



GRASS VALLEY

Development Review Committee Meeting

Tuesday, July 14, 2026 at 9:00 AM

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.

MEETING NOTICE

Development Review Committee 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 9:00 a.m. on the 2nd and 4th Tuesday of each month. Your interest is encouraged and appreciated.

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 9 am. Comments received after that will be addressed during the item and/or at the end of the meeting. The committee 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 Committee 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

ROLL CALL

ANNOUNCEMENTS, AGENDA REVIEW AND CHANGES

PUBLIC COMMENT - *Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to public@cityofgrassvalley.com. There is a time limitation of three minutes per person. For items not on the agenda and within the jurisdiction or interest of the City, please address the Development Review Committee at this time. For items on the agenda please address the Development Review Committee when the number and subject matter are announced. Comments will be reviewed and distributed before the meeting if received by 9AM. Comments received after that will be addressed during the item and/or at the end of the meeting. The Development Review Committee will have the option to modify their action on items based on comments received. Action may be taken on any agenda item.*

GENERAL APPLICATION FOR REVIEW

1. 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

Recommendation: 1. Planning staff recommend that the Development Review Committee recommend Planning Commission to approve application (26PLN-0021) which includes the request for the operation of a 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, 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 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.

ADJOURN

POSTING NOTICE

This is to certify that the above notice of a meeting of a Development Review Committee Meeting, scheduled for Tuesday, July 14, 2026, at 9:00 a.m., was posted at city hall, easily accessible to the public, as of 5:00 p.m. Friday, July 10, 2026.

Taylor Whittingslow, City Clerk



**DEVELOPMENT
REVIEW COMMITTEE
STAFF REPORT
July 14, 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
Prepared by: Vanessa Franken, Associate Planner

RECOMMENDATION

1. Planning staff recommend that the Development Review Committee recommend Planning Commission to approve application (26PLN-0021) which includes the request for the operation of a 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, 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 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

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, 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:

- 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.

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 the Use Permit 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 July 21, 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

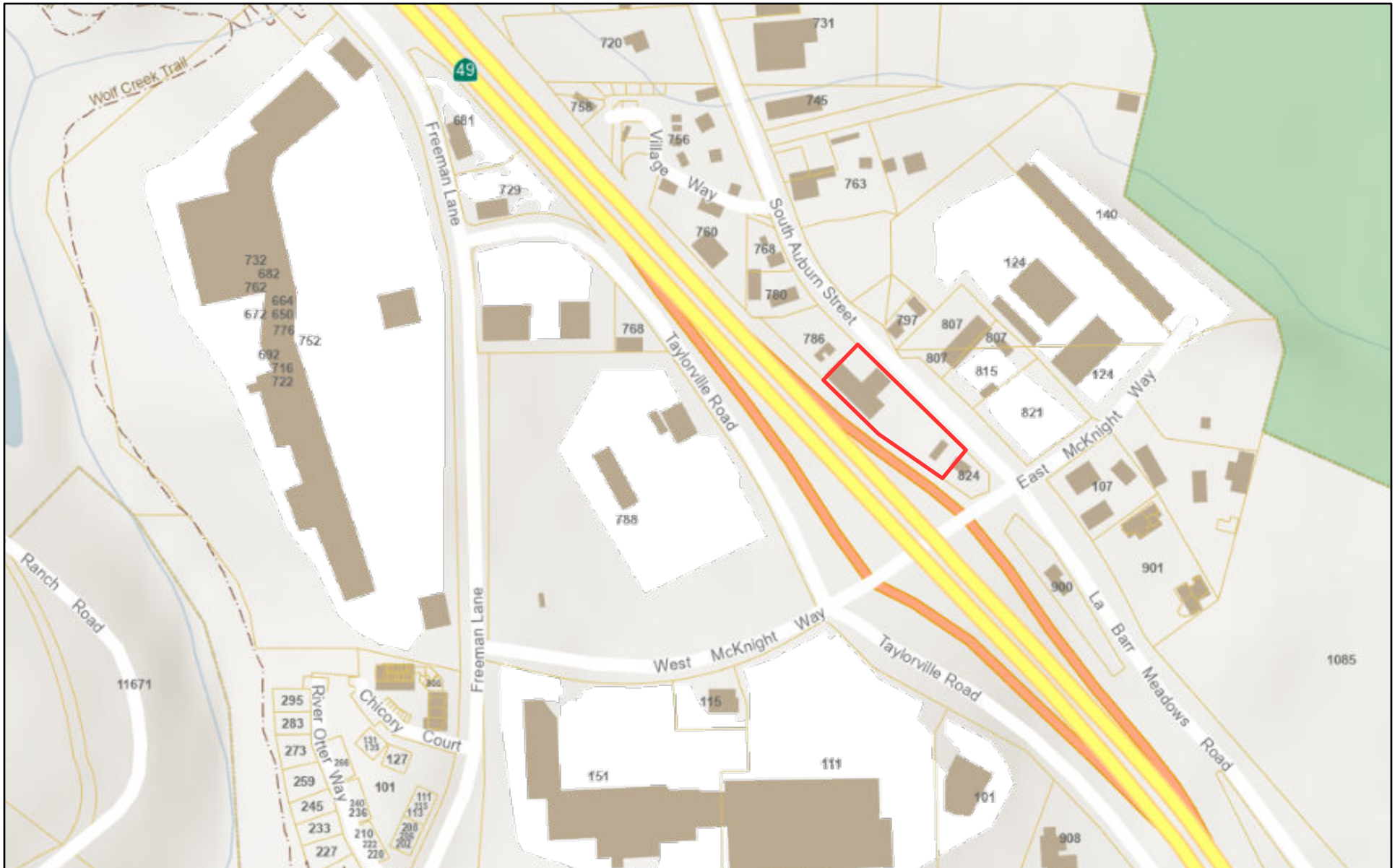
elements and is consistent with the designation. The project site does not fall within a specific plan.

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.

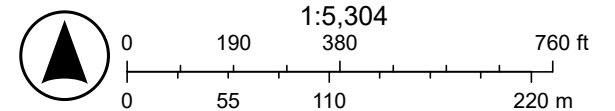
ATTACHMENTS

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

Vicinity Map - Project Parcel

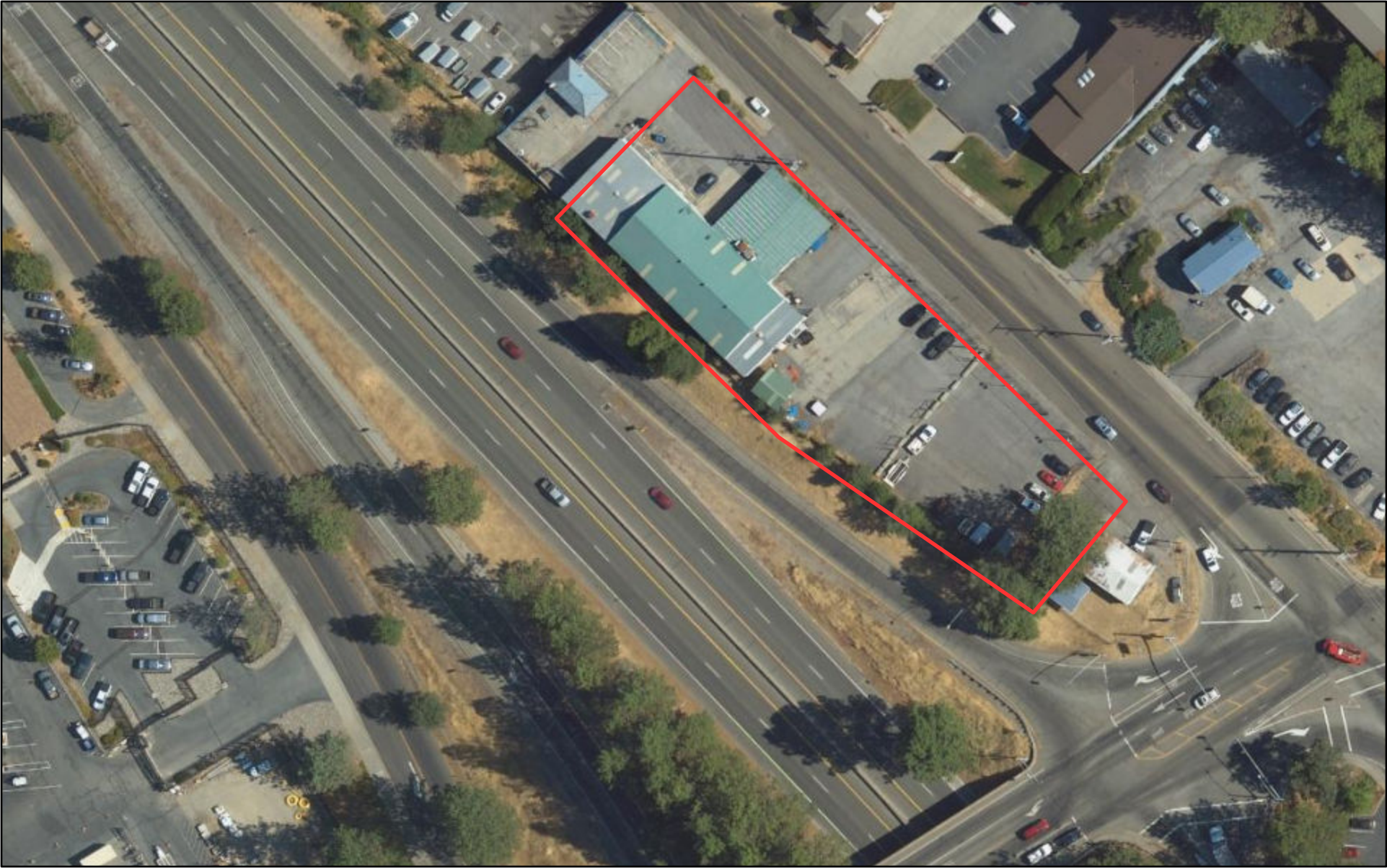


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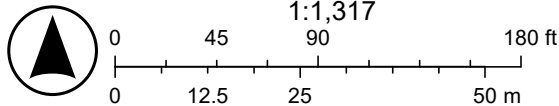


Nevada County GIS

Aerial Map - Project Parcel



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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.



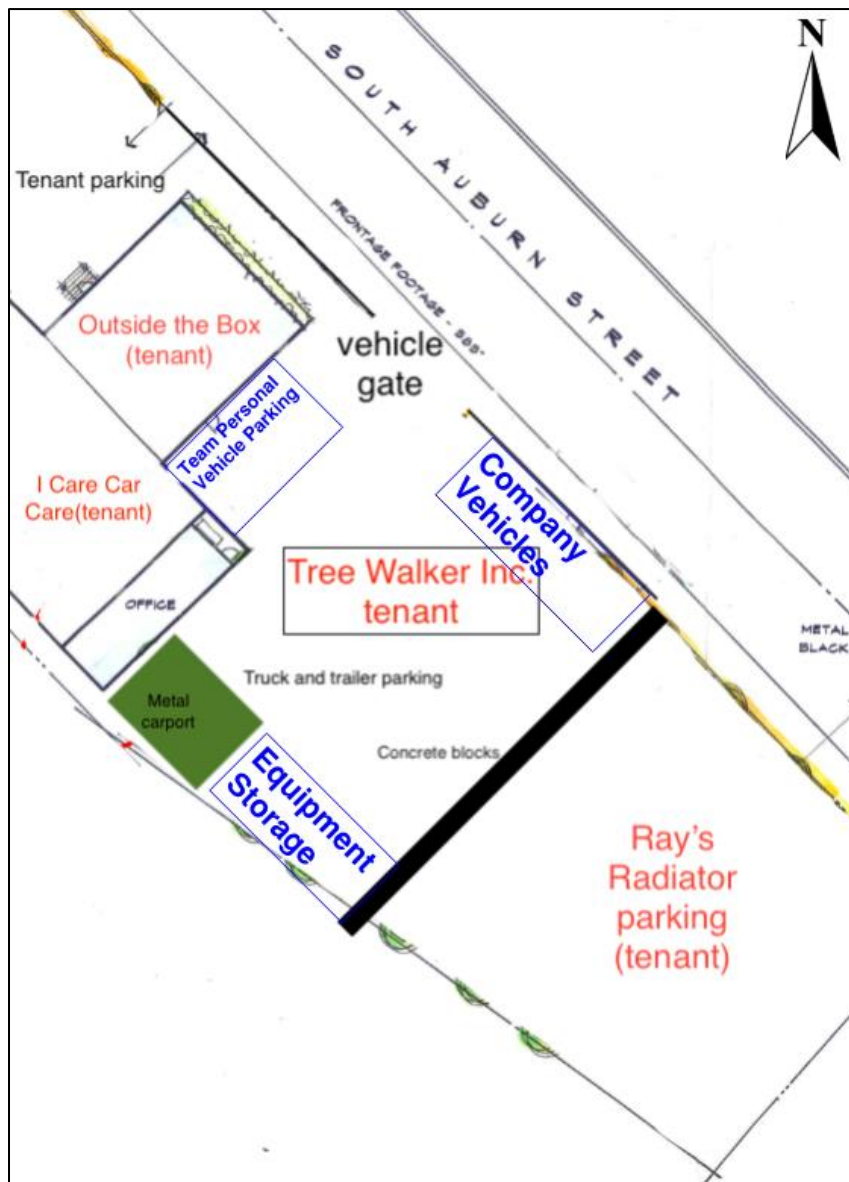
5. Image above is view of attached office (indicated by red arrow) and southern elevation of primary building, from interior of parking lot. Primary building tenant is “Out of the Box”, a home improvement store.



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