Agenda Item: 7.1
Prepared by: Abigail Walker, Community Services Analyst
Reviewed by: Thomas Last, Community Development Director

DATA SUMMARY:
Application Number: 19PLN-18
Subject: Development Review Committee recommendation to the Planning Commission on a Development Review Permit for a ±6,889 square foot professional office building in the Whispering Pines Specific Plan area.
Location/APN: 130 Crown Point Court/APN: 009-700-024
Applicant: Monte Griffin, Blue Northern Builders
Owner: Dr. Joseph Miller
Zoning/General Plan: SP – 1A Zone/Business Park
Entitlement(s): Development Review Permit
Environmental Status: Categorically Exempt, Class 32 – Infill Development

RECOMMENDATION:
The Development Review Committee (DRC) recommends that the Planning Commission take the following actions:

1. Adopt the Findings of Fact for approval of the Development Review Permit as presented in the Staff Report; and,

2. Approve the Development Review Permit in accordance with the Conditions of Approval as presented in the Staff Report.

BACKGROUND:
The Whispering Pines Specific Plan (WPSP) area was adopted in 1984 and contains a list of uses and development standards that guide development for the 154-acre Specific Plan area. This property is situated within the 125 acres of the SP-1A area that has been set aside for business park uses, including professional offices.

PROJECT DESCRIPTION:
The applicant is requesting a Development Review Permit for the construction of a ±6,889 square foot dental office building. The proposed building is a single-story wood frame. The architectural and building features includes the following:
- Standing seam metal roofing
- Stacked stone wall
- Wood texture fiber cement siding
• Cement plaster siding
• Steel door painted to match cement plaster color
• Steel-framed trellis
• Store-front windows (dark brown anodized)

There is a patient patio area at the southwest corner and a staff patio area at the southeast corner of the building; each enclosed by a 4-foot 6-inch stacked stone wall and canopy/roof covering.

Access to the property is via a 30-foot driveway off Crown Point Court, while 24-foot drive isles allow for internal traffic circulation. Parking will be provided to the south, between Crown Point Court and the building, as well as on the east side of the office. A total of 29 parking spaces are proposed: 26 standard, 1 accessible car, 1 accessible van, and 1 patient loading area. A trash enclosure is proposed in the northeast end of the parking lot.

According to the preliminary grading plans (Sheet C2.0), an estimated ±2,582 cubic yards of fill material will be required to prepare the site for development.

SITE DESCRIPTION AND ENVIRONMENTAL SETTING:
The Arborist Report prepared by Acton Arboriculture, determines this ±4.16-acre parcel is relatively flat, and the vegetation is an open to closed canopy forest with over story trees of ponderosa pine, incense-cedar, black oak, madrone, and sugar pine. Most of the site, including the ±1.41-acre open easement space at the northmost part of the property, will be unaffected by this project. There are 145 trees proposed to be removed, 78 due to the site improvements and 67 due to poor structure/health.

The applicant also submitted a preliminary drainage report that describes the existing and proposed drainage conditions:
Currently, the site slopes downhill from southwest to northeast with slopes ranging from 4%-22%, increasing in slope further north. Run-off flows through dense forest to the northeast property line. The planned onsite drainage includes one watershed; there is a ridge near the proposed driveway that will split the drainage into two (2) paths which eventually drain to the same location at the north end of the property. The western and eastern portions of the site sheet flow through curb cuts on each side respectively, then into swales which sheet flow north through the remaining dense forest. The preliminary drainage plan (Sheet C4.0) shows irrigation drainage and a drainage inlet along the property line, northeast of the building. There are no additional storm water treatment measures proposed. Per conditions of approval A5, A6, and A7, a storm water master plan will need to be submitted to demonstrate how storm water will be treated, contained, and drained at the site.

The surrounding uses are consistent with the Whispering Pines Business Park Specific Plan. There is a high-tech business building to the south, light manufacturing to the east, and a church to the west. Brunswick Road is north of the property.
ENVIRONMENTAL DETERMINATION:
The project qualifies for a Class 32, Categorical Exemption in accordance with Section 15332 of the CEQA Guidelines. A Class 32 consists of projects characterized as infill development that meet the following five (5) criteria; staff's analysis follows each criterion:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as the applicable zoning designation and regulations.
   - The General Plan designation for this property is Business Park (BP) and the zoning is SP-1A wherein Office/Professional use is permitted.
(b) The proposed development occurs within city limits on a project site of not more than five acres substantially surrounded by urban uses.
   - The project site is ±4.16-acres, located within Grass Valley city limits and surrounded by qualified urban uses.
(c) The project site has no value as habitat for endangered, rare or threatened species.
   - Based on the WPSP and General Plan EIRs, this project site does not contain habitat for any endangered, rare or threatened species.
(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
   - Based on the WPSP EIR, no additional environmental information will be needed by the City for development projects, such as this, that are consistent with the adopted plan. This project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
(e) The site can be adequately served by all required utilities and public services.
   - All utilities including Nevada Irrigation District (NID) water, City sewer, and Pacific Gas and Electric (PG&E) are available to serve the site.

GENERAL PLAN, ZONING AND DESIGN ANALYSIS:

General Plan:
The Grass Valley 2020 General Plan identifies the site as Business Park (BP). The intent of the BP designation is to accommodate a variety of employment-generating land uses in a master-planned, campus-type setting, designed to preserve and enhance the natural environment. Employment types include a full range of industrial and commercial land uses. The proposed use is consistent with the intent of the General Plan, which relates BP to Office Professional Zoning. There are multiple General Plan policies that promote infill office development projects in business parks, such as this one in Whispering Pines. The project does not conflict with any General Plan policies.

Zoning/Specific Plan:
Specific Plan (SP) Zones, such as the SP-1A Zone, are intended to accommodate a variety of development projects including professional and administrative offices, while maintaining high design standards and preserving the natural features and qualities of the site. This project is consistent with the SP Zone standards as well as the permitted land use categories of the zone. The proposed building height (21’ 6") complies with the Building Design Standards of the zone (2-story, 25’ max. height); the proposed parking
setback (15’) and building setback (30’) also meet zoning standards. In terms of quantity and size, the project parking complies with City standards. No signage is proposed as part of this application.

The applicant has provided a landscaping plan (Sheet LA-1), which proposes an irrigated lawn around the northwest corner of the building, various shrubs and groundcover to be dispersed around the building, and Maple, Madrone and Western Redbud trees throughout. Staff recommends that the parking stalls be broken up by eliminating the extra parking spot to incorporate one (1) finger island landscaping component to the front parking lot. The preliminary lighting plan proposes six LED bollard lighting fixtures, ranging from 36" to 42" in height, evenly distributed around the patio areas and front entrance walkway. There are also six 25' tall pole LED light fixtures proposed throughout the parking lot. These lights will need to be reduced to a maximum height of 14’, unless the Development Review Committee approves a maximum height between 14’ and 20’ per the City Development Code section 17.30.060. The pole lights will also need to be shielded or recessed to ensure light is directed downward. As is, the photometric plan confirms that the proposed lighting meets City standards at the property lines, the adjustments listed above will further ensure lighting standards are met.

**Design:**
Based on the location of the building in relation to the proposed and existing vegetation, public view of the east, west, and north elevations will be limited. The front/south elevation will be the predominant view. The various building materials comply with the building design standards for this zone. The mixture of materials, along with the staggered roof design creates articulation and fulfills the zone’s high standards of appearance and design. The façade includes stacked stone walls of varying height, expansive steel framed storefront glazed windows, offset dark gray fiber cement sided and cliffside gray cement plaster walls. All these features wrap around the sides of the building, with the back/north elevation consisting of windows and cement plaster.

**DRC Recommendations/Conditions:**
On June 25, 2019, the Development Review Committee considered this Development Review Permit.

After discussions regarding: 1) landscaping; 2) lighting; and, 3) drainage as discussed below, the DRC unanimously recommends the Planning Commission approve the project as modified.

1. **Landscaping Trees** – Per the recommendation of the Fire Department, the DRC recommended the proposed Amur Maple and Western Redbud trees at the front of the building be replaced with smaller ornamental trees so Fire Department access to the building is not impeded.

2. **Lighting** – The applicant originally proposed 6 LED pole light fixtures throughout the parking lot at a height of 25’, this height exceeds the maximum allowable height of 14’, per City lighting standards. At the June 25th meeting, the DRC approved a
maximum height of 20’, as allowed per the City’s Development Code. The applicant has revised the pole height to 20’ to comply with City standards (last page of plans).

3. **Drainage** – In addition to the conditions listed in the attached DRC staff report, per the Engineering Department: Per Design Standards Section 9-17B.1.b, “Detention and/or retention and stormwater treatment devices are required for peak flow reduction and treatment of runoff from impervious DMA’s.” One or both of these methods must be implemented as part of this project.

Items 1 and 3 have been addressed with conditions of approval E.1.a and A.9, respectively. Item 2 has been addressed by the applicant and provided in the revised photometric plans.

---

**FINDINGS:**

1. Based on staff’s analysis of the project, it has been determined that this project qualifies for a Class 32, Categorical Exemption in accordance with Section 15332 of the CEQA Guidelines.
2. As determined in this staff report, the project is consistent with the General Plan and the WPSP.
3. As detailed above, the proposed office/professional use is allowed in the SP-1A Zone, and the project complies with the applicable provisions of the Development and Municipal Codes.
4. The design, location, size, and characteristics of the proposed project comply with WPSP and all other design standards and guidelines for Development Review Permits.
5. Per the Nevada County Transportation Commission, based on Policy 1.4.3, Major Land Use Actions, in the Nevada County Airport Land Use Compatibility Plan, this project is not a major land use action and no review by the Nevada County Airport Land Use Commission is required.

**CONDITIONS OF APPROVAL:**

**A. PRIOR TO ISSUANCE OF A GRADING PERMIT, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:**

1. 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.

2. 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.

3. The project plans shall include the following note:

   a. 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.

   b. 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:

      i. 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).

      ii. 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).

4. 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 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.

5. 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:
   i. 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.
   ii. 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:
      1. be onsite during excavation for and construction of the retaining walls;
      2. be onsite at least once a day during inclement weather; and
      3. will submit daily reports to the City.

6. (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 submit the Waste Discharge Identification (WDID)
   number, issued by the state, to the Engineering Division.

7. 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.

8. (If creates and/or replaces 5000sf or more of impervious surfaces) 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.

9. Per Design Standards Section 9-17B.1.b, “Detention and/or retention and
   stormwater treatment devices are required for peak flow reduction and treatment of
   runoff from impervious DMA’s.” One or both of these methods must be implemented
   as part of this project.

10. 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 of 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 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 AGRMT" WITH THEIR SECURITY.)

11. 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.

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

13. 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).

14. Prior to issuance of grading permits, the applicant shall submit final landscape and
irrigation plans prepared by a licensed landscape architect. These plans shall
comply with the state’s Model Water Efficient Landscape Ordinance (MWELO). The
final plans shall include the worksheet and required reports pursuant to MWELO.

15. Awareness Training – Prior to approval of a grading permit, a consultant and
construction worker tribal cultural resources awareness brochure and training
program for all personnel involved in the project implementation will be developed
in coordination with the UAIC. The brochure will be distributed, and the training will
be conducted in coordination with qualified cultural resources specialist and UAIC.
The program will include relevant information regarding sensitive tribal cultural
resources, including applicable regulations, protocols for avoidance, and
consequences for violating State laws and regulations. The worker cultural resource
awareness program will also describe appropriate avoidance and minimization
measures for resources that have the potential archaeological resources or artifacts
are encountered. The program will also underscore the requirement for
confidentiality and culturally-appropriate treatment of any kind of significance to
Native Americans.

B. PRIOR TO INITIATING GRADING AND/OR CONSTRUCTION OF THE SITE
IMPROVEMENTS FOR THE PROJECT, THE DEVELOPER SHALL COMPLETE
THE FOLLOWING:

1. That prior to any work being conducted within the State, County or City right-of-way,
the applicant shall obtain an Encroachment Permit from the appropriate Agency.

2. A minimum of forty-eight (48) hours prior to commencement of grading activities, the
developer’s contractor shall notify both the Community Development Department
eading Division of the intent to begin grading operations. Prior to
notification, all grade stakes shall be in place identifying limits of all cut and fill
activities. After notification, Community Development and Engineering staff shall be provided the opportunity to field review the grading limits to ensure conformity with the approved improvement and grading plans. If differences are noted in the field, grading activities shall be delayed until the issues are resolved.

3. Placement of construction fencing around all trees designated to be preserved in the project.

4. Submittal of two copies to the Engineering Division of the signed improvement/grading plans.

5. Prior to issuance of a grading permit, the applicant shall submit to the Planning Department a Dust Mitigation Plan that has been approved by the Northern Sierra Air Quality Management District. Dust mitigation measures shall be implemented in accordance with the approved Dust Mitigation Plan. The dust mitigation plan shall include the following:
   a. The applicant shall be responsible for ensuring that all adequate dust control measures are implemented in a timely manner during all phases of project development and construction.
   b. All material excavated, stockpiled, or graded shall be sufficiently watered, treated, or covered to prevent dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard. Watering should occur at least twice daily, with complete site coverage.
   c. All land clearing, grading, earth moving, or excavation activities on the project shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 mph.
   d. All inactive portions of the development site shall be covered, seeded, or watered until a suitable cover is established. Alternatively, the applicant shall be responsible for applying City approved non-toxic soil stabilizers (according to manufacturers specifications) to all inactive construction areas (previously graded areas which remain inactive for 96 hours) in accordance with the local grading ordinance.
   e. All areas with vehicle traffic shall be watered or have dust palliative applied as necessary for regular stabilization of dust emissions.
   f. All material transported off-site shall be either sufficiently watered or securely covered to prevent public nuisance.
   g. Paved streets adjacent to the project shall be swept or washed at the end of each day, or as required to remove excessive accumulations of silt and/or mud which may have resulted from activities at the project site.

C. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

1. Prior to issuance of building permits, the applicant shall include the following to be approved to the satisfaction of the Planning Department:
a. The trash enclosure details shall incorporate solid metal gates and the container walls shall be designed/painted to match the building.
b. The pole light fixtures shall not exceed 14' in height and they shall be shielded or recessed to minimize light bleed to adjoining properties, per the City Development Code.

2. The building will require the installation of a Fully Supervised Automatic Fire Sprinkler System designed in accordance with NFPA-13. (CFC Sec. 5306.2.1) **Deferred Electronic Submittal**

3. Building plans shall provide details about path of travel to the public right of way per the 2016 California Building Code (CBC), Chapter 11.B.

4. The building will require installation of a Fully Supervised Fire Alarm System in accordance with NFPA-72. **Deferred Electronic Submittal**

5. The Fire Sprinkler and Fire Alarm Systems shall be monitored in accordance with NFPA-72. (For life of the building)

6. The building will require the installation of an Underground Private Fire Service designed in accordance with NFPA-24. **Deferred Electronic Submittal**

7. The Proposed Fire Service on Page C5.0 does not show all components that will be required for the Underground Private Fire Service System. The size and landscaping of the island where the proposed FDC is located needs to be taken into consideration because the area will need to accommodate the installation of a Private Fire Hydrant and a PIV in addition to the FDC as shown.

8. The developer shall provide fire flow calculations per CFC Appendix B with a minimum fire flow to be determined based on building construction type. The required minimum fire flow shall include the reduction for the installation of automatic fire sprinklers. Required flow shall be delivered from not more than two (2) hydrants flowing simultaneously for duration of 2 hours while maintaining 20 PSI residual pressure in the main.

9. Before vertical construction begins:
   a. On-site fire hydrant location(s) shall be approved by the Fire Department and in service.
   b. Asphalt or concrete fire access roadway shall be installed.
   c. Temporary address signage shall be clearly visible from the street.

10. An approved water supply for fire protection, either temporary or permanent, shall be made available prior to the arrival of combustible material on site.

11. A clear space of 36” surrounding all Fire Protection Equipment shall be provided and maintained at all times. (See Comment #6)
12. The construction of proposed “Cylinder Room 110” shall be in accordance with California Fire Code Chapter 53, Section 5306.2.1 and California Building Code Sections 707 & 711.

13. All Medical Gas Systems shall be in accordance with California Fire Code Chapter 53, Section 5306.


15. The use and storage of oxidizing gases shall be in accordance with California Fire Code Chapter 63.

16. Trees adjacent to the building shall not interfere with fire department access to the roof of the building. The full growth size of proposed new trees adjacent to the building needs to be taken into consideration prior to planting.

17. Facilities, buildings or portions of buildings shall be accessible to Fire Department apparatus by way of an approved fire apparatus access road with an all-weather surface capable of supporting an imposed load weight of 75,000-lbs.

18. All codes and standards for the project, including but not limited to those referenced above, shall be current edition.

19. The facility will require an Annual Operational Use Permit per California Fire Code Section 105.6.

20. If grading or other construction operations unearth archeological or historical Artifacts or resources, construction activities shall cease. The Planning Division shall be notified of the extent and location of discovered materials so that they may be recorded by a qualified archaeologist. Disposition of artifacts shall comply with state and federal laws. A note of this requirement shall be clearly delineated on the grading and building plans of the project.

21. If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Nevada County Environmental Health Department, the Fire Department, the Police Department, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all these agencies.

D. DURING CONSTRUCTION, THE FOLLOWING CONDITIONS SHALL APPLY:

1. The developer shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period.

2. Where soil or geologic conditions encountered in grading operations are different from that anticipated in the soil and/or geologic investigation report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted by the applicant, for approval by the City Engineer. It shall be accompanied by an engineering and
geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity.

3. No trucks may transport excavated material off-site unless the loads are adequately wetted and either covered with tarps or loaded such that the material does not touch the front, back, or sides of the cargo compartment at any point less than six inches to the top of the cargo compartment. Also, all excavated material must be properly disposed of in accordance with the City’s Standard Specifications.

4. The contractor shall comply with all Occupational Safety & Health Administration (OSHA) requirements.

5. For any public work, the contractor shall comply with all Department of Industrial relations (DIR) requirements including complying with prevailing wage requirements.

6. Biological Resources – If construction or development activities during the breeding season (March 1 through August 30) have the potential to disturb or remove occupied nests of migratory birds or raptors the preparation of a pre-nesting construction survey within 250 feet of the disturbance area of the subject parcels for nesting migratory birds and raptors prior to development is required. If any nesting raptors or migratory birds are identified during surveys, active nests should be avoided and a no-disturbance or destruction of the nest site until after the breeding season or after or after a wildlife biologist determines that the young have fledged will be required. The extent of these buffers would be determined by a wildlife biologist and would depend on the special-status species present, the level of noise or construction disturbance, line of sight between the nest and the disturbance, ambient levels of noise and other disturbances, and other topographical or artificial barriers. These factors should be analyzed to make an appropriate decision on buffer distances.

7. Inadvertent Discoveries – If potential tribal cultural resources (TCRs), archaeological resources, other cultural resources, articulated, or disarticulated human remains are discovered work shall cease within 100 feet of the find (based on the apparent distribution of cultural resources) and a qualified cultural resources specialist and UAIC representative will assess the significance of the find and make recommendations for further evaluation and treatment as necessary. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, returning objects to a location within the project area where they will not be subject to future impacts. The Tribe does not consider curation of TCR’s to be appropriate or respectful and request materials not be permanently curated, unless requested by the Tribe.

E. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY:
1. Prior to issuance of a certificate of occupancy, the applicant shall submit a landscaping plan to the City for approval.
   a. Per the City of Grass Valley Fire Department, the Amur Maple and Western Redbud trees originally proposed for the front of the building shall be replaced with smaller ornamental trees.

2. Prior to issuance of a certificate of occupancy, the applicant’s landscape architect or landscape contractor shall submit to the City for approval the “certificate of completion” form as required by MWELO.

3. Prior to issuance of a certificate of occupancy, the applicant shall conduct an irrigation audit pursuant to the requirements of the MWELO. This shall be conducted by a third-party certified landscape irrigation auditor that did not install or design the landscape and irrigation. Prior to the audit City must confirm the selected auditor complies with MWELO requirements.

F. PRIOR TO ISSUANCE OF A SIGN PERMIT

1. Prior to the installation of any signage, the applicant shall submit plans and application for sign permit(s) to the City in accordance with the WPSP section A.11 (Signs).

ATTACHMENTS:

Attachment 1 – Location/ Aerial Map
Attachment 2 – Site Photographs
Attachment 3 – Applicant’s Project Plans dated April 29, 2019
ATTACHMENT 2

VIEW OF PROJECT FROM CROWN POINT CT CUL DE SAC
VIEW FROM CROWN POINT COURT