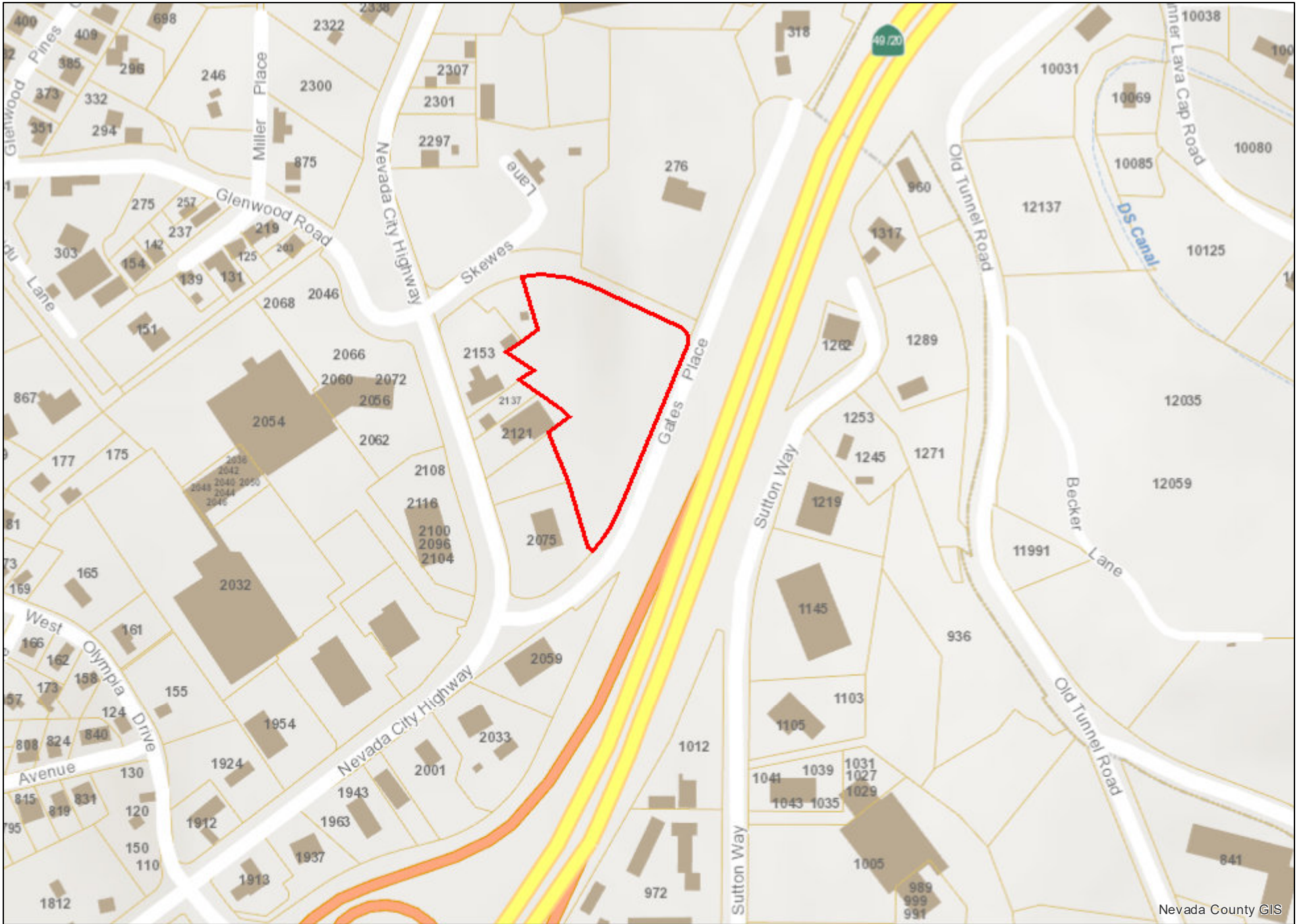


Habitat for Humanity – Gates Place
Conceptual Development Review

Attachment List

1. Vicinity/Aerial Map
2. Applications
3. Applicant Project Description
4. Conceptual Plan Exhibit
5. Standard Engineering Checklists
6. Land Use Application Fee Schedule

Gates Place - Vicinity Map

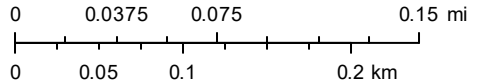


Nevada County GIS

October 8, 2024

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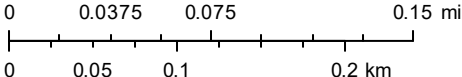
Scale:
1:4,514



Gates Place - Aerial Map



Nevada County GIS



UNIVERSAL PLANNING APPLICATION



Application Types

Administrative

- Limited Term Permit
\$757.00
- Zoning Interpretation
\$243.00

Development Review

- Minor Development Review – under 10,000 sq. ft.
\$1,966.00
- Major Development Review – over 10,000 sq. ft.
\$3,571.00
- Conceptual Review - Minor
\$497.00
- Conceptual Review – Major
\$847.00
- Plan Revisions – Staff Review
\$342.00
- Plan Revisions – DRC / PC Review
\$901.00
- Extensions of Time – Staff Review
\$306.00
- Extensions of Time – DRC / PC Review
\$658.00

Entitlements

- Annexation
\$8,505.00 (deposit) + \$20.00 per acre
- Condominium Conversion
\$5,339.00 (deposit) + \$25 / unit or \$25 / 1,000 sf com.
- Development Agreement – New
\$20,023.00 (deposit) + cost of staff time & consultant minimum \$300
- Development Agreement – Revision
\$7,486.00 + cost of staff time & consultant minimum \$300
- General Plan Amendment
\$8,000.00
- Planned Unit Development
\$8,839.00 + \$100.00 /unit and / or \$100 / 1,000 sf floor area
- Specific Plan Review - New
Actual costs - \$18,399.00 (deposit) (+ consultant min. \$300)
- Specific Plan Review - Amendments / Revisions
Actual costs - \$7,576.00 (deposit) (+ consultant min. \$300)
- Zoning Text Amendment
\$3,364.00
- Zoning Map Amendment
\$5,501.00
- Easements (covenants & releases)
\$1,794.00

Environmental

- Environmental Review – Initial Study
\$1,858.00
- Environmental Review – EIR Preparation
Actual costs - \$34,274.00 (deposit)
- Environmental Review - Notice of Determination
\$162.00 (+ Dept. of Fish and Game Fees)

- Environmental Review - Notice of Exemption
\$162.00 (+ County Filing Fee)

Sign Reviews

- Minor – DRC, Historic District, Monument Signs or other districts having specific design criteria
\$330.00
- Major – Master Sign Programs
\$1,407.00
- Exception to Sign Ordinance
\$1,046.00

Subdivisions

- Tentative Map (4 or fewer lots)
\$3,788.00
- Tentative Map (5 to 10 lots)
\$5,267.00
- Tentative Map (11 to 25 lots)
\$7,053.00
- Tentative Map (26 to 50 lots)
\$9,668.00
- Tentative Map (51 lots or more)
\$14,151.00
- Minor Amendment to Approved Map (staff)
\$1,208.00
- Major Amendment to Approved Map (Public Hearing) \$2,642.00
- Reversion to Acreage
\$829.00
- Tentative Map Extensions
\$1,136.00
- Tentative Map - Lot Line Adjustments / Merger
\$1,325.00

Use Permits

- Minor Use Permit - Staff Review
\$562.00
- Major Use Permit - Planning Commission Review
\$3,292.00

Variances

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

<u>Application</u>	<u>Fee</u>
Conceptual Review- Major	847.00
Total:	\$847.00

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 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 1st** 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.

CONCEPTUAL DEVELOPMENT REVIEW



SUPPLEMENTAL APPLICATION INFORMATION

The following list includes all the items you should submit for review by city staff. Some specific types of information may not apply to your project and, as noted, some items are not normally required. If you are not sure, ask Planning Division Staff. Planning Staff will use a copy of this list to check your application for completeness after it is submitted. If your application is not complete, a copy of the list will be returned to you marked according to the legend.

A. Application Checklist:

- One completed copy of Universal Application form.
- One completed copy of the Environmental Review Checklist (if applicable).
- The appropriate non-refundable filing fee.

B. Site Plan

- One electronic copy of Plan Sets including the following information:
 - Project Site Plan, drawn to scale and indicating:
 - Dimensioned property lines.
 - North Arrow.
 - Building Setbacks.
 - Points of Access.
 - Circulation.
 - Location of parking areas; walkways; drainage; cut and fill slopes; open space and buffer areas.
 - Indication of structures to be removed, and the location of existing and proposed buildings, including the location and use of the nearest structures on adjacent property and any easements on the site.
 - Vicinity map showing the location of the project in relation to major city streets (recommend using a city street map to identify location).
- Statistics and Descriptive Information, including:

- The square footage of the project site.
- Building square footage for individual and commercial projects.
- The total number of new dwelling units and existing units that will remain.
- A calculation of the number of parking spaces required and provided.
- The area of the site to be covered by buildings and paved surfaces.
- Architectural Plans, including elevations of all views and sides of the building indicating the form and general exterior treatment of the building and overall height at points adjacent to property lines, roof plan, proposed exterior mechanical equipment, and building materials.
- Cross sections (If the project site has an average cross slope of greater than ten (10) percent): Two or more sectional views of the project, approximately through the middle and at right angles to each other, showing existing and proposed grades and relationship of buildings, parking and landscaping at maturity, including major features and structures on adjacent properties at the most severe grades at two foot intervals.

ENVIRONMENTAL



SUPPLEMENTAL APPLICATION INFORMATION

REQUIRED UNLESS CDD STAFF DETERMINE THE PROJECT TO BE EXEMPT

This document will provide necessary information about the proposed project. It will also be used to evaluate potential environmental impacts created by the project. Please be as accurate and complete as possible in answering the questions. Further environmental information could be required from the applicant to evaluate the project.

**PLEASE PRINT CLEARLY OR TYPE
USE A SEPARATE SHEET, IF NECESSARY, TO EXPLAIN THE FOLLOWING:**

Project Characteristics:

1. Site characteristics (size, slope, shape, development constraints: 2.01 acres, varying slopes from 0-20% with existing seasonal drainage through property.

2. Precisely describe the existing use and condition of the site: Vacant, remnants of residence, existing foundation and grading.

3. Describe surrounding land uses:
North: Residential
South: Commercial
East: Public- Freeway
West: Commercial

4. Describe the plant cover found on the site, including the number and types of all trees: +10 trees (pine & oak)

5. Water Supply: NID or City of Grass Valley?NID

6. Is the site filled land or has slopes in excess of 10 percent? yes

7. Has the site been surveyed for historical, paleontological or architectural resources? _____ If yes, provide a copy of the survey report.
8. Does the site contain any asbestos containing ultramafic rock? no

9. Does the site contain any unique natural, ecological or scenic resources?no

10. Do any drainage swales or channels border or cross the site?yes

11. List any water courses, creeks on or adjacent to the site:Seasonal drainage per Bio Report

12. Are there any wetlands on the site?no

13. Is the site within or in close proximity to a 100-year flood plain?no

14. Is the project located adjacent to a State highway or Airport?yes

15. Has a traffic study been prepared?no If yes, provide a copy of the study.
16. Identify any planned outdoor uses:Each lot will have ample space for both front yard and backyard uses.

17. Describe how drainage and on-site retention will be accommodated:Drainage will be conveyed
vice roadway and proposed storm drain inlets and pipes to return areas for treatment and released to natural drainage course.

18. Identify any off-site construction required to support this project:Drainage swale with easement

19. Preliminary grading plan estimate: _____ cubic yards of cut and _____ cubic yards of fill.
20. Give the estimate dates for the following (for the purposes of conducting an air quality analysis for the project):
- a. Rough Grading: _____
 - b. Final Grading: _____
 - c. Start of Construction: _____
 - d. Complete Construction: _____
 - e. Describe any project phasing: _____

21. Has a Phase I or Phase II Environmental been prepared for the project? _____ if so, provide a copy of the study(s).
22. Has any Geotechnical study been prepared for the site? _____ if so, provide a copy of the study.

23. List all other permits or public agency approvals required of this project: TBD

24. During construction or project operations, will the project:
- a. Emit dust, ash, smoke, fumes or odors? no If so, what is emitted and in what quantities? _____
 - b. Alter existing drainage patterns? minor alterations as described in Bio Report
 - c. Create a substantial demand for energy or water beyond the typical use associated with the project? no
 - d. Increase noise levels on site or for adjoining areas that may exceed noise levels of the City's General Plan? no
 - e. Generate large amounts of solid waste or litter beyond quantities associated with the type of project? no
 - f. Use, produce, store or dispose potentially hazardous materials such as toxic or radioactive substances, flammable or explosives? no
 - g. Would the project require unusually high demands for such services as Police, fire, schools, water, public recreation? no
 - h. Will the project displace any residential occupants? no

25. Number of existing trees on the site: +/- 10 trees

- a. Number, size and type of trees to be removed: 48" Gray Pine, 24" Madrone, 12-15" Oak
- b. Describe other vegetation on the site: scrub brush & grasses

26. Describe the type and amount of outdoor lighting involved: Lighting proposed is comprised of shielded night sky compliant fixtures on proposed residences.

27. Will the project use or dispose of any potentially hazardous materials such as toxic substances, flammables, or explosives? no If yes, please explain: _____

28. Will the project utilize Federal funds or require Federal authorization subject to the provisions of the National Environmental Policy Act (NEPA) of 1969? no

If yes, please provide a copy of all related grants and/or financing documents, related information and environmental requirements.

Nevada County Habitat for Humanity Gates Place (Conceptual Project) Project Description

The project is located on a 2.01 acre parcel known as Assessor's Parcel Number 035-600-004-000 (to be updated by the Nevada County Assessor following recordation of a Lot Line Adjustment). This parcel is located on the west side of Gates Place, within the incorporated City of Grass Valley. The parcel is zoned CBP (Commercial Business Park). It is proposed that a "Text Amendment", or similar measure to the CBP zone would be necessary to allow for the deed restrictive affordable project such as this be allowed without the construction of the Commercial element.

This site is accessed via Gates Place, which also serves two (2) existing parcels to the north. Additionally, there is an undeveloped right of way adjacent to the northern boundary of the subject parcel for Skewes Lane. The site is undeveloped except for remnants of a residential foundation in the northwesterly corner of the property and some grading that has occurred onsite.

The general environmental setting of the site is indicative of the Grass Valley Foothill habitat, such as Annual Grassland, weedy shrubs (Armenian Blackberry). The site recently was part of a vegetation fire. The site slopes are generally mild to moderate towards the middle of the property where a seasonal drainage goes through the site.

The proposed project consists of a Development consisting of sixteen (16) single family "detached" residential units consisting of interchangeable building footprints to accommodate 2, 3, or 4-bedroom single-family detached units in both 1 and 2-story configurations. Each building footprint and parcel includes a single car garage. Side-by-side parking, totaling two (2) spaces in each driveway.

The project proposes to be served by N.I.D. water and City sewer, electricity and gas by PG&E, and telephone service from AT&T. Sewer and water improvements are proposed to connect to existing sewer and water lines. Overhead electrical and telephone lines exist northwesterly of the site near Skewes Lane, but all new dry utilities (electric, telephone, gas) are proposed to be underground.

The proposed acquisition of this property provides a potential additional sixteen (16) lots that further the opportunities for families to purchase high-quality affordable housing. The proposed project can bring forth needed housing to the City of Grass Valley and the site is located with good

NC Habitat for Humanity: Gates Place – Conceptual Project Description

Date: Sept. 23, 2024

To: City of Grass Valley Planning Department

Re: SCO Job No. 202458

infrastructure, access, and is in close proximity to City services, employment, and walkable retail opportunities. The site is physically capable of supporting development within the City and the various goals and objectives of the City's General Plan, and in particular, the Housing Element.

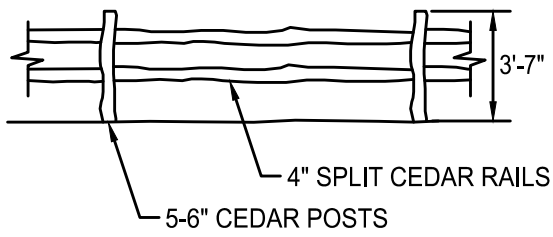
The intent of the Conceptual Design Review application is to identify any fatal flaws, or significant conditions of approval, or requirements that could affect the successful development of this conceptual project. As such, we have the following questions in addition to the standard comments that the City typically provides for this type of applications. The questions are as follows:

- Access is proposed to be provided via Gates Place. As Gates Place to Nevada City Highway will be 750 feet from the cross-walk at Gates Place/Nevada City Highway cross-walk to the northerly access on Gates place, is dead-end road length criteria sufficient?
 - If not, would an emergency access easement through the proposed Sherwin Williams site to Gates Place effectively reduce the dead-end road length by 400' +/- reducing this concern?
- What are the likely required frontage improvements for the project? Are they essentially what is shown? (curb, gutter, sidewalk and asphalt paving strip to widen Gates Place)
- Would a traffic report for only 16 residential units be required?
- Would a Zoning Text Amendment, or Combining District be the best way to allow this type of project to occur in the CBP zone?

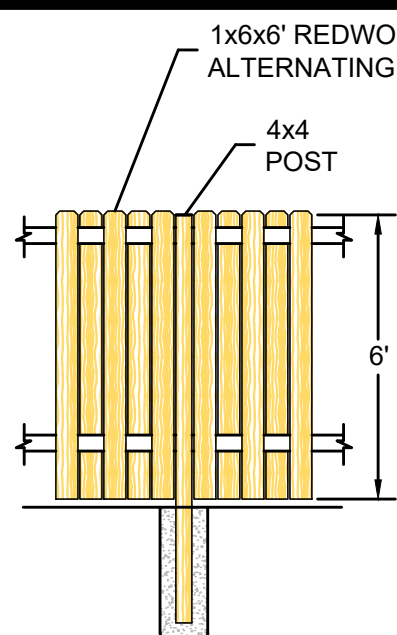
SITE DATA

LOT 1
 - APN: 035-600-004
 - LOT SIZE: 2.01 AC
 - ZONING: CBP GVCITY

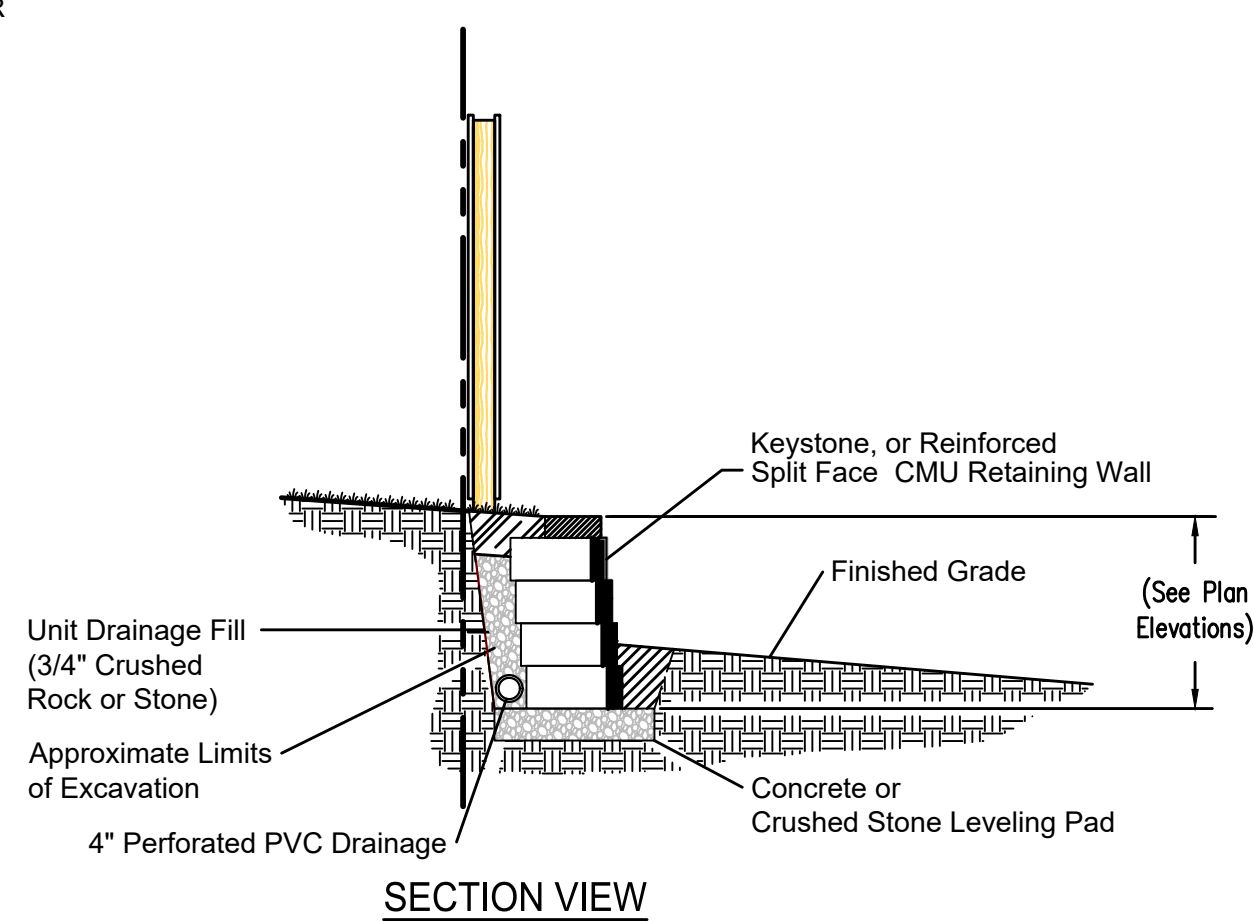
LOT 2
 - APN: 035-600-007
 - LOT SIZE: 1.50 AC
 - ZONING: C-2 GVCITY



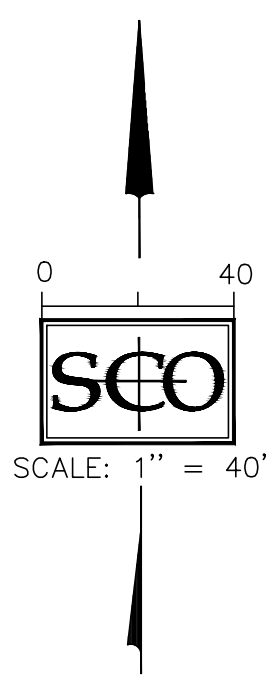
SPLIT-RAIL FENCE (TYPICAL)
 (ADJACENT TO ENVIRONMENTALLY SENSITIVE AREAS)
 N.T.S.



6' FENCE (TYPICAL)
 N.T.S.

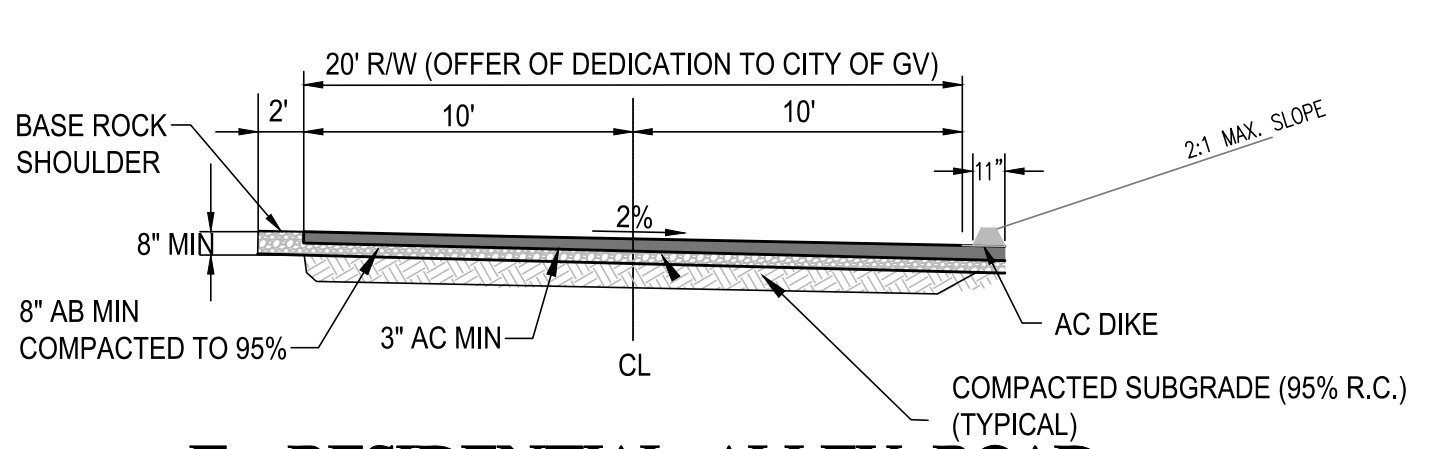


SECTION VIEW



LEGEND

- PROPERTY LINE
- WATER LINE PIPE (SIZE AS NOTED)
- STORM DRAIN PIPE
- SEWER LINE (SIZE AS NOTED)
- GAS LINE
- JOINT TRENCH (DRY UTILITIES)
- ELECTRIC LINE
- FENCE LINE
- FLOW LINE
- DOUBLE WATER SERVICE (W-71.1, SHEET 8.4)
- FIRE HYDRANT
- DRAINAGE INLET
- STORM DRAIN MANHOLE
- 4" SINGLE SEWER LATERAL CLEAN OUT TO GRADE (S1)
- SEWER MANHOLE
- ROADWAY SECTION DELINEATION, SEE SECTION DETAILS



F- RESIDENTIAL ALLEY ROAD
CROSS-SECTION
 N.T.S.

HABITAT FOR HUMANITY
CONCEPT EXHIBIT 5

SEPTEMBER 2024 SCALE 1" = 40'



**DEVELOPMENT PROJECT
PUBLIC WORKS CONDITIONS OF APPROVAL FOR
GRADING PERMITS/PUBLIC IMPROVEMENTS**

Project Address	Gates Place
APN(s)	
Development Review Application #(s)	24PLN-0042
Reviewer's Name	Catharine Dykes
Title	Senior Civil Engineer
Phone #	530-274-4352
Email Address	catharined@cityofgrassvalley.com

The following conditions are:

- Draft Conditions
- Final Conditions

Standard conditions of approval may be applied to a variety of different projects. The lists are not intended to be fully comprehensive as projects must also adhere to City Improvement Standards, the City Development Code, the California Building Code, and other regulations, documents, codes, and laws. This list will be used as a general checklist by the Public Works and Engineering Departments to insure that conditions of the project are met. These conditions may not be changed or modified without the approval of the Engineering Department. These conditions may be updated/modified based on revised Improvement Standards, new laws, regulations or codes.

STANDARD GRADING PERMIT/PUBLIC IMPROVEMENT CONDITION CHECKLIST:

Prior to the issuance of a grading permit, the following conditions shall be satisfied:

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.

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."

☒ 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).

☒ 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. **Please note that the current owner of the parcel and the adjacent parcel, is planning to utilize the parcel proposed for this project to stockpile the extra material from the excavation planned on the adjacent parcel rather than hauling it from the site. This material will need to be included in the geology report to determine it’s suitability as fill for this project.**

☒ 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:
 1. 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.
 2. 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.

☒ (If over 1 acre of disturbed area) 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.

☒ 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.

☒ (If creates and/or replaces 5000 sf or more of impervious surface) 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.

☒ 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.

☒ 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.

☒ The applicant shall submit to the City Engineer for review and approval, a traffic report identifying the traffic indexes proposed for the development's roadways. This condition only applies if the City is being asked to accept the public improvements. As shown on the conceptual plan, the streets do not meet City Standards and therefore would not be accepted by the City.

☒ (If a new street/major driveway connects to an existing street) 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.

- ☒ 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. (If existing buildings are on the project site) All existing sewer laterals to the City sewer main shall include or be modified to include a cleanout, sewer backwater valve, and a pressure relief device.

- ☒ The improvements and grading plans shall be signed by all other jurisdictional agencies involved (i.e. NID), prior to receiving City Engineer approval.

- ☒ 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)

- ☒ (If a subdivision) If any of the improvements which the applicant is required to construct or install is to be constructed or installed upon land in which the applicant does not have title or interest sufficient for such purposes, the applicant shall do all of the following at least 60 days prior to the filing of the final or parcel map or approval of the building permit(s) for approval pursuant to Government Code Section 66547:
 - a) Notify the City of Grass Valley in writing that the applicant wishes the City to acquire an interest in the land which is sufficient for such purposes as provided in Government Code Section 66462.5;
 - b) Supply the City with: 1) a legal description of the interest to be acquired, 2) a map or diagram of the interest to be acquired sufficient to satisfy the requirements of subdivision (e) of Section 1250.310 of the Code of Civil Procedure, 3) a current appraisal report prepared by an appraiser approved by the City which expresses an opinion as to the current fair market value of the interest to be acquired, and 4) a current Litigation Guarantee Report;
 - c) Enter into an agreement with the City, guaranteed by such cash deposits or other security as the City may require, pursuant to which the applicant will pay all of the City's cost (including, without limitation, attorney's fees and overhead expenses) of acquiring such an interest in the land.

**DEVELOPMENT PROJECT
PUBLIC WORKS CONDITIONS OF APPROVAL FOR
STANDARD FINAL AND PARCEL MAPS**

Project Address	Gates Place
APN(s)	
Development Review Application #(s)	24PLN-0042
Reviewer's Name	Catharine Dykes
Title	Senior Civil Engineer
Phone #	530-274-4352
Email Address	catharined@cityofgrassvalley.com

The following conditions are:

- Draft Conditions
- Final Conditions

Standard conditions of approval may be applied to a variety of different projects. The lists are not intended to be fully comprehensive as projects must also adhere to City Improvement Standards, the City Development Code, the California Building Code, and other regulations, documents, codes, and laws. This list will be used as a general checklist by the Public Works and Engineering Departments to insure that conditions of the project are met. These conditions may not be changed or modified without the approval of the Engineering Department. These conditions may be updated/modified based on revised Improvement Standards, new laws, regulations or codes.

PRIOR TO RECORDING THE FINAL/PARCEL MAP, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:

- (If grading/improvements included)** A Grading Permit shall be issued by the City Engineer and all improvements described on the plans shall be completed or the applicant shall enter into an agreement with the City Engineer to complete the grading and public improvements. Any necessary right-of-way required to complete the improvements will be acquired by the applicant at his/her expense.
- 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 and the California Subdivision Map Act; and shall pay all appropriate fees for map check and recording.
- Prior to recordation of the final/parcel map, the subdivider shall provide to the Engineering Division an acceptable method, such as a property owners association, tenant agreement, and/or CC&R's to maintain common areas. Common areas can include residential areas, landscape areas, ingress/egress accesses, monitoring wells, roadways and utilities, detention facilities and open space areas not accepted by the City. Documentation may be reviewed by the City Planner (for non-residential), City Engineer,

and City Attorney (if determined necessary). CC&R's must include a statement that they cannot be modified without the approval of the City of Grass Valley.

(If a residential subdivision) Subdivider shall dedicate land, or pay a fee in-lieu of dedication, for park and recreation purposes in accordance with the City's Development Code.

If the applicant desires to record the Final Map prior to completion of the grading and improvements as shown on the approved grading and improvement plans, the applicant shall enter into an agreement to complete the grading and public improvements; and shall post sufficient surety guaranteeing the construction of all of the improvements, in accordance with the City's Development Code and the California Subdivision Map Act. The applicant must supply the City with a cost estimate, prepared by a licensed Civil Engineer, for all improvements shown on the grading/improvement plans. The cost estimate must be approved by the Engineering Division. The City will then prepare an agreement which will require City Council approval and will be required to be recorded prior to the Final Map approval.

If the proposed properties of a Parcel/Final Map require offsite and/or onsite improvement prior to development, the parcel map must include a statement on the parcel map or on a separate instrument identifying the requirement for:

- Sidewalk
- Water Service
- Sewer Service

(If no homeowners association) The Applicant shall sign and record a covenant and agreement to ensure that the onsite detention facilities will be maintained by the property owner(s).

A Lighting and Landscaping Assessment District shall be formed and recorded concurrently with the final/parcel map to fund maintenance costs for landscaping and street lighting accepted by the City.

PLANNING

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A.	Agenda Cover Sheet Mailing	
	1. City Council	\$25.00 / year
	2. All other Legislative Body (per body)	\$10.00 / year
B.	Agenda Packet Mailing	
	1. City Council	\$495.00 / year
	2. Planning Commission	\$150.00 / year
	3. All other Legislative Body (per body)	\$40.00 / year
C.	Annexation Application (Plus \$20.00 per Acre)	Actual Costs - Deposit \$8,505.00
D.	Appeals	
	1. Planning Commission	\$478.00
	2. All Others to City Council	\$434.00 or 20% of Application whichever is greater
	Appeal fees are refunded if ruling is in favor of the appellant.	
D.	Condominium Conversions (Plus \$25/Unit or \$25/1000 Sq. Ft. com.)	Actual Costs - Deposit \$5,339.00
E.	Sign Reviews/Permits	
	1. Minor - DRC, Historic District, Monument Signs or other districts having specific design criteria	\$330.00
	2. Major – Master Sign Programs	\$1,407.00
	3. Exceptions to Sign Ordinance	\$1,046.00
F.	Development Review	
	1. Minor Development Review - Any expansion or new construction for a building or facility under 10,000 sq ft. and new or substantial modifications to parking lots	\$1,966.00
	2. Major Development Review - Any expansion or new construction for a building or facility over 10,000 sq ft.	\$3,571.00
	3. Other Development Review/Applications:	
	a. DRC Conceptual Review - minor - 1 meeting; façade changes Historic District	\$497.00
	b. DRC Conceptual Review - major - 2 meetings	\$847.00
	c. Plan Revisions (Staff review)	\$342.00
	d. Plan Revisions (DRC/PC review)	\$901.00
	e. Extensions of Time (Staff review)	\$306.00
	f. Extensions of Time (DRC/PC review)	\$658.00
G.	Development Agreements (Deposit + Cost of Staff & Consultant min. \$300)	
	1. New	Actual Costs - Deposit \$20,023.00
	2. Revision	Actual Costs -Deposit \$7,486.00
H.	Easements (covenants and releases)	\$1,794.00
I.	Environmental Review (+ Staff Costs)	
	1. Initial Study	\$1,858.00

	2. EIR Preparation	Actual Costs - Deposit \$34,274.00		
	3. Notice of Determination	\$162.00 + Dept. of Fish and Game Fees		
	4. Notice of Exemption (From CEQA)	\$162.00 + County Filing Fee		
J.	General Plan Amendments			\$8,000.00
K.	Planned Unit Developments (+ \$100/Unit or \$100/1000 Sq. Ft.)			\$8,839.00
L.	Specific Plan Review (Deposit + Cost of Staff & Consultant min. \$300)			
	1. New	Actual Costs - Deposit \$18,399.00		
	2. Amendments/Revisions	Actual Costs - Deposit \$7,576.00*		
*Depending on amendment, deposit can be reduced by Community Development Director				
M.	Tentative Parcel Map Review (+ \$100 / Lot)			\$3,788.00
Tentative Tract Map Review				
	1. 5 to 10 lots \$1,800 + \$100/lot – 10 lots shown			\$5,267.00
	2. 11 to 25 lots \$1,800 + \$75/lot – 25 lots shown			\$7,053.00
	3. 26 to 50 lots \$1,800 + \$50/lot – 50 lots shown			\$9,668.00
	4. > 51 lots \$1,800 + \$40/lot – 75 lots shown			\$14,151.00
	5. Minor Amendment to Approved Map (staff)			\$1,208.00
	6. Major Amendment to Approved Map (public hearing)			\$2,642.00
	7. Reversion to Acreage			\$829.00
	8. Tentative Map Extensions			\$1,136.00
	9. Lot line adjustments			\$1,325.00 (Deposit)
	10. Quimby Act Park Fees in lieu of dedication of park land as required by Chapter 17.86 of the Development Code (paid prior to recordation of the map).			
		<u>Single Family</u>	<u>Duplex</u>	<u>Multifamily</u>
	Per lot type	\$1,394.00	\$1,117.00	\$1,147.00
N.	Use Permits			
	1. Limited Term Permits (Reduction to address community events & non-profit groups)			\$757.00
	2. Minor Use Permit – Staff Review			\$562.00
	3. Major Use Permit – Planning Commission Review			\$3,292.00
O.	Variances			
	1. Minor Variance – Staff Review			\$562.00
	2. Major Variance – Planning Commission Review			\$2,200.00
P.	Zoning Review			
	1. Zoning Interpretation and Compliance Letters Includes review of Home Occupation and Second Unit proposals: all written interpretations on zoning issues			\$243.00
	2. Zoning Text Amendment			\$3,364.00
	3. Zoning Map Amendment			\$5,501.00
Q.	Other Fees			
	1. Department of Fish and Game Fees - Varies according to environmental determination			

Note: Fish and Game Fees vary according to the environmental determination (Negative Declaration or Environmental Impact Report). In all cases the applicant is responsible for paying the fee upon filing a notice of determination with the Nevada County Clerk's Office. The Ca. Dept. of Fish and Game and County Clerk fees are listed on the City's application form.

2. Other Agency Review Fees Varies according to Agency
 Note - Other Agency review fees are the responsibility of the applicant to pay directly to the particular Public Agency upon request.

3. Hourly Rate for Special Meetings

a. Planning Commission	First Hour - \$938.00
	Each Add'l Hr. - \$211.00
b. Development Review Committee	First Hour - \$1,307.00
	Each Add'l Hr. - \$211.00

4. Research – Staff Fully Burdened Rate
 If possible, allow the requestor to do the research in order to free up staff.

R. Multiple Applications – If a proposed project includes multiple applications, one of which is a deposit-based application, the City shall process the applications as a deposit-based account. If a project includes multiple different applications, with none being deposit based, the Community Development Director may allow the applications to be processed as a deposit-based account; this decision will be based on the size and complexity of the project. The applicant shall submit an initial deposit of at least \$5,000 and shall be responsible for maintaining a minimum balance of \$2,000 during the processing of the project. The minimum initial deposit for larger complex projects and ones that include an EIR, shall be based on the two largest application fees.

S.	Landscape/Irrigation Permit	\$255.00
T.	Commercial Cannabis Screening Application	\$5,400.00
U.	Commercial Cannabis Permit	\$2,491.00