



GRASS VALLEY

City Council Regular Meeting, Capital Improvements Authority and Redevelopment "Successor Agency"

Tuesday, May 27, 2025 at 6:00 PM

Council Chambers, Grass Valley City Hall | 125 East Main Street, Grass Valley, California

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MINUTES

CALL TO ORDER

Meeting called to order at 6:03 pm.

PLEDGE OF ALLEGIANCE

Pledge of allegiance led by Mayor Hodge.

ROLL CALL

PRESENT

Councilmember Jan Arbuckle

Councilmember Joe Bonomolo

Councilmember Tom Ivy

Vice Mayor Haven Caravelli

Mayor Hilary Hodge

AGENDA APPROVAL -

Motion made to approve the agenda as submitted by Councilmember Arbuckle, Seconded by Vice Mayor Caravelli.

Voting Yea: Councilmember Arbuckle, Councilmember Bonomolo, Councilmember Ivy, Vice Mayor Caravelli, Mayor Hodge

REPORT OUT OF CLOSED SESSION

No closed session.

INTRODUCTIONS AND PRESENTATIONS

1. Jewish American Heritage Month Proclamation

CITY STAFF UPDATE

2. Update on the Measure B work being done.

PUBLIC COMMENT -

In Person Comments: Speakers 1 to 7

Virtual Public comments are attached.

Break taken at 7:18 pm. The meeting was called back to order at 7:26 p.m.

CONSENT ITEMS -

Virtual public comment attached.

A motion was made to approve the consent as presented by Councilmember Arbuckle,
Seconded by Councilmember Ivy.

Voting Yea: Councilmember Arbuckle, Councilmember Bonomolo, Councilmember Ivy, Vice
Mayor Caravelli, Mayor Hodge

3. Approval of the Regular Meeting Minutes of May 13, 2025.

Recommendation: Council approve minutes as submitted.

4. City Hall Exterior Stair Repair Project.

CEQA: 15301 Existing Facility - Categorically Exempt

Recommendation: The Council 1) approves the Deputy Public Works Director to execute a contract with Lester Enterprises Northstate Inc to complete repairs to exterior stairs at City Hall subject to legal review; 2) allow Deputy Public Works Director to approve a 5% contingency; 3) allow Finance Director to make any necessary budget adjustments and transfers.

5. Consideration of Waste Management's annual fee adjustments and new fees for service

CEQA: Not a project

Recommendation: That Council adopt Resolution 2025-09 adjusting service rates to Waste Management's fee schedule

6. Adoption of Local Responsibility Area Fire Hazard Severity Zone Maps as determined by Cal Fire

CEQA: Not a project

Recommendation: That Council holds a seconding reading of Ordinance 835, waive full reading and read by Title only, and adopt the Ordinance hereby designating the Local Responsibility Area Fire Hazard Severity Zone Maps as recommended by the California Department of Forestry and Fire Protection pursuant to Government Code Section 51178,

7. City-sponsored mural project at the Hwy 49 Underpass

CEQA: CEQA Exemption Class 1

Recommendation: Receive and File.

ITEMS REMOVED FROM CONSENT CALENDAR FOR DISCUSSION OR SEPARATE ACTION AND / OR ANY ADDED AGENDA ITEMS

REORGANIZATION RELATED ITEMS

PUBLIC HEARING

8. *Rezone and use permit application by Granite Wellness to change the zoning of a 3.31 acre parcel, APN 035-330-021, from Central Business District (C-2) to the Community Business District (C-1) zoning designation, and a Use Permit for an in-patient Withdrawal Management Facility.*

CEQA: CEQA Exemption Class 1

Recommendation: The planning commission recommends that City Council approve the Re-zone application by Granite Wellness from the *Central Business District (C-2) to the Community Business District (C-1) zoning designation*, and approve the Use Permit project as presented, or as modified at the public hearing, which includes the following actions: 1) Adopt Resolution 2025-17, determining that the Zoning Map Amendment and the Conditional Use Permit are Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report and adopt the attached Notice of Exemption (NOE) (Attachment 1; and 2) Introduce the attached Ordinance 836 to adopt a zoning amendment to rezone a portion of APN: 035-330-021 from *Central Business District (C-2) to the Community Business District (C-1)*, waive full reading, and read by Title Only (Attachment 2); and 3) Adopt Resolution-18 approving the Use Permit to allow a use consistent with “Medical Services - Extended Care,” pursuant to Table 2-10, Allowed Land Uses and Permit Requirements for Commercial and Industrial Zone, of the City Municipal Code in accordance with the Conditions of Approval as presented in the staff report (Attachment 3).

Amy Wolfson, City Planner, gave the presentation of the item to the Council.

An amendment was made by staff and Legal Counsel to Ordinance 836.

Virtual public comment attached.

Motion made to approve the Re-zone application by Granite Wellness from the *Central Business District (C-2) to the Community Business District (C-1) zoning designation*, and approve the Use Permit project as presented, or as modified at the public hearing, which includes the following actions: 1) Adopt Resolution 2025-17, determining that the Zoning Map Amendment and the Conditional Use Permit are Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report and adopt the attached Notice of Exemption (NOE) (Attachment 1; and 2) Introduce the attached Ordinance 836 to adopt a zoning amendment to rezone a portion of APN: 035-330-021 from *Central Business District (C-2) to the Community Business District (C-1)*, waive full reading, and read by Title Only (Attachment 2); and 3) Adopt Resolution-18 approving the Use Permit to allow a use consistent with “Medical Services - Extended Care,” pursuant to Table 2-10, Allowed Land Uses and Permit Requirements for Commercial and Industrial Zone, of the City Municipal Code in accordance with the Conditions of Approval as presented in the staff report (Attachment 3) by Councilmember Ivy, Seconded by Councilmember Bonomolo. Voting Yea: Councilmember Arbuckle, Councilmember Bonomolo, Councilmember Ivy, Vice Mayor Caravelli, Mayor Hodge.

ADMINISTRATIVE

9. FY 2025-26 Preliminary Budget Overview

CEQA: Not a project

Recommendation: It is recommended that the City Council 1) approve the FY 2025-26 Preliminary Budget and provide further Director to staff as it relates to the preparation of the 2025-26 Final Budget and 2) set June 24, 2025, as the date for the public hearing for the FY 2025-26 Final Budget.

Jenifer Styczynski, Deputy Finance Director, gave an overview of the preliminary budget for the Council.

Virtual public comment attached.

Motion to 1) approve the FY 2025-26 Preliminary Budget and provide further Director to staff as it relates to the preparation of the 2025-26 Final Budget and 2) set June 24, 2025, as the date for the public hearing for the FY 2025-26 Final Budget by Councilmember Arbuckle, Seconded by Vice Mayor Caravelli.

Voting Yea: Councilmember Arbuckle, Councilmember Bonomolo, Councilmember Ivy, Vice Mayor Caravelli, Mayor Hodge

10. Update on the rollout of SB1383 and the new organic waste recycling program.

CEQA: Not a project.

Recommendation: That Council provide general input and direction to staff.

Zac Quentmeyer, Deputy Public Works Director, along with staff from WM, gave a presentation on the rollout of SB 1383.

Virtual comments attached.

Informational item.

11. Condon Park Skatepark Expansion - Establishing an Ad Hoc Committee

CEQA: Not a Project

Recommendation: That the City Council appoint two City Council Members to an Ad Hoc Committee to work on the future expansion of the Condon Park Skatepark.

Tim Kiser, City Manager, introduced the item of the Council selecting an Ad Hoc Committee.

Public Comment: Unnamed, Unnamed, Unnamed, Unnamed, Unnamed

Virtual public comments are attached.

Motion made by Councilmember Caravelli to nominate Councilmember Ivy & Bonomolo to sit on ad hoc committee, seconded by Councilmember Arbuckle. Voting Yea: Councilmember Arbuckle, Councilmember Bonomolo, Councilmember Ivy, Vice Mayor Caravelli, Mayor Hodge

BRIEF REPORTS BY COUNCIL MEMBERS

Councilmember Bonomolo had nothing to report. Councilmember Ivy attended a Pioneer Energy meeting, Caltrans Hwy 49 projects are coming, the peanut roundabout is in the early planning stages, attended a Friday Night Live presentation, and participated in the WM Bulky item drop off. Councilmember Arbuckle attended the GVDA and Chamber meeting, Memorial Day event at Memorial Park, was on the On the Town radio program, Savvy women talk at the Hospital, met with the County in discussions of Animal Shelter, a Chamber Mixer, and Bright Futures for Youth event. Vice Mayor Caravelli attended an ERC executive Board Meeting, a Sierra Harvest meeting, a Cultural Arts Planning meeting with Nevada City, a Memorial Day event, a Garden Party at Saint Joseph's Hall, and the Bright Futures for Youth Graduation. She will have the first installation of Art put into City Hall with her City stipend. Mayor Hodge attended the Downtown Association Meeting, the Center for the Arts

event, and the Memorial Day Event, and will have office hours tomorrow from 9 am to 11 am.

CONTINUATION OF PUBLIC COMMENT

ADJOURN

The meeting was adjourned at 9:37 p.m.

Hilary Hodge, Mayor

Taylor Whittingslow, City Clerk

Adopted on: _____