



GRASS VALLEY

Planning Commission Meeting

Tuesday, August 18, 2026 at 6:00 PM

Council Chambers, Grass Valley City Hall | 125 East Main Street, Grass Valley, California

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AGENDA

Any person with a disability who requires accommodations to participate in this meeting should telephone the City Clerk's office at (530)274-4390, at least 48 hours prior to the meeting to make a request for a disability related modification or accommodation.

COMMISSIONERS

Vice Chair Ari Brouillette, Commissioner Justin Gross, Commissioner Jacob McDonald, Commissioner Sherri Speights, Commissioner Matt Wich

MEETING NOTICE

Planning Commission welcomes you to attend the meetings electronically or in person at the City Hall Council Chambers, located at 125 E. Main St., Grass Valley, CA 95945. Regular Meetings are scheduled at 6:00 p.m. on the 3rd Tuesday of each month. Your interest is encouraged and appreciated.

This meeting is being broadcast "live" on Comcast Channel 17 & 18 by Nevada County Media, on the internet at www.cityofgrassvalley.com, or on the City of Grass Valley YouTube channel at <https://www.youtube.com/@cityofgrassvalley.com>.

Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to public@cityofgrassvalley.com. Comments will be reviewed and distributed before the meeting if received by 5pm. Comments received after that will be addressed during the item and/or at the end of the meeting. Commission will have the option to modify their action on items based on comments received. Action may be taken on any agenda item.

Agenda materials, staff reports, and background information related to regular agenda items are available on the City's website: www.cityofgrassvalley.com. Materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet will be made available on the City of Grass Valley website at www.cityofgrassvalley.com, subject to City staff's ability to post the documents before the meeting.

Please note, individuals who disrupt, disturb, impede, or render infeasible the orderly conduct of a meeting will receive one warning that, if they do not cease such behavior, they may be removed from the meeting. The chair has authority to order individuals removed if they do not cease their disruptive behavior following this warning. No warning is required before an individual is removed if that individual engages in a use of force or makes a true threat of force. (Gov. Code, § 54957.95.)

Council Chambers are wheelchair accessible and listening devices are available. Other special accommodations may be requested to the City Clerk 72 hours in advance of the meeting by calling (530) 274-4390, we are happy to accommodate.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

AGENDA APPROVAL

ACTION MINUTES APPROVAL

1. Approval of the special Planning Commission meeting on June 15, 2026

PUBLIC COMMENT - *Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to public@cityofgrassvalley.com. Comments will be reviewed and distributed before the meeting if received by 5pm. Comments received after that will be addressed during the item and/or at the end of the meeting. The Planning Commission will have the option to modify their action on items based on comments received. Action may be taken on any agenda item.*

PUBLIC HEARING ITEMS

2. Tentative Parcel Map Application (**26PLN-0024**) Location/APNs: 134 South Church Street, Grass Valley, CA 95945 (APN: 008- 370-010)

Environmental Status: Exemption Section 15301, Existing Facilities, and 15332 InFill Development Projects

Recommendation: 1. Planning staff recommend that the Planning Commission approve application (26PLN-0024), which includes the request for the consideration of a Tentative Parcel Map, which includes the following actions: a. Determine the Tentative Parcel Map project Categorically Exempt, pursuant to Exemption Section 15301, Existing Facilities, and Class 32, Section 15332 In-Fill Development Projects, of the California Environmental Quality Act Guidelines (CEQA) and Guidelines, as detailed in the Staff Report; b. Adopt the Findings of Fact, for approval of the project, as presented in the Staff Report; and, c. Approve the Tentative Parcel Map, in accordance with the Conditions of Approval as presented in the Staff Report.

3. Office Administration and Equipment Parking Use for Tree/Vegetative Management Business (Tree Walker Inc.) (**26PLN-0021**) Location/APNs: 800 South Auburn Street, Grass Valley, CA 95945

Environmental Status: Exemption Section 15301, Existing Facilities, and Section 15332, In-Fill Development

Recommendation: 1. Planning staff recommend the Planning Commission to approve application (26PLN0021) which includes the request for the operation of an Office Administration and Equipment Parking Use for Tree/Vegetative Management Business (Tree Walker Inc.), which includes the following actions: a. Determine the Major Use Permit project Categorically Exempt, pursuant to Exemption Section 15301, Existing Facilities, and 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 for approval of the project/Use Permit Amendment as presented in the Staff Report; and, c. Approve the Use Permit Amendment for the Office Administration and Equipment Parking Use for Tree/Vegetative Management Business (Tree Walker Inc.), in accordance with the Conditions of Approval as presented in the Staff Report.

4. Tentative Parcel Map Application - Vinge Map (**26PLN-0023**) Location/APNs: 111 Broadview Avenue, Grass Valley, CA 95945 (APN: 008- 280-020)

Environmental Status: Exemption Section 15315, Minor Land Divisions

Recommendation: 1. Planning staff recommend that the Planning Commission approve application (26PLN-0023), which includes the request for the consideration of a Tentative Parcel Map, which includes the following actions: a. Determine the Tentative Parcel Map project Categorically Exempt, pursuant to Exemption Section 15315, Minor Land Divisions, of the California Environmental Quality Act Guidelines (CEQA) and Guidelines, as detailed in the Staff Report; b. Adopt the Findings of Fact for approval of the project, as presented in the Staff Report; and, c. Approve the Tentative Parcel Map, in accordance with the Conditions of Approval as presented in the Staff Report.

5. General Plan Conformity Review for City-owned land transfer/dedication to the Nevada Irrigation District in Compliance with the Surplus Land Act (**26PLN-0032**) Location/APNs: 2000 Block of Ridge Road, existing City Right-of-Way (ROW) (adjacent to APN: 008-090-028)

Environmental Status: Categorical Exemption Class 12

Recommendation: That the Planning Commission adopt Planning Commission Resolution 2026-01, to find the area of City Right-of-Way proposed for deeded transfer to the Nevada Irrigation District (“NID”) is in conformance with the City’s General Plan Government Code § 65402.

OTHER BUSINESS

6. Review of City Council Items.
7. Future Meetings, Hearings and Study Sessions

BRIEF REPORTS BY COMMISSIONERS

ADJOURN

POSTING NOTICE

This is to certify that the above notice of a Planning Commission Meeting, scheduled for Tuesday, August 18, 2026, at 6:00 p.m., was posted at city hall, easily accessible to the public, as of 5:00 p.m. Thursday, August 13, 2026.

Taylor Whittingslow, City Clerk