



PROJECT SUMMARY

Application Number: 25PLN-0041
Subject: Request to operate an outdoor storage yard with 124-stalls for boats/recreational vehicles, no employees, no buildings, with remote management.
Applicant: Conor Farrell (Business Owner)/ Martin Wood, SCO Engineering (Representative)
Location/APNs: 865 Idaho Maryland Road, Grass Valley, CA, 95945 (APN: 009-680-021).
Zoning/General Plan: Light Industrial (M-1) / Manufacturing Industrial (M-I)
Entitlements: Major Use Permit/ Major Development Review
Environmental Status: Exemption Class 32, Section 15332, In-Fill Development
Prepared by: Vanessa Franken, Associate Planner

RECOMMENDATION

1. That the Planning Commission approve the Major Use Permit/Major Development Review application (25PLN-00041), which includes the following actions:
 - a. Determine the Major Use Permit/Major Development Review application project Categorically Exempt, pursuant to Section 15332, In-Fill Development, of the California Environmental Quality Act Guidelines (CEQA) and Guidelines, as detailed in the Staff Report;
 - b. Adopt the Findings of Fact, 1 through 10, for approval of the Major Use Permit/ Major Development Review application as presented in the Staff Report; and,
 - c. Approve the Major Use Permit/Major Development Review application, which includes the request to operate an outdoor storage yard, in accordance with the Conditions of Approval as presented in the Staff Report.

BACKGROUND

The subject property, 865 Idaho Maryland Road (APN: 009-680-021) is a 2.9-acres in size has been previously graded, has a graveled surface, and is void of buildings. The property has existing perimeter chain-link fencing. Wolf Creek runs along through the northern part of the property, the creek flows from east to west. A 50-foot in width riparian area comprised of blackberry bushes, trees, and other vegetation makes up the area where the creek runs. A recorded Parcel Map for the property (Book 9/Page 108) indicates a 100-foot setback for new development, from the edge of Wolf Creek. The property frontage is along Idaho Maryland Road with existing access via driveway from

Centennial Drive. The project parcel is zoned as Light Industrial (M-1). The Grass Valley 2020 General Plan identifies the site as Manufacturing Industrial (M-I) and Open Space (OS). No specific plans, special designations, historic overlays, or adopted conservation plans apply to the site. Per [Section 17.24.030 – Commercial and industrial Zone Land Uses and Permit Requirements](#), Table 2 – 10 states that a Major Use Permit is required for a new “outdoor storage yard”. Immediate neighbors to the project property are described below.

Surrounding Land Uses:

- North: Directly north is Idaho Maryland Road, north of the road is a previous Quick Response Septic/Portable Toilet Rentals (1.29-acres) business.
 - Zoned Light Industrial (M-1) with a General Plan designation of Manufacturing Industrial (M-I).
- South: Nature’s Prey - Pet food and Supplies (0.91-acres)
 - Zoned SP-1B with a General Plan designation of Manufacturing Industrial (M-I).
- East: Home Hardening Solutions/ CSF Construction businesses (1-acre) and Sierra Insulation Company (1-acre)
 - Zoned SP-1B with a General Plan designation of Manufacturing Industrial (M-I).
- West: Currently unoccupied with vacant buildings (1.48-acres), previously a lighting company and unhoused encampment.
 - Zoned Light Industrial (M-1) with a General Plan designation of Manufacturing Industrial (M-I).

PROJECT PROPOSAL

The project consists of a Major Use Permit application that details a proposal to operate a 73,811 square-foot gravel outdoor yard with 124-stalls for boat and recreational vehicle storage. An existing security gate is proposed at the entrance into the storage facility, with a new key-pad pin entry, a new rolling gate entrance, new motion activated light, and associated landscape area is proposed at the key-pad pin entry. No cut and no fill is proposed. A single ADA compliant parking stall for the facility is proposed. Operation hours are Monday through Sunday, no employees are proposed onsite; the business will be a remotely operated and employees will be staffed to maintain the site. A total of one parking stall is proposed, which will be ADA accessible, as required per California Building Code.

Parking of Stored Vehicles

A total of 124-stalls are proposed for facilitating stored vehicles, which may consist of recreational vehicles and boats. For parking nearest to Wolf Creek, precisely 29-stalls (stalls 1 – 27, 123, and 124) per Attachment 6 (Site Plan), all are required to be paved. Paved parking is required to prohibit potential oil leaks from dripping onto the soil and leaching into the ground and the creek. A total of 36-paved parking stalls will be located within the 100-foot setback of Wolf Creek. The remainder of stalls will be on aggregate base gravel. Storage stalls dimensions and quantity of each are detailed below. A majority of stalls are on the larger side (stall length exceeding 20-feet) and are intended to facilitate more recreational vehicles and boats, rather than pedestrian automobiles.

PARKING STATISTICS			
USES	-OUTDOOR STORAGE	10' X 20'	13 STALLS
		10' X 25'	30 STALLS
		10' X 30'	18 STALLS
		10' X 35'	31 STALLS
		10' X 40'	3 STALLS
		10' X 45'	17 STALLS
		10' X 50'+	8 STALLS
		<u>UNIQUE SHAPED</u>	<u>4 STALLS</u>
		TOTAL:	124 STALLS

Wolf Creek

The project is located directly upslope to the south fork of the creek. A recorded Parcel Map for the property (Book 9/Page 108) indicates a 100-foot setback for new structures, from the edge of Wolf Creek. Although pavement proposed for parking near the creek is new, pavement is not considered a structure nor does pavement require a building permit. Per [Section 17.50.040.A.1 – Development Standards](#), “Lots with an average lot depth of more than 226-feet require a 100-foot setback”, the project parcel has a lot depth greater than 226-feet. The proposed development is in conformance with required setbacks for creek and riparian resource protection, as outlined in [Chapter 17.50](#). A total of 36-storage stalls will be located within the 100-foot setback. Per Federal Emergency Management Agency (FEMA), Wolf Creek is a regulatory floodway/ “special flood hazard area” and does not encroach directly onto the proposed project area (Attachment 8)

Recreational Trail: The City is actively working with the property owner for an access easement for public trail access along the northerly property line, which Wolf Creek runs along. Trail access would support multi-jurisdictional planned efforts for completion of the “Town to Towns - Wolf Creek Trail”. The project has been conditioned to acquire an assessment easement for trail use if the details of the easement are not finalized prior to project hearing. Planning Division recommends support of a Condition of Approval to acquire an access easement on the project parcel. Facilitation of the trail is supported in guiding City of Grass Valley documents:

- [Nevada County Recreation & Resiliency Master Plan \(Chapter 7, Focus Area Recommendations\):](#)
 - The “Towns to Towns Trails System” indicates a community spine trail from the southern edge to northeast corner of town. The spine is made of six-segments. Trail segment #5 is to include Railroad Avenue to Centennial Drive along Idaho Maryland Road and Segment #6 is to include Centennial Drive to Sutton Way along Idaho Maryland Road (PDF Page 18 - 19), Attachment 9.
- [City of Grass Valley Parks and Recreation Master Plan:](#)
 - *The Master Plan is an extension of the City of Grass Valley’s 2020 General Plan.*
 - Chapter 4 (PDF Page 32), subsection “Rural Creekway” details that the eastern section of the Wolf Creek Parkway, along Idaho-Maryland Road and the Loma Rica Development and the area south of the Pelton Wheel, typify the rural creekway. Goals for this creekway are to provide nature observation opportunities, maintain the natural floodplain system, and provide trail links to other/existing (Loma Rica subdivision) trail systems within the City and Nevada County.

- [City of Grass Valley 2020 General Plan](#) (Recreation Element):
 - Chapter 8 (PDF Page 138-139), the role of the General Plan “Recreation Element” is to provide an overall policy framework where functional plans and actions occur based on facilitation by the City and other agencies, to include standards, demands, and description of Trails Network.
 - Recreation encompasses demand for non-traditional facilities, such as: public trails, pathways, and natural open space (opposite of traditional parks).
- [City of Grass Valley Strategic Plan](#):
 - Goal #2: “Providing quality infrastructure will always be a focal point for the City of Grass Valley, including safe and well-designed streets, bikeways, sidewalks, and trails.” (PDF Page 14).
 - Objective/Projects (2.B.7): “Improve existing public-controlled property to allow for the development of non-motorized trails to create connections between areas such as Wolf Creek, Downtown, schools, and parks (PDF Page 16).
 - Objective/Projects (2.C.1): “Install portions of the Wolf Creek Trail throughout Grass Valley with the goal of providing overall connectivity to each section over the next 7 to 10 years.” (PDF Page 17).

This Biological Resources Review Technical Memorandum (Attachment 10) prepared by Gregory Matuzak, Principal Biologist – Matuzak Environmental Consulting, was provided as part of the application for the project parcel and neighboring parcel, 333 Centennial Drive (APN: 009-550-036) to the west. The memo evaluates potential impacts of the proposed Centennial RV Storage project on the nearby biological resources, including vegetation, special-status species, and Wolf Creek. The memo notes that the project parcel is highly disturbed, has been used as a storage yard for decades, and is largely void of vegetation or habitat value. The assessment concludes that the project will not result in significant impacts to biological resources, provided standard best management practices (BMPs) are implemented during construction.

Best Management Practices are established regulatory frameworks and guidance principles from State and local agencies. For example, the Regional Water Quality Control Board, CalTrans Stormwater Quality Handbooks, and local City grading ordinances. Best Management Practices during construction will include below. A Condition of Approval has been added to ensure appropriate fencing for the proposed Environmentally Sensitive Area (ESA) will be provided by the Planning Division.

- Limit construction to periods of extended dry weather and/or the dry summer season to the extent feasible.
- Establish the area around the South Fork Wolf Creek as an Environmentally Sensitive Area (ESA), where the area is not to be impacted by construction.
- No fill/dredge material will enter or be removed from the South Fork Wolf Creek.
- A sand oil separator is to be installed at the most southern edge of the asphalt, located behind parking stalls 10 – 21, as far away from the creek as possible.
- Use appropriate machinery and equipment to limit disturbance in this area.
- Placement of straw and/or other soil erosion control devices between the South Fork Wolf Creek along the steep slope on the northern border of the project parcel.

- Implement Best Management Practices during construction.

Historical Mining Features

Per State Department of Toxic Substances Control (DTSC), the project parcel lies within the Idaho Maryland Mine Property (EnviroStor ID #29100007) boundaries. Historical files available via EnviroStor indicate historical mining features such as the former Idaho Shaft, old stamp and ball mill appear to have been located on the site. Historical mining features and associated activities can often result in the presence of chemicals of concern and may present a potential threat to human health or the environment. DTSC recommends a State of California environmental regulatory agency such as DTSC, a Regional Water Quality Control Board (RWQCB), or a local agency that meets the requirements of Health and Safety Code section 101480 provide regulatory concurrence prior to any subsurface activities, redevelopment, land-use change, and/or other activities which could encounter or create an exposure to potential contamination from the historical mining activities at the Site. The DTSC agency has required a formal evaluation of the site, this has been added as a Condition of Approval. Similarly, due to the historical mining activities, the Nevada County Environmental Health Dept has required a “No Further Action” letter to be provided, following a formal site evaluation from DTSC. The Northern Sierra Air Quality Management District (NSAQMD) also notes the potential for naturally occurring asbestos in the soil (due to previous mining) and for safety requirements “CA Code of Regulations – Title 17, Section 93105.b.1 to apply and have been added to the Conditions of Approval.

Access and Improvements

From the west, direct access to the project site is by traversing the adjacent parcel, 333 Centennial Drive (APN: 009-550-036), this property is also owned by the applicant. A Condition of Approval has been added to ensure that an appropriate access easement is granted prior to sale of the project parcel or change of ownership, to ensure proper access remains to the project parcel. Along the east side of the project parcel, a 34-foot access gate is proposed. The access gate leads into 875 Idaho Maryland Drive (APN: 009-680-019), a property also owned by the applicant and is for property owner use only. Internal road circulation of the storage facility has been reviewed by the Engineering Division and Fire Marshal and deemed sufficient as proposed. The Fire Marshal provided standard Conditions of Approval, including a knock-box at the gated entry, a required 24-foot in width security gate entrance, painted fire lanes, and fire engine apparatus accessible roads (Attachment 11).

The Engineering Division will not require a grading permit for the project, due to the project site being previously graded and generally flat (less than 2%). The project area generally slopes towards the northerly direction. The Engineering Division will require that a building permit be pulled for the installation of the sand/oil separator that is required to catch all drainage caused by the paved area that will be utilized for parking motorized vehicles in the storage yard. Per Engineering Division Condition of Approval #1, a sand oil separator is to be installed at the most southern edge of the asphalt, located anywhere behind parking stalls 10 – 21, and/or as far away from the creek as possible. The sand/oil

separator is instrumental in protecting Wolf Creek from accidental infiltration of oil and fuel that may be dripped by the motorized vehicles.

Screening, Landscape, and Lighting

Screening: A site inspection was conducted on and around the project property. The entire project parcel is currently secured by a six-foot chain-link fence and a secured gate from the Centennial Drive driveway access. The project parcel is an interior parcel and is completely surrounded/screened by neighboring properties. Per [Section 17.44.170.F.3 – Outdoor Displays, Sales, and Storage](#), states “In any case where an outdoor storage area abuts a street right-of-way, the required screening wall or fence shall be set back from the right-of-way as required by the applicable zone, and the setback area shall be landscaped to the approval of the director, and in compliance with Chapter 17.34 Landscaping Standards. The northern property line, along Idaho Maryland Road, may require additional natural screening, due to pedestrian/public view from Idaho Maryland road, if deemed appropriate.

- From the project parcel northern property line to southern edge of Wolf Creek, there is a 50-foot in width riparian zone made of blackberries and native/non-native trees that act as proficient natural screening. A screening exhibit (Attachment 7) was provided to indicate existing screening as proficient. [Section 17.30.040.F.3 – Fences, walls, and screening](#), states “[An]... industrial land use proposed on a site adjacent to a zone that allows single dwellings shall provide screening”. The project parcel is not located adjacent to other zoning designations that allow single-family residence by right, the project is in conformance with requirements for screening.
- Per [Section 17.44.170.F.3 – Outdoor Displays, Sales, and Storage](#), states “In any case where an outdoor storage area abuts a street right-of-way, the required screening wall or fence shall be set back from the right-of-way as required by the applicable zone, and the setback area shall be landscaped to the approval of the director, and in compliance with Chapter 17.34 Landscaping Standards.
- Existing screening is compliant with required screening for nonresidential outdoor uses, as detailed in [Section 17.30.040.D – Specific Fence and Wall Requirements](#).

Landscape: The sole area to receive new landscape is a small planter at the gated key-pad entry. Native plants will be proposed. No existing landscape is to be removed.

Lighting: The sole area to receive new lighting is the gated key-pad entry equipment located at entrance. New lighting will be a single shielded night-sky compliant and solar powered.

Utilities: The City of Grass Valley offers wastewater services and Nevada Irrigation District offers water services in this area. The site is and will continue to be served by the City of Grass Valley Fire and Police Departments.

ZONING AND GENERAL PLAN

The project parcel is zoned as Light Industrial (M-1). The intent of the “M-1” designation is to accommodate for a range of light industrial uses. Per zoning code, [Section 17.24.030](#)

– [Commercial and Industrial Zone Land Uses and Permit Requirements](#) (Table 2 – 10), a “Outdoor – Storage Facility” is a land use allowed with approval of Major Use Permit.

The Grass Valley 2020 General Plan identifies the site as Manufacturing Industrial (M-I) and Open Space (OS). The Manufacturing Industrial (M-I) General Plan designation is intended to accommodate a variety of industrial and service commercial uses. The “M-I” district benefits from both free-standing and clustering of compatible industrial/service commercial uses; light manufacturing, automotive services, whole-sale retail outlets, etc. Special attention to screening “M-I” uses/activities are required to offset potential adverse impacts. The Open Space (OS) General Plan designation indicates that permanent open space status has been secured. Examples of Open Space designations on the Land Use Plan map are areas set aside through development agreements or previous development project conditions of approval, areas subject to current regulation which effectively precludes development (possibly unique natural areas, wetlands, or high hazard zones), areas which have been dedicated to the City or other governmental entity, or areas placed in permanent open space by virtue of appropriate easement acquisition, CC&Rs, or similar legal provisions. The OS designation may apply to lands owned by either private parties or public agencies and is intended to address preservation of natural resources, recreational use, and public health/safety. Open space may/may not be suitable for public access, be economically productive, or not at all. State law mandates a detailed planning effort for open space via General Plan.

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

- Land Use Goal, Circulation (1-CG): Promote a circulation system that utilizes a variety of transportation modes, including alternative means of transportation.
 - Land Use Objective (1-CO): Development of a viable pedestrian/bike network (trails and sidewalk path/lanes) providing alternatives to automobiles (PDF Page 73).
 - Consistency: The project supports the utilization of land already zoned for intended purposes, the commercial expansion is within a commercial zone, and within an existing commercial building. The expansion is able to be supported through existing infrastructure capacity for parking vehicular circulation, public services (fire/police), and utilities.

- Land Use Goal, Conservation/Open Space (1-COSG): Provide balance between development and the natural environment, protecting/properly utilizing the City’s sensitive environmental features, natural resources, and open space lands.
 - Land Use Objective (4-COSO): Reduction of urban development impacts on native vegetation, wildlife, and topography.
 - Land Use Objective (6-COSO): Assurance of appropriate resource conservation/environment protection measures as prerequisites to development.

ENVIRONMENTAL DETERMINATION

The proposed project qualifies for a Categorical Exemption pursuant to Section 15332, Class 32, In-Fill Development Projects, of the California Environmental Quality Act (CEQA) and Guidelines. A Class 32 Categorical Exemption consists of projects characterized as in-fill described as:

- a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
 - The project parcel is zoned as Light Industrial (M-1). The intent of the “M-1” designation is to accommodate for a range of light industrial uses. Per zoning code, [Section 17.24.030 – Commercial and Industrial Zone Land Uses and Permit Requirements](#) (Table 2 – 10), a “Outdoor – Storage Facility” is a land use allowed with approval of Major Use Permit. The Grass Valley 2020 General Plan identifies the site as Manufacturing Industrial (M-I) and Open Space (OS). The Manufacturing Industrial (M-I) General Plan designation is intended to accommodate a variety of industrial and service commercial uses. The “M-I” district benefits from both free-standing and clustering of compatible industrial/service commercial uses; light manufacturing, automotive services, whole-sale retail outlets, etc. Special attention to screening “M-I” uses/activities are required to offset potential adverse impacts. The Open Space (OS) General Plan designation indicates that permanent open space status has been secured. The OS designation may apply to lands owned by either private parties or public agencies and is intended to address preservation of natural resources, recreational use, and public health/safety. Open space may/may not be suitable for public access, be economically productive, or not at all. State law mandates a detailed planning effort for open space via General Plan.

The project is consistent with the applicable General Plan land use designation and policies, as analyzed above, (Section “Wolf Creek”); provided an easement for planned trail access is acquired. The project complies with the applicable zoning designation and development regulations.

- b. The proposed development occurs within city limits on a project site of no more than 5-acres substantially surrounded by urban uses.
 - The proposed project occurs within City limits on a site that 2.90-acre in size property, the site falls within an industrial corridor and is substantially surrounded by urban uses, as described in the *Surrounding Land Uses* subsection in this staff report.
- c. The project site has no value as habitat for endangered, rare or threatened species.
 - The project area has been previously graded in the past and is void of habitat that could house potential biological species. The project parcel does facilitate a protected resource, Wolf Creek within a 50-foot in width riparian area, on site. Per recorded map and municipal code [Section 17.50.040.A.1 – Development Standards](#), a 100-foot setback for new development is required from the edge of Wolf Creek. No buildings are proposed and solely pavement is proposed in the

setback area, the setback area receiving new pavement is within the project area; See Wolf Creek section for additional details. Existing fencing separates the riparian area from the project area, the riparian area will not be encroached upon. A Biological Technical Memo was prepared and applicable mitigation measures have been added to the project as Conditions of Approval that the Planning Division will oversee.

- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- The project parcel is within an industrial corridor, surrounded by a substantial amount developed urban uses with access to Idaho Maryland Road, an arterial roadway. The Engineering Division reviewed the project and potential increase in traffic associated with the proposal and determined the impact is negligible, as traffic will be easily accommodated by existing roadway infrastructure. Similarly, air quality impact is also negligible due to traffic increase not being of a significant threshold. Noise generated from the project will be minimal; there is no construction of buildings, construction noise (pavement/sand oil separator, a ADA compliant parking stall) will be temporary and is considered exempt, following construction is within the operable hours dictated by noise ordinance.
 - Proposed pavement is required nearest to Wolf Creek to prevent oil leaks from dripping onto the soil and leaching into the ground and the creek. Per Engineering Division Condition of Approval #1, a sand oil separator is to be installed at the most southern edge of the asphalt, as far away from the creek as possible, with the intention of protecting Wolf Creek from accidental infiltration of oil and fuel that may be dripped by the motorized vehicles. The proposed project would not result in significant impacts to traffic, noise, air quality, or water quality due to the minimal increase in traffic within an established industrial corridor, temporary nature of construction noise, and implementation of drainage improvements designed to protect Wolf Creek.
- e. The site can be adequately served by all required utilities and public services.
- The site is serviced by City of Grass Valley wastewater and Nevada Irrigation District (NID) for water services.

The project qualifies for a Class 32 Categorical Exemption as it consists of in-fill development within a fully developed commercial site that is consistent with the General Plan and zoning and is substantially surrounded by urban uses. The project would not result in significant impacts related to traffic, noise, air quality, or water quality and has the capability to be served by existing utilities and public services. The project site is not located within a sensitive environmental area, would not result in cumulative impacts, would not have a significant effect on the environment due to unusual circumstances, and would not impact a scenic highway or historical resource. The project was routed to internal Community Development Departments and external agencies for review and comments. Comments received have been incorporated into the project as Conditions of

Approval. A Notice of Public Hearing for the project was prepared and posted pursuant to the CEQA Guidelines and State law.

FINDINGS

The proposed project meets the required findings of [Section 17.72.030.J – Development Review](#) Permit (4 – 6), [Section 17.72.060.F – Use Permits and Minor Use Permits](#) (7 – 8), to include listed standard findings.

1. The Major Design Review application (25PLN-0041) was received by the City on March 10, 2026.
2. The Major Use Permit application (25PLN-0041) was received by the City on March 10, 2026.
3. The City of Grass Valley Development Review Committee reviewed the Major Use Permit/Major Design Review application (25PLN-0041) at their regular meeting on March 10, 2026.
4. The City of Grass Valley Development Planning Commission reviewed the Major Use Permit/Major Design Review application (25PLN-0041) at their regular meeting on March 17, 2026.
5. The proposed project is consistent with the General Plan and any applicable specific plan.
6. The proposed project is allowed within the applicable zone and complies with all other applicable provisions of this development code and the Municipal Code.
7. The design, location, size, and characteristics of the proposed project are in compliance with any project-specific design standards in effect and any standards and guidelines for development review permits which may be established from time to time by the council.
8. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity.
9. The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the density, intensity, and type of use being proposed would not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or welfare, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zone in which the property is located.

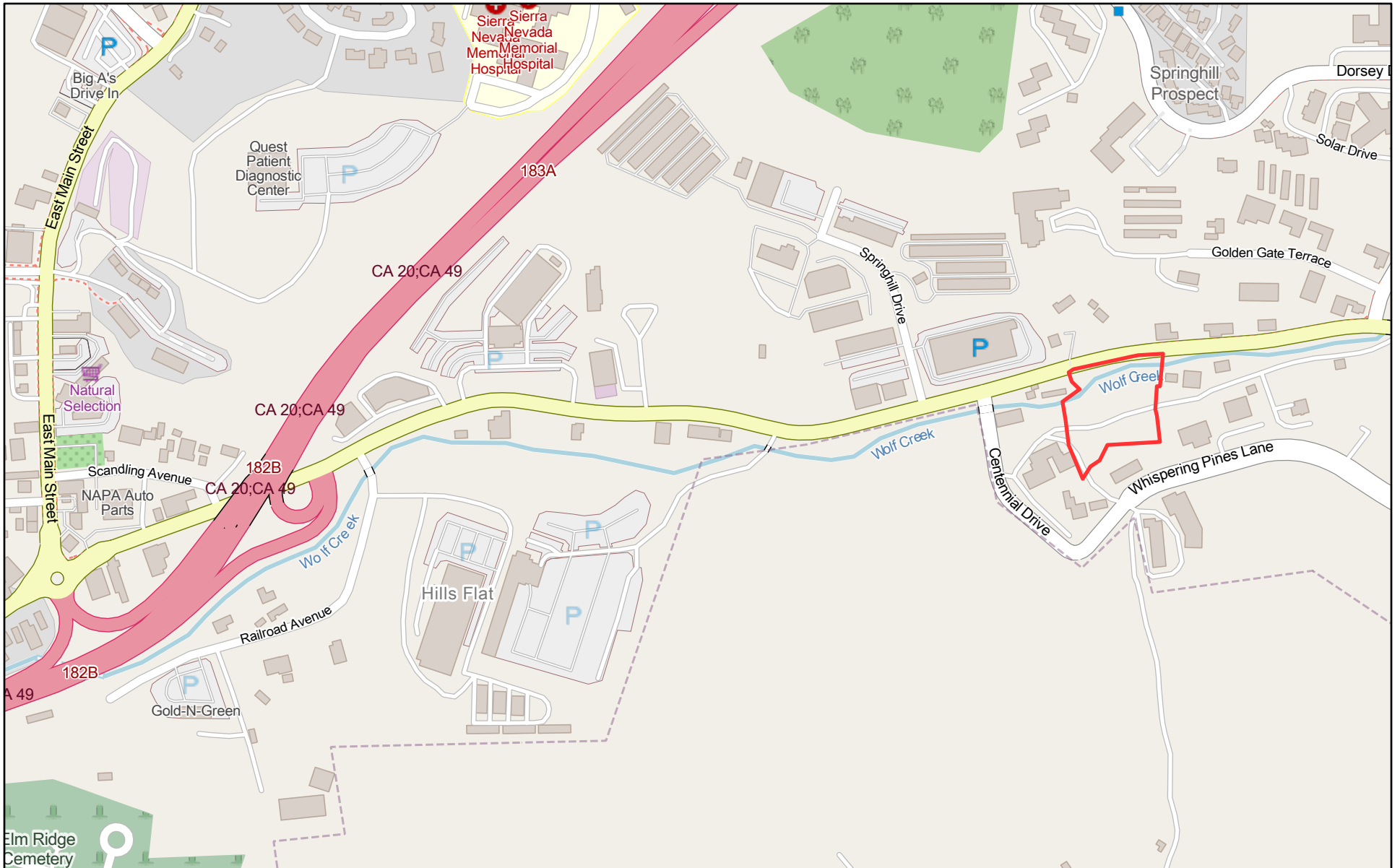
10. The Development Review Committee and Planning Commission has reviewed the project in compliance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines, and recommends that the Planning Commission find the project qualifies for the Class 32, Categorical Exemption (Section 15332, In-Fill Development Projects) in accordance with the California Environmental Quality Act and CEQA Guidelines.

ATTACHMENTS

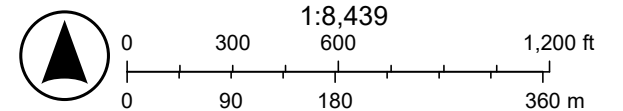
1. Vicinity Map
2. Aerial Map
3. Universal Application
4. Project Description
5. Recorded Map
6. Site Plan
7. Screening Exhibit – Site Visit Photos
8. FEMA Flood Map
9. Nevada County Recreation & Resiliency Master Plan, Excerpt (PDF Page 18 - 19),
10. Biological Technical Memorandum
11. Final Conditions of Approval

Project Site - Centennial RV Storage

ATTACHMENT 1



3/5/2026, 1:20:57 PM



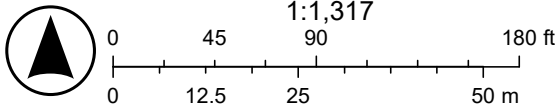
Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri
Community Maps contributors, Map layer by Esri

Project Site - Centennial RV Storage

ATTACHMENT 2



3/5/2026, 1:21:53 PM



UNIVERSAL PLANNING APPLICATION



Application Types

Administrative

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

Development Review

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

Entitlements

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

Environmental

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

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

Sign Reviews

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

Subdivisions

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

Use Permits

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

Variances

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

<u>Application</u>	<u>Fee</u>
Major Development Review	3685.00
Total*:	\$3685.00

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

Below is the Universal Planning Application form and instructions for submitting a complete planning application. In addition to the Universal Planning Application form, a project specific checklist shall be submitted. All forms and submittal requirements must be completely filled out and submitted with any necessary supporting information.

Upon receipt of the **completed forms, site plan/maps, and filing fees**, the Community Development Department will determine the completeness of the application. This review will be completed as soon as possible, but within thirty (30) days of the submittal of the application. If the application is determined to be complete, the City will begin environmental review, circulate the project for review by agencies and staff, and then schedule the application for a hearing before the Planning Commission.

If sufficient information **has not** been submitted to adequately process your application, you will receive a notice that your application is incomplete along with instructions on how to complete the application. Once the City receives the additional information or revised application, the thirty (30) day review period will begin again.

Since the information contained in your application is used to evaluate the project and in the preparation of the staff report, it is important that you provide complete and accurate information. Please review and respond to each question. If a response is not applicable, N/A should be used in the space provided. Failure to provide adequate information could delay the processing of your application.

Additional information may be obtained at www.cityofgrassvalley.com 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.

<u>Applicant/Representative</u>	<u>Property Owner</u>
Name: CS FARRELL HOLDINGS LLC	Name: CS FARRELL HOLDINGS LLC
Address: 875 Idaho Maryland Rd	Address: 875 Idaho Maryland Rd
Grass Valley, CA 95945	Grass Valley, CA 95945
Phone: 530-648-7058	Phone: 530-648-7058
E-mail: Centennialrvstorage@gmail.com	E-mail: Centennialrvstorage@gmail.com

<u>Architect</u>	<u>Engineer</u>
Name:	Name: SCO Planning & Engineering- Martin Wood
Address:	Address: 1072 E Main St
	Grass Valley, CA 95945
Phone: ()	Phone: 530-272-5841
E-mail:	E-mail: martinwood@scopeinc.net

1. Project Information

- a. Project Name Centennial Dr RV Storage

- b. Project Address 865 Idaho Maryland Rd, Grass Valley

- c. Assessor's Parcel No(s) 009-680-021-000
(include APN page(s))

- d. Lot Size 2.9 ac

2. Project Description See attached project description

3. General Plan Land Use: M-I GVCity

4. Zoning District: SP-1B GVCity

4. **Cortese List:** Is the proposed property located on a site which is included on the Hazardous Waste and Substances List (Cortese List)? Y N

The Cortese List is available for review at the Community Development Department counter. If the property is on the List, please contact the Planning Division to determine appropriate notification procedures prior to submitting your application for processing (Government Code Section 65962.5).

5. **Indemnification:** The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorney's fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this permit, or the activities conducted pursuant to this permit. Accordingly, to the fullest extent permitted by law, the applicant shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney's fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this permit, or the activities conducted pursuant to this permit. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

6. **Appeal:** Permits shall not be issued until such time as the appeal period has lapsed. A determination or final action shall become effective on the 16th day following the date by the appropriate review authority, where no appeal of the review authority's action has been filed in compliance with Chapter 17.91 of the City's Development Code.

The 15-day period (also known as the "appeal" period in compliance with Chapter 17.91) begins the first full day after the date of decision that the City Hall is open for business, and extends to the close of business (5:00 p.m.) on the 15th day, or the very next day that the City Hall is open for business.

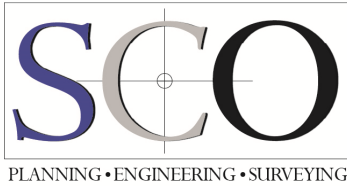
I hereby certify, to the best of my knowledge, that the above statements are correct.

Property Owner/*Representative Signature: _____

**Property owner must provide a consent letter allowing representative to sign on their behalf.*

Applicant Signature: _____

--OFFICE USE ONLY--	
Application No.:	Date Filed:
Fees Paid by:	Amount Paid:
Other Related Application(s):	



Project Description and Letter of Justification

Centennial RV and Boat Storage

Project Description

The project proposes to develop an existing 2.91 acre property (APN's 009-680-021-000 & 009-550-036-000) located East of Centennial Drive and South of Idaho Maryland Road in the incorporated City limits of the City of Grass Valley. The property is zoned M-1.

The property is currently graded with perimeter fencing and currently does not contain any structures. The majority of the existing site contains a single large "flat graded pad with gravel surface". The site fronts on Idaho Maryland Road with existing Wolf Creek to the North, but existing access via an asphalt driveway is from Centennial Drive. Areas around the perimeter of the site do contain a mixture of ponderosa pines and oaks; however, the project as proposed will not require any removal of trees.

The project proposes to better purpose the existing gravel storage pad for storage of boats, rv, vehicles, or other equipment. Access proposed is to be 24' wide, or greater for ease of different vehicular maneuverability and the site will allow for turning movements for a fire engine, or bus turning template. The majority of the site is fenced with 6' high chain-link, or 6' high "no climb" fencing. A short section of similar fencing is proposed in the southwesterly region with a new 24' wide "roll style" automated gate with entry keypad to allow for automated access by individuals storing a boat, rv, or other at the site.

The site is generally flat, or less than 2% slope and generally slopes in a northerly direction. The site will remain pervious with gravel surfacing, but a v-ditch is proposed along the northwesterly fence to direct run-off to two (2) existing culvert locations where a proposed "sand-oil" separator inlet/outlet will be installed to separate oils from stormwater run-off.

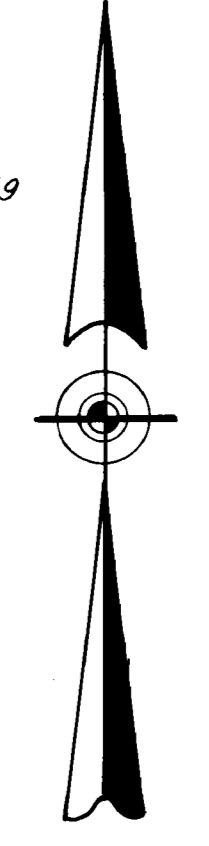
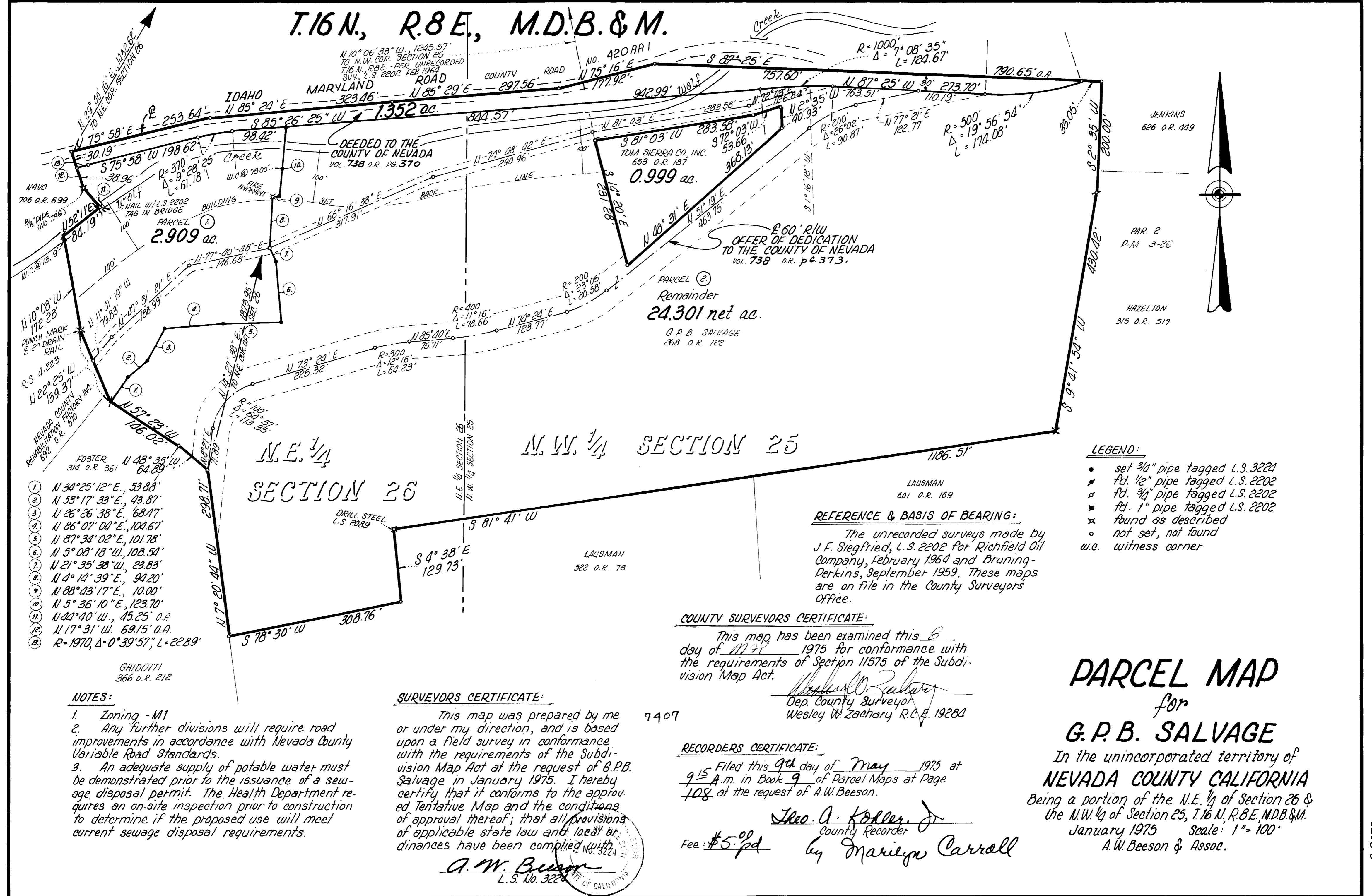
A small landscaped area is proposed around the proposed entry-gate key-pad. Noted is that the site is located and screened from public view.

A single shielded "night-sky compliant solar download is proposed at the entry key-pad location and security is achieved with the proposed roll-style gate and locked easterly gate with knox box. Security will be aided by a camera equipped with "night vision".

Operationally, this project is proposed to operate with minimal staff as patrons will have keypad code access to the site.

As the site requires minimal improvements necessary to complete, it is proposed that the project is to begin construction in Spring of 2026 and open for operations following.

T.16 N., R.8 E., M.D.B.&M.



108

1/24



- 1. N 34° 25' 12" E., 53.88'
- 2. N 53° 17' 33" E., 43.87'
- 3. N 26° 26' 38" E., 68.47'
- 4. N 86° 07' 04" E., 104.67'
- 5. N 87° 34' 02" E., 101.78'
- 6. N 5° 08' 18" W., 108.54'
- 7. N 21° 35' 38" W., 23.83'
- 8. N 4° 14' 39" E., 94.20'
- 9. N 88° 43' 17" E., 10.00'
- 10. N 5° 36' 10" E., 123.70'
- 11. N 42° 40' W., 45.25' O.A.
- 12. N 17° 31' W., 69.15' O.A.
- 13. R=1970, Δ=0° 39' 57", L=2289'

NOTES:

- Zoning - M1
- Any further divisions will require road improvements in accordance with Nevada County Variable Road Standards.
- An adequate supply of potable water must be demonstrated prior to the issuance of a sewage disposal permit. The Health Department requires an on-site inspection prior to construction to determine if the proposed use will meet current sewage disposal requirements.

N.E. 1/4 SECTION 26
N.W. 1/4 SECTION 25

SURVEYORS CERTIFICATE:

This map was prepared by me or under my direction, and is based upon a field survey in conformance with the requirements of the Subdivision Map Act at the request of G.P.B. Salvage in January 1975. I hereby certify that it conforms to the approved Tentative Map and the conditions of approval thereof; that all provisions of applicable state law and local ordinances have been complied with.

A.W. Beeson
L.S. No. 3224

COUNTY SURVEYORS CERTIFICATE:

This map has been examined this 6 day of 11 1975 for conformance with the requirements of Section 11575 of the Subdivision Map Act.

Wesley W. Zachary
Dep. County Surveyor
Wesley W. Zachary R.C.E. 19284

RECORDERS CERTIFICATE:

Filed this 9th day of May 1975 at 9:15 A.M. in Book 9 of Parcel Maps at Page 108 of the request of A.W. Beeson.

Theo. A. Koller, Jr.
County Recorder

Fee: \$5.00 pd by Marilyn Carroll

REFERENCE & BASIS OF BEARING:

The unrecorded surveys made by J.F. Siegfried, L.S. 2202 for Richfield Oil Company, February 1964 and Bruning-Derkins, September 1959. These maps are on file in the County Surveyors Office.

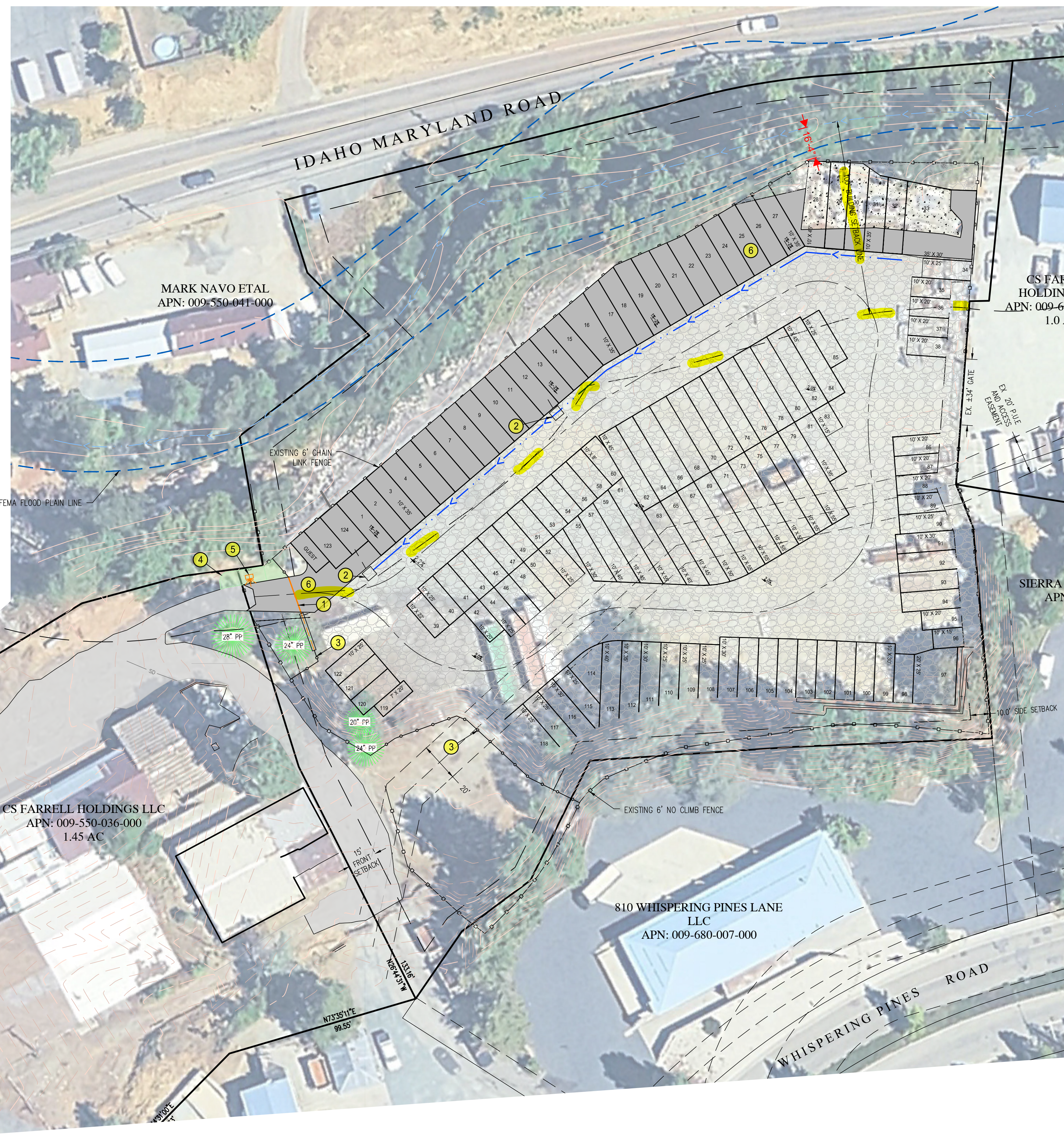
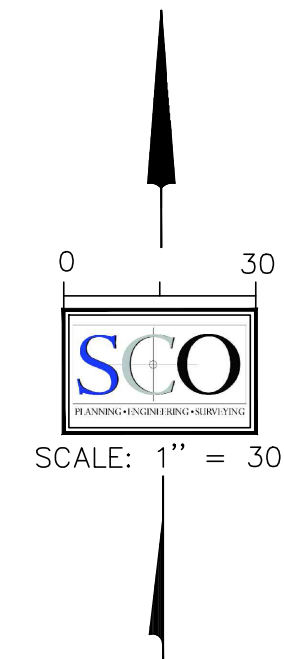
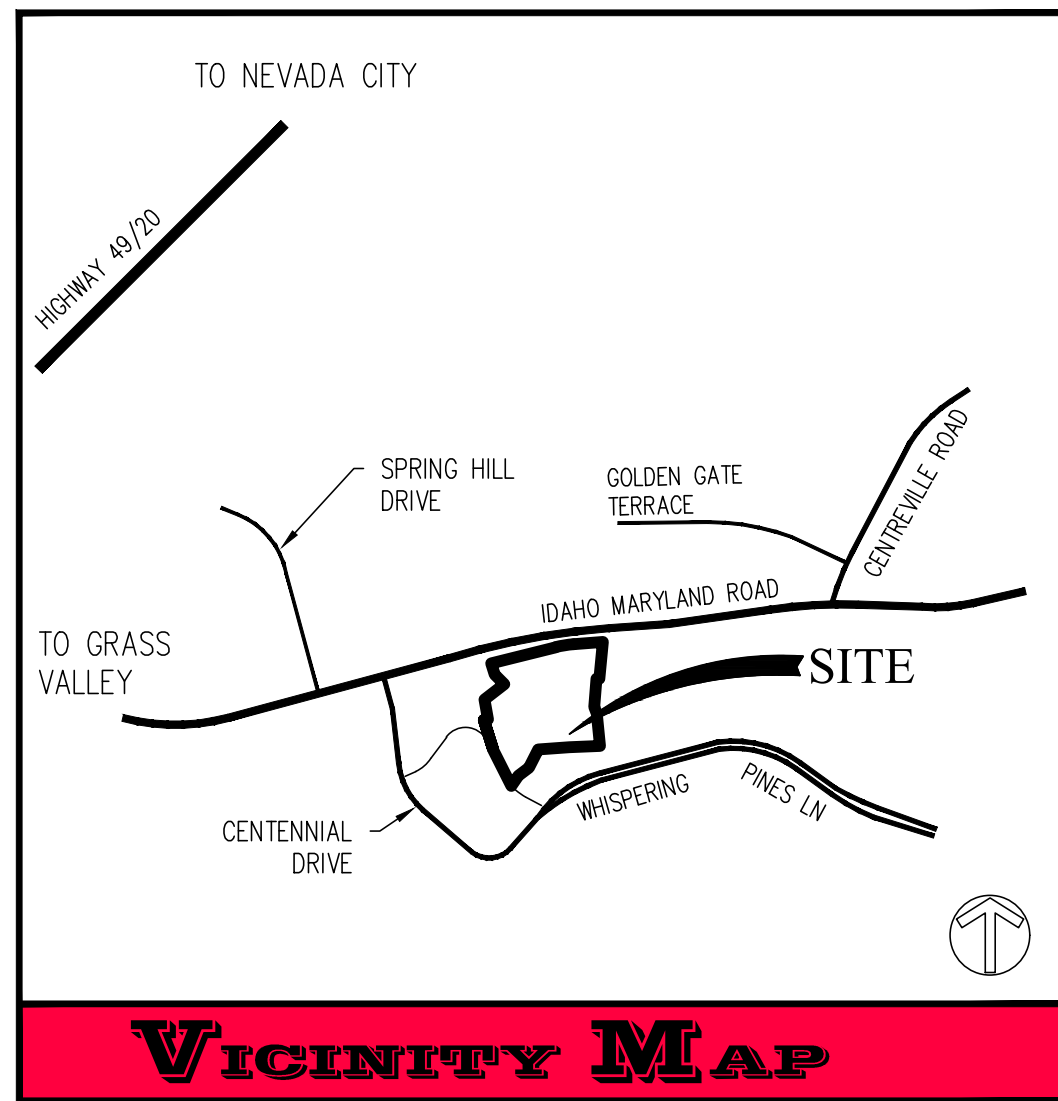
- LEGEND:**
- set 3/4" pipe tagged L.S. 3224
 - ✦ fd. 1/2" pipe tagged L.S. 2202
 - ✧ fd. 3/4" pipe tagged L.S. 2202
 - ✶ fd. 1" pipe tagged L.S. 2202
 - ⊗ found as described
 - not set, not found
 - w.o. witness corner

PARCEL MAP
for
G.P.B. SALVAGE

In the unincorporated territory of
NEVADA COUNTY CALIFORNIA
Being a portion of the N.E. 1/4 of Section 26 & the N.W. 1/4 of Section 25, T.16 N., R.8 E., M.D.B.&M.
January 1975 Scale: 1" = 100'
A.W. Beeson & Assoc.

Map 108

D.P.W. No. B-3478
A.P.C. Acq. Dec 27, 74
Date Rec. Feb. 11, 75
Crest By J.C.S.



LEGEND:

- 48" SD - EXISTING STORM DRAIN WITH ROCK OUTLET PROTECTION
- EXISTING TREES (CONIFER & DECIDUOUS)
- PROPOSED ASPHALT (3" X ON 8" AGG. BASE)
- EXISTING ASPHALT
- PROPOSED 6' CYCLONE FENCING
- PROPOSED 6' CYCLONE FENCING
- FLOW LINE
- EXTERIOR SHIELDED DOWN LIGHTS

- CONSTRUCTION NOTES**
- 1 - INSTALL 24' X 6' ROLL GATE WITH KEY PAD
 - 2 - INSTALL OUTLET STRUCTURE WITH SAND OIL SEPARATOR.
 - 3 - INSTALL 6' CHAIN LINK FENCE
 - 4 - XERISCAPE LANDSCAPE AREA
 - 5 - INSTALL SHIELDED SOLAR MOTION ACTIVATED DOWN LIGHT
 - 6 - INSTALL ASPHALT PAVEMENT

PROJECT INFORMATION

PROPERTY ADDRESS
865 IDAHO MARYLAND ROAD
GRASS VALLEY, CA 95945
(PCL 1 PM 9/108)

OWNER
CS FARRELL HOLDINGS LLC
PO BOX 364
NORTH SAN JUAN, CA 95960

MAP PREPARED BY
SCO PLANNING & ENGINEERING, INC.
1072 East Main Street
GRASS VALLEY, CA 95645
(530) 272-5841
CONTACT: MARTIN WOOD, P.L.S.

ASSESSOR'S PARCEL NUMBER
009-680-021-000, 009-550-036-000

LOT AREA
2.91 AC; 1.45 AC (5.36 AC. TOTAL)

ZONING/ GP DESIGNATION
M-1 GVCity/ M-1 GVCity, OS GVCity

FIRE PROTECTION
CITY OF GRASS VALLEY FIRE DEPT.

WATER SERVICE
NEVADA IRRIGATION DISTRICT

ELECTRICAL & GAS UTILITY
PACIFIC GAS AND ELECTRIC
788 TAYLORVILLE ROAD
GRASS VALLEY, CA 95945

LAND USE

	EXISTING			PROPOSED		
	Sq. Ft.	Acres	%	Sq. Ft.	Acres	%
Shoulder/Gravel	71,414	1.64	56.3	58,230	1.33	45.9
Asphalt	2,377	0.06	1.9	15,653	0.36	12.3
Concrete	2,248	0.05	1.8	2,248	0.05	1.8
Landscape/Undev.	50,808	1.16	40.0	50,716	1.16	40.0
TOTAL	126,847	2.91	100	126,847	2.91	100

RONALD & MARSHA FOSTER TRUST
APN: 009-550-028-000

EARTHWORK ESTIMATE:

TOTAL CUT: 0 CY
TOTAL FILL: 0 CY
NET (EXPORT): 0 CY

PARKING STATISTICS

USES	STALLS
-OUTDOOR STORAGE	10' X 20' 13 STALLS
	10' X 25' 30 STALLS
	10' X 30' 18 STALLS
	10' X 35' 31 STALLS
	10' X 40' 3 STALLS
	10' X 45' 17 STALLS
	10' X 50'+ 8 STALLS
UNIQUE SHAPED	4 STALLS
TOTAL:	124 STALLS

SETBACKS:

- FRONT: 15 FEET FROM BACK OF CURB
- SIDE (INTERIOR): 10 FEET
- STREET SIDE: 15 FEET MAX.
- REAR: 10 FEET

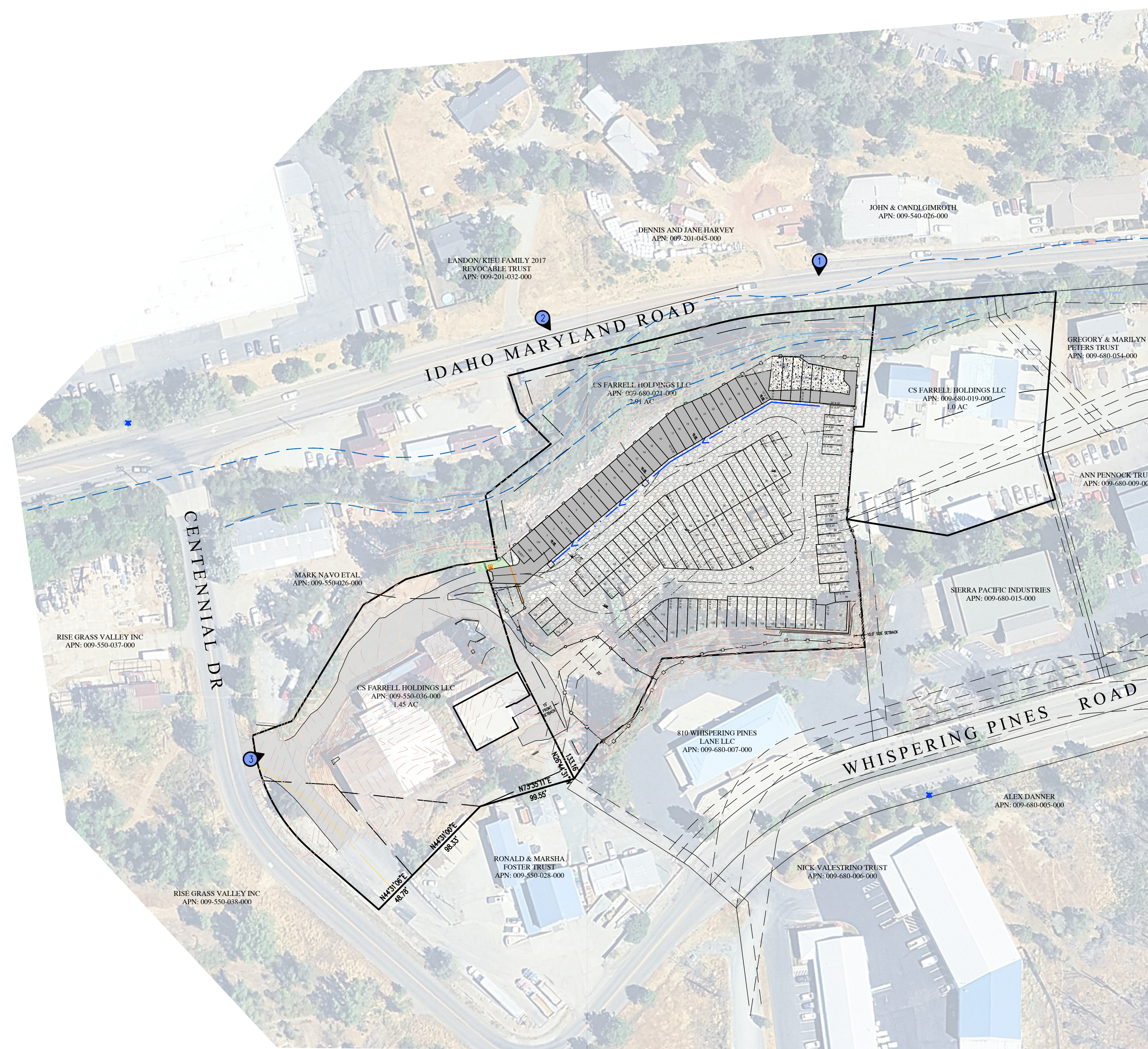
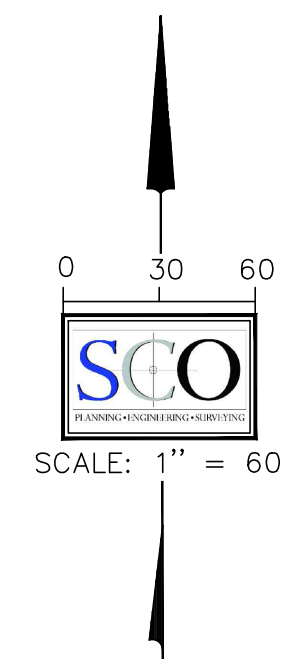
DESIGNED: MDW	DATE	NO. REVISIONS
DRAWN: MDW		
PROJ. NO: 202556		
DATE: JANUARY 2026		
DWG: SEE DAY STAMP		

DEVELOPMENT REVIEW
CENTENNIAL DRIVE RV

NEVADA CITY

GRASS VALLEY (530) 272-5841
TRUCKEE (530) 582-4043

1 OF 1



1 FROM IDAHO MARYLAND LOOKING SOUTH



2 FROM IDAHO MARYLAND LOOKING SOUTH



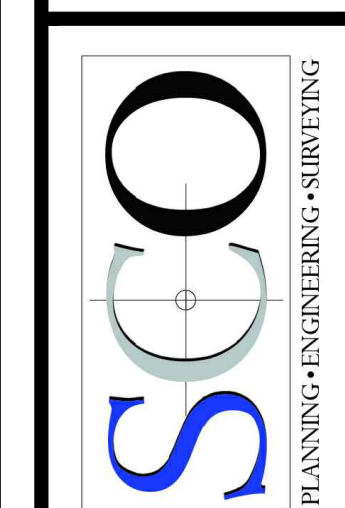
3 FROM CENTENNIAL LOOKING EAST

NO.	REVISIONS	DATE

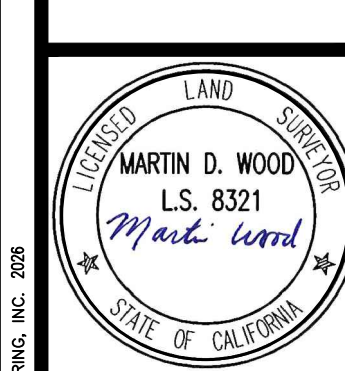
DESIGNED: MDW
 DRAWN: MDW
 PROJ. NO: 202556
 DATE: JANUARY 2026
 DWG: SEE DAY STA

DEVELOPMENT REVIEW
 CENTENNIAL DRIVE RV
 PHOTO SITE PLAN

CALIFORNIA
 NEVADA CITY



GRASS VALLEY
 (530) 272-5841
 TRUCKEE
 (530) 582-4043

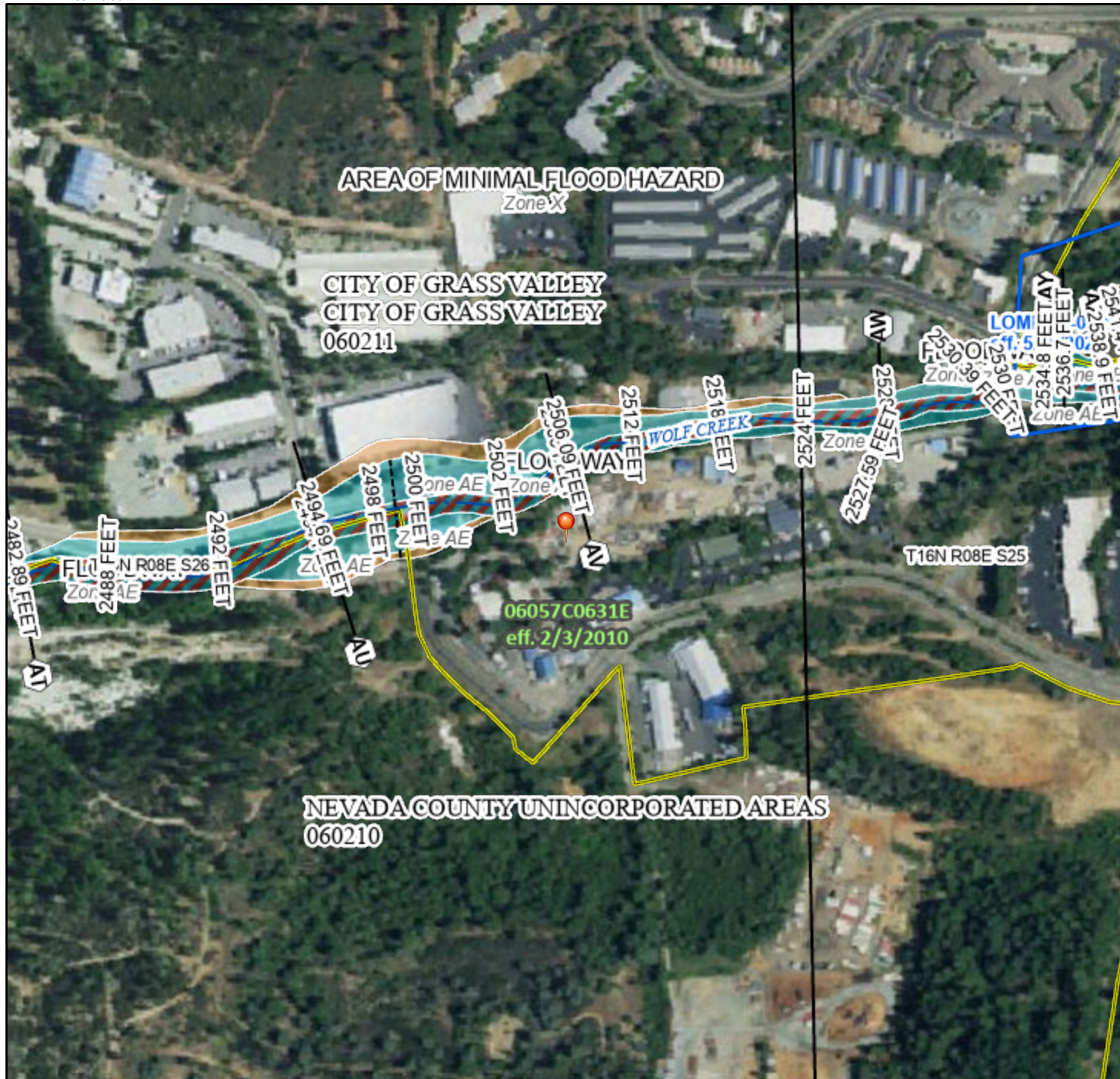


National Flood Hazard Layer FIRMMette



ATTACHMENT 8

121°2'41"W 39°13'38"N



SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

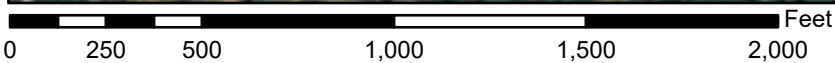
SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation 17.5 Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature
MAP PANELS	Digital Data Available No Digital Data Available Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/18/2025 at 10:59 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



1:6,000

121°2'3"W 39°13'10"N

Basemap Imagery Source: USGS National Map 2023

Towns to Towns Trail System

FEATURED PROJECT NO. 2

Wolf Creek Trail

Wolf Creek Trail is a proposed trail system approximately 2.3 miles long that roughly follows the alignment of Wolf Creek through the City of Grass Valley from its southern limits to the northeast corner of town. With a goal to establish the primary spine for pedestrians and cyclists, the trail offers a convenient option for the community and visitors to use non-motorized travel through Grass Valley. This proposed trail is located entirely within existing public right-of-way and will connect residential neighborhood and commercial uses. The map to the right and graphic below depict the various planned trail segments.

Trail Segment 2

Freeman Lane to south of Neal Street Safeway parking lot

Trail Segment 3

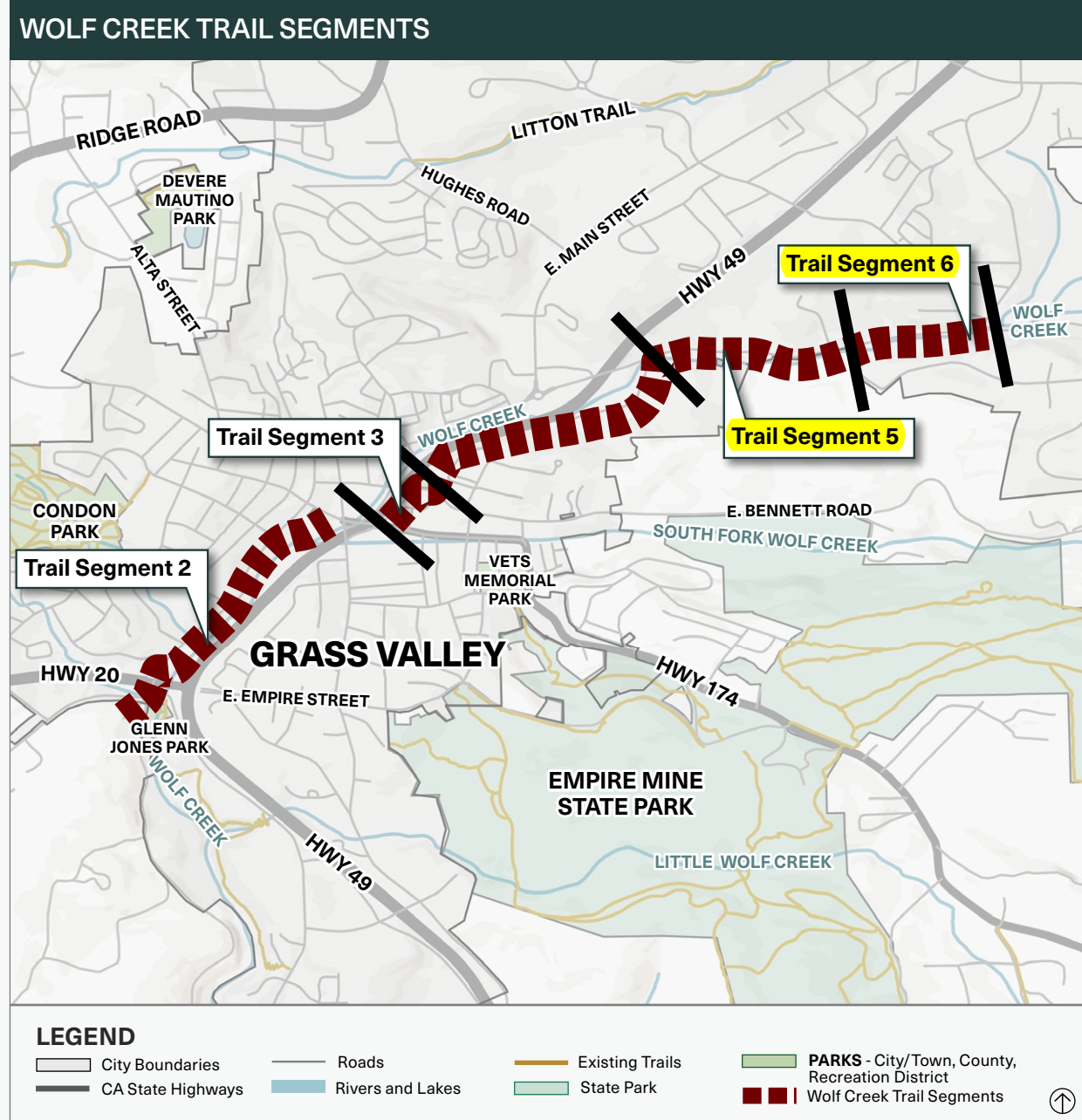
Colfax Avenue/Hwy 174 to Bennett Street along Hanson Way

Trail Segment 5

Railroad Avenue to Centennial Drive along Idaho Maryland Road

Trail Segment 6

Centennial Drive to Sutton Way along Idaho Maryland Road



Towns to Towns Trail System

Implementation Approach

Funding and planning for unpaved multi-use trails and shared-use/Class 1 path systems can be modeled after the Connected Communities Project led by Sierra Buttes Trails Stewardship. The trails cross land owned by a multitude of parties including private individuals, USFS, special districts and tribes. Most of the funding to date has come from Sierra Nevada Conservancy grants and private donors. The biggest challenge for the project is funding necessary CEQA and NEPA work prior to securing implementation funding and beginning construction.

Leveraging nonprofits and trail builders to secure funding for the construction of these trail and shared-use systems as well as maintaining them in the future will be imperative. It is necessary to involve local nonprofit organizations and businesses due to the apparent economic impact of adding trails.

Project Recommendations:

The projects that are included as part of the Towns to Towns Trail System Focus Area are listed to the right and pages that follow. Potential funding strategies and next steps for the projects can be found in the next chapter.

Project Recommendations	
Project Name	Project Description
Combie Road / Magnolia Trails shared-use paths	Add shared-use path along Combie Road from SR 49 to shared-use path along Magnolia Road in front of Bear River High School and park facilities.
Interagency trailhead needs and maintenance partnership study (to include surface/signage upkeep, waste and service needs)	Explore creating a shared staffing resource between all agencies that maintain and own trails or trailheads. Staff can create efficient operation schedule for maintaining trails, which helps to promote consistency with experience, information, and amenities provided. A partnership example to explore includes USFS and Tahoe Area Mountain Bike Association (TAMBA).
TNF trail strategy	Develop a coordinated trails plan for priority trail alignments for Tahoe National Forest lands in Nevada County. Plan should outline the conceptual trail alignments for a connected and accessible multi-use dirt trail network to align priorities between partners, incorporate public feedback, and build capacity to move trail projects forward in a collaborative way.
Pines to Mines Trail	Construct a new 18-22 mile trail section as part of the Pines To Mines Trail connecting Truckee and Nevada City, CA. The new trail would connect the 'Hole In The Ground Trail' to the 'Grouse Ridge Trail' in the Tahoe National Forest.

Towns to Towns Trail System

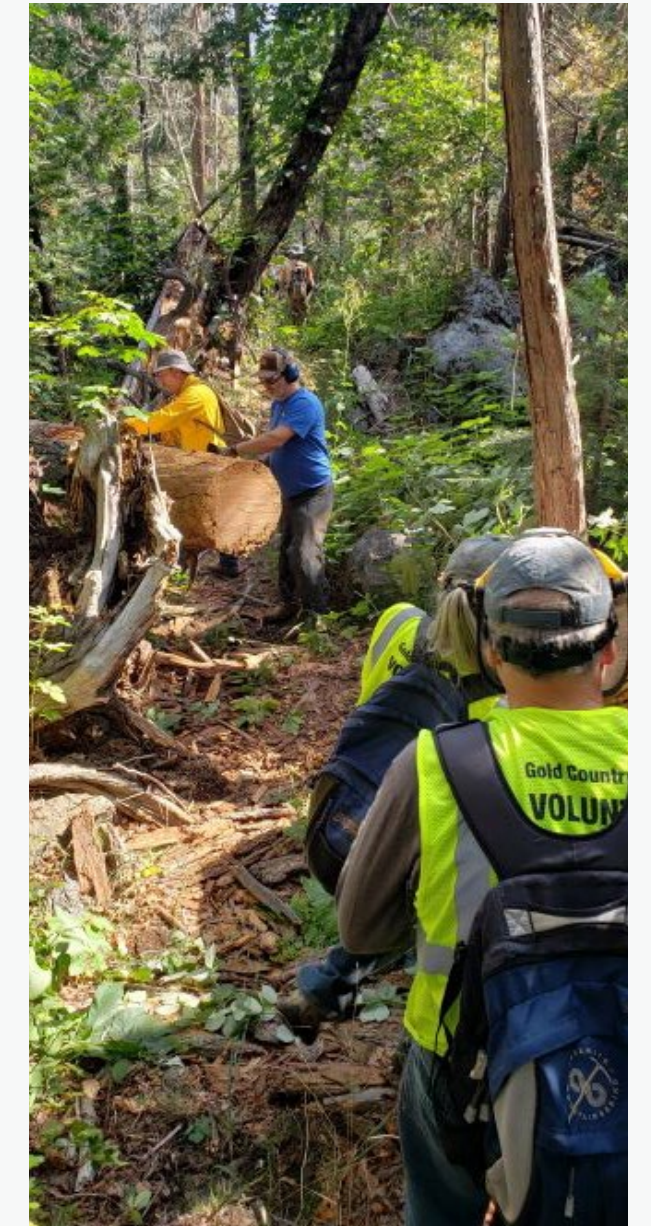


Tahoe Donner Wetland Protection Sign

Project Recommendations	
Project Name	Project Description
Grass Valley: Wolf Creek Trail	Construct shared-use path (3.5 miles) through Grass Valley - follows Wolf Creek from Allison Ranch Road at Freeman Lane to Sutton Way and Idaho Maryland Road with trailhead at Sutton Way/Idaho Maryland Road.
Truckee Legacy Trail phase 4 (project underway)	Connect the Truckee Regional Park along Brockway Road to South River Street alongside the south side of the Truckee River and crossing to the intersection of Highway 89 South and West River Street (2 miles plus bridge).
Truckee Legacy Trail phase 5	Connect phase 5 of the Legacy Trail to the Donner State Memorial Park along SR 89 and Deerfield Drive, and travel through the Planned Community 1 (Coldstream Specific Plan) development (2 miles).
Trail connection between Soda Springs and Serene Lakes neighborhoods	Create a Class 1 trail along or off the road between Soda Springs and Serene Lakes Neighborhood (1.5 to 2.5 miles).
Lake Wildwood to Western Gateway Regional Park/Penn Valley	Develop shared-use path connection along corridor between Lake Wildwood and Western Gateway Regional Park (3 miles).
Trail connection between Nevada City to Rough and Ready	Develop a shared-use path along corridor near Rough and Ready Highway and Ridge Road from Nevada City to Rough and Ready (7 miles).

Towns to Towns Trail System

Project Recommendations	
Project Name	Project Description
Trail connection between Rough and Ready to Penn Valley	Develop a shared-use path along corridor near Rough and Ready Highway and Ridge Road from Rough and Ready to Penn Valley (5 miles).
Towns to Towns Trails feasibility study for trail easements	Conduct a study to establish feasibility of trail corridors to connect Nevada County communities and to connect communities to public lands through a mix of paved and unpaved trails.
South Yuba River: campground connector trail	Reconstruct and realign the trail from South Yuba River Campground on BLM lands to approximately ¼ mile east of Edwards Crossing Bridge.
Montezuma Ridge / Governor's Hill Trail	Develop a natural surface trail that connects the rural neighborhoods between Purdon Road and Jackass Flats to the business area in North Columbia. A trail easement was donated to the BYLT and will allow the trail and the surrounding site to be maintained as a fuel break (2 miles).
South Yuba Trail extension	Extend sections of the South Yuba Trail as natural surface. Trail extensions follow the Western Nevada County Non-Motorized Recreational Trails Master Plan, including West, East, and Northeast.
Sugarloaf Trail to Pioneer Trail	Extend the Pioneer Trail connecting the Pioneer Trail, Sugarloaf Mountain Open Space, and Nevada City (2 miles).



Trail building volunteers creating trails
Image Credit: Gold Country Trails Council

From: Greg Matuzak Environmental Consulting LLC
Greg Matuzak, Principal Biologist
P.O. Box 2016
Nevada City, CA 95959
Phone: (530) 557-5077
Email: gmatuzak@gmail.com

To: Martin Wood, Principal Planner
SCO Planning, Engineering & Surveying
1072 East Main Street
Grass Valley, CA 95945

For: CS Farrell Holdings LLC (Project Applicant)
P.O. Box 364
North San Juan, CA 95960

Date: December 26, 2025

**Re: Biological Resources Review Technical Memorandum for the Centennial Drive
RV Project Located of Grass Valley, CA**

This Biological Resources Review Technical Memorandum (Tech Memo) is required for submission to the Grass Valley Planning Department as part of the proposed Centennial Drive RV Project (Project). The proposed Project is located at 865 Idaho Maryland Road in the City of Grass Valley, Nevada County, CA. The Project area is identified as APN: 009-680-021 (2.91 acres) and APN: 009-550-036 (1.45 acres) and the total Project area covering the 2 parcels and the Project area is 5.36 acres. See the attached Development Review Site Plan (dated September 2025), which covers the area within this Tech Memo being reviewed.

This Tech Memo includes an evaluation of the presence of protected oak and other native tree species and it includes a review of potential special-status species habitat and protected aquatic resources within the Project area that could be disturbed or impacted by the development of the proposed Project. A formal delineation of wetlands, streams, and drainages for submittal to the resources agencies was not completed as part of the development of this Tech Memo nor were any protocol-level surveys for special-status species implemented. A full coverage reconnaissance-level biological resources survey of the Project area was conducted as part of the development of this Tech Memo.

The Project area is located within a completely fenced area adjacent to the Project applicant's existing business related buildings. The Project site is completely disturbed and currently is being used as a storage yard. There is an entrance into

the Project area from both the west side and east side of the Project area. In between Idaho Maryland Road along the northern border of the Project area and the Project area itself is the South Fork Wolf Creek that runs along the southern edge of Idaho Maryland Road in an east to west direction. The existing fenceline along the northern edge of the Project area is a minimum of 50 feet to the south of the ordinary high water mark (OHWM) of South Fork Wolf Creek. The proposed Project will not encroach into the South Fork of Wolf Creek but an outlet structure with a sand oil separator is proposed for runoff from the Project area with the outlet from the Project area into the South Fork of Wolf Creek.

Methods

For the purposes of this Tech Memo, Mr. Matuzak, a qualified biologist to develop such assessments for projects under review by the City of Grass Valley, conducted a background database review covering the Project area as well as implemented a site visit and reconnaissance-level biological resources survey on December 19th, 2025. The assessment included a review of the South Fork of Wolf Creek mapped to the north of the Project area (see the attached results of a review of the National Wetland Inventory) and it includes a review of the areas along the edges of the Project area given those areas contains exposed soils and vegetation whereas the Project area itself is flat, graded, and contains materials that have been stored within the site for many years.

A formal delineation of wetlands, streams, and drainages for submittal to the resources agencies was not developed as part of this reporting, nor were any protocol level surveys implemented for the presence of special-status species. A full coverage survey for the entirety of the Project area was implemented given this reporting covers potential impacts to the entirety of the Project area. A Photo Log is attached showing the present conditions of the Project area.

Results and the Aquatic Resources Management Plan

The Project area contains some trees along the eastern, southern, and northern edge of the Project area along the existing fenceline. However, these trees are located on the side of the fence that does not contain the Project area except for a couple of ponderosa pine (*Pinus ponderosa*) which have been mapped within the Project area along the western border to the site. Ponderosa pine trees were the only tree species identified along the edges of the Project area.

The Project area and the neighboring parcels to it are industrial in nature and have been for over 100+ years. Therefore, the Project area and areas adjacent to it are heavily disturbed and contain industrial and commercial activities. Per the aerial photo included as a background to both the Development Review Site Plan (dated September 2025)

and National Wetland Inventory mapping attached, the Project area is completely cleared and devoid of vegetation and has been for many, many year perhaps even decades or longer. See the attached Photo Log for a review of the site during the site visit conducted as part of the development of this Tech Memo.

The California Department of Fish and Wildlife (CDFW) defines a regulated drainage or stream as an area that contains a clearly defined bed and bank and an associated riparian habitat or FEMA flood zone. Based on an evaluation of the South Fork of Wolf Creek located adjacent to the northern border of the Project area, the seasonal stream flows to the west towards the City of Grass Valley and would be regulated by CDFW for any encroachment into the bed and bank or associated riparian vegetation or floodplain.

However, there is a defined ordinary high water mark (OHWM), which is a requirement for a stream to be regulated under the federal Clean Water Act (CWA), but given it is seasonal in nature and does not have a direct connection to a navigable waterway, the South Fork of Wolf Creek would not be regulated under the CWA. Given the proposed Project will remain within the existing fenceline of the Project area, including along the northern border of the Project site, no encroachment into the OHWM or associated floodplain or riparian vegetation will occur.

The Project will remain upland and upslope to the south of the South Fork of Wolf Creek a minimum of 50 feet and therefore, the proposed Project would have no direct impact on the creek. Additionally, given a minimum of 30+ feet will be maintained between the Project area and South Fork Wolf Creek, a Resources Management Plan would not be required to be developed and approved by the City of Grass Valley Planning Department. The City of Grass Valley only requires the development of a Resources Management Plan if a project disturbance will encroach within 30 feet of a stream.

The proposed Project does include an outfall structure along the northern fenceline for site drainage. It will include a sand oil separator to ensure the minimization of oils and other substances from be released from the site into the South Fork of Wolf Creek. See the attached Site Plan, which shows the location of the proposed outfall structure along the northern fenceline of the Project area.

Biological Resources Review Conclusions

No vegetation removal will be required for the development of the Project given the lack of native vegetation and given the site has been historically graded and has served as a storage yard for many, many years and maybe decades. Only a couple of ponderosa pine trees occur along the edge of the western side of the Project area and those are small pine trees that if removed would not constitute a significant

impact to any sensitive biological resources. Therefore, the proposed Project will have no impact on any sensitive biological resources or communities, nor will it have an impact on any special-status species.

Given the Project site is located directly upslope to the south of the South Fork of Wolf Creek, a Resources Management Plan is not required given there will be no encroachment within 30 feet of the creek. However, as a precaution for potential indirect impacts caused by erosion and sedimentation, the following is recommended to be implemented during construction to ensure that indirect erosion and sedimentation related impacts to South Fork Wolf Creek are avoided. The recommended measures include:

- Limit construction to periods of extended dry weather and/or the dry summer season to the extent feasible;
- Establish the area around the South Fork Wolf Creek as an Environmentally Sensitive Area (ESA) where the area will not be impacted by construction;
- No fill or dredge material will enter or be removed from the South Fork Wolf Creek;
- Outfall structure will include a sand oil separator and will be installed at the top of the slope along the northern – central border of the existing fenceline and Project boundary;
- Use appropriate machinery and equipment to limit disturbance in this area;
- Placement of straw and/or other soil erosion control devices between the the South Fork Wolf Creek and the areas where vegetation removal will occur to limit potential runoff and sedimentation into the South Fork Wolf Creek along the steep slope on the northern border of the Project site;
- No dewatering of the South Fork Wolf Creek will occur as part of the proposed construction; and
- Implement Best Management Practices during construction.

Post Construction Erosion Control

Exposed bare soil along the northern edge of the Project area and the South Fork Wolf Creek embankment should be protected against loss from erosion by the placement of straw within the area where vegetation will be removed. Once revegetation is completed the erosion control along the northern edge of the Project site can be removed.

Provide Copies of Mitigation Measures to Contractors

To ensure the proper and timely implementation of all measures and BMPs contained in this Tech Memo, as well as the terms and conditions of any other

required permits, the applicant shall distribute copies of these measures and permit requirements to the contractors prior to grading and construction. All contractors shall be completely familiar with the measures contained above and with the terms and conditions of all permits.

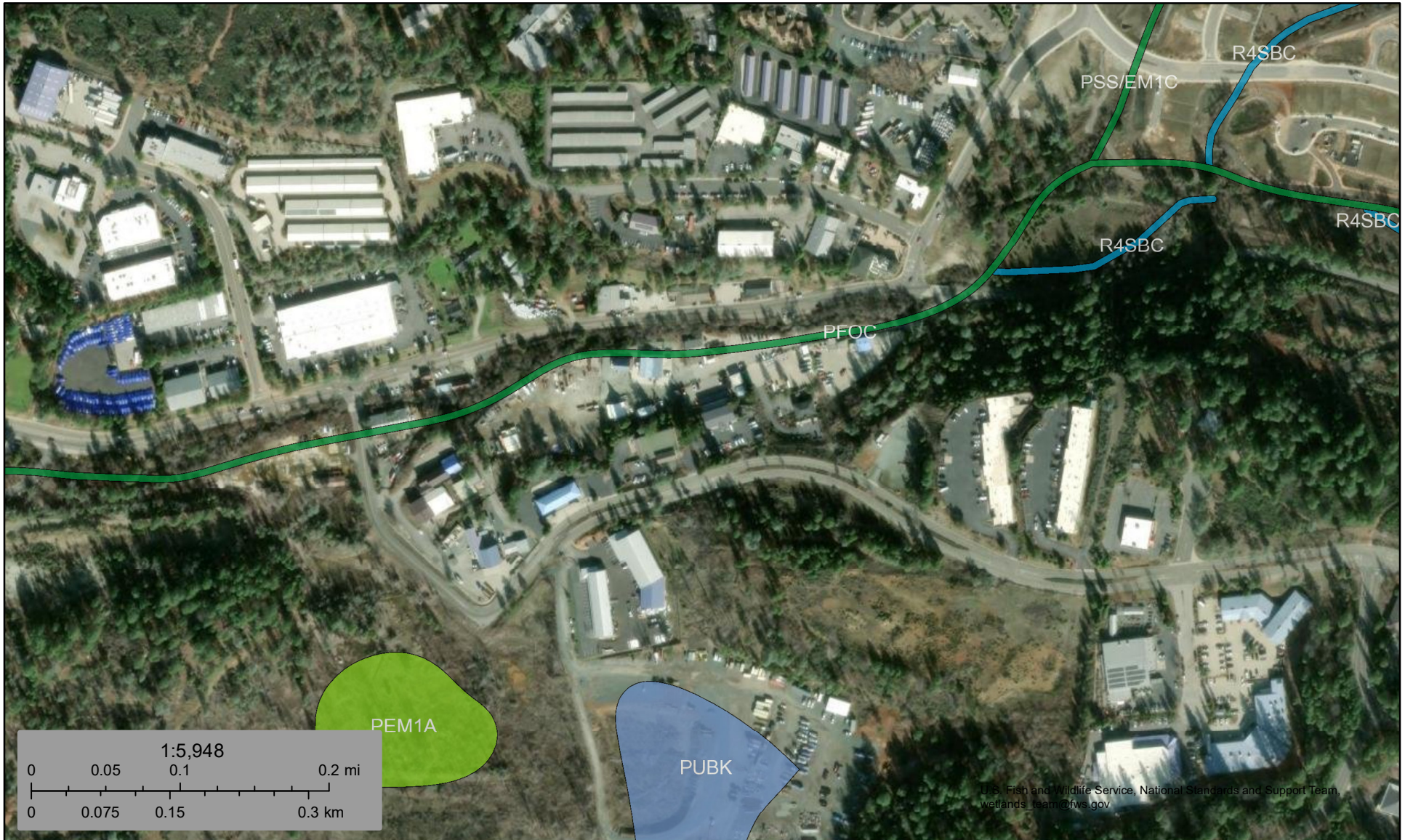
With the implementation of the measures and BMPs outlined above, any potential impacts to the sensitive biological resources and the South Fork of Wolf Creek would be avoided and minimized. Please let me know if you have any comments or questions regarding this Tech Memo. I can be reached at the phone number and email address listed at the top of this reporting.

Sincerely,

A handwritten signature in blue ink, appearing to read "Greg Matuzak", is written over a light blue horizontal line. The signature is cursive and somewhat stylized.

Greg Matuzak, Principal Biologist
Greg Matuzak Environmental Consulting LLC

Attachments



December 24, 2025

Wetlands

- | | | |
|--------------------------------|-----------------------------------|----------|
| Estuarine and Marine Deepwater | Freshwater Emergent Wetland | Lake |
| Estuarine and Marine Wetland | Freshwater Forested/Shrub Wetland | Other |
| | Freshwater Pond | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Photos of the December 19th, 2025 Biological Resources Survey for the Project Area



Photo 1: Photo looking at the proposed entrance into the Project area from the existing access into the Project applicant's business area.



Photo 2: Photo looking within the southeastern section of the Project area. Project area is devoid of habitat for sensitive biological resources and contains some trees on the hill.



Photo 3: Photo of the adjacent downslope to the north of the northeastern section of the Project area. South Fork of Wolf Creek is >50 feet from the Project area fenceline.



Photo 4: Photo looking south from the Project area with an existing retaining wall and some pine trees upslope outside of the Project area. Trees are outside Project fenceline.



Photo 5: Photo looking east from the central section of the Project area. Project area is devoid of vegetation and lacks and sensitive biological resources.



Photo 6: Looking west along an existing fenceline with the Project area to the left and Sout Fork Wolf Creek downslope >50 feet to the right. No impact to the creek proposed.



Photo 7: Western section of the Project development area looking south. This area contains an existing elevated and flat area in the southwestern corner of the site.



Photo 8: Central section of the Project area looking northeast along the northern fenceline and border of the Project site. All development to remain within fenceline.



FINAL CONDITIONS OF APPROVAL

Application Number: 25PLN-0041
Location/APN: 865 Idaho Maryland Road, Grass Valley, CA, 95945 (APN: 009-680-021).
Applicant: Conor Farrell (Property Owner)/ Martin Wood, SCO Engineering (Representative)
Prepared by: Vanessa Franken, Associate Planner

STANDARD CONDITIONS

1. The approval date for Planning Commission review of the proposed application is 3/17/2026, with an effective date of 4/02/2026, pursuant to [Section 17.74.020 – Effective Date of Permit](#). This project is approved for a period of one year and shall expire on 3/17/2027, unless the project has been effectuated or the applicant requests a time extension that is approved by the Development Review Committee pursuant to the Development Code.
2. The final design shall be consistent with the Major Use Permit/Major Development Review application, plans provided by the applicant, or as modified at time of hearing. The project is approved subject to plans on file with the Community Development Department. The Community Development Director may approve minor changes as determined appropriate.
3. The applicant agrees to defend, indemnify, and hold harmless the City of Grass Valley in any action or proceeding brought against the City of Grass Valley to void or annul this discretionary land use approval.

PLANNING DIVISION

1. Prior to construction appropriate orange fencing (to indicate an Environmentally Sensitive Area [ESA]) is to be placed along the existing fenceline that is located on the southern side of Wolf Creek. The area north of fencing, Wolf Creek, is not to be impacted by construction.
2. Placement of straw and/or other soil erosion control devices between Wolf Creek and project area; along the steep slope on the northern border of the project parcel.
3. Within one-year from approval of Business License date of the new storage facility, the property owner shall finalize plans for an easement dedication along Wolf Creek.
4. Property owner of 865 Idaho Maryland Road (APN: 009-680-021) shall ensure that a formal/proper access easement between property 333 Centennial Drive (APN: 009-

550-036) is recorded, to ensure the project parcel retains ingress/egress rights, prior to the project parcel being sold or the change of ownership should occur.

5. Any proposed signage for the facility is required to meet applicable standards of [Chapter 17.38 – Signs](#). A Building permit may be required.
6. A single off-site sign for the subject Centennial RV Storage business is allowed, provided that the storage business sign is combined in one multi-tenant sign that will house the potential future tenant/business at 333 Centennial Drive. The intention is to prohibit multiple individual signs along Centennial Drive.
7. Applicable landscape requirements (landscape fingers, shading requirements, etc.) as required per [Chapter 17.34 Landscape](#), shall be provided for any change in land use on the subject property and is the responsibility of the new property owner and/or tenant associated with the new land use.
8. The property owner/business operator of the subject Centennial RV Storage shall provide additional screening along the existing chain-link fence along the northern property boundary that is adjacent to Idaho Maryland Road and the creek side. Property owner/business operator has the option between providing privacy slats (either fiber-glass or plastic material) or typical green privacy fabric for fencing. Any selected privacy/screening material shall be maintained and kept in good order, significant discoloration or holes from use shall signal material to be exchanged for new attractive material. An inspection from the Planning Division is required at time of building permit review, prior to final inspection.

BUILDING DIVISION

1. Prior to any work occurring, a building permit shall be obtained from the Community Development Department, Building Division. A building permit is required for the single ADA parking stall. Appropriate signage, unloading zone, and all other applicable requirements per CA Building Code shall be provided.

ENGINEERING DIVISION

1. A sand oil separator is required to be installed at the most southern edge of asphalt/pavement associated with storage stalls, to be located anywhere behind parking stalls 10 – 21, and/or as far away from the creek as possible. A building permit is required for the installation of the sand oil separator.

FIRE MARSHAL

1. The stalls shall be accessible to fire department apparatus by way of an approved fire apparatus access road with asphalt or concrete capable of supporting the imposed load weighing at least 75,000 pounds. CFC §D102.1
2. Fire lanes shall be painted. Red curbing with white painted letters stating, “FIRE LANE – NO PARKING.”

3. Address sign numerals shall be installed. Numerals shall be a minimum 6” tall with $\frac{3}{4}$ ” stroke, be clearly visible from the street, contrast with the background, and be fully illuminated between dusk and dawn daily.
4. A 24-foot wide roll style automated gate with entry keypad will be installed. The gate shall be equipped with a means of opening by Fire Department personnel for emergency access. (KNOX Box preferred) The emergency opening device shall be approved by the Fire Marshal. CFC §D103.5

NEVADA COUNTY ENVIRONMENTAL HEALTH

1. The proposed project site is required to be evaluated for mine waste and associated hazards. Provide a “No Further Action” letter or equivalent official correspondence from State oversight agency Department of Toxic Substances Control (DTSC), indicating that the site is safe for the proposed use. Please visit: <https://dtsc.ca.gov/brownfields/> and <https://dtsc.ca.gov/brownfields/voluntary-agreements-quick-reference-guide/>.
2. The project shall comply with applicable regulations 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, CA Code of Regulations – 14 CCR, Title 27, CA Code of Regulations – 27 CCR, and Nevada County Code Chapter IV – Article 8.
3. Applicant/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 CA Health and Safety Code Section 25500 – 25519 and 25100 – 25258.2, including electronic reporting requirement to the CA Environmental Reporting System (CERS); <https://cers.calepa.ca.gov/>.

NEVADA IRRIGATION DISTRICT (NID)

1. Wolf Creek must be protected from all runoff, NID uses this creek as a spill channel.
2. Existing treated water account (N009-550-036) will require an RP backflow device. If treated water will come off Idaho Maryland Road (N009-680-021), the customers private lines will cross Wolf Creek and will require an NID Encroachment Permit. A Water Demand Analysis will be required alongside a RP backflow device.

NORTHERN SIERRA AIR QUALITY MANAGEMENT DISTRICT (NSAQMD)

1. The proposed project site is required to provide one of the two options to move forward:
 - a. The applicant can engage a registered geologist to conduct an evaluation of the property. If this evaluation determines that no serpentine or ultramafic rock is likely to be found in the disturbed area, the applicant can request an exemption from the

Air Pollution Control Officer of the NSAQMD agency; see Title 17, Section 93105.c.a.A for report requirements.

- b. The applicant can proceed as if all soils contain asbestos and incorporate the required asbestos dust mitigation measures into the project documents and practices. If the project involves more than an acre of surfacing, the regulations found in CCR Title 17, Section 93105.e.2 and Section 93105.e.4 apply. This includes submitting and acquiring NSAQMD approval of an Asbestos Dust Mitigation Plan (ADMP) before moving forward. The ADMP must include
 - Soil track-out prevention and control.
 - Dust minimization from unpaved roads, parking lots, or staging areas including a limit on vehicle speeds of 15mph.
 - Offsite material transport control.
 - Methods of post construction stabilization (in perpetuity).
 - If dust or asbestos exposure appears to be an issue, air monitoring may be required.
 - Under regulations of the CA Department of Real Estate, the presence of environmental hazards, including asbestos, must be disclosed by a property seller during any future real estate transactions.
 - There may be additional OSHA requirements for employee safety. Please contact Cal OSHA for additional information on personal protective equipment and signage requirements; (800) 963-9424.
2. All disturbed surfaces must be stabilized by establishment of a vegetative cover, placement (and maintenance) of 3-inches of non-asbestos-containing material, paving, or other measures to prevent wind speeds of 10mph or greater from causing visible dust emissions; vehicles may not be parked/driven on untreated native soils.
3. For landscaping and fence/gate installation, controls must include pre-wetting the ground to the depth of anticipated cuts and suspending operations during windy conditions. Please refer to CCR Title 17, Section 93105.e.4.
4. Provide a signed copy of the provided NSAQMD document, provided from Review 1 of the subject application, and indicate which asbestos option will be pursued. Further documentation will be required before the project can proceed, in the form of an exemption request or Asbestos Dust Mitigation Plan.

DEPARTMENT OF TOXIC SUBSTANCES CONTROL

1. The proposed site lies within the Idaho Maryland Mine Property ([EnviroStor ID #29100007](#)) boundaries so there is a potential for historic mining activities. As such,

a State of California environmental regulatory agency such as DTSC, a Regional Water Quality Control Board (RWQCB), or a local agency that meets the requirements of [Health and Safety Code section 101480](#) should provide regulatory concurrence that project is safe for construction and the proposed use. Any project sites with current and/or former mining operations onsite or in the vicinity of the project site area should be evaluated for mine waste according to DTSC's 1998 [Abandoned Mine Land Mines Preliminary Assessment Handbook](#).

2. Should you need assistance with an environmental investigation, please visit DTSC's [Site Mitigation and Restoration Program](#) page to apply for lead agency oversight. Additional information regarding voluntary agreements with DTSC can be found at [DTSC's Brownfield website](#).
3. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in DTSC's Preliminary Endangerment Assessment Guidance Manual. Additionally, DTSC advises referencing the DTSC Information Advisory Clean Imported Fill Material Fact Sheet if importing fill is necessary. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use. Additional information can be found by visiting DTSC's Human and Ecological Risk Office (HERO) webpage.