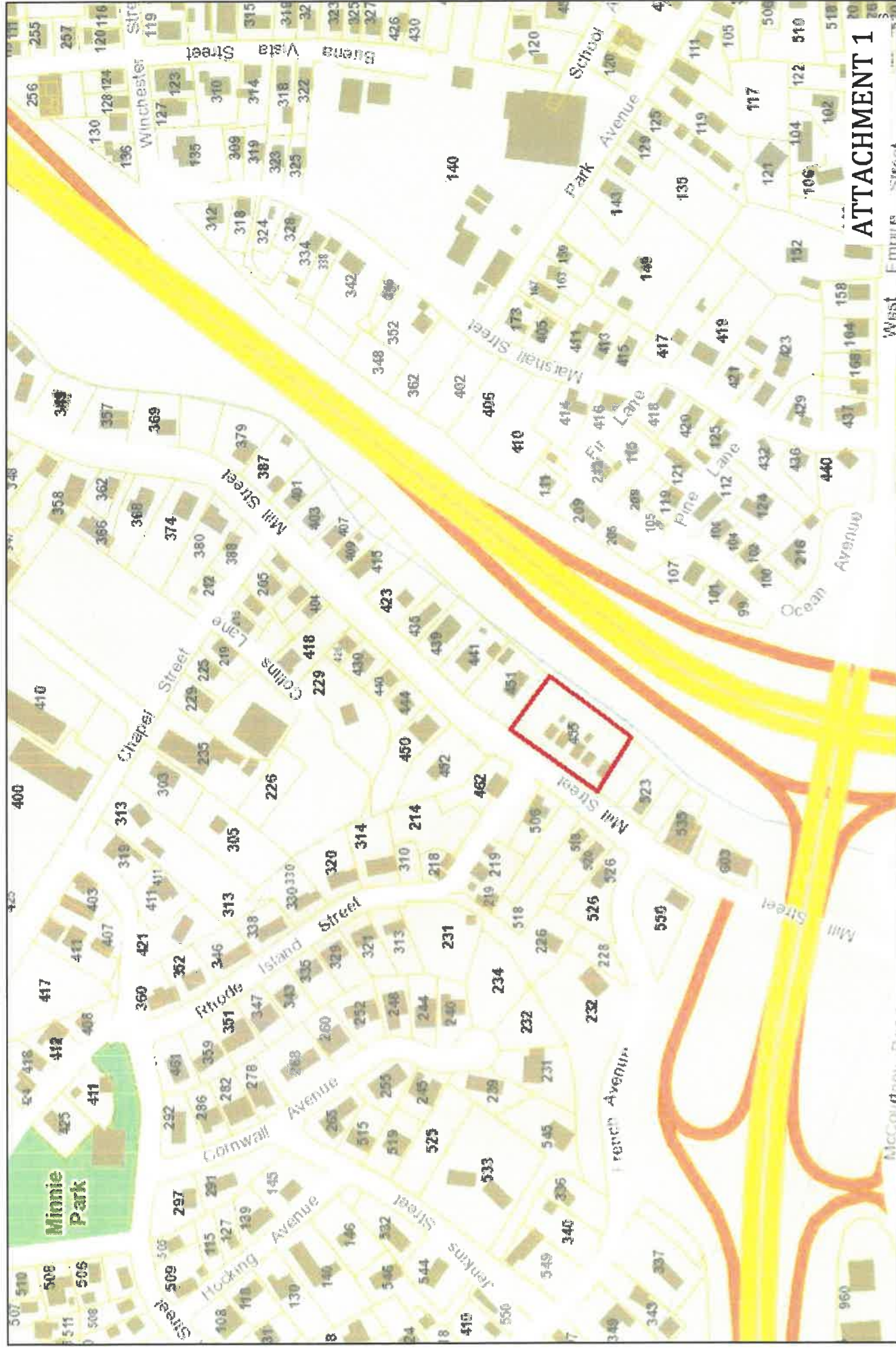




ATTACHMENTS

455 Mill Street



January 10, 2022

1:4,514

0 0.0375 0.075 0.1 0.15 mi

0 0.05 0.1 0.2 km

Nevada County GIS
©2018

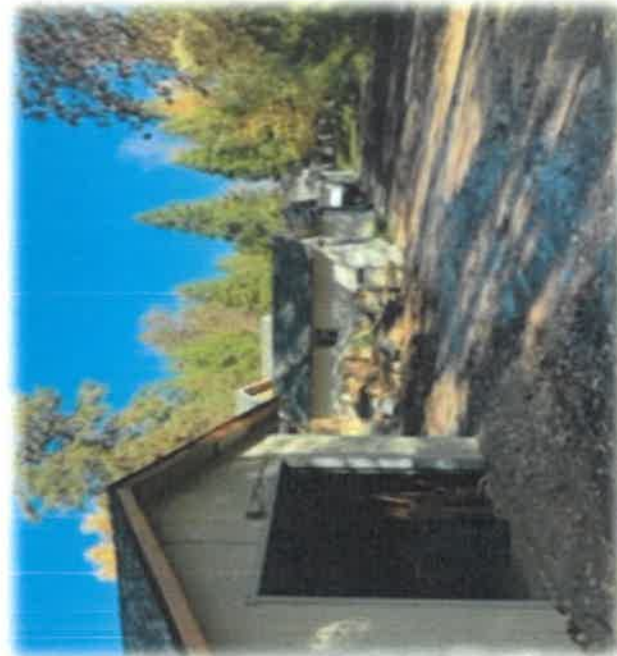
455 Mill Street



ATTACHMENT 2

January 10, 2022

1:1,128
0 0.0075 0.015 0.03 mi
0 0.015 0.03 0.06 km
Nevada County GIS
©2018



Findings and Conditions of Approval – 455 Mill Street Tentative Subdivision Map (21PLN-49)

FINDINGS:

In accordance with Section 17.81.060 of the Development Code, the Planning Commission is required to make the following specific findings before it approves a Tentative Subdivision Map.

1. The City received a complete application for Tentative Subdivision Map Application 21PLN-49.
2. The Community Development Department determined the project qualifies for a Class 1 Existing Facilities Categorial Exemption as the appropriate environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines.
3. The Planning Commission has independently reviewed, analyzed, and considered the Class 1 Categorial Exemption prior to making its decision on the project. The Categorial Exemption reflects the independent judgement of the City of Grass Valley, as lead agency.
4. The 2020 General Plan designates the project site as Urban High Density Residential. The proposed subdivision design and improvements are consistent with the General Plan or any applicable Specific Plan.
5. The site is physically suitable for the type or proposed density of development.
6. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
7. The design of the subdivision or type of improvements is not likely to cause public health or safety problems.
8. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large for access through or use of property within the proposed subdivision. This finding may not be made if the Review Authority finds that alternate easements for access or use will be provided, and that they will be substantially equivalent to ones previously acquired by the public. This finding shall apply only to easements of record, or to easements established by judgment of a court of competent jurisdiction, and no authority is hereby granted to the Review Authority to determine that the public at large has acquired easements of access through or use of property within the proposed subdivision.
9. The discharge of sewage from the proposed subdivision into the community sewer system would not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board.

**Findings and Conditions of Approval –
455 Mill Street Tentative Subdivision Map (21PLN-49)**

10. The approval appropriately balances the housing needs of the region against the public service needs of City residents and available fiscal and environmental resources.
11. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.
12. The project is consistent with the applicable sections and development standards in the Development Code.
13. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Development Code and Municipal Code.
14. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity.
15. The location, size, planning concepts, design features, and operating characteristics of the project are and will be compatible with the character of the site, and the land uses, and development intended for the surrounding neighborhood by the General Plan.

A. GENERAL/DESIGN CONDITIONS OF APPROVAL:

1. The approval date for this project is January 18, 2022. This project is approved for a period of three (3) years and shall expire on January 18, 2025, unless the project has been effectuated (i.e., a building permit has been issued) or the applicant requests a time extension that is approved pursuant to the Development Code.
2. The project shall be constructed in accordance with the Tentative Subdivision Map (21PLN-49) approved by the Planning Commission. Minor design changes may be approved by the Community Development Director when determined to be substantially compliant with the Tentative Subdivision Map. Major design changes not in substantial compliance shall be approved by the Planning Commission as determined by the Community Development Director.
3. The 455 Mill Street Tentative Subdivision Map shall be in compliance with the standards for the Multiple Dwelling Residential (R-3) Zone.
4. The applicant shall obtain building, plumbing, mechanical and electrical permits from the Community Development Department prior to construction.
5. If there any structures to be constructed within the 100-year flood zone, the applicant shall comply with the City's Flood Preservation Ordinance, Chapter 15.52 of the City's Municipal Code.

**Findings and Conditions of Approval –
455 Mill Street Tentative Subdivision Map (21PLN-49)**

6. A landscape plan shall be submitted in conjunction with building renovation plans. The landscape plans shall be in compliance with the City's Water Efficiency Landscape Ordinance. The applicant shall plant a minimum of one 15-gallon tree per lot in the front yard.
7. If required, the applicant shall conduct an irrigation audit pursuant to the requirements of the MWEL. 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 MWEL requirements.
8. The applicant shall submit a Riparian Management Plan for the property's riparian habitat along Wolf Creek. The management plan should include vegetation management approaches for removing invasive, non-native vegetation and the replanting with native vegetation. The plan shall be prepared by a qualified biologist and be approved by the Community Development Director.
9. The applicant shall file a Notice of Exemption, in the office of the County Clerk within (5) days after the approval date of the project. The applicant shall provide a copy of the notice to the City.
10. 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.
11. The applicant shall obtain final approval from the City of Grass Valley, fire, planning, engineering, and building divisions.

B. PRIOR TO FILING THE FINAL MAP, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:

1. The applicant shall submit to the City Engineer for review and approval a Final/Parcel Map prepared by a Licensed Surveyor, or Registered Civil Engineer licensed to survey in the State of California, in accordance with the City's Subdivision Ordinance No. 180 N.S. and the California Subdivision Map Act; and shall pay all appropriate fees for map check and recording.
2. An access easement and maintenance agreement will be required for the driveway access from Mill Street and along the shared driveway behind the garages on Lots 1 through 5. If this will also be the access for Lot 6, it shall be included in the maintenance agreement.
3. Drainage easement and maintenance agreements will be required for any drainage facilities that serve adjacent parcels (such as the French drains installed between the existing homes).

**Findings and Conditions of Approval –
455 Mill Street Tentative Subdivision Map (21PLN-49)**

4. As this is considered a residential subdivision, subdivider shall dedicate land, or pay a fee in-lieu of dedication, for park and recreation purposes (for the newly created Lot 6 that does not have an existing home only) in accordance with the City's Development Code.
5. The flood plain must be shown on the Final/Parcel Map.
6. All existing sewer laterals to the City sewer main shall include or be modified to include a cleanout, sewer backwater valve and a relief device. Three backflow devices were installed with approximate addresses being at #515, between #511 and #507, and between #455 and #457. The utility account for the existing parcel only shows one 1" water meter serving the five existing homes. This leads to the assumption that there are two shared sewer laterals on this site and only one water service. All five of the existing homes on proposed lots 1 through 5 must have their own sewer laterals and water services.