



**COUNTY OF NEVADA  
COMMUNITY DEVELOPMENT AGENCY  
PLANNING DEPARTMENT**

950 MAIDU AVENUE, SUITE 170, NEVADA CITY, CA 95959-8617  
(530) 265-1222 FAX (530) 265-9851 <http://mynevadacounty.com>

Trisha Tillotson  
Community Development Agency Director

Brian Foss  
Planning Director

**MEMORANDUM**

May 26, 2022

**TO:** Nevada County Planning Commission

**FROM:** Kyle Smith, Associate Planner

**HEARING DATE:** May 26, 2022

**SUBJECT:** **PLN21-0281; RZN21-0003; CUP21-0005; PFX21-0006; EIS22-0003**

Dear Planning Commissioners,

For your review and consideration, the enclosed revised Conditions of Approval reflect comments received from the project applicant and analysis from the Nevada County Department of Public Works, Nevada County Consolidated Fire District, and Nevada County Planning Department after the completion and distribution of the project staff report. Staff recommends adopting the revised Conditions of Approval to clarify the timing and requirements of the Conditions of Approval as described below:

**Condition of Approval C.1:** Prior to ~~the issuance of grading and building permits~~ final building inspection, roads shall be improved to the following standards and shall meet LUDC Sec. L-XVII 3.4 Design Geometrics and 3.5 Structural Section Design: Local Class 1 - 101-400 ADT.

**Condition of Approval C.2:** Prior to ~~the issuance of grading and building permits~~ final building inspection, the applicant's engineer shall certify that any required improvements have been completed in conformance with the applicable standards.

~~**Condition of Approval C.6:** The project is required to obtain coverage under the General Permit for Storm Water Discharges Associated with Industrial Activities (General Permit), Order No. 2014 0057 DWQ (NPDES No. CAS000001). Industrial activity subject to this permit includes earth disturbance, clearing, grading, grubbing, stockpiling, and excavation. The Industrial General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). New Leaf Recycling has a current Industrial SWPPP for New Leaf Recycling, submitted with the application, with which they must comply with for the life of the project.~~

**Condition of Approval C.13:** The Department of public works is willing to grant an exception to the 50' r/w on Johnson Place as follows:

- a. Prior to issuance of building permits, the applicant shall offer for dedication to the County of Nevada a 10-foot non-exclusive easement for public access, utility, and emergency egress purposes along the project's frontage on Johnson Place. A 10-foot roadway easement will be required along the applicants' property.
- b. Prior to issuance of building permits, the applicant shall record a 10-foot fuel modification easement on the neighboring parcel at APN 025-430-005 to the east of the project. A 10-foot easement for the purposes of vegetation/fuel reduction would be required along the SE side of Johnson place as discussed with the applicants engineer.

**Condition of Approval D.3:** We have discussed with the applicant fire mitigation measures needed for the storage containers as well as the fire sprinkler and fire alarm requirements for the project. There are two NID fire hydrants adjacent to the parcel (H0184 at 15690 Johnson Pl and H0183 at 15637 Johnson Pl) as shown on the site plan. Each is on an 8-inch line, fed by a 6-inch line on Alta Sierra Drive. NID estimates the available fire flow to be 880 cfm (10 ft/sec through the 6-inch line) available for several hours. The static pressure at the hydrants are 136 psi and 120 psi, respectively. The California Fire Code specifies a minimum of 1,500 gpm measured at 20 psi for all Type IIB Non Combustible construction under 5,900 sq ft. To support the available approximate 880 cfm fire flow, the following conditions for the storage facility development will be required prior to final building inspection:

- a. Large buildings have been broken up into smaller buildings in the proposed site plan as a means of reducing the fire flow demand. This results in an average building size of approximately 2,500 sq ft with no buildings being over 5,000 sq ft. The proposed building sizes are shown in the table below.
- b. Fire suppression sprinklers will be installed in all buildings except buildings 11, 12, 13a, 13b (originally one building that has been split as discussed), 15, 16, and 17, which will be monitored through a central alarm system with installed smoke or heat sensors. They are not required to have fire sprinklers.
- c. An 80,000 gallon water storage tank with an unpressurized draw hydrant located near building 6 will be provided per the site plan. This will provide an additional 620 gallons per minute (1,500 less 880 provided by NID) for 2 hours.
- d. The existing significant ladder fuels will be removed and properly maintained. Defensible Space will be maintained around buildings according to ReadyNevadaCounty.org
- e. Other than the draw hydrant for the water storage tank, no other hydrants are required for the site.
- f. The metal containers located at the end of several of the buildings will be used as rentable storage units. They will be left in place and will be monitored through a central system with installed smoke or heat sensors. They are not required to have fire sprinklers.

In addition to the revised Conditions of Approval described above, Nevada County Planning Department staff recommend revising the enumeration of the Conditions of Approval to accurately reflect the removed Condition. As a result of the proposed revisions to the proposed project, subject to the recommended revised Conditions of Approval and Mitigation Monitoring and Reporting Program, staff requests that should the Planning Commission choose to make a favorable recommendation to the Board of Supervisors, that the action reflect these revised Conditions of Approval and when taking action on the proposed Initial Study/Mitigated Negative Declaration, Rezone, Petition for Exceptions to Road Standards, and Conditional Use Permit.