, and residences);
  - Consistency: Location of sensitive receptors to the project property have been acknowledged. However, local adopted Northern Sierra Air Quality Management District (NSAQMD) air thresholds were evaluated against anticipated “worst case scenario” facility output (running 24-hours a day non-stop). Generated air pollutants by the facility are negligible and will not cause detriment to sensitive receptors. See “operational emissions” evaluation in subsection “c”, below for a detailed analysis.
  - “Sensitive receptors” are people more susceptible to adverse effects from exposure (air pollutants, noise, odors, etc.).
  - Subsection “b” is not a required matter to address per categorical exemption. Staff covers the subject, based on a higher threshold of review, to acknowledge the presence of the discussed group.

- c. Noise/traffic/air quality will not experience significant impacts, and consideration of cumulative impacts.
- Consistency: Noise generated from the project will be kept within building walls. Any noise associated with the facility will be subject to City noise standards, [Chapter 8.28 - Noise](#). No significant external noise generation is anticipated from the facility. Noise associated with vehicular traffic in/out of the site is typical to the existing use and surrounding commercial uses.
  - The proposed project would not result in significant traffic impacts. Traffic associated with the project would involve a single employee and limited client trips (drop-off and pickup). Traffic associated with the project would be accommodated by the existing circulation network, which is designed to serve commercial uses and higher traffic volumes. Existing road infrastructure is suitable to accommodate anticipated volume of project generated traffic, based on collector roadways and direction to a major highway interchange
  - Anticipated effects to air quality, associated with anticipated traffic, may be deemed as negligible in that emissions from anticipated traffic may be deemed as a less than significant effect to overall air quality. Construction-related emissions would be temporary and subject to compliance with applicable dust control and emission reduction measures required by the City and applicable air quality regulations.
  - Operational emissions to air quality would be less than significant. Manufacturer specifications (Horizon Engineering Source Evaluation) for the kiln were provided and evaluated against the Northern Sierra Air Quality Management District (NSAQMD) adopted air quality thresholds for criteria pollutants (“PM” and “NOx”). *A “worst case scenario” of maximum use for the kiln was produced at an example of a non-stop/full 24-hour operation time frame, by an Air pollution Control Specialist (Attachment 8).* The maximum output analysis generated outputs of:
    - “PM” (Particulate Matter) is “dust and combustion particles”. A calculated output of (0.018 lbs/hour), falling below threshold standards of 79 lbs/day. A total of 99.45% below allowed thresholds.
    - “NOx” (Nitrogen Oxide) is “combustion gases” (precursor to smog). A calculated output of 0.36 lbs, falling below threshold standards of 24 lbs/day. A total of 98.5% below allowed thresholds.
    - Emission from the facility will have no odor/smell and will not produce any visible particulates.
  - Measured criteria pollutants stem from federal law via the Clean Air Act because they are known to affect human health and the environment and is administered by the United States Environmental Protection Agency (EPA).
  - At time of building permit application, the permit is routed to NSAQMD for appropriate air quality permits.

The project was routed to internal Community Development Departments and external agencies, to include the interim Nevada County Airport Manager (Office of Emergency Services Manager) for review and comments. Comments received have been

incorporated into the project as Conditions of Approval. Nevada County Department of Environmental Health was contacted and provided Conditions of Approval. A Notice of Public Hearing for the project was prepared and posted pursuant to the CEQA Guidelines and State law.

### **FINDINGS**

The proposed project meets the required findings of [Section 17.72.060.F – Use Permits and Minor Use Permits](#) (4 – 7), to include the required findings from the Whispering Pines Specific Plan (8 – 10), and other listed standard findings.

1. The Use Permit application (26PLN-0011) was received by the City on March 17, 2026.
2. The City of Grass Valley Development Review Committee reviewed the Use Permit application (26PLN-0011) at their regular meeting on May 12, 2026.
3. The City of Grass Valley Planning Commission reviewed the Use Permit application (26PLN-0011) at their regular meeting on May 19, 2026.
4. The proposed project is consistent with the Grass Valley 2020 General Plan because the project aligns with General Plan policies from multiple General Plan elements and is consistent with the designation. The project site does not fall within a specific plan.
5. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Development Code and the Municipal Code.
6. The design, location, size and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity.
7. The 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 density, intensity, and type of use being proposed would not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or welfare, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zone in which the property is located.
8. That [the] proposed use is in accordance with the General Plan, the Specific Plan, and meets the intent of the subarea [Specific Plan zoning ordinance].
9. That the proposed use, together with conditions applicable thereto, will not be detrimental to the public health, safety, and welfare, or injurious to property or improvements in the vicinity.

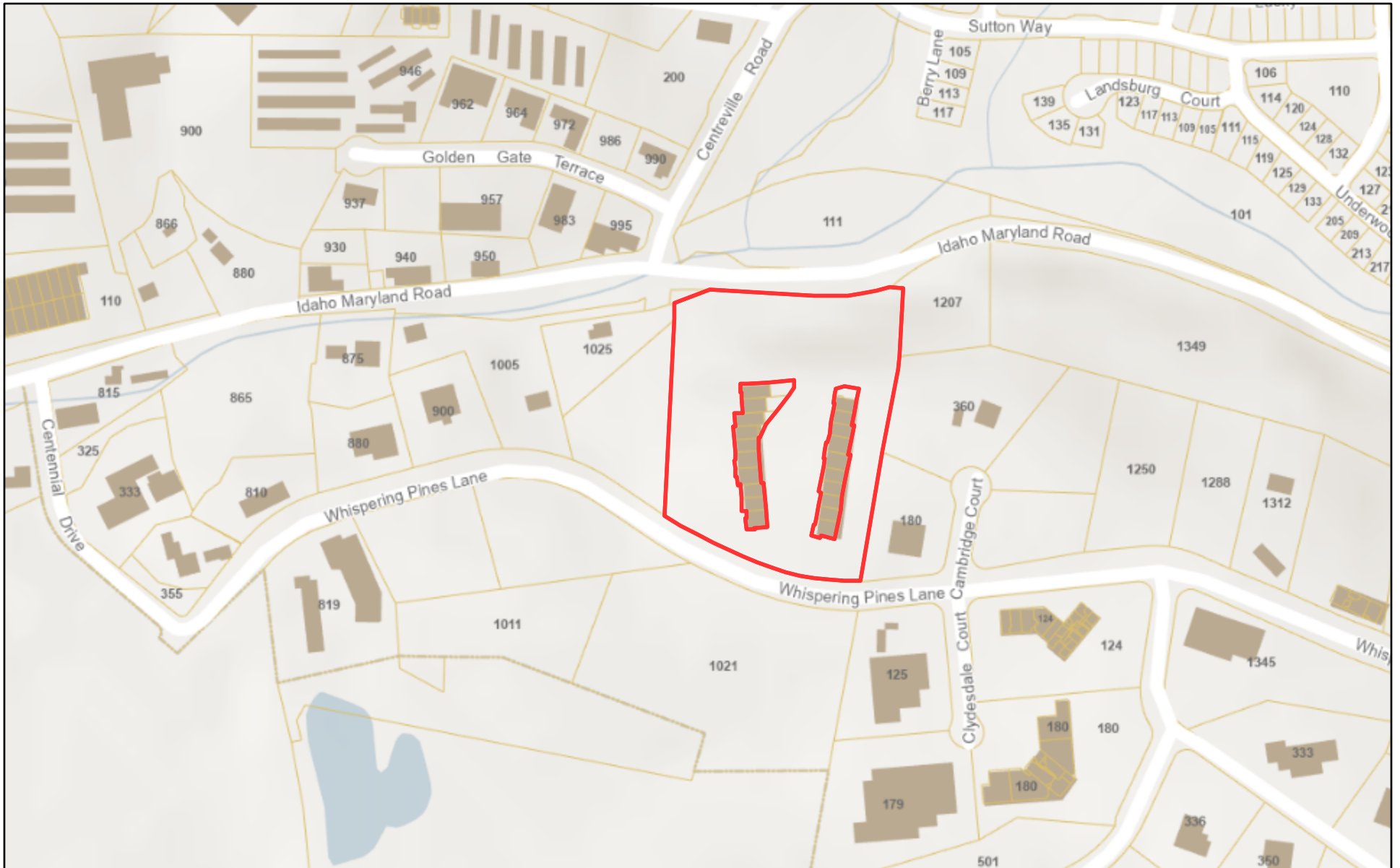
10. That there are adequate restrictions that will mitigate any undesirable effects of the proposed use. Uses which are not listed as a conditional use may be considered under the use permit process if deemed to be compatible with the intent and purpose of the subarea and surrounding conditions.
11. The Development Review Committee and Planning Commission has reviewed the project in compliance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines, and recommends that the Planning Commission find the project qualifies for the Class 1, Categorical Exemption (Section 15301, Existing Facilities) in accordance with the California Environmental Quality Act and CEQA Guidelines. A Notice of Public Hearing for the project was prepared and posted pursuant to the CEQA Guidelines and State law.

### **ATTACHMENTS**

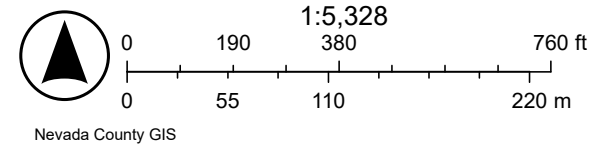
1. Vicinity Map
2. Aerial Map
3. Assessor Parcel Map
4. Universal Application/Project Description
5. Site Plan
6. Site Inspection Photos – Architectural Elevations (Existing Building)
7. Floor Plan
8. Northern Sierra Air Quality Management District – Review of Emissions Output
9. Horizon Engineering Sources Evaluation Report
10. Nevada County Airport Compatibility Plan (Extracted pages)
11. Draft Conditions of Approval

# Vicinity Map - Project Parcel

**ATTACHMENT 1**

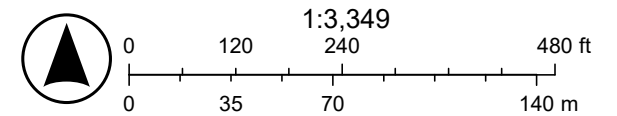


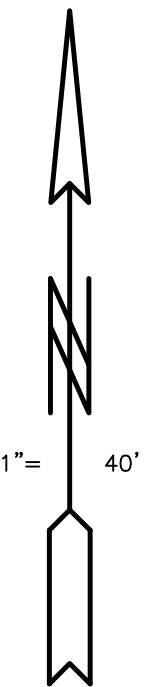
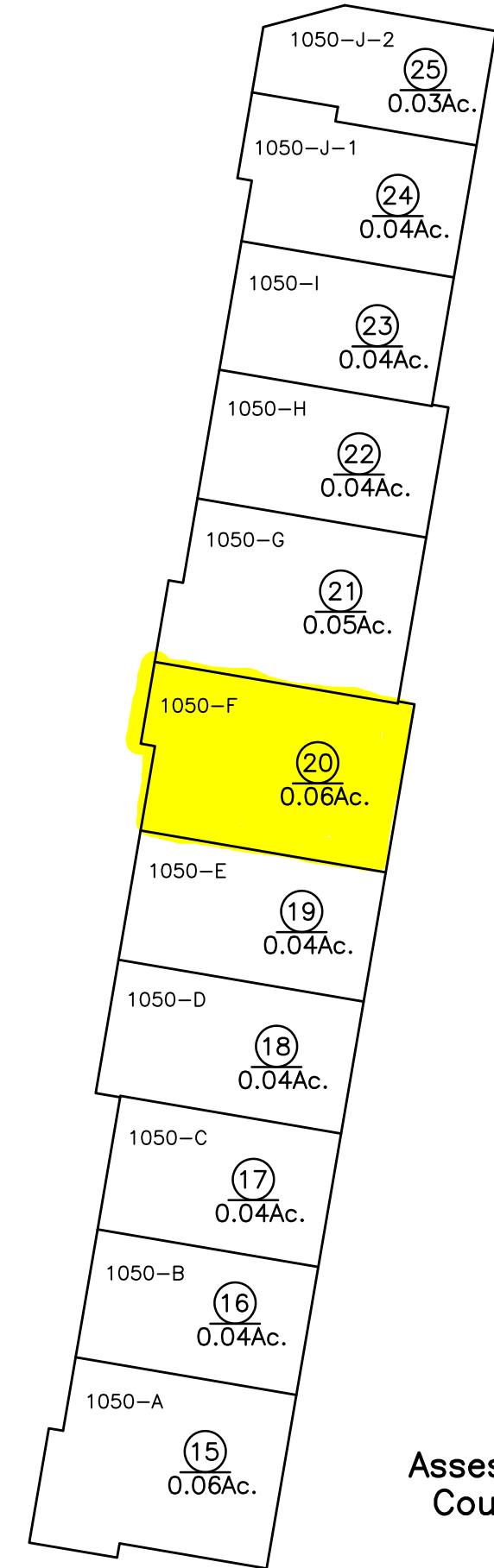
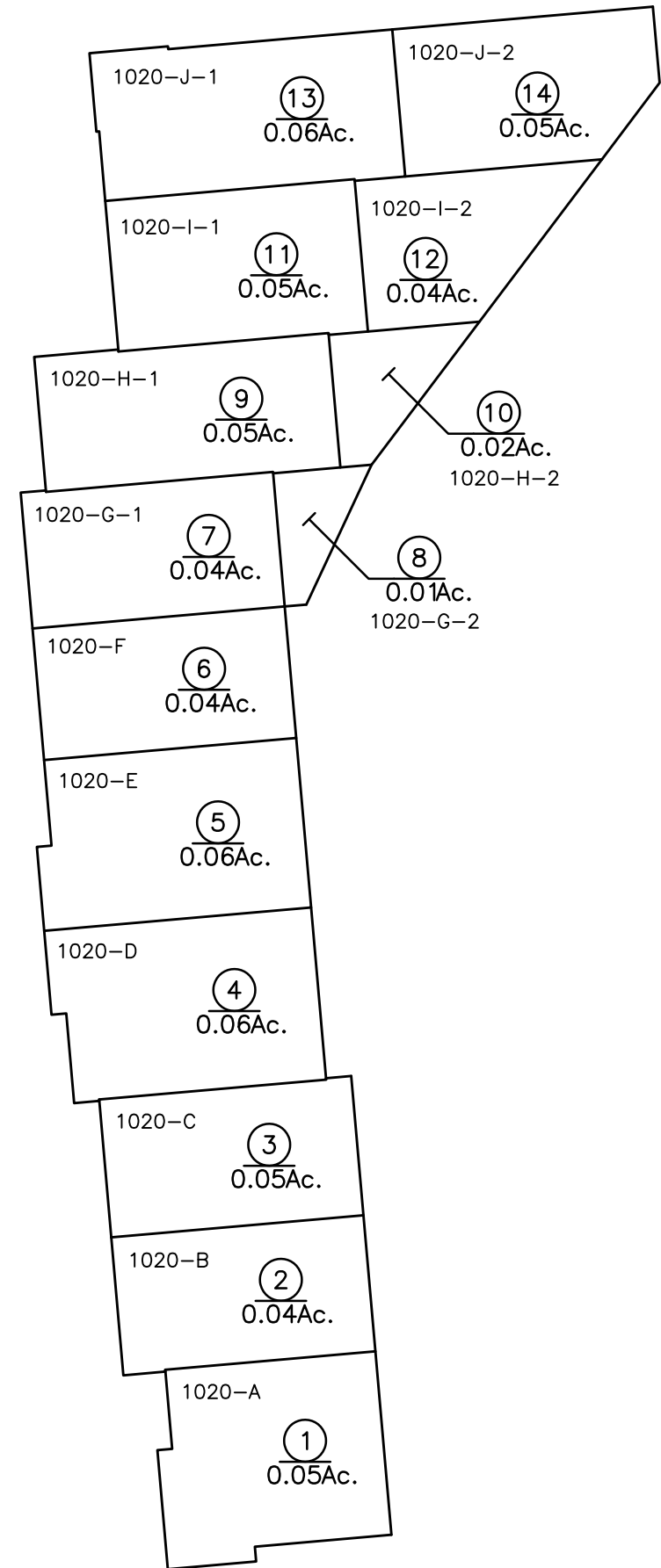
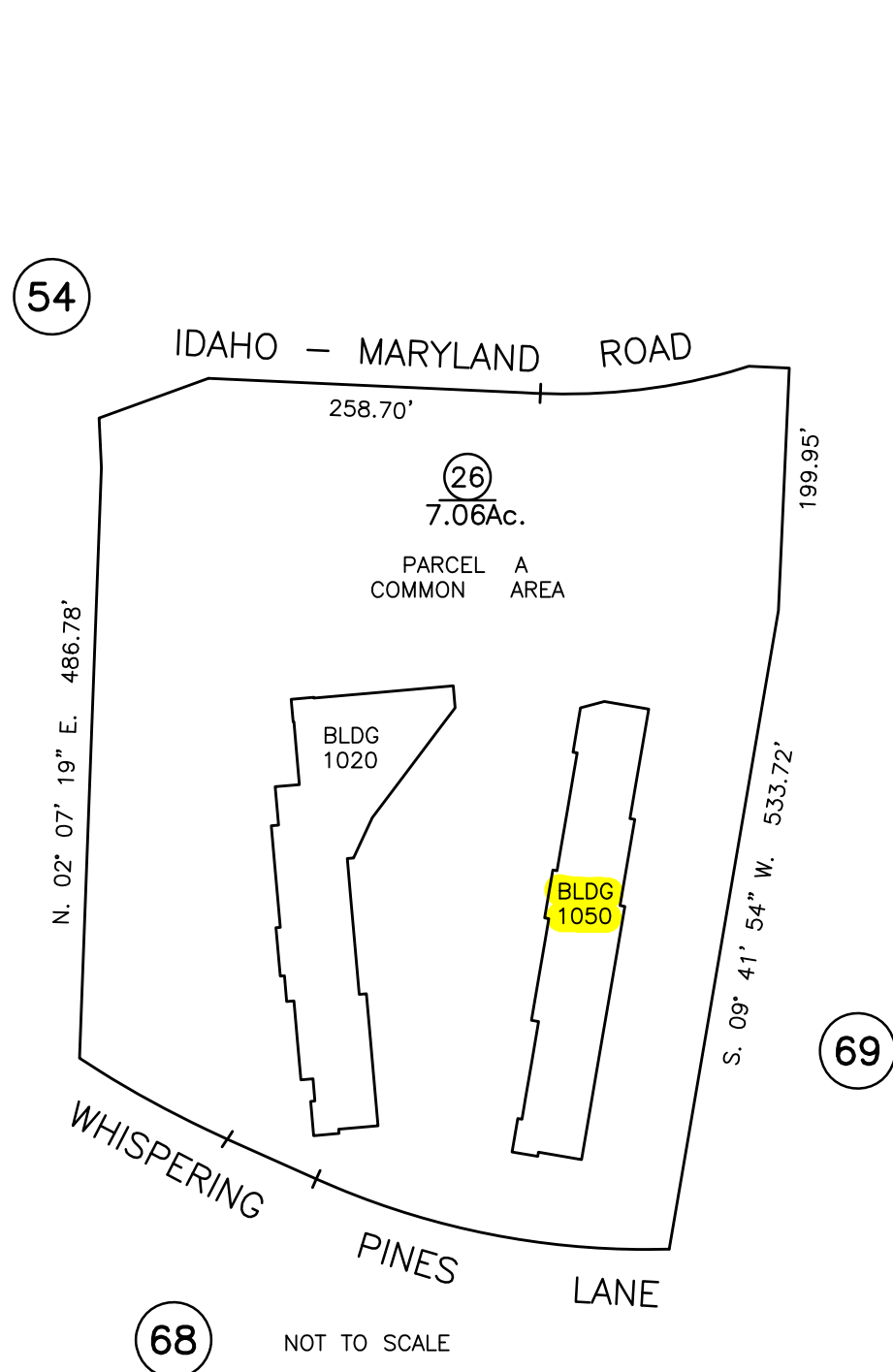
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**ASSESSOR'S PARCEL MAP NOTICE**  
 This map was prepared for assessment purposes only. No liability is assumed for the accuracy of data shown. Assessor's parcels may not comply with local lot-split or building site ordinances. Assessor's block numbers shown in ellipses; parcel numbers are shown in circles. All distances on curved lines are chord measurements.

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

**UNIVERSAL PLANNING APPLICATION**



**Application Types**

**Administrative**

- Limited Term Permit  
\$780.00
- Zoning Interpretation  
\$250.00

**Development Review**

- Minor Development Review – under 10,000 sq. ft.  
\$2,030.00
- Major Development Review – over 10,000 sq. ft.  
\$3,685.00
- Conceptual Review - Minor  
\$500.00
- Conceptual Review – Major  
\$875.00
- Plan Revisions – Staff Review  
\$350.00
- Plan Revisions – DRC / PC Review  
\$930.00
- Extensions of Time – Staff Review  
\$315.00
- Extensions of Time – DRC / PC Review  
\$680.00

**Entitlements**

- Annexation  
\$8,785.00 (deposit) + \$20.00 per acre
- Condominium Conversion  
\$5,339.00 (deposit) + \$25 / unit or \$25 / 1,000 sf com.
- Development Agreement – New  
\$20,600.00 (deposit) + cost of staff time & consultant minimum \$300
- Development Agreement – Revision  
\$7,700.00 + cost of staff time & consultant minimum \$300
- General Plan Amendment  
\$8,260.00
- Planned Unit Development  
\$9,130.00 + \$100.00 /unit and / or \$100 / 1,000 sf floor area
- Specific Plan Review - New  
Actual costs - \$19,000.00 (deposit) (+ consultant min. \$300)
- Specific Plan Review - Amendments / Revisions  
Actual costs - \$7,800.00 (deposit) (+ consultant min. \$300)
- Zoning Text Amendment  
\$3,450.00
- Zoning Map Amendment  
\$5,600.00
- Easements (covenants & releases)  
\$1,850.00

**Environmental**

- Environmental Review – Initial Study  
\$1,900.00
- Environmental Review – EIR Preparation  
Actual costs - \$35,000.00 (deposit)
- Environmental Review - Notice of Determination  
\$165.00 (+ Dept. of Fish and Game Fees)

- Environmental Review - Notice of Exemption  
\$165.00 (+ County Filing Fee)

**Sign Reviews**

- Minor – DRC, Historic District, Monument Signs or other districts having specific design criteria  
\$350.00
- Major – Master Sign Programs  
\$1,450.00
- Exception to Sign Ordinance  
\$1,080.00

**Subdivisions**

- Tentative Map (4 or fewer lots)  
\$3,900.00 (+100 per lot)
- Tentative Map (5 to 10 lots)  
\$5,400.00 (+100 per lot)
- Tentative Map (11 to 25 lots)  
\$7,200.00 (+75 per lot)
- Tentative Map (26 to 50 lots)  
\$9,900.00 (+50 per lot)
- Tentative Map (51 lots or more)  
\$14,600.00 (+40 per lot)
- Minor Amendment to Approved Map (staff)  
\$1,240.00
- Major Amendment to Approved Map (Public Hearing) \$2,700.00
- Reversion to Acreage  
\$850.00
- Tentative Map Extensions  
\$1,170.00
- Tentative Map - Lot Line Adjustments/Merger  
\$1,350.00

**Use Permits**

- Minor Use Permit - Staff Review  
\$580.00
- Major Use Permit - Planning Commission Review  
\$3,400.00

**Variances**

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

Application	Fee
Major Use Permit	
<b>Total*:</b>	<b>\$ 3,400.00</b>

*\*Additional fees may be assessed by Nevada County Environmental Health and/or NSAQMD for services rendered for application review.*

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.

Applicant/Representative	Property Owner
Name: Kate Beck	Name: Harry Carr
Address: 13819 Clover Leaf Ct. Grass Valley, CA. 95949	Address: 13670 Lincoln Way, Ste. 300 Auburn, CA 95603
Phone: 408 368 4426	Phone: 530-888-0190 (EXT. 208)
E-mail: katebeck333@gmail.com	E-mail: harry@milcodevelopment.com

Architect	Engineer
Name:	Name:
Address:	Address:
Phone: ( )	Phone: ( )
E-mail:	E-mail:

1. Project Information

- a. Project Name Paws on Hearts
- b. Project Address 1050 Whispering Pines Ln, CV., CA. 95945 St. F
- c. Assessor's Parcel No(s) 009-760-020-000  
(include APN page(s))
- d. Lot Size 2,516 sq. ft.

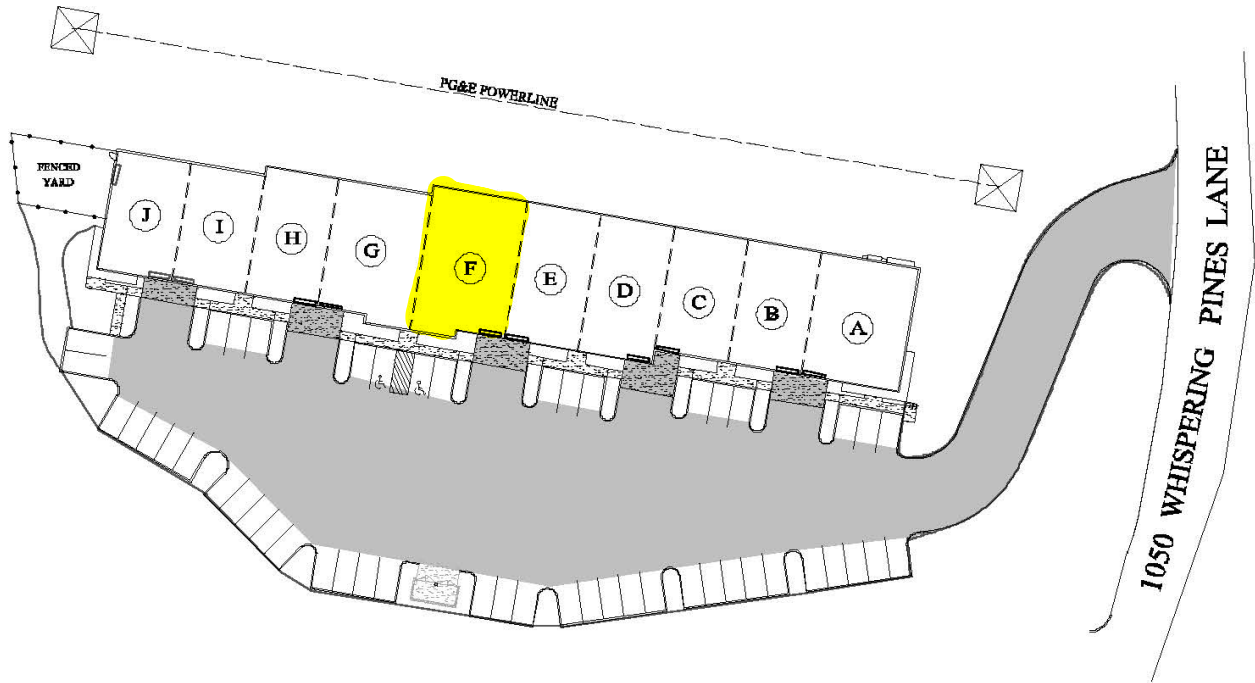
2. Project Description The proposed project is for operation of small scale animal crematory facility providing individual cremation services for deceased pets. The business will operate Monday-Saturday from 9am-4pm with one on-site employee. Daily operations include respectful intake from client drop-off or scheduled pickup carefully logged, tagged and labeled through accurate identification system. Animals will be temporarily stored in sanitary freezing until cremation process. The cremation process is conducted using commercial cremation kiln unit that is code compliant with each cycle lasting 3-5 hours depending on weight. Following cremation, the remaining remains are cooled and processed to fine ash and placed into selected urn of wood, metal, or ceramic options. Clients may also select memorial items such as keepsake necklaces, resin molds of paws or fur, or other remembrance products. The facility is designed to operate in clean, quiet, and controlled manner with minimal traffic or impact on neighboring business. All activities occur within enclosed buildings. All equipment is designed to ensure minimal odor impact with emissions controlled and ventilated compliance to air quality standards.

3. General Plan Land Use: Crematory

4. Zoning District: Industrial



**EXHIBIT B**  
**PROJECT**





**SITE PLAN**



NO SCALE

 Represents Common Driveway Areas

INITIALS:

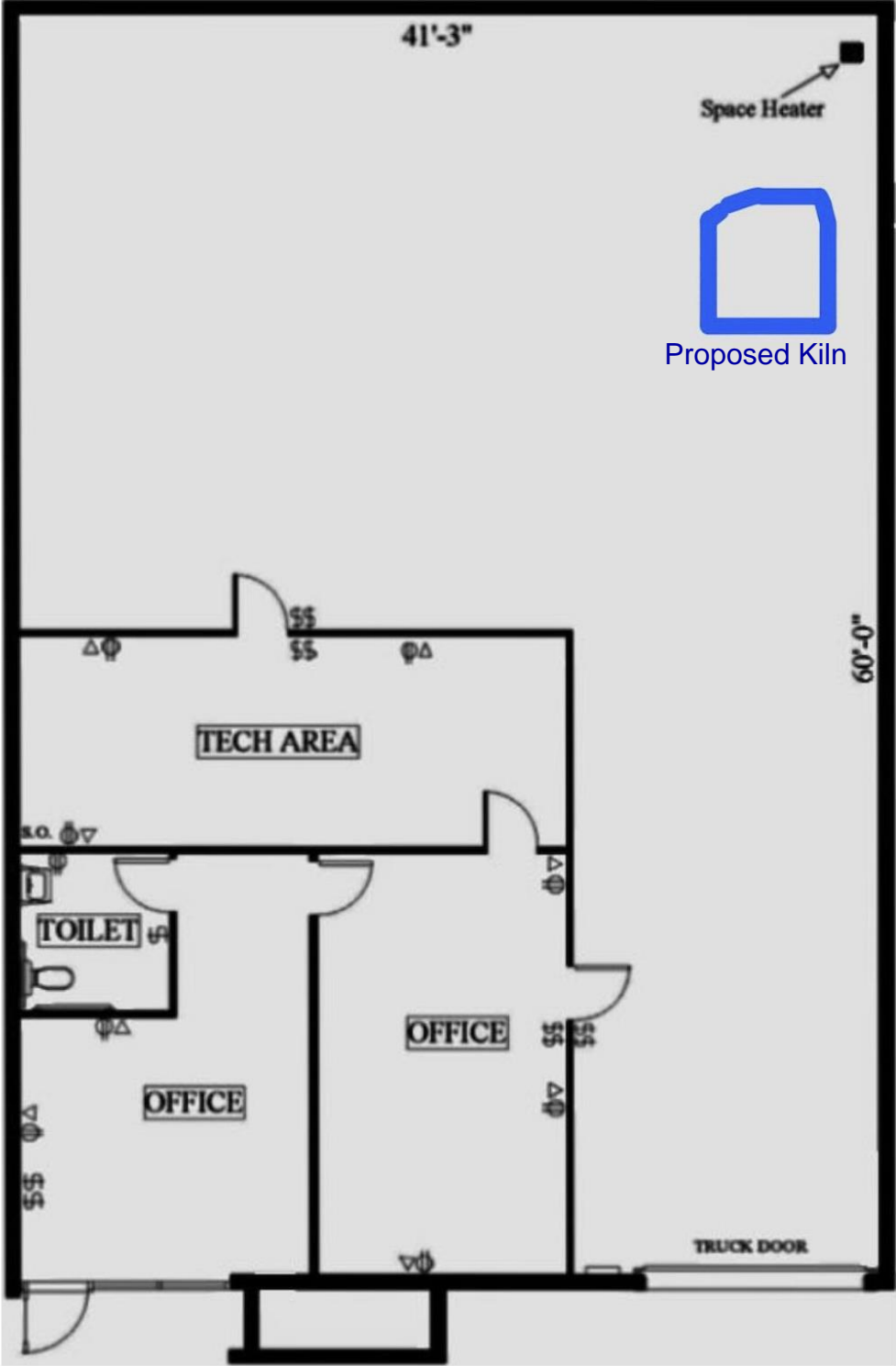
Initial  
  
 Initial  


**Site Inspection Photos**



# Floor Plan

**EXHIBIT A**  
PREMISES



Front Entrance

Northern Sierra Air Quality Management District  
380 Sierra College Drive, Suite 220  
Grass Valley, CA 95945  
(530) 274-9360  
[office@myairdistrict.com](mailto:office@myairdistrict.com)



To: Grass Valley Associate Planner, Vanessa Franken  
530-274-4712 / [vfranken@grassvalleyca.gov](mailto:vfranken@grassvalleyca.gov)

April 16, 2026

**Paws On Hearts** – APN: 009-760-020, 26PLN-0011  
**Kate Beck**

This document acknowledges that the Northern Sierra Air Quality Management District has received the two additional documents for the **Paws on Hearts** facility at **1050 Whispering Pines Lane** in Grass Valley, CA.

The Horizon Engineering Source Evaluation Report provided emissions rates for both particulate matter (PM) and oxides of nitrogen (NOx). Both emission rates are given in lb/hr, for two different test runs. Even when the higher emission rates are used, and the assumption made that the equipment would run 24 hours a day, the emission rates do not exceed the NSAQMD thresholds for either pollutant.

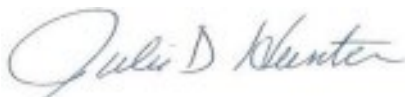
For PM the higher emission rate is 0.018 lbs/hr. Converting to lbs/day (and assuming the equipment runs for 24 hours in that day) gives an emission rate 0.432 lbs/day. This is considerably less than the NSAQMD threshold of 79 lbs/day.

For NOx, the higher emission rate is 0.36 lbs/hr. Again, with the conversion to 24-hour use, the rate equals 8.64 lbs/day. Again, this does not exceed the NSAQMD NOx threshold 24 hrs/day.

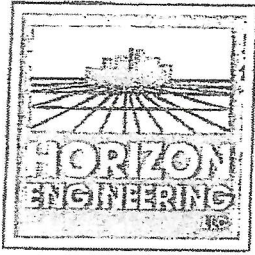
Even though the reactive organic gas emission rate was not provided, due to the minimal nature of the rates that are given, it appears clear that the thresholds would not be exceeded by this business with its current plan of operations.

Thank you for the clarifying information.

Sincerely,



Julie Hunter  
Air Pollution Control Officer  
Submitted by Suzie Tarnay APCS II / (530) 274-9360 x 505



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Project No. 2603

ADP No. 05-2647

**SOURCE EVALUATION REPORT**

**Peaceful Paws Cremation and Memorials, Inc.  
Vancouver, Washington**

**Therm Tec S-27 Crematory  
Particulate Matter, Opacity, CO and NO<sub>x</sub>**

June 14, 2006

Test Site:  
Peaceful Paws Cremation and Memorials, Inc.  
6303 East 18<sup>th</sup> Street  
Vancouver, Washington 98666

Air Pollution Emission Testing

Peaceful Paws Memorials and Cremation, Inc., Vancouver, Washington 2  
Therm Tec S-27 Crematory, June 14, 2006

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Therm Tec S-27 Crematory, June 14, 2006

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Peaceful Paws Memorials and Cremation, Inc., Vancouver, Washington  
Therm Tec S-27 Crematory, June 14, 2006

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1. CERTIFICATIONS

1.1 Test Team Leader

I hereby certify that the test detailed in this report, to the best of my knowledge, was accomplished in conformance with applicable rules and good practices. The results submitted herein are accurate and true to the best of my knowledge.


Name: Michael J. Eisels, EIT

Signature  Date 6/29/06

1.2 Report Review

I hereby certify that I have reviewed this report and find it to be true and accurate, and in conformance with applicable rules and good practices, to the best of my knowledge.

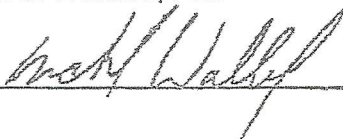
Name: David Bagwell, GSTI

Signature  Date 7/6/06

1.3 Report Review

I hereby certify that I have reviewed this report and find it to be true and accurate, and in conformance with applicable rules and good practices, to the best of my knowledge.

Name: Michael E. Wallace, P.E.

Signature  Date 2/13/06

Peaceful Paws Memorials and Cremation, Inc., Vancouver, Washington  
Therm Tec S-27 Crematory, June 14, 2006

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## 2. INTRODUCTION

2.1 Client: Peaceful Paws Memorials and Cremation, Inc.

2.2 Physical Location: 6303 East 18<sup>th</sup> Street  
Vancouver, Washington 98666

2.3 Mailing Address: P.O. Box 61489  
Vancouver, WA 98666

### 2.4 Test Log:

Therm Tec S-27 Crematory, Exhaust: Particulate Matter, Opacity, CO & NO<sub>x</sub>

Test Date	Run No.	Test Time
June 14, 2006	1	09:10 – 11:20
"	2	12:29 – 14:39

Summary: Two valid runs

2.5 Test Purpose: Compliance with Appendix A Order of Air Discharge  
Permit No. 05-2848 issued by Southwest Clean Air Agency (SWCAA).

2.6 Background Information: Newly installed unit.

### 2.7 Participants:

#### Horizon Personnel:

Michael J. Eisele, EIT, Team Leader

Jason Bouwman, Field Technician

Michael E. Wallace, P.E., Calculations and QA/QC

David Bagwell, QSTI and David R. Rossman, P.E., Report Review

Margery Paroissien, Technical Writer

Test Arranged by: Gary Thorn, Therm Tec

Source Site Personnel: Jim Helien

Observers: None

Test Plan Sent to: Dave Joyner, Southwest Clean Air Agency

\*\*\*\*\* HORIZON ENGINEERING \*\*\*\*\*

Peaceful Paws Memorials and Cremation, Inc., Vancouver, Washington  
Therm Tec S-27 Crematory, June 14, 2006

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### 3. SUMMARY OF RESULTS

#### 3.1 Table(s) of Results:

Table 1

Therm Tec S-27 Crematory - Exhaust				
Particulate Matter (PM) and Gaseous Emissions Test Results				
Test Date: June 14, 2006	Units	Run 1	Run 2	Average
PM Start Time		09:10	12:29	
PM End Time		11:13	14:32	
Sampling Time	minutes	120	120	120
<b>Sampling Results</b>				
Filterable PM Concentration	gr/dscf	0.0062	0.0059	0.0061
Conc. @ 7% O <sub>2</sub>	gr/dscf	0.0068	0.0072	0.0070
Permit Limit Conc. @ 7% O <sub>2</sub>	gr/dscf			0.04
Rate	lb/hr	0.018	0.017	0.017
Sample Volume	dscf	74.5	73.3	73.9
Sample Weight, Filterable	mg	30.1	28.0	29.0
Percent Isokinetic	%	102	100	101
Opacity	%	0	0	0
O <sub>2</sub>	%	8.1	9.5	8.8
CO <sub>2</sub>	%	7.9	6.9	7.4
CO Concentration	ppmv	19	1	10
Conc. @ 7% O <sub>2</sub>	ppmv	21	2	11
Permit Limit Conc. @ 7% O <sub>2</sub>	ppmv			50
Rate	lb/hr	0.028	0.002	0.015
NO <sub>x</sub> Concentration	ppmv	147	96	122
Conc. @ 7% O <sub>2</sub>	ppmv	160	117	139
Permit Limit Conc. @ 7% O <sub>2</sub>	ppmv			165
Rate	lb/hr	0.36	0.23	0.29
<b>Source Parameters</b>				
Flow Rate (Actual)	acf/min	1,390	1,390	1,390
Flow Rate (Standard)	dscf/min	336	335	336
Temperature	°F	1,453	1,453	1,455
Moisture	%	12.8	12.8	12.8
Combustion Efficiency <sup>1</sup>	%	99.98	100.0	99.99
<b>Process/Production Data</b>				
2 <sup>nd</sup> Combustion Chamber Temp.	(Data in Appendix)			
Container Weight	lb	68	74	71
Charge Type	Plastic bag			

<sup>1</sup> The combustion efficiency of the crematory unit is calculated as (CO<sub>2</sub> / (CO<sub>2</sub>+CO)).

Peaceful Paws Memorials and Cremation, Inc., Vancouver, Washington  
Therm Tec S-27 Crematory, June 14, 2006

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### 3.2 Description of Collected Samples:

Filters: Blue (Run 1), White (Run 2)

Impinger Contents: Clear

**3.3 Discussion of Errors and Quality Assurance Procedures:** This table is taken from a paper entitled "Significance of Errors in Stack Sampling Measurements", by R.T. Shigahara, W.F. Todd and W.S. Smith. It summarizes the maximum error expressed in percent, which may be introduced into the test procedures by equipment or instrument limitations.

Measurement	% Max Error
Stack Temperature $T_s$	1.4
Meter Temperature $T_m$	1.0
Stack Gauge Pressure $P_s$	0.42
Meter Gauge Pressure $P_m$	0.42
Atmospheric Pressure $P_{atm}$	0.21
Dry Molecular Weight $M_d$	0.42
Moisture Content $B_{ws}$ (Absolute)	1.1
Differential Pressure Head $\Delta P$	10.0
Orifice Pressure Differential $\Delta H$	5.0
Pitot Tube Coefficient $C_p$	2.4
Orifice Meter Coefficient $K_m$	1.5
Diameter of Probe Nozzle $D_n$	0.80

**3.3.1 Manual Methods:** QA procedures outlined in the test methods were followed, including equipment specifications and operation, calibrations, sample recovery and handling, calculations and performance tolerances.

On-site quality control procedures include pre- and post-test leak checks on trains and pitot systems. If pre-test checks indicate problems, the system is fixed and rechecked before starting testing. If post-test leak checks are not acceptable, the test run is voided and the run is repeated. The results of the quantifiable QA checks for the test runs are on the Field Data sheets.

\*\*\*\*\* HORIZON ENGINEERING \*\*\*\*\*

Peaceful Paws Memorials and Cremation, Inc., Vancouver, Washington  
Therm Tec S-27 Crematory, June 14, 2006

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Horizon does semi-annual calibrations on pitots, thermocouples, and nozzles. Pitots are examined before and after each use to confirm that they are still aligned. Pitot systems are leak-checked before traverses begin, and after runs are completed (before any component disassembly). The results were within allowable tolerances. Prior to use, thermocouple systems are checked for ambient temperature before heaters are started or readings are taken. Problems with connections or polarity are obvious from these and readings as temperatures rise. Thermocouples are relatively permanent and rarely go out of calibration.

3.3.2 Continuous Analyzer Gas Sampling: Analyzer system checks are noted on the Calibration Field Record sheet, with procedures documented in the QA/QC section in the Appendix. All calibration standards used in the testing were EPA Protocol 1. Certificates for the gases are in the Appendix.

#### 4. SOURCE DESCRIPTION AND OPERATION

4.1 Process and Control Device Description and Operation: The new Therm Tec S-27 is a natural gas fired crematory unit. The unit, SN 12028, was manufactured in March of 2006 and installed the following May. It has a maximum firing rate of 0.8 MBtu/hr, with a normal firing rate of 0.5 MBtu/hr. The primary and secondary chamber temperatures are continuously logged by chart recorder. The system uses secondary combustion for emission control.

4.2 Test Ports: Ports and traverse points are described and diagrammed on the Field Data sheets.

\*\*\*\*\* HORIZON ENGINEERING \*\*\*\*\*

**4.2.1 Test Duct Characteristics:**

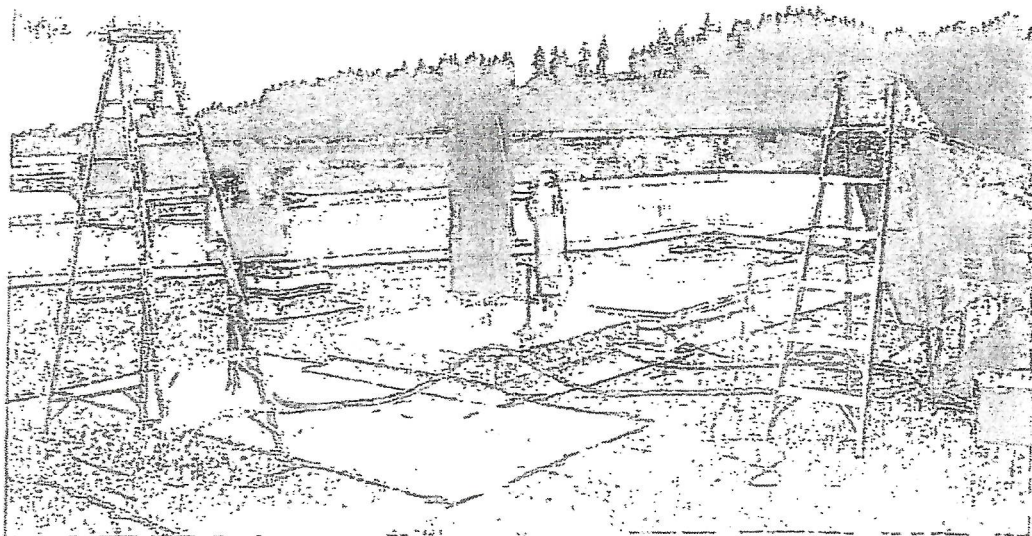
- Construction: Ceramic with steel sheath
- Shape: Circular
- Size: 12 1/8 inches inside diameter
- Orientation: Vertical
- Flow straighteners: None
- Extension: None
- Cyclonic Flow: No cyclonic flow expected

**4.3 Operating Parameters:** See Production/Process Data section of Appendix.

**4.4 Process Startups/Shutdowns or Other Operational Changes During Tests:** Process was continuous during testing.

**4.5 On-Site Photographs:**

Figure 1  
Sampling Location and Setup



Peaceful Paws Memorials and Cremation, Inc., Vancouver, Washington  
Therm Tec S-27 Crematory, June 14, 2006

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## 5. SAMPLING AND ANALYTICAL PROCEDURES

### 5.1 Sampling Procedures:

5.1.1 Sampling and Analytical Methods: Testing was completed in accordance with EPA Methods in Title 40 Code of Federal Regulations Part 60 (40 CFR 60), Appendix A, July 1, 2004.

Flow Rate: EPA Methods 1 and 2 (S-type pitot w/particulate traverses)  
CO<sub>2</sub> & O<sub>2</sub>: EPA Method 3A (NDIR and paramagnetic analyzers)  
Moisture: EPA Method 4 (incorporated w/ M-5)  
PM: EPA Methods 5/202 (filterable and condensable matter, filterable matter for demonstration of compliance)  
NO<sub>x</sub>: EPA Method 7E (chemiluminescent analyzer)  
Opacity: EPA Method 9 (six minutes per test)  
CO: EPA Method 10 (gas filter correlation analyzer)

5.1.2 Sampling Notes: None

5.1.3 Laboratory Analysis:

Analyte	Laboratory
Particulate Matter	Anitech, Corbett, OR



13555 NE Wheeler Way, Portland, OR 97220  
 Phone (503) 255-5050 • Fax (503) 255-5055  
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Rev. 1

**SOURCE INFORMATION**

Company Name: Kaiser Aluminum

Address: Van Couver WA

Phone #: \_\_\_\_\_

Source Description: CYCLATORY ID #: \_\_\_\_\_

Operating Mode/Output Rate: Normal

Control Equipment: NONE Operating Mode: \_\_\_\_\_

**PLUME INFORMATION**

	@ Start	@ End
Emission Point Description	<u>Metal stacks</u>	
Height Above Ground	<u>~30'</u>	<input checked="" type="checkbox"/>
Height Relative to Observer	<u>~27'</u>	<input checked="" type="checkbox"/>
Distance from Observer	<u>~200'</u>	<input checked="" type="checkbox"/>
Direction from Observer	<u>North</u>	<input checked="" type="checkbox"/>
Plume Type: Continuous	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Intermittent	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fugitive	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plume Color	<u>clear</u>	<input checked="" type="checkbox"/>
Water Droplets Present?	<u>no</u>	<input checked="" type="checkbox"/>
Attached Plume?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Detached Plume?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Point in the Plume at Which Opacity was Observed	<u>End of metal stack</u>	<input checked="" type="checkbox"/>
Description of Background	<u>clouds</u>	<input checked="" type="checkbox"/>
Color of Background	<u>Grey</u>	<input checked="" type="checkbox"/>
Condition of Sky	<u>cloudy</u>	<input checked="" type="checkbox"/>
Wind Speed (mph)	<u>0-3</u>	<input checked="" type="checkbox"/>
Wind Direction (from)	<u>SW</u>	<input checked="" type="checkbox"/>
Ambient Temperature (°F)	<u>~62</u>	<input checked="" type="checkbox"/>
Relative Humidity (%)	<u>&lt; 10%</u>	<input checked="" type="checkbox"/>

**VISIBLE EMISSION OBSERVATION FORM**

OBSERVATION RECORD

DATE: 6/14/06 TIME: Start 9:55 End 12:01

MIN	Seconds				Time / Comments
	0	15	30	45	
1	0	0	0	0	
2	0	0	0	0	
3	0	0	0	0	
4	0	0	0	0	
5	0	0	0	0	
6	0	0	0	0	
7	0				
8					
9					
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35					

Source Layout Sketch

Draw North Arrow

Comments: exact pos. of stack is not known due to cloudy sky. ✓ = same as the start of the run.

Observer's Name (print): Mike Eisele Certification No.: 1224

Organization: Horizon Engineering, Portland, Oregon (503) 255-5050

Certified By: \_\_\_\_\_ Date: March 2006

Yakima Regional Clean Air Authority Northwest Opacity Cert.

Observer's Signature: Mike Eisele Date: 6/14/06



11555 NE Walker Way, Portland, OR 97228  
 Phone (503) 255-5050, Fax (503) 255-5050  
 www.horizonengineering.com

Run 2

**SOURCE INFORMATION**  
 Company Name: Peaceful Falls  
 Address: Vancouver WA  
 Phone # \_\_\_\_\_

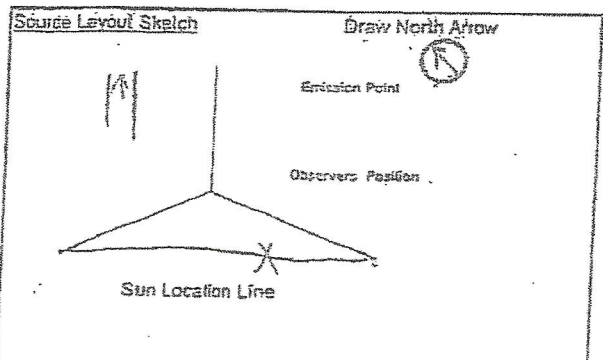
**VISIBLE EMISSION OBSERVATION FORM**  
**OBSERVATION RECORD**  
 DATE 6/14/06 TIME: Start 14:06 End 14:17

Source Description: Crematory ID # Serial: # 12026  
 Operating Mode/Output Rate: Normal  
 Control Equipment: NONE Operating Mode: \_\_\_\_\_

**PLUME INFORMATION**

	@ Start	@ End
Emission Point Description	<u>metal stack</u>	
Height Above Ground	<u>~30'</u>	<u>✓</u>
Height Relative to Observer	<u>~25'</u>	<u>✓</u>
Distance from Observer	<u>~300'</u>	<u>✓</u>
Direction from Observer	<u>NE</u>	<u>✓</u>
Plume Type: Continuous	<u>Yes</u>	<u>✓</u>
Intermittent	<u>-</u>	<u>✓</u>
Fugitive	<u>-</u>	<u>✓</u>
Plume Color	<u>Clear</u>	<u>✓</u>
Water Droplets Present?	<u>NO</u>	<u>✓</u>
Attached Plume?	<u>-</u>	<u>✓</u>
Detached Plume?	<u>-</u>	<u>✓</u>
Point in the Plume at Which Opacity was Observed	<u>End of metal stack</u>	<u>✓</u>
Description of Background	<u>Clouds</u>	<u>✓</u>
Color of Background	<u>Grey</u>	<u>✓</u>
Condition of Sky	<u>Mostly clear</u>	<u>✓</u>
Wind Speed (mph)	<u>0-3</u>	<u>✓</u>
Wind Direction (from)	<u>SW</u>	<u>✓</u>
Ambient Temperature (°F)	<u>~65</u>	<u>✓</u>
Relative Humidity (Pb)	<u>&lt;100%</u>	<u>✓</u>

MIN	Seconds				Time / Comments
	0	15	30	45	
1	0	0	0	0	
2	0	0	0	0	
3	0	0	0	0	
4	0	0	0	0	
5	0	0	0	0	
6	0	0	0	0	
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Observer's Name (print): Mike Eisale Certification No.: 1224  
 Organization: Horizon Engineering, Portland, Oregon (503) 255-5050

Comments: ✓ = Sat 45 this start of the run

Certified By: Mike Eisale Date: 6/14/06  
 Yakima Regional Clean Air Authority Northwest Opacity Cert.  
 Observer's Signature: \_\_\_\_\_ Date: 6/14/06 37


Zone	Locations	Maximum Densities / Intensities			Req'd Open Land <sup>3</sup>	Additional Criteria	
		Residential (du/ac) <sup>1</sup>	Other Uses (people/ac) <sup>2</sup> Average <sup>6</sup> Single <sup>7</sup> Acre			Prohibited Uses <sup>4</sup>	Other Development Conditions <sup>5</sup>
<b>A</b>	<i>Runway Clear Zone</i>	0	0	0	All Remaining	<ul style="list-style-type: none"> <li>› All structures except ones with location set by aeronautical function</li> <li>› Assemblages of people</li> <li>› Objects exceeding FAR Part 77 height limits</li> <li>› Storage of hazardous materials</li> <li>› Hazards to flight<sup>8</sup></li> </ul>	<ul style="list-style-type: none"> <li>› Mostly on existing or future airport property or other public lands</li> <li>› Avigation easement dedication on remainder</li> <li>› NCALUC airspace review required for all objects</li> </ul>
<b>B1</b>	<i>Inner Approach Zone</i>	0.10 (average parcel size ≥10.0 ac.)	50	100	30%	<ul style="list-style-type: none"> <li>› Children's schools, day care centers (&gt; 15 children), libraries</li> <li>› Hospitals, nursing homes</li> <li>› Buildings with &gt;2 habitable floors above ground</li> <li>› Highly noise-sensitive uses (e.g., outdoor theaters)</li> <li>› Aboveground bulk storage of hazardous materials<sup>9</sup></li> <li>› Critical community infrastructure facilities<sup>10</sup></li> <li>› Hazards to flight<sup>8</sup></li> </ul>	<ul style="list-style-type: none"> <li>› Locate structures maximum distance from extended runway centerline</li> <li>› Minimum NLR of 25 dB in residences (including mobile homes)<sup>11</sup></li> <li>› NCALUC airspace review required for objects &gt;3,106 feet MSL west of Airport and 3,192 feet MSL east of Airport<sup>12</sup></li> <li>› Avigation easement dedication</li> </ul>
<b>B2</b>	<i>Sideline Zone</i>	0.33 (average parcel size ≥3.0 ac.)	100	300	No Req't	Same as Zone B1	<ul style="list-style-type: none"> <li>› Locate structures maximum distance from runway</li> <li>› Minimum NLR of 25 dB in residences (including mobile homes)<sup>11</sup></li> <li>› NCALUC airspace review required for objects &gt;3,106 feet MSL<sup>12</sup></li> <li>› Avigation easement dedication</li> </ul>
<b>C</b>	<i>Inner Turning Zone and Extended Approach Zone</i>	0.5 (average parcel size ≥2.0 ac.)	100	300	20%	<ul style="list-style-type: none"> <li>› Children's schools, day care centers (&gt; 15 children), libraries</li> <li>› Hospitals, nursing homes</li> <li>› Buildings with &gt;3 habitable floors above ground</li> <li>› Highly noise-sensitive uses (e.g., outdoor theaters)</li> <li>› Hazards to flight<sup>8</sup></li> </ul>	<ul style="list-style-type: none"> <li>› Minimum NLR of 20 dB in residences (including mobile homes)<sup>11</sup></li> <li>› NCALUC airspace review required for objects &gt;3,106 feet MSL west of Airport and 3,192 feet MSL east of Airport<sup>12</sup></li> <li>› Recorded overflight notice required</li> </ul>
<b>D</b>	<i>Traffic Pattern Zone</i>	4.0 and 20.0 in Urban Overlay Zone D*	200 and No Limit in Urban Overlay Zone D*	600	10%	<ul style="list-style-type: none"> <li>› Highly noise-sensitive uses</li> <li>› Hazards to flight<sup>8</sup></li> </ul>	<ul style="list-style-type: none"> <li>› NCALUC airspace review required for objects &gt;3,207 feet MSL</li> <li>› Recorded overflight notice required</li> <li>› Children's schools, hospitals, nursing homes discouraged<sup>13</sup></li> </ul>
<b>E</b>	<i>Other Airport Environs</i>	No Limit <sup>15</sup>			No Req't	<ul style="list-style-type: none"> <li>› Hazards to flight<sup>8</sup></li> </ul>	<ul style="list-style-type: none"> <li>› Airspace review required for objects &gt;3,257 feet MSL</li> <li>› Real estate disclosure required</li> <li>› Major spectator-oriented sports stadiums, amphitheatres, concert halls discouraged beneath principal flight tracks<sup>14</sup></li> </ul>
	<i>Height Review Overlay Zone</i>	Same as Underlying Compatibility Zone			Not Applicable	Same as Underlying Compatibility Zone	<ul style="list-style-type: none"> <li>› Airspace review required for objects &gt; 35 feet tall<sup>12</sup></li> <li>› Avigation easement dedication</li> </ul>


Table 2A

## Basic Compatibility Criteria

**NOTES:**

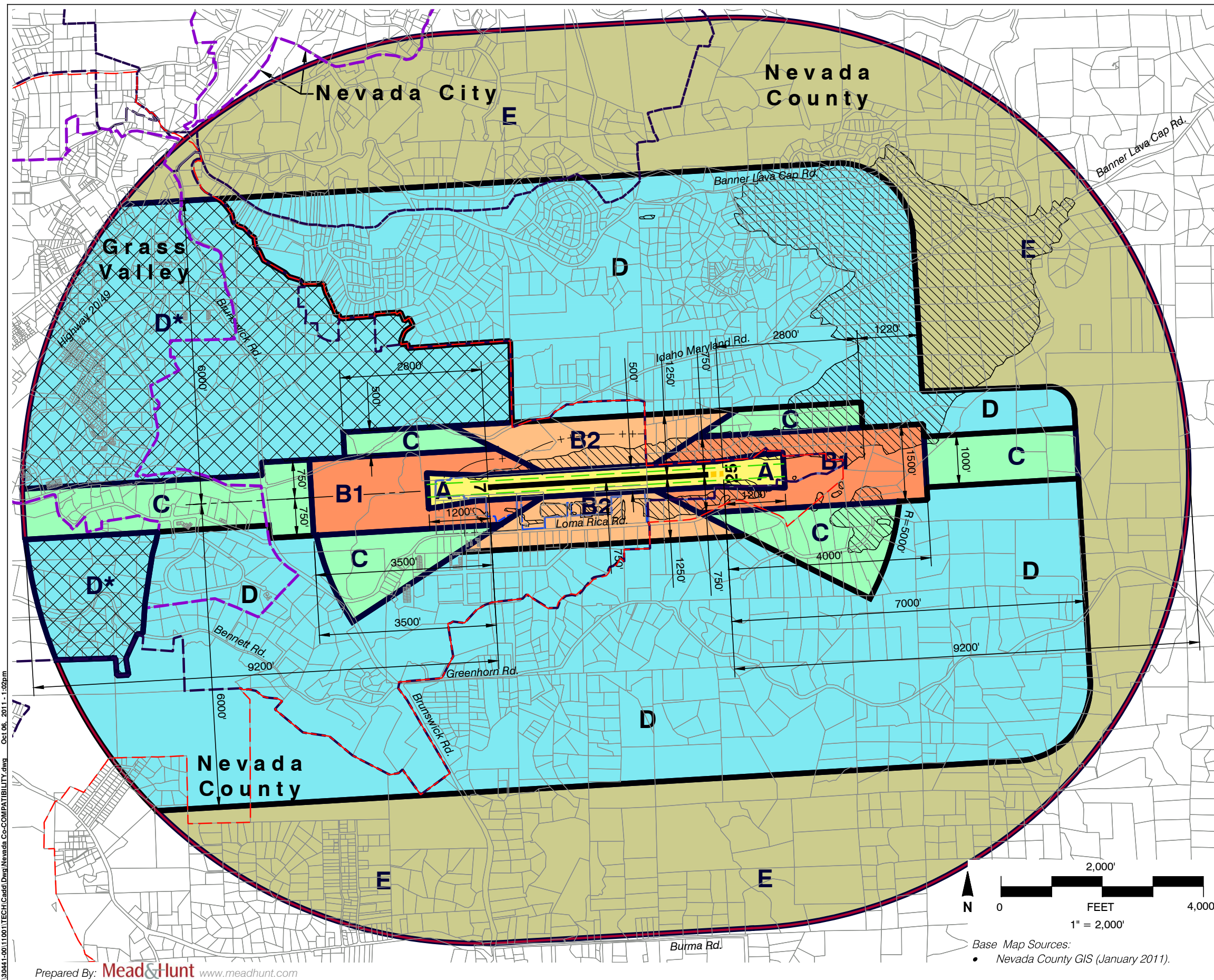
- <sup>1</sup> Residential development must not contain more than the indicated number of dwelling units (excluding secondary units) per acre. Clustering of units is encouraged (see Policy 5.2.8 for limitations). Project site may include multiple parcels. Mixed-use development in which residential uses are proposed to be located in conjunction with nonresidential uses in the same or adjoining buildings on the same site shall be treated as nonresidential development. See Policy 3.1.4.
- <sup>2</sup> Proposed development must comply with both forms of intensity limits (See Policy 3.1.3). Usage intensity calculations shall include all people (e.g., employees, customers/visitors, etc.) who may be on the property at a single point in time, whether indoors or outside. See Policy 5.2.7 for guidance on calculating usage intensities.
- <sup>3</sup> Open land requirements are intended to be applied with respect to an entire zone. This is typically accomplished as part of a community general plan or a specific plan, but may also apply to large (10 acres or more) development projects. See Policy 5.2.6 for additional criteria.
- <sup>4</sup> The uses listed here are ones which are explicitly prohibited regardless of whether they meet the intensity criteria. In addition to these explicitly prohibited uses, other uses will normally not be permitted in the respective compatibility zones because they do not meet the usage intensity criteria.
- <sup>5</sup> As part of certain real estate transactions involving residential property within any compatibility zone (that is, anywhere within an airport influence area), information regarding airport proximity and the existence of aircraft overflights must be disclosed (see Policy 5.4.5). This requirement is set by state law. Avigation Easement dedication and Recorded Overflight Notification requirements indicated for specific compatibility zones apply only to new development (see Policies 3.1.9 and 5.4.3).
- <sup>6</sup> The total number of people permitted on a project site at any time, except rare special events, must not exceed the indicated usage intensity times the acreage of the site. Rare special events are ones (such as an air show at the airport) for which a facility is not designed and normally not used and for which extra safety precautions can be taken as appropriate.
- <sup>7</sup> Clustering of nonresidential development is permitted. However, no single acre of a project site shall exceed the indicated number of people per acre. See Policy 5.2.8(b) for details.
- <sup>8</sup> Hazards to flight include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations. Land use development that may cause the attraction of birds to increase is also prohibited. See Policy 5.3.7 for details.
- <sup>9</sup> Storage of aviation fuel and other aviation-related flammable materials on the airport is exempted from this criterion. Storage of up to 6,000 gallons of nonaviation flammable materials is also exempted. See Policy 5.2.5(c) for details.
- <sup>10</sup> Critical community facilities include power plants, electrical substations, and public communications facilities. See Policy 5.2.5(d) for details.
- <sup>11</sup> NLR = Noise Level Reduction, the outside-to-inside sound level attenuation that the structure provides. See Policy 5.1.5 for NLR requirements for other noise-sensitive uses.
- <sup>12</sup> Objects up to 35 feet in height are permitted. However, the Federal Aviation Administration may require marking and lighting of certain objects. See Policy 5.3.5 for details.
- <sup>13</sup> See Policy 3.1.7 for explanation of term “discouraged.”
- <sup>14</sup> Although no explicit upper limit on usage intensity is defined for *Zone E*, land uses of the types listed—uses that attract very high concentrations of people in confined areas—are discouraged in locations below or near the principal arrival and departure flight tracks. See Policy 3.1.7 for explanation of term “discouraged.” This limitation notwithstanding, no use shall be prohibited in *Zone E* if its usage intensity is such that it would be permitted in *Zone D*.

**Table 2A, continued**

<b>Zone</b>	<b>Noise and Overflight Factors</b>	<b>Safety and Airspace Protection Factors</b>
<b>A</b> <i>Runway Clear Zone</i>	<i>Noise Impact: Very High</i> <ul style="list-style-type: none"> <li>▶ Mostly above CNEL 65 dB</li> </ul>	<i>Risk Level: Very High</i> <ul style="list-style-type: none"> <li>▶ Includes Runway Protection Zones and Building Restriction Line as indicated on Airport Layout Plan (ALP) drawing</li> <li>▶ Nearly 40% of off-runway general aviation accidents near airports occur in this zone</li> <li>▶ Object heights restricted to &lt;35 feet in some areas</li> </ul>
<b>B1</b> <i>Inner Approach Zone</i>	<i>Noise Impact: High</i> <ul style="list-style-type: none"> <li>▶ Typically above CNEL 60 dB</li> <li>▶ Single-event noise sufficient to disrupt wide range of land use activities including indoors if windows open</li> </ul>	<i>Risk Level: High</i> <ul style="list-style-type: none"> <li>▶ Encompasses areas overflowed by aircraft at low altitudes—typically only 200 to 400 feet above the runway elevation.</li> <li>▶ Some 10% to 20% of off-runway general aviation accidents near airports take place here</li> <li>▶ Object heights restricted to &lt;35 feet in some areas</li> </ul>
<b>B2</b> <i>Sideline Zone</i>	<i>Noise Impact: Moderate to High</i> <ul style="list-style-type: none"> <li>▶ Mostly above CNEL 60 dB</li> <li>▶ Exposed to loud single-event noise from takeoffs and jet thrust-reverse on landing; also from pre-flight run-ups</li> </ul>	<i>Risk Level: Low to Moderate</i> <ul style="list-style-type: none"> <li>▶ Area not normally overflowed by aircraft; primary risk is with aircraft (especially twins) losing directional control on takeoff</li> <li>▶ About 3% of off-runway general aviation accidents near airports happen in this zone</li> <li>▶ Object heights restricted to &lt;35 feet in some areas</li> </ul>
<b>C</b> <i>Inner Turning Zone and Extended Approach Zone</i>	<i>Noise Impact: Moderate</i> <ul style="list-style-type: none"> <li>▶ May exceed CNEL 55 dB</li> <li>▶ Primary aircraft traffic pattern south of airport</li> <li>▶ Aircraft typically at or below 1,000-foot traffic pattern altitude; individual events occasionally loud enough to intrude upon indoor activities</li> </ul>	<i>Risk Level: Moderate</i> <ul style="list-style-type: none"> <li>▶ Includes areas where aircraft turn from base to final approach legs of standard traffic pattern and descend from traffic pattern altitude</li> <li>▶ Zone also includes areas where departing aircraft normally complete transition from takeoff power and flap settings to climb mode and have begun to turn to their en route heading</li> <li>▶ Minimal aircraft traffic north of airport except by fire attack aircraft during fire season</li> <li>▶ Some 10% to 15% of off-runway general aviation accidents near airports occur here</li> <li>▶ Object heights restricted to as little as 35 feet</li> </ul>
<b>D</b> <i>Traffic Pattern Zone</i>	<i>Noise Impact: Moderate</i> <ul style="list-style-type: none"> <li>▶ Noise more of a concern with respect to individual loud events than with cumulative noise contours</li> <li>▶ Portions of the 55-CNEL contour extend into this zone</li> <li>▶ Traffic pattern north of airport is modified to account for high terrain northeast of airport</li> <li>▶ Urban Overlay Zone D* reflects relatively high ambient noise level of urbanized area</li> </ul>	<i>Risk Level: Low</i> <ul style="list-style-type: none"> <li>▶ About 20% to 30% of general aviation accidents take place in this zone, but the large area encompassed means a low likelihood of accident occurrence in any given location</li> <li>▶ Risk concern is primarily with uses for which potential consequences are severe (e.g. very-high-intensity activities in a confined area)</li> <li>▶ Airspace concern is generally with object heights &gt; 100 feet above runway elevation except to northeast where terrain is higher</li> </ul>
<b>E</b> <i>Other Airport Environs</i>	<i>Noise Impact: Low</i> <ul style="list-style-type: none"> <li>▶ Beyond the 55-CNEL contour</li> <li>▶ Occasional overflights intrusive to some outdoor activities</li> </ul>	<i>Risk Level: Low</i> <ul style="list-style-type: none"> <li>▶ Risk concern only with uses for which potential consequences are severe (e.g. very-high-intensity activities in a confined area)</li> </ul>
 <i>Height Review Overlay Zone</i>	<i>Noise Impact: Low</i> <ul style="list-style-type: none"> <li>▶ Individual noise events slightly louder because high terrain reduces altitude of overflights</li> </ul>	<i>Risk Level: Moderate</i> <ul style="list-style-type: none"> <li>▶ Modest risk because high terrain constitutes airspace obstruction</li> <li>▶ Key concern is tall single objects (e.g., antennas)</li> </ul>

**Table 2B**

## Compatibility Zone Delineation



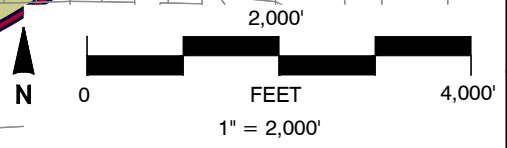
**Legend**

- Boundary Lines**
- Airport Property Line
  - Proposed Airport Property Acquisition
  - City Limits
  - Grass Valley Planning Area
  - Grass Valley Sphere of Influence
  - Nevada City Sphere of Influence
  - Existing Runway (4,350')
  - Future Runway (4,650')
  - Object Free Area
  - Airport Influence Area
- Compatibility Zones<sup>1</sup>**
- Zone A - Runway Clear Zone
  - Zone B1 - Inner Approach Zone
  - Zone B2 - Sideline Zone
  - Zone C - Inner Turning Zone & Extended Approach Zone
  - Zone D - Traffic Pattern Zone
  - Zone D\* - Urban Overlay Zone
  - Zone E - Other Airport Environs
  - Height Review Overlay

**Notes**

1. See Chapter 2, Table 2A, Basic Compatibility Criteria.

**Nevada County Airport  
Land Use Compatibility Plan**  
(Adopted September 2011)



Base Map Sources:  
• Nevada County GIS (January 2011).

Map 2A

**Compatibility Policy Map**

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**DRAFT CONDITIONS OF APPROVAL**

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**Application Number:** 26PLN-0011  
**Applicant:** Kate Beck (Applicant, Tenant, Business Operator)/Harry Carr (Property Owner)  
**Location/APNs:** 1050 Whispering Pines Lane, Suite F, Grass Valley, CA, 95945 (APN: 009-760-026)  
**Prepared by:** Vanessa Franken, Associate Planner

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**STANDARD CONDITIONS**

1. The approval date for Planning Commission review of the proposed project is 5/19/2026, with an effective date of 6/04/2026, pursuant to [Section 17.74.020 – Effective Date of Permit](#). This project is approved for a period of one year and shall expire on 5/19/2027, 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, per [Section 17.74.060 – Time Limits and Extensions](#).
2. The final design shall be consistent with the 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 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.

**BUILDING DIVISION**

1. Obtain a building permit for all applicable work. New occupancy, if applicable, will determine Building Code requirements.

**FIRE MARSHAL**

1. Occupancy classification shall be determined by the Building Official prior to Fire review. Be advised, final occupancy classification, fire area, and hazard area, may require installation of fire protection systems requirements, including but not limited to

an automatic fire sprinkler system and fire alarm/detection system. If required, these systems shall be submitted as deferred submittals.

2. The proposed pet cremation unit shall be listed and labeled for its intended use.
  - Be installed per manufacturers specifications.
  - Include: Automatic fuel shut off, over-temperature protections, emergency shutoff switch (accessible).
  - CA Fire Code (CFC) §603 – Fuel Fired Appliances
3. Fire apparatus access and water supply shall be verified during building permit review.
  - Hydrant location and fire flow shall be evaluated, if applicable.
  - Knox-box may be required.
  - CFC §503 & §506

### **PLANNING DIVISION**

1. Any new signs associated with the facility shall be designed to meet the City Sign Ordinance ([Chapter 17.38 – Signs](#)), as well as any applicable sign standards within the overarching [Whispering Pines Specific Plan](#) for the area; Section A.11 – Signs (PDF page 83). A new sign may require a building permit.
2. Pet cremation unit Manufacturer Noise Specifications shall be provided to the Planning Department. Operator shall allow Planning Department inspection for noise measuring, and/or provide noise readings to the Planning Department, if needed.

### **NEVADA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT (NCDEH)**

1. Operator must comply with applicable codes and regulations regarding storage of hazardous materials and generated hazardous waste, as set forth in the CA Health and Safety Code Section 25500 – 25519 and 25100 – 25258.2, including the electronic reporting requirement to the California Environmental Reporting System (CERS).

The project proponent/operator shall apply for and obtain a permit for the storage of hazardous materials and the generation of hazardous wastes from the Nevada County Department of Environmental Health (NCDEH), the Certified Unified Program Agency (CUPA) within 30 days of reaching or exceeding statutory thresholds of 55 gallons of hazardous liquid, 200 standard cubic feet of compressed gas, including oxygen, and 500 pounds of hazardous solid.

- CUPA permits shall be renewed annually.
2. NCDEH advises applicant to ensure they have all required approvals from the local and State jurisdictional Air Quality Control District(s). This could entail approvals from the Northern Sierra Air Quality Management District, and/or California Air Resources Board (CARB).

**NEVADA IRRIGATION DISTRICT (NID)**

1. Will require a RP (backflow) device for the existing service meter and separate landscape meter. Costs associated with RP are owner responsibility
  - Questions may be directed to Tricia Panock, Business Services Technician; (530) 271-6840 or [panockt@nidwater.com](mailto:panockt@nidwater.com)

**NORTHERN SIERRA AIR QUALITY MANAGEMENT DISTRICT(NID)**

1. Asbestos dust mitigation is required *if* there will be any soil disturbance at the site, due to the project property being located in a mapped ultramafic rock zone. Please keep this in mind for any future major site modifications, renovations, or landscaping.

Additionally, no structural demolition is mentioned for this project, however, in the interest of safety, please keep in mind that any building can have asbestos containing building materials (ACBM) that pose a health risk if disturbed. We are a “non-delegated” air district, therefore if internal renovations are planned, the applicant **must submit** the EPA Notification Form found here: <https://ww2.arb.ca.gov/our-work/programs/asbestos-neshap-program/asbestos-neshap-notification-renovation-or-demolition> before demolition begins.

- Questions may be directed to Suzie Tarnay, Air pollution Control Officer; (530) 274-9360 (EXT. 505) or [suziet@myairdistrict.com](mailto:suziet@myairdistrict.com)