APPLICANT: Stephanie Delmore  
OWNER: David Nelson  
HEARING DATE: February 12, 2020  
FILE NO.: PLN19-0150; AAP19-0003

PROJECT: Amendment to approved Use Permit (U03-10) proposing to convert an existing office space into a coffee shop without a kitchen.

LOCATION: 11412 Pleasant Valley Drive, Penn Valley, California

ASSESSOR PARCEL NO.: 050-320-040

PROJECT PLANNER: Amanda Nolan, Assistant Planner (530) 265-1257

General Plan: NC – Neighborhood Comm.  
Zoning: C1  
Flood Panel: 0625 Zone: X  
ZDM #: 15  
Lot Size: 1.42 acres  
Date Filed: September 9, 2019  
Farmland Desig: Urban and Built-Up  
Prev. File Nos: U03-010; DP02-003; U86-026

Water: Public  
Sewage: Lake Wildwood  
Fire: Penn Valley Fire District  
Schools: Penn Valley Union  
Recreation: Western Gateway  
Sup. Dist.: Susan Hock, District IV  
Receipt #: 408645

ATTACHMENTS:
1. Recommended Conditions of Approval
2. Vicinity, Zoning, and Public Notice Map
3. Site Plan and Floor Plan
4. Site Plan for Building from DP02-003
5. Conditions of Approval from DP02-003 and U03-010

RECOMMENDATION:
1. Environmental Action – Exempt from Environmental Review
2. Project Action – Approval subject to Conditions of Approval

BACKGROUND:
The Wildwood Business Center was approved by the Planning Commission through a Conditional Use Permit (U86-026) on July 7, 1986 following the recommendation by the Nevada County Advisory Review Committee for a Mitigated Negative Declaration. The second phase of this approved business center, Building “B” was approved with a Development Permit (DP02-003) by the Planning Commission on October 10, 2002. Building “B” is an 11,136 square foot commercial/office building. All site development standards were addressed through this permit.
On August 6, 2003, the Zoning Administrator granted approval of Use Permit Application U03-010 to allow a fitness center on the first floor of Building "B" in the Wildwood Business Center. The approval allowed two tenants to occupy the lower floor of the building with Club Sierra occupying 3,732 square feet and Curves occupying 1,872 square feet. The proposed amendment to this approved use will limit the scope to the approximately 1,900 square feet tenant space that was previously occupied by Curves. The proposed floor plan for the new coffee shop can be seen below in Figure 1.

Figure 1

**STAFF COMMENT:**

**Land Use**

Under the current Zoning Code, Section L-II 2.4 provides standards for the Neighborhood Commercial zoned parcels within Nevada County. Within Table L-II 2.4.D of this same Section, fast-food restaurants is a permissive use within the C1 zoning district subject to a Use Permit
accordingly. Because there is no drive-through window or kitchen available at this site, staff considers the proposed restaurant use (at this particular site) to meet the criteria of a fast food restaurant without a kitchen. The Nevada County Land Use and Development Code defines a fast food restaurant as the following: "any establishment whose principal business is the sale of foods and beverages to the customer in a ready-to-consume state, for consumption either within the restaurant or for take-out consumption, and whose design or principal method of operation includes service food and beverages in paper, plastic, or other disposable containers". Regardless, as this application is an Amended Use Permit, the review of the proposed restaurant use would be appropriate for either definition as the proposed use is more intense than the previously approved use.

**Signage, Lighting and Landscaping**

With regard to the proposed signage, this application does not include any specific sign details. Any future proposed sign will need to be consistent with Section L-II 4.2.12.K.1 and the overall sign plan location standards that was originally included in the Development Permit (DP02-003) Condition of Approval A.5 is recommended to ensure future signage meets these requirements.

There are no lighting details provided on the building elevations or the building permit, which has already been submitted. For any future lighting modifications, they will need to be consistent with Section L-II 4.2.8 and Condition of Approval 8 of DP02-003, which is carried over as Condition of Approval A.6 in Attachment 1.

The project site landscaping is already established for this site. The proposed parking improvements will not require any alteration or additions to the existing landscaping.

**Parking**

The Wildwood Business Center contains a total of 184 parking stalls, calculated at a rate of one stall for each 200 square feet of floor area, for general retail and/or office use. The proposed site contains 95 of these stalls. Per Section L-II 4.2.9, a fast food (without a kitchen) use within C1 zoning, calculates parking at a rate of one stall for each 100 square feet of gross floor area. The proposed coffee shop is utilizing approximately 1900 square feet of the existing building, therefore requiring 19 parking space. While this project requires parking at a higher rate than the approved use, there is still adequate parking for the entire business center and the other existing uses. The parking available on site is consistent with the Nevada County Land Use and Development Code requirements and therefore no additional parking spaces are required.

**Traffic**

The proposed conversion of the office/fitness center to a coffee shop is considered a more intensive use, therefore the Nevada County Department of Public Works (DPW) requested a trip generation analysis be prepared. Their approach was that if the trip numbers show a substantial increase in traffic, then a traffic study would be required in order to determine if impacts to the local intersections could result. After reviewing the trip generation analysis, it was determined that the change of use will not generate an increase in traffic impacts. As with all new development, this
project will be required to pay its applicable traffic impact fees through a Public Works approved installment plan, the first installment shall be required prior to the issuance of any building permits. Those fees are collected for the regional transportation and circulation capital improvements. Condition B.1 is recommended to satisfy this standard requirement.

ENVIRONMENTAL REVIEW

The original 1986 Use Permit (for the entire Wildwood Business Center) was approved after the adoption of the Mitigated Negative Declaration in 1986. While there have been a number of changes to the local environment and the CEQA Guidelines since 1986, the project site has been developed and the uses thereon have been successfully established with no reported issues on the subject parcel. After reviewing the final recommendations from all of the reviewing agencies the analysis shows the proposed change in land use, from the gym to a fast food restaurant, will result in no significant impact on the environment. Therefore, this project qualifies as being Categorically Exempt from environmental review, pursuant to CEQA Guidelines Section 15301(a), since it involves the interior remodel and partitioning of the building and will not require any additional parking even with the changes in land uses inside the building.

GENERAL PLAN AND ZONING CONSISTENCY

The property is designated Neighborhood Commercial on the Nevada County General Plan Land Use maps and is similarly zoned C1 (Neighborhood Commercial). The subject property is also located within the Lake Wildwood Community Region. Chapter II of the Land Use and Development Code permits fast food restaurant uses within the C1 zoning district subject to a Use Permit (Table L-II 2.4.D). The existing commercial and office space use was previously approved through the 2003 Use Permit. The proposed modification of the tenant space converting the office/fitness portion of the building over to a fast food restaurant without a kitchen is being processed as an amendment to the original Use Permit, as required by the Land Use and Development Code due to a coffee shop is a potentially more intensive land use. The proposed remodel will not result in any conflicts with the purpose and intent of the General Plan land use designation (Policy 1.2.4.g) and the C1 zoning district (Section L-II 2.4.B.1). This proposal will allow for the addition of a new fast food restaurant use that serves the Penn Valley and Lake Wildwood Community Region.

SUMMARY:

The subject property has been developed pursuant to an approved Use Permit. The project proposes the interior remodel of a tenant space within the lower level to change from an exercise space use to a coffee shop. The existing Club Sierra and other uses will remain unmodified. No additional parking will be required. The proposed use will not generate any substantial sewage disposal issues, or traffic concerns in the local area. The proposed addition of the coffee shop is consistent with the General Plan and Zoning Codes. Staff has circulated the proposed project to various agencies for review and comment and no adverse comments were received. Subsequently, staff recommends approval of the project.

RECOMMENDATION:
RECOMMENDATION:

Staff recommends the Zoning Administrator take the following actions:

I. Find this project Categorically Exempt from environmental review pursuant to Section 15301(a) of the California Environmental Quality Act Guidelines because this project involves the interior remodel and change of uses within an existing facility and does not require any exterior physical site improvements that will result in negative environmental impacts.

II. Approve Permit Amendment AAP19-0003, amending Use Permit U03-010, subject to the conditions shown in Attachment 1, and making the following findings, pursuant to Section L-II 5.6.G. and as found in Section L-II 5.5.2.C. of the Nevada County Land Use and Development Code:

   A. That the project is consistent with the Goals, Objectives and Policies of the Nevada County General Plan, specifically is in keeping with the intent of Policy 1.2.4.g which specifies the purpose and intent if the Neighborhood Commercial land use designation and provides for a variety of localized commercial land uses for the surrounding areas, including both fast-food and sit-down restaurants;

   B. That the proposed use has been found to be compatible with the C1 “Neighborhood Commercial” Zoning District, as exercise facility was previously approved via Use Permit U03-010 and, through the permit amendment, allows for the conversion of the gym use to a fast food restaurant use to serve the members of the local Penn Valley/Lake Wildwood community regions;

   C. That the proposed restaurant use will be in conformance with the Site Development Standards set forth in the Zoning Ordinance, including parking, landscaping, and signage;

   D. That the parcel serving this use has been previously determined by the Nevada County Planning Commission, when approving U86-026 and DP02-003 and by the Zoning Administrator when approving U03-010, to be adequate in size and shape and location to accommodate the proposed commercial uses, and that the parcel has adequate and direct access to a County-maintained road;

   E. That the proposed use is compatible with, and will not be detrimental to, the other existing commercial uses within the Gateway Center facility, and within the local Neighborhood Commercial and Light Industrial uses immediately adjacent to this parcel;

   F. That based on correspondence from NID, Nevada County Environmental Health, and the Penn Valley Fire District, adequate public facilities exist within the area to serve the proposed use including treated domestic water, adequate sewage disposal capacity options (either offsite or through the Sanitation District), and fire protection and emergency response, insuring the project will not be detrimental to the environment,
and will not require the need for mitigation to offset any adverse potential environmental impacts; and

G. That the conditions provided in this decision is deemed necessary to protect the public health, safety, and general welfare of the citizens of Nevada County.

Respectfully submitted,

[Signature]

AMANDA NOLAN
Assistant Planner
Attachment 1

Recommended Conditions of Approval
Java Dream Amendment to Approved Permit
AAP19-0003

A. PLANNING DEPARTMENT

1. This Amendment to an Approved Permit application (AAP19-0003) allows 1,900 square feet of Building “B” of the Wildwood Business Center to be converted from a fitness center to a coffee shop. The approved project does not include a kitchen facility.

2. Pursuant to the requirements of the Land Use and Development Code, you are hereby notified that this development permit is not valid until the expiration of the ten (10) day appeal period from the date of the Zoning Administrator’s final action on the project.

3. Within 15 days after project approval the applicant shall sign and file with the Nevada County Planning Department a defense and indemnity agreement, in the form approved by County Counsel. No further permits or approvals shall be issued for projects, unless and until the applicant has fully complied with this condition.

4. The business expansion and modifications pursuant to this permit approval must be recorded within three (3) years from the effective date of the approval of the Amended Approved Permit, February 22, 2023 (i.e. Final Project Action), unless an extension of time for reasonable cause is requested prior to the expiration date, and granted by the Zoning Administrator pursuant to Section 5.10 of the Nevada County Land Use and Development Code. If no extension is granted, the permit shall become null and void, as to the portion of the approved use not completed.

5. Sign approval for this site is limited to individual tenant signs that are wall-mounted or suspended parallel to the wall, and one tenant directory sign attached to the wall. All signage shall be consistent with the sign standards contained with Sec. L-II 4.2.K of Zoning Regulations. Sign design shall be restricted as follows:
   a. All tenant signs shall be attached in an identical manner, whether wall-mounted or suspended.
   b. Signs may not be illuminated by other than external light sources which, if used, shall be directed downward onto the sign so as to illuminate only the sign face.
   c. Each business is allowed one wall sign that does not exceed 15% of the tenant storefront.
   d. No sign shall extend above the roofline of the building.
   e. Wall signs shall not extend beyond the edge of any wall or other surface to which they are mounted nor shall they project more than 12” from its surface.
   f. Sign colors shall be compatible with the colors used on the building or natural wood colors.

Prior to occupancy the applicant shall provide a copy of a tenant contract, verifying signage restrictions. Any new signage shall require design review by the Planning Agency.
6. Outdoor lighting shall be consistent with Section L-II 4.2.8, requiring that all lighting be fully shielded to prevent the light source or lens from being visible from adjacent properties and roadways, and to prevent “light trespass” onto adjacent properties and roadways. Mercury vapor light fixtures are prohibited, and flood lights and spotlights are prohibited. Exterior lighting shall be limited as follows:
   a. Wall lighting shall use full-cutoff light pack style fixtures.
   b. No more than six parking light poles may be constructed at this site and they shall be placed in landscaped areas, limited to a maximum 15’ in height.
   c. Outdoor lighting shall be turned off when the building is not in use, except that the use of motion detector security lights is allowed.

All proposed exterior lighting, shall be shown on building plans, including detail demonstrating how sections of lighting can be separately controlled. All exterior lighting shall be maintained as approved and installed.

B. **DEPARTMENT OF PUBLIC WORKS**

1. The applicant shall pay appropriate traffic impact fees based on the latest fee schedule adopted by the Nevada County Board of Supervisors at time of building permit for additional trips generated by the project. Trip generation will be calculated using the Retail High fee category based on actual square footage shown on building plans, with previously paid fees for the original office use and subsequent fitness center use deducted from the overall fee. This project includes a Public Works-approved installment plan for the traffic mitigation fees, and the first installment is required prior to issuance of building permits. The remainder shall be paid as agreed upon in the approved payment plan.

2. The property is within Sanitation District Zone 1 and is connected to the Lake Wildwood Waste Water Treatment Plant. Tenant improvement plans shall be reviewed and approved by the Sanitation Division of the Department of Public Works and shall include provisions for fat, oil, and grease traps if required under the Sanitation Code Chapter 3 Section 3.3. The project will also be reviewed by the Sanitation Division to ensure that the site has adequate EDUs for the needed sewer capacity of the coffee shop relative to the previous use of fitness center.

C. **BUILDING DEPARTMENT**

1. Prior to the issuance of building permit 191310, all comments from the plan review comment letter dated September 5, 2019 shall be addressed.
Java Dream Amendment to Approved Permit
Zoning, Vicinity and Public Notice Map

Map Properties
NOTICE OF CONDITIONAL APPROVAL
DEVELOPMENT PERMIT APPLICATION

TO: Wildwood Business Center
11412 Pleasant Valley Road
Penn Valley, CA 95946

FROM: Nevada County Planning Commission

SUBJECT: Development Permit Approval - DP 02-003
AP#: 50-320-40

DATE OF APPROVAL: October 10, 2002
DATE OF MEMO: October 11, 2002

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

You are hereby notified that the Nevada County Planning Commission, at a regular meeting held on October 10, 2002, after public hearing, did duly consider your application filed on August 7, 2002, for a Development Permit on a 1.42 acre site, on property located at 11412 Pleasant Valley Road, Penn Valley.

After said hearing, and upon the evidence submitted, the Planning Commission does hereby notify you that your Development Permit is granted, subject to the following Conditions of Approval:

A. PLANNING DEPARTMENT

1. This Development Permit approval is limited to authorization to construct a 11,136 square foot commercial/office building.

2. No new parking stalls are required to be constructed. The proposed four stalls shall be sized to meet the design standards of Sec. L-II 4.2.7.C. of Zoning Regulations. A total of 10 bicycle racks shall be installed on the subject project site, consistent with the standards contained in Sec. L-II 4.2.7.E.6 of Zoning Regulations. If the installation of bicycle racks requires the elimination of parking stalls, the applicant shall submit to the Planning Department a revised site plan that accurately delineates all resulting stalls and bicycle racks. In no event shall parking stalls be reduced below the required 184 stalls for the entire Center.
3. Prior to occupancy the applicant shall make a formal application to the Nevada County Department of Transit Services for an extension of the bus line to the Wildwood Business Center.

4. Building design shall conform to the design features represented on the submitted building elevations, including architectural detailing, materials and colors. Any changes in color shall be reviewed by the Planning Agency for consistency with the adopted Design Guidelines, including compatibility with Building A on the adjacent parcel.

5. Sign approval for this site is limited to individual tenant signs that are wall-mounted or suspended parallel to the wall, and one tenant directory sign attached to the wall. All signage shall be consistent with the sign standards contained within Sec. L-II 4.2.K of Zoning Regulations. Sign design shall be restricted as follows:
   a. All tenant signs shall be attached in an identical manner, whether wall-mounted or suspended.
   b. Signs may not be illuminated by other than external light sources which, if used, shall be directed downward onto the sign so as to illuminate only the sign face.
   c. Each business is allowed one wall sign that does not exceed 15% of the tenant storefront.
   d. No sign shall extend above the roofline of the building.
   e. Wall signs shall not extend beyond the edge of any wall or other surface to which they are mounted nor shall they project more than 12” from its surface.
   f. Sign colors shall be compatible with the colors used on the building or natural wood colors.

Prior to occupancy the applicant shall provide a copy of a tenant contract, verifying signage restrictions. Any new signage shall require design review by the Planning Agency.

6. No mechanical equipment shall be placed on the roof of the proposed building and any such equipment, including air conditioning units, heating units and/or utilities, shall be screened from the view of adjacent properties or roadways. All gutters, screens, vents and flashing shall be painted to prevent glare and to blend with adjacent building colors.

7. No outdoor storage is permitted on this site. All solid waste receptacles and recycling storage areas shall be placed within one solid, screened enclosure, constructed of colors and materials compatible with building style at least one foot higher than the receptacle. Construction detail shall be represented on the final building plans. Where walls are used for screening outdoor storage, landscaping shall be installed to buffer the view of the storage area from public view.

8. Outdoor lighting shall be consistent with Sec. L-II 4.2.8, requiring that all lighting be fully shielded to prevent the light source or lens from being visible from adjacent properties and roadways, and to prevent “light trespass” onto adjacent properties and roadways. Mercury vapor light fixtures are prohibited, and flood lights and spotlights are prohibited. Existing exterior lighting shall be limited as follows:
   a. Wall lighting shall use full-cutoff light pack style fixtures.
b. No more than six parking light poles may be constructed on this site and they shall be placed in landscaped areas, limited to a maximum 15' in height.

c. Outdoor lighting shall be turned off when the building is not in use, except that the use of motion detector security lights is allowed.

All proposed exterior lighting shall be shown on building plans, including detail demonstrating how sections of lighting can be separately controlled. All exterior lighting shall be maintained as approved and installed.

9. Prior to initiating any land disturbance or issuance of any building or grading permits, whichever occurs first, the applicant shall sign and file with the Nevada County Planning Department an Indemnity Agreement, prepared by the County, indemnifying and holding harmless the County and its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, and employees. Building and/or grading permits shall not be issued unless and until the applicant has complied with this condition.

A. DEPARTMENT OF TRANSPORTATION AND SANITATION

1. A road improvement fee, in accordance with the latest adopted Resolution establishing and charging a road improvement fee within the unincorporated territory of Nevada County, will be levied for this development. The fee will be based on the latest fee schedule Resolution adopted by the Board of Supervisors and based on the General Office rate for Zone 7 in the “Trip Rate and Fee Calculation Schedule.”

C. PENN VALLEY FIRE DISTRICT/COUNTY FIRE MARSHAL

1. This building is classified as a Group B occupancy, Type V-N building construction type as determined by the 1998 California Fire Code. All other sections of the Fire Code with respect to the Group B Occupancy shall also apply, but for emphasis, the following sections are noted: Emergency water flow requirement for this project is 2,750 gallons per minute for two hours duration (UFC Table A-III-AA-1). Two additional on-site fire hydrants will be needed to be added to the existing current fire hydrant system (for a total of 3 hydrants) and may provide the required fire flow for two hours, but a confirmation letter from N.I.D. will be required. If the required fire flow can not be met, then a fully supervised and monitored automatic engineered fire sprinkler system is to be installed within the building and including the covered walkways, with appropriate monitoring, alarming, and a PIV (Post Indicating Valve) placed in an area accessible to fire apparatus, with the specific location to be determined by the CDF/Nevada County Fire Protection Planner and the Penn Valley Fire Protection District. Freeze protection is to be incorporated into the design of all components. An FDC (Fire Department Connection) is to be located on the outside of the building and is to be of the double female or Siamese type.

2. Panic hardware and exit signs for all egress paths and emergency lighting are to be installed and tested prior to final inspection.

3. A minimum of one fire extinguisher with a 2A10BC rating shall be provided for each 3000 square feet of floor area. Travel distance shall not exceed 75 feet. Additional Class A, B, and C extinguishers shall be provided as determined by the Penn Valley Fire Chief.
Approval Letter for  Wildwood Business Center  
October 11, 2002

4. Extinguishers shall be serviced annually and shall have a current service tag attached.

5. Approved address numbers shall be placed on the building or at the entrance to the project in such a position as to be clearly visible and legible from the street providing access. The address signs shall have 3” high numerals with a ½” stroke and be mounted or placed on a background with contrasting colors.

6. These conditions are based upon the 1998 Fire Code. Inspections of the building, once built, will be based upon current Fire Code at the time of inspection, but in no case will the inspection be less restrictive than the 1998 Fire Code.

Pursuant to the requirements of the Land Use and Development Code, you are hereby notified that this permit is not valid until the expiration of ten (10) days from the date of the Planning Commission action (Effective Date (day 11 after the appeal period): October 22, 2002). If the granting of the permit is appealed or submitted to the Board of Supervisors for final action, the effective date is stayed until final action by said Board. Any appeal must be submitted on the proper form which is available from the Clerk to the Board of Supervisors, Eric Rood Administrative Center, Nevada City, California 95959 (Deadline for appeal: Monday, October 21, at 5:00 p.m.).

Construction pursuant to this permit approval must be completed and the use commenced thereon within three (3) years from the effective date of the approval of the permit, which would be October 22, 2004, unless an extension of time for reasonable cause is requested prior to the expiration date, and granted by the Planning Commission pursuant to Section 5.10 of the Nevada County Land Use and Development Code. If no extension is granted, the permit shall become null and void, as to the portion of the approved use not completed.

The Planning Commission determined this project to be exempt from environmental review pursuant to Section 15061b of the California Environmental Quality Act Guidelines.

NEVADA COUNTY PLANNING COMMISSION  
Mark Tomich, Ex-Officio Secretary

By: 

JANET HAYES  
Clerk to the Planning Commission

MT:jh

cc: Department of Transportation & Sanitation  
Penn Valley Fire District  
County Fire Planner  
Jeff Boswell, Tintle Construction
August 7, 2003

NOTICE OF CONDITIONAL APPROVAL
USE PERMIT APPLICATION

David D. and Elizabeth M. Nelson
13774 Forest Park Circle
Penn Valley, CA 95946-9512

File No. U03-010
AP# 50-320-40

You are hereby notified that the Nevada County Zoning Administrator, at a regular meeting held on August 6, 2003, after public hearing, did duly consider your application filed on June 4, 2003, for Use Permit proposing to establish a fitness center on the first floor of Building “B” in the Wildwood Business Center. The property is located 11420 Pleasant Rd. Penn Valley, CA.

After said hearing, and upon the evidence thereat submitted, the Nevada County Zoning Administrator does hereby notify you that your application for a use permit is granted, subject to the following conditions of approval:

A. PLANNING DEPARTMENT

1. This use permit authorizes the use of the first floor of Building “B” of the Wildwood Business Center for a fitness center as defined by County Zoning Regulations, or other allowable industrial uses, subject to a determination of zoning compliance. Any changes in use shall be consistent with zoning regulations and may require permits consistent with the zoning ordinance in effect at the time of such change. No outdoor activity shall be allowed on this project site.

2. Noise levels may not exceed those allowed by the “C1” district. In the event that complaints are received by the Planning Department that noise levels exceed allowable levels, monitoring shall be conducted to determine compliance. A noise consultant shall be contracted by the Planning Department and funded by the applicant. If noise levels exceed County standards, the applicant shall be required to obtain a Noise Study by a qualified consultant who shall recommend mitigation measures to reduce noise levels. If recommendations include revisions to the permit, a public hearing before the County Zoning Administrator shall be funded by the applicant.

3. All Planning Department costs incurred in the processing of this project shall be paid prior to issuance of any permits. No permits will be issued until all applicable fees are paid.
Nelson Approval Letter for U03-016  
August 7, 2003

B. DEPARTMENT OF TRANSPORTATION & SANITATION

1. A Road Improvement Fee, in accordance with Nevada County Ordinance 1829, creating and establishing the authority for imposing and charging a road improvement fee within the unincorporated territory of Nevada County, will be levied prior to occupancy, and will be based on the latest fee schedule adopted by the Board of Supervisors. If the proposed use is consistent with impact fees paid for the subject building, no new fees will be required.

C. DEPARTMENT OF ENVIRONMENTAL HEALTH

1. No hazardous materials, other than those manufactured in size and use for domestic purposes, may be stored in the facility.

2. Food service is not indicated as part of the application. If in the future food service is proposed, full compliance with the California Retail Food Facilities Law (CURFFL), and Nevada County Environmental Health Department will be required.

D. PENN VALLEY FIRE DISTRICT/CO. FIRE MARSHAL

1. Panic hardware and exit signs for all egress paths and emergency lighting are to be installed and tested prior to final inspection.

2. An occupant load sign shall be posted.

3. A minimum of two fire extinguishers with a 2A10BC rating shall be provided and travel distance shall not exceed 75 feet.

4. Extinguishers shall be serviced annually and shall have a current service tag attached.

Construction pursuant to this permit approval must be completed and the use commenced thereon within three (3) years from the effective date of the approval of the permit, which would be August 19, 2006 unless an extension of time for reasonable cause is requested prior to the expiration date, and granted by the Zoning Administrator pursuant to Section 5.10 of the Nevada County Land Use and Development Code. If no extension is granted, the permit shall become null and void, as to the portion of the approved use not completed.

Pursuant to the requirements of the Land Use and Development Code, you are hereby notified that this permit is not valid until the expiration of ten (10) days from the date of the Zoning Administrator’s action (Tuesday, August 19, 2003). If the granting of the permit is appealed or submitted to the Board of Supervisors for final action, the effective date is stayed until final action by said Board. Any appeal must be submitted on the proper form which is available from the Clerk to the Board of Supervisors, Eric Rood Administrative Center, Nevada City, California 95959 (Deadline for appeal: Monday, August 18, 2003, at 5:00 p.m.).
Nelson Approval Letter for U03-010
August 7, 2003

The Zoning Administrator determined this project to be exempt from environmental review pursuant to Section 15301(a) of the California Environmental Quality Act Guidelines.

You are advised not to commence any work on this permit until the ten-day period expires and to check with the Planning Department to determine if any appeal has been submitted.

NEVADA COUNTY ZONING ADMINISTRATOR
MARK TOMICH

By ____________________________
Betty E. Hill
Clerk to the Zoning Administrator

MT:beh

cc: Bryon D. Maynard, 11464 Pleasant Valley Road, Penn Valley, CA 95946
   Building Department
   Tom Martin, Department of Transportation/Sanitation
   Laurel Gunderson, Nevada Co. Environmental Health Dept.
   Penn Valley Fire District
   CDF – Fire Protection Planner – Charlie Jakobs