



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

Telephone: (530) 274-4310 - Fax: (530) 274-4399

E-Mail: info@cityofgrassvalley.com

Web Site: www.cityofgrassvalley.com

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



GRASS VALLEY

Special Planning Commission Meeting

Monday, June 15, 2026 at 5:30 PM

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

Telephone: (530) 274-4310 - Fax: (530) 274-4399

E-Mail: info@cityofgrassvalley.com

Web Site: www.cityofgrassvalley.com

MINUTES

CALL TO ORDER

Meeting called to order at 5:32 pm.

PLEDGE OF ALLEGIANCE

Commissioner Wich led the pledge of allegiance.

ROLL CALL

PRESENT

Commissioner Justin Gross

Commissioner Matt Wich

Vice Chairman Jacob McDonald

Chairman Ari Brouillette

ABSENT

Commissioner Sherri Speights

AGENDA APPROVAL

ACTION MINUTES APPROVAL

1. Approval of the regular scheduled Planning Commission on May 19, 2026.
 Motion made by Vice Chairman McDonald, Seconded by Commissioner Wich.
 Voting Yea: Commissioner Gross, Commissioner Wich, Vice Chairman McDonald,
 Chairman Brouillette

PUBLIC COMMENT -

No public comment.

PUBLIC HEARING ITEMS

2. Esthetician Studio (**26PLN-0020**) Location/APNs: 565 Brunswick Road, Grass Valley, CA, 95945 (APN: 035- 500-001)

Environmental Status: Exemption Section 15301, Existing

Recommendation: 1. Planning staff recommend that the Planning Commission approve application (26PLN-0020) which includes the request for the operation of an esthetician studio, which includes the following actions: a. Determine the Major Use Permit project Categorically Exempt, pursuant to Exemption Section 15301, Existing

Facilities, of the California Environmental Quality Act Guidelines (CEQA) and Guidelines, as detailed in the Staff Report; b. Adopt the Findings of Fact, 1 through 8, for approval of the project/Use Permit as presented in the Staff Report; and, c. Approve the Use Permit for the esthetician studio in accordance with the Conditions of Approval as presented in the Staff Report.

Motion made by Vice Chairman McDonald, Seconded by Commissioner Wich.

Voting Yea: Commissioner Gross, Commissioner Wich, Vice Chairman McDonald, Chairman Brouillette

3. Memorandum to Address Planning Commission Concerns for Proposed Medical Respite Care Facility (**26PLN-0007**) Location/APNs: 136 Glasson Way, Grass Valley, CA, 95945 (APN: 035-380-010)

Environmental Status: Exemption Section 15332, In-Fill Development Projects

Recommendation: 1. Planning staff recommend that the Planning Commission approve application (26PLN-0007) which includes the request for the operation of a medical respite facility, which includes the following actions: a. Determine the Major Use Permit project Categorically Exempt, pursuant to Exemption 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, 1 through 8, for approval of the project/Use Permit as presented in the Staff Report; and, c. Approve the Use Permit for the Medical Respite Facility, in accordance with the Conditions of Approval as presented in the Staff Report.

Motion to continue item to July 21st, 2026 regular scheduled planning commission by Commissioner Wich, Seconded by Commissioner Gross.

Voting Yea: Commissioner Gross, Commissioner Wich, Vice Chairman McDonald, Chairman Brouillette.

4. 7 th Cycle Housing Element Update

Environmental Status: Statutorily Exempt, Public Resource Code Section 21080.085

Recommendation: Receive and File

OTHER BUSINESS

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

BRIEF REPORTS BY COMMISSIONERS

ADJOURN

Meeting adjourned at 7:01 pm

Ari Brouillette, Chair

Taylor Whittingslow, City Clerk



**PLANNING
COMMISSION
STAFF REPORT
August 18, 2026**

PROJECT SUMMARY

Application Number: 26PLN-0024
Subject: Tentative Parcel Map Application
Applicant: Cameron Brady (Applicant/Operator)/ Nelson Engineering (Representative)
Location/APNs: 134 South Church Street, Grass Valley, CA 95945 (APN: 008-370-010)
Current Zoning/General Plan: Town Core (TC) / Commercial (C)
Entitlements: Tentative Map
Environmental Status: Exemption Section 15301, Existing Facilities, and 15332 In-Fill Development Projects
Prepared by: Vanessa Franken, Associate Planner

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.

BACKGROUND

The project parcel is zoned as Town Core (TC). The Grass Valley 2020 General Plan identifies the site as Commercial (C). The site is within the City's adopted Historic District, although retains no historic significance. No specific plans, special designations, historic overlays, or adopted conservation plans apply to the site. The project site falls within a mixed-use corridor along a portion of Church Street that facilitates both commercial and residential uses. The immediate area neighbors include: The Brett Harte senior residential facility, the Elks Lodge community hall, a Tri-Counties and Chase banking institution, and small locally owned retail shops. Most recently, the site was a Bank of America and closed in April, 2025. The site is currently vacant.

The property exists as a completely developed site, consisting of:

- The project parcel is 0.83-acres in size.
- Developed with a single 10,400 SF commercial building, made of a single story and (2) interior levels, and a drive through bank kiosk, formal landscape areas, and a paved asphalt parking lot.
- Access via (3) driveways; a commercial encroachment from frontage along South Church Street and along rear on Neal Street for ingress/egress, to include an exit/“out” only driveway off of the side of the property on South School Street.

Immediate neighbors to the project property are described below.

Surrounding Land Uses:

- North: Brett Harte senior residential facility.
 - Town Core with a combining Historic zoning overlay (TC-H) with a General Plan designation of Commercial (C).
- South: El Barrio grocery store and Tri-Counties bank.
 - Town Core (TC) with a General Plan designation of Commercial (C).
- East: City owned public parking lot.
 - Town Core with a combining Historic zoning overlay (TC-H) with a General Plan designation of Public (P).
- West: Single Family residential home and the Elks Lodge community hall.
 - Town Core with a combining Historic zoning overlay (TC-H) with a General Plan designation of Commercial (C).

PROJECT PROPOSAL

The project consists of a Tentative Map application that details a request to subdivide the property into (2) parcels and to subdivide the existing building into (2) office/commercial condominiums.

The proposed map consists of:

- Parcel 1: A parcel that will result in a parking lot, with (17) parking stalls. Parcel size is proposed as (12,439± SF).
 - The City of Grass Valley is in contract with the property owner of the project property to purchase the parking lot for public parking use.
- Parcel 2: A parcel that will retain the entire building and remaining portion of parking lot, (24) parking stalls.
- Building Unit 1: Condominium size is proposed at (4,830 SF) total and may be occupied by a single tenant.
 - Level 1: (3,920 SF)
 - Level 2: (910 SF)
- Building Unit 2: Condominium size is proposed at (5,775 SF) total and may be occupied by a single tenant.
 - Level 1: (3,745 SF)
 - Level 2: (2,030 SF)

Future construction is anticipated and will include: minor site reconfiguration of parking stalls and removal of existing “portico” structure (drive-through ATM). No major exterior alterations, additions, or expansion of building footprint are proposed.

Access: Access to the project site is from (3) driveways; a commercial encroachment from the frontage along South Church Street and along rear on Neal Street for both ingress/egress, to include an exit/ “out” only driveway off of the side of the property on South School Street. Driveway encroachments have been reviewed and deemed sufficient, there are no requirements imposed on the applicant to improve the existing driveways or roadways for the proposed use from the Community Development Department, Engineering Division. Sidewalks exist along the property perimeter which front a City roadway, Neal Street and South Church Street.

Parking: Parking stalls per resultant parcel are indicated below. Future tenants of the building will be subject to Table 3 – 3, [Section 17.36.040 – Number of Parking Spaces Required](#), for required parking stall standards. Future tenants will share parking on Parcel 1 and 2 via Shared Parking Agreement/Reciprocal Parking Agreement between property owners; see Planning COA #4.

- Parcel 1: A parcel that will result in a parking lot, with (17) parking stalls. Parcel size is proposed as (12,439± SF).
 - The City of Grass Valley is in contract with the property owner of the project property to purchase the parking lot for public parking use.
- Parcel 2: A parcel that will retain the entire building and remaining portion of parking lot, (24) parking stalls.

Landscape/Screening, Trash Enclosure, and Lighting: There are existing formal landscape areas that exists as manmade landscape planters within the parking lot and interspersed along the project site perimeter. No trees are proposed to be removed as part of this project. A site inspection was conducted, there is no standard waste receptacle storage area that exists within Parcel 1 or 2. A Condition of Approval will be discussed to be added or not at time of hearing, regarding a dedicated location and screening for the waste storage area. Planning staff is currently working with the applicant on the matter. Light fixtures exists and are shielded/directed downward to minimize light pollution; no new lights are required nor proposed.

Utilities: The City of Grass Valley currently provides water/wastewater services. The electricity provider is PG&E. The site is and will continue to be served by the City of Grass Valley Fire and Police Departments.

ZONING AND GENERAL PLAN CONSISTENCY

The following discussion evaluates the project’s consistency with the Grass Valley 2020 General Plan. The intent of this section is to demonstrate that the proposed map and future use of the site will maintain the overall integrity of the City’s adopted land use plan, support applicable goals and policies, and further the City’s long-term vision for sustainable and balanced development.

The Grass Valley 2020 General Plan identifies the site as Commercial (C). The Commercial (C) General Plan designation is a broad category, intended to encompass all types of retail commercial/commercial service establishments. The project parcel is zoned as Town Core (TC). The intent of the “TC” designation is intended to strengthen the mixed-use and pedestrian-oriented nature of the existing historic downtown. The secondary intent is to provide a mix of residential, commercial, civic, and institutional uses, per [Section 17.21.030 – Purposes of the Traditional Community Development Zones](#).

The proposed tentative map, subdivision of a single parcel into two parcels, results in newly created parcels that conform to parcel development standards of the TC zone. The resultant parcel configurations are consistent with standards regarding lot size, corner lot size, lot width and depth. The proposed condominiums will be further evaluated at time of Parcel Map formal application, prior to recordation. Respective land uses associated with future tenants will be evaluated at time of building permit and/or business license application for appropriate processing.

Regarding General Plan Consistency, 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 (1-LUG): Promote balanced community growth and development in a planned and orderly way.
 - Land Use Objective (1-LUO): Availability of sufficient building sites properly zoned to accommodate projected growth.
 - Consistency: The project supports the utilization of land already zoned for intended purposes, processing and review of Tentative Map with condominiums will allow the land to be utilized as intended. Anticipated new tenants will continue to be supported through existing infrastructure (sewer/water), parking and road circulation, public services (fire/police), and utilities.
- Land Use Goal (2-LUG): Promote infill as an alternative to peripheral expansion where feasible.
 - Land Use Objective (4-LUO): Reduction in environmental impacts associated with peripheral growth.
 - Consistency: The building and roadways are existing, the project utilizes existing infill development versus new construction of a building.
- Circulation Goal (3-CG): Provide for the safe and efficient movements of people and goods in a manner that respects existing neighborhoods and the natural environment.
 - Circulation Objective (8-CO): Routing of through-traffic around neighborhoods to collector streets.

- Consistency: South Church is a local street that leads to a collector road with access to a major highway interchange. Traffic from the establishment will use the existing collector street that exists within the downtown district and avoid being significantly routed through neighborhoods or residential roads, traffic may then be directed to the highway interchange.
- Circulation Goal (4-CG): Maintain adequate emergency access.
- Circulation Objective (14-CO): Improvements and maintenance of adequate emergency access throughout the city.
 - Consistency: The project property has an existing parking lot/access into the site that is suitable for a fire engine apparatus. The Fire Marshal provided review and concluded with no changes to the land use. The Engineering Division reviewed the existing commercial driveway encroachment and deemed it satisfactory for the proposed land use to utilize.

ENVIRONMENTAL DETERMINATION

The proposed project qualifies for a Categorical Exemption pursuant to Section 15301, Existing Facilities and 15332 In-Fill Development Projects, of the California Environmental Quality Act (CEQA) and Guidelines. The subject Class 1 Categorical Exemption details the appropriate application when “a – c” has been evaluated and Class 32 requires assessment of “a – d”. The proposed project qualifies for the aforementioned Categorical Exemptions due to the following.

- a. The project is consistent with the applicable general plan designation and all applicable general plan policies, as well as applicable zoning designation and regulations.
 - Consistency: The Grass Valley 2020 General Plan identifies the site as Commercial (C). The Commercial (C) General Plan designation is a broad category, intended to encompass all types of retail commercial/commercial service establishments. The project parcel is zoned as Town Core (TC). The intent of the “TC” designation is intended to strengthen the mixed-use and pedestrian-oriented nature of the existing historic downtown. The secondary intent is to provide a mix of residential, commercial, civic, and institutional uses. The project is consistent with the applicable zoning standards and General Plan land use designation and policies, as analyzed in subsection “Zoning and General Plan Consistency” above, and 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 five-acres substantially surrounded by urban uses.
 - Consistency: The proposed project occurs within City limits on a site that 0.83-acres in size, within a mixed use corridor along a portion of South Church Street that 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 site is a completely developed site within an existing building and parking lot that was originally developed and is surrounded by a substantial amount of urban uses. The project site has no value as habitat for endangered, rare, or threatened species, due to the site and surrounding area, being heavily trafficked, paved, and heavily used. Landscape areas within the property are man-made parking lot landscape planters.
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- Consistency: The proposed project would not result in significant traffic impacts. Traffic associated with the project would be typical to the general area. Engineering reviewed the project and deemed the existing roadways capable of facilitating anticipated traffic, based on collector roadways and direction to a major highway interchange.

Operational noise generated from the project will be compatible to the area – building door opening, car doors being shut, outdoor conversations, etc. Noise associated with vehicular traffic/traffic that enters/exits the site is typical to the existing use and surrounding residential/nearby commercial uses. No significant external noise generation is anticipated from the facility, as tenants are indoors. Any noise associated with the facility will be subject to City noise standards, [Chapter 8.28 - Noise](#).

Anticipated effects to air quality, associated with anticipated traffic, may be deemed as negligible in that emissions from anticipated traffic may be deemed as a less than significant effect to overall air quality. Operational emissions would be minimal and comparable to the previous institutional use, and would not result in a substantial increase in vehicle trips or stationary emission sources.

The project would not result in significant water quality impacts. The site is fully developed and served by existing utilities and stormwater infrastructure. The project does not propose expansion of the building footprint or new impervious surface areas that would adversely affect drainage or runoff patterns. All existing developments comply with applicable stormwater and water quality requirements. Approval of the project would not result in significant effects related to traffic, noise, air quality, or water quality.

- e. The site can be adequately served by all required utilities and public services.
- Consistency: The site is developed and the building is existing, the building is currently served by all required utilities and public services. The project has the ability to be served by all existing utilities and public services as well. The project was routed to applicable agencies for review of the proposed use, comments have been provided and incorporated into the project. No comments stating required utilities/public services will be unable to be accommodated.

Pursuant to CEQA Guidelines Section 15300.2, Exceptions, staff evaluated whether any exceptions to the use of the categorical exemption apply and determined that none of the applicable exceptions would preclude use of the exemption. Specifically:

- a. Location: The project site is not located within an environmentally sensitive area where the proposed activity would impact a designated hazardous or critical environmental resource. Therefore, this exception does not apply.
- b. Cumulative Impact: The project consists of a tentative parcel map for an existing developed commercial site and would not contribute to significant cumulative environmental impacts. No successive projects of the same type in the same place are anticipated to result in a significant cumulative effect.
- c. Unusual Circumstance: The project involves the subdivision of an existing developed commercial property within an urbanized area. No unusual circumstances exist that would create a reasonable possibility of a significant environmental effect.
- d. Scenic Highways: The project site is not located within the viewshed of, or adjacent to, an officially designated State Scenic Highway. The project would not damage scenic resources visible from a designated State Scenic Highway.
- e. Hazardous Waste Sites: The project site is not identified on any list compiled pursuant to Government Code Section 65962.5 (Cortese List). Therefore, this exception does not apply.
- f. Historical Resources: Although the project site is located within the City's Historic District, the subject property has been determined to have no historic significance. The project does not propose demolition or alteration of a historical resource and would not result in a substantial adverse change to a historical resource. Therefore, this exception does not apply.

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 17.81.060 – Tentative Map Approval or Disapproval](#) (4), [Section 17.81.060.B – Supplemental Findings](#) (5 – 6), [Section 17.81.030 - Tentative Map Filing, Initial Processing](#) (7) to include the listed standard findings.

1. The Use Permit application (26PLN-0024) was received by the City on June 04, 2026.
2. The City of Grass Valley Planning Commission will review the Use Permit application (26PLN-0024) at their regular meeting on August 18, 2026.
3. The review authority may approve a tentative map only after first finding that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan, and any applicable specific plan, and that none of

the findings for denial in Subsection C. can be made. The findings shall apply to each proposed parcel as well as the entire subdivision, including any parcel identified as a designated remainder in compliance with Map Act Section 66424.6.

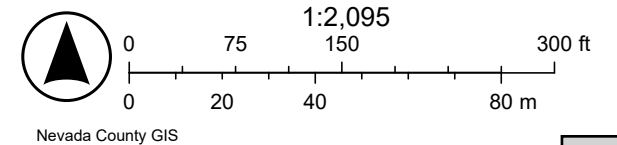
4. Construction of Improvements. In the case of a tentative map for a subdivision that will require a subsequent parcel map, it is in the interest of the public health and safety, and it is necessary as a prerequisite to the orderly development of the surrounding area, to require the construction of road improvements within a specified time after recordation of the parcel map.
5. Condominiums. Any applicable findings required by [Section 17.84.030 - Condominiums and Condominium Conversions](#) for condominium conversions.
6. Time Limit, Stock Cooperatives. The approval or disapproval of the conversion of an existing building to a stock cooperative shall occur within one hundred twenty days of the application being found complete in compliance with [Section 17.81.030 - Tentative Map Filing, Initial Processing](#). The one hundred twenty-day time limit may be extended by mutual consent of the subdivider and the city, per [Section 17.84.030.B.6.a - Condominiums and Condominium Conversion](#).

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 1 and 32, Categorical Exemption (Section 15301, Existing Facilities and Section 15332 In-Fill Development Projects) in accordance with the California Environmental Quality Act and CEQA Guidelines. A Notice of Public Hearing for the project was prepared and posted pursuant to the CEQA Guidelines and State law

ATTACHMENTS

1. Vicinity Map
2. Universal Application – Provided Upon Request
3. Site Inspection – Photos (Existing Building, Parking Lot, Office)
4. Tentative Parcel Map
5. Draft Conditions of Approval

ATTACHMENT 1



ATTACHMENT 3

Site Inspection Photos

Figure 1 (below) – View looking west from South Church Street at primary frontage of site.



Figure 2 (below) – View looking west from South Church Street at primary entrance into building.



Figure 3 (below) – View looking west from South Church Street at existing driveway into the site.



ATTACHMENT 4
TENTATIVE PARCEL MAP

FOR
CAMERON BRADY

BEING A PORTION OF LOTS 6, 7, 8 & 9, BLOCK 24 OF THE GRASS VALLEY TOWNSITE AND WITHIN SECTION 27, TOWNSHIP 16 NORTH, RANGE 8 EAST, M.D.B&M OF THE INCORPORATED CITY OF GRASS VALLEY, CALIFORNIA.

A.P.N.: 008-370-010

SCALE: 1" = 20'

JUNE 2026

ENGINEER OF WORK:

NELSON ENGINEERING
14028 CAMAS COURT
PENN VALLEY, CA 95946
(530) 432-4818
CONTACT PERSON: KEVIN J. NELSON, PE, PLS

OWNER/APPLICANT:

CAMERON BRADY
110 Bank Street
Grass Valley, CA 95945
(530) 559-2614

ASSESSOR'S PARCEL NUMBER:

008-370-010

EXISTING & PROPOSED ZONING:

TC - TOWN CORE

PROJECT DESCRIPTION:

A TENTATIVE PARCEL MAP TO SUBDIVIDE THE LAND INTO TWO PARCELS AND THE EXISTING BUILDING INTO TWO UNITS.

FIRE PROTECTION:

CITY OF GRASS VALLEY

WATER:

CITY OF GRASS VALLEY

SEWER DISPOSAL:

CITY OF GRASS VALLEY

ELECTRICAL UTILITIES:

PACIFIC GAS & ELECTRIC

LAND AREA:

TOTAL AREA = 082± Acres

SITE STATISTICS:

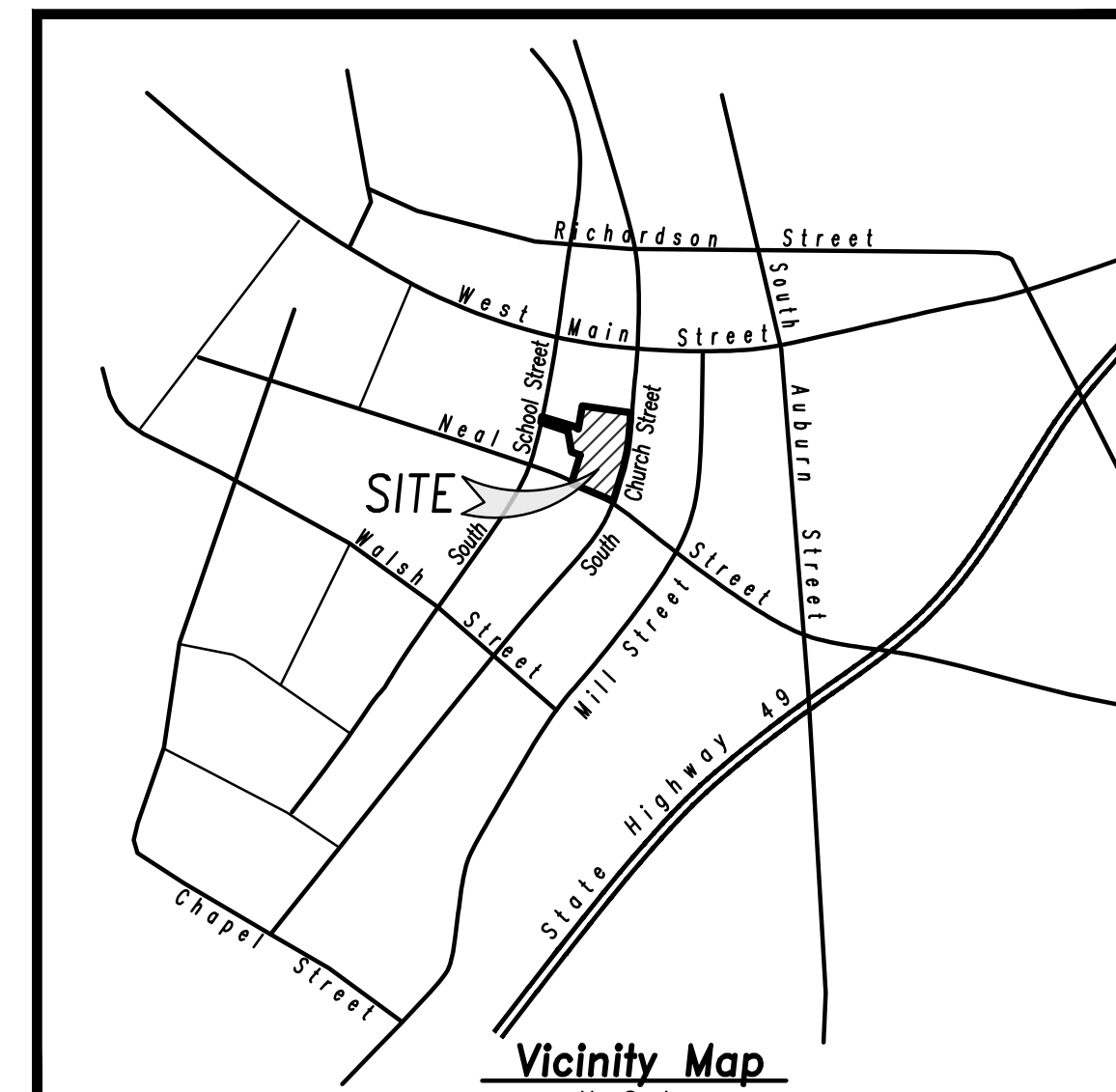
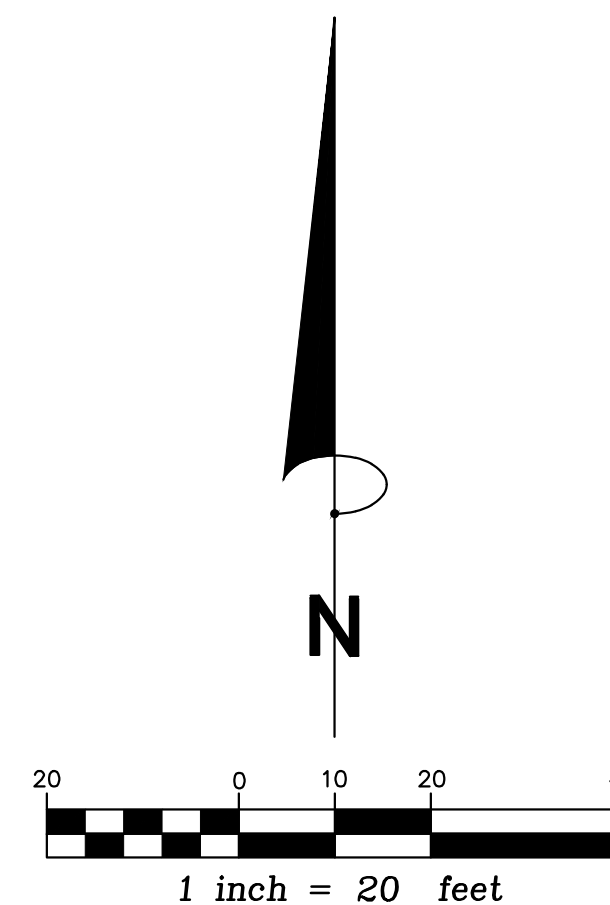
DESCRIPTION	SQUARE FOOTAGE	PERCENTAGE
BUILDING COVERAGE	7,815 s.f.	21.8%
PAVEMENT AREA	20,260 s.f.	56.5%
CONCRETE, CURBS & WALKWAYS	3,088 s.f.	8.6%
LANDSCAPE AREAS:		
INTERIOR PARKING	1,610 s.f.	4.5%
RESIDENTIAL BUFFER	2,327 s.f.	6.5%
STREET BUFFER	760 s.f.	2.1%
NATURAL AREA/OPEN SPACE	0 s.f.	0.0%
TOTALS:	35,860 s.f.	100.0%

PARKING STATISTICS:

Parcel 1	
FULL SIZE PARKING STALLS	17
COMPACT PARKING STALLS	0
HANDICAP STALLS	0
TOTALS:	17
Parcel 2	
FULL SIZE PARKING STALLS	21
COMPACT PARKING STALLS	0
HANDICAP STALLS	3
TOTALS:	24

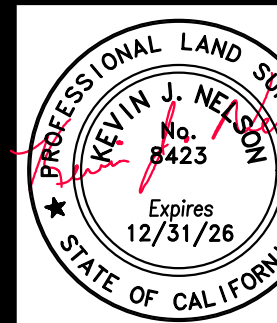
LEGEND

	PROPERTY LINE
	EXIST. EDGE OF PAVEMENT
	PAVEMENT AREA
	4" CONCRETE AREA
	PROPOSED LANDSCAPE AREA



TENTATIVE PARCEL MAP FOR:
CAMERON BRADY
134 South Church Street

NELSON ENGINEERING
Civil Engineering, Surveying & Land Planning
14028 Camas Court
Penn Valley, CA 95946
(530) 432-4818
www.nelsonengineering.com

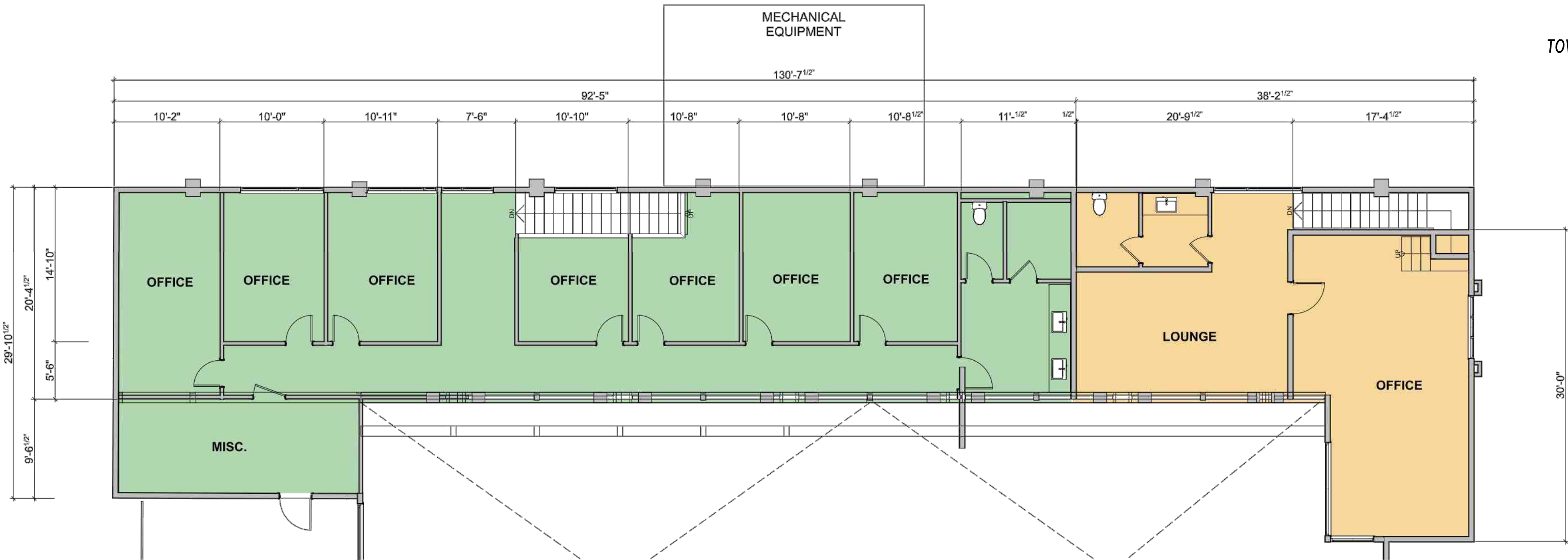


ATTACHMENT 4
TENTATIVE PARCEL MAP

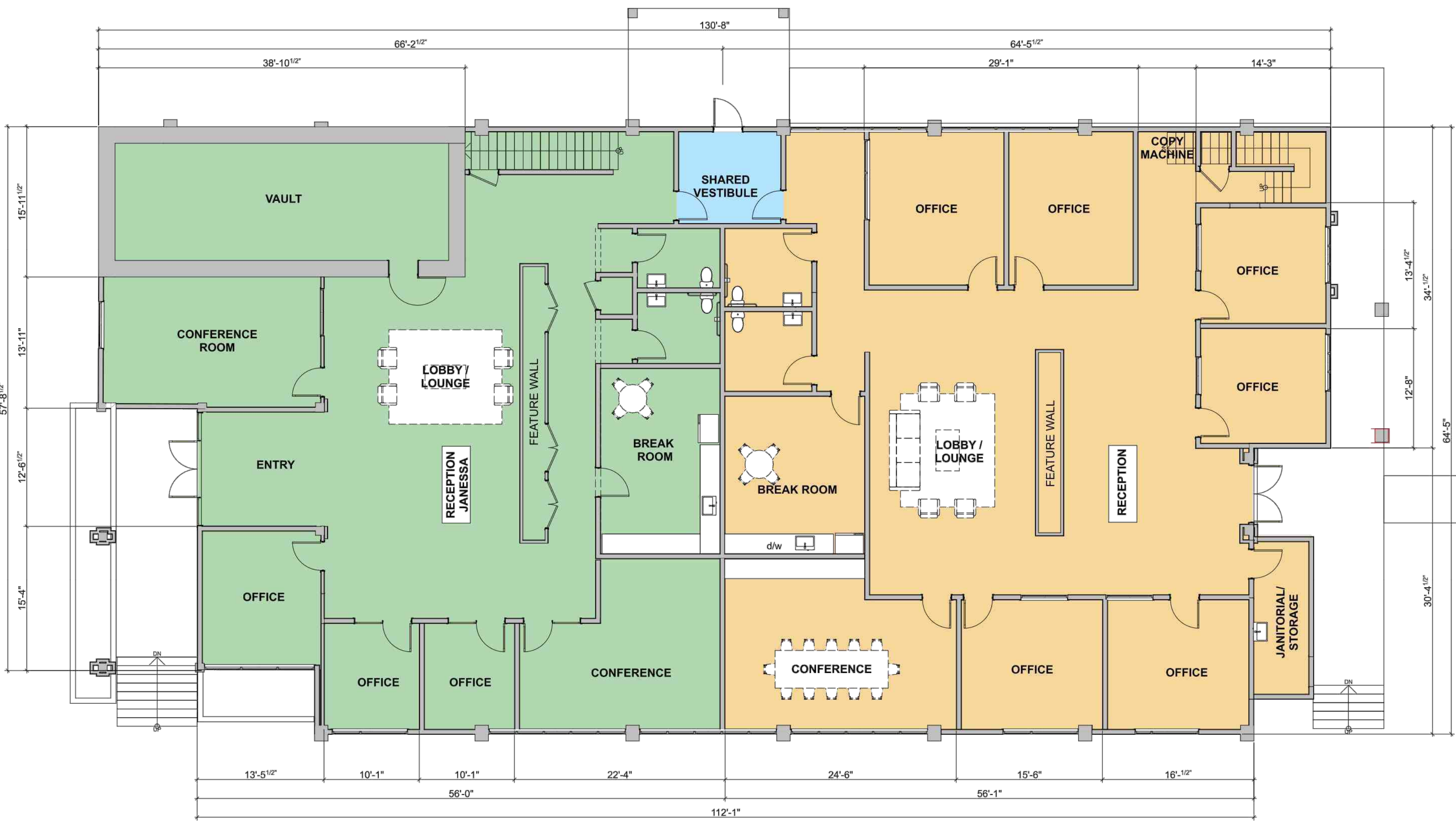
FOR
CAMERON BRADY

BEING A PORTION OF LOTS 6, 7, 8 & 9, BLOCK 24 OF THE GRASS VALLEY TOWNSITE AND WITHIN SECTION 27, TOWNSHIP 16 NORTH, RANGE 8 EAST, M.D.B.&M OF THE INCORPORATED CITY OF GRASS VALLEY, CALIFORNIA.

A.P.N.: 008-370-010
SCALE: 1" = 8' JUNE 2026



LEVEL 2
Scale: 1/8" = 1'-0"



LEVEL 1
Scale: 1/8" = 1'-0"

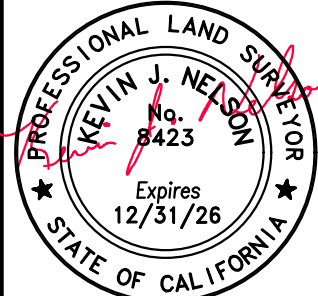
- UNIT 1**
Level 1 - 3,920 SF
Level 2 - 910 SF
4,830 SF - Total
- UNIT 2**
Level 1 - 3,745 SF
Level 2 - 2,030 SF
5,775 SF - Total
- SHARED SPACE**
VESTIBULE 113 SF

TENTATIVE BUILDING CONDOMINIUM MAP FOR:

CAMERON BRADY
134 South Church Street

COUNTY OF NEVADA.

NELSON ENGINEERING
Civil Engineering, Surveying & Land Planning
14028 Camas Court
Palm Valley, CA 95946
(530) 432-4818
www.nelsonengineering.com





ATTACHMENT 5

DRAFT CONDITIONS OF APPROVAL

Application Number: 26PLN-0024
Applicant: Cameron Brady (Applicant/Operator)/ Nelson Engineering (Representative)
Location/APNs: 134 South Church Street, Grass Valley, CA 95945 (APN: 008-370-010)
Prepared by: Vanessa Franken, Associate Planner

STANDARD CONDITIONS

1. The approval date for Planning Commission review of the proposed project is 7/21/2026, with an effective date of 8/06/2026, pursuant to [Section 17.74.020 – Effective Date of Permit](#). This project is approved for a period of two years and shall expire on 7/21/2028, unless the project has been effectuated or the applicant requests a time extension that is approved by the hearing body pursuant to the Development Code, per [Section 17.74.060 – Time Limits and Extensions](#).
2. The final design shall be consistent with the Development Review application, plans provided by the applicant, and as approved by Planning Commission, unless 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.

BUILDING DIVISION

1. Apply for a building permit for the proposed future development. Any framing, plumbing, mechanical, or electrical work that occurs requires a separate submittal for a building permit.
2. One of the two following options for condominium/parcel separation are required:
 - a. Condominium conversions are required to meet the California Building Code (CBC) requirements for exterior walls on property lines per table 601 and 705.5. These tables require (minimum) 1-hour walls on both sides of the new property line(s) including all applicable separation requirements.

- b. Dedicated access easements and contractual agreements that permit the owners of portions of the building located on either side of the lot line to access the other side(s) for the purposes of maintaining fire and life safety systems necessary for the operation of the building shall be provided for review and approval prior to the recordation of the condominium map.

PLANNING DIVISION

1. All new signs associated with the facility shall be designed to meet the City Sign Ordinance ([Chapter 17.38 – Signs](#)).
2. New signs shall conform with Section [17.38.030 – Sign Permit Requirements](#), a Master Sign Program application is required for any site that has (2) or more tenants.
3. All business tenants are to obtain a Business License.
4. A reciprocal parking agreement between appropriate owners is required to be recorded prior to recordation of the Parcel Map, to ensure shared parking agreement between condominium tenants and Parcel 2 is executed. A final agreement is required prior to final occupancy of existing building.
5. Exterior modifications to the building exterior may require a Development Review application. Project proponent of applicable construction work shall consult with the Planning Division.
6. Future tenants shall consult with the Planning Division for required parking stalls required per condominium tenant space.



**PLANNING
COMMISSION
STAFF REPORT
August 18, 2026**

PROJECT SUMMARY

Application Number: 26PLN-0021
Subject: Office Administration and Equipment Parking Use for Tree/Vegetative Management Business (Tree Walker Inc.)
Applicant: Kyle Zuccaro (Applicant/Operator)/ Imran Manzoor (Owner)
Location/APNs: 800 South Auburn Street, Grass Valley, CA 95945
Current Zoning/General Plan: Heavy Commercial (C-3) / Commercial (C)
Entitlements: Major Use Permit Amendment
Environmental Status: Exemption Section 15301, Existing Facilities, and Section 15332, In-Fill Development
Prepared by: Vanessa Franken, Associate Planner

RECOMMENDATION

1. Planning staff recommend the Planning Commission to approve application (26PLN-0021) 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.

BACKGROUND

The project parcel is zoned as Heavy Commercial (C-3) The Grass Valley 2020 General Plan identifies the site as Commercial (C). No specific plans, special designations, historic overlays, or adopted conservation plans apply to the site. The project site falls within a commercial corridor along a portion of South Auburn that facilitates predominantly auto related uses/services and light industrial uses. The immediate area neighbors businesses and services that include: cabinetry/wood working, flooring supply, metal works, electrical contractor office, auto repair, auto parts store, smog/brake service, and auto restoration/fabrication. Previously, the property hosted a landscape/hydroponic

retail store. Originally, the site was developed with a Ford auto dealership via Use Permit in the 1980s. In 2014, a Major Use Permit (14PLN-0011) for a commercial landscape business with outdoor storage of landscape materials was approved. The business (Tree Walker Inc.) is currently operating within the property, it was upon Business License application review that a Use Permit Amendment was determined to be needed for the business to operate.

The project parcel is 0.93-acres in size. The subject property is currently developed with a commercial building, made of a retail store front with rear storage annexes with roll-up bay doors, and an (8) stalls parking lot directly adjacent to building entrance. The site is also developed with an existing paved asphalt parking lot surrounded by perimeter metal fencing. The secured parking lot has a driveway and manual gate for vehicles to enter/exit. The rear of the property faces west and is directly adjacent to State Highway 49. The property is utilized by (4) business tenants and components of the buildings and portions of the property are used by the respective businesses; Tree Walker Inc. utilizes an office annex attached to the primary building, restrooms within the primary building, and the secured parking lot.

Primary access to the site is via commercial driveway encroachment, for ingress/egress, which connects to South Auburn; a two-lane roadway maintained by the City. General traffic exiting the immediate area use McKnight Way to reach State Highway 49/Highway 20 interchange to head north or south. State Highway 49 is locally designated within the City of Grass Valley General Plan as a "scenic highway".

Immediate neighbors to the project property are described below.

Surrounding Land Uses:

- North: A 0.46-acre property developed with Auburn Tire Center (tire/auto services).
 - Zoned Heavy Commercial (C-3) with a General Plan designation of Commercial (C).
- South: A 0.17-acre property developed with Ray's Radiator (auto repair).
 - Zoned Heavy Commercial (C-3) with a General Plan designation of Commercial (C).
- East: A 0.58-acre developed property with Premier Floors and Carpet (flooring supply).
 - Zoned Light Industrial (M-1) with a General Plan designation of Manufacturing Industrial (M-I).
- West: State Highway 49

PROJECT PROPOSAL

The project consists of a Use Permit Amendment application that details a request to operate a tree/vegetative management business (Tree Walker Inc.) from the property. The business currently utilizes an office annex that is attached to the primary building, restrooms within the primary building, and has sole use of the secured parking lot.

Typical business operations function as:

- (4) employees total

- Hours: 7 AM – 3 PM, Monday through Friday.
- Typical Business Day: Business team meets onsite (7 AM), load equipment needed for job, dispatch to complete work, return/unload for end of business day.
 - (1) Administrative employee on site within office.
 - (3) Crew members that dispatch out to perform services.
- Office: Administrative employee remains in office; managing business and administrative duties.
 - The business rents a portion of the primary building for use of restrooms.
- Business Services: Limbing, pruning, tree removal, land clearing, fire abatement, fire breaks, land management, certified arborist services.
 - All of which occur off-site and on private property that have contracted for the services.
- Stored Equipment: (4) Company vehicles/pick-up trucks (Class C), (6) trailers, wood-chipper, and stump grinder.
 - No processing of wood or storage of wood is proposed or occurs on site nor is it allowed in the subject zone.

There is no expansion of the existing footprint nor any construction proposed.

Access: Access to the project site (secured parking area) is via a commercial driveway encroachment and has been deemed fit for the proposed use; There are no requirements imposed on the applicant to improve the existing driveways or roadways for the proposed use from the Community Development Department, Engineering Division. Engineering review determined that anticipated generated project traffic will not add a significant volume of vehicles to existing traffic. No sidewalks exist along the property. A Condition of Approval has been added from the previous 2014 Use Permit, which was never completed by the previous owner/applicant; see COA #2, Engineering Division.

Parking: In its current configurations, a total of 18-vehicle parking spaces exist on site. Additional parking may be created upon formal review of proposed configurations. As existing, the required parking standards are met for the use. Per Table 3 – 3, [Section 17.36.040 – Number of Parking Spaces Required](#), there is no specific parking formula (# of stall per SF of use) that coincides with the proposed use. Instead, the table states vehicle spaces required to be “determined by Use Permit”. Planning staff see (1) parking stall per employee and per company vehicle as a fitting use and have added this as a Condition of Approval (COA); see COA #5, Planning. State Highway 49 is locally designated as a “scenic highway”, requiring special attention for the business to prevent company vehicles and equipment with either advertising and/or business logos/signs from being directed towards the highway; see COA #6 and #7, Planning. Organization of interior parking has also been conditioned in a particular manner, to further discourage company logos and industrial in appearance equipment from being seen from pedestrian view; see COA #6; visually depicted in image 6 in Attachment 5.

Landscape/Screening, Trash Enclosure, and Lighting: There are no existing landscape planters or formalized landscape areas within or surrounding the project site. No trees are proposed to be removed as part of this project. A site inspection was

conducted and the interior/rear of the secured parking lot has been deemed to be fairly visible from nearby highway traffic. The project has been conditioned to provide privacy screening on the perimeter security fence, that is specifically relevant to the subject company vehicle and equipment parking area, to satisfy screening requirements; see COA #7, Planning. Minimal solid waste is generated from the business. Typical waste receptacles are stored within the secured parking area. Light fixtures exist and are shielded/directed downward to minimize light pollution; no new lights are required nor proposed.

- It is important to note that perimeter landscape screening is often standard for new land uses, however, the parking lot within the property is completely asphalt and the property line ends where existing fencing is at. Public right-of-way exists outside of the existing fencing at frontage along South Auburn Street.

Utilities: The City of Grass Valley currently provides water/wastewater services. The electricity provider is PG&E. The site is and will continue to be served by the City of Grass Valley Fire and Police Departments.

ZONING AND GENERAL PLAN CONSISTENCY

The following discussion evaluates the project's consistency with the Grass Valley 2020 General Plan. The intent of this section is to demonstrate that the proposed Office Administration and Equipment Parking Use for Tree/Vegetative Management Business (Tree Walker Inc.) facility will maintain the overall integrity of the City's adopted land use plan, support applicable goals and policies, and further the City's long-term vision for sustainable and balanced development.

The Grass Valley 2020 General Plan identifies the site as Commercial (C). The Commercial (C) General Plan designation is a broad category, intended to encompass all types of retail commercial/commercial service establishments. The project parcel is zoned as Heavy Commercial (C-3). The intent of the C-3 designation is intended to provide for heavier and auto oriented land uses that are generally inappropriate within the Community Business District (C-1) zone and within the downtown, per [Section 17.24.020.C – Purposes of Commercial and Industrial Zones](#).

The proposed land use of a tree/vegetative management business is a land use not specifically defined within the Municipal land use code, nor glossary. Acknowledgement to the fact that the subject category of business is a fairly new and expanding professional industry and that the business operates neither as heavy industrial nor general retail. However, the land use very clearly operates at an intensity level in between the two land uses, there is a low-intensity impact of traffic/noise generated by the land use, appearance of the use will be mitigated with privacy screening, and the overall scope of the business operations align with the Heavy Commercial (C-3) zoning designation, which intends to facilitate heavier/auto-oriented uses and the underlying General Plan designation of Commercial (C), which is intended to encompass *all types* of commercial service establishments.

The land use has (3) components; an administrative office use, a light industrial use of (off site) business services, and a light industrial use of equipment parking. It should be clearly noted, that although there is an on-site storage component to the business this storage, more so parking, is an *ancillary use* to the primary use of the land and does not constitute the land use classification of “Outdoor Storage”, which is intended for a primary use of storage nor a “Contractor’s Yard”, which operates at a higher intensity (truck traffic, material deliveries, employee count, visual impact, etc.).

The (3) components of the land use are described here:

- Business Services: Tree removal, land clearing, fire abatement, etc., occur entirely offsite and on private properties.
 - No processing or storage of wood, trees, or any bio-waste occur nor are allowed on site, per COA #8, Planning.
 - Typical Business Day: Meet up of Tree Walker Inc. employees (parking) before loading equipment and dispatching out for the workday.
- Administrative Use: (1) employee is on site providing typical management/administrative duties during operating hours.
- Equipment Component: Parking of equipment is ancillary to primary business operations.

Overall, it has been determined that the activities associated with the land use is comparable to, compatible with, and occur at an intensity that is equivalent to similar listed land uses allowed or are allowed with an entitlement in the “C-3” zone. Similar land uses within [Section 17.24.030 – Commercial and Industrial Zone Land Uses and Permit Requirements](#), include: *Building and Landscape Materials Sales – Outdoor* (Requires Major Use Permit), *Office – Business/Service* (Permitted by Zoning Right), *Parking Facility* (Requires Major Use Permit). Evaluation of compatibility/similarity of these land uses were contrasted with the proposed land use using the Municipal Code Glossary and assessing typical activities/impacts of each land use by Planning Staff.

- Due to foreseen compatibility, and previous approval of the highest tier of entitlement processing (Major Use Permit/ 14PLN-0011) having been previously approved for a similar in operation and scale commercial/landscape land use, staff have determined that a Use Permit Amendment as the appropriate form of processing. [Section 17.74.070 – Changes to an Approved Project](#), requires a hearing before the original review authority. The proposed project scope did not constitute as a change to approved plans to warrant staff level approval.

Regarding General Plan Consistency, 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 (1-LUG): Promote balanced community growth and development in a planned and orderly way.
 - Land Use Objective (1-LUO): Availability of sufficient building sites properly zoned to accommodate projected growth.

- Consistency: The project supports the utilization of land already zoned for intended purposes, processing and review of a Major Use Permit for a commercial/landscape land use of similar operation intensity was previously approved. The land use is supported through existing infrastructure (sewer/water), parking and road circulation, public services (fire/police), and utilities.
- Land Use Goal (2-LUG): Promote infill as an alternative to peripheral expansion where feasible.
 - Land Use Objective (4-LUO): Reduction in environmental impacts associated with peripheral growth.
 - Consistency: Sutton Way is classified as a collector and Olympia Circle is a local street. Traffic from the establishment will use the existing collector street that exists within a commercial district and avoid being routed through neighborhoods or residential roads, traffic will then be directed to the highway interchange or other collector roads.
- Circulation Goal (3-CG): Provide for the safe and efficient movements of people and goods in a manner that respects existing neighborhoods and the natural environment.
 - Circulation Objective (8-CO): Routing of through-traffic around neighborhoods to collector streets.
 - Consistency: South Auburn is classified road with direct access to State Highway interchange 49/20. Traffic from the establishment will use the existing collector roadways that exists within the commercial district and avoid being routed through neighborhoods or residential roads, traffic will then be directed to the highway interchange.
- Circulation Goal (4-CG): Maintain adequate emergency access.
 - Circulation Objective (14-CO): Improvements and maintenance of adequate emergency access throughout the city.
 - Consistency: The project property has an existing parking lot/access into the site that is suitable for a fire engine apparatus. The Fire Marshal provided review and concluded with no changes to the land use. The Engineering Division reviewed the existing commercial driveway encroachment and deemed it satisfactory for the proposed land use to utilize.

ENVIRONMENTAL DETERMINATION

The proposed project qualifies for a Categorical Exemption pursuant to Section 15301, Existing Facilities, and 15332, In-Fill Development, of the California Environmental Quality Act (CEQA) and Guidelines. The subject Class 1 Categorical Exemption details the appropriate application when “a – c” has been evaluated and Class 32 requires assessment of “a – d”. The proposed project qualifies for the aforementioned Categorical Exemptions due to the following.

- a. The project is consistent with the applicable general plan designation and all applicable general plan policies, as well as applicable zoning designation and regulations.
- Consistency: The Grass Valley 2020 General Plan identifies the site as Commercial (C). The Commercial (C) General Plan designation is a broad category, intended to encompass all types of retail commercial/commercial service establishments. The project parcel is zoned as Heavy Commercial (C-3). The intent of the C-3 designation is intended to provide for heavier and auto oriented land uses that are generally inappropriate within the Community Business District (C-1) zone and within the downtown, per [Section 17.24.020.C – Purposes of Commercial and Industrial Zones](#).
 - The project is consistent with the applicable zoning standards and General Plan land use designation and policies, as analyzed in subsection “Zoning and General Plan Consistency” above, and 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 five-acres substantially surrounded by urban uses.
- Consistency: The proposed project occurs within City limits on a site that 0.93-acres in size, a commercial corridor along a portion of South Auburn that facilitates predominantly auto related uses/services and light industrial uses 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 site is a completely developed site within an existing building and parking lot that was originally developed as a car dealership and is surrounded by a substantial amount of urban uses. The project site has no value as habitat for endangered, rare, or threatened species, due to the site and surrounding area, being heavily trafficked, paved, and heavily used. Landscape areas adjacent to the property are highway right-of-way buffer strips.
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- Consistency: The proposed project would not result in significant traffic impacts. Traffic associated with the project would involve employee in/out vehicle trips that equate to a lesser volume than previous existing uses (car dealership and commercial landscape business), the expected generated traffic is typical to and compatible with the area. Traffic associated with the project would be accommodated by the existing circulation network, which is designed to serve commercial uses and higher traffic volumes. Existing road infrastructure is suitable to accommodate anticipated volume of project generated traffic, based on collector roadways and direction to a major highway interchange.

Operational noise generated from the project will be similar to the area – gates opening, car doors being shut, outdoor conversations, etc. Noise associated with vehicular traffic/traffic that enters/exits the site is typical to the existing use and surrounding commercial uses. No significant external noise generation is anticipated from the facility, as there is no wood chipping, grinding, or processing on site. Any noise associated with the facility will be subject to City noise standards, [Chapter 8.28 - Noise](#). There are no sensitive noise receptors (homes, day cares, senior homes) adjacent to the project site.

Anticipated effects to air quality, associated with anticipated traffic, may be deemed as negligible in that emissions from anticipated traffic may be deemed as a less than significant effect to overall air quality. Operational emissions would be minimal and comparable, lesser so, to the previous commercial landscape business and car dealership, and would not result in a substantial increase in vehicle trips or stationary emission sources.

The project would not result in significant water quality impacts. The site is fully developed and served by existing utilities and stormwater infrastructure. The project does not propose expansion of the site footprint or new impervious surface areas that would adversely affect drainage or runoff patterns. All development would comply with applicable stormwater and water quality requirements. Approval of the project would not result in significant effects related to traffic, noise, air quality, or water quality.

- e. The site can be adequately served by all required utilities and public services.
 - Consistency: The site is developed and the building is existing, the building is currently served by all required utilities and public services. The project has the ability to be served by all existing utilities and public services as well. The project was routed to applicable agencies for review of the proposed use, comments have been provided and incorporated into the project. No comments stating required utilities/public services will be unable to be accommodated.

Pursuant to CEQA Guidelines Section 15300.2, Exceptions, staff evaluated whether any exceptions to the use of the categorical exemption apply and determined that none of the applicable exceptions would preclude use of the exemption. Specifically:

- a. Location: The project site is not located within an environmentally sensitive area where the proposed activity would impact a designated hazardous or critical environmental resource. Therefore, this exception does not apply.
- b. Cumulative Impact: The project consists of a tentative parcel map for an existing developed commercial site and would not contribute to significant cumulative environmental impacts. No successive projects of the same type in the same place are anticipated to result in a significant cumulative effect.
- c. Unusual Circumstance: The project involves the subdivision of an existing developed commercial property within an urbanized area. No unusual circumstances exist that would create a reasonable possibility of a significant environmental effect.

- d. Scenic Highways: The project site is not located within the viewshed of, or adjacent to, an officially designated State Scenic Highway. The adjacent highway is a *locally designated scenic highway*. The project would not damage scenic resources visible from a designated State Scenic Highway.
- e. Hazardous Waste Sites: The project site is not identified on any list compiled pursuant to Government Code Section 65962.5 (Cortese List). Therefore, this exception does not apply.
- f. Historical Resources: Although the project site is located within the City's Historic District, the subject property has been determined to have no historic significance. The project does not propose demolition or alteration of a historical resource and would not result in a substantial adverse change to a historical resource. Therefore, this exception does not apply.

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 17.72.060.F – Use Permits and Minor Use Permits](#) (4 – 7), to include listed standard findings.

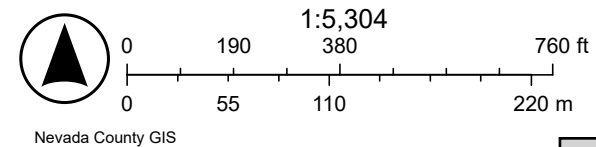
1. The Use Permit application (26PLN-0021) was received by the City on May 14, 2026.
2. The City of Grass Valley Development Review Committee reviewed and made a recommendation to approve the Use Permit Amendment application (26PLN-0021) at their regular meeting on July 14, 2026.
3. The City of Grass Valley Planning Commission reviewed the Use Permit application (26PLN-0021) at their regular meeting on August 18, 2026.
4. The proposed project is consistent with the Grass Valley 2020 General Plan because the project aligns with General Plan policies from multiple General Plan elements and is consistent with the designation. The project site does not fall within a specific plan.
5. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Development Code and the Municipal Code.
6. The design, location, size and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity.
7. 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

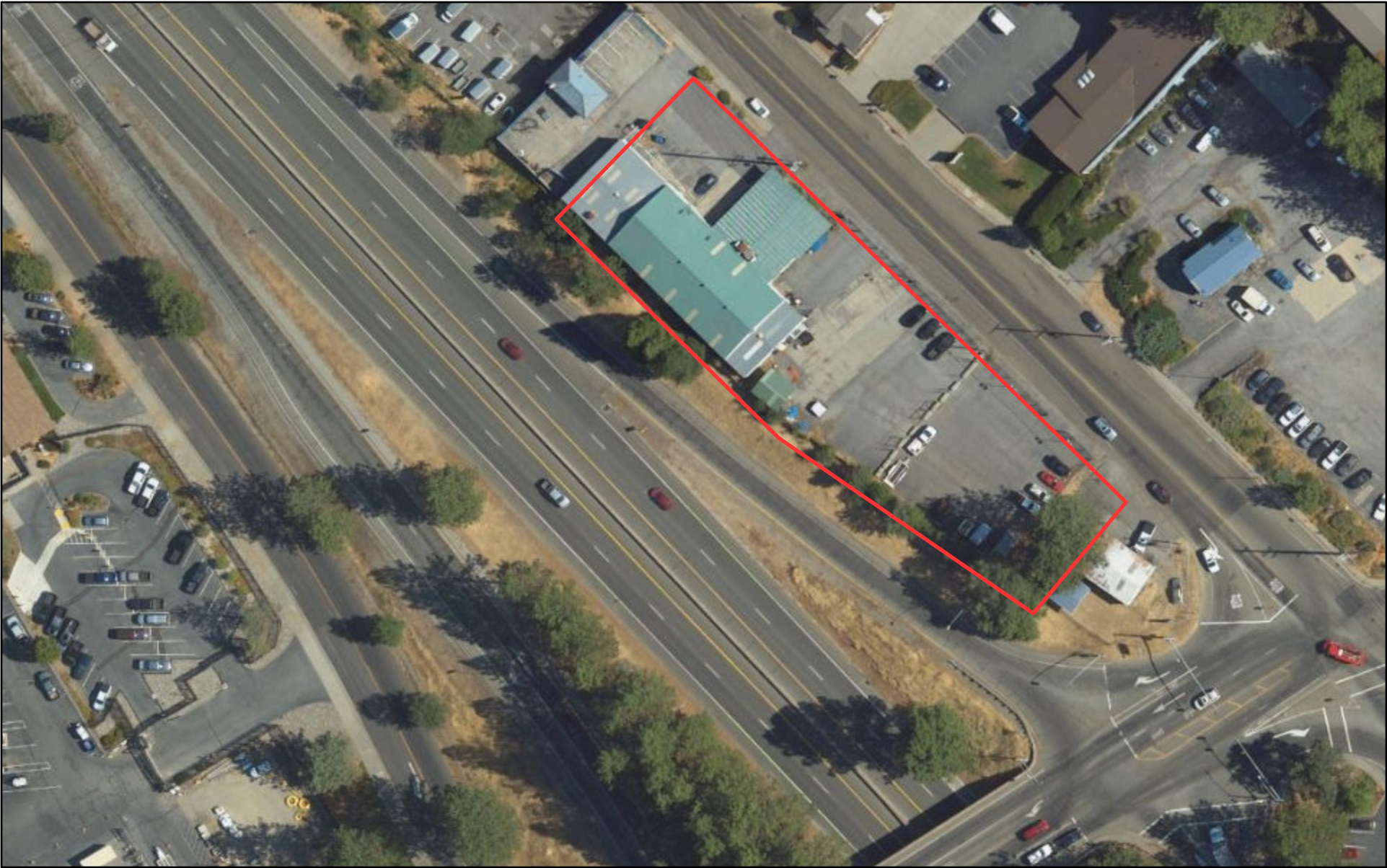
protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the density, intensity, and type of use being proposed would not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, 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.

8. 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 1, Categorical Exemption (Section 15301, Existing Facilities) in accordance with the California Environmental Quality Act and CEQA Guidelines. A Notice of Public Hearing for the project was prepared and posted pursuant to the CEQA Guidelines and State law.

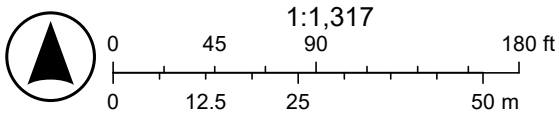
ATTACHMENTS

1. Vicinity Map
2. Aerial Map
3. Universal Application – Provided Upon Request
4. Project Description
5. Site Inspection – Photos (Existing Building, Parking Lot, Office)
6. Site Plan
7. Draft Conditions of Approval

ATTACHMENT 1
Item # 3.



6/15/2026, 2:30:47 PM



Project Description

City of Grass Valley Written Project Description 5 13 26

- Number of employees, how use/storage of company/personal vehicles work on site.
- **4 EMPLOYEES INCLUDING THE OWNER.**
- Hours of operation
- **MONDAY THROUGH FRIDAY FROM 7-3.**
- Brief description of how a typical day schedule looks like
- **CREW MEETS AT 7:00, LOADING OF EQUIPMENT FOR SPECIFIC JOB FOR THE DAY, DRIVE TO THE SITE, COMPLETE THE WORK, DRIVE BACK TO YARD, UNLOAD EQUIPMENT, END OF DAY.**
- Any other details for staff to understand what it is your business does (vegetative/fire maintenance? Contract with County/City?)
- **OUR BUSINESS IS A TREE SERVICE BUSINESS SPECIALIZING IN PRUNING, FELLING, CABLING, FOREST THINNING AND MANAGEMENT, CONSULTATION, FIRE SAFETY MANAGEMENT.**
- Types of equipment/vehicles associated with the business and if they are stored outside, where and if any existing screening
- **TRUCKS, CHIPPER, STUMP GRINDER**
- Send some photos from inside your property looking towards the rear property line
- **PLEASE SEE PHOTOS ATTACHED.**
- Send photos of front of building, existing parking lot, and existing "outdoor storage" area
- **PLEASE SEE PHOTOS ATTACHED.**

- "Photos Attached" may be viewed on Attachment 5.

Site Inspection Photos



1. Image above is company vehicles – “Class C” pick-up trucks.



2. Image above is existing paved parking lot – View taken from interior of parking lot.



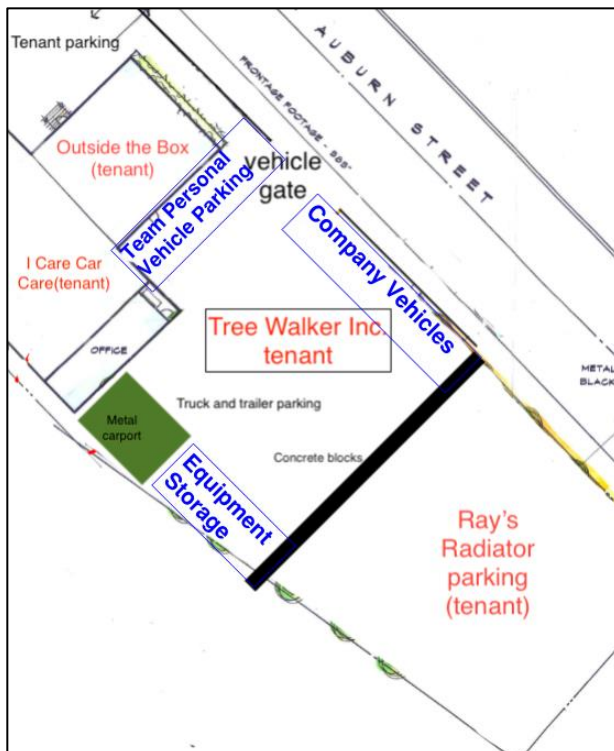
3. Image above is front elevation of attached office to primary building. Previously used as a sales office from prior Ford Dealership that operated in 1980s-1990.



4. Image above is interior view of office.



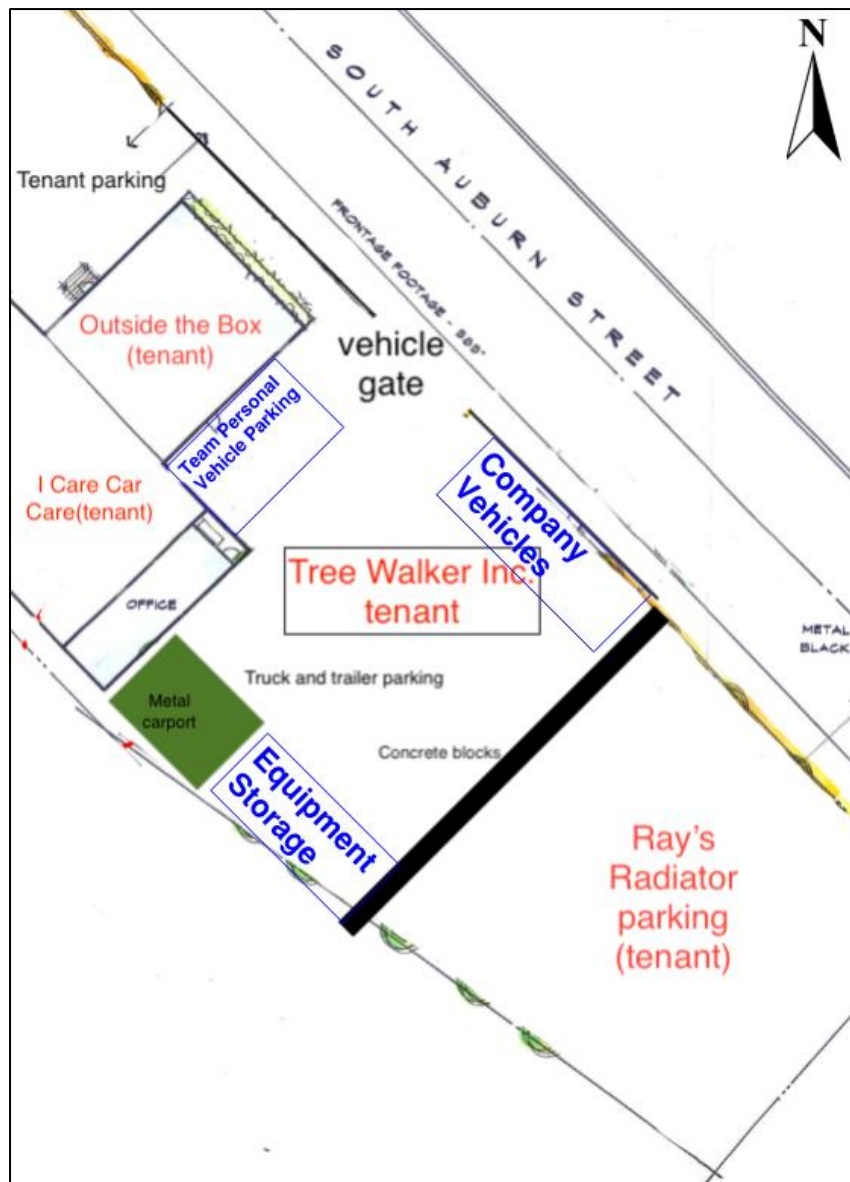
5. Image above is view of attached office (indicated by red arrow) and southern elevation of primary building, from interior of parking lot. Primary building tenant is “Out of the Box”, a home improvement store.



6. Image to left reflects Planning Division Condition of Approval (COA #9), which details a particular manner of organized parking with intent to screen equipment and prevent business logos from being directed to highway and the street frontage along South Auburn.

ATTACHMENT 6

Site Plan





ATTACHMENT 7

DRAFT CONDITIONS OF APPROVAL

Application Number: 26PLN-0021
Applicant: Kyle Zuccaro (Applicant/Operator)/ Imran Manzoor (Owner)
Location/APNs: 800 South Auburn Street, Grass Valley, CA 95945 (APN: 029-320-018)
Prepared by: Vanessa Franken, Associate Planner

STANDARD CONDITIONS

1. The approval date for Planning Commission review of the proposed project is 7/21/2026, with an effective date of 8/06/2026, pursuant to [Section 17.74.020 – Effective Date of Permit](#). This project is approved for a period of two years and shall expire on 7/21/2028, 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, per [Section 17.74.060 – Time Limits and Extensions](#).
2. The final design shall be consistent with the Development Review application, plans provided by the applicant, and as approved by Planning Commission, unless 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.

BUILDING DIVISION

1. Obtain a building permit for all applicable work.

PLANNING DIVISION

1. Any new signs associated with the facility shall be designed to meet the City Sign Ordinance ([Chapter 17.38 – Signs](#)). Upon review of sign permit, any signs on the property found to be not in compliance with the ordinance will be asked to be removed and replaced with conforming signs. A new sign may require a building permit.

2. New signs shall conform with Section [17.38.030 – Sign Permit Requirements](#), for the site that has more than (2) tenants.
3. A new sign may require a building permit.
4. Apply for and obtain a Business License, an approved license may be used to constitute effectuation of this Use Permit Amendment.
5. Parking requirements for this land use shall be calculated at (1) parking stall per employee and (1) parking stall per company vehicle.
6. Interior parking of company vehicles, employee personal vehicles, and company equipment shall be organized as indicated by image 6 of Attachment 5, within staff report and as follows; company vehicles shall be parked perpendicular to the street frontage along South Auburn, personal vehicles shall be parked parallel to the front of the subject business office, and business equipment shall be parked perpendicular to the rear of the property.
 - No company vehicles or equipment shall be parked parallel to fencing with the intent to showcase business logos to the public from any direction.
 - All interior parking shall be parked in a neat and organized fashion, typical to a formal parking lot.
7. Business owner shall provide screening along entire perimeter of parking lot where company vehicles/storage area are located that is associated with the subject business. Business proponent 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 or sign permit review, and or at time of business license application, prior to approval of permit or license, whichever occurs first.
 - Special attention shall be paid to State Highway 49, business signage and logos on company vehicles/equipment shall not be pointed towards the highway.
8. No wood processing, chipping, processing or storage of any biomaterials are allowed on site. The listed activities are not permitted in the subject “C-3” zone.

ENGINEERING DIVISION

1. Portable restrooms are not allowed for permanent businesses and are only allowed during a construction project for special events. A permanent restroom is required to be installed with a connection to the City’s sewer system, should restroom access into the primary building ever be removed.

2. Condition of Approval from Major Use Permit (14PLN-0011) states: *"If a building permit is required for any buildings, a sidewalk will be required to be installed along the property frontage to South Auburn Street. Should the aforementioned occur, improvement plans will be required prior to installation of sidewalk. No permanent improvements will be allowed in the public right-of-way."*
 - Should a building permit for a restroom facility be needed, this will trigger the application of Condition #2.
3. No permanent development is allowed within the public right-of-way.

NEVADA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT (NCDEH)

4. The proposed project shall comply with all applicable requirements administered by the Nevada County Department of Environmental Health (NCDEH), acting as the Local Enforcement Agency (LEA), related to the handling, storage, processing, and disposal of solid waste, including but not limited to applicable provisions of Title 14 and Title 27 of the California Code of Regulations and Nevada County Code, Chapter IV, Article 8.
5. Proposed green waste handling activities, including but not limited to chipping, grinding, processing, and/or the production of biomass feedstock, may be subject to LEA permitting or regulatory requirements. The applicant shall contact NCDEH to determine applicable solid waste program requirements. Additional permits or approvals from other regulatory agencies may also be required.
6. The LEA requires additional project information to evaluate the nature and extent of the proposed solid waste handling activities and to determine the appropriate regulatory status of the operation. The applicant shall provide a description of the proposed solid waste handling, processing, storage, and disposal activities to the NCDEH LEA for review.
7. Applicant shall comply with applicable codes and regulations regarding storage of hazardous materials, and generated hazardous waste, as set forth in California Health and Safety Code Section 25500 – 25519 and 25100 – 25258.2, including the electronic reporting requirement to the California Environmental Reporting System (CERS).
8. If the applicant and/or facility operator reaches or exceeds the statutory thresholds of 55 gallons of hazardous liquid, 200 standard cubic feet of compressed gas, including oxygen, and 500 pounds of hazardous solid they shall obtain a permit for the storage of hazardous materials from the Nevada County Department of Environmental Health (NCDEH) Certified Unified Program Agency (CUPA). CUPA permits shall be renewed annually.

NORTHERN SIERRA AIR QUALITY MANAGEMENT DISTRICT(NID)

1. Should any diesel-powered generators greater than (49) HP are to be used on the site, this agency must be contacted to determine if a permit is required.
 - Questions may be directed to Suzie Tarnay, Air pollution Control Officer; (530) 274-9360 (EXT. 505) or suziet@myairdistrict.com



**PLANNING
COMMISSION
STAFF REPORT
August 18, 2026**

PROJECT SUMMARY

Application Number: 26PLN-0023
Subject: Tentative Parcel Map Application – Vinge Map
Applicant: Karl Vinge (Applicant/Property Owner)/ Rob Wood, Millenium Planning and Engineering (Representative)
Location/APNs: 111 Broadview Avenue, Grass Valley, CA 95945 (APN: 008-280-020)
Current Zoning/General Plan: Single Family Residential (R-1)/ Urban Low Density (ULD)
Entitlements: Tentative Parcel Map
Environmental Status: Exemption Section 15315, Minor Land Divisions
Prepared by: Vanessa Franken, Associate Planner

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.

BACKGROUND

The project parcel is zoned as Single Family Residential (R-1). The Grass Valley 2020 General Plan identifies the site as Urban Low Density (ULD). The site falls within the City of Grass Valley 1872 Historic Townsite. The property is designated as a “Priority 4” status, defined as “modern infill” with no significance of historic integrity. No specific plans, special designations, or adopted conservation plans apply to the site. The project site falls within a residential neighborhood in the Broadview Heights portion of town, that may also be locally referred to as, or may be considered to be near to, the “Washington Hill” neighborhood.

The Planning Division received a complaint on the subject property. The complaint detailed removal of (3) trees, a short-term rental being operated (AirBnB), and waste receptacles that are left out curbside for extended periods of time. Planning staff looked into the complaint and verified the short-term rental was operating without appropriate permits (Minor Use Permit) and conducted a site inspection, where the removed trees were verified. All items were discussed with the property owner/applicant and the resolution to the complaint items were reached; tree penalty fine was paid and required replanting as a mitigation measure will occur, the property owner selected to not pursue legal permitting and selected to stop the short-term rental operation, and waste receptacles will be brought in and stored away from the street.

The immediate neighbors to the project site are all single-family homes. The site is currently developed with a single-family home and an existing driveway with access to Broadview Avenue. Immediate neighbors to the project property are described below.

Surrounding Land Uses:

- North: Single-family home.
 - Zoned Single Family Residential (R-1)/ with a General Plan designation of Urban Low Density (ULD).
- South: Single-family home.
 - Zoned Single Family Residential (R-1)/ with a General Plan designation of Urban Low Density (ULD).
- East: Single-family home immediately adjacent and Hill Top Commons – Senior Care and Community.
 - Zoned Single Family Residential (R-1)/ with a General Plan designation of Urban Low Density (ULD).
- West: Single-family home.
 - Zoned Single Family Residential (R-1)/ with a General Plan designation of Urban Low Density (ULD).

PROJECT PROPOSAL

The project consists of a Tentative Map application that details a request to subdivide a 0.55-acre residential property, that is currently developed with a single-family residence, into two residential (R-1) parcels.

The proposed map consists of:

- Parcel 1 (0.21-acres) is to accommodate the existing home.
- Parcel 2 (0.33-acres) will be an undeveloped parcel with a flag lot design for direct access from Broadview Avenue.
 - Parcel 2 will be able to be developed with a home in the future.
 - Parcel 2 has an existing Access Easement from the east side of the property to the south/rear of the parcel. This Access Easement is not proposed to be utilized for access to Parcel 2, use of the access will require to be improved up to current standards.
 - Instead, access to Parcel 2 has been configured via “flag lot” design, where access to Parcel 2 will be directly from Broadview Avenue.

Access: Access to Parcel 1 is via existing residential driveway encroachment. Parcel 2 will require an encroachment permit and a new paved driveway at time of building permit application, whenever a new home is proposed. Sidewalks exist along the frontage of the property along Broadview Avenue.

Landscape/Tree Removal, Trash Enclosure, and Lighting: There are existing typical residential side/front yard areas associated with the existing primary house. Currently, no trees are proposed to be removed as a result of this project. A complaint was received on the property stating (3) trees were removed. The validity of the complaint was confirmed with cooperation from the property owner/site inspection and a penalty fee for removal of trees without a Tree Permit is required to be paid. A Condition of Approval has been added for required replanting of trees, a typical mitigation measure required for tree removal; with or without a penalty.

A total of (4) waste receptacles are associated with the primary home, the residential waste receptacles are stored outside of the garage that is along the Broadview frontage. No lighting is proposed nor required with the project. Any new light fixtures proposed on the future home are required to be shielded/directed downward to minimize light pollution/light spillage.

Utilities: The City of Grass Valley currently provides water/wastewater services. The electricity provider is PG&E. The site is and will continue to be served by the City of Grass Valley Fire and Police Departments.

ZONING AND GENERAL PLAN CONSISTENCY

The following discussion evaluates the project's consistency with the Grass Valley 2020 General Plan. The intent of this section is to demonstrate that the proposed map and future use of the site will maintain the overall integrity of the City's adopted land use plan, support applicable goals and policies, and further the City's long-term vision for sustainable and balanced development.

The Grass Valley 2020 General Plan identifies the site as Urban Low Density (ULD). The "ULD" General Plan designation is intended primarily for single-family homes, per [Chapter 3 – Land Use Element](#) (PDF page 26). The project parcel is zoned as Single-Family Residential (R-1). The intent of the "R-1" designation is intended to facilitate single dwellings on standard urban lots, surrounding the more densely developed City core, per [Section 17.22.020.B – Purposes of the Residential Zones](#).

The proposed tentative parcel map, a subdivision of a single parcel into two parcels, results in newly created parcels that conform to parcel development standards of the "R-1" zone. The resultant parcel configurations are consistent with standards regarding lot size, density, lot width and depth. Respective future development will be evaluated at time of building permit submittal for conformance with local and applicable State standards for construction (CA Building Code, Green Energy Code, fire sprinklers, etc.).

Regarding General Plan Consistency, 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 (1-LUG): Promote balanced community growth and development in a planned and orderly way.
 - Land Use Objective (1-LUO): Availability of sufficient building sites properly zoned to accommodate projected growth.
 - Consistency: The project supports the utilization of land already zoned for residential use. Processing and approval of a Tentative Parcel Map will allow the land to be utilized as intended. Future residents will continue to be supported through existing infrastructure (sewer/water), existing roadways, public services (fire/police), and utilities.
- Land Use Goal (2-LUG): Promote infill as an alternative to peripheral expansion where feasible.
 - Land Use Objective (4-LUO): Reduction in environmental impacts associated with peripheral growth.
 - Consistency: The property is currently developed with connections to infrastructure, roadways are existing. The proposed subdivision of land facilitates future residential infill development on an undeveloped portion of the site without requiring expansion into undeveloped areas.
- Circulation Goal (4-CG): Maintain, improve, and expand the existing circulation and transportation system to provide reasonable ingress, egress, and internal movement.
 - Circulation Objective (12-CO): Establishment/adherence to functional hierarchy of streets and highways, both within the City and throughout Planning Area.
 - Consistency: Access to Parcel 2 is required to be improved to current standards, an encroachment permit will ensure a paved apron and 20-foot in length paved driveway is required. An encroachment permit is required with the construction of a new home. Parcel 1 has been reviewed by the Engineering Division and has been determined to have sufficient encroachment.

ENVIRONMENTAL DETERMINATION

The proposed project qualifies for a Categorical Exemption pursuant to Section 15315, Minor Land Divisions, of the California Environmental Quality Act (CEQA) and Guidelines. The subject Class 15 Categorical Exemption details the appropriate application of the exemption when the following criteria is met:

- The project parcel is located within an urbanized area zoned for residential use, the [subdivision] will result in four or fewer parcels, the division is in conformance with the General Plan and zoning [laws], no variances or exceptions are required, all services and access to the proposed parcels are available, the parcel was not involved in a

division of a larger parcel within the previous (2) years, and the parcel does not have an average slope greater than 20%.

- Consistency: The property and project scope meet all the aforementioned criteria to qualify for utilization of the exemption, Section 15315, Minor Land Divisions.

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 17.81.060 – Tentative Map Approval or Disapproval](#), Section 17.81.060.B – Supplemental Findings (#6), to include the listed standard findings.

1. The Tentative Parcel Map application (26PLN-0023) was received by the City on June 03, 2026.
2. The City of Grass Valley Planning Commission will review the Tentative Parcel Map application (26PLN-0023) at their regular meeting on August 18, 2026.
3. The review authority may approve a tentative map only after first finding that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan, and any applicable specific plan, and that none of the findings for denial in Subsection C. can be made. The findings shall apply to each proposed parcel as well as the entire subdivision, including any parcel identified as a designated remainder in compliance with Map Act Section 66424.6.

The proposed project meets the required findings of Section 17.81.060 – Tentative Map Approval or Disapproval, for the proposed Tentative Map Approval:

4. The proposed subdivision, together with provisions for its design and improvement, is consistent with the general plan, any applicable specific plan, and that none of the findings for denial can be made.
5. Construction of Improvements. In the case of a tentative map for a subdivision that will require a subsequent parcel map, it is in the interest of the public health and safety, and it is necessary as a prerequisite to the orderly development of the surrounding area, to require the construction of road improvements within a specified time after recordation of the parcel map.
6. 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 15 categorical exemption (Section 15315, Minor Land Divisions) in accordance with the California Environmental Quality Act and CEQA

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

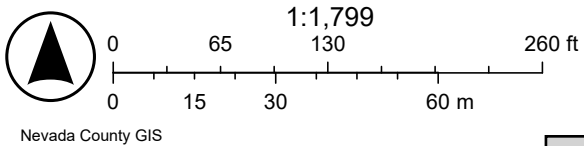
ATTACHMENTS

1. Vicinity Map
2. Aerial Map
3. Universal Application – Provided Upon Request
4. Site Inspection – Photos
5. Tentative Parcel Map
6. Draft Conditions of Approval

Vicinity Map - 111 Broadview Avenue



8/4/2026, 10:14:39 AM

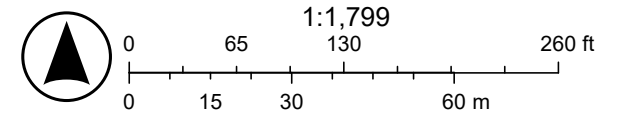


Aerial Map - 111 Broadview Avenue

ATTACHMENT 2



8/4/2026, 10:15:00 AM



Site Inspection Photos

Photo 1 (below), view looking at frontage of 111 Broadview Avenue.



Photo 2 (below), view from proposed driveway access (stemming from Broadview Avenue) facing towards frontage of proposed “Parcel 2” (rear of existing home).



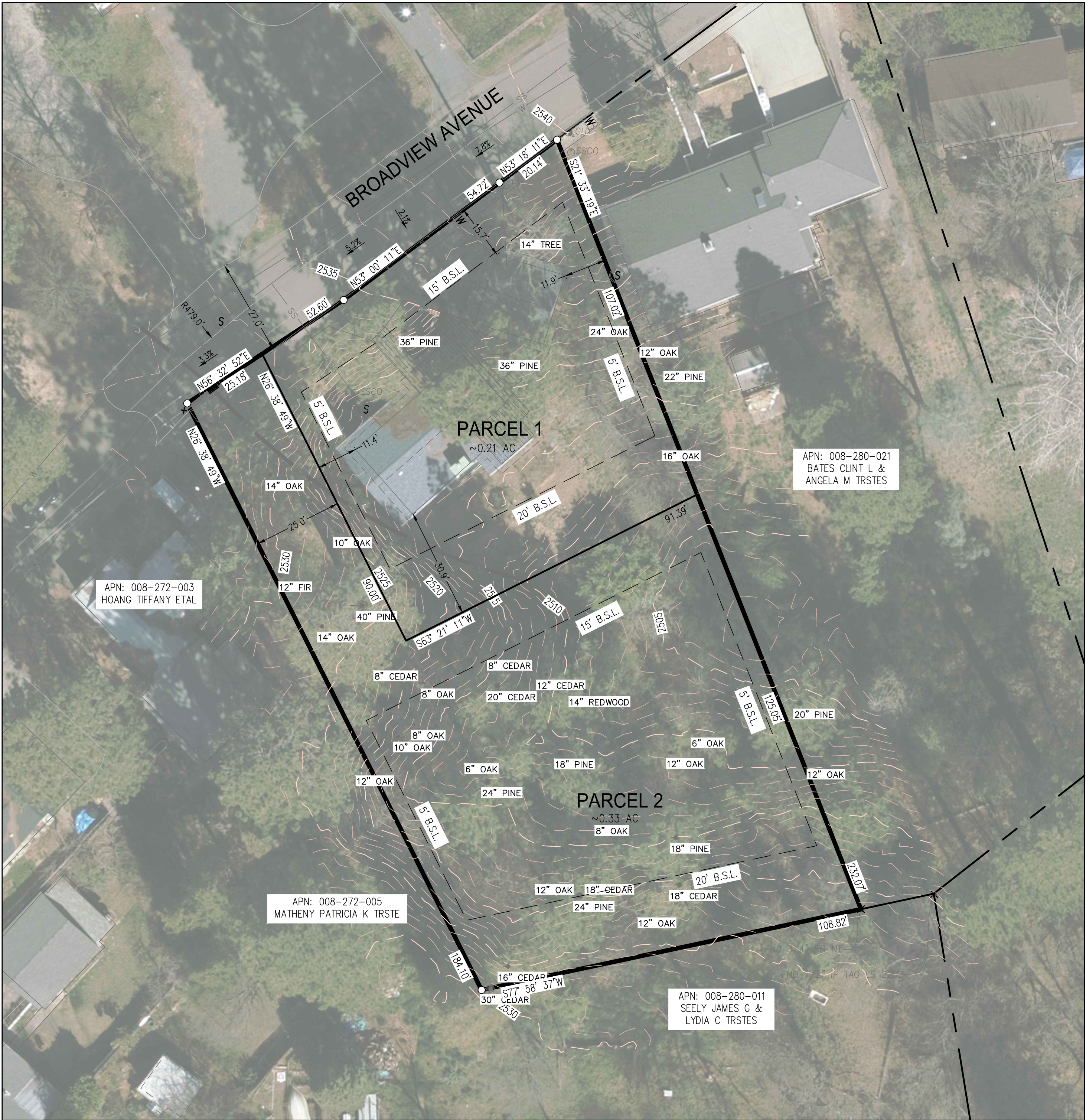
Photo 3 (below), view facing towards interior of proposed “Parcel 2” (rear of existing home).



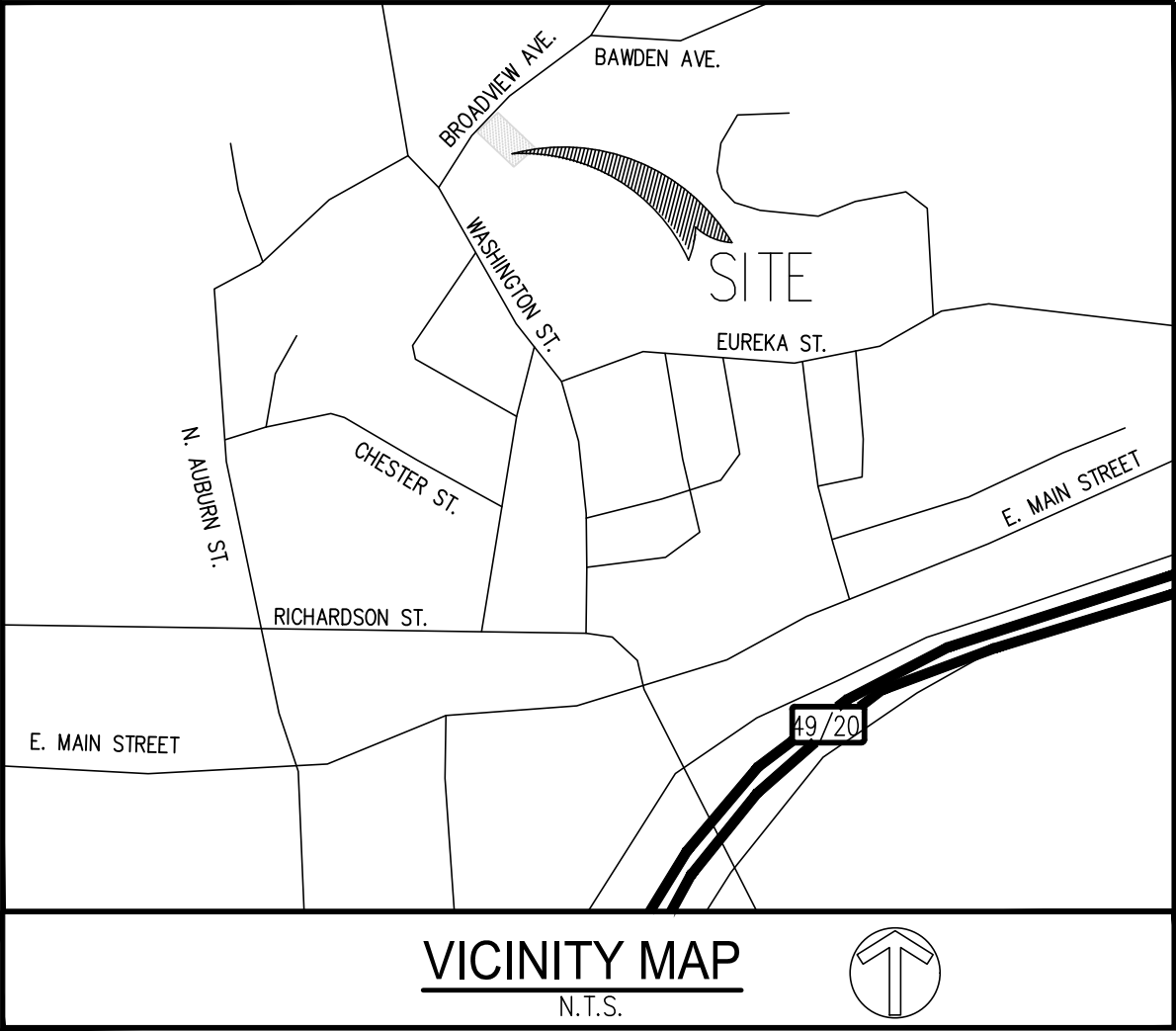
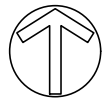
TENTATIVE PARCEL MAP
FOR
111 BROADVIEW AVENUE
JUNE, 2026

LEGEND	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	PROPOSED PROPERTY LINE
	BUILDING SETBACK LINE (B.S.L.)
	EXISTING OVERHEAD UTILITIES
	EXISTING WATERLINE
	EXISTING SEWER LINE
	EXISTING OVERHEAD UTILITIES
	EXISTING WATER METER
	EXISTING SEWER MANHOLE PUMP
	EXISTING SEWER CLEANOUT
	EXISTING TREE TYPE & SIZE

PROJECT INFORMATION
PROPERTY ADDRESS 111 BROADVIEW AVENUE GRASS VALLEY, CA 95945
OWNER/APPLICANT KARL VINGE 111 BROADVIEW AVENUE GRASS VALLEY, CA 95945 karl.vinge@gmail.com
PLANNING/ENGINEERING MILLENNIUM PLANNING & ENGINEERING 159 S. AUBURN STREET GRASS VALLEY, CA 95945 530-446-6765 CONTACT PERSON: ROBERT WOOD, AICP
SURVEYING MILLENNIUM PLANNING & ENGINEERING 159 S. AUBURN STREET GRASS VALLEY, CA 95945 530-446-6765 CONTACT PERSON: ROB LAWLESS, PLS
ASSESSOR'S PARCEL NUMBER 008-280-020
ZONING R-1
GENERAL PLAN ULD
LOT AREA 0.55 ACRES
ELECTRICAL PG&E
WATER CITY OF GRASS VALLEY
SEWAGE DISPOSAL CITY OF GRASS VALLEY
FIRE PROTECTION GRASS VALLEY FIRE DEPARTMENT



SITE PLAN
SCALE: 1" = 20'



MILLENNIUM
PLANNING
ENGINEERING
SURVEYING

159 SOUTH AUBURN STREET, GRASS VALLEY, CA 95945 (530) 446-6765

DATE	DESCRIPTION	REV.

KARL VINGE
111 BROADVIEW AVENUE
GRASS VALLEY, CA 95946

TENTATIVE PARCEL MAP

DESIGNED BY: REV

DRAWN BY: DEC

PROJECT NO.: 26-0310

DATE: JUNE, 2026

SHEET NUMBER:
C1.0



DRAFT CONDITIONS OF APPROVAL

Application Number: 26PLN-0023
Applicant: Karl Vinge (Applicant/Property Owner)/ Rob Wood,
Millenium Planning and Engineering (Representative)
Location/APNs: 111 Broadview Avenue, Grass Valley, CA 95945 (APN: 008-280-020)
Prepared by: Vanessa Franken, Associate Planner

STANDARD CONDITIONS

1. The approval date for Planning Commission review of the proposed project is 08/18/2026, with an effective date of 09/03/2026; This project is approved for a period of (36) months, per [Section 17.81.130 – Tentative Map Time Limits and Expiration](#), and shall expire on 08/18/2029, unless the project has been effectuated or the applicant requests a time extension that is approved by the hearing body pursuant to the Development Code, per [Section 17.74.060 – Time Limits and Extensions](#).
2. The final design shall be consistent with the Development Review application, plans provided by the applicant, and as approved by Planning Commission, unless 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.

BUILDING DIVISION

1. Apply for a building permit for future development.

PLANNING DIVISION

1. Tentative Parcel Map will expire on 8/18/2026 if the subsequent required application (Parcel Map) is not applied for and recorded before the aforementioned date.
2. Future Parcel Map application shall detail the existing easement along rear of property.

3. A copy of the recorded Parcel Map shall be submitted to the Planning Department to avoid potential halting of any future building permit submittals.
4. At time of formal Parcel Map application, submit A Site Plan indicating location (setbacks), quantity, approved tree species, tree size (minimum of 15-gallon) is required for the selected mitigation measure for tree removal – “Replanting On-site” for Parcel 1. In addition, a brief written description that details method of watering (hand or irrigation) and the anticipated time of planting for the trees.
 - A site inspection with the Planning Division is required upon completion of planting prior to recordation of Parcel Map.
 - Vitality of trees will be inspected prior to issuance of any future permits that may be applied for on Parcel 1. Permit processing shall be paused should compliance with the mitigation measure not be fulfilled by the responsible party/property owner.
5. No operation of a short-term rental is permitted without approval of a Minor Use Permit. Should the now ceased short-term rental operate without required approvals, proponent of short-term rental operation shall be subject to fines, penalties, and payment of back Transient Occupancy Taxes for operation duration of the rental.
6. All waste receptacles shall be stored off street when emptying by the waste collector is not occurring.
 - Per [Section 8.24.080 – Placement for Collection](#), “No container for receiving solid waste, shall be placed on any street, alley, sidewalk, footpath, or any public place, except in accordance with rules and regulations established under this chapter or an arrangement made with the city in consultation with the franchised collector for an alternate collection location. At no time shall such containers in any way be offensive to human senses or a public nuisance.”

~~7. Tree penalty fine is to be paid prior to recordation of Parcel Map.~~

ENGINEERING DIVISION

1. Should the rear easement running to the southern edge of the property is to be utilized for access in the future, the City will require that the existing easement area be upgraded to meet City standards, which includes being paved.
2. When developed, the proposed driveway from Broadview to serve Parcel 2 will require a paved encroachment and an encroachment permit from the Engineering Division. The first 20 feet of the driveway is required to be paved (asphalt, concrete, or approved pavers).
3. A Parcel Map application must be approved by the City Engineer prior to recordation of map.

NORTHERN SIERRA AIR QUALITY MANAGEMENT DISTRICT (NSAQMD)

1. Future activities related to grading/construction shall ensure the following are initiated and maintained:
 - Construction vehicle speed at the work site must be limited to (15) miles per hour or less.
 - Prior to any ground disturbance, sufficient water must be applied to the area to be disturbed to prevent visible emissions from crossing the property line;
 - Areas to be graded or excavated must be kept adequately wetted to prevent visible emissions from crossing the property line;
 - Storage piles must be kept adequately wetted, treated with a chemical dust suppressant, or covered when material is not being added to or removed from the pile;
 - Equipment must be washed down before moving from the property onto a paved public road; and
 - Visible track-out on the paved public road must be cleaned using wet sweeping or a HEPA filter equipped vacuum device within twenty-four (24) hours.



**PLANNING
COMMISSION
AUGUST 18, 2026**

PROJECT SUMMARY

Application Number: 26PLN-0032
Subject: General Plan Conformity Review for City-owned land transfer/dedication to the Nevada Irrigation District in Compliance with the Surplus Land Act
Applicant: City of Grass Valley
Location/APNs: 2000 Block of Ridge Road, existing City Right-of-Way (ROW) (adjacent to APN: 008-090-028)
Current Zoning/General Plan: No zoning or land use designation assigned to ROW property
Environmental Status: Categorical Exemption Class 12
Prepared by: Amy Wolfson, City Planner

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.

PROPERTY DESCRIPTION:

The City has prepared a grant deed for transfer of property totaling approximately 3,021 square feet to NID to facilitate a pressure reducing facility. NID requires fee title to facilitate the installation, operation, and ongoing maintenance of this critical water infrastructure. The area to be deeded is within the City's right-of-way at the corner of Ridge Road and Hughes Road. The grant deed (Exhibit A) attached to the Resolution more fully describes the property under consideration.

GENERAL PLAN CONFORMITY:

Pursuant to Government Code § 65402, the City can only dispose real property when the location, purpose and extent of the disposition, including street vacation or abandonment, is determined to be in conformance with the General Plan by the local planning agency. In this case, the City right-of-way does not have a formal land use designation because it is reserved for infrastructure to support public movement, safety and utilities. Traditional zoning and land use designations do not apply because private commercial or residential development cannot occur there. The City General Plan includes the following safety policies in conformity with the proposed land transfer that will support an NID pressure reducing facility:

11-SP Maintain appropriate standards for water supply, pressure and distribution for fire suppression purposes.

12-SP Maintain a high level of inter-jurisdictional cooperation and coordination, including appropriate automatic aid agreements with fire protection/suppression agencies automatic aid agreements with fire protection/ suppression agencies in western Nevada County.

ENVIRONMENTAL DETERMINATION:

The sale of surplus property is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Sec 15312 (Class 12 Categorical Exemption), which exempts the sale of surplus property.

OTHER ISSUES:

If the Commission approves the General Plan Conformity finding, staff will seek approval from the City Council to find the property exempt surplus land under the Surplus Land Act (Government Code §§ 54220 et. seq) and then seek approval of a grant deed for the property transfer to NID.

ATTACHMENTS

1. Planning Commission Resolution 2026-01

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF GRASS VALLEY DETERMINING THAT THE
DISPOSITION OF CITY RIGHT-OF-WAY TO BE TRANSFERRED
TO NEVADA IRRIGATION DISTRICT IS IN CONFORMANCE
WITH THE CITY OF GRASS VALLEY 2020 GENERAL PLAN**

WHEREAS, the City of Grass Valley owns real property designated as City Right-of Way at the corner of Ridge Road and Hughes Road; and

WHEREAS, California Government Code Section 65402 provides in part that a local agency's acquisition or disposal of real property shall be submitted to and reported upon by the planning agency with respect to conformity with the adopted general plan applicable thereto; and

WHEREAS, the Nevada Irrigation District requests acquisition of property within the City Right-of-Way in order to facilitate the construction of a pressure reducing facility; and

WHEREAS, the City adopted the City of Grass Valley 2020 General Plan in November 1999 under Resolution 1999-64; and

WHEREAS, the Planning Commission is required to determine that the disposition of land is in conformance with the City of Grass Valley 2020 General Plan pursuant to California Government Code §65402; and

WHEREAS, the 2020 General Plan contains policies within the Safety Element that supports a consistency finding for the disposition of the subject property to serve critical infrastructure needs including the following:

11-SP Maintain appropriate standards for water supply, pressure and distribution for fire suppression purposes.

12-SP Maintain a high level of inter-jurisdictional cooperation and coordination, including appropriate automatic aid agreements with fire protection/suppression agencies automatic aid agreements with fire protection/ suppression agencies in western Nevada County; and

WHEREAS, the proposed use of the property for construction of a pressure reducing facility will serve a critical infrastructure need of Nevada Irrigation District; and

WHEREAS, the Planning Commission considered all testimony and material submitted along with any and all subsequent reports and materials submitted regarding this matter.

Now, therefore, the Planning Commission of the City of Grass Valley does hereby resolve as follows:

SECTION 1. The Recitals above are incorporated into these findings.

SECTION 2. The following findings are made by the Planning Commission of the City of Grass Valley. The facts and evidence that support these findings are also contained and explained in the record of proceedings for the proposed request, including without limitation the staff report for Planning Commission consideration:

- A. The sale of surplus property is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Sec 15312 (Class 12 Categorical Exemption), which exempts the sale of surplus property.
- B. Based on the foregoing, the Planning Commission hereby determines that the disposition of real property, described in full in Exhibit A, to be used by Nevada Irrigation District for the construction of a pressure reducing facility, conforms to the 2020 General Plan and adopts this resolution for purposes of reporting General Plan conformance pursuant to CA Government Code §65402

PASSED AND ADOPTED by the Planning Commission of the City of Grass Valley at a regular meeting held the 18th day of August, 2026, by the following vote:

AYES:

NOES:

ABSENT:

NOT VOTING:

Ari Brouillette, Planning Commission Chair
City of Grass Valley

ATTEST:

Taylor Whittingslow, Deputy City Manager
City of Grass Valley

APPROVED AS TO FORM:

David Ruderman, City Attorney
City of Grass Valley

Exhibit A: Draft Grant Deed of City Right-of-Way to be disposed

RECORDING REQUESTED BY:

Nevada Irrigation District

WHEN RECORDED MAIL TO:

Nevada Irrigation District
1036 W. Main Street
Grass Valley, CA 95945

* Exempt per Government Code
§27383 and §27388.1(2)(D)

Nevada County @ Ridge Rd. & Huges Rd.

Project: E. George to LWW Watermain
Project No.: C0013
Map No. 112
Index No. 9-

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Documentary Transfer Tax: \$0.00
() Computed on full value of property conveyed
(X) Unincorporated area () City of _____
(X) Recordation requested by Nevada Irrigation District,
a political Subdivision of the State of California,
pursuant to Government Code Section 6103 and
R&T Code Section 11922.

Signature of Agent Determining Tax

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

CITY OF GRASS VALLEY,

hereby grant(s) to the **NEVADA IRRIGATION DISTRICT**, all that real property, situated in the County of Nevada, State of California, described in Exhibit "A" and shown on Exhibit "B", attached hereto and made a part hereof.

Authority to Sign: The undersigned certifies that the person signing below is authorized to execute this Grant Deed on behalf of the City of Grass Valley and to perform all acts necessary to effectuate the conveyance, including acknowledgment and delivery of the deed.

Date: _____

Print Name: _____

Title: _____

ACCEPTANCE

This is to certify that the interest in real property conveyed by this document to the Nevada Irrigation District, a governmental agency, is hereby accepted by the undersigned on behalf of the Board of Directors of the Nevada Irrigation District pursuant to authority conferred by Resolution No. 2015-07 of said Board adopted on March 11, 2015.

Date: _____

Gregory T. McCay
Senior Right-of-Way Agent

EXHIBIT "A"

A parcel of land, being a portion of real property described in 'Exhibit "B" (Hughes Road)' of Nevada County Board of Supervisors Resolution 70-98, now owned by the *City of Grass Valley*, lying easterly of Ridge Road, westerly of Hughes Road and northerly of the property shown on the "Record of Survey for Norman Wasley" filed April 2nd, 1985 in Book 9 of Surveys at page 142, Nevada County Records, situate in the Southeast Quarter of Section 22, Township 16 North, Range 8 East, Mount Diablo Meridian, more particularly described as follows:

Beginning at the Northwest Corner of said "Wasley" property, being a point in the *first course* of the area described in said Exhibit "B" of Nevada County Resolution 70-98, thence along the following four (4) courses:

- 1) Along the northerly boundary of said "Wasley" property and said *first course*, South 87°10' East, 60.00 feet;
- 2) Leaving said northerly boundary and said *first course*, North 02°50'00" East, 60.00 feet;
- 3) North 87°10'00" West, 40.69 feet;
- 4) South 20°40'35" West, 63.03 feet to the **Point of Beginning**.

Containing 3,021 square feet, more or less.

The parcel described above is depicted on Exhibit "B" attached hereto.

(Note: The bearings of the courses described in said Nevada County Resolution 70-98 are rotated 0°10'09" (clockwise) herein to match the record bearing of said Wasley Record of Survey - Book 9 of Surveys at page 142, Nevada County Records.)

End of Description

NEVADA IRRIGATION DISTRICT

NEVADA AND PLACER COUNTIES, CALIFORNIA

EXHIBIT 'B'

PROJECT FOR SLATE CREEK PRS – NID PARCEL

DATE June 22, 2026

THROUGH LAND OF CITY OF GRASS VALLEY

SCALE: 1"=30'



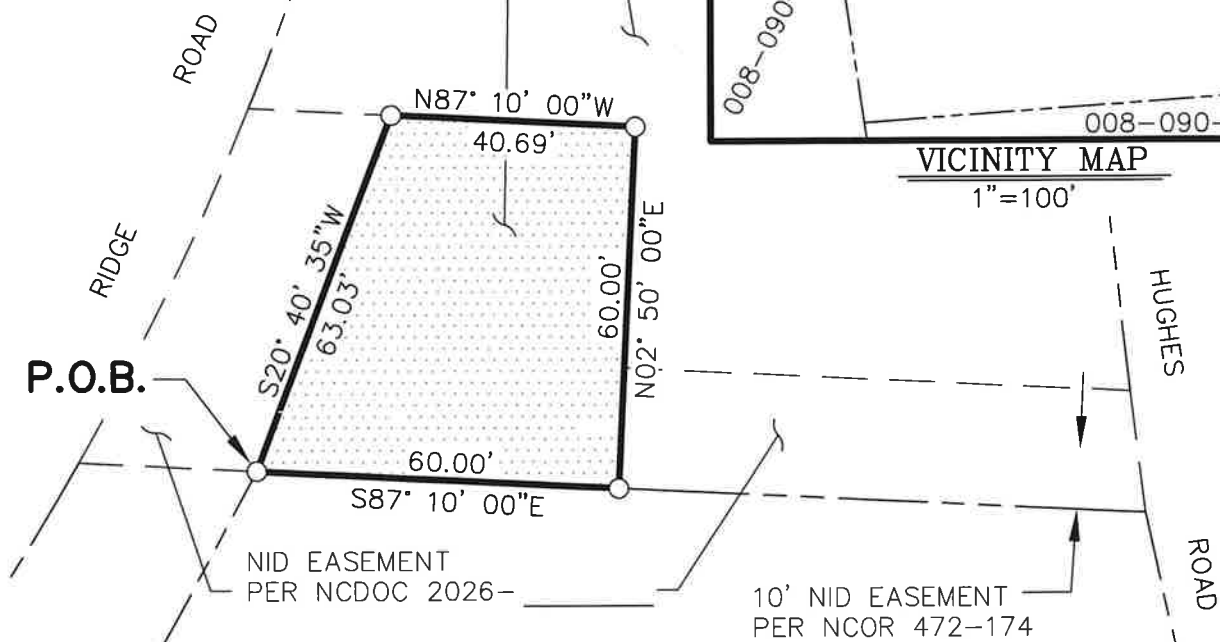
1"=30'
SECTION 22,
T.16N., R.8E. M.D.M.



PROPERTY OF
CITY OF GRASS VALLEY

NID PARCEL

3,021± SQUARE FEET



BASIS OF BEARING:
BOOK 9 OF SURVEYS PAGE 142,
NEVADA COUNTY RECORDS



VICINITY MAP

1"=100'

008-090-028

SHEET 1 OF 1

