



**PLANNING COMMISSION
STAFF REPORT
FEBRUARY 18, 2025**

Prepared by: Amy Wolfson, City Planner

DATA SUMMARY:

Application Number: 24PLN-46
Subject: Development Review to consider a 70,480 sq ft metal manufacturing buildings to accommodate an expansion for the existing Jada Windows business at 179 Clydesdale Court and a Use Permit to accommodate a reduction in parking standards
Location/APN: 179 Clydesdale Court / 009-680-050, 056
Applicant: Jessica Hankins/Kevin Nelson representing Jada Windows
Zoning/General Plan: Light Industrial (M-1)/ Business Park & Manufacturing/Industrial (BP/M-1)
Entitlement: Development Review Permit, Use Permit
Environmental Status: Recommended Draft IS/MND

RECOMMENDATION: That the Planning Commission approve the Jada Windows Development Review and Use Permit project as presented, or as modified by the Planning Commission, which includes the following actions:

1. Adoption of a Mitigated Negative Declaration, prepared for the project, as the appropriate level of environmental review, in accordance with the California Environmental Quality Act (CEQA) and Guidelines (Attachment 1); and
2. Adoption of Findings of Fact for approval of the Jada Windows Manufacturing Development Permit and Use Permit as presented in the staff report; and,
3. Approval of the Use Permit to reduce the parking standards pursuant to City Municipal Code Section 17.36.080 (B) in accordance with the Conditions of Approval as presented in the staff report; and
4. Approval of the Development Review Permit as presented and in accordance with Conditions of Approval as presented in the Staff Report.

BACKGROUND:

The subject ±7-acre property is located on Whispering Pines Road, with proposed access off Clydesdale Court through an existing developed parcel where the current Jada Windows manufacturing building is located, at 179 Clydesdale Court. The project site was annexed into the City in 2010 and came in with a development proposal that had included three industrial buildings totaling 57,000 square feet. At that time a Mitigated Negative Declaration was adopted for the project. The property was annexed and pre-zoned but the development component never took place.

The applicant presented a conceptual project to the Development Review Committee in September 2024, which was received well. The general building design was maintained for the formal submittal due to the favorable review.

PROJECT DESCRIPTION:

A Development Review application including a proposed 70,458 square-foot manufacturing building with a parking lot and associated infrastructure. The proposed structure is adjacent to the existing Jada Windows business on Clydesdale Court which consists of multiple parcels and structures also owned by Jada Windows. The purpose of the proposed building is to consolidate the Jada Windows operations into one site and allow the manufacturing business to operate more efficiently, moving some of the manufacturing operations from the Clydesdale site to the new project site. The site will provide fire truck circulation around the entire building and provide a total of 50 parking spaces for employees and customers. The site has direct access from Whispering Pines Lane, a City-maintained road, at the existing left-turn openings in Whispering Pines Lane. A secondary driveway access would be provided to the existing Jada Windows building located at 179 Clydesdale Court (APN 009-690-016). The proposed buildings will be metal structures with natural architectural features as shown in the attached building elevations. A Use Permit is being requested in order to accommodate a reduction of parking standards pursuant to Section 17.36.080 of the City Municipal Code, based on quantitative information provided by the applicant.

Access, Parking & Circulation – Primary ingress/egress is proposed via Whispering Pines Lane, a city-maintained roadway constructed to city standards. A secondary, private access is proposed through adjacent properties at the southeastern portion of the project site that connects with the internal circulation drive. The secondary access is proposed within an offsite, existing access easement that goes through a privately-owned property within the County’s jurisdiction (APN 009-680-052) and through the existing Jada Windows facility on Clydesdale Court (APN 009-690-016). The internal drive aisles are 25-feet wide, which exceeds the city’s standard requiring a 24 ft drive aisle width for two-way drive aisles.

Landscaping – The preliminary landscape plan includes perimeter landscaping along with internal parking lot landscaping. The proposed plan is characterized by a variety of vegetation forms including shade trees, large shrubs/small trees, medium shrubs, and understory planting that are predominantly California natives. Landscaping shall also be installed in the common areas and surrounding the parking lot. The landscaping shall be in accordance with the City and State Model Water Efficiency Landscape requirements.

Lighting – Lighting consists of 14 wall-mounted lights at a 14-foot height, which is consistent with city standards.

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. The City of Grass Valley acknowledges the importance of trees to the community’s health, safety, welfare, and tranquility. Chapter 12.36 of the Municipal Code outlines standards for tree removal and for obtaining a tree removal permit to ensure that community trees would be prudently protected and managed so as to ensure these multiple civic benefits.

Grading – Earthwork grading was previously performed at the site in 2013 by C&D Contractors. The Preliminary Site Plan prepared for the proposed project by Nelson Engineering (September 26, 2024) includes 70,458 square feet (sf) of proposed building coverage; 77,438 sf of pavement area; and 12,000 cubic yards of earthwork cut and fill. Based on the grades depicted on the Preliminary Site Plan, the preliminary geotechnical report prepared by Geocon, anticipates that 5 to 7 feet of cut are proposed in the building areas and up to approximately 15 feet of fill is proposed. It is anticipated that the existing native soil and engineered fill will be suitable for support of the proposed lightly loaded structure with conventional shallow foundations and interior concrete slabs-on-grade will be suitable for support of the proposed, lightly loaded structure. There is a retaining wall located along the northwestern portion of the parking lot that spans approximately 100-feet and ranges in height between four and six feet.

Drainage – On-site drainage will be collected, treated, and detained to pre-development flows through an onsite storm drain system, bioswale and detention pond. Sewer, water, and electrical utilities will be served from existing main lines in Whispering Pines Lane. A Resource Management Plan pursuant to Section 17.50.040 (2.c) of the City Municipal Code, has been prepared to address the activities associated with development within the 30-foot setback of the seasonal drainage located in the southeastern portion of the site.

Utilities –

Water Supply– The subject property will be connected to Nevada Irrigation District water lines along Whispering Pines Lane.

Sanitary Sewer– The nearest sanitary sewer connection is located on whispering Pines Lane, adjacent to the site.

Dry Utilities– The project will connect to dry utilities (i.e., natural gas, electrical supply, telephone, cable) that are located along Whispering Pines Lane.

Parking Reduction – The applicant is requesting a parking space reduction through a conditional use permit pursuant to of the City Municipal Code Section 17.36.080 (B). The reduction request is due to the lighter employee and visitor use than is otherwise suggested by the large building size. Pursuant to our parking space standards, a 70,458 square foot manufacturing building would generally require around 141 parking spaces. The applicant is requesting to reduce that number to 50 spaces based on an employee count of 32 and projected expansion not exceeding 42 (see finding 7). A condition of approval has been included that any change of occupancy would require a revised traffic study to determine whether roadway improvements are required with a larger occupancy potential and requiring expansion of the parking facility to be consistent with city municipal code Chapter 17.36.

Development Review Committee The Development Review Committee reviewed the project on January 14, 2025 and recommended approval with conditions for two fire-related issues by DRC member Roque Barrera. Condition 83 has been added requiring that the entrance and drive aisles be widened to 26-feet so that a fire apparatus has clear access around the entire

building due to its height. Condition 84 has also been added requiring the applicant to provide fire apparatus access to the gates that are planned for installation at the property entrance.

General Plan Land Use Designation

The project area has a General Plan land use designation of Manufacturing-Industrial (M-I), according to the *City of Grass Valley 2020 General Plan*. This designation is intended to accommodate a variety of industrial and service commercial uses. Although occupied by free-standing businesses without any overall internal plan or restrictions, M-I districts benefit from some clustering of compatible industrial or service commercial uses. Typical uses in M-I designated areas are: light manufacturing; automotive services, warehousing/distribution; and wholesale-retail outlets. The potential for adverse impacts from M-I activities heightens the importance of proper location (relative to the surrounding community) and use of perimeter buffering. Zoning districts compatible with General Plan M-I designation are Light Industrial (M-1), General Industrial (M-2), and Industrial/Services (I/S).

Zoning Designation

The property is within the Light Industrial (M-1) zoning designation. The M-1 zone is applied to areas appropriate for a range of light industrial uses. The M-1 zone implements and is consistent with the manufacturing-industrial designation of the general plan.

The project design shall be in accordance with the M-1 zone standards regarding height, setbacks, parking standards, etc.

FINDINGS:

In accordance with Sections 17.72.30 J (Development Review Permit) and Section 17.72.60 F (Use Permit) of the Development Code, the Planning Commission is required to make the following specific findings before it approves the Development Review permit.

1. The City received a complete application for the Jada Windows Manufacturing Building (24PLN-46).
2. The Development Review Committee reviewed the project in compliance with the California Environmental Quality Act and recommends that the Planning Commission adopt a Mitigated Negative Declaration in accordance with the California Environmental Quality Act and CEQA Guidelines, California Code of Regulations Title 14, Section 15070(b)
3. The 2020 General Plan designates the project site as Manufacturing-Industrial (M-I). The Jada Windows manufacturing business is consistent with the General Plan or any applicable Specific Plan.
4. The proposed project is allowed within the applicable zone and complies with all other applicable provisions of the Development Code and the City Municipal Code.
5. The design, location, size, and characteristics of the proposed project is in compliance with any project-specific design standards in effect and any standards and guidelines for Development Review Permits.
6. The site and project as conditioned, 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

7. The applicant has provided quantitative information with regards to the maximum number of employees at 42 as submitted with the Traffic Study prepared for the project, which documents the need for fewer parking spaces, consistent with section 17.36.080 of the municipal code.

ENVIRONMENTAL DETERMINATION:

Based upon the Draft Initial Study, Air Quality, Biological Resources, Cultural/Tribal Cultural Resources, Geology/Soils, Hazards and Hazardous Materials, Hydrology/Water Quality and Wildfire, were identified as having potentially significant impacts requiring mitigation measures. Other resource categories were determined to be less than significant or have no impact based upon site and project specific impacts. The recommended tiered MND was published on the State Clearinghouse website on January 10, 2025, which initiated a 30-day public review and State agency review period. Staff received one comment letter as a result of this review period from the Central Valley Regional Water Quality Control Board. The comment letter requested that the draft MND be modified with mitigation language intended to protect water quality in compliance with the adopted regional Basin Plan. This language has been added to the draft MND attached to the staff report with the updated mitigation shown in red underlined text. Staff also updated the project description to reflect the revisions the applicant made to the proposed lighting to bring it into compliance with the city municipal code.

RECOMMENDED CONDITIONS OF APPROVAL:

PLANNING:

1. The approval date for Development Review is February 18, 2025 with an effective date of Thursday, March 6, 2025 pursuant to Section 17.74.020 GVMC. This project is approved for a period of one year and shall expire on March 6, 2025 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 Development Review application and plans provided by the applicant and approved by the Development Review Committee (24PLN-46). 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. A tree removal permit shall be required for the removal of any tree over 10 inches Diameter at Breast Height (DBH) pursuant to city municipal code chapter 12.36
4. The applicant's landscape architect shall submit a letter specifying that the landscaping and irrigation has been installed in accordance with the approved landscape plans

5. The applicant's landscape architect or landscape contractor shall submit to the City for approval the "certificate of completion" form as required by the Model Water Efficiency Landscape Ordinance (MWELo)
6. The applicant shall conduct an irrigation audit pursuant to the requirements of the MWELo. This shall be conducted by a third-party certified landscape irrigation auditor that did not install or design the landscape and irrigation. Prior to the audit City must confirm the selected auditor complies with MWELo requirements.
7. Prior to building final and to accommodate the shared truck maneuvering space that crosses the adjusted property line, a deed restriction requiring an access easement, shall be reviewed by city staff prior to recording at the Nevada County Recorder's Office.
8. The applicant shall file for a sign permit prior to erecting signage.
9. Any change of occupancy would require a revised traffic study to determine whether roadway improvements are required with a larger occupancy potential, and requiring expansion of the parking facility to be consistent with Section 17.36.030.
10. 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:

11. The occupancy of the building shall be classified as "F-2."
12. The Construction type shall be "VA" or 60' setback to all property lines for unlimited type VB
13. Plumbing fixtures shall be based on occupancy- precise floor area calculations will be required to justify reduced fixtures
14. 2022 or current Building Codes shall apply

ENGINEERING:

8. The applicant shall submit to the Building Department for review and approval, an improvements and grading plan prepared by a Registered Civil Engineer; shall obtain a Grading Permit; and shall pay all appropriate fees for plan check and inspection. The grading and improvement plans shall include but not be limited to roadway/driveway/parking lot slopes and elevations, curb, gutters, sidewalks, striping and signing, paving, water and sewer pipelines, storm drains, street/parking lot lights, accessible access from the sidewalk to the building and from the accessible parking spaces to the building, retaining walls, any necessary alteration of existing utilities, and all easements, in accordance with City Improvement Standards.
9. The project plans shall include the following note:

“All trees to be saved shall be enclosed by a construction barrier placed around the dripline zone of the tree. The construction barrier shall consist of four-foot tall mesh safety fencing in a bright color. The fencing shall be tied to six-foot tall metal poles spaced a maximum of twenty feet apart. Each pole shall be placed with two feet below the surface of the ground.”

10. If trees to be removed are 6” or greater in diameter, are classified to be in Group A or B per the California Forest Practice Rules, and are on timberland, the applicant shall obtain one of the following harvest document(s) from the California Department of Forestry and Fire Protection and submit a copy of the approved document to the City:
 - a. Less than 3 Acre Conversion Exemption. Any project with less than 3 acres of land disturbance may qualify (see 14 CCR 1104.1 (a)(2) for conditions).
 - b. Timberland Conversion (PRC4621) and Timber Harvest Plan (PRC.4581). Any project with 3 acres or greater or that do not meet the conditions in 14 CCR 1104.1 (a)(2).
11. The applicant shall submit to the Building Department for review and acceptance two copies of a detailed Soils Engineering Report and Engineering Geology Report certified by a Civil Engineer registered in the State of California. In addition to the California Building Code requirements, the report shall specify the pavement structural sections for the proposed roadways in relation to the proposed traffic indexes. The improvements and grading plans shall incorporate the recommendations of the approved Soils Engineering Report and Engineering Geology Report. The project developer shall retain a civil engineer, soils engineer, and engineering geologist to provide professional inspection of the grading operations. If work is observed as not being done in compliance with the California Building Code and the approved improvements and grading plans, the discrepancies shall be reported immediately in writing to the permittee, the building official, and the Engineering Division.
12. If any retaining walls or other wall structures equal to or greater than four feet in height (from the base of the footing to the top of the wall) are identified on the grading/improvement plans, the applicant shall:
 - a. Place a note on the grading/improvement plans stating that any walls equal to or greater than four feet in height will require a Building Permit prior to being constructed.
 - b. Submit design calculations for the walls for review and acceptance.
 - c. If the proposed walls are to be constructed against a cut slope that cannot be graded back per the California Building Code, submit:
 - d. A signed and stamped letter from a Licensed Civil Engineer or Geotechnical Engineer identifying a temporary shoring plan and how the cut slopes for the walls will be protected from the weather during construction.
13. A signed and stamped letter from a Licensed Civil Engineer or Geotechnical Engineer stating that a copy of the required OSHA Permit will be supplied to the City prior to any excavation on the site and that a qualified OSHA Approved Inspector or Professional Civil Engineer will:
 - a. Be onsite during excavation for an construction of the retaining walls;

- b. Be onsite at least once a day during inclement weather; and
 - c. Will submit daily reports to the City.
14. The applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP) to the City for acceptance, file a Notice of Intent with the California Water Quality Control Board and comply with all provisions of the Clean Water Act. The applicant shall include the Waste Discharge Identification (WDID) number, issued by the State, on all sheets of the grading plan set.
 15. The applicant shall submit to the City Engineer for review and approval, drainage plans and hydrologic and hydraulic calculations in accordance with the City of Grass Valley Improvement Standards and Storm Drainage Master Plan & Criteria.
 16. Measures must be implemented for site design, source control, runoff reduction, storm water treatment and baseline hydromodification management measures per the City of Grass Valley Design Standards.
 17. An Improvement Performance Security shall be submitted (if a subdivision improvement agreement is not in place). The amount of the security shall be for the sum of: 1) 100% of the cost of public improvements necessary to restore the public right of way back to existing conditions or the cost of the public improvements, whichever is less; 2) 10% of the cost erosion and sedimentation control necessary to stabilize the site; 3) 10% of the cost of tree replacement; and 4) 100% of the cost to address any features which could cause a hazard to the public or neighboring property owners if left in an incomplete state. The minimum security amount shall be \$500.00. The cost estimate shall be provided to the Engineering Division for review and approval as a part of the plan submittal. All costs shall include a ten (10) percent contingency. Either a cash deposit or our standard bond shall be provided. In either case, the applicant shall submit the "Bonds/Security Agreement with their Security.
 18. A detailed grading, permanent erosion control and landscaping plan shall be submitted for review and approval by the Engineering Division prior to commencing grading. Erosion control measures shall be implemented in accordance with the approved plans. Any expenses made by the City to enforce the required erosion control measures will be paid by the deposit.
 19. The applicant shall submit to the City Engineer for review, a separate sight distance exhibit showing that minimum sight distance requirements are achieved in accordance with City of Grass Valley Design Standards. The exhibit shall indicate the roadway design speed, sight distance design speed, sight distance in both directions, and delineate any areas of vegetation removal/easements and no parking areas, recommended for optimal sight distance and/or vehicular movements.
 20. The applicant shall submit sewer calculations for the proposed development and any calculations necessary to verify the existing sewer system's ability to carry the additional flow created by the development.

21. The improvements and grading plans shall be signed by all other jurisdictional agencies involved (i.e. NID), prior to receiving City Engineer approval.
22. Per the Development Code, the Grading Permit shall expire one (1) year from the effective date of the permit unless an extension is granted by the City Engineer (for up to 180 days)

Prior to initiating grading and/or construction of the site improvements for the project, the developer shall complete the following:

23. Prior to any work being conducted within the State, County or City right-of-way, the applicant shall obtain an Encroachment Permit from the appropriate Agency.
24. A minimum of forty-eight (48) hours prior to commencement of grading activities, the developer's contractor shall notify the Engineering Division of the intent to begin grading operations. Prior to notification, all grade stakes shall be in place identifying limits of all cut and fill activities. After notification, Engineering staff shall be provided the opportunity to field review the grading limits to ensure conformity with the approved improvement and grading plans. If differences are noted in the field, grading activities shall be delayed until issues are resolved.
25. Placement of construction fencing around all trees designated to be preserved in the project.

During construction, the following conditions shall apply:

26. The developer shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period.
27. Where soil or geologic conditions encountered in grading operations are different from that anticipated in the soil and/or geologic investigation report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted by the applicant, for approval by the City Engineer. It shall be accompanied by an engineering or geologic opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity.
28. No trucks may transport excavated material off-site unless the loads are adequately wetted and either covered with tarps or loaded such that the material does not touch the front, back, or sides of the cargo compartment at any point less than six inches to top of the cargo compartment. All excavated material must be properly disposed of in accordance with the City's Standard Specifications.
29. The contractor shall comply with all Occupational Safety and Health Administration (OSHA) requirements.
30. For any public work, the contractor shall comply with all Department of Industrial Relations (DIR) requirements including complying with prevailing wage requirements.

STANDARD PUBLIC IMPROVEMENT SECURITY CONDITIONS:

Prior to acceptance of public improvements and/or exoneration of bonds, or other form of security, the following conditions shall be satisfied:

31. A Warranty and Guarantee security guaranteeing the public improvements for a period of one year shall be provided in the amount of 10% of the total improvement costs. Either a cash deposit or our standard bond shall be provided. In either case, the applicant shall submit the “Bonds - Security Agreement” with their security. The form, “Bonds – Guarantee and Warranty” shall be used for the bond.
32. The applicant shall sign and record a covenant and agreement to ensure that the onsite storm water facilities will be maintained by the property owner(s).
33. “As-built” plans showing all of the public improvements installed, signed by the Engineer of Record, must be submitted to the Engineering Division in digital format (either in AutoCAD or a PDF).
34. A final report prepared by the soils engineer, in accordance with the California Building Code, must be submitted to the Engineering Division.
35. A final report prepared by the geologist, in accordance with the California Building Code, must be submitted to the Engineering Division.
36. The grading contractor shall submit a statement of conformance to the as-built plans and specifications. Statement must meet intent of the California Building Code. An example is: “As the grading contractor, I confirm that all improvements were constructed as shown on these improvement plans.” Include signature, company and date.

GRADING PERMIT PLAN REQUIREMENTS:

Complete Grading Plans must address all applicable provisions of the Grass Valley Municipal Code, Section 15.06.020, Development Code, Improvement Standards and Appendix J of the California Building Code, including but not limited to the following:

37. Grading plan is to be signed and stamped by a California registered Civil Engineer if grading is in excess of 5,000 cubic yards. Printed name, address, registration number, and phone number of engineer or architect to be shown on the cover sheet of the grading plans.
38. Printed name, address, and phone number of both owner/applicant and soils engineer are to be shown on the cover sheet of the grading plans.
39. Title block on all plan sheets shall be included showing the address, APN, Planning Project Number, if any, and/or location of the project.

ENGINEERING DIVISION CITY OF GRASS VALLEY	
GRADING AND IMPROVEMENT PLANS FOR MEC STORAGE FACILITY	
PROJECT ENGINEER:	JASON BARNUM
ACCEPTED BY:	
CITY ENGINEER:	DATE: 7/5/23 PROJECT NUMBER: GP23-01
SHEET 1 OF 14	DRAWING NUMBER: 2200

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40. The estimated volumes, in cubic yards, of cut and/or fill and area of site to be shown on plans. Excess dirt moved outside the City Limits shall comply with the applicable standards of the area it is moved to. Any location within the City Limits used for disposal of excess dirt will require a separate Grading Permit for that site.
41. Vicinity map, north arrow, benchmark and scale (min. of 1" = 50') to be shown on the cover sheet of the grading plans.
42. External property boundary lines and all internal lot lines, numbers, and dimensions shall be included on the plans.
43. Existing natural features, including wetlands, streams, trees, etc. shall be shown on the grading plans. Include specific tree protection measures and other mitigation measures being incorporated in plans to protect natural features.
44. All existing improvements, easements, drainage facilities, and underground utilities on the property and within 25 feet of the project boundaries shall be shown on the plans.
45. Location of all proposed drainage facilities and storm water detention facilities consistent with the drainage report, calculations and additional documentation pursuant to the City's Improvement Standards shall be shown on the plans.
46. Existing contours (maximum interval of 2 feet) to be shown as broken (dashed) lines properly identified on the plan and extend to a minimum of 25 feet beyond the perimeter of the property. All buildings, trees, fences and structures on-site and on adjacent lots within 15 feet of the perimeter of the property to be shown and labeled on the plans. The effect the proposed grading will have on adjacent properties (cuts, fills, drainage, etc.) to be shown on the plans. Any grading performed on adjacent private property shall be clearly shown and will require a signed release for the adjacent legal owner.
47. Proposed final grades to be clearly shown and designated on plans along with all cut and fill slopes. Slopes to be clearly designated on plans with slope (H:V) being shown. The contours of all new grading shall be in solid lines.

- d. Toe of fill slopes must be inside site boundaries by H/2 (2 ft. min., 20 ft. max.) and 5' away from the top of cut slope or existing steep bank to provide a bench in natural ground.
 - e. Top of cut/fill slopes must be inside site boundaries by H/2 (2ft. min., 10 ft. max.).
 - f. All slopes shall be a maximum of 2:1, unless approved by the soil engineer (with accompanying data) and the Building Official.
 - g. No fill may be placed on existing terrain where slopes are greater than 2:1.
 - h. Lots must have required 1-2% slope to public right of way or drainage easement or drainage purposes unless otherwise approved by the City Engineer.
 - i. Show how drainage is prevented from crossing property lines.
 - j. Show cross sections for all cut and fill slopes.
48. Details of site drainage, including any proposed on-site drainage structures, walls, cribbing, surface protection, etc. must meet City Improvement Standards and must be shown on the grading plans.
49. Retaining walls, including details and cross sections, etc., shall be shown on the grading plans.
50. Recommendations and conclusions in the Preliminary Soils Report and/or Geotechnical Report are to be incorporated in the design of the grading plan.
51. Plan size is to be standard 36" x 24" sheets.
52. Erosion Control Plan and Best Management Practices shall be included in the plans per the City of Grass Valley Improvement Standards.

THE FOLLOWING NOTES ARE REQUIRED ON GRADING PLANS/EROSION CONTROL PLANS:

53. All grading shall conform to the Grass Valley Development Code, Improvement Standards, and the current City-adopted edition of the California Building Code.
54. All provisions of the preliminary soils report that must be submitted to the Engineering Division shall be complied with during grading operations.
55. This plan is for grading purposes only and is not to be used for the purpose of constructing on-site or off-site improvements. Issuance of a permit based on this plan does not constitute approval of driveway locations or sizes, parking lot structural sections or layout, ADA-related requirements, building locations or foundations, walls, curbing, off-site drainage facilities or other items not related directly to the basic grading operation. On-site improvements shall be constructed from approved building permit plans. Off-site improvements shall be constructed from plans approved for this purpose by the Engineering Department.

56. Certification from the registered civil engineer, if engineered grading, or California licensed contractor, if not engineered grading, stating that the grading has been completed per the approved plan, and a compaction report from the soil engineer for fill areas are required prior to building permits being issued.
57. Contractor is responsible for erosion, dust and temporary drainage control during grading operations.
58. All manufactured slopes in excess of 5 feet in vertical height are to be protected from erosion during rough grading operations and, thereafter, until installation of final ground cover. (See landscape plans for final ground cover).
59. All slope protection swales to be constructed at the same time as banks are graded.
60. The property owner is responsible for implementation and maintenance of the erosion control measures shown on this plan and SWPPP, if applicable, and also to provide any additional erosion control measures (e.g., hydroseeding, mulching of straw, sandbagging, diversion ditches, retention basins, etc.) dictated by field conditions to prevent erosion and/or sedimentation from leaving the site and/or impacting stormwater runoff. Special attention shall be given to additional measures during any qualifying rain event.
61. After a rainstorm, all silt and debris shall be removed from check berms, check dams, and all paved areas.
62. Any improvements constructed in the public right-of-way will require a separate encroachment permit and inspection from the Engineering Department.
63. Any walls, fences, structures and/or appurtenances adjacent to this project are to be protected in place. If grading operations damage or adversely affect said items in any way, the contractor and/or developer is responsible for working out an acceptable solution to the satisfaction of the affected property owner(s).
64. The contractor/developer is responsible for ensuring that retaining walls do not interfere with provision of utilities.
65. It is the grading contractor's responsibility to ensure that adequate compaction has been attained on the entire grading site, including fill areas outside the building pads and on all fill slopes.
66. The soil engineer shall observe and perform compaction tests during the grading to evaluate the preparation of the natural ground surface to receive the fill and the compaction attained in the fill, including fill areas outside the building pads and on all fill slopes.

67. Earthwork quantities are shown for grading permit purposes only, and the City of Grass Valley is not responsible for their accuracy.
68. Grading operations within a residential zone or within 500 feet of a residential zone shall be limited to between the hours of 7 a.m. and 7 p.m. on weekdays and on Saturday. No grading will be permitted on Sunday or legal holidays (Municipal Code, Section 8.28.100).
69. If grading or other construction operations unearth archeological or historical artifacts or resources, construction activities shall cease immediately. The Planning and Engineering Division shall be notified of the extent and location of discovered materials so that they may be recorded by a qualified archeologist. Disposition of artifacts shall comply with State and Federal laws.
70. If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Nevada County Environmental Health Department, the Fire Department, the Police Department, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.
71. Where soil or geologic conditions encountered in grading operations are different from that anticipated in the soil and/or geologic investigation report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted by the applicant, for approval by the City Engineer. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity.
72. No trucks may transport excavated material off-site unless the loads are adequately wetted and either covered with tarps or loaded such that the material does not touch the front, back, or sides of the cargo compartment at any point less than six inches to the top of the cargo compartment. All excavated material must be properly disposed of in accordance with the City's Standard Specifications.
73. If trees to be removed are 6" or greater in diameter, are classified to be in Group A or B per the California Forest Practice Rules, and are on timberland, the applicant shall obtain one of the following harvest document(s) from the California Department of Forestry and Fire Protection and submit a copy of the approved document to the City:
- a. Less than 3 Acre Conversion Exemption. Any project with less than 3 acres of land disturbance may qualify (see 14 CCR 1104.1 (a)(2) for conditions).
 - b. Timberland Conversion (PRC4621) and Timber Harvest Plan (PRC.4581). Any project with 3 acres or greater or that do not meet the conditions in 14 CCR 1104.1 (a)(2).

Lot Line Adjustment/Parcel Merger Conditions:

74. The applicant agrees to defend, indemnify, and hold harmless the City in any action or proceeding brought against the City to void or annul this discretionary land use approval.

75. Lot Line Adjustment documents must be approved by the City Engineer prior to recording. To receive approval, the applicant shall submit the documents listed below to the Engineering Division. Upon approval by the City Engineer, the applicant shall record the deed(s) at his expense and submit one copy of the recorded deed(s) to the Engineering Division.
- a. Draft legal description for each parcel.
 - b. Lot Line Adjustment Exhibit Plat(s) or record of survey. The Lot Line Adjustment Exhibit Plat(s) and/or record of survey must conform to the Lot Line Adjustment application, be prepared, stamped, and signed by a licensed professional surveyor, and include the following statement for approval by the City Engineer:
 “This plat (or record of survey) conforms to the lot line adjustment [Insert Application No.] approved by the City of Grass Valley City Engineer on [Insert blank line for City to fill in date].
 [Insert Blank Line or Signature] Bjorn P. Jones, RCE 75378”
 - c. Draft deed documents. The following note shall be placed on the deed or deeds:
 “This deed describes a Lot Line Adjustment between the lands of [Insert Name], described in that certain document recorded at [Insert Document No.], Nevada County Records, [Insert APN], and the lands of [Insert Name], described in that certain document recorded at [Insert Document No.], Nevada County Records, [Insert APN]. This deed is recorded pursuant to [Insert Application No.], on file in the office of the City of Grass Valley Planning Division. It is the express intent of the signators hereto that the recordation of this deed extinguishes any underlying parcels or portions of parcels.”
 - d. Current tax certificate for each parcel.
 - e. Evidence that any existing deeds of trust have been or will be revised upon recordation of the lot line adjustment deeds to reflect the new property descriptions. Verification may be in letter form, or copies of the reconveyance submitted with the Lot Line Adjustment deeds for review.
 - f. Closure calculations.
 - g. Copies of reference deeds.

NEVADA IRRIGATION DISTRICT:

76. Prior to installation of the Private Fire System (PFS) an easement shall be recorded on the property to the satisfaction of NID
77. Service appears to come from the Elizabeth George Treatment Plant and shall require Reduced Pressure (RP) for backflow and irrigation water.
78. A Water Demand Analysis (WDA) shall be required to determine meter size(s)
79. Prior to building permit issuance, applicant shall request fire flow for location.

COUNTY ENVIRONMENTAL HEALTH DEPARTMENT:

80. Historical Mining Activity: Determine if the subject parcels have been impacted by historical mining activities and/or provide to NCDEH a “No Further Action (NFA) Letter” from DTSC for the subject parcels. For more information:
<https://dtsc.ca.gov/brownfields/preliminary-endangerment-assessment-pea-process-quick-reference-guide/>

Solid Waste:

81. The proposed project shall comply with applicable regulations which are enforced by Nevada County Department of Environmental Health (NCDEH) as the Local Enforcement Agency (LEA) pertaining to the storage and management of solid wastes (Title 14, California Code of Regulations (14 CCR), Title 27, California Code of Regulations (27 CCR) & Nevada County Code, Chapter IV, Article 8).

Hazardous Materials:

82. The applicant and/or facility operator shall adhere to all applicable codes and regulations regarding the storage of hazardous materials and the generation of hazardous wastes set forth in California Health and Safety Code Section 25500 - 25519 and 25100 - 25258.2 including the electronic reporting requirement to the California Environmental Reporting System (CERS). [CERS | California Environmental Reporting System](#)

GRASS VALLEY FIRE DEPARTMENT

83. The entrance and drive aisles shall be widened to 26-feet so that a fire apparatus has clear access around the entire building.

84. The applicant shall provide fire apparatus access to the gates that are planned for installation at the property entrance to the satisfaction of the Grass Valley Fire Department.

ATTACHMENTS:

1. Draft IS/MND
2. Vicinity/Aerial Map
3. Applications
4. Cover Sheet/Project Description
5. Site Plan, Aerial Overview, Floor Plan, Elevations
6. Tentative Lot Line Adjustment
7. Preliminary Landscaping Plan
8. Truck Turning Exhibit
9. Photometrics and Lighting

Special Studies available on the city’s website (see attachment for link)

