



GRASS VALLEY

Planning Commission Meeting

Tuesday, March 17, 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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

AGENDA APPROVAL

ACTION MINUTES APPROVAL

1. Approval of the November 19th, 2025 minutes.

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. 1849 Brewing Company Expansion and Special Events (**25PLN-0046**) Location/APNs: 464 Sutton Way, Grass Valley, CA 95945 (APN: 035-480- 003)

Environmental Status: Exemption 15332, In-Fill Development Projects and 15301.e.2, Existing Facilities

Recommendation: 1. Recommend that the Planning Commission approve application (25PLN-0046) which includes the request for the expansion of 1849 Brewing Company to include the facilitation of special events, which includes the following actions: a. Determine the Major Use Permit application Categorically Exempt, pursuant to Section 15332, In-Fill Development Projects and Section 15301.e.2, 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/ Major Use Permit as presented in the Staff Report; and, c. Approve the Major Use Permit for the private event space with allowances for special events, in accordance with the Conditions of Approval, as presented in the Staff Report.

3. Request to operate an outdoor storage yard with 124-stalls for boats/recreational vehicles, no employees, no buildings, with remote management. (25PLN-0041) Location/APNs: 865 Idaho Maryland Road, Grass Valley, CA, 95945 (APN: 009-680-021).

Environmental Status: Exemption Class 32, Section 15332, In-Fill Development

Recommendation: 1. That the Planning Commission approve the Major Use Permit/Major Development Review application (25PLN-00041), which includes the following actions: a. Determine the Major Use Permit/Major Development Review application project Categorically Exempt, pursuant to Section 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, 1 through 10, for approval of the Major Use Permit/ Major Development Review application as presented in the Staff Report; and, c. Approve the Major Use Permit/Major Development Review application, which includes the request to operate an outdoor storage yard, in accordance with the Conditions of Approval as presented in the Staff Report.

4. Variance for Front Setback (25PLN-0036) Location/APNs: 204 Catherine Lane , Grass Valley, CA 95945 (APN: 035-370- 023)

Environmental Status: Exemption 15305, Minor Alterations in Land Use Limitations

Recommendation: 1. Recommend that the Planning Commission approve application (25PLN-0036) which includes the request to reduce the front yard setback reduction from 15-feet to 5-feet, which includes the following actions: a. Determine the Variance application Categorically Exempt, pursuant to Section 15305 - Minor Alterations in Land Use Limitations, of the California Environmental Quality Act Guidelines (CEQA) and Guidelines, as detailed in the Staff Report; b. Adopt the Findings of Fact, 1 through 10, for approval of the project/ Variance application as presented in the Staff Report; and, c. Approve the Variance for the reduction of the front yard setback from 15-feet to 5- feet, in accordance with the Conditions of Approval as presented in the Staff Report.

5. Sutton Cinema Theatre - Sign Exception (25PLN-0042) Location/APNs: 399 Sutton Way, Grass Valley, CA 95945 (APN: 035-480-016)

Environmental Status: Exemption Class 1, Section 15301.a, Existing Facilities

Recommendation: 1. That the Planning Commission approve the Sign Exception application (25PLN-0042), which includes the following actions: a. Determine the Sign Exception project Categorically Exempt, pursuant to Section 15301.a, 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 11, for approval of the project/ Sign

Exception

as presented in the Staff Report; and, c. Approve the Sign Exception application, which includes the request for the addition of a digital display showtime marquee, in accordance with the Conditions of Approval as presented in the Staff Report.

6. An Ordinance of the City Council of the City of Grass Valley adding section 17.74.060(A.5.) Of chapter 17.74 and section 17.81.130 (C.) of Chapter 17.81, Title 17 of the Grass Valley Municipal Code regarding tolling provisions for development entitlements and tentative maps (**26PLN-0009**) Location/APNs: Citywide

Environmental Status: Not a Project under CEQA pursuant to CEQA Guidelines §15378

Recommendation: 1. That the Planning Commission recommend that the City Council adopt Ordinance No. 841 to add a tolling provision for land use entitlements during instances of legal challenge, and includes the following actions: a. Find that the adoption of an ordinance to toll entitlement approvals during instances of legal challenge is not a “project” as defined in the California Environmental Quality Act pursuant to CEQA Guidelines §15378; and b. Adopt the Findings of Fact “1 through 8” for approval of the Zoning Text Amendment as presented in the Staff Report; and, c. Approve the Zoning Text Amendment, Ordinance No. XXX, to allow a tolling provision for development entitlement and tentative map approvals in instances of legal challenge

OTHER BUSINESS

7. Review of City Council Items.
8. 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, March 17, 2026, at 6:00 p.m., was posted at city hall, easily accessible to the public, as of 5:00 p.m. Thursday, March 12, 2026.

Taylor Whittingslow, City Clerk



GRASS VALLEY
Planning Commission Meeting

Tuesday, November 18, 2025 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

MINUTES

CALL TO ORDER

Meeting called to order at 6:02 pm.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Commissioner Sherri Speights
Vice Chairman Jacob McDonald
Chairman Ari Brouillette

ABSENT

Commissioner Justin Gross
Commissioner Matt Wich

AGENDA APPROVAL

ACTION MINUTES APPROVAL

Motion to approve the minutes as submitted by Vice Chairman McDonald, Seconded by Commissioner Speights.

Voting Yea: Commissioner Speights, Vice Chairman McDonald, Chairman Brouillette

PUBLIC COMMENT -

Virtual public comments attached.

PUBLIC HEARING ITEMS

1. Development Review to consider a 43,000 square foot expansion of an existing contractor’s equipment yard (**25PLN-14**), Location: 928 Taylorville Road. 928 Taylorville Road / 022-150-034

Environmental Status: Recommended Draft IS/MND

Recommendation: That the Planning Commission approve the Development Review application for the expanded contractor’s yard as presented, or as modified by the Development Review Committee, which includes the following actions: 1. Adoption of the tiered Mitigated Negative Declaration, prepared for the project, as the appropriate level of environmental review, in accordance with the California

Environmental Quality Act (CEQA) and Guidelines (Attachment 1); 2. Adoption of a Mitigation Monitoring & Reporting Program (MMRP), implementing and monitoring all Mitigation Measures, in accordance with the California Environmental Quality Act (CEQA) and Guidelines (Attachment 2); 3. Adoption of Findings of Fact for approval of the C&D Development Review Permit as presented in the staff report; and, 4. Approval of the Development Review Permit as presented and in accordance with Conditions of Approval as presented in the Staff Report.

Amy Wolfson, City Planner, gave a presentation to the commission.

Public comments

Discussion was had about Condition #7) to install 5 ft no climb fence. & Condition #8) 6 ft. along Taylorville Rd with privacy notes.

Motion made to 1. Adoption of the tiered Mitigated Negative Declaration, prepared for the project, as the appropriate level of environmental review, in accordance with the California Environmental Quality Act (CEQA) and Guidelines (Attachment 1); 2. Adoption of a Mitigation Monitoring & Reporting Program (MMRP), implementing and monitoring all Mitigation Measures, in accordance with the California Environmental Quality Act (CEQA) and Guidelines (Attachment 2); 3. Adoption of Findings of Fact for approval of the C&D Development Review Permit as presented in the staff report; and, 4. Approval of the Development Review Permit as presented and in accordance with Conditions of Approval as presented in the Staff Report. with the removal of Condition #7 & #8 by Chairman Brouillette, Seconded by Vice Chairman McDonald.

Voting Yea: Commissioner Speights, Vice Chairman McDonald, Chairman Brouillette

2. Habitat for Humanity request for re-zone of property to a Combining District, associated Zoning and General Plan Text Amendment, Planned Development Permit and 16-lot Tentative Subdivision Map (25PLN-0020) Location: No assigned address (APN: 035-600-015), is located on the west side of State Highway 49/20, within the Brunswick community within Grass Valley. Roughly 0.22-miles east of Save Mart grocers storefront and approximately 670-feet northeast of the Nevada City Highway and Gates Place Intersection. Located on the west side of Gates Place street.

Environmental Status: Initial Study, Mitigated Negative Declaration Prepared by: Vanessa Franken, Associate Planner **RECOMMENDATION:** 1. Recommend that the Planning Commission approve application (25PLN-0020) which includes the request for re-zone of the property to add a Combining District, associated with a Zoning Text Amendment, Development Review permit, and 16lot Tentative Subdivision Map, and includes the following actions: a. Adopt the Initial Study/ Mitigated Negative Declaration, pursuant to Sections pursuant to Sections 15074 and 15097 of the California Environmental Quality Act Guidelines (CEQA) and Guidelines, as detailed in the Staff Report; b. Adopt the Mitigation Monitoring and Reporting Program (MMRP), implementing all Mitigation Measures, in accordance with the California Environmental Quality Act Guidelines (CEQA) and Guidelines (Attachment 10). c. Adopt the Findings of Fact for “1 through 26” for approval of the project/Rezone, General Plan and Zoning Text Amendments, Planned Development Permit and Tentative Subdivision Map, as presented in the Staff Report; and, d. Approve the General Plan Text Amendment to allow a residential-only development in the BP designation when the project is comprised of 100% affordable housing; and e.

Approve the Zoning Text Amendment to allow affordable housing projects in the CBP designation to take advantage of a RHNA combining district to allow residential-only development when in conjunction with a 100% affordable housing proposal; and f. Approve the Re-zone for a Combining District, associated Zoning Text Amendment, Planned Development Permit and Tentative Subdivision Map in accordance with the Conditions of Approval, as presented in this Staff Report. g. Approve the Planned Development Permit in accordance with the Conditions of Approval as presented in the Staff Report. h. Approve the Tentative Subdivision Map and Development Review in accordance with the Conditions of Approval as presented in the Staff Report.

Vanessa Fanken, Associate Planner, gave presentaiton to the commission.

Public comments.

Motion made to approve application (25PLN-0020) which includes the request for re-zone of the property to add a Combining District, associated with a Zoning Text Amendment, Development Review permit, and 16lot Tentative Subdivision Map, and includes the following actions: a. Adopt the Initial Study/ Mitigated Negative Declaration, pursuant to Sections pursuant to Sections 15074 and 15097 of the California Environmental Quality Act Guidelines (CEQA) and Guidelines, as detailed in the Staff Report; b. Adopt the Mitigation Monitoring and Reporting Program (MMRP), implementing all Mitigation Measures, in accordance with the California Environmental Quality Act Guidelines (CEQA) and Guidelines (Attachment 10). c. Adopt the Findings of Fact for “1 through 26” for approval of the project/Rezone, General Plan and Zoning Text Amendments, Planned Development Permit and Tentative Subdivision Map, as presented in the Staff Report; and, d. Approve the General Plan Text Amendment to allow a residential-only development in the BP designation when the project is comprised of 100% affordable housing; and e. Approve the Zoning Text Amendment to allow affordable housing projects in the CBP designation to take advantage of a RHNA combining district to allow residential-only development when in conjunction with a 100% affordable housing proposal; and f. Approve the Re-zone for a Combining District, associated Zoning Text Amendment, Planned Development Permit and Tentative Subdivision Map in accordance with the Conditions of Approval, as presented in this Staff Report. g. Approve the Planned Development Permit in accordance with the Conditions of Approval as presented in the Staff Report. h. Approve the Tentative Subdivision Map and Development Review in accordance with the Conditions of Approval as presented in the Staff Report by Chairman Brouillette, Seconded by Vice Chairman McDonald.

Voting Yea: Commissioner Speights, Vice Chairman McDonald, Chairman Brouillette

3. Addition of the Condition of Approval to the Approved Dorsey Marketplace Project to Allow Phasing of the Project Over a Seven-Year Period (**25PLN-0035**) Location: No assigned address, APNs: 035-260-062, -063, -064, Located at the intersection of State Route 20/49 and Dorsey Drive.

Environmental Status: Addendum to a Certified EIR Prepared by: Amy Wolfson, City Planner

Recommendation: 1. That the Planning Commission recommends that the City Council approve application (25PLN-0035), which includes the request to amend the approved Dorsey Marketplace Project, to add a project condition of approval to allow development phasing, and includes the following actions: a. Adopt the

Addendum to the Dorsey Marketplace Project EIR and SEIR, which demonstrates that none of the conditions described in CEQA Guidelines Section 15162 requiring a subsequent or supplemental EIR are present; and b. Approve the modification to the approved Dorsey Marketplace Project, 15PLN-0007, to add a condition of approval to allow the development to occur in phases over a seven-year period.

Amy Wolfson, City Planner, gave presentation to the commission.

Public comments.

Motion made to recommends that the City Council approve application (25PLN-0035), which includes the request to amend the approved Dorsey Marketplace Project, to add a project condition of approval to allow development phasing, and includes the following actions: a. Adopt the Addendum to the Dorsey Marketplace Project EIR and SEIR, which demonstrates that none of the conditions described in CEQA Guidelines Section 15162 requiring a subsequent or supplemental EIR are present; and b. Approve the modification to the approved Dorsey Marketplace Project, 15PLN-0007, to add a condition of approval to allow the development to occur in phases over a seven-year period by Vice Chairman McDonald, Seconded by Commissioner Speights.

Voting Yea: Commissioner Speights, Vice Chairman McDonald, Chairman Brouillette

OTHER BUSINESS

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

BRIEF REPORTS BY COMMISSIONERS

ADJOURN

Meeting adjourned at 8:25 pm.

Ari Brouletti, Chair

Taylor Whittingslow, City Clerk

Adopted on: _____



**PLANNING
COMMISSION
STAFF REPORT
March 17, 2026**

PROJECT SUMMARY

Application Number: 25PLN-0046

Subject: 1849 Brewing Company Expansion and Special Events

Applicant: Kevin Krikorian, 1849 Brewing Company (Owner)
Kareem Assab (Representative).

Location/APNs: 464 Sutton Way, Grass Valley, CA 95945 (APN: 035-480-003), is located on roughly 0.38± miles southeast of the Brunswick Road/Highway 49 interchange, within the Brunswick community within Grass Valley. Roughly 260-feet north of the location is the Glenbrook shopping plaza.

Current Zoning/General Plan: Central Business District (C-2) / Commercial (C)

Entitlements: Major Use Permit

Environmental Status: Exemption 15332, In-Fill Development Projects and 15301.e.2, Existing Facilities

Prepared by: Vanessa Franken, Associate Planner

RECOMMENDATION

1. Recommend that the Planning Commission approve application (25PLN-0046) which includes the request for the expansion of 1849 Brewing Company to include the facilitation of special events, which includes the following actions:
 - a. Determine the Major Use Permit application Categorically Exempt, pursuant to Section 15332, In-Fill Development Projects and Section 15301.e.2, 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/ Major Use Permit as presented in the Staff Report; and,
 - c. Approve the Major Use Permit for the private event space with allowances for special events, in accordance with the Conditions of Approval, as presented in the Staff Report.

BACKGROUND

The project parcel is zoned as Central Business District (C-2). 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. In 2017, a Use Permit application entailing a brewpub, distillery for manufacturing of beer, restaurant with food and spirits, including outdoor seating area was approved.

The project parcel is 1.37-acres in size. The subject property is currently developed with an existing parking lot and building that serves multiple tenants; 1849 Brewing Company and The Union Newspaper. The Union has downsized their tenant space and 1849 Brewing Co. has bought the now unused portion of the building. It is within the now vacant space that the expansion of 1849 will be within. Currently, the 1849 Brewing Company establishment is comprised of a 5,869 square-foot (SF) building, within the existing 19,416 square-feet in size building (Site Plan - Attachment 4). The existing 1849 restaurant is comprised of a commercial kitchen (285 SF), a bar area (270 SF), two inside dining areas (1,450 SF), a pool/billiards room (5,625 SF), and an existing stage area for musical performances (Floor Plan - Attachment 7). Also included in the existing restaurant is a brewing/equipment area (1,381SF), storage areas, additional equipment areas, restrooms, and two outdoor restaurant areas (487 SF total). The building does have a second story, in the upstairs area there is an office and storage space for grain storage. 1849 Brewing Company is a restaurant that specializes in wood-fired pizzas and craft/artisanal beers. Patrons that visit the restaurant have the option to sit out/indoors, play pool/billiards, and watch local musicians play live music.

A total of 51-vehicle parking spaces are existing on site in conjunction with the building and existing uses. Of the existing parking spaces, a total of six parking spaces and two-ADA parking spaces belong to The Union newspaper. Primary access to the site is via commercial driveway encroachment, which connects to Sutton Way; a two-lane local collector roadway maintained by the City, which runs along the eastern border of the property. A collector road is defined as a street serving an industrial/commercial subdivision. Secondary access to the site is via commercial driveway encroachment, which connects to Olympia Park Circle; a two-lane local roadway maintained by the City, which runs along the northwestern border of the property. A local road is a roadway that serves a specific group of properties, Olympia Park Circle primarily serves the residential area that is described in the "Surrounding Land Uses" subsection. Olympia Park Circle stems from Sutton Way (which stems from Brunswick Road) and runs west into a small round-about that is mainly utilized by customers of nearby retail services and residents of residential areas, located roughly 0.20± miles from the site. Glenbrook Shopping Center is located roughly 260-feet north of the site. General traffic exiting the immediate area use Sutton Way to reach Idaho Maryland Road (south) or to reach Brunswick Road (northeast) and connect to the nearby CalTrans maintained State Highway 49/Highway 20 interchange to head north or south.

Immediate neighbors to the project property are described below. Residential neighborhoods, located 500± to the south and southwest, include Brunswick Village Assisted Living, Nevada Woods Apartments, Olympia Garden Apartments, and Olympia Glade Mobile Home Park.

Surrounding Land Uses:

- North: Located across Olympia Park Circle roadway, north of the project parcel is Glenbrook Shopping Center. The large shopping center is comprised of multiple parcels, equating to over 12-acres of land. Retail services within the center include: Staples, Grocery Outlet, Benjamin Franklin Crafts, and a variety of eateries.
 - Zoned Central Business District (C-2) with a General Plan designation of Commercial (C).
- South: Directly adjacent is a 1.49-acre developed property with a commercial building with multiple service providing tenants; Old Republic Title, insurance services, and hair salon.
 - Zoned Central Business District (C-2) with a General Plan designation of Commercial (C).
- East: Located across Olympia Park Circle roadway, is a 1.01-acre in size undeveloped parcel and is currently vacant.
 - Zoned Central Business District (C-2) with a General Plan designation of Commercial (C).
- West: Located across Sutton Way roadway, a 0.85-acre developed property with a commercial building with multiple, large in size, service providing tenants; dental office and church.
 - Zoned Central Business District (C-2) with a General Plan designation of Commercial (C).

In February 2017, the Planning Commission approved a Use Permit (16PLN-0047) to operate a brewpub with a 5,000± square feet brewery/restaurant that included an outdoor seating area. On October 20, 2020, the Planning Commission considered a Use Permit Amendment that detailed a request to extend the hours of operation of 1849 Brewing Company. Given the extensive Grass Valley Police Department response calls to the restaurant and interactions with restaurant clientele, the Planning Commission also contemplated a Use Permit Revocation Hearing. The Planning Commission ultimately approved the Use Permit Amendment and expanded the hours of operation on Friday and Saturday from 6 a.m. to 10:00 p.m. and Sunday through Thursday 6 a.m. to 9 p.m. The Planning Commission also directed staff to report back regarding the status of the business and any continued violations. On October 30, 2020, the California Department of Alcoholic Beverage Control (ABC) posted a Notice of Suspension for operating a “Disorderly Premises”. Alcohol sales were immediately prohibited for 45 days. Following ABC’s Notice of Suspension, the business owner restructured its ownership and hired new management. In December 2021, the Planning Commission considered an additional Use Permit Amendment to extend the hours of operation from 6 a.m. to 2 a.m., seven days per week with last call served at 12 a.m. In consultation with the Grass Valley Police Department, the Planning Commission considered the business owner’s exemplary job of managing the establishment in comparison to previous years and approved the amendment.

Currently, ownership of 1849 Brewing Company has changed hands. In 2025, the business owner of 1849 Brewing Co. discussed future plans of the expansion, with the inclusion of special events, with the Planning Division. The Planning Division provided

details for the appropriate entitlement pathway and a preliminary overview of required development standards. Grass Valley Police Department was included on project routing for review and comment, none were received.

PROJECT PROPOSAL

The project consists of a Major Use Permit application that details a request to expand the existing 1849 Brewing Company restaurant, to include the addition of interior space and supporting restaurant amenities that support the establishment. The proposed expansion includes the addition of square-footage to include a new bar/tavern area, a private dining/banquet room, and an indoor stage. The expansion area is intended to accommodate reservation-based private gatherings that are accessory to the primary use of the restaurant. Examples of such gatherings include reception-style dinners, birthdays, retirement celebrations, and similar private or corporate events. The applicant proposes to host a minimum of two and a maximum of four private events per month, with anticipated attendance ranging from approximately 50 to 100 persons per event. All events would be managed as part of the restaurant's normal operations and would not constitute a standalone event venue or event center. Reservations are dependent upon public demand.

The expansion proposes the following new areas: bar/tavern (1,269 SF), banquet room ("entertainment facilities") (1,508 SF), indoor stage (507 SF), storage (1,127 SF), and restrooms. The project also includes the removal of a majority of the existing second-story floor area located above the banquet room. This modification will create an overhead open space to provide increased ceiling height, with a mezzanine area that is for limited storage. The expansion area requires construction improvement of the new space to meet applicable Building Code requirements and California Fire Code requirements. Examples of requirements include 1-2 hour firewalls, two points of exit, fire sprinklers, audible/visual emergency alerting system, and smoke/heat/carbon dioxide detectors.

Access: Access to the site is via two commercial driveway encroachments. The primary access point connects to Sutton Way, a collector road. The secondary access point to 1849 Brewing Company is connected to Olympia Park Circle. Existing roadways and driveways exist and have been constructed to required commercial standards, both of which are in good condition, and have been deemed fit to be used for the proposed use by the Engineering Division during application review. The listed roadways lead to traffic signals at Brunswick Road/Sutton Way, signal lights area actuated and not on a timed cycle. Meaning, vehicles self-regulate; vehicles in a long car-queue will phase into/out of the roadways longer.

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 that would warrant the need for any road/traffic improvements. The existing driveways lead into the interior of the project site, the interior of the site facilitates driving aisles appropriate for a fire engine to navigate in and out of the site. The site is partially served by existing pedestrian access

via sidewalk, solely located along the northeastern boundary of the property. No sidewalks exist along the northern or western property boundary; the site was annexed into the City of Grass Valley jurisdiction from Nevada County. No information is on file as to why no sidewalks were required on this site at initial time of development.

Parking: A total of 51-vehicle parking spaces are existing on site in conjunction with the building. Of the existing parking spaces, a total of six parking spaces and two-ADA parking spaces belong to The Union newspaper. The existing restaurant requires a total of (32) parking spaces, based on square-footage and use of areas. A total of (14) new parking spaces are required. As part of the project application, The Union Newspaper tenant provided an authorization agreement that stated (6) of the parking spaces, used by the publishing tenant, may be used by 1849 Brewing Company outside of the publishing tenant's business hours (9 a.m. – 3 p.m., Monday through Friday). Planning Division review of the agreement and clear depiction of 1849 Brewing Co. events falling outside of The Union business hours, existing parking onsite has been deemed adequate to meet the needs of new parking for the proposed expansion. Appropriate Conditions of Approval have been added to the project to cover any potential loss of parking spaces in the future. Parking requirements for the expansion areas are required, as detailed below, per Table 3-3, [Section 17.36.050 – Number of Parking Spaces Required](#). Calculated amounts that result in less than one half are required to be rounded down to a whole number.

- Bar/tavern (1,269 SF): Requires (1) space per 200 SF, classified as “Bar/tavern” land use.
 - (8) parking spaces required.
- Banquet room (“entertainment facilities”) (1,508 SF): Requires 1 space 200 SF, classified as “conference/convention and sports entertainment facilities”.
 - (6) parking spaces required.

Landscape and Lighting: Landscape surrounding the project site exists. The sole new area to receive new landscape is in conjunction with the new pedestrian ramp that leads to the building's rear emergency exit. A landscape plan (Attachment 8) has been provided, the new landscape area will be designed to match what exists along the rear of the building. The landscape proposal includes the addition of one Pineapple-Guava (*Acca sellowiana*), a hardy shrub that are moderate water use plants for the first one to two years, before becoming a very drought tolerant plant. If the proposed ramp is built where proposed, (1) cedar tree will be removed as part of this project. Two new exterior lighting fixtures are proposed along the north facing (rear) wall of the building. Light fixtures are required to be shielded and directed downward to minimize light pollution. No new lights are required to be added to the existing parking lot.

Utilities: The City of Grass Valley currently provides water/wastewater services and fire water through extensions of water mains. Electricity provider will be 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 expansion, inclusion of special events, and demonstration of required development standards, 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. This designation may be found in a variety of locations, to include the Downtown Central Business District, shopping centers, local/neighborhood locations, highway-oriented locations, or in concentrations along major streets. Commercial (C) relates to the zoning classifications: Business (C-1), Central Business (C-2), Downtown Central Business (C-2-A), and Heavy Commercial (C-3).

The project parcel is zoned as Central Business District (C-2) zone. The intent of the C-2 designation is intended to accommodate and maintain auto-oriented development. The C-2 designation is assigned to commercial areas of the City that do not fall within the Traditional Community development zones. In the C-2 zone, a bar/tavern is allowed with a Major Use Permit. Restaurants are allowed in the C-2 zone by zoning right (no land use entitlement required). The expansion of the proposed new bar area requires approval of a Major Use Permit. The introduction of special events, categorized as a land use category of "*Conference/Convention Facility*" (Table 2-10, Section 17.24.030 – Commercial and Industrial Land Uses and Permit Requirements) requires a Major Use Permit approval, to allow for event hosting. The land use category of *Conference/Convention Facility* is defined as: "one or more structures accommodating multiple assembly, meeting, and/or exhibit rooms, and related support facilities (e.g., kitchens, offices, etc.). The land use category of *Meeting Facility (public or private)* is also an option to categorize the proposed special events. This land use is defined as: "A facility for public or private meetings, including community centers, religious assembly facilities (e.g., churches, mosques, synagogues, etc.), civic and private auditoriums, grange halls, union halls, meeting halls for clubs and other membership organizations, etc. Also includes functionally related internal facilities such as kitchens, multi-purpose rooms, and storage." The second listed land use category of *Meeting Facility (public or private)* also requires approval of a Major Use Permit. The Grass Valley Municipal Code does not specifically call out this exact proposed use, which can be described as special event dining space or a private event space land use term or similar, as the expansion is intended to be an accessory use to the restaurant. The two Municipal Code land use definitions above have been considered as options due to the similarity in intent and use of both the definitions and proposal. The project is not categorized as a Limited Term Permit, as this option allows for a maximum of five-events annually. Noise associated with the event will be subject to City noise standards, [Chapter 8.28 - Noise](#). The project is consistent with the applicable general plan designation, in that the proposal aligns with the intent of the general plan designation, as well as applicable zoning designation and

regulations. The zoning designation allows for the proposal with approval of a Major Use Permit.

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.
 - Land Use Objective (2-LUO): Avoidance of future adverse environmental, public facilities and services impacts.
 - Consistency: The project supports the utilization of land already zoned for intended purposes, the commercial expansion is within a commercial zone, and within an existing commercial building. The expansion is able to be supported through existing infrastructure capacity for parking vehicular circulation, public services (fire/police), and utilities.

- 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: 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.

- Community Design Goal (4-CDG): Create, maintain, and enhance civic places.
 - Community Design Objective (16-CDO): Creation of special places for social interaction.
 - Consistency: The goal is about public life and where community members can gather and interact. A special place for social gatherings include shared public/private gathering areas; the existing cornerstone restaurant and proposed private event space, offers both. The project reinforces an option for where community members may gather for special events.

- Safety Goal (1-SG): Reduce the potential risk of death, injury, property damage, and economic and social dislocation resulting from hazards.
 - Safety Objective (1-SO): Assurance of a high level of protection from geologic and seismic hazards for all residents, structures and vital services.
 - Consistency: The project will require the issuance of a building permit and will be designed and constructed in compliance with applicable California Building

Code, California Fire Code, and other adopted state and local safety standards in effect at the time of permit submittal. Fire sprinklers, multiple points of emergency exits, and construction with fire walls are examples of some safety features that will be required with expansion plans.

ENVIRONMENTAL DETERMINATION

The proposed project qualifies for a Categorical Exemption pursuant to Section 15332, In-Fill Development Projects, of the California Environmental Quality Act (CEQA) and Guidelines. The subject Class 32 Categorical Exemption details projects as in-fill development meeting these conditions:

- 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 property is zoned as Central Business District zone (C-2), the proposed special event private space, is categorized as a land use category of “*Conference/Convention Facility*”, per [Chapter 17.24 – Commercial and Industrial Zones](#), Table 2-10 (Commercial Land Uses and Permit Requirements). Similarly, the land use category of *Meeting Facility (public or private)* is also an option to categorize the proposed special events. The special event private space is permitted in the zone with approval of a Major Use Permit for both defined Municipal Code land use options. 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 is consistent with the applicable General Plan land use designation and policies, as analyzed 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 1.37-acres in size, the site falls within a commercial corridor 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 commercial site within an existing commercial corridor, 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 by residents. Natural areas on/off site are man-made landscape areas that are maintained with machinery one to two weeks a month.
- 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. The project involves the expansion of an existing restaurant within an established commercial corridor and does not introduce a new traffic-generating land use. The proposed private dining and banquet space is intended for reservation-based

events that occur on a limited basis and would primarily take place during evening or weekend hours, outside of typical weekday peak travel periods.

The project site is served by existing public roadways, including Sutton Way, a designated collector roadway that provides direct access to regional routes such as State Highway 49/20. 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. No new driveways, roadway modifications, or changes to site access are proposed, nor required by the Engineering Division. Project traffic would not be routed through residential neighborhoods and will not cause adverse impacts to established neighborhoods.

Pursuant to the "Senate Bill 743 Vehicle Miles Traveled (VMT) Implementation" report prepared by Fehr and Peers dated July 6, 2020 under contract with the City at the time via the Nevada County Transportation Commission, and their recommendation that local service retail/restaurant uses less than 50,000 square feet have a less than significant impact on VMT for the City, this project has been determined to have a less than significant traffic impact pursuant to CEQA guidelines.

Noise generated from the project will be kept within building walls. Future construction is anticipated to provide additional sound proofing. Future construction will be designed to current building code design standards; sound proofing design will be of most current techniques. Noise associated with the event will be subject to City noise standards, [Chapter 8.28 - Noise](#). Noise associated with vehicular traffic in/out of the site is typical to the existing use and surrounding commercial uses.

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. Construction-related emissions would be temporary and subject to compliance with applicable dust control and emission reduction measures required by the City and applicable air quality regulations. Operational emissions would be minimal and comparable to existing restaurant operations 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.

Class 1, Categorical Exemption (Section 15301.e.2, Existing Facilities) also applies to the project. This exemption provides the consideration of projects that are “Additions to existing structures, provided that the addition will not result in an increase of more than 10,000 square-feet if: the projects in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive.”.

Additionally, none of the exceptions to the use of categorical exemptions set forth in CEQA Guidelines Section 15300.2, Exceptions, apply to the project. The project site is not located within a sensitive environmental area, would not result in cumulative impacts, would not have a significant effect on the environment due to unusual circumstances, and would not impact a scenic highway or historical resource. 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 Major Use Permit application (25PLN-0046) was received by the City on November 10, 2025.
2. The City of Grass Valley Development Review Committee reviewed the Variance application (25PLN-0046) at their regular meeting on January 27, 2026.
3. The City of Grass Valley Planning Commission reviewed the Variance application (25PLN-0046) at their regular meeting on March 17, 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. The project site does not fall within a specific plan.

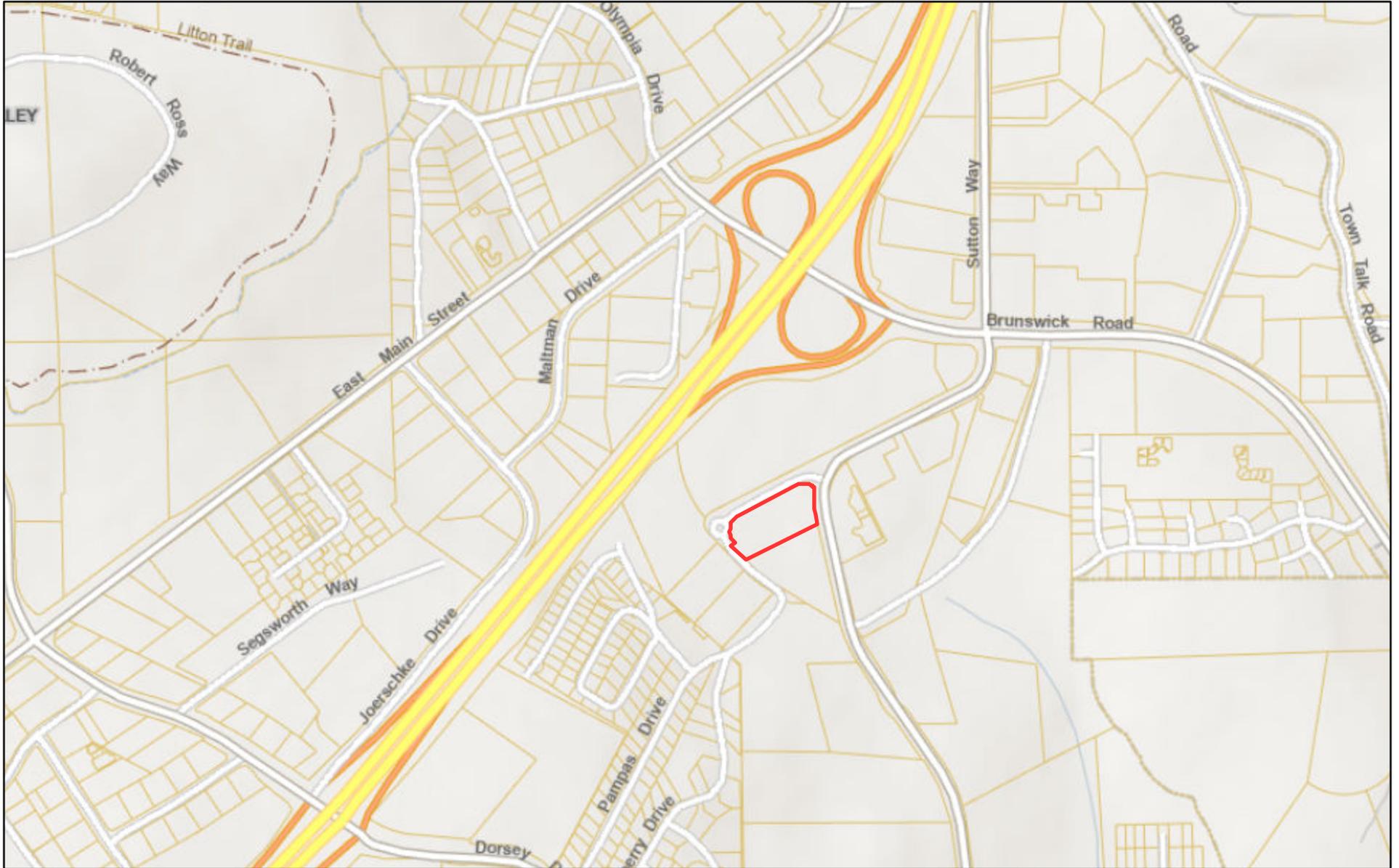
5. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Development Code and the Municipal Code.
6. The design, location, size and operating characteristics of the proposed activity are compatible with the existing and future land uses in the 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 32, Categorical Exemption (Section 15332, In-Fill Development Projects) and the Class 1, Categorical Exemption (Section 15301.e.2, 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

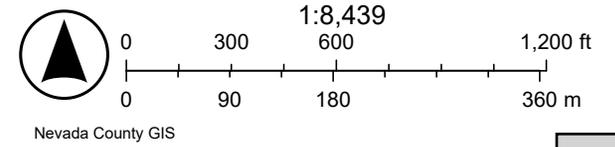
1. Vicinity Map
2. Aerial Map
3. Universal Application
4. Site Plan
5. Existing Floor Plan – Expansion Area
6. Proposed Floor Plan – Expansion Area
7. Proposed Floor Plan – Entire Building
8. Landscape Plan
9. Final Conditions of Approval

1849 Project Site

Item #2.



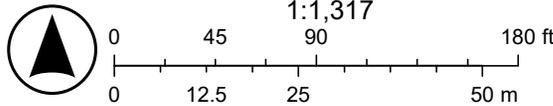
1/21/2026, 10:32:30 AM



1849 Project Site



1/21/2026, 10:33:07 AM



CITY OF GRASS VALLEY
 Community Development Department
 125 E. Main Street
 Grass Valley, California 95945
 (530) 274-4330
 (530) 274-4399 fax

UNIVERSAL PLANNING APPLICATION



Application Types

Administrative

- Limited Term Permit \$780.00
- Zoning Interpretation \$250.00

Development Review

- Minor Development Review – under 10,000 sq. ft. \$2,030.00
- Major Development Review – over 10,000 sq. ft. \$3,685.00
- Conceptual Review - Minor \$500.00
- Conceptual Review – Major \$875.00
- Plan Revisions – Staff Review \$350.00
- Plan Revisions – DRC / PC Review \$930.00
- Extensions of Time – Staff Review \$315.00
- Extensions of Time – DRC / PC Review \$680.00

Entitlements

- Annexation \$8,785.00 (deposit) + \$20.00 per acre
- Condominium Conversion \$5,339.00 (deposit) + \$25 / unit or \$25 / 1,000 sf com.
- Development Agreement – New \$20,600.00 (deposit) + cost of staff time & consultant minimum \$300
- Development Agreement – Revision \$7,700.00 + cost of staff time & consultant minimum \$300
- General Plan Amendment \$8,260.00
- Planned Unit Development \$9,130.00 + \$100.00 /unit and / or \$100 / 1,000 sf floor area
- Specific Plan Review - New Actual costs - \$19,000.00 (deposit) (+ consultant min. \$300)
- Specific Plan Review - Amendments / Revisions Actual costs - \$7,800.00 (deposit) (+ consultant min. \$300)
- Zoning Text Amendment \$3,450.00
- Zoning Map Amendment \$5,600.00
- Easements (covenants & releases) \$1,850.00

Environmental

- Environmental Review – Initial Study \$1,900.00
- Environmental Review – EIR Preparation Actual costs - \$35,000.00 (deposit)
- Environmental Review - Notice of Determination \$165.00 (+ Dept. of Fish and Game Fees)

- Environmental Review - Notice of Exemption \$165.00 (+ County Filing Fee)

Sign Reviews

- Minor – DRC, Historic District, Monument Signs or other districts having specific design criteria \$350.00
- Major – Master Sign Programs \$1,450.00
- Exception to Sign Ordinance \$1,080.00

Subdivisions

- Tentative Map (4 or fewer lots) \$3,900.00 (+100 per lot)
- Tentative Map (5 to 10 lots) \$5,400.00 (+100 per lot)
- Tentative Map (11 to 25 lots) \$7,200.00 (+75 per lot)
- Tentative Map (26 to 50 lots) \$9,900.00 (+50 per lot)
- Tentative Map (51 lots or more) \$14,600.00 (+40 per lot)
- Minor Amendment to Approved Map (staff) \$1,240.00
- Major Amendment to Approved Map (Public Hearing) \$2,700.00
- Reversion to Acreage \$850.00
- Tentative Map Extensions \$1,170.00
- Tentative Map - Lot Line Adjustments/Merger \$1,350.00

Use Permits

- Minor Use Permit - Staff Review \$580.00
- Major Use Permit - Planning Commission Review \$3,400.00

Variances

- Minor Variance - Staff Review \$562.00
- Major Variance - Planning Commission Review \$2,200.00

Application	Fee
Total*:	\$ 3400.00

**Additional fees may be assessed by Nevada County Environmental Health and/or NSAQMD for services rendered for application review.*

Applicant/Representative	Property Owner
Name: <u>KAREEM ASSAB</u>	Name: <u>Kevin Krikorian</u>
Address: <u>16138 ANNIE DR GRASS VALLEY</u>	Address: <u>468 Sutton Wy</u>
<u>CA. 95949</u>	<u>Grass Valley CA 95945</u>
Phone: <u>(707) 696-7912</u>	Phone: <u>(530) 559-9532</u>
E-mail: <u>TIKACO@ATT.NET</u>	E-mail: <u>1849BrewingCo@gmail.com</u>

Architect / DESIGNER	Engineer
Name: <u>KAREEM ASSAB</u>	Name:
Address: <u>16138 ANNIE DR. GRASS VALLEY</u>	Address:
<u>CA. 95949</u>	
Phone: <u>(707) 696-7912</u>	Phone: ()
E-mail: <u>TIKACO@ATT.NET</u>	E-mail:

1. Project Information

- a. Project Name 1849 Brewing Events
- b. Project Address ⁴⁶⁴ ~~468~~ Sutton Wy Grass Valley CA 95945
- c. Assessor's Parcel No(s) 35-480-03
(include APN page(s))
- d. Lot Size 1.37 ACRES

2. Project Description

PLEASE! SEE PROJECT DESCRIPTION LETTER.

3. General Plan Land Use: COMMERCIAL

4. Zoning District: _____

4. Cortese List: Is the proposed property located on a site which is included on the Hazardous Waste and Substances List (Cortese List)? Y ____ N ____

The Cortese List is available for review at the Community Development Department counter. If the property is on the List, please contact the Planning Division to determine appropriate notification procedures prior to submitting your application for processing (Government Code Section 65962.5).

5. Indemnification: The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorney's fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this permit, or the activities conducted pursuant to this permit. Accordingly, to the fullest extent permitted by law, the applicant shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney's fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this permit, or the activities conducted pursuant to this permit. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

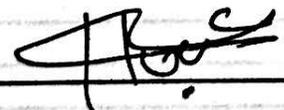
6. Appeal: Permits shall not be issued until such time as the appeal period has lapsed. A determination or final action shall become effective on the 16th day following the date by the appropriate review authority, where no appeal of the review authority's action has been filed in compliance with Chapter 17.91 of the City's Development Code.

The 15-day period (also known as the "appeal" period in compliance with Chapter 17.91) begins the first full day after the date of decision that the City Hall is open for business, and extends to the close of business (5:00 p.m.) on the 15th day, or the very next day that the City Hall is open for business.

I hereby certify, to the best of my knowledge, that the above statements are correct.

Property Owner/*Representative Signature: 

***Property owner must provide a consent letter allowing representative to sign on their behalf.**

Applicant Signature: 

-OFFICE USE ONLY-	
Application No.:	Date Filed:
Fees Paid by:	Amount Paid:
Other Related Application(s):	

REVISION	Item #

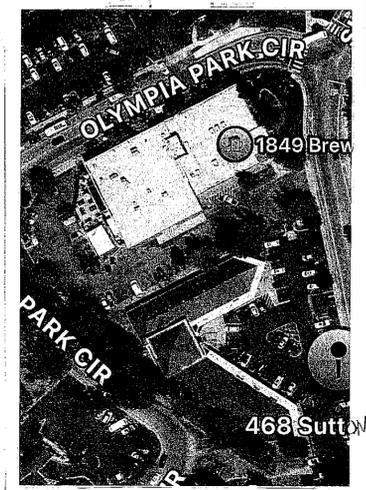
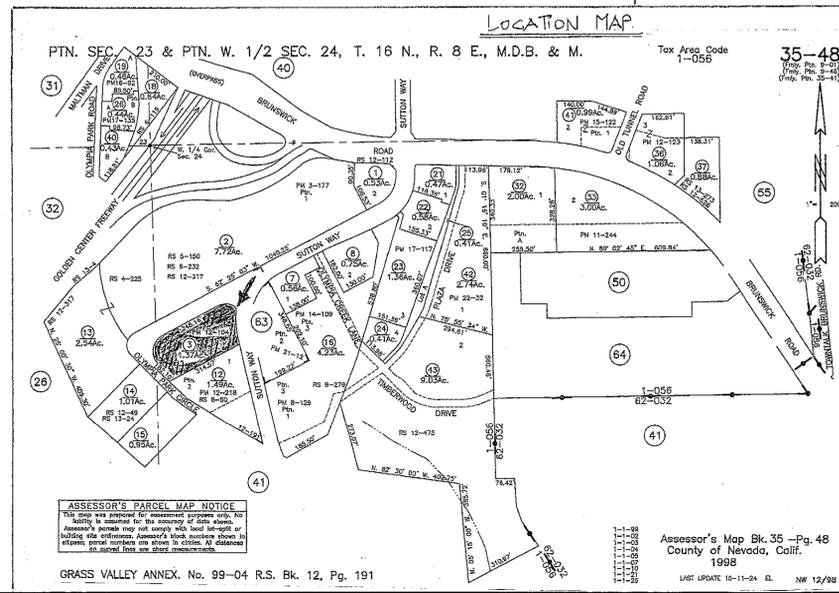
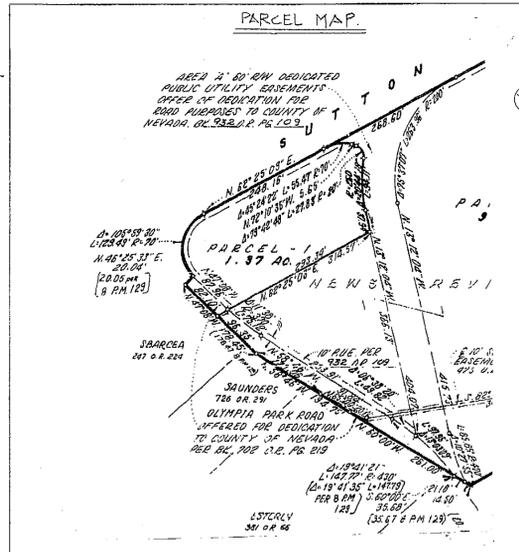
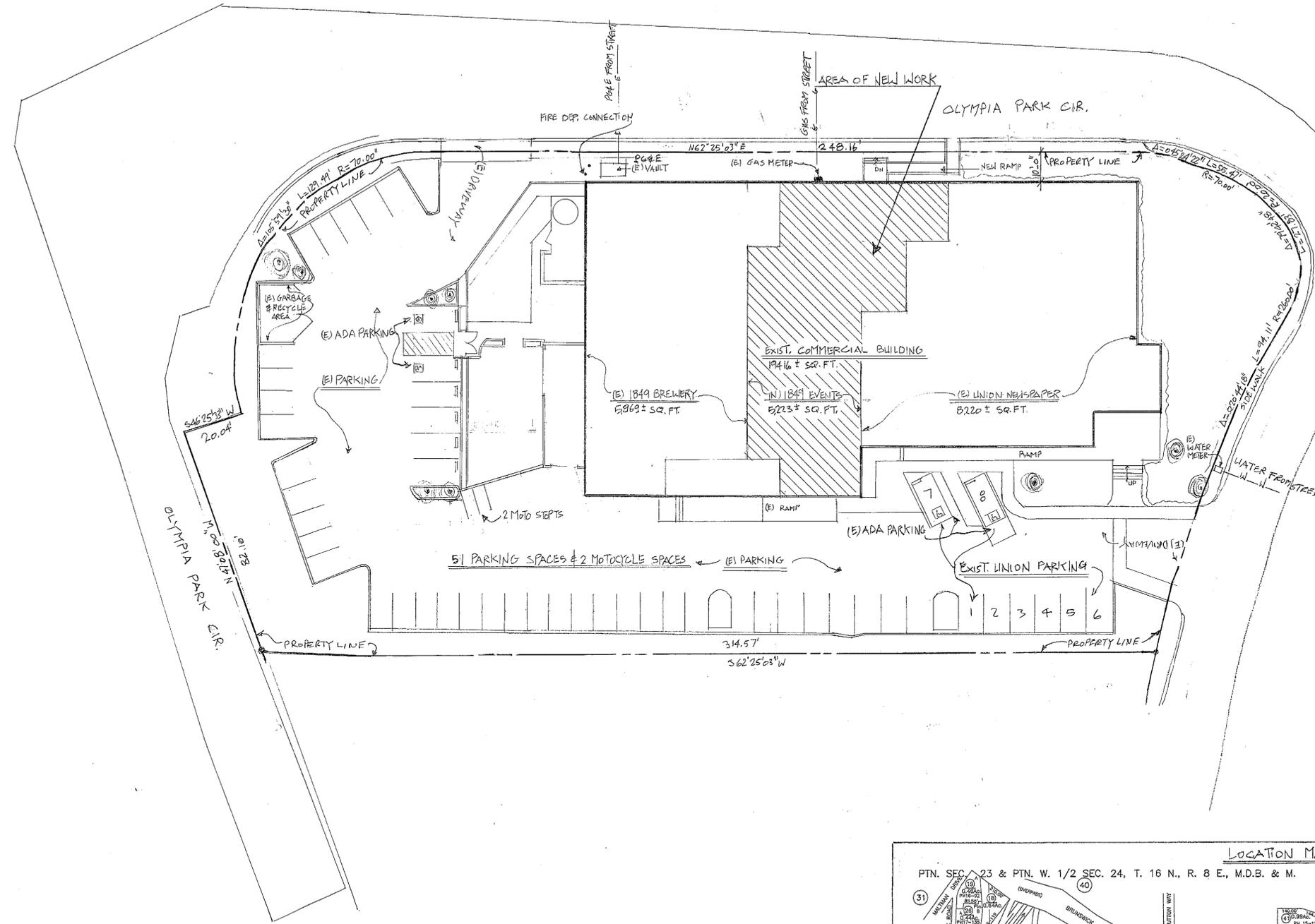
PROJECT DATA SUMMARY TABLE

- LOT AREA	1.37 ACRES
- 1849 BREWERY CO.	5969 [±] SQ. FT.
- NEW 1849 EVENTS	5223 [±] SQ. FT.
- EXIST. UNION NEWSPAPER	8226 [±] SQ. FT.
- TOTAL	19418 [±] SQ. FT.

ATTACHMENT 4

DESCRIPTION OF WORK

- CONVERTING EXIST. UNION OFFICES INTO AN NEW 1849 EVENTS.
- NEW BAR
- NEW BATHROOMS
- NEW STAGE



SITE PLAN

KAREEM ASSAB DESIGN
 (707)-896-7912
 EMAIL: tikaco@att.net

SITE PLAN

1849 BREWING COMPANY EVENTS

APN# 35-480-03-000
 468 SUTTON WAY
 GRASS VALLEY, CA 95945

Date 10/29/2025
 Scale 1/20" = 1'-0"
 Drawn K-A
 Job
 Sheet **1**
 Of 24

ASSASSOR'S PARCEL MAP NOTICE
 This map was prepared for assessment purposes only, to identify the location of the corners of the lots shown. Assessor's notices may not comply with local laws or building codes. Assessor's maps are shown in electronic format and are shown in black and white. All distances are shown from the corner monuments.

Assessor's Map Bl. 35 -Pg. 48
 County of Nevada, Calif.
 1998
 LAST UPDATE 10-11-24 EL NW 12/98

GRASS VALLEY ANNEX, No. 99-04 R.S. Bk. 12, Pg. 191

REVISIONS	Item #

ATTACHMENT 6

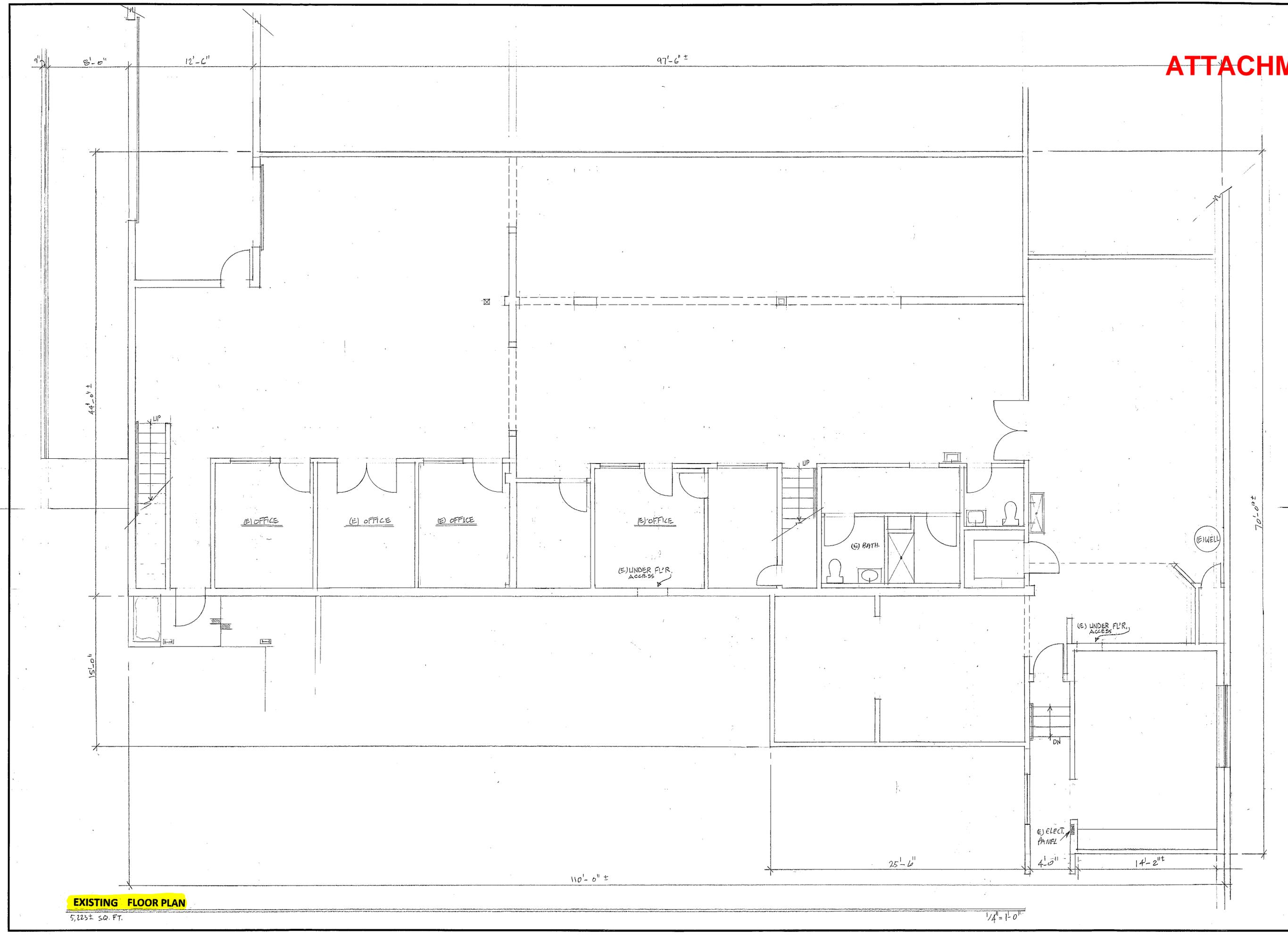
KAREEM ASSAB DESIGN
 (707) 896-7912
 EMAIL: tikaco@att.net

EXISTING FLOOR PLAN

1849 BREWING COMPANY EVENTS

APN#: 35-480-03-000
 468 SUTTON WAY
 GRASS VALLEY, CA 95945

Date 10/29/2025
 Scale 1/4" = 1'-0"
 Drawn K-A
 Job
 Sheet
4
 Of Sheets



EXISTING FLOOR PLAN

5,223 ± SQ. FT.

1/4" = 1'-0"

PLAN LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW WALL
	EXISTING LINE CONSTRUCTION

ATTACHMENT 6

REVISIONS	Item # 2

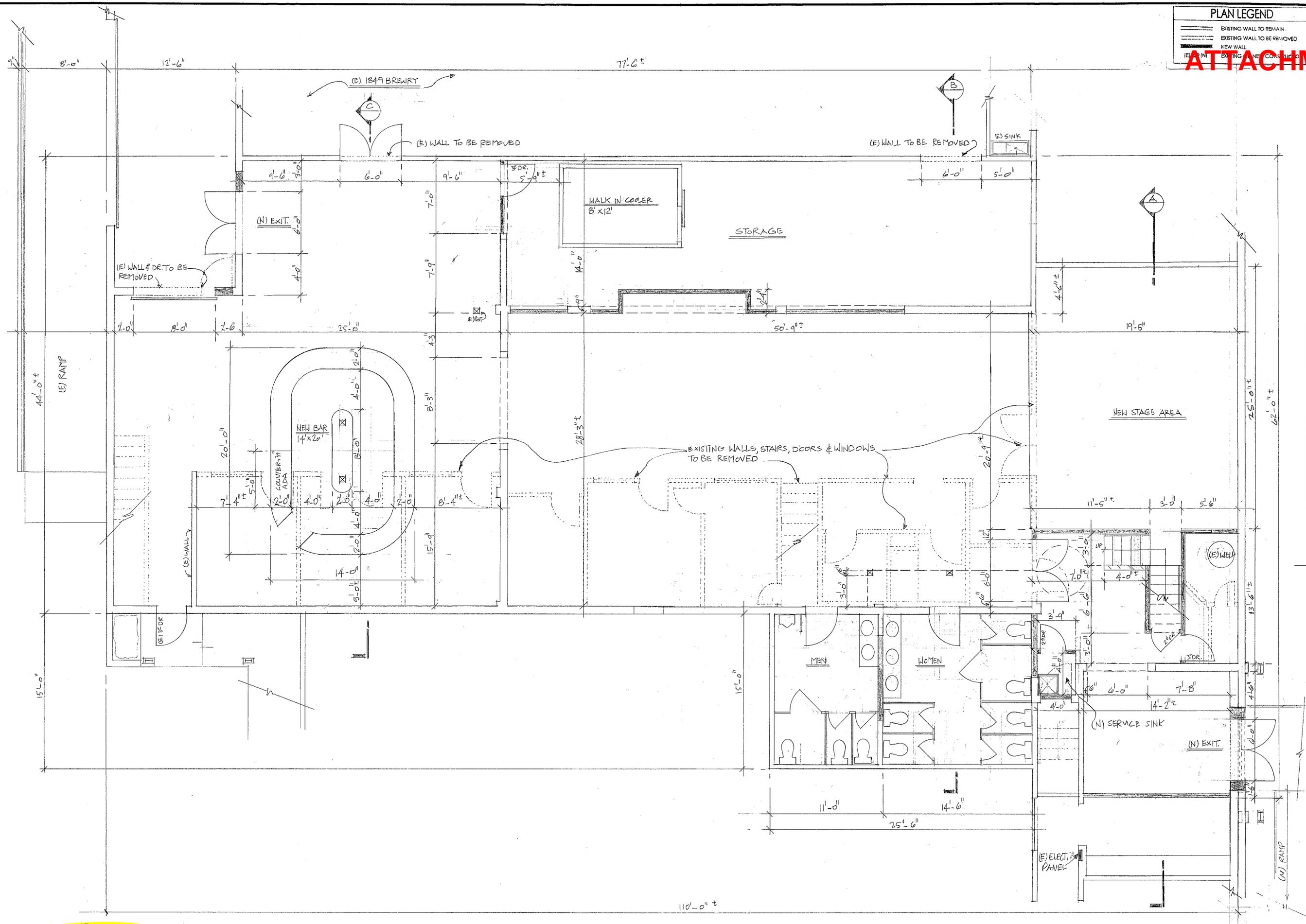
KAREEM ASSAB DESIGN
 (707)-696-7912
 EMAIL: tikaco@att.net

PROPOSED FLOOR PLAN

1849 BREWING COMPANY EVENTS

APN#: 35-480-03-000
 468 SUTTON WAY
 GRASS VALLEY, CA 95945

Date 10/29/2025
 Scale 1/4" = 1'-0"
 Drawn
 Job K-A
 Sheet **2**
 Of Sheets



PROPOSED FLOOR PLAN

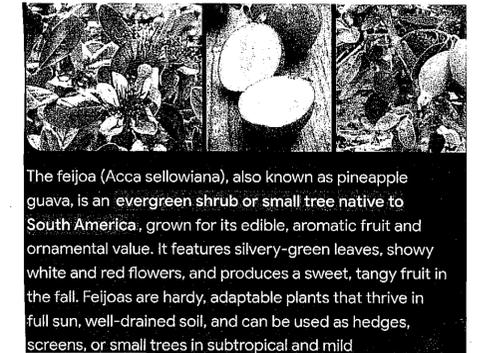
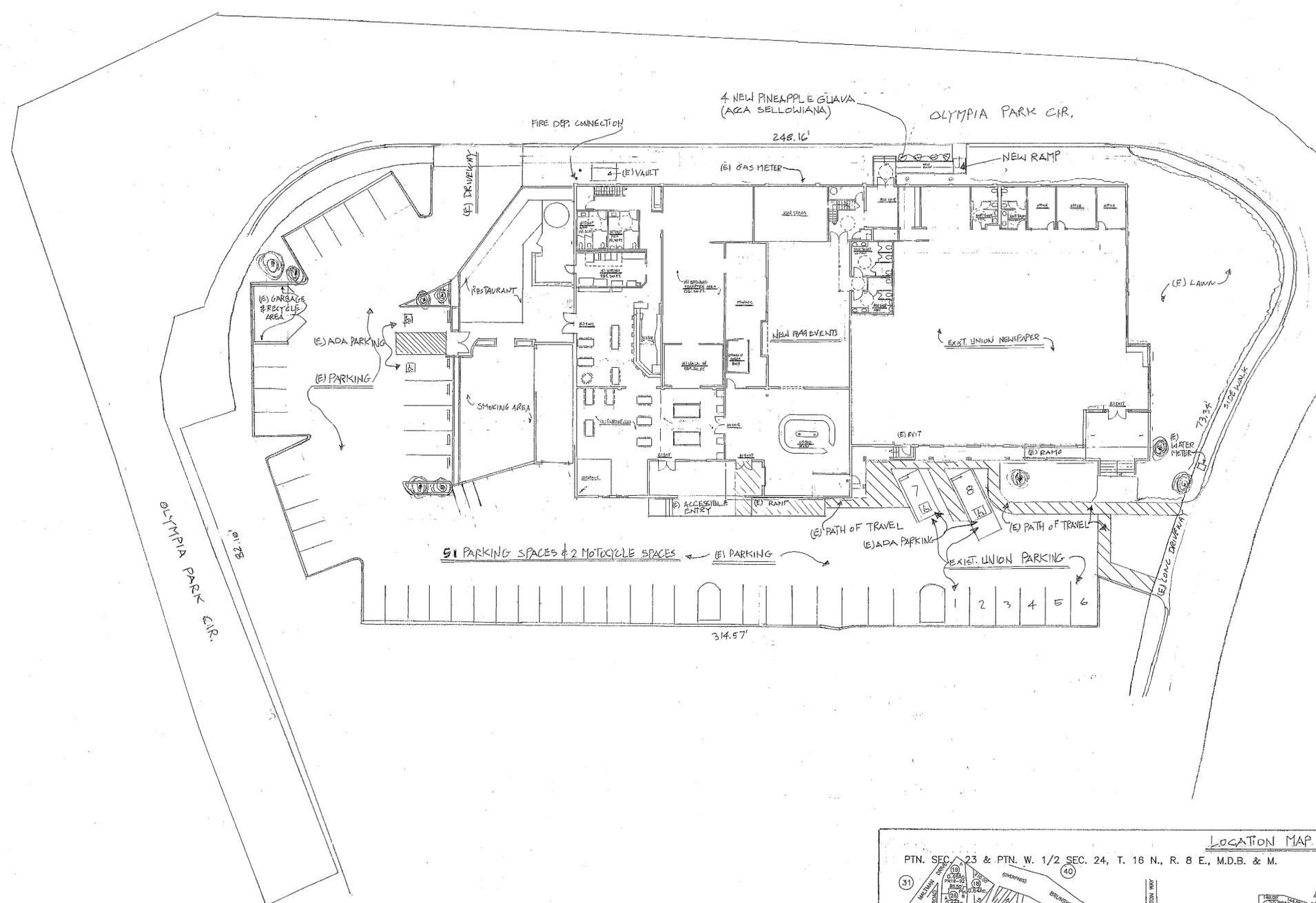
5223 ± SQ. FT.

1/4" = 1'-0"

LANDSCAPE PLAN

PROJECT DATA SUMMARY TABLE	
- LOT AREA	1.37 ACRES
- 1849 BREWERY CO.	5,877 SQ. FT.
- NEW 1849 EVENTS	5,223 SQ. FT.
- EXIST. UNION NEWSPAPER	8,220 SQ. FT.
- TOTAL	19,412 SQ. FT.

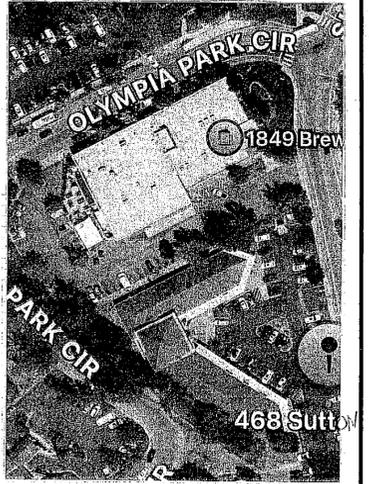
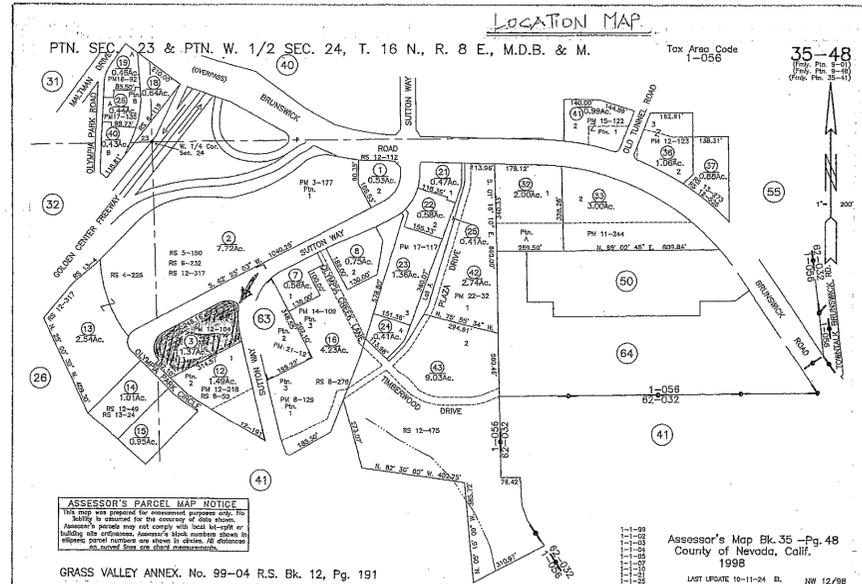
DESCRIPTION OF WORK	
-	CONVERTING EXIST. UNION OFFICES INTO AN NEW 1849 EVENTS.
-	NEW BAR
-	NEW BATHROOMS
-	NEW STAGE



The feijoa (*Acca sellowiana*), also known as pineapple guava, is an evergreen shrub or small tree native to South America, grown for its edible, aromatic fruit and ornamental value. It features silvery-green leaves, showy white and red flowers, and produces a sweet, tangy fruit in the fall. Feijoas are hardy, adaptable plants that thrive in full sun, well-drained soil, and can be used as hedges, screens, or small trees in subtropical and mild

SITE PLAN / LANDSCAPE PLAN

1/20" = 1'-0"



ASSessor's PARCEL MAP NOTICE
 THIS MAP IS PREPARED FOR AN ENVIRONMENTAL IMPACT STATEMENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE ASSessor'S OFFICE DOES NOT WARRANT THE ACCURACY OF THIS MAP OR THE INFORMATION CONTAINED THEREIN. THE ASSessor'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY APPEAR HEREIN. THE ASSessor'S OFFICE IS NOT A PROFESSIONAL ENGINEER OR ARCHITECT. THE ASSessor'S OFFICE IS NOT A LANDSCAPE ARCHITECT. THE ASSessor'S OFFICE IS NOT A PLANNING PROFESSIONAL. THE ASSessor'S OFFICE IS NOT A PUBLIC WORKS PROFESSIONAL. THE ASSessor'S OFFICE IS NOT A TRANSPORTATION PROFESSIONAL. THE ASSessor'S OFFICE IS NOT A WATER RESOURCES PROFESSIONAL. THE ASSessor'S OFFICE IS NOT A FORESTRY PROFESSIONAL. THE ASSessor'S OFFICE IS NOT A HISTORIC PRESERVATION PROFESSIONAL. THE ASSessor'S OFFICE IS NOT A CULTURAL RESOURCES PROFESSIONAL. THE ASSessor'S OFFICE IS NOT A SOCIAL SERVICES PROFESSIONAL. THE ASSessor'S OFFICE IS NOT A COMMUNITY DEVELOPMENT PROFESSIONAL. THE ASSessor'S OFFICE IS NOT A POLITICAL AND GOVERNMENT AFFAIRS PROFESSIONAL. THE ASSessor'S OFFICE IS NOT A PUBLIC AFFAIRS PROFESSIONAL. THE ASSessor'S OFFICE IS NOT A PUBLIC RELATIONS PROFESSIONAL. THE ASSessor'S OFFICE IS NOT A PUBLIC INFORMATION PROFESSIONAL. THE ASSessor'S OFFICE IS NOT A PUBLIC OUTREACH PROFESSIONAL. THE ASSessor'S OFFICE IS NOT A PUBLIC PARTICIPATION PROFESSIONAL. THE ASSessor'S OFFICE IS NOT A PUBLIC CONSULTATION PROFESSIONAL. THE ASSessor'S OFFICE IS NOT A PUBLIC COMMENT PROFESSIONAL. THE ASSessor'S OFFICE IS NOT A PUBLIC HEARING PROFESSIONAL. THE ASSessor'S OFFICE IS NOT A PUBLIC MEETING PROFESSIONAL. THE ASSessor'S OFFICE IS NOT A PUBLIC NOTICE PROFESSIONAL. THE ASSessor'S OFFICE IS NOT A PUBLIC RECORDS PROFESSIONAL. THE ASSessor'S OFFICE IS NOT A PUBLIC INFORMATION PROFESSIONAL. THE ASSessor'S OFFICE IS NOT A PUBLIC OUTREACH PROFESSIONAL. THE ASSessor'S OFFICE IS NOT A PUBLIC PARTICIPATION PROFESSIONAL. THE ASSessor'S OFFICE IS NOT A PUBLIC CONSULTATION PROFESSIONAL. THE ASSessor'S OFFICE IS NOT A PUBLIC COMMENT PROFESSIONAL. THE ASSessor'S OFFICE IS NOT A PUBLIC HEARING PROFESSIONAL. THE ASSessor'S OFFICE IS NOT A PUBLIC MEETING PROFESSIONAL. THE ASSessor'S OFFICE IS NOT A PUBLIC NOTICE PROFESSIONAL. THE ASSessor'S OFFICE IS NOT A PUBLIC RECORDS PROFESSIONAL.

Assessor's Map Bk. 35 -Pg. 48
 County of Nevada, Calif.
 1998
 LAST UPDATE 10-11-24 BL. NW 12/98

REVISION	Item # 2
KAREEM ASSAB DESIGN (707)-666-7912 EMAIL: tikaco@att.net	
SITE PLAN ADA / PATH OF TRAVEL LANDSCAPE	
1849 BREWING COMPANY EVENTS	
APN# 35-480-03-000 468 SUTTON WAY GRASS VALLEY, CA 95945	
Date	10/29/2025
Scale	1/20" = 1'-0"
Drawn	K-A
Job	
Sheet	9
Of	28



FINAL CONDITIONS OF APPROVAL

Application Number: 25PLN-0046
Prepared by: Vanessa Franken, Associate Planner
Applicant: Kevin Krikorian, 1849 Brewing Company (Owner)
Kareem Assab (Representative)
Location/APNs: 464 Sutton Way, Grass Valley, CA 95945 (APN: 035-480-003)

STANDARD CONDITIONS

1. The approval date for Planning Commission review of the proposed project is 2/17/2026, with an effective date of 3/5/2026, pursuant to [Section 17.74.020 – Effective Date of Permit](#). This project is approved for a period of one year and shall expire on 2/17/2027, 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.
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.

FIRE MARSHAL

1. Any alterations/additions of fire sprinkler heads will be (deferred submittal), for calculations and materials. A deferred submittal providing calculations and materials for any alterations/additions of fire sprinkler heads will be required at time of building permit submittal.

2. Alterations to existing bathrooms and or other rooms may require reconfiguration/additions of fire alarm related audible and visual alerting, as well as smoke/heat and CO detectors according to the CFC 2022 addition. Alterations to existing bathrooms and/or other rooms may require reconfiguration/addition of fire alarm related audible and visual alerting, to include smoke/heat and carbon dioxide detectors, in accordance with the CA Fire Code 2022 Addition.
3. Egress requirements depending on occupancy loads may require additional exits/hardware according to the CFC 2022 addition. Egress requirements, depending on occupancy loads, may require additional exits/hardware, in accordance with the CA Fire Code 2022 Addition.

PLANNING DIVISION

1. The Use Permit may be revoked should a numerous amount of event center related complaints be received. Revocation of the Use Permit shall be before City Council. All fees related to hosting the hearing (staff time, noticing fees, etc.) shall be the responsibility of the property owner/operator of the restaurant. The City will respond to complaints in a timely manner and use standard complaint procedures to send notification letters via mail to the property owner information on file.
2. Should the contracted six parking stalls from The Union be revoked or removed from event venue guests use, special events shall cease until appropriate parking, associated with the application, is restored.
3. Owner/operator of the business shall communicate with the City of any changes regarding shared parking, should changes from the original parking agreement change. The City shall approve of any change to parking, associated with this application, prior to property owner/business operator finalizing updates to parking arrangement.
4. Events that occur prior to 5:00 p.m. shall be restricted to a capacity of no more than 50 persons.
5. Railing materials associated with proposed exterior pedestrian walkway, or any new walkway configurations, shall be compatible and similar in appearance to the existing materials/appearance of the building. Discretion will be provided by Planning staff at time of building permit review. Appropriate documentation shall be provided with the building permit application for Planning staff review.

ENGINEERING DIVISION

1. Sewer calculations will be required as part of the building permit review process.



**PLANNING
COMMISSION
STAFF REPORT
March 17, 2026**

PROJECT SUMMARY

Application Number: 25PLN-0041
Subject: Request to operate an outdoor storage yard with 124-stalls for boats/recreational vehicles, no employees, no buildings, with remote management.
Applicant: Conor Farrell (Business Owner)/ Martin Wood, SCO Engineering (Representative)
Location/APNs: 865 Idaho Maryland Road, Grass Valley, CA, 95945 (APN: 009-680-021).
Zoning/General Plan: Light Industrial (M-1) / Manufacturing Industrial (M-I)
Entitlements: Major Use Permit/ Major Development Review
Environmental Status: Exemption Class 32, Section 15332, In-Fill Development
Prepared by: Vanessa Franken, Associate Planner

RECOMMENDATION

1. That the Planning Commission approve the Major Use Permit/Major Development Review application (25PLN-00041), which includes the following actions:
 - a. Determine the Major Use Permit/Major Development Review application project Categorically Exempt, pursuant to Section 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, 1 through 10, for approval of the Major Use Permit/ Major Development Review application as presented in the Staff Report; and,
 - c. Approve the Major Use Permit/Major Development Review application, which includes the request to operate an outdoor storage yard, in accordance with the Conditions of Approval as presented in the Staff Report.

BACKGROUND

The subject property, 865 Idaho Maryland Road (APN: 009-680-021) is a 2.9-acres in size has been previously graded, has a graveled surface, and is void of buildings. The property has existing perimeter chain-link fencing. Wolf Creek runs along through the northern part of the property, the creek flows from east to west. A 50-foot in width riparian area comprised of blackberry bushes, trees, and other vegetation makes up the area where the creek runs. A recorded Parcel Map for the property (Book 9/Page 108) indicates a 100-foot setback for new development, from the edge of Wolf Creek. The property frontage is along Idaho Maryland Road with existing access via driveway from

Centennial Drive. The project parcel is zoned as Light Industrial (M-1). The Grass Valley 2020 General Plan identifies the site as Manufacturing Industrial (M-I) and Open Space (OS). No specific plans, special designations, historic overlays, or adopted conservation plans apply to the site. Per [Section 17.24.030 – Commercial and industrial Zone Land Uses and Permit Requirements](#), Table 2 – 10 states that a Major Use Permit is required for a new “outdoor storage yard”. Immediate neighbors to the project property are described below.

Surrounding Land Uses:

- North: Directly north is Idaho Maryland Road, north of the road is a previous Quick Response Septic/Portable Toilet Rentals (1.29-acres) business.
 - Zoned Light Industrial (M-1) with a General Plan designation of Manufacturing Industrial (M-I).
- South: Nature’s Prey - Pet food and Supplies (0.91-acres)
 - Zoned SP-1B with a General Plan designation of Manufacturing Industrial (M-I).
- East: Home Hardening Solutions/ CSF Construction businesses (1-acre) and Sierra Insulation Company (1-acre)
 - Zoned SP-1B with a General Plan designation of Manufacturing Industrial (M-I).
- West: Currently unoccupied with vacant buildings (1.48-acres), previously a lighting company and unhoused encampment.
 - Zoned Light Industrial (M-1) with a General Plan designation of Manufacturing Industrial (M-I).

PROJECT PROPOSAL

The project consists of a Major Use Permit application that details a proposal to operate a 73,811 square-foot gravel outdoor yard with 124-stalls for boat and recreational vehicle storage. An existing security gate is proposed at the entrance into the storage facility, with a new key-pad pin entry, a new rolling gate entrance, new motion activated light, and associated landscape area is proposed at the key-pad pin entry. No cut and no fill is proposed. A single ADA compliant parking stall for the facility is proposed. Operation hours are Monday through Sunday, no employees are proposed onsite; the business will be a remotely operated and employees will be staffed to maintain the site. A total of one parking stall is proposed, which will be ADA accessible, as required per California Building Code.

Parking of Stored Vehicles

A total of 124-stalls are proposed for facilitating stored vehicles, which may consist of recreational vehicles and boats. For parking nearest to Wolf Creek, precisely 29-stalls (stalls 1 – 27, 123, and 124) per Attachment 6 (Site Plan), all are required to be paved. Paved parking is required to prohibit potential oil leaks from dripping onto the soil and leaching into the ground and the creek. A total of 36-paved parking stalls will be located within the 100-foot setback of Wolf Creek. The remainder of stalls will be on aggregate base gravel. Storage stalls dimensions and quantity of each are detailed below. A majority of stalls are on the larger side (stall length exceeding 20-feet) and are intended to facilitate more recreational vehicles and boats, rather than pedestrian automobiles.

PARKING STATISTICS			
USES	-OUTDOOR STORAGE	10' X 20'	13 STALLS
		10' X 25'	30 STALLS
		10' X 30'	18 STALLS
		10' X 35'	31 STALLS
		10' X 40'	3 STALLS
		10' X 45'	17 STALLS
		10' X 50'+	8 STALLS
		UNIQUE SHAPED	4 STALLS
		TOTAL:	124 STALLS

Wolf Creek

The project is located directly upslope to the south fork of the creek. A recorded Parcel Map for the property (Book 9/Page 108) indicates a 100-foot setback for new structures, from the edge of Wolf Creek. Although pavement proposed for parking near the creek is new, pavement is not considered a structure nor does pavement require a building permit. Per [Section 17.50.040.A.1 – Development Standards](#), “Lots with an average lot depth of more than 226-feet require a 100-foot setback”, the project parcel has a lot depth greater than 226-feet. The proposed development is in conformance with required setbacks for creek and riparian resource protection, as outlined in [Chapter 17.50](#). A total of 36-storage stalls will be located within the 100-foot setback. Per Federal Emergency Management Agency (FEMA), Wolf Creek is a regulatory floodway/ “special flood hazard area” and does not encroach directly onto the proposed project area (Attachment 8)

Recreational Trail: The City is actively working with the property owner for an access easement for public trail access along the northerly property line, which Wolf Creek runs along. Trail access would support multi-jurisdictional planned efforts for completion of the “Town to Towns - Wolf Creek Trail”. The project has been conditioned to acquire an assessment easement for trail use if the details of the easement are not finalized prior to project hearing. Planning Division recommends support of a Condition of Approval to acquire an access easement on the project parcel. Facilitation of the trail is supported in guiding City of Grass Valley documents:

- [Nevada County Recreation & Resiliency Master Plan \(Chapter 7, Focus Area Recommendations\):](#)
 - The “Towns to Towns Trails System” indicates a community spine trail from the southern edge to northeast corner of town. The spine is made of six-segments. Trail segment #5 is to include Railroad Avenue to Centennial Drive along Idaho Maryland Road and Segment #6 is to include Centennial Drive to Sutton Way along Idaho Maryland Road (PDF Page 18 - 19), Attachment 9.
- [City of Grass Valley Parks and Recreation Master Plan:](#)
 - *The Master Plan is an extension of the City of Grass Valley’s 2020 General Plan.*
 - Chapter 4 (PDF Page 32), subsection “Rural Creekway” details that the eastern section of the Wolf Creek Parkway, along Idaho-Maryland Road and the Loma Rica Development and the area south of the Pelton Wheel, typify the rural creekway. Goals for this creekway are to provide nature observation opportunities, maintain the natural floodplain system, and provide trail links to other/existing (Loma Rica subdivision) trail systems within the City and Nevada County.

- [City of Grass Valley 2020 General Plan](#) (Recreation Element):
 - Chapter 8 (PDF Page 138-139), the role of the General Plan “Recreation Element” is to provide an overall policy framework where functional plans and actions occur based on facilitation by the City and other agencies, to include standards, demands, and description of Trails Network.
 - Recreation encompasses demand for non-traditional facilities, such as: public trails, pathways, and natural open space (opposite of traditional parks).
- [City of Grass Valley Strategic Plan](#):
 - Goal #2: “Providing quality infrastructure will always be a focal point for the City of Grass Valley, including safe and well-designed streets, bikeways, sidewalks, and trails.” (PDF Page 14).
 - Objective/Projects (2.B.7): “Improve existing public-controlled property to allow for the development of non-motorized trails to create connections between areas such as Wolf Creek, Downtown, schools, and parks (PDF Page 16).
 - Objective/Projects (2.C.1): “Install portions of the Wolf Creek Trail throughout Grass Valley with the goal of providing overall connectivity to each section over the next 7 to 10 years.” (PDF Page 17).

This Biological Resources Review Technical Memorandum (Attachment 10) prepared by Gregory Matuzak, Principal Biologist – Matuzak Environmental Consulting, was provided as part of the application for the project parcel and neighboring parcel, 333 Centennial Drive (APN: 009-550-036) to the west. The memo evaluates potential impacts of the proposed Centennial RV Storage project on the nearby biological resources, including vegetation, special-status species, and Wolf Creek. The memo notes that the project parcel is highly disturbed, has been used as a storage yard for decades, and is largely void of vegetation or habitat value. The assessment concludes that the project will not result in significant impacts to biological resources, provided standard best management practices (BMPs) are implemented during construction.

Best Management Practices are established regulatory frameworks and guidance principles from State and local agencies. For example, the Regional Water Quality Control Board, CalTrans Stormwater Quality Handbooks, and local City grading ordinances. Best Management Practices during construction will include below. A Condition of Approval has been added to ensure appropriate fencing for the proposed Environmentally Sensitive Area (ESA) will be provided by the Planning Division.

- Limit construction to periods of extended dry weather and/or the dry summer season to the extent feasible.
- Establish the area around the South Fork Wolf Creek as an Environmentally Sensitive Area (ESA), where the area is not to be impacted by construction.
- No fill/dredge material will enter or be removed from the South Fork Wolf Creek.
- A sand oil separator is to be installed at the most southern edge of the asphalt, located behind parking stalls 10 – 21, as far away from the creek as possible.
- Use appropriate machinery and equipment to limit disturbance in this area.
- Placement of straw and/or other soil erosion control devices between the South Fork Wolf Creek along the steep slope on the northern border of the project parcel.

- Implement Best Management Practices during construction.

Historical Mining Features

Per State Department of Toxic Substances Control (DTSC), the project parcel lies within the Idaho Maryland Mine Property (EnviroStor ID #29100007) boundaries. Historical files available via EnviroStor indicate historical mining features such as the former Idaho Shaft, old stamp and ball mill appear to have been located on the site. Historical mining features and associated activities can often result in the presence of chemicals of concern and may present a potential threat to human health or the environment. DTSC recommends a State of California environmental regulatory agency such as DTSC, a Regional Water Quality Control Board (RWQCB), or a local agency that meets the requirements of Health and Safety Code section 101480 provide regulatory concurrence prior to any subsurface activities, redevelopment, land-use change, and/or other activities which could encounter or create an exposure to potential contamination from the historical mining activities at the Site. The DTSC agency has required a formal evaluation of the site, this has been added as a Condition of Approval. Similarly, due to the historical mining activities, the Nevada County Environmental Health Dept has required a “No Further Action” letter to be provided, following a formal site evaluation from DTSC. The Northern Sierra Air Quality Management District (NSAQMD) also notes the potential for naturally occurring asbestos in the soil (due to previous mining) and for safety requirements “CA Code of Regulations – Title 17, Section 93105.b.1 to apply and have been added to the Conditions of Approval.

Access and Improvements

From the west, direct access to the project site is by traversing the adjacent parcel, 333 Centennial Drive (APN: 009-550-036), this property is also owned by the applicant. A Condition of Approval has been added to ensure that an appropriate access easement is granted prior to sale of the project parcel or change of ownership, to ensure proper access remains to the project parcel. Along the east side of the project parcel, a 34-foot access gate is proposed. The access gate leads into 875 Idaho Maryland Drive (APN: 009-680-019), a property also owned by the applicant and is for property owner use only. Internal road circulation of the storage facility has been reviewed by the Engineering Division and Fire Marshal and deemed sufficient as proposed. The Fire Marshal provided standard Conditions of Approval, including a knock-box at the gated entry, a required 24-foot in width security gate entrance, painted fire lanes, and fire engine apparatus accessible roads (Attachment 11).

The Engineering Division will not require a grading permit for the project, due to the project site being previously graded and generally flat (less than 2%). The project area generally slopes towards the northerly direction. The Engineering Division will require that a building permit be pulled for the installation of the sand/oil separator that is required to catch all drainage caused by the paved area that will be utilized for parking motorized vehicles in the storage yard. Per Engineering Division Condition of Approval #1, a sand oil separator is to be installed at the most southern edge of the asphalt, located anywhere behind parking stalls 10 – 21, and/or as far away from the creek as possible. The sand/oil

separator is instrumental in protecting Wolf Creek from accidental infiltration of oil and fuel that may be dripped by the motorized vehicles.

Screening, Landscape, and Lighting

Screening: A site inspection was conducted on and around the project property. The entire project parcel is currently secured by a six-foot chain-link fence and a secured gate from the Centennial Drive driveway access. The project parcel is an interior parcel and is completely surrounded/screened by neighboring properties. Per [Section 17.44.170.F.3 – Outdoor Displays, Sales, and Storage](#), states “In any case where an outdoor storage area abuts a street right-of-way, the required screening wall or fence shall be set back from the right-of-way as required by the applicable zone, and the setback area shall be landscaped to the approval of the director, and in compliance with Chapter 17.34 Landscaping Standards. The northern property line, along Idaho Maryland Road, may require additional natural screening, due to pedestrian/public view from Idaho Maryland road, if deemed appropriate.

- From the project parcel northern property line to southern edge of Wolf Creek, there is a 50-foot in width riparian zone made of blackberries and native/non-native trees that act as proficient natural screening. A screening exhibit (Attachment 7) was provided to indicate existing screening as proficient. [Section 17.30.040.F.3 – Fences, walls, and screening](#), states “[An]... industrial land use proposed on a site adjacent to a zone that allows single dwellings shall provide screening”. The project parcel is not located adjacent to other zoning designations that allow single-family residence by right, the project is in conformance with requirements for screening.
- Per [Section 17.44.170.F.3 – Outdoor Displays, Sales, and Storage](#), states “In any case where an outdoor storage area abuts a street right-of-way, the required screening wall or fence shall be set back from the right-of-way as required by the applicable zone, and the setback area shall be landscaped to the approval of the director, and in compliance with Chapter 17.34 Landscaping Standards.
- Existing screening is compliant with required screening for nonresidential outdoor uses, as detailed in [Section 17.30.040.D – Specific Fence and Wall Requirements](#).

Landscape: The sole area to receive new landscape is a small planter at the gated key-pad entry. Native plants will be proposed. No existing landscape is to be removed.

Lighting: The sole area to receive new lighting is the gated key-pad entry equipment located at entrance. New lighting will be a single shielded night-sky compliant and solar powered.

Utilities: The City of Grass Valley offers wastewater services and Nevada Irrigation District offers water services in this area. The site is and will continue to be served by the City of Grass Valley Fire and Police Departments.

ZONING AND GENERAL PLAN

The project parcel is zoned as Light Industrial (M-1). The intent of the “M-1” designation is to accommodate for a range of light industrial uses. Per zoning code, [Section 17.24.030](#)

– [Commercial and Industrial Zone Land Uses and Permit Requirements](#) (Table 2 – 10), a “Outdoor – Storage Facility” is a land use allowed with approval of Major Use Permit.

The Grass Valley 2020 General Plan identifies the site as Manufacturing Industrial (M-I) and Open Space (OS). The Manufacturing Industrial (M-I) General Plan designation is intended to accommodate a variety of industrial and service commercial uses. The “M-I” district benefits from both free-standing and clustering of compatible industrial/service commercial uses; light manufacturing, automotive services, whole-sale retail outlets, etc. Special attention to screening “M-I” uses/activities are required to offset potential adverse impacts. The Open Space (OS) General Plan designation indicates that permanent open space status has been secured. Examples of Open Space designations on the Land Use Plan map are areas set aside through development agreements or previous development project conditions of approval, areas subject to current regulation which effectively precludes development (possibly unique natural areas, wetlands, or high hazard zones), areas which have been dedicated to the City or other governmental entity, or areas placed in permanent open space by virtue of appropriate easement acquisition, CC&Rs, or similar legal provisions. The OS designation may apply to lands owned by either private parties or public agencies and is intended to address preservation of natural resources, recreational use, and public health/safety. Open space may/may not be suitable for public access, be economically productive, or not at all. State law mandates a detailed planning effort for open space via General Plan.

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, Circulation (1-CG): Promote a circulation system that utilizes a variety of transportation modes, including alternative means of transportation.
 - Land Use Objective (1-CO): Development of a viable pedestrian/bike network (trails and sidewalk path/lanes) providing alternatives to automobiles (PDF Page 73).
 - Consistency: The project supports the utilization of land already zoned for intended purposes, the commercial expansion is within a commercial zone, and within an existing commercial building. The expansion is able to be supported through existing infrastructure capacity for parking vehicular circulation, public services (fire/police), and utilities.

- Land Use Goal, Conservation/Open Space (1-COSG): Provide balance between development and the natural environment, protecting/properly utilizing the City’s sensitive environmental features, natural resources, and open space lands.
 - Land Use Objective (4-COSO): Reduction of urban development impacts on native vegetation, wildlife, and topography.
 - Land Use Objective (6-COSO): Assurance of appropriate resource conservation/environment protection measures as prerequisites to development.

ENVIRONMENTAL DETERMINATION

The proposed project qualifies for a Categorical Exemption pursuant to Section 15332, Class 32, In-Fill Development Projects, of the California Environmental Quality Act (CEQA) and Guidelines. A Class 32 Categorical Exemption consists of projects characterized as in-fill described as:

- a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
 - The project parcel is zoned as Light Industrial (M-1). The intent of the “M-1” designation is to accommodate for a range of light industrial uses. Per zoning code, [Section 17.24.030 – Commercial and Industrial Zone Land Uses and Permit Requirements](#) (Table 2 – 10), a “Outdoor – Storage Facility” is a land use allowed with approval of Major Use Permit. The Grass Valley 2020 General Plan identifies the site as Manufacturing Industrial (M-I) and Open Space (OS). The Manufacturing Industrial (M-I) General Plan designation is intended to accommodate a variety of industrial and service commercial uses. The “M-I” district benefits from both free-standing and clustering of compatible industrial/service commercial uses; light manufacturing, automotive services, whole-sale retail outlets, etc. Special attention to screening “M-I” uses/activities are required to offset potential adverse impacts. The Open Space (OS) General Plan designation indicates that permanent open space status has been secured. The OS designation may apply to lands owned by either private parties or public agencies and is intended to address preservation of natural resources, recreational use, and public health/safety. Open space may/may not be suitable for public access, be economically productive, or not at all. State law mandates a detailed planning effort for open space via General Plan.

The project is consistent with the applicable General Plan land use designation and policies, as analyzed above, (Section “Wolf Creek”); provided an easement for planned trail access is acquired. The project 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 5-acres substantially surrounded by urban uses.
 - The proposed project occurs within City limits on a site that 2.90-acre in size property, the site falls within an industrial corridor 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 area has been previously graded in the past and is void of habitat that could house potential biological species. The project parcel does facilitate a protected resource, Wolf Creek within a 50-foot in width riparian area, on site. Per recorded map and municipal code [Section 17.50.040.A.1 – Development Standards](#), a 100-foot setback for new development is required from the edge of Wolf Creek. No buildings are proposed and solely pavement is proposed in the

setback area, the setback area receiving new pavement is within the project area; See Wolf Creek section for additional details. Existing fencing separates the riparian area from the project area, the riparian area will not be encroached upon. A Biological Technical Memo was prepared and applicable mitigation measures have been added to the project as Conditions of Approval that the Planning Division will oversee.

- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- The project parcel is within an industrial corridor, surrounded by a substantial amount developed urban uses with access to Idaho Maryland Road, an arterial roadway. The Engineering Division reviewed the project and potential increase in traffic associated with the proposal and determined the impact is negligible, as traffic will be easily accommodated by existing roadway infrastructure. Similarly, air quality impact is also negligible due to traffic increase not being of a significant threshold. Noise generated from the project will be minimal; there is no construction of buildings, construction noise (pavement/sand oil separator, a ADA compliant parking stall) will be temporary and is considered exempt, following construction is within the operable hours dictated by noise ordinance.
 - Proposed pavement is required nearest to Wolf Creek to prevent oil leaks from dripping onto the soil and leaching into the ground and the creek. Per Engineering Division Condition of Approval #1, a sand oil separator is to be installed at the most southern edge of the asphalt, as far away from the creek as possible, with the intention of protecting Wolf Creek from accidental infiltration of oil and fuel that may be dripped by the motorized vehicles. The proposed project would not result in significant impacts to traffic, noise, air quality, or water quality due to the minimal increase in traffic within an established industrial corridor, temporary nature of construction noise, and implementation of drainage improvements designed to protect Wolf Creek.
- e. The site can be adequately served by all required utilities and public services.
- The site is serviced by City of Grass Valley wastewater and Nevada Irrigation District (NID) for water services.

The project qualifies for a Class 32 Categorical Exemption as it consists of in-fill development within a fully developed commercial site that is consistent with the General Plan and zoning and is substantially surrounded by urban uses. The project would not result in significant impacts related to traffic, noise, air quality, or water quality and has the capability to be served by existing utilities and public services. The project site is not located within a sensitive environmental area, would not result in cumulative impacts, would not have a significant effect on the environment due to unusual circumstances, and would not impact a scenic highway or historical resource. 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 17.72.030.J – Development Review](#) Permit (4 – 6), [Section 17.72.060.F – Use Permits and Minor Use Permits](#) (7 – 8), to include listed standard findings.

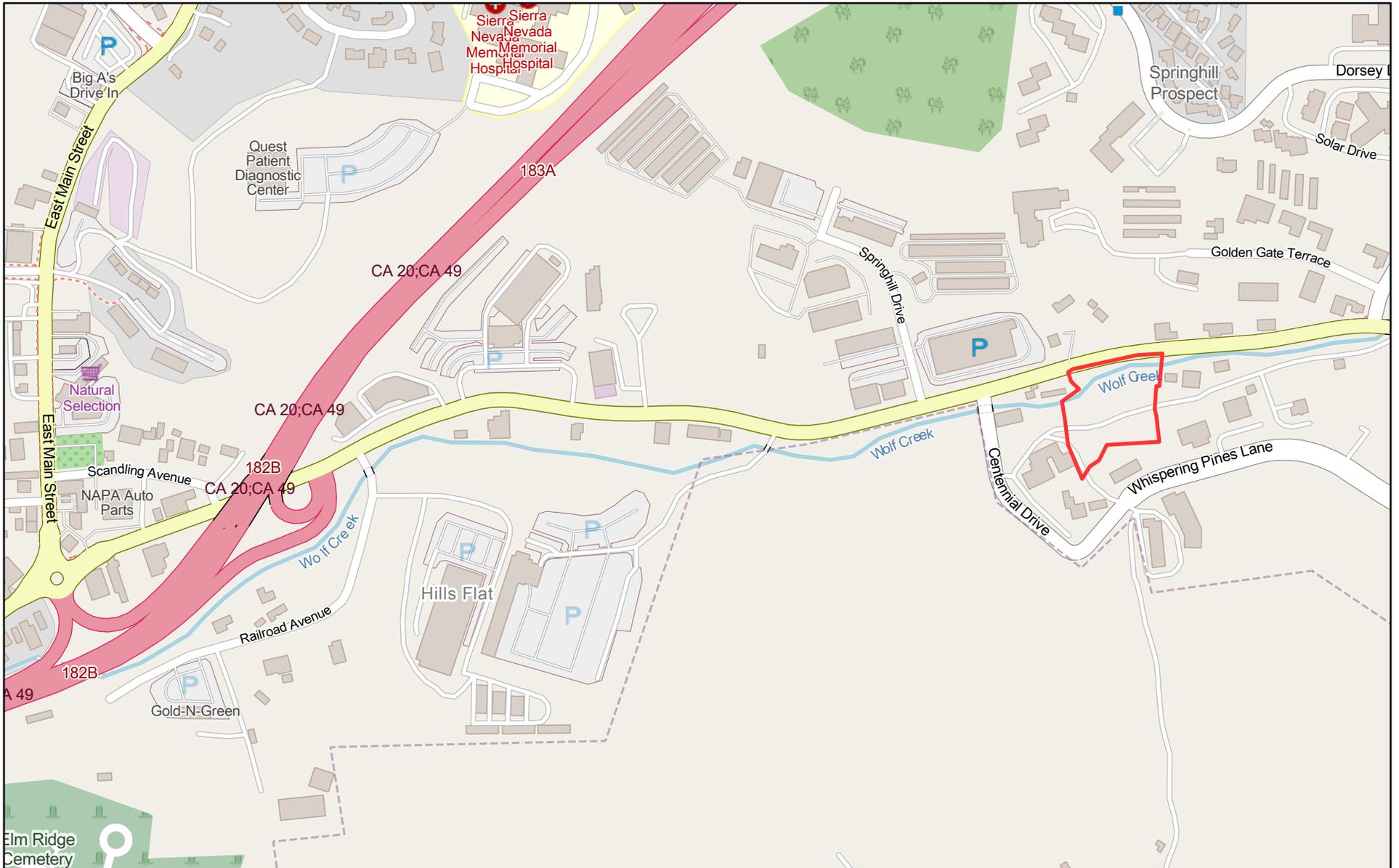
1. The Major Design Review application (25PLN-0041) was received by the City on March 10, 2026.
2. The Major Use Permit application (25PLN-0041) was received by the City on March 10, 2026.
3. The City of Grass Valley Development Review Committee reviewed the Major Use Permit/Major Design Review application (25PLN-0041) at their regular meeting on March 10, 2026.
4. The City of Grass Valley Development Planning Commission reviewed the Major Use Permit/Major Design Review application (25PLN-0041) at their regular meeting on March 17, 2026.
5. The proposed project is consistent with the General Plan and any applicable specific plan.
6. The proposed project is allowed within the applicable zone and complies with all other applicable provisions of this development code and the Municipal Code.
7. The design, location, size, and characteristics of the proposed project are in compliance with any project-specific design standards in effect and any standards and guidelines for development review permits which may be established from time to time by the council.
8. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity.
9. 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.

10. 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 32, Categorical Exemption (Section 15332, In-Fill Development Projects) in accordance with the California Environmental Quality Act and CEQA Guidelines.

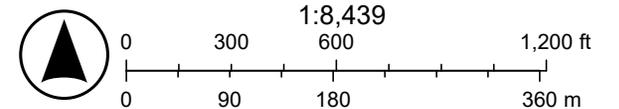
ATTACHMENTS

1. Vicinity Map
2. Aerial Map
3. Universal Application
4. Project Description
5. Recorded Map
6. Site Plan
7. Screening Exhibit – Site Visit Photos
8. FEMA Flood Map
9. Nevada County Recreation & Resiliency Master Plan, Excerpt (PDF Page 18 - 19),
10. Biological Technical Memorandum
11. Final Conditions of Approval

Project Site - Centennial RV Storage



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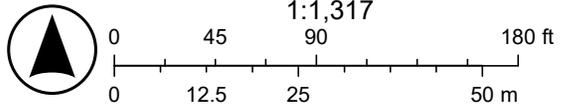


Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri, and Community Maps contributors, Map layer by Esri

Project Site - Centennial RV Storage



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UNIVERSAL PLANNING APPLICATION



Item # 3.

Application Types

Administrative

- Limited Term Permit
\$780.00
- Zoning Interpretation
\$250.00

Development Review

- Minor Development Review – under 10,000 sq. ft.
\$2,030.00
- Major Development Review – over 10,000 sq. ft.
\$3,685.00
- Conceptual Review - Minor
\$500.00
- Conceptual Review – Major
\$875.00
- Plan Revisions – Staff Review
\$350.00
- Plan Revisions – DRC / PC Review
\$930.00
- Extensions of Time – Staff Review
\$315.00
- Extensions of Time – DRC / PC Review
\$680.00

Entitlements

- Annexation
\$8,785.00 (deposit) + \$20.00 per acre
- Condominium Conversion
\$5,339.00 (deposit) + \$25 / unit or \$25 / 1,000 sf com.
- Development Agreement – New
\$20,600.00 (deposit) + cost of staff time & consultant minimum \$300
- Development Agreement – Revision
\$7,700.00 + cost of staff time & consultant minimum \$300
- General Plan Amendment
\$8,260.00
- Planned Unit Development
\$9,130.00 + \$100.00 /unit and / or \$100 / 1,000 sf floor area
- Specific Plan Review - New
Actual costs - \$19,000.00 (deposit) (+ consultant min. \$300)
- Specific Plan Review - Amendments / Revisions
Actual costs - \$7,800.00 (deposit) (+ consultant min. \$300)
- Zoning Text Amendment
\$3,450.00
- Zoning Map Amendment
\$5,600.00
- Easements (covenants & releases)
\$1,850.00

Environmental

- Environmental Review – Initial Study
\$1,900.00
- Environmental Review – EIR Preparation
Actual costs - \$35,000.00 (deposit)
- Environmental Review - Notice of Determination
\$165.00 (+ Dept. of Fish and Game Fees)

- Environmental Review - Notice of Exemption
\$165.00 (+ County Filing Fee)

Sign Reviews

- Minor – DRC, Historic District, Monument Signs or other districts having specific design criteria
\$350.00
- Major – Master Sign Programs
\$1,450.00
- Exception to Sign Ordinance
\$1,080.00

Subdivisions

- Tentative Map (4 or fewer lots)
\$3,900.00 (+100 per lot)
- Tentative Map (5 to 10 lots)
\$5,400.00 (+100 per lot)
- Tentative Map (11 to 25 lots)
\$7,200.00 (+75 per lot)
- Tentative Map (26 to 50 lots)
\$9,900.00 (+50 per lot)
- Tentative Map (51 lots or more)
\$14,600.00 (+40 per lot)
- Minor Amendment to Approved Map (staff)
\$1,240.00
- Major Amendment to Approved Map (Public Hearing) \$2,700.00
- Reversion to Acreage
\$850.00
- Tentative Map Extensions
\$1,170.00
- Tentative Map - Lot Line Adjustments/Merger
\$1,350.00

Use Permits

- Minor Use Permit - Staff Review
\$580.00
- Major Use Permit - Planning Commission Review
\$3,400.00

Variances

- Minor Variance - Staff Review
\$562.00
- Major Variance - Planning Commission Review
\$2,200.00

<u>Application</u>	<u>Fee</u>
Major Development Review	3685.00
Total*:	\$3685.00

**Additional fees may be assessed by Nevada County Environmental Health and/or NSAQMD for services rendered for application review.*

Below is the Universal Planning Application form and instructions for submitting a complete planning application. In addition to the Universal Planning Application form, a project specific checklist shall be submitted. All forms and submittal requirements must be completely filled out and submitted with any necessary supporting information.

Upon receipt of the **completed forms, site plan/maps, and filing fees**, the Community Development Department will determine the completeness of the application. This review will be completed as soon as possible, but within thirty (30) days of the submittal of the application. If the application is determined to be complete, the City will begin environmental review, circulate the project for review by agencies and staff, and then schedule the application for a hearing before the Planning Commission.

If sufficient information **has not** been submitted to adequately process your application, you will receive a notice that your application is incomplete along with instructions on how to complete the application. Once the City receives the additional information or revised application, the thirty (30) day review period will begin again.

Since the information contained in your application is used to evaluate the project and in the preparation of the staff report, it is important that you provide complete and accurate information. Please review and respond to each question. If a response is not applicable, N/A should be used in the space provided. Failure to provide adequate information could delay the processing of your application.

Additional information may be obtained at www.cityofgrassvalley.com regarding the 2020 General Plan and Zoning. You may also contact the Community Development Department for assistance.

ADVISORY RE: FISH AND GAME FEE REQUIREMENT

Permit applicants are advised that pursuant to Section 711.4 of the Fish and Game Code a fee of **\$3,445.25** for an Environmental Impact Report and **\$2,480.25** for a Negative Declaration* shall be paid to the County Recorder at the time of recording the Notice of Determination for this project. This fee is required for Notices of Determination recorded after January 1, 1991. A Notice of Determination cannot be filed and any approval of the project shall not be operative, vested, or final until the required fee is paid. This shall mean that building, public works and other development permits cannot be approved until this fee is paid. These fees are accurate at the time of printing, but **increase the subsequent January 1st** of each year.

This fee is **not** a Grass Valley fee; it is required to be collected by the County pursuant to State law for transmission to the Department of Fish and Game. This fee was enacted by the State Legislature in September 1990, to be effective January 1, 1991.

*If the City finds that the project will not have an impact on wildlife resources, through a De Minimus Impact Finding, the City will issue certificate of fee exemption. Therefore, this fee will not be required to be paid at the time an applicant files the Notice of Determination with the County Recorder. The County's posting and filing fees will still be required.

4. **Cortese List:** Is the proposed property located on a site which is included on the Hazardous Waste and Substances List (Cortese List)? Y ____ N ____

The Cortese List is available for review at the Community Development Department counter. If the property is on the List, please contact the Planning Division to determine appropriate notification procedures prior to submitting your application for processing (Government Code Section 65962.5).

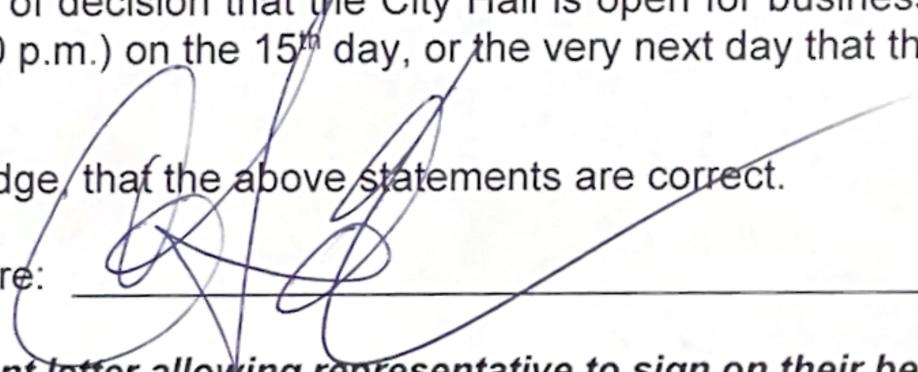
5. **Indemnification:** The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorney's fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this permit, or the activities conducted pursuant to this permit. Accordingly, to the fullest extent permitted by law, the applicant shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney's fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this permit, or the activities conducted pursuant to this permit. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

6. **Appeal:** Permits shall not be issued until such time as the appeal period has lapsed. A determination or final action shall become effective on the 16th day following the date by the appropriate review authority, where no appeal of the review authority's action has been filed in compliance with Chapter 17.91 of the City's Development Code.

The 15-day period (also known as the "appeal" period in compliance with Chapter 17.91) begins the first full day after the date of decision that the City Hall is open for business, and extends to the close of business (5:00 p.m.) on the 15th day, or the very next day that the City Hall is open for business.

I hereby certify, to the best of my knowledge, that the above statements are correct.

Property Owner/*Representative Signature: _____



**Property owner must provide a consent letter allowing representative to sign on their behalf.*

Applicant Signature: _____

--OFFICE USE ONLY--	
Application No.:	Date Filed:
Fees Paid by:	Amount Paid:
Other Related Application(s):	

Project Description and Letter of Justification

Centennial RV and Boat Storage

Project Description

The project proposes to develop an existing 2.91 acre property (APN's 009-680-021-000 & 009-550-036-000) located East of Centennial Drive and South of Idaho Maryland Road in the incorporated City limits of the City of Grass Valley. The property is zoned M-1.

The property is currently graded with perimeter fencing and currently does not contain any structures. The majority of the existing site contains a single large "flat graded pad with gravel surface". The site fronts on Idaho Maryland Road with existing Wolf Creek to the North, but existing access via an asphalt driveway is from Centennial Drive. Areas around the perimeter of the site do contain a mixture of ponderosa pines and oaks; however, the project as proposed will not require any removal of trees.

The project proposes to better purpose the existing gravel storage pad for storage of boats, rv, vehicles, or other equipment. Access proposed is to be 24' wide, or greater for ease of different vehicular maneuverability and the site will allow for turning movements for a fire engine, or bus turning template. The majority of the site is fenced with 6' high chain-link, or 6' high "no climb" fencing. A short section of similar fencing is proposed in the southwesterly region with a new 24' wide "roll style" automated gate with entry keypad to allow for automated access by individuals storing a boat, rv, or other at the site.

The site is generally flat, or less than 2% slope and generally slopes in a northerly direction. The site will remain pervious with gravel surfacing, but a v-ditch is proposed along the northwesterly fence to direct run-off to two (2) existing culvert locations where a proposed "sand-oil" separator inlet/outlet will be installed to separate oils from stormwater run-off.

A small landscaped area is proposed around the proposed entry-gate key-pad. Noted is that the site is located and screened from public view.

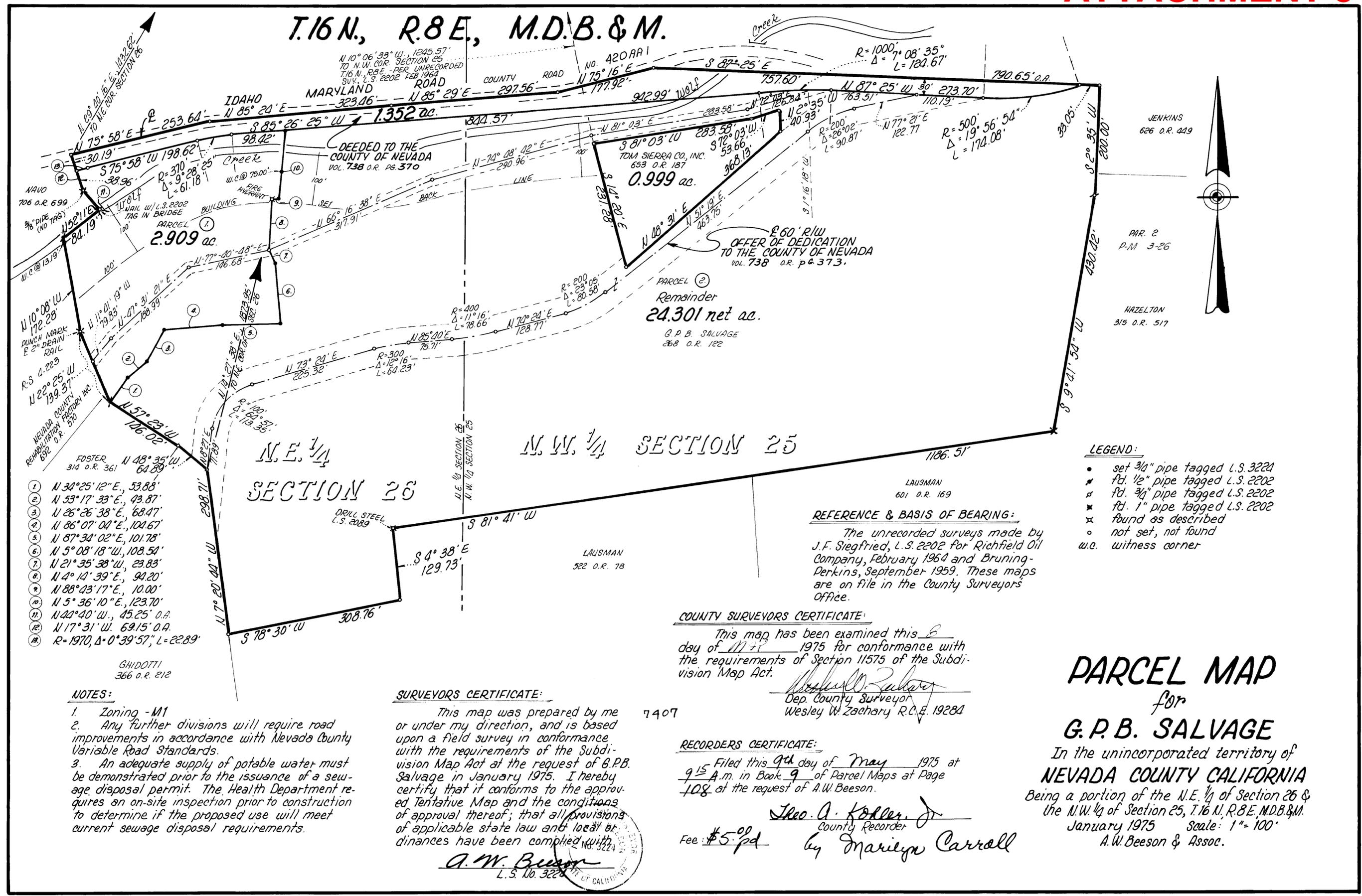
A single shielded "night-sky compliant solar download is proposed at the entry key-pad location and security is achieved with the proposed roll-style gate and locked easterly gate with knox box. Security will be aided by a camera equipped with "night vision".

Operationally, this project is proposed to operate with minimal staff as patrons will have keypad code access to the site.

As the site requires minimal improvements necessary to complete, it is proposed that the project is to begin construction in Spring of 2026 and open for operations following.

FR-1007

T.16 N., R.8 E., M.D.B.&M.



- LEGEND:**
- set 3/4" pipe tagged L.S. 3224
 - ✱ fd. 1/2" pipe tagged L.S. 2202
 - ✱ fd. 3/4" pipe tagged L.S. 2202
 - ✱ fd. 1" pipe tagged L.S. 2202
 - ✱ found as described
 - not set, not found
 - w.o. witness corner

REFERENCE & BASIS OF BEARING:
 The unrecorded surveys made by J.F. Siegfried, L.S. 2202 for Richfield Oil Company, February 1964 and Bruning-Derkins, September 1959. These maps are on file in the County Surveyors Office.

COUNTY SURVEYORS CERTIFICATE:
 This map has been examined this 6 day of 11 1975 for conformance with the requirements of Section 11575 of the Subdivision Map Act.

Wesley W. Zachary
 Dep. County Surveyor
 Wesley W. Zachary R.C.E. 19284

RECORDERS CERTIFICATE:
 Filed this 9th day of May 1975 at 9:15 A.M. in Book 9 of Parcel Maps at Page 108 of the request of A.W. Beeson.

Theo. A. Koller, Jr.
 County Recorder
 Fee: \$5.00 by Marilyn Carroll

SURVEYORS CERTIFICATE:
 This map was prepared by me or under my direction, and is based upon a field survey in conformance with the requirements of the Subdivision Map Act at the request of G.P.B. Salvage in January 1975. I hereby certify that it conforms to the approved Tentative Map and the conditions of approval thereof; that all provisions of applicable state law and local ordinances have been complied with.

A.W. Beeson
 L.S. No. 3224

- NOTES:**
1. Zoning - M1
 2. Any further divisions will require road improvements in accordance with Nevada County Variable Road Standards.
 3. An adequate supply of potable water must be demonstrated prior to the issuance of a sewage disposal permit. The Health Department requires an on-site inspection prior to construction to determine if the proposed use will meet current sewage disposal requirements.

PARCEL MAP
 for
G.P.B. SALVAGE
 In the unincorporated territory of
NEVADA COUNTY CALIFORNIA
 Being a portion of the N.E. 1/4 of Section 26 & the N.W. 1/4 of Section 25, T.16 N., R.8 E., M.D.B.&M.
 January 1975 Scale: 1" = 100'
 A.W. Beeson & Assoc.

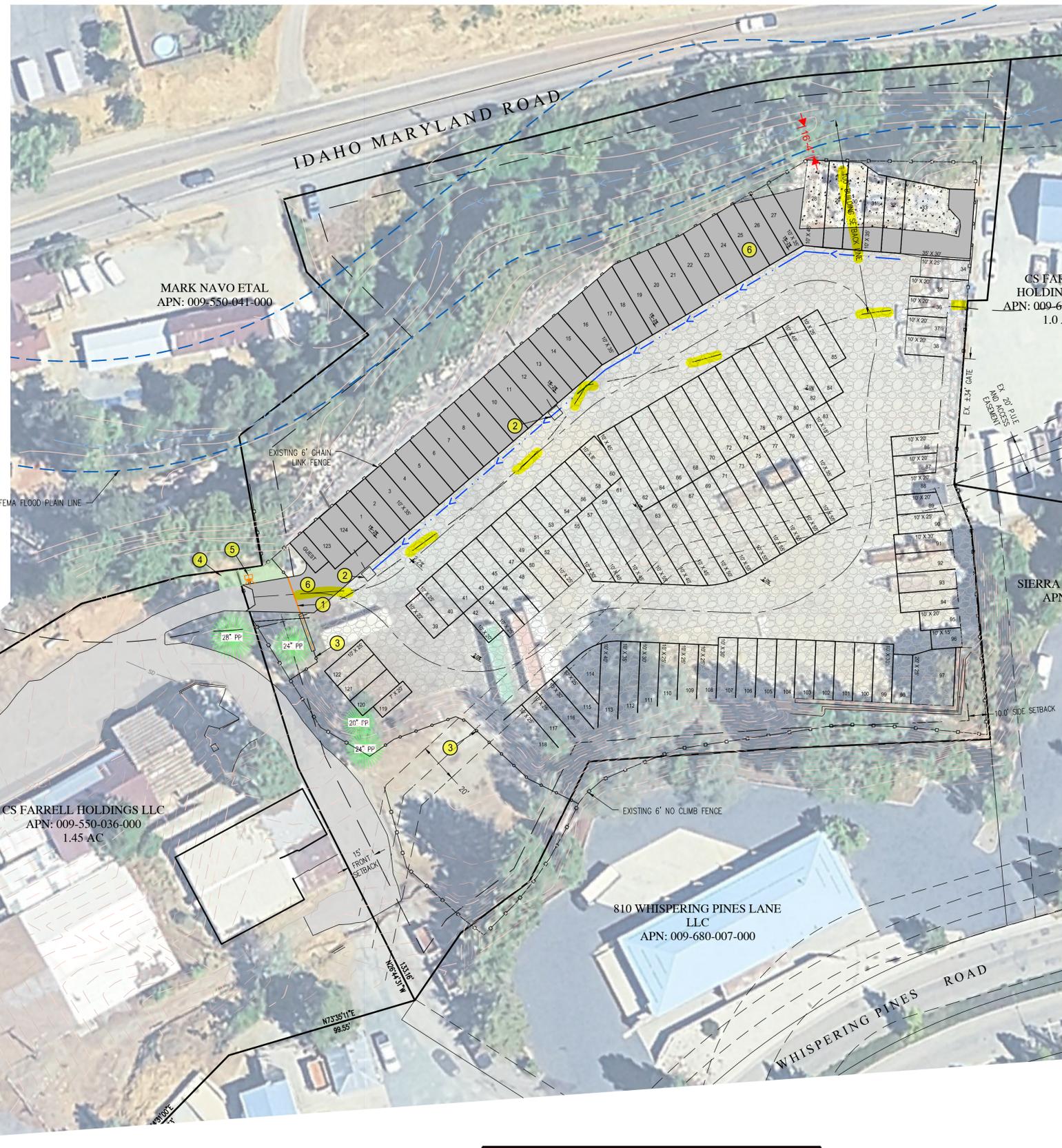
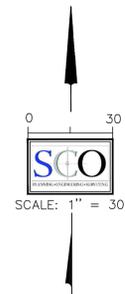
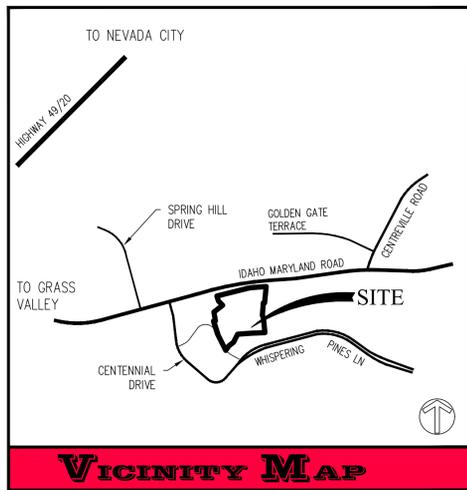
Map 108

108

1/24

1/24

D.P.W. No. 8-3478
 A.P.C. Acq. Dec 27, 74
 Date Rec. Feb. 11, 75
 Check By: J.C.S.



- LEGEND:**
- 48" SD - EXISTING STORM DRAIN WITH ROCK OUTLET PROTECTION
 - EXISTING TREES (CONIFER & DECIDUOUS)
 - PROPOSED ASPHALT (3" X ON 8" AGG. BASE)
 - EXISTING ASPHALT
 - PROPOSED 6' CYCLOPE FENCING
 - PROPOSED 6' CYCLOPE FENCING
 - FLOW LINE
 - EXTERIOR SHIELDED DOWN LIGHTS

- CONSTRUCTION NOTES**
- 1 - INSTALL 24' X 6' ROLL GATE WITH KEY PAD
 - 2 - INSTALL OUTLET STRUCTURE WITH SAND OIL SEPARATOR.
 - 3 - INSTALL 6' CHAIN LINK FENCE
 - 4 - XERISCAPE LANDSCAPE AREA
 - 5 - INSTALL SHIELDED SOLAR MOTION ACTIVATED DOWN LIGHT
 - 6 - INSTALL ASPHALT PAVEMENT

PROJECT INFORMATION

PROPERTY ADDRESS
865 IDAHO MARYLAND ROAD
GRASS VALLEY, CA 95945
(PCL 1 PM 9/108)

OWNER
CS FARRELL HOLDINGS LLC
PO BOX 364
NORTH SAN JUAN, CA 95960

MAP PREPARED BY
SCO PLANNING & ENGINEERING, INC.
1072 East Main Street
GRASS VALLEY, CA 95645
(530) 272-5841
CONTACT: MARTIN WOOD, P.L.S.

ASSESSOR'S PARCEL NUMBER
009-680-021-000, 009-550-036-000

LOT AREA
2.91 AC; 1.45 AC (5.36 AC. TOTAL)

ZONING/ GP DESIGNATION
M-1 GVCity/ M-1 GVCity, OS GVCity

FIRE PROTECTION
CITY OF GRASS VALLEY FIRE DEPT.

WATER SERVICE
NEVADA IRRIGATION DISTRICT

ELECTRICAL & GAS UTILITY
PACIFIC GAS AND ELECTRIC
788 TAYLORVILLE ROAD
GRASS VALLEY, CA 95945

LAND USE

	EXISTING			PROPOSED		
	Sq. Ft.	Acres	%	Sq. Ft.	Acres	%
Shoulder/Gravel	71,414	1.64	56.3	58,230	1.33	45.9
Asphalt	2,377	0.06	1.9	15,653	0.36	12.3
Concrete	2,248	0.05	1.8	2,248	0.05	1.8
Landscape/Undev.	50,808	1.16	40.0	50,716	1.16	40.0
TOTAL	126,847	2.91	100	126,847	2.91	100

RONALD & MARSHA FOSTER TRUST
APN: 009-550-028-000

EARTHWORK ESTIMATE:

TOTAL CUT: 0 CY
TOTAL FILL: 0 CY
NET (EXPORT): 0 CY

PARKING STATISTICS

USES	STALLS
-OUTDOOR STORAGE	10' X 20' 13 STALLS
	10' X 25' 30 STALLS
	10' X 30' 18 STALLS
	10' X 35' 31 STALLS
	10' X 40' 3 STALLS
	10' X 45' 17 STALLS
	10' X 50'+ 8 STALLS
UNIQUE SHAPED	4 STALLS
TOTAL:	124 STALLS

SETBACKS

SETBACKS:

- FRONT: 15 FEET FROM BACK OF CURB
- SIDE (INTERIOR): 10 FEET
- STREET SIDE: 15 FEET MAX.
- REAR: 10 FEET

DESIGNED: MDW	DATE	NO. REVISIONS
DRAWN: MDW		
PROJ. NO: 202556		
DATE: JANUARY 2026		
DWG: SEE DAY STAMP		

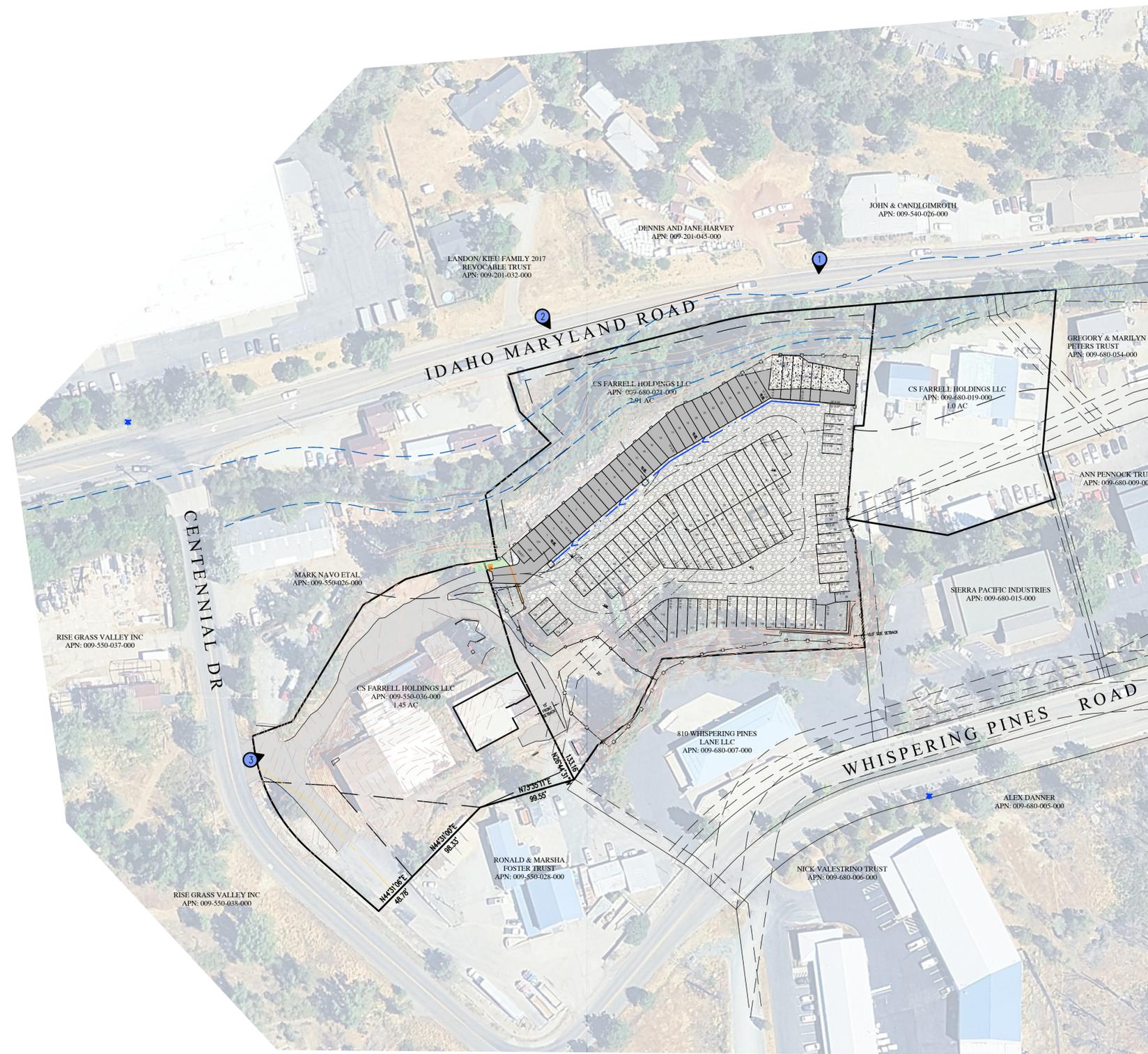
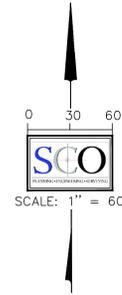
DEVELOPMENT REVIEW
CENTENNIAL DRIVE RV

SCO
PLANNING • ENGINEERING • SURVEYING

GRASS VALLEY (530) 272-5841
TRUCKEE (530) 582-4043

MARTIN D. WOOD
L.S. 8321
MADE IN CALIFORNIA

1 OF 1



1 FROM IDAHO MARYLAND LOOKING SOUTH



2 FROM IDAHO MARYLAND LOOKING SOUTH



3 FROM CENTENNIAL LOOKING EAST

NO.	REVISIONS	DATE

DESIGNED: MDW
 DRAWN: MDW
 PROJ. NO: 202556
 DATE: JANUARY 2026
 DWG: SEE DAY STA

DEVELOPMENT REVIEW
 CENTENNIAL DRIVE RV
 PHOTO SITE PLAN

CALIFORNIA
 NEVADA CITY



GRASS VALLEY
 (530) 272-5841
 TRUCKEE
 (530) 582-4043

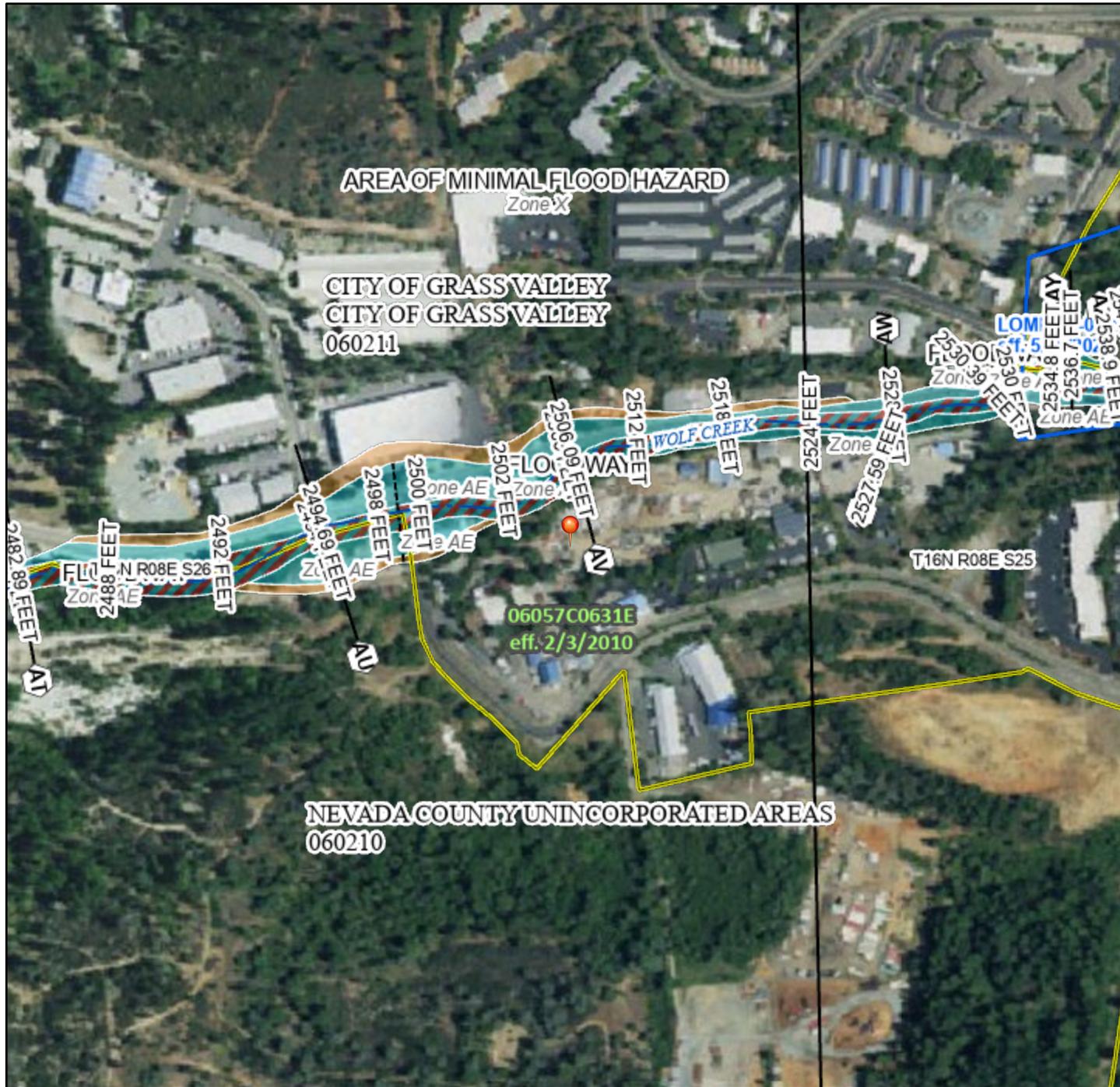


National Flood Hazard Layer FIRMette



ATTACHMENT 8

121°2'41"W 39°13'38"N



SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR [redacted] UT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway	

OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X	Future Conditions 1% Annual Chance Flood Hazard Zone X	Area with Reduced Flood Risk due to Levee. See Notes. Zone X	Area with Flood Risk due to Levee Zone D

OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X	Effective LOMRs	Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer	Levee, Dike, or Floodwall

OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation	Coastal Transect	Base Flood Elevation Line (BFE)	Limit of Study	Jurisdiction Boundary	Coastal Transect Baseline	Profile Baseline	Hydrographic Feature

MAP PANELS	Digital Data Available	No Digital Data Available	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/18/2025 at 10:59 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifier, FIRM panel number, and FIRM effective date. Map in unmapped and unmodernized areas cannot be used for regulatory purposes.



1:6,000

121°2'3"W 39°13'10"N

Basemap Imagery Source: USGS National Map 2023

Towns to Towns Trail System

FEATURED PROJECT NO. 2

Wolf Creek Trail

Wolf Creek Trail is a proposed trail system approximately 2.3 miles long that roughly follows the alignment of Wolf Creek through the City of Grass Valley from its southern limits to the northeast corner of town. With a goal to establish the primary spine for pedestrians and cyclists, the trail offers a convenient option for the community and visitors to use non-motorized travel through Grass Valley. This proposed trail is located entirely within existing public right-of-way and will connect residential neighborhood and commercial uses. The map to the right and graphic below depict the various planned trail segments.

Trail Segment 2

Freeman Lane to south of Neal Street Safeway parking lot

Trail Segment 3

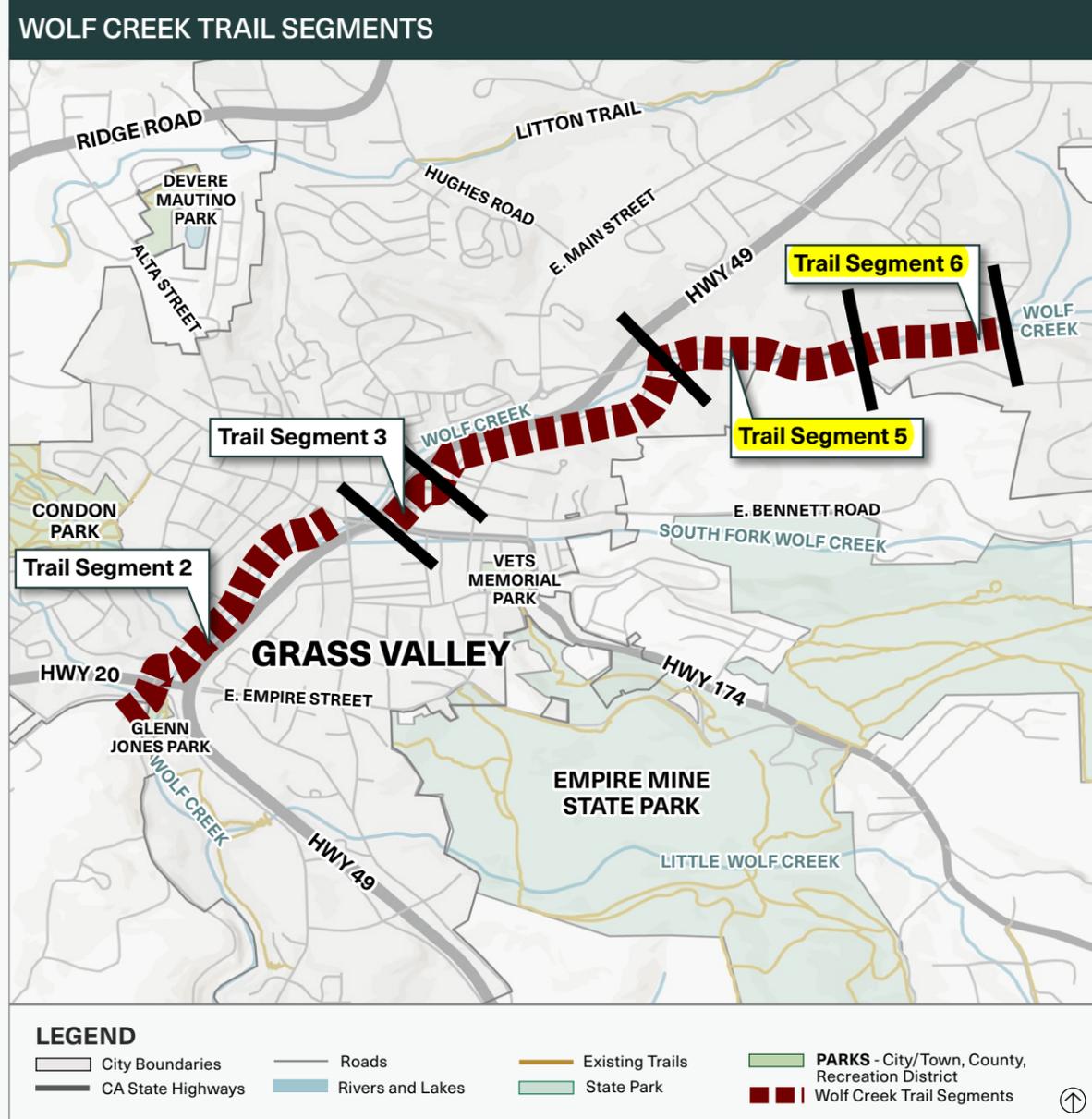
Colfax Avenue/Hwy 174 to Bennett Street along Hanson Way

Trail Segment 5

Railroad Avenue to Centennial Drive along Idaho Maryland Road

Trail Segment 6

Centennial Drive to Sutton Way along Idaho Maryland Road



Towns to Towns Trail System

Implementation Approach

Funding and planning for unpaved multi-use trails and shared-use/Class 1 path systems can be modeled after the Connected Communities Project led by Sierra Buttes Trails Stewardship. The trails cross land owned by a multitude of parties including private individuals, USFS, special districts and tribes. Most of the funding to date has come from Sierra Nevada Conservancy grants and private donors. The biggest challenge for the project is funding necessary CEQA and NEPA work prior to securing implementation funding and beginning construction.

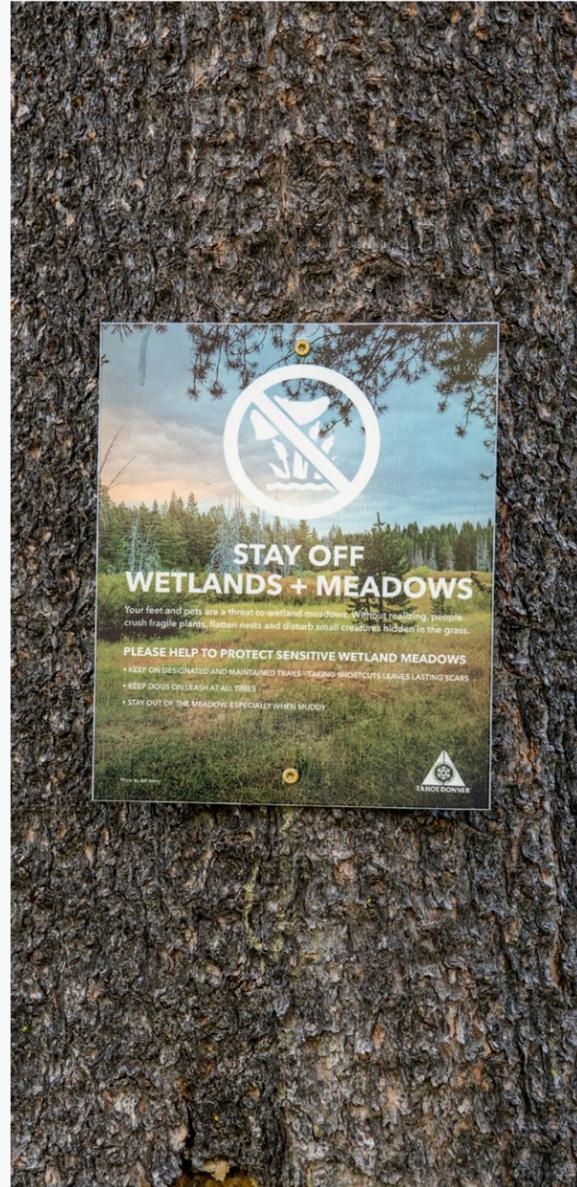
Leveraging nonprofits and trail builders to secure funding for the construction of these trail and shared-use systems as well as maintaining them in the future will be imperative. It is necessary to involve local nonprofit organizations and businesses due to the apparent economic impact of adding trails.

Project Recommendations:

The projects that are included as part of the Towns to Towns Trail System Focus Area are listed to the right and pages that follow. Potential funding strategies and next steps for the projects can be found in the next chapter.

Project Recommendations	
Project Name	Project Description
Combie Road / Magnolia Trails shared-use paths	Add shared-use path along Combie Road from SR 49 to shared-use path along Magnolia Road in front of Bear River High School and park facilities.
Interagency trailhead needs and maintenance partnership study (to include surface/signage upkeep, waste and service needs)	Explore creating a shared staffing resource between all agencies that maintain and own trails or trailheads. Staff can create efficient operation schedule for maintaining trails, which helps to promote consistency with experience, information, and amenities provided. A partnership example to explore includes USFS and Tahoe Area Mountain Bike Association (TAMBA).
TNF trail strategy	Develop a coordinated trails plan for priority trail alignments for Tahoe National Forest lands in Nevada County. Plan should outline the conceptual trail alignments for a connected and accessible multi-use dirt trail network to align priorities between partners, incorporate public feedback, and build capacity to move trail projects forward in a collaborative way.
Pines to Mines Trail	Construct a new 18-22 mile trail section as part of the Pines To Mines Trail connecting Truckee and Nevada City, CA. The new trail would connect the 'Hole In The Ground Trail' to the 'Grouse Ridge Trail' in the Tahoe National Forest.

Towns to Towns Trail System



Tahoe Donner Wetland Protection Sign

Project Recommendations	
Project Name	Project Description
Grass Valley: Wolf Creek Trail	Construct shared-use path (3.5 miles) through Grass Valley - follows Wolf Creek from Allison Ranch Road at Freeman Lane to Sutton Way and Idaho Maryland Road with trailhead at Sutton Way/Idaho Maryland Road.
Truckee Legacy Trail phase 4 (project underway)	Connect the Truckee Regional Park along Brockway Road to South River Street alongside the south side of the Truckee River and crossing to the intersection of Highway 89 South and West River Street (2 miles plus bridge).
Truckee Legacy Trail phase 5	Connect phase 5 of the Legacy Trail to the Donner State Memorial Park along SR 89 and Deerfield Drive, and travel through the Planned Community 1 (Coldstream Specific Plan) development (2 miles).
Trail connection between Soda Springs and Serene Lakes neighborhoods	Create a Class 1 trail along or off the road between Soda Springs and Serene Lakes Neighborhood (1.5 to 2.5 miles).
Lake Wildwood to Western Gateway Regional Park/Penn Valley	Develop shared-use path connection along corridor between Lake Wildwood and Western Gateway Regional Park (3 miles).
Trail connection between Nevada City to Rough and Ready	Develop a shared-use path along corridor near Rough and Ready Highway and Ridge Road from Nevada City to Rough and Ready (7 miles).

Towns to Towns Trail System

Project Recommendations	
Project Name	Project Description
Trail connection between Rough and Ready to Penn Valley	Develop a shared-use path along corridor near Rough and Ready Highway and Ridge Road from Rough and Ready to Penn Valley (5 miles).
Towns to Towns Trails feasibility study for trail easements	Conduct a study to establish feasibility of trail corridors to connect Nevada County communities and to connect communities to public lands through a mix of paved and unpaved trails.
South Yuba River: campground connector trail	Reconstruct and realign the trail from South Yuba River Campground on BLM lands to approximately ¼ mile east of Edwards Crossing Bridge.
Montezuma Ridge / Governor's Hill Trail	Develop a natural surface trail that connects the rural neighborhoods between Purdon Road and Jackass Flats to the business area in North Columbia. A trail easement was donated to the BYLT and will allow the trail and the surrounding site to be maintained as a fuel break (2 miles).
South Yuba Trail extension	Extend sections of the South Yuba Trail as natural surface. Trail extensions follow the Western Nevada County Non-Motorized Recreational Trails Master Plan, including West, East, and Northeast.
Sugarloaf Trail to Pioneer Trail	Extend the Pioneer Trail connecting the Pioneer Trail, Sugarloaf Mountain Open Space, and Nevada City (2 miles).



Trail building volunteers creating trails
Image Credit: Gold Country Trails Council

From: Greg Matuzak Environmental Consulting LLC
Greg Matuzak, Principal Biologist
P.O. Box 2016
Nevada City, CA 95959
Phone: (530) 557-5077
Email: gmatuzak@gmail.com

To: Martin Wood, Principal Planner
SCO Planning, Engineering & Surveying
1072 East Main Street
Grass Valley, CA 95945

For: CS Farrell Holdings LLC (Project Applicant)
P.O. Box 364
North San Juan, CA 95960

Date: December 26, 2025

**Re: Biological Resources Review Technical Memorandum for the Centennial Drive
RV Project Located of Grass Valley, CA**

This Biological Resources Review Technical Memorandum (Tech Memo) is required for submission to the Grass Valley Planning Department as part of the proposed Centennial Drive RV Project (Project). The proposed Project is located at 865 Idaho Maryland Road in the City of Grass Valley, Nevada County, CA. The Project area is identified as APN: 009-680-021 (2.91 acres) and APN: 009-550-036 (1.45 acres) and the total Project area covering the 2 parcels and the Project area is 5.36 acres. See the attached Development Review Site Plan (dated September 2025), which covers the area within this Tech Memo being reviewed.

This Tech Memo includes an evaluation of the presence of protected oak and other native tree species and it includes a review of potential special-status species habitat and protected aquatic resources within the Project area that could be disturbed or impacted by the development of the proposed Project. A formal delineation of wetlands, streams, and drainages for submittal to the resources agencies was not completed as part of the development of this Tech Memo nor were any protocol-level surveys for special-status species implemented. A full coverage reconnaissance-level biological resources survey of the Project area was conducted as part of the development of this Tech Memo.

The Project area is located within a completely fenced area adjacent to the Project applicant's existing business related buildings. The Project site is completely disturbed and currently is being used as a storage yard. There is an entrance into

the Project area from both the west side and east side of the Project area. In between Idaho Maryland Road along the northern border of the Project area and the Project area itself is the South Fork Wolf Creek that runs along the southern edge of Idaho Maryland Road in an east to west direction. The existing fenceline along the northern edge of the Project area is a minimum of 50 feet to the south of the ordinary high water mark (OHWM) of South Fork Wolf Creek. The proposed Project will not encroach into the South Fork of Wolf Creek but an outlet structure with a sand oil separator is proposed for runoff from the Project area with the outlet from the Project area into the South Fork of Wolf Creek.

Methods

For the purposes of this Tech Memo, Mr. Matuzak, a qualified biologist to develop such assessments for projects under review by the City of Grass Valley, conducted a background database review covering the Project area as well as implemented a site visit and reconnaissance-level biological resources survey on December 19th, 2025. The assessment included a review of the South Fork of Wolf Creek mapped to the north of the Project area (see the attached results of a review of the National Wetland Inventory) and it includes a review of the areas along the edges of the Project area given those areas contains exposed soils and vegetation whereas the Project area itself is flat, graded, and contains materials that have been stored within the site for many years.

A formal delineation of wetlands, streams, and drainages for submittal to the resources agencies was not developed as part of this reporting, nor were any protocol level surveys implemented for the presence of special-status species. A full coverage survey for the entirety of the Project area was implemented given this reporting covers potential impacts to the entirety of the Project area. A Photo Log is attached showing the present conditions of the Project area.

Results and the Aquatic Resources Management Plan

The Project area contains some trees along the eastern, southern, and northern edge of the Project area along the existing fenceline. However, these trees are located on the side of the fence that does not contain the Project area except for a couple of ponderosa pine (*Pinus ponderosa*) which have been mapped within the Project area along the western border to the site. Ponderosa pine trees were the only tree species identified along the edges of the Project area.

The Project area and the neighboring parcels to it are industrial in nature and have been for over 100+ years. Therefore, the Project area and areas adjacent to it are heavily disturbed and contain industrial and commercial activities. Per the aerial photo included as a background to both the Development Review Site Plan (dated September 2025)

and National Wetland Inventory mapping attached, the Project area is completely cleared and devoid of vegetation and has been for many, many year perhaps even decades or longer. See the attached Photo Log for a review of the site during the site visit conducted as part of the development of this Tech Memo.

The California Department of Fish and Wildlife (CDFW) defines a regulated drainage or stream as an area that contains a clearly defined bed and bank and an associated riparian habitat or FEMA flood zone. Based on an evaluation of the South Fork of Wolf Creek located adjacent to the northern border of the Project area, the seasonal stream flows to the west towards the City of Grass Valley and would be regulated by CDFW for any encroachment into the bed and bank or associated riparian vegetation or floodplain.

However, there is a defined ordinary high water mark (OHWM), which is a requirement for a stream to be regulated under the federal Clean Water Act (CWA), but given it is seasonal in nature and does not have a direct connection to a navigable waterway, the South Fork of Wolf Creek would not be regulated under the CWA. Given the proposed Project will remain within the existing fenceline of the Project area, including along the northern border of the Project site, no encroachment into the OHWM or associated floodplain or riparian vegetation will occur.

The Project will remain upland and upslope to the south of the South Fork of Wolf Creek a minimum of 50 feet and therefore, the proposed Project would have no direct impact on the creek. Additionally, given a minimum of 30+ feet will be maintained between the Project area and South Fork Wolf Creek, a Resources Management Plan would not be required to be developed and approved by the City of Grass Valley Planning Department. The City of Grass Valley only requires the development of a Resources Management Plan if a project disturbance will encroach within 30 feet of a stream.

The proposed Project does include an outfall structure along the northern fenceline for site drainage. It will include a sand oil separator to ensure the minimization of oils and other substances from be released from the site into the South Fork of Wolf Creek. See the attached Site Plan, which shows the location of the proposed outfall structure along the northern fenceline of the Project area.

Biological Resources Review Conclusions

No vegetation removal will be required for the development of the Project given the lack of native vegetation and given the site has been historically graded and has served as a storage yard for many, many years and maybe decades. Only a couple of ponderosa pine trees occur along the edge of the western side of the Project area and those are small pine trees that if removed would not constitute a significant

impact to any sensitive biological resources. Therefore, the proposed Project will have no impact on any sensitive biological resources or communities, nor will it have an impact on any special-status species.

Given the Project site is located directly upslope to the south of the South Fork of Wolf Creek, a Resources Management Plan is not required given there will be no encroachment within 30 feet of the creek. However, as a precaution for potential indirect impacts caused by erosion and sedimentation, the following is recommended to be implemented during construction to ensure that indirect erosion and sedimentation related impacts to South Fork Wolf Creek are avoided. The recommended measures include:

- Limit construction to periods of extended dry weather and/or the dry summer season to the extent feasible;
- Establish the area around the South Fork Wolf Creek as an Environmentally Sensitive Area (ESA) where the area will not be impacted by construction;
- No fill or dredge material will enter or be removed from the South Fork Wolf Creek;
- Outfall structure will include a sand oil separator and will be installed at the top of the slope along the northern – central border of the existing fenceline and Project boundary;
- Use appropriate machinery and equipment to limit disturbance in this area;
- Placement of straw and/or other soil erosion control devices between the the South Fork Wolf Creek and the areas where vegetation removal will occur to limit potential runoff and sedimentation into the South Fork Wolf Creek along the steep slope on the northern border of the Project site;
- No dewatering of the South Fork Wolf Creek will occur as part of the proposed construction; and
- Implement Best Management Practices during construction.

Post Construction Erosion Control

Exposed bare soil along the northern edge of the Project area and the South Fork Wolf Creek embankment should be protected against loss from erosion by the placement of straw within the area where vegetation will be removed. Once revegetation is completed the erosion control along the northern edge of the Project site can be removed.

Provide Copies of Mitigation Measures to Contractors

To ensure the proper and timely implementation of all measures and BMPs contained in this Tech Memo, as well as the terms and conditions of any other

required permits, the applicant shall distribute copies of these measures and permit requirements to the contractors prior to grading and construction. All contractors shall be completely familiar with the measures contained above and with the terms and conditions of all permits.

With the implementation of the measures and BMPs outlined above, any potential impacts to the sensitive biological resources and the South Fork of Wolf Creek would be avoided and minimized. Please let me know if you have any comments or questions regarding this Tech Memo. I can be reached at the phone number and email address listed at the top of this reporting.

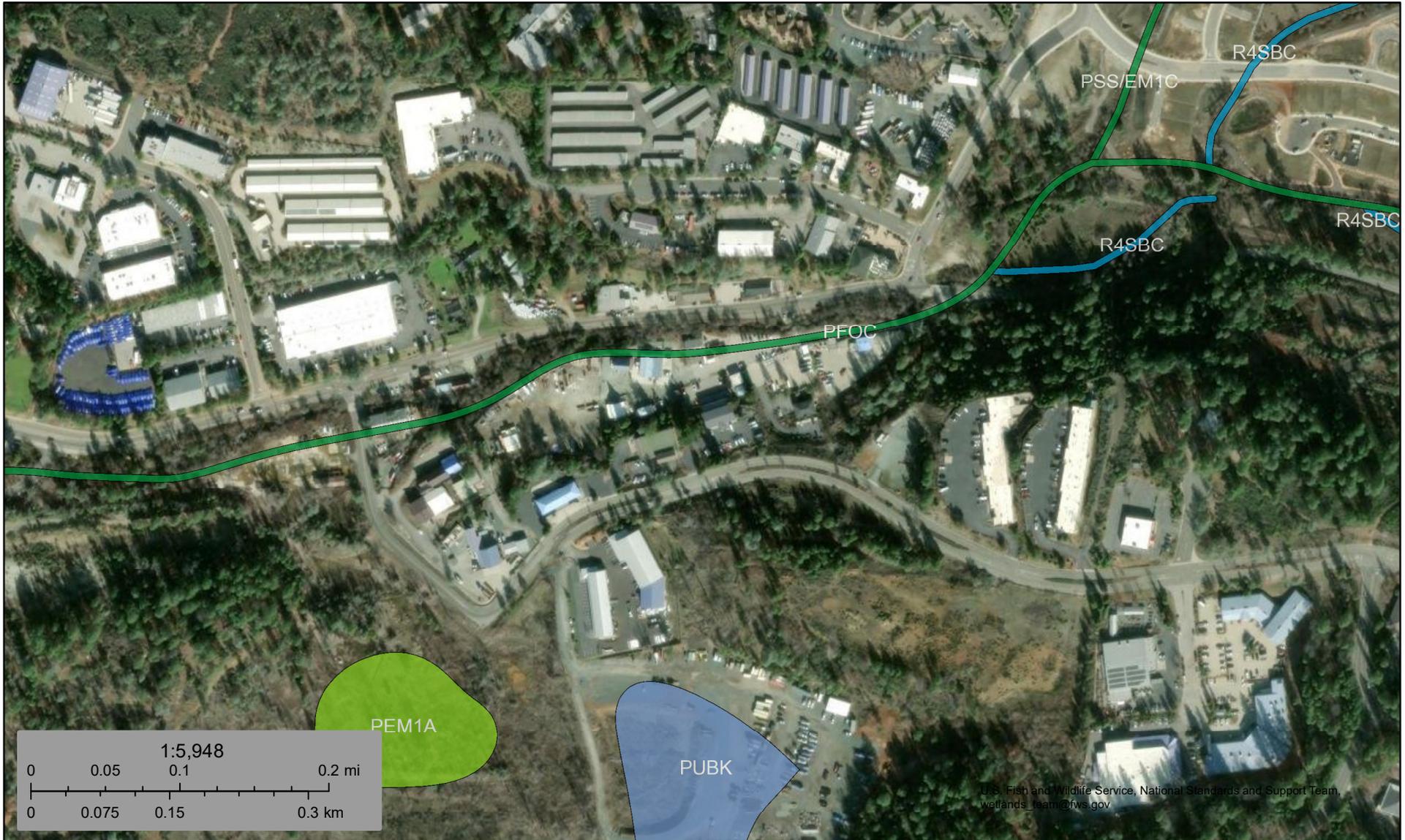
Sincerely,



Greg Matuzak, Principal Biologist
Greg Matuzak Environmental Consulting LLC

Item # 3.

Attachments



December 24, 2025

Wetlands

- | | | |
|--------------------------------|-----------------------------------|----------|
| Estuarine and Marine Deepwater | Freshwater Emergent Wetland | Lake |
| Estuarine and Marine Wetland | Freshwater Forested/Shrub Wetland | Other |
| | Freshwater Pond | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Photos of the December 19th, 2025 Biological Resources Survey for the Project Area



Photo 1: Photo looking at the proposed entrance into the Project area from the existing access into the Project applicant's business area.



Photo 2: Photo looking within the southeastern section of the Project area. Project area is devoid of habitat for sensitive biological resources and contains some trees on the hill.



Photo 3: Photo of the adjacent downslope to the north of the northeastern section of the Project area. South Fork of Wolf Creek is >50 feet from the Project area fenceline.



Photo 4: Photo looking south from the Project area with an existing retaining wall and some pine trees upslope outside of the Project area. Trees are outside Project fenceline.



Photo 5: Photo looking east from the central section of the Project area. Project area is devoid of vegetation and lacks and sensitive biological resources.



Photo 6: Looking west along an existing fenceline with the Project area to the left and Sout Fork Wolf Creek downslope >50 feet to the right. No impact to the creek proposed.



Photo 7: Western section of the Project development area looking south. This area contains an existing elevated and flat area in the southwestern corner of the site.



Photo 8: Central section of the Project area looking northeast along the northern fenceline and border of the Project site. All development to remain within fenceline.



FINAL CONDITIONS OF APPROVAL

Application Number: 25PLN-0041
Location/APN: 865 Idaho Maryland Road, Grass Valley, CA, 95945 (APN: 009-680-021).
Applicant: Conor Farrell (Property Owner)/ Martin Wood, SCO Engineering (Representative)
Prepared by: Vanessa Franken, Associate Planner

STANDARD CONDITIONS

1. The approval date for Planning Commission review of the proposed application is 3/17/2026, with an effective date of 4/02/2026, pursuant to [Section 17.74.020 – Effective Date of Permit](#). This project is approved for a period of one year and shall expire on 3/17/2027, 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.
2. The final design shall be consistent with the Major Use Permit/Major Development Review application, plans provided by the applicant, or as 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.

PLANNING DIVISION

1. Prior to construction appropriate orange fencing (to indicate an Environmentally Sensitive Area [ESA]) is to be placed along the existing fenceline that is located on the southern side of Wolf Creek. The area north of fencing, Wolf Creek, is not to be impacted by construction.
2. Placement of straw and/or other soil erosion control devices between Wolf Creek and project area; along the steep slope on the northern border of the project parcel.
3. Within one-year from approval of Business License date of the new storage facility, the property owner shall finalize plans for an easement dedication along Wolf Creek.
4. Property owner of 865 Idaho Maryland Road (APN: 009-680-021) shall ensure that a formal/proper access easement between property 333 Centennial Drive (APN: 009-

550-036) is recorded, to ensure the project parcel retains ingress/egress rights, prior to the project parcel being sold or the change of ownership should occur.

5. Any proposed signage for the facility is required to meet applicable standards of [Chapter 17.38 – Signs](#). A Building permit may be required.
6. A single off-site sign for the subject Centennial RV Storage business is allowed, provided that the storage business sign is combined in one multi-tenant sign that will house the potential future tenant/business at 333 Centennial Drive. The intention is to prohibit multiple individual signs along Centennial Drive.
7. Applicable landscape requirements (landscape fingers, shading requirements, etc.) as required per [Chapter 17.34 Landscape](#), shall be provided for any change in land use on the subject property and is the responsibility of the new property owner and/or tenant associated with the new land use.
8. The property owner/business operator of the subject Centennial RV Storage shall provide additional screening along the existing chain-link fence along the northern property boundary that is adjacent to Idaho Maryland Road and the creek side. Property owner/business operator 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 permit review, prior to final inspection.

BUILDING DIVISION

1. Prior to any work occurring, a building permit shall be obtained from the Community Development Department, Building Division. A building permit is required for the single ADA parking stall. Appropriate signage, unloading zone, and all other applicable requirements per CA Building Code shall be provided.

ENGINEERING DIVISION

1. A sand oil separator is required to be installed at the most southern edge of asphalt/pavement associated with storage stalls, to be located anywhere behind parking stalls 10 – 21, and/or as far away from the creek as possible. A building permit is required for the installation of the sand oil separator.

FIRE MARSHAL

1. The stalls shall be accessible to fire department apparatus by way of an approved fire apparatus access road with asphalt or concrete capable of supporting the imposed load weighing at least 75,000 pounds. CFC §D102.1
2. Fire lanes shall be painted. Red curbing with white painted letters stating, “FIRE LANE – NO PARKING.”

3. Address sign numerals shall be installed. Numerals shall be a minimum 6” tall with $\frac{3}{4}$ ” stroke, be clearly visible from the street, contrast with the background, and be fully illuminated between dusk and dawn daily.
4. A 24-foot wide roll style automated gate with entry keypad will be installed. The gate shall be equipped with a means of opening by Fire Department personnel for emergency access. (KNOX Box preferred) The emergency opening device shall be approved by the Fire Marshal. CFC §D103.5

NEVADA COUNTY ENVIRONMENTAL HEALTH

1. The proposed project site is required to be evaluated for mine waste and associated hazards. Provide a “No Further Action” letter or equivalent official correspondence from State oversight agency Department of Toxic Substances Control (DTSC), indicating that the site is safe for the proposed use. Please visit: <https://dtsc.ca.gov/brownfields/> and <https://dtsc.ca.gov/brownfields/voluntary-agreements-quick-reference-guide/>.
2. The project shall comply with applicable regulations enforced by Nevada County Department of Environmental Health (NCDEH) as the Local Enforcement Agency (LEA) pertaining to the storage and management of solid wastes; Title 14, CA Code of Regulations – 14 CCR, Title 27, CA Code of Regulations – 27 CCR, and Nevada County Code Chapter IV – Article 8.
3. Applicant/facility operator shall adhere to all applicable codes and regulations regarding the storage of hazardous materials and the generation of hazardous wastes set forth in CA Health and Safety Code Section 25500 – 25519 and 25100 – 25258.2, including electronic reporting requirement to the CA Environmental Reporting System (CERS); <https://cers.calepa.ca.gov/>.

NEVADA IRRIGATION DISTRICT (NID)

1. Wolf Creek must be protected from all runoff, NID uses this creek as a spill channel.
2. Existing treated water account (N009-550-036) will require an RP backflow device. If treated water will come off Idaho Maryland Road (N009-680-021), the customers private lines will cross Wolf Creek and will require an NID Encroachment Permit. A Water Demand Analysis will be required alongside a RP backflow device.

NORTHERN SIERRA AIR QUALITY MANAGEMENT DISTRICT (NSAQMD)

1. The proposed project site is required to provide one of the two options to move forward:
 - a. The applicant can engage a registered geologist to conduct an evaluation of the property. If this evaluation determines that no serpentine or ultramafic rock is likely to be found in the disturbed area, the applicant can request an exemption from the

Air Pollution Control Officer of the NSAQMD agency; see Title 17, Section 93105.c.a.A for report requirements.

- b. The applicant can proceed as if all soils contain asbestos and incorporate the required asbestos dust mitigation measures into the project documents and practices. If the project involves more than an acre of surfacing, the regulations found in CCR Title 17, Section 93105.e.2 and Section 93105.e.4 apply. This includes submitting and acquiring NSAQMD approval of an Asbestos Dust Mitigation Plan (ADMP) before moving forward. The ADMP must include
 - Soil track-out prevention and control.
 - Dust minimization from unpaved roads, parking lots, or staging areas including a limit on vehicle speeds of 15mph.
 - Offsite material transport control.
 - Methods of post construction stabilization (in perpetuity).
 - If dust or asbestos exposure appears to be an issue, air monitoring may be required.
 - Under regulations of the CA Department of Real Estate, the presence of environmental hazards, including asbestos, must be disclosed by a property seller during any future real estate transactions.
 - There may be additional OSHA requirements for employee safety. Please contact Cal OSHA for additional information on personal protective equipment and signage requirements; (800) 963-9424.
2. All disturbed surfaces must be stabilized by establishment of a vegetative cover, placement (and maintenance) of 3-inches of non-asbestos-containing material, paving, or other measures to prevent wind speeds of 10mph or greater from causing visible dust emissions; vehicles may not be parked/driven on untreated native soils.
3. For landscaping and fence/gate installation, controls must include pre-wetting the ground to the depth of anticipated cuts and suspending operations during windy conditions. Please refer to CCR Title 17, Section 93105.e.4.
4. Provide a signed copy of the provided NSAQMD document, provided from Review 1 of the subject application, and indicate which asbestos option will be pursued. Further documentation will be required before the project can proceed, in the form of an exemption request or Asbestos Dust Mitigation Plan.

DEPARTMENT OF TOXIC SUBSTANCES CONTROL

1. The proposed site lies within the Idaho Maryland Mine Property ([EnviroStor ID #29100007](#)) boundaries so there is a potential for historic mining activities. As such,

a State of California environmental regulatory agency such as DTSC, a Regional Water Quality Control Board (RWQCB), or a local agency that meets the requirements of [Health and Safety Code section 101480](#) should provide regulatory concurrence that project is safe for construction and the proposed use. Any project sites with current and/or former mining operations onsite or in the vicinity of the project site area should be evaluated for mine waste according to DTSC's 1998 [Abandoned Mine Land Mines Preliminary Assessment Handbook](#).

2. Should you need assistance with an environmental investigation, please visit DTSC's [Site Mitigation and Restoration Program](#) page to apply for lead agency oversight. Additional information regarding voluntary agreements with DTSC can be found at [DTSC's Brownfield website](#).
3. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in DTSC's Preliminary Endangerment Assessment Guidance Manual. Additionally, DTSC advises referencing the DTSC Information Advisory Clean Imported Fill Material Fact Sheet if importing fill is necessary. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use. Additional information can be found by visiting DTSC's Human and Ecological Risk Office (HERO) webpage.



**PLANNING
COMMISSION
STAFF REPORT
February 17, 2026**

PROJECT SUMMARY

Application Number: 25PLN-0036

Subject: Variance for Front Setback

Applicant: Ernie Olsen, 204 Catherine Lane (Owner)
John E. Baker, Nevada City Engineering (Representative)

Location/APNs: 204 Catherine Lane , Grass Valley, CA 95945 (APN: 035-370-023), is located within the west portion of the Catherine Lane cul-de-sac. Roughly 0.17± miles southeast of the Sierra Nevada Memorial Hospital main entrance off Glasson Way, within the Brunswick community within Grass Valley

Current Zoning/General Plan: Single Family Residential (R-1) / Urban Low Density (ULD)

Entitlements: Variance (Major)

Environmental Status: Exemption 15305, Minor Alterations in Land Use Limitations

Prepared by: Vanessa Franken, Associate Planner

RECOMMENDATION

1. Recommend that the Planning Commission approve application (25PLN-0036) which includes the request to reduce the front yard setback reduction from 15-feet to 5-feet, which includes the following actions:
 - a. Determine the Variance application Categorically Exempt, pursuant to Section 15305 - Minor Alterations in Land Use Limitations, of the California Environmental Quality Act Guidelines (CEQA) and Guidelines, as detailed in the Staff Report;
 - b. Adopt the Findings of Fact, 1 through 10, for approval of the project/ Variance application as presented in the Staff Report; and,
 - c. Approve the Variance for the reduction of the front yard setback from 15-feet to 5-feet, 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). No specific plans, special designations, historic overlays, or adopted conservation plans apply to the site. The property is a lot within the Spring Hill Village subdivision, which was created in 1949 (Recorded Map - Attachment 5).

The project parcel is 0.22-acres in size. The property is located within the interior of a cul-de-sac and has a curved property frontage along Catherine Lane. Catherine Lane is a two-lane City maintained minor residential road. The subject property is currently developed with a single-family residential home, an existing shed to the rear of the home, an existing shed at the north corner, and an existing carport located along the southern corner of the property. The primary residential driveway on the property leads to the single-car garage in front of the house. The property has a secondary residential driveway that leads to the carport, both driveways stem from Catherine Lane.

The property falls within a residential subdivision and is surrounded by residential uses with similarly sized parcels to the north, west, east, and south. These parcels are also developed with single-family residential homes and similar accessory structures. Utilities: The City of Grass Valley currently provides water/wastewater services and the current electricity provider is PG&E. The site is and will continue to be served by the City of Grass Valley Fire and Police Departments.

PROJECT PROPOSAL

The project consists of a Variance application that details a request to reduce the front yard setback by 66%, from 15-feet to 5-feet. The front yard setback requirement is established in [Section 17.22.040 – Residential Zone Site Planning and Building Standards](#), Table 2-8, of Chapter 17.22 – Residential Zones. Pursuant to the development code, a “garage front” has a requirement of “5-feet back from street facing façade of primary structure”. The primary structure on the site is the single-family residence, which is subject to a front yard setback of 15-feet. When combined, these standards equate to a required 20-foot setback for the garage.

The variance is requested to accommodate a proposed structure, a residential single-car garage with driveway, within the front yard setback area of the existing single-family residential parcel (Site Plan - Attachment 4). The subject property’s location within a cul-de-sac, combined with its curved frontage along Catherine Lane results in limited usable front yard depth when standard setback requirements are applied.

Due to the curved frontage and driveway alignment, a sight distance exhibit (Attachment 6) was requested by the City’s Engineering Division to evaluate whether the proposed garage and driveway configuration would maintain adequate visibility for drivers. The sight distance analysis was prepared in accordance with City street design standards and American Association of State Highway and Transportation Officials guidelines (AASHTO), which establish minimum stopping intersection sight distance requirements based on roadway classification and design speed. The submitted sight distance exhibit demonstrates that the proposed garage and driveway location would maintain the

minimum required sight distance for a driver exiting the driveway, as well as for vehicles traveling along Catherine Lane. Engineering Division review confirmed that the proposed structure would not obstruct required sight lines and would allow sufficient visibility for safe ingress and egress consistent with City standards for local residential roadways.

No encroachment into the public right-of-way is proposed. The request is limited solely to a reduction of the front yard setback. No new landscape is proposed, nor is landscape proposed to be removed, as part of this project.

ZONING AND GENERAL PLAN CONSISTENCY

The following discussion evaluates the project's consistency with the Grass Valley 2020 General Plan and applicable zoning standards found within the City's Municipal Code. The purpose of this section is to demonstrate that the proposed Variance is consistent with the City's adopted land use framework and does not conflict with the intent of the General Plan or the development standards of the Municipal Code.

The Grass Valley 2020 General Plan identifies the site as Urban Low Density (ULD). The Urban Low Density (ULD) General Plan designation is intended primarily for single family detached houses, although higher density single-family homes or Town houses could be accommodated. The ULD designation is most compatible with the following Zoning districts: Single Family Residential (R-1) and Two-Family Residence (R-2) districts.

The project parcel is zoned as Single-Family (R-1) zone. The intent of the R-1 designation as stated within [Chapter 17.22 – Residential Zones](#), is to accommodate neighborhoods of single dwellings on standard urban lots, surrounding the more densely developed city core. The R-1 zone is consistent with and implements the urban low density (ULD) general plan designation. Pursuant to Section 17.22.040 – Residential Zone Site Planning and Building Standards (Table 2-8), the required front yard setback for a residence in the R-1 zone is 15 feet. The Municipal Code further requires that a garage front be located a minimum of 5 feet behind the street-facing façade of the primary structure. Because the primary structure on the site is the single-family residence, application of these standards results in a combined 20-foot required setback for a garage measured from the front property line.

The proposed variance is to reduce the front yard setback in order to accommodate a residential garage. All other applicable development standards are met. Residential site coverage is limited to a maximum of 50 percent (Table 2-8); the site plan demonstrates that site coverage of all structures/pavement on site would increase to approximately 35 percent, which is within the allowable limit. In addition, Section 17.44.020.F.2.a limits each single-family dwelling to either one attached or detached garage per parcel. The proposed garage will be attached to the existing garage and complies with this requirement. All other standards, including building height, side and rear setbacks, site coverage, and maximum garage width, are met without the need for additional variance relief.

Variances are authorized under [Section 17.72.070 – Variances and Minor Variances](#), which provides a mechanism for City consideration of requests to modify development standards when special circumstances related to property location, shape, size, or physical characteristics would otherwise deny privileges enjoyed by other properties in the same zoning district. Per Table 7-3, Allowable Minor Variances (#11), a request to decrease a front setback more than 10% “shall require the filing of a variance application in compliance with the section.” and “The commission shall conduct a public hearing on an application for a variance before a decision.”, per section 17.72.070.E.a – Variance.

Section 17.44.020.D also states, “An accessory structure attached to the primary structure shall comply with all zone requirements applicable to the primary structure, including height limits, site coverage, and setbacks; and shall also comply with any applicable requirements of Subsection F.”. All other applicable requirements (height, site coverage, rear/side setbacks, and a garage width of no more than 25-feet) are all in compliance without the requested Variance. As mentioned, the property is located within the interior “corner” of a cul-de-sac and has an especially curved frontage along Catherine Lane that results in limited usable front yard depth when applying standard setback requirements. Approval of the variance will allow development that is consistent with the intent of the R-1 zoning district and the Urban Low Density General Plan designation, while maintaining compatibility with surrounding residential development. The proposed garage represents a typical residential accessory structure and would allow reasonable use of the property consistent with development patterns in the surrounding neighborhood.

FINDINGS

Section 17.72.070.F.1 – Findings Required, details required findings for Variances.

1. *There are special circumstances applicable to the property, including location, shape, size, surroundings, and topography, such as the interior curve of the subject property, so that the strict application of this development code deprives the property of privileges enjoyed by other property in the vicinity and within the same zone.*

The property is located within the interior “corner” of a cul-de-sac and has an especially curved frontage along Catherine Lane that results in limited usable front yard depth when applying standard setback requirements.

2. *The approval of the variance or minor variance includes conditions of approval as necessary to ensure that the adjustment granted does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zone.*

Section 17.44.020.F.2.a – Accessory Structures, limits each single-family dwelling to either one attached or detached garage per parcel. The proposed garage will be attached to the existing garage and complies with this requirement. A condition of approval has been added to require the proposed garage to be attached to the

home. The garage has been conditioned to be designed in substantial conformance with the existing residence.

3. *The granting of the application will not authorize an activity or use which is not otherwise expressly authorized by the zone governing the parcel of property for which the application is made.*

The approval of this application will allow the homeowner to build a garage. A garage is an allowed by right structure in the residential zone when a primary residence exists. Approval of this application does not override zoning regulations nor create new allowed uses.

ENVIRONMENTAL DETERMINATION

The proposed project qualifies for a Categorical Exemption pursuant to Section 15305 - Minor Alterations in Land Use Limitations, of the California Environmental Quality Act (CEQA) and Guidelines. The subject Class 5 Categorical Exemption details qualifying minor alterations as the following:

- a. Minor lot line adjustments, side yard *and setback variances not resulting in the creation of any new parcel.*

The requested front yard setback will not result in the creation of a new parcel. Additionally, the project site is not located within a sensitive environmental area, would not result in cumulative impacts, would not have a significant effect on the environment due to unusual circumstances, and would not impact a scenic highway or historical resource. 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 for Variances, per Section 17.72.070.F.1 – Findings Required (7 – 9), to include listed standard findings.

1. The Variance application (25PLN-0036) was received by the City on September 22, 2025.
2. The Grass Valley Development Review Committee reviewed Variance application 25PLN-0036 at their regular meeting on January 27, 2026.
3. The project is consistent with the applicable sections and development standards in the Development Code.
4. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Development Code and the Municipal Code.
5. The proposed project is consistent with the general plan and any applicable specific plan.

6. The proposed project is allowed within the applicable zone and complies with all other applicable provisions of this development code and the Municipal Code; and
7. There are special circumstances applicable to the property, including location, shape, size, surroundings, and topography, such as the interior curve of the subject property, so that the strict application of this development code deprives the property of privileges enjoyed by other property in the vicinity and within the same zone;
8. The approval of the variance or minor variance includes conditions of approval as necessary to ensure that the adjustment granted does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zone; and
9. The granting of the application will not authorize an activity or use which is not otherwise expressly authorized by the zone governing the parcel of property for which the application is made.
10. The Development Review Committee 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 a Class 5 Categorical Exemption (Section 15305 - Minor Alterations in Land Use Limitations) 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.

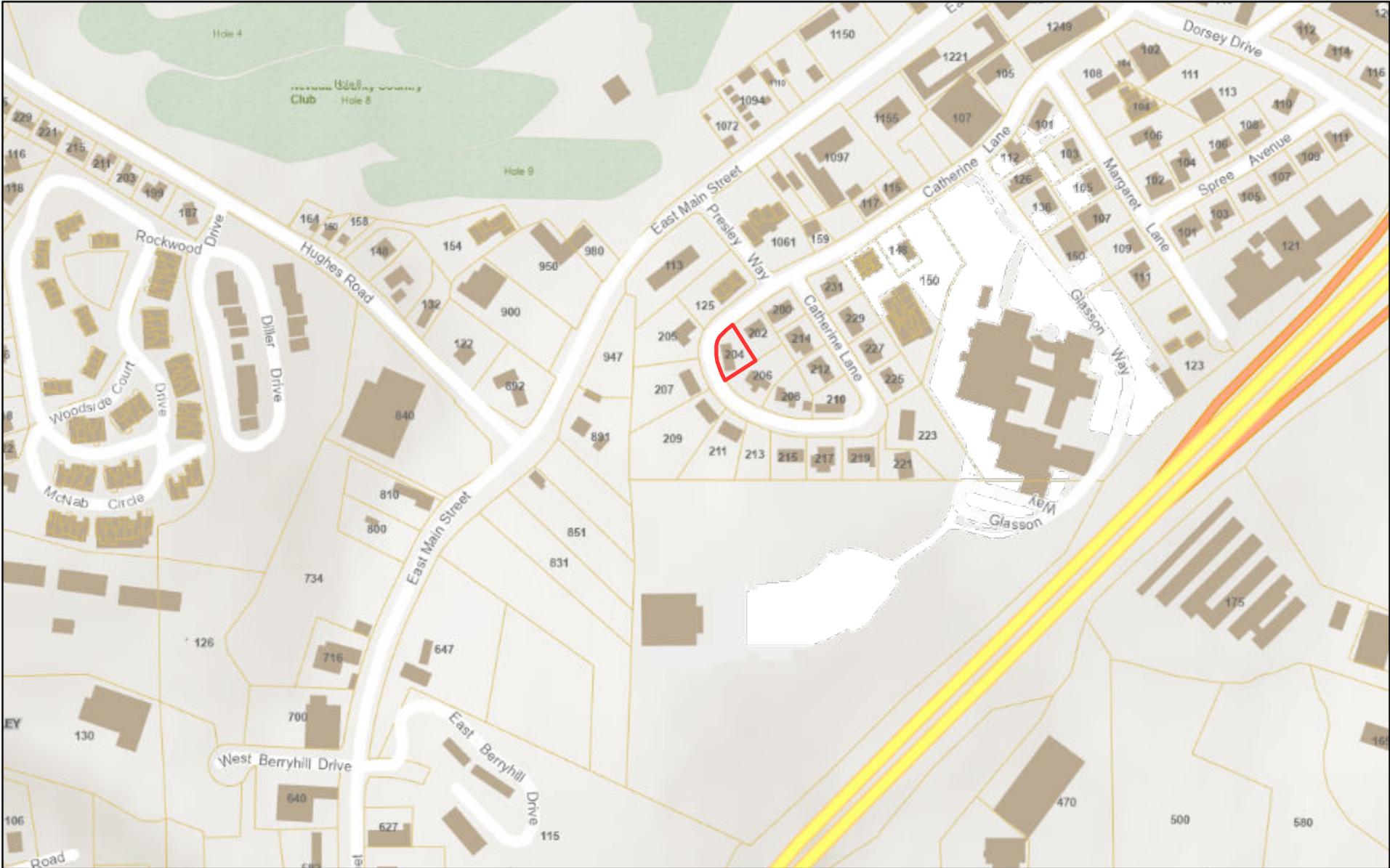
ATTACHMENTS

1. Vicinity Map
2. Aerial Map
3. Universal Application
4. Site Plan
5. Spring Hill Village – Recorded Subdivision Map
6. Sight Distance Exhibit
7. Project Description
8. Draft Conditions of Approval

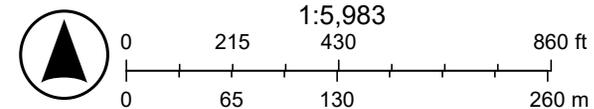
204 Catherine Lane

ATTACHMENT 1

Item # 4.



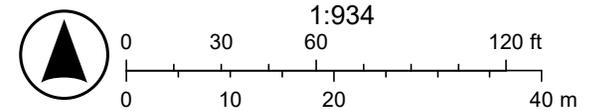
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Nevada County GIS



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CITY OF GRASS VALLEY
 Community Development Department
 125 E. Main Street
 Grass Valley, California 95945
 (530) 274-4330
 (530) 274-4399 fax

UNIVERSAL PLANNING APPLICATION



Item # 4.

Application Types

Administrative

- Limited Term Permit \$757.00
- Zoning Interpretation \$243.00

Development Review

- Minor Development Review – under 10,000 sq. ft. \$1,966.00
- Major Development Review – over 10,000 sq. ft. \$3,571.00
- Conceptual Review - Minor \$497.00
- Conceptual Review – Major \$847.00
- Plan Revisions – Staff Review \$342.00
- Plan Revisions – DRC / PC Review \$901.00
- Extensions of Time – Staff Review \$306.00
- Extensions of Time – DRC / PC Review \$658.00

Entitlements

- Annexation \$8,505.00 (deposit) + \$20.00 per acre
- Condominium Conversion \$5,339.00 (deposit) + \$25 / unit or \$25 / 1,000 sf com.
- Development Agreement – New \$20,023.00 (deposit) + cost of staff time & consultant minimum \$300
- Development Agreement – Revision \$7,486.00 + cost of staff time & consultant minimum \$300
- General Plan Amendment \$8,000.00
- Planned Unit Development \$8,839.00 + \$100.00 /unit and / or \$100 / 1,000 sf floor area
- Specific Plan Review - New Actual costs - \$18,399.00 (deposit) (+ consultant min. \$300)
- Specific Plan Review - Amendments / Revisions Actual costs - \$7,576.00 (deposit) (+ consultant min. \$300)
- Zoning Text Amendment \$3,364.00
- Zoning Map Amendment \$5,501.00
- Easements (covenants & releases) \$1,794.00

Environmental

- Environmental Review – Initial Study \$1,858.00
- Environmental Review – EIR Preparation Actual costs - \$34,274.00 (deposit)
- Environmental Review - Notice of Determination \$162.00 (+ Dept. of Fish and Game Fees)

- Environmental Review - Notice of Exemption \$162.00 (+ County Filing Fee)

Sign Reviews

- Minor – DRC, Historic District, Monument Signs or other districts having specific design criteria \$330.00
- Major – Master Sign Programs \$1,407.00
- Exception to Sign Ordinance \$1,046.00

Subdivisions

- Tentative Map (4 or fewer lots) \$3,788.00
- Tentative Map (5 to 10 lots) \$5,267.00
- Tentative Map (11 to 25 lots) \$7,053.00
- Tentative Map (26 to 50 lots) \$9,668.00
- Tentative Map (51 lots or more) \$14,151.00
- Minor Amendment to Approved Map (staff) \$1,208.00
- Major Amendment to Approved Map (Public Hearing) \$2,642.00
- Reversion to Acreage \$829.00
- Tentative Map Extensions \$1,136.00
- Tentative Map - Lot Line Adjustments/Merger \$1,325.00

Use Permits

- Minor Use Permit - Staff Review \$562.00
- Major Use Permit - Planning Commission Review \$3,292.00

Variances

- Minor Variance - Staff Review \$562.00
- Major Variance - Planning Commission Review \$2,200.00

Application	Fee
Total*:	\$

**Additional fees may be assessed by Nevada County Environmental Health and/or NSAQMD for services rendered for application review.*

Below is the Universal Planning Application form and instructions for submitting a complete planning application. In addition to the Universal Planning Application form, a project specific checklist shall be submitted. All forms and submittal requirements must be completely filled out and submitted with any necessary supporting information.

Upon receipt of the completed forms, site plan/maps, and filing fees, the Community Development Department will determine the completeness of the application. This review will be completed as soon as possible, but within thirty (30) days of the submittal of the application. If the application is determined to be complete, the City will begin environmental review, circulate the project for review by agencies and staff, and then schedule the application for a hearing before the Planning Commission.

If sufficient information has not been submitted to adequately process your application, you will receive a notice that your application is incomplete along with instructions on how to complete the application. Once the City receives the additional information or revised application, the thirty (30) day review period will begin again.

Since the information contained in your application is used to evaluate the project and in the preparation of the staff report, it is important that you provide complete and accurate information. Please review and respond to each question. If a response is not applicable, N/A should be used in the space provided. Failure to provide adequate information could delay the processing of your application.

Additional information may be obtained at www.cityofgrassvalley.com regarding the 2020 General Plan and Zoning. You may also contact the Community Development Department for assistance.

ADVISORY RE: FISH AND GAME FEE REQUIREMENT

Permit applicants are advised that pursuant to Section 711.4 of the Fish and Game Code a fee of **\$3,445.25** for an Environmental Impact Report and **\$2,480.25** for a Negative Declaration* shall be paid to the County Recorder at the time of recording the Notice of Determination for this project. This fee is required for Notices of Determination recorded after January 1, 1991. A Notice of Determination cannot be filed and any approval of the project shall not be operative, vested, or final until the required fee is paid. This shall mean that building, public works and other development permits cannot be approved until this fee is paid. These fees are accurate at the time of printing, but **increase the subsequent January 1st** of each year.

This fee is not a Grass Valley fee; it is required to be collected by the County pursuant to State law for transmission to the Department of Fish and Game. This fee was enacted by the State Legislature in September 1990, to be effective January 1, 1991.

*If the City finds that the project will not have an impact on wildlife resources, through a De Minimis Impact Finding, the City will issue certificate of fee exemption. Therefore, this fee will not be required to be paid at the time an applicant files the Notice of Determination with the County Recorder. The County's posting and filing fees will still be required.

4. **Cortese List:** Is the proposed property located on a site which is included on the Hazardous Waste and Substances List (Cortese List)? Y _____ N

The Cortese List is available for review at the Community Development Department counter. If the property is on the List, please contact the Planning Division to determine appropriate notification procedures prior to submitting your application for processing (Government Code Section 65962.5).

5. **Indemnification:** The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorney's fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this permit, or the activities conducted pursuant to this permit. Accordingly, to the fullest extent permitted by law, the applicant shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney's fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this permit, or the activities conducted pursuant to this permit. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

6. **Appeal:** Permits shall not be issued until such time as the appeal period has lapsed. A determination or final action shall become effective on the 16th day following the date by the appropriate review authority, where no appeal of the review authority's action has been filed in compliance with Chapter 17.91 of the City's Development Code.

The 15-day period (also known as the "appeal" period in compliance with Chapter 17.91) begins the first full day after the date of decision that the City Hall is open for business, and extends to the close of business (5:00 p.m.) on the 15th day, or the very next day that the City Hall is open for business.

I hereby certify, to the best of my knowledge, that the above statements are correct.

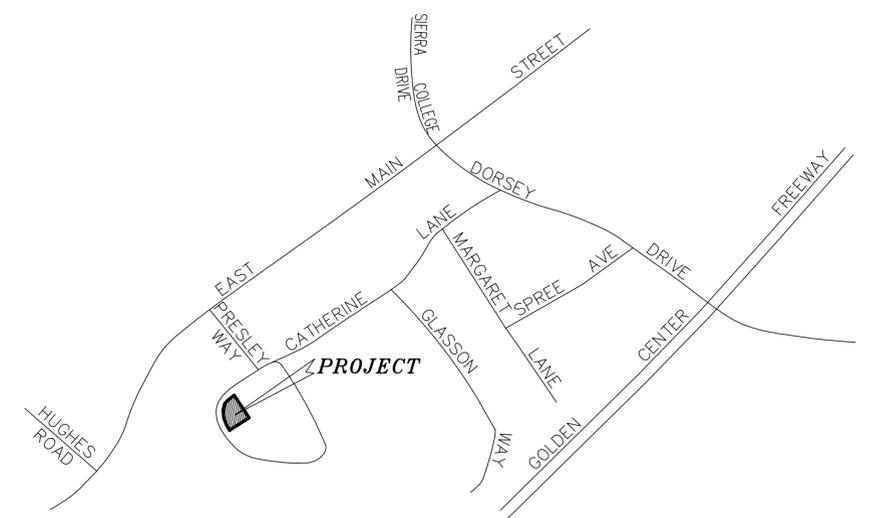
Property Owner/*Representative Signature: Ernest B. [Signature]

**Property owner must provide a consent letter allowing representative to sign on their behalf.*

Applicant Signature: _____

--OFFICE USE ONLY--	
Application No.:	Date Filed:
Fees Paid by:	Amount Paid:
Other Related Application(s):	

ATTACHMENT 4 - SITE PLAN



LOCATION MAP

IMPERVIOUS SURFACE COVERAGE

035-370-033	-	9,653 SF	(0.22 Ac.)
EXISTING:		2,896 SF	(30.0%)
PROPOSED:		3,348 SF	(34.7%)



SETBACK VARIANCE EXHIBIT
 FOR
ERNIE OLSEN
 BEING
LOT 7, BLOCK G, SPRING HILL VILLAGE #1
 WITHIN THE INCORPORATED TERRITORY OF
GRASS VALLEY, CALIFORNIA
 SCALE: 1" = 20' AUGUST, 2025
NEVADA CITY ENGINEERING, INC.
 505 COYOTE STREET * P.O. BOX 1437 * NEVADA CITY * CALIFORNIA

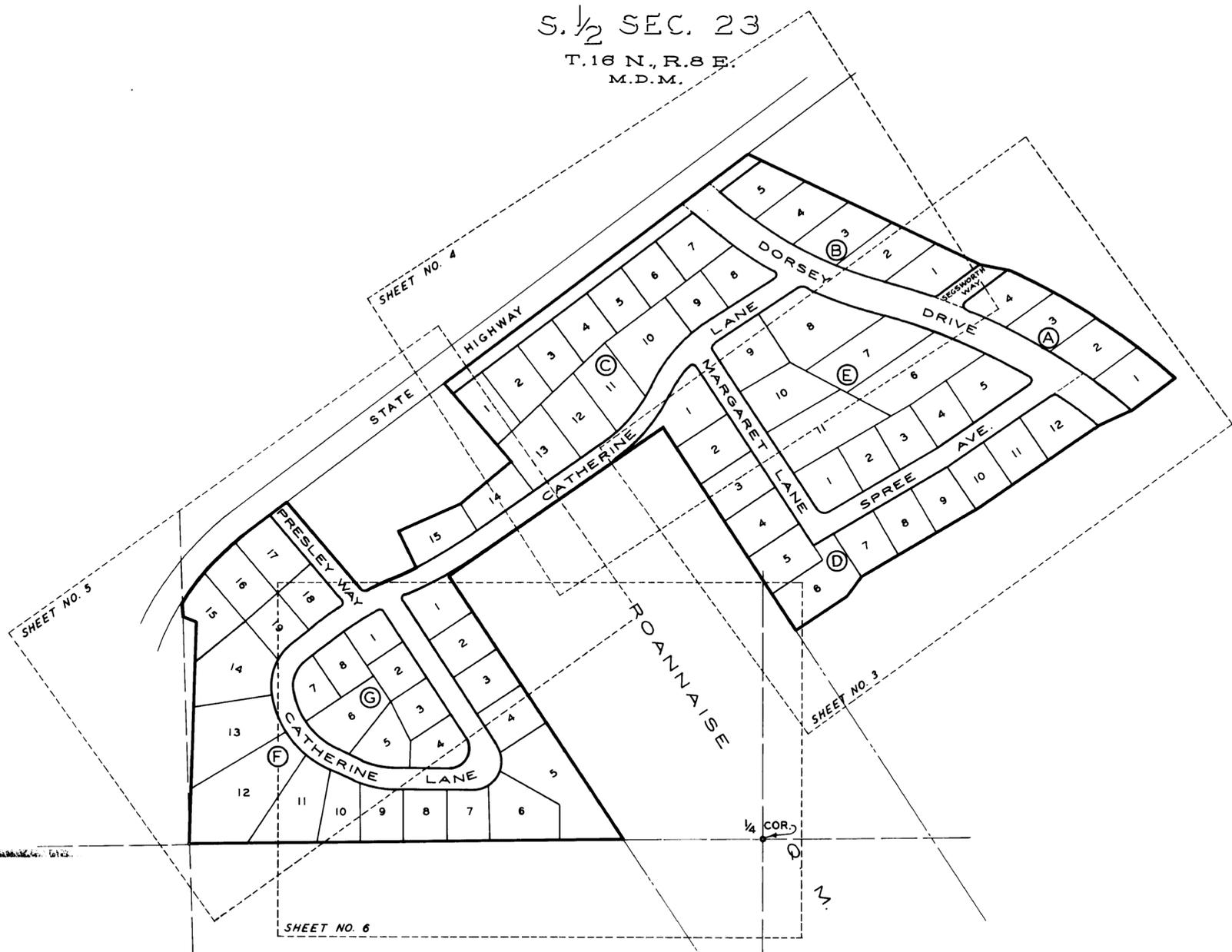
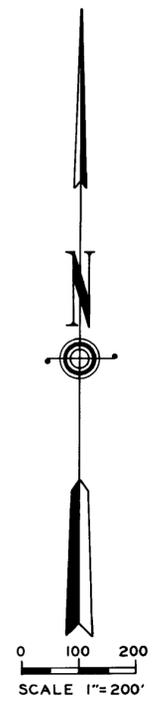
SPRING HILL VILLAGE

— SUBDIVISION NO. 1 —

NEVADA COUNTY — CALIFORNIA

T.H. MCGUIRE & SON SURVEYORS APRIL 1949

S. 1/2 SEC. 23
T. 18 N., R. 8 E.
M.D.M.



2423

Map No. 94

*45
John E. Nettell*

9/1-6

2423



SHEET NO. 1 OF SIX SHEETS

SHEET NO. 6

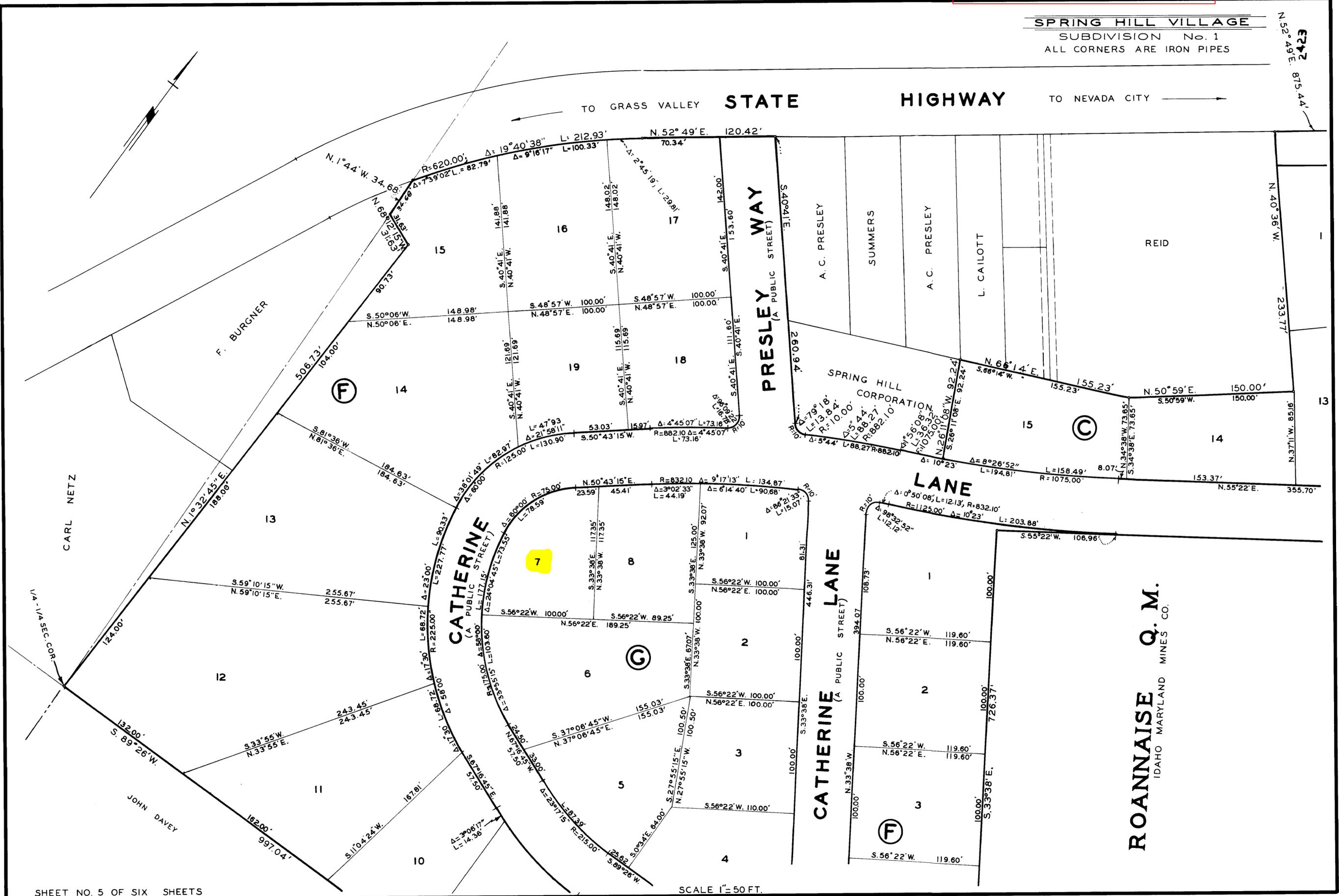
map 94

SPRING HILL VILLAGE
SUBDIVISION No. 1
ALL CORNERS ARE IRON PIPES

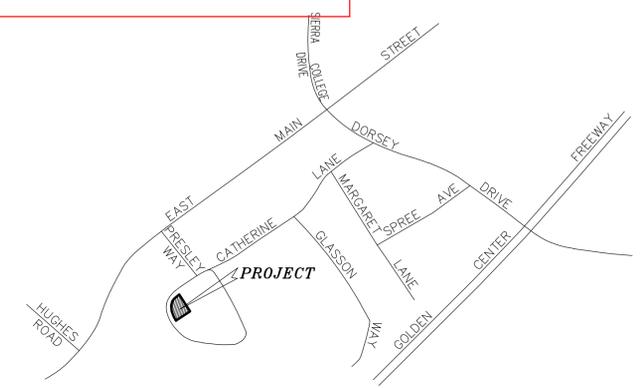
TO GRASS VALLEY STATE HIGHWAY TO NEVADA CITY

N. 52° 49' E. 875.44'

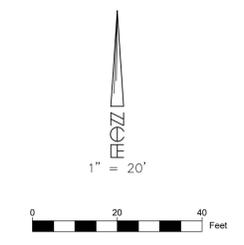
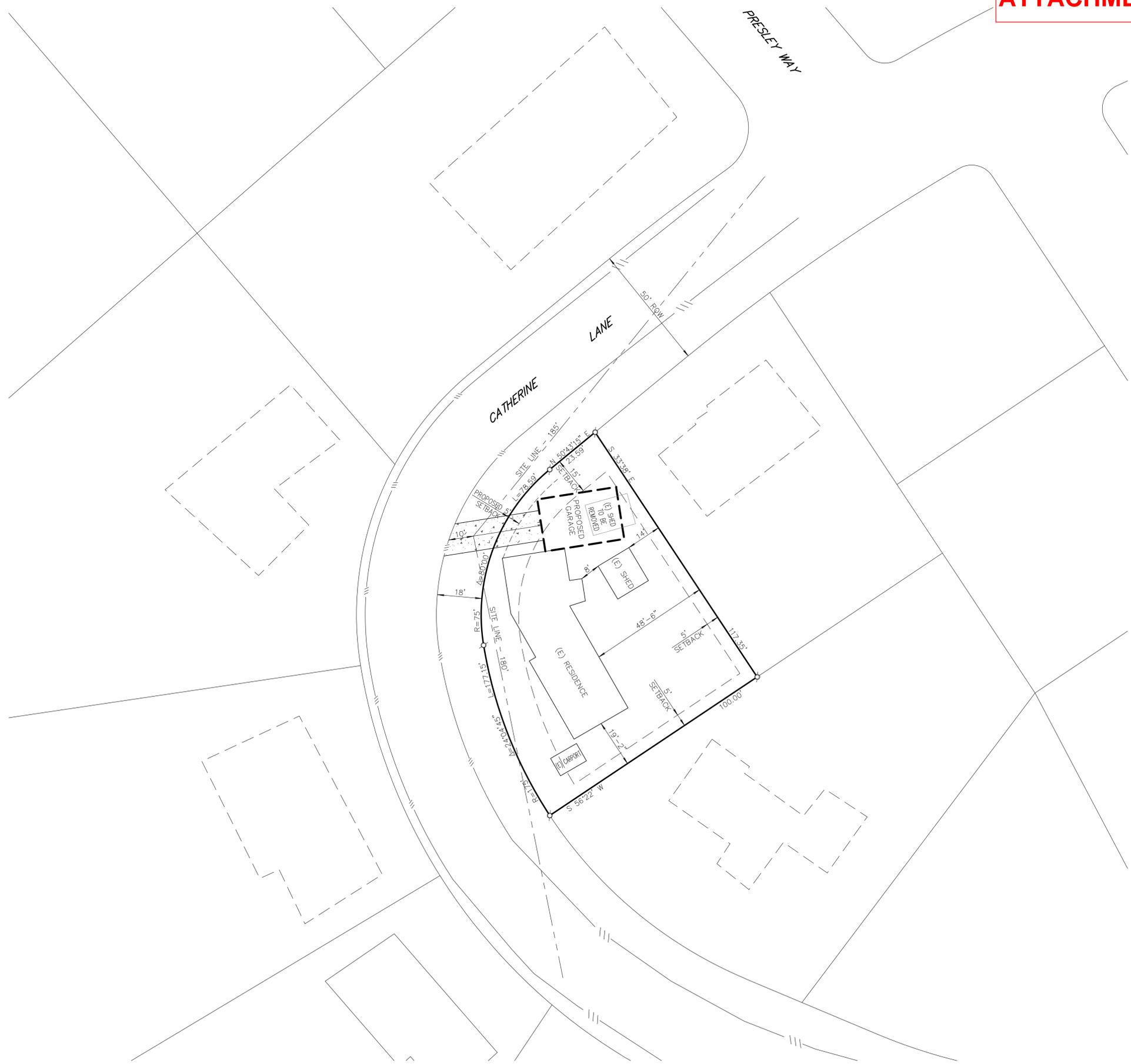
Sub 1
13 74
S.C.



ATTACHMENT 6 - SITE EXHIBIT



LOCATION MAP



SIGHT DISTANCE EXHIBIT
 FOR
ERNIE OLSEN
 BEING
LOT 7, BLOCK G, SPRING HILL VILLAGE #1
 WITHIN THE INCORPORATED TERRITORY OF
GRASS VALLEY, CALIFORNIA
 SCALE: 1" = 20' AUGUST, 2025
NEVADA CITY ENGINEERING, INC.
 505 COYOTE STREET * P.O. BOX 1437 * NEVADA CITY * CALIFORNIA

NEVADA CITY ENGINEERING, INC.

505 COYOTE STREET, SUITE B • P.O. BOX 1437

NEVADA CITY, CALIFORNIA 95959 • TELEPHONE (530) 265-6911 • FAX (530) 265-8058

Engineering • Surveying • Planning

Olsen Setback Variance

PROJECT DESCRIPTION

This application is for a Variance to the front setback for property located at 204 Catherine Lane. This property is zoned R-1 and has a General Plan Designation of ULD.

The R-1 zoning district has a front setback of 15 feet for the building façade, and the garage must be located 5 feet back from the façade of the house.

The frontage of this lot along Catherine Lane is nearly all on a curved portion of the Right-of-Way which makes it difficult to locate a garage meeting the required setback of 15 feet. The further development of the lot is also complicated by the location of the existing residence which was constructed in the early 1950's and is located approximately 5 feet from the front property line at the northwesterly corner.

This application is seeking a variance to the front setback to allow for a 5-foot setback which would allow for the construction of the proposed garage. The front of the garage would be setback approximately 17.5 feet from the façade of the residence and would meet the side yard setback of 5 feet. The proposed garage will also be setback approximately 30 feet from the edge of pavement for Catherine Lane.

An existing shed in the Northerly portion of the property will be removed to accommodate the construction of the proposed garage.

See the accompanying Setback Variance Exhibit for additional information regarding the project.

Please direct project questions to:

Project Representative:
John E. Baker
Nevada City Engineering, Inc
505 Coyote Street, Suite B
Nevada City, CA 95959
(530) 265-6911
john@nevadacityengineering.com

Property Owner:
Ernie Olsen
204 Catherine Lane
Grass Valley, CA 95945
(530) 277-7089
ernieolsen@sbcglobal.net



ATTACHMENT 7 - PAGE 1

FINAL CONDITIONS OF APPROVAL

Application Number: 25PLN-0036
Prepared by: Vanessa Franken, Associate Planner
Applicant: Ernie Olsen, (Owner/Applicant).
 John Baker, Nevada City Engineering (Representative).
Location/APNs: 204 Catherine Lane (APN: 035-370-023).

STANDARD CONDITIONS

1. The approval date for Planning Commission review of the proposed project is 2/17/2026, with an effective date of, 3/5/2026, pursuant to [Section 17.74.020 – Effective Date of Permit](#). This project is approved for a period of twelve-months and shall expire on 2/17/2027, 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.
2. The final design shall be consistent with the Development Review application, plans provided by the applicant, and as approved by City Council, 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. Prior to any work occurring, building permits shall be obtained from the Community Development Department, Building Division. All new construction requires building permits and shall conform to the most current Building Code requirements at time of building permit submittal.

PLANNING DIVISION

1. The new street facing façade of the proposed garage is required to have a façade width that shall not exceed twenty-five feet, per [Section 17.44.020.F.2.e – Accessory Structures and Uses](#).

2. The height of the proposed attached garage is subject to that of the single-family residential zone, not to exceed a maximum height of 35-feet, per Section 17.44.020 – Accessory Structures.
3. The proposed garage shall be designed to be in substantial visual conformance with the existing residence. To include compatibility in roof form, scale, massing, and exterior materials. The garage shall be architecturally subordinate to the primary residence. To be reviewed at time of building permit application.
4. The proposed garage is required to be attached to the primary residence, to be reviewed at time of building permit application.
5. The existing driveway associated with “Shed to be Removed”, along northerly corner of the property, shall be landscaped (lawn, grass, or acceptable plantings) upon removal of shed. An inspection of completed landscape will be required at time of final inspection for the garage.

ENGINEERING DIVISION

1. No fencing or greenery shall exceed a height of 36-inches in the front. A 10-foot setback from the property line, adjacent to the garage being worked on, is required; to include, a 10-foot setback from around the property line curve for an additional 40-feet from the center of the driveway, as sight distance is based on an eye height of 3-feet 5-inches.
2. The new driveway to the garage is required to be concrete or asphalt, gravel driveways are no longer accepted due to gravel/dirt tracking onto City streets.



**PLANNING
COMMISSION
STAFF REPORT
March 17, 2026**

PROJECT SUMMARY

Application Number: 25PLN-0042
Subject: Sutton Cinema Theatre – Sign Exception
Applicant: Brian and Katherine Young (Business Owners and Operators)
Location/APNs: 399 Sutton Way, Grass Valley, CA 95945 (APN: 035-480-016), located in the Brunswick Shopping Center. Roughly 600-feet southeast of the Glenbrook shopping plaza that is east of State Highway 49.
Current Zoning/General Plan: Central Business District (C-2) / Commercial (C)
Entitlements: Exception to Sign Ordinance/ “Sign Exception”
Environmental Status: Exemption Class 1, Section 15301.a, Existing Facilities
Prepared by: Vanessa Franken, Associate Planner

RECOMMENDATION

1. That the Planning Commission approve the Sign Exception application (25PLN-0042), which includes the following actions:
 - a. Determine the Sign Exception project Categorical Exempt, pursuant to Section 15301.a, 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 11, for approval of the project/ Sign Exception as presented in the Staff Report; and,
 - c. Approve the Sign Exception application, which includes the request for the addition of a digital display showtime marquee, in accordance with the Conditions of Approval as presented in the Staff Report.

BACKGROUND

The project parcel is zoned as Central Business District (C-2). 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. Per [Section 17.38.050.10 – Prohibited Signs](#), “Internally illuminated signs, except where authorized by a sign exception permit, and determined by the review authority to constitute a design element that is integrated with and enhances building architecture”. An Exception to the Sign Ordinance application is required due to the sign being LED illuminated. Pursuant to Table 3 - 9, a sign exception permit may be granted by the planning commission, with a recommendation by the Development Review Committee, when a sign “exceeds standards specified in the sign ordinance.”

The project parcel is 4.23-acres in size. The subject property is currently developed with an existing parking lot and two buildings, one building has multiple business tenants; pet store, restaurant, and adoption agency. The project building hosts Sutton Cinema theatre and FREED Center for Independent Living. Primary access to the business from Sutton Way, at the southwestern driveway. Glenbrook Shopping Center is located roughly 600-feet northeast the site.

Immediate neighbors to the project property are described below.

Surrounding Land Uses:

- North: Tri-Counties Bank
 - Zoned Central Business District (C-2) with a General Plan designation of Commercial (C).
- South: PG&E Electricity Substation
 - Zoned Central Business District (C-2) with a General Plan designation of Commercial (C).
- East: Wells Fargo Bank
 - Zoned Central Business District (C-2) with a General Plan designation of Commercial (C).
- West: Owens Shopping Plaza; hair salon, Old Republic Title company, and insurance services.
 - Zoned Central Business District (C-2) with a General Plan designation of Commercial (C).

PROJECT PROPOSAL

The project consists of a Sign Exception application that details a request to add a digital screen, which will serve as a digital showtime marquee sign, with the intention of advertising more movies to the public. A request for the addition 4.62 SF above the allowed sign area amount for this tenant is requested as part of this Sign Exception proposal.

The digital sign is a more modern approach to the typical showtime marquee and at a more affordable cost. The movie theatre has been experiencing low sales and the hopes of the applicants is to provide an economical sign to advertise a higher quantity of movies to the public. A traditional movie marquee is a great expense.

Existing Sign Area

- Existing Signs:
 1. “Cinema” Sign: 13.5 SF (1.5ft X 9ft)
 2. Movie Posters: 40 SF
 3. Pylon Sign: 116 SF, per sign code, area of double-faced signs are to be calculated from a single face (232 SF existing).
 - Total Sign Area: 169.5 SF
 - Per [Section 17.38.070 – Zone Sign Standards](#), Table 3 – 11 (Maximum Sign Area per Tenant) states: “1 SF. for each linear foot of primary tenant frontage, 0.5 additional SF. for each linear foot of secondary tenant frontage, and the total area of all signs on a primary frontage shall not exceed 100 SF.

- The tenant is allowed to have up to a total of 95 SF of sign area total.
- The existing signs were permitted and approved with Nevada County, the property was annexed in the 1980's into the City of Grass Valley jurisdiction. Existing signage exceeds the allowed amount of sign area, per City of Grass Valley sign regulations.

Proposed Sign Details

- Location: The sign is proposed to be located on an existing wooden beam, directly to the right of the existing "Cinema" sign at the building front.
- Height: The sign is proposed to be mounted at roughly 9-feet on the mentioned beam. The height from ground level to bottom of beam is 8-feet and 3-inches.
 - The sign weighs 20-pounds.
- Mounting: The sign is pole mounted with metal brackets, a building permit is required.
- Materials: The digital sign is a LED sign. The frame of the digital screen is black aluminum metal and the screen features a 6mm pixel pitch and 160x64 resolution.
 - Offering a viewing distance of 19 feet. Sign is located 63-feet from back of sidewalk.
- Size and Dimensions: The digital LED sign is 40-inches in length (3.3-feet), 17-inches in height (1.4-feet), and less than 3-inches in width.
 - Total sign area of proposed sign is 4.62 SF.
 - Total sign area for the tenant with addition of proposed sign is 174.12 SF. A request for the addition of less than 5 SF is requested as part of this Sign Exception proposal.
- Display: The sign advertisement is intended to be static. Content display in the screen will be showtimes of movies, a white background and black font, per applicant proposal.
 - Transitions are not planned currently, however, a time frame of every 5-minutes for a rotation of movie showtimes would be planned should a rotation of showtimes occur.
 - *Planning Division recommends a black background with white font.*
- Time Operation: The digital sign is proposed to turn on at 8:00 a.m. and turn off at 9:00 p.m., the sign has a built-in timer that will be used.
- Brightness: The digital LED screen offers 4000 candela (CD) at full power, with RGB lamp beads with adjustable brightness.
 - An example of brightness intensity, 4000 CD equates to a stage spotlight.
 - A typical household LED bulb: 50–150 CD
 - A bright flashlight: 1,000–2,000 CD



Proposed Sign Location at Building Frontage

Recommended Brightness

Estimate of brightness levels for the sign during day-light and night-time was conducted. Examples of brightness levels are detailed above. The Planning Division has added a Condition of Approval to request the applicant reduce/increase the brightness levels as seen fit.

The recommended brightness levels are as follows:

- Daytime: 900 CD
 - An illumination level of approximately 900 candela provides sufficient brightness for clear on-site visibility in daylight conditions without producing excessive glare or visual distraction.
- Nighttime: 200 CD
 - An illumination level of approximately 200 candela ensures the display remains legible at night while minimizing glare, light spill, and potential impacts to nearby residential uses.

As mentioned, Planning Division recommends a black background with white font. Although there is no specific municipal code criteria requiring this, the reason for the justification related to brightness. A black background will have black pixels emitting very low light output and only the text will fully illuminated. Whereas, a white background will illuminate the entire sign with a higher intensity of illumination and have a higher potential for glare and spill. Condition of Approval (#1) has been added to allow Planning Division ability to request the brightness of sign, timing of start/end, and timing of showtime transitions to be changed upon request, as appropriately needed.

Landscape and Lighting

No new landscape is proposed, nor to be removed.

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

GENERAL PLAN AND ZONING

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. This designation may be found in a variety of locations, to include the Downtown Central Business District, shopping centers, local/neighborhood locations, highway-oriented locations, or in concentrations along major streets. Commercial (C) relates to the zoning classifications: Business (C-1), Central Business (C-2), Downtown Central Business (C-2-A), and Heavy Commercial (C-3).

The project parcel is zoned as Central Business District (C-2) zone. The intent of the C-2 designation is intended to accommodate and maintain auto-oriented commercial development. The C-2 designation is assigned to commercial areas of the City that do not fall within the Traditional Community development zones.

ENVIRONMENTAL DETERMINATION

The proposed project qualifies for a Categorical Exemption pursuant to Section 15301.a, Class 1, Existing Facilities, of the California Environmental Quality Act (CEQA) and Guidelines. A Class 1 Categorical Exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alternation of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination. The proposed sign is intended to aid customer attention of available movie showtimes and will be mounted to an existing building. The project site is not located within a sensitive environmental area, would not result in cumulative impacts, would not have a significant effect on the environment due to unusual circumstances, and would not impact a scenic highway or historical resource. Therefore, the proposed sign will not result in an expansion of use of the commercial property on which it will be located.

The project was routed to internal Community Development Departments for review, comments received have been incorporated into the project as Conditions of Approval.

FINDINGS

The proposed project meets the required findings of [Section 17.38.030.E – Sign permit Requirements](#) (3 – 9), to include listed standard findings.

1. The Exception to Sign Ordinance application (25PLN-0042) was received by the City on January 26, 2026.
2. The City of Grass Valley Development Review Committee reviewed the Exception to Sign Ordinance application (25PLN-0042) at their regular meeting on March 10, 2026.

3. The City of Grass Valley Planning Commission reviewed the Exception to Sign Ordinance application (25PLN-0042) at their regular meeting on March 17, 2026.
4. The proposed sign complies with the Standards of Section 17.38.070 (zone sign standards) and 17.38.080 (standards for specific sign types), and are of the minimum height and size necessary to enable pedestrians and motorists to readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site.
 - The sign is not used to identify the facility, nor provide an address. The sign is intended as a movie showtime display and is of minimum height/size necessary to convey such details to the public.
5. The placement of the sign on the site is appropriate to its height, whether the sign is a free standing or projecting;
 - The proposed sign is to be located tangent to an existing sign and may be considered appropriate as both signs will be congruent in height with each other.
6. A proposed flush or projecting sign relates to the architectural design of the structure. Signs that cover windows, or that spill over and/or cover architectural features shall be prohibited.
 - The proposed sign may be considered a wall sign due to the location of the sign being a beam and along the building face. The sign will be flush and related to the architectural design of the structure in that the sign is not interrupting any significant architectural related features on the building.
7. The proposed sign does not unreasonably block the sight lines of existing signs on adjacent properties;
 - The sign will not block sight lines or existing signs.
8. The placement and size of the sign will not impair pedestrian or vehicular safety;
 - The sign will not impair pedestrian/vehicular safety due to the location being on a wall and the brightness being controlled at an appropriate level.
9. The design, height, location, and size of the sign is visually complementary and compatible with the scale, and architectural style of the primary structures on the site, any prominent natural features on the site, and structures and prominent natural features on adjacent properties on the same street; and
 - The proposed sign is compatible with the scale and architectural character of the existing cinema building, as it is integrated within the existing façade beneath the overhang and aligned with the building's horizontal elements. The sign's size, placement, and subdued design ensure it remains proportionate to the structure and does not detract from adjacent properties or nearby natural features along the corridor.

10. The proposed sign is in substantial compliance with the design criteria in Subsection 17.38.060.F (sign design criteria and guidelines), below and the City's design guidelines.

- All design criteria from Chapter 17.38 – Sign complies with sign size standards. This application is required due to the sign being digital/illuminated, which is not inherently allowed by right, but may be granted through the sign exception process.

11. 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.a, Existing Facilities) in accordance with the California Environmental Quality Act and CEQA Guidelines.

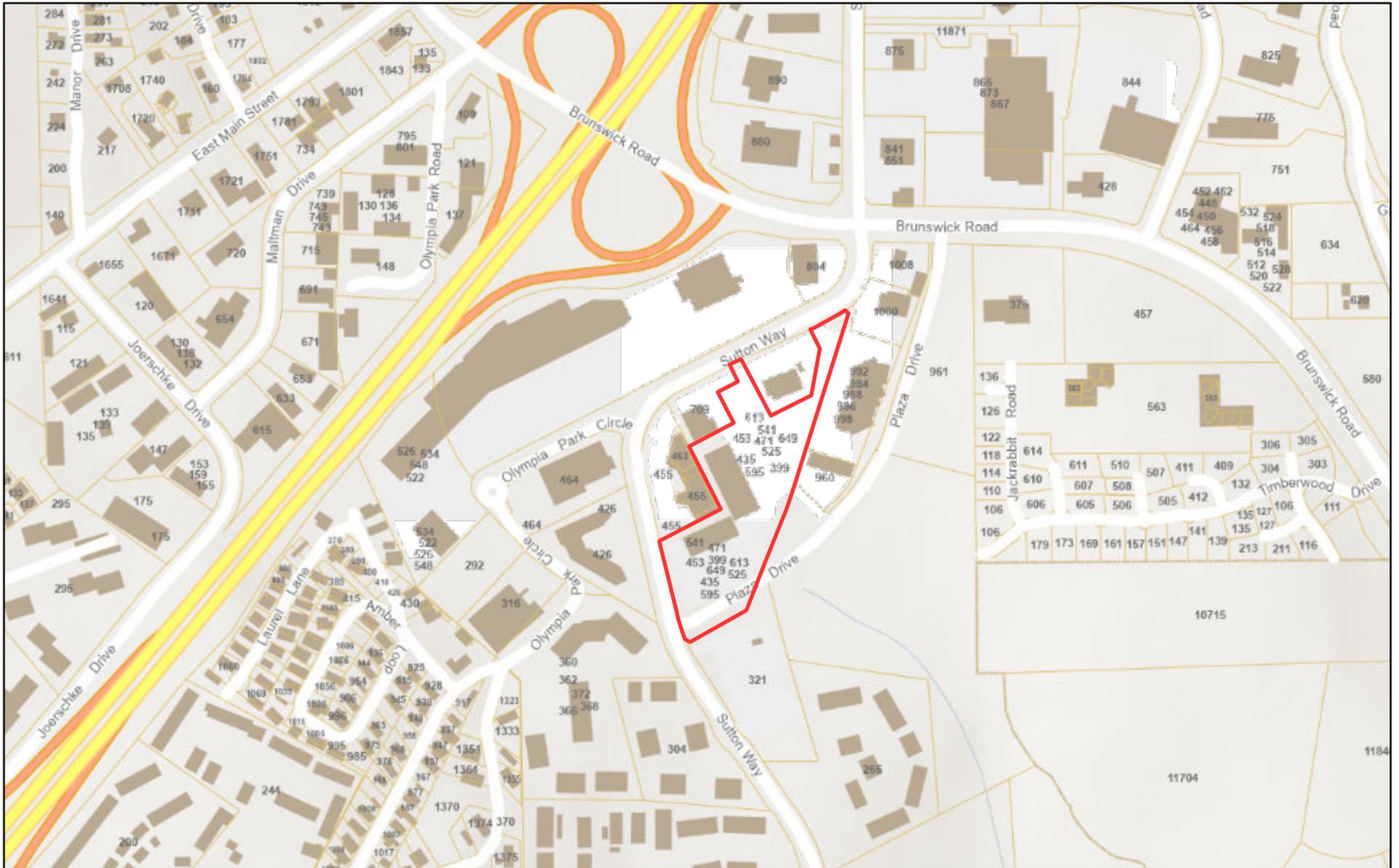
ATTACHMENTS

1. Vicinity Map
2. Aerial Map
3. Universal Application
4. Existing Building Face
5. Proposed Sign Location
6. Proposed Sign Details
7. Final Conditions of Approval

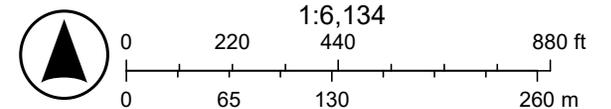
Sutton Cinemas Project Site

ATTACHMENT 1

Item # 5.



2/26/2026, 1:10:39 PM

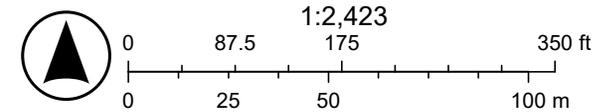


Nevada County GIS

Sutton Cinemas Project Site



2/26/2026, 1:11:10 PM



**UNIVERSAL PLANNING
 APPLICATION**



Application Types

Administrative

- Limited Term Permit
\$780.00
- Zoning Interpretation
\$250.00

Development Review

- Minor Development Review – under 10,000 sq. ft.
\$2,030.00
- Major Development Review – over 10,000 sq. ft.
\$3,685.00
- Conceptual Review - Minor
\$500.00
- Conceptual Review – Major
\$875.00
- Plan Revisions – Staff Review
\$350.00
- Plan Revisions – DRC / PC Review
\$930.00
- Extensions of Time – Staff Review
\$315.00
- Extensions of Time – DRC / PC Review
\$680.00

Entitlements

- Annexation
\$8,785.00 (deposit) + \$20.00 per acre
- Condominium Conversion
\$5,339.00 (deposit) + \$25 / unit or \$25 / 1,000 sf com.
- Development Agreement – New
\$20,600.00 (deposit) + cost of staff time & consultant minimum \$300
- Development Agreement – Revision
\$7,700.00 + cost of staff time & consultant minimum \$300
- General Plan Amendment
\$8,260.00
- Planned Unit Development
\$9,130.00 + \$100.00 /unit and / or \$100 / 1,000 sf floor area
- Specific Plan Review - New
Actual costs - \$19,000.00 (deposit) (+ consultant min. \$300)
- Specific Plan Review - Amendments / Revisions
Actual costs - \$7,800.00 (deposit) (+ consultant min. \$300)
- Zoning Text Amendment
\$3,450.00
- Zoning Map Amendment
\$5,600.00
- Easements (covenants & releases)
\$1,850.00

Environmental

- Environmental Review – Initial Study
\$1,900.00
- Environmental Review – EIR Preparation
Actual costs - \$35,000.00 (deposit)
- Environmental Review - Notice of Determination
\$165.00 (+ Dept. of Fish and Game Fees)

- Environmental Review - Notice of Exemption
\$165.00 (+ County Filing Fee)

Sign Reviews

- Minor – DRC, Historic District, Monument Signs or other districts having specific design criteria
\$350.00
- Major – Master Sign Programs
\$1,450.00
- Exception to Sign Ordinance
\$1,080.00

Subdivisions

- Tentative Map (4 or fewer lots)
\$3,900.00 (+100 per lot)
- Tentative Map (5 to 10 lots)
\$5,400.00 (+100 per lot)
- Tentative Map (11 to 25 lots)
\$7,200.00 (+75 per lot)
- Tentative Map (26 to 50 lots)
\$9,900.00 (+50 per lot)
- Tentative Map (51 lots or more)
\$14,600.00 (+40 per lot)
- Minor Amendment to Approved Map (staff)
\$1,240.00
- Major Amendment to Approved Map (Public Hearing) \$2,700.00
- Reversion to Acreage
\$850.00
- Tentative Map Extensions
\$1,170.00
- Tentative Map - Lot Line Adjustments/Merger
\$1,350.00

Use Permits

- Minor Use Permit - Staff Review
\$580.00
- Major Use Permit - Planning Commission Review
\$3,400.00

Variances

- Minor Variance - Staff Review
\$562.00
- Major Variance - Planning Commission Review
\$2,200.00

Application	Fee
<i>Sign review - Minor</i>	<i>350.00</i>
Total*:	\$ <i>350.00</i>

**Additional fees may be assessed by Nevada County Environmental Health and/or NSAQMD for services rendered for application review.*

Below is the Universal Planning Application form and instructions for submitting a complete planning application. In addition to the Universal Planning Application form, a project specific checklist shall be submitted. All forms and submittal requirements must be completely filled out and submitted with any necessary supporting information.

Upon receipt of the **completed forms, site plan/maps, and filing fees**, the Community Development Department will determine the completeness of the application. This review will be completed as soon as possible, but within thirty (30) days of the submittal of the application. If the application is determined to be complete, the City will begin environmental review, circulate the project for review by agencies and staff, and then schedule the application for a hearing before the Planning Commission.

If sufficient information **has not** been submitted to adequately process your application, you will receive a notice that your application is incomplete along with instructions on how to complete the application. Once the City receives the additional information or revised application, the thirty (30) day review period will begin again.

Since the information contained in your application is used to evaluate the project and in the preparation of the staff report, it is important that you provide complete and accurate information. Please review and respond to each question. If a response is not applicable, N/A should be used in the space provided. Failure to provide adequate information could delay the processing of your application.

Additional information may be obtained at www.cityofgrassvalley.com regarding the 2020 General Plan and Zoning. You may also contact the Community Development Department for assistance.

ADVISORY RE: FISH AND GAME FEE REQUIREMENT

Permit applicants are advised that pursuant to Section 711.4 of the Fish and Game Code a fee of **\$3,445.25** for an Environmental Impact Report and **\$2,480.25** for a Negative Declaration* shall be paid to the County Recorder at the time of recording the Notice of Determination for this project. This fee is required for Notices of Determination recorded after January 1, 1991. A Notice of Determination cannot be filed and any approval of the project shall not be operative, vested, or final until the required fee is paid. This shall mean that building, public works and other development permits cannot be approved until this fee is paid. These fees are accurate at the time of printing, but **increase the subsequent January 1st** of each year.

This fee is **not** a Grass Valley fee; it is required to be collected by the County pursuant to State law for transmission to the Department of Fish and Game. This fee was enacted by the State Legislature in September 1990, to be effective January 1, 1991.

*If the City finds that the project will not have an impact on wildlife resources, through a De Minimus Impact Finding, the City will issue certificate of fee exemption. Therefore, this fee will not be required to be paid at the time an applicant files the Notice of Determination with the County Recorder. The County's posting and filing fees will still be required.

4. **Cortese List:** Is the proposed property located on a site which is included on the Hazardous Waste and Substances List (Cortese List)? Y N

The Cortese List is available for review at the Community Development Department counter. If the property is on the List, please contact the Planning Division to determine appropriate notification procedures prior to submitting your application for processing (Government Code Section 65962.5).

5. **Indemnification:** The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorney's fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this permit, or the activities conducted pursuant to this permit. Accordingly, to the fullest extent permitted by law, the applicant shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney's fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this permit, or the activities conducted pursuant to this permit. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

6. **Appeal:** Permits shall not be issued until such time as the appeal period has lapsed. A determination or final action shall become effective on the 16th day following the date by the appropriate review authority, where no appeal of the review authority's action has been filed in compliance with Chapter 17.91 of the City's Development Code.

The 15-day period (also known as the "appeal" period in compliance with Chapter 17.91) begins the first full day after the date of decision that the City Hall is open for business, and extends to the close of business (5:00 p.m.) on the 15th day, or the very next day that the City Hall is open for business.

I hereby certify, to the best of my knowledge, that the above statements are correct.

Property Owner/*Representative Signature: _____

**Property owner must provide a consent letter allowing representative to sign on their behalf.*

Applicant Signature: *Ben Gray*

--OFFICE USE ONLY--	
Application No.:	Date Filed:
Fees Paid by:	Amount Paid:
Other Related Application(s):	



Existing Building Face



Proposed Sign Location at Building Frontage

Proposed Sign Details

Sign Dimensions and Mounting Equipment

LED DIGITAL SIGN DETAILS

17 INCH

40 INCH

WALL MOUNT
INSTALL PENDANT

HANGING
INSTALL PENDANT

US PLUG

U-DISK

REPLACEABLE
SIGNAL WIRE

LED SIGN MANUAL

CMEIXINOR LED SIGN
MANUAL

[Click to see full view](#)

Option 1 – White Background with Black Text



Option 2 – White Background with Black Text



Details

Size: **P6 40x17 inch**

P6 40x17 inch	P10 40x8 inch
\$398.69	\$132.89

Brand	CMEIXINOR
Size	P6 40x17 inch
Color	Full Color
Material	Aluminum
Mounting Type	Pole Mount
Item Weight	9.07 Kilograms
Light Type	LED
Orientation	Landscape
Recommended Uses For Product	Bar, Indoor, Office, Outdoor, Promotional, Retail
Product Dimensions	39.37"L x 16.81"W

About this Item

- **Multiple Displays:** The P6 full color LED sign features a 6mm pixel pitch and 160x64 resolution, offering an optimal viewing distance of 19 feet with a 140° horizontal and vertical viewing angle. It can display text, dates, times, tables, and countdowns, as well as images and video ads to attract consumers (Video Resolution is Less than 720P)
- **Wi-Fi Control:** Simply download the programming software to your phone or computer and connect to the LED display's built-in WiFi within 30 feet. You can schedule content to play at specific times, dates, or days of the week, and customize the duration and frequency of each display
- **Indoor & Outdoor Use:** Boasting 4000CD RGB lamp beads with adjustable brightness and IP65 waterproofing, this programmable led sign delivers vivid visuals. Ideal for both indoor and outdoor use, it shines in any weather, attracting more consumers
- **Customizable Sign:** With multiple editing modes, vibrant colors, and customizable borders, this LED billboard offers endless design possibilities to suit any setting. Ideal for retail stores, restaurants, shops, hotels, bars, and message boards, it ensures versatility for diverse audiences
- **Trusted Support:** Each LED Signage comes with a USB drive containing detailed video tutorials and a paper manual for your convenience. If you encounter any issues, simply provide a description, photo, or video for faster assistance. We offer free replacement parts within 2 years



FINAL CONDITIONS OF APPROVAL

Application Number: 25PLN-0042
Applicant: Brian and Katherine Young (Business Owners and Operators)
Location/APNs: 399 Sutton Way, Grass Valley, CA 95945 (APN: 035-480-016)
Prepared by: Vanessa Franken, Associate Planner

STANDARD CONDITIONS

1. The approval date for Planning Commission review of the proposed project is 3/17/2026, with an effective date of 04/02/2026, pursuant to [Section 17.74.020 – Effective Date of Permit](#). This project is approved for a period of one year and shall expire on 3/17/2027, 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.
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 the sign.

PLANNING DIVISION

1. The Planning Division reserves the right to request that brightness levels/sign hours of operation of the digital sign be changed as seen fit; due to day light savings, complaints, for suitable brightness levels, etc.
2. The sign shall comply with all applicable requirements of [Chapter 17.38 – Signs](#).

3. The LED/digital sign screen shall be able to have a white background during the day (8am til sunset) and is required to have a black background at night (after sunset).
4. The LED/digital sign is required to be removed is the Sutton Cinemas tenant were to ever leave or vacate the subject property. The sign shall not be used with any other tenant.
5. The LED/digital sign shall only be on during operating hours of the movie theatre.
6. The LED/digital sign shall have no blinking, flashing, or animated images.



**PLANNING
COMMISSION
STAFF REPORT
March 17, 2026**

PROJECT SUMMARY

Application Number: 26PLN-0009

Subject: An Ordinance of the City Council of the City of Grass Valley adding section 17.74.060(A.5.) Of chapter 17.74 and section 17.81.130 (C.) of Chapter 17.81, Title 17 of the Grass Valley Municipal Code regarding tolling provisions for development entitlements and tentative maps

Location/APNs: Citywide

Environmental Status: Not a Project under CEQA pursuant to CEQA Guidelines §15378

Prepared by: Amy Wolfson, City Planner

RECOMMENDATION:

1. That the Planning Commission recommend that the City Council adopt Ordinance No. 841 to add a tolling provision for land use entitlements during instances of legal challenge, and includes the following actions:
 - a. Find that the adoption of an ordinance to toll entitlement approvals during instances of legal challenge is not a “project” as defined in the California Environmental Quality Act pursuant to CEQA Guidelines §15378; and
 - b. Adopt the Findings of Fact “1 through 8” for approval of the Zoning Text Amendment as presented in the Staff Report; and,
 - c. Approve the Zoning Text Amendment, Ordinance No. XXX, to allow a tolling provision for development entitlement and tentative map approvals in instances of legal challenge; and

BACKGROUND:

In September 2024, staff brought the Dorsey Marketplace Supplemental Final Environmental Impact Report (SFEIR) to Council to take action on the entirety of the EIR prepared for the project. The SFEIR was required after a legal challenge was filed and the appeals court determined that the City failed to analyze the impact of traffic generated

by the Project and its potential to exacerbate health risks for future Project residents and occupants. The Project and the initial EIR were approved by City Council at their regular meeting held on April 28, 2020. The aforementioned legal challenge of that approval was filed shortly thereafter, and the judge required the additional analysis mentioned above. The time between the initial entitlement approval and the dismissal of the legal challenge was almost three and a half years. Development entitlements have a standard one-year expiration unless conditioned otherwise and tentative maps have a standard three-year expiration timeframe. While the applicant could technically have pulled permits, it is generally ill-advised during instances of pending litigation given the uncertainty of the outcome and the financial burdens that come with exercising an entitlement. Once legal staff determined that the litigation did not automatically toll the entitlements, Planning staff were asked to prepare an ordinance that would toll such entitlement approvals only during instances of legal challenge, for the rare occasions that legal challenges occur on approved projects in the future. The proposed ordinance language does not have any effect on the previously approved Dorsey Marketplace proposal, which is currently being re-processed. If adopted, the ordinance will only impact future projects.

ORDINANCE

The proposed Ordinance seeks to increase the initial time period within which a permit must be exercised, going from twelve months to twenty-four months. It also aims to add tolling language to development entitlements, such as Development Review Permits, Use Permits, and Variances, as well as to Tentative Map entitlements, in Section 17.74.060 and 17.81.130, respectively. Entitlement tolling would automatically occur for the duration of time a project is under legal challenge. Both sections would be revised to include tolling language to an approved entitlement project or tentative subdivision map that “is the subject of a lawsuit pending in a court of competent jurisdiction, during which time [the project] shall be tolled, and not expire.”

Staff is also taking the opportunity to fix a couple typos in these code sections, one of which is an inconsistent section sequencing typo, and one is a misspelled “siz” instead of “six.”

General Plan Consistency: The Grass Valley 2020 General Plan is a plan for growth and development. The added language for tolling provisions is consistent with the General Plan because it preserves approved projects that have already been determined to be consistent with its goals and policies. It also promotes fair and transparent governance, ensuring due process afforded to a citizen’s right to legal challenge of a project, in balance with a developer’s right to preserve entitlements approved by the City during delays that are outside of an applicant’s control.

Development Code Consistency: The proposed zoning text amendment is consistent with the development code, which does not prohibit tolling, and which otherwise acknowledges that certain delays are not in the applicant’s control such as in the granting of time extensions, and are grounds for extending approvals under the Development Code.

ENVIRONMENTAL DETERMINATION

This Ordinance has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the city. City Planning Staff has determined that the adoption and implementation of the Ordinance is exempt from further environmental review under the general rule in California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) that CEQA only applies to projects that have the potential for causing a significant effect on the environment. As a series of text amendments and additions without any physical project being approved, and not involving a commitment to any specific project that may result in a potentially significant physical impact on the environment, it can be seen with certainty that there is no possibility that the ordinance will have a significant effect on the environment. Further, adoption of an ordinance to toll approvals during instances of legal challenge is a policy-level administrative action that does not authorize or approve any specific physical development and therefore does not constitute a “project” under CEQA Guidelines §15378. The City Council concurs in these findings and adopts them as its own. The City Council, therefore, directs that a Notice of Exemption be filed with the County Clerk of the County of Nevada in accordance with CEQA Guidelines.

FINDINGS

The proposed project meets the required findings of Section 17.94.060 – Findings and Decision, for the proposed Zoning Text Amendment

1. That the proposed amendment to allow tolling of development permits and tentative maps is consistent with the General Plan because it supports orderly development, ensures full compliance with environmental review requirements, protects previously approved projects found to be consistent with the General Plan, and promotes fair and transparent governance without increasing development intensity or undermining adopted land use policies; and
2. That the proposed amendment is consistent with the General Plan by preserving approvals already determined to be consistent with its goals and policies; and
3. That the proposed amendment is not detrimental to the public interest of the City because the amendment promotes fairness and predictability in the City’s land use entitlement process by ensuring that entitlements do not expire due to delays caused by judicial review, which is an essential component of public participation and due process; and
4. That the proposed amendment would not be detrimental to the health of the City because tolling avoids pressure to commence construction before health-related issues raised in litigation are fully resolved and because tolling will prevent construction, occupancy or operation of any project during the tolling period; and
5. That the proposed amendment would not be detrimental to safety of the City because all future development will still be required to comply with applicable fire,

building, seismic, and emergency access requirements in effect at the time permits are issued and prevents development from occurring during unresolved legal challenges that may be safety-related in nature; and

6. That the proposed amendment would not be detrimental to the convenience of the City because it promotes efficient use of City resources and reduces administrative burdens on staff, applicants, and the public; and
7. That the proposed amendment would not be detrimental to the welfare of the City because tolling balances the public's right to seek judicial review with the City's interest in implementing adopted land use decisions; and
8. That the proposed amendment is internally consistent with other applicable provisions of the development code, none of which prohibit tolling, and which otherwise acknowledge that certain delays not in the applicant's control may be grounds for the extension of approvals under the Development Code; and

ATTACHMENTS

1. Ordinance No. 841 - Zoning Text Amendment Ordinance for Entitlement Tolling

ORDINANCE NO. XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRASS VALLEY AMENDING SECTION 17.74.060 OF CHAPTER 17.74 AND SECTION 17.81.130 OF CHAPTER 17.81, TITLE 17 OF THE GRASS VALLEY MUNICIPAL CODE REGARDING TOLLING PROVISIONS FOR DEVELOPMENT ENTITLEMENTS AND TENTATIVE MAPS

WHEREAS, the proposed amendment to allow tolling of development permits and tentative maps is consistent with the General Plan because it supports orderly development, ensures full compliance with environmental review requirements, protects previously approved projects found to be consistent with the General Plan, and promotes fair and transparent governance without increasing development intensity or undermining adopted land use policies; and

WHEREAS, the proposed amendment is consistent with the General Plan by preserving approvals already determined to be consistent with its goals and policies; and

WHEREAS, the proposed amendment is not detrimental to the public interest of the City because the amendment promotes fairness and predictability in the City's land use entitlement process by ensuring that entitlements do not expire due to delays caused by judicial review, which is an essential component of public participation and due process; and

WHEREAS, the proposed amendment would not be detrimental to the health of the City because tolling avoids pressure to commence construction before health-related issues raised in litigation are fully resolved and because tolling will prevent construction, occupancy or operation of any project during the tolling period; and

WHEREAS, the proposed amendment would not be detrimental to safety of the City because all future development will still be required to comply with applicable fire, building, seismic, and emergency access requirements in effect at the time permits are issued and prevents development from occurring during unresolved legal challenges that may be safety-related in nature; and

WHEREAS, the proposed amendment would not be detrimental to the convenience of the City because it promotes efficient use of City resources and reduces administrative burdens on staff, applicants, and the public; and

WHEREAS, the proposed amendment would not be detrimental to the welfare of the City because tolling balances the public's right to seek judicial review with the City's interest in implementing adopted land use decisions; and

WHEREAS, the proposed amendment is internally consistent with other applicable provisions of the development code, none of which prohibit tolling, and which otherwise acknowledge that certain delays not in the applicant's control may be grounds for the extension of approvals under the Development Code; and

WHEREAS, the Planning Commission, after considering public comment, held a duly noticed public hearing and reviewed the draft zoning text amendment at its regular meeting held on _____ and voted _____ to recommend adoption by the City Council.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GRASS VALLEY:

SECTION 1. RECITALS. The City Council adopts the recitals above as true and correct findings under Section 17.94.060 of the Grass Valley Municipal Code for Development Code amendments, and incorporates these recitals into this Ordinance.

SECTION 2. CODE AMENDMENT. Section 17.74.060 of Chapter 17.74 of Title 17 of the Grass Valley Municipal Code as follows is hereby amended to read as follows (~~strikeout~~ is used to denote existing text being deleted; underline is used to denote new text being added):

17.74.060 – Time limits and extensions

A. Time Limits.

1. Unless a condition of approval or other provision of this development code establishes a different time limit, any permit or approval not exercised within twenty-four months of approval shall expire and become void, except where an extension of time is approved in compliance with Subsection B., below.
2. The permit shall not be deemed "exercised" until the permittee has received a building permit or has actually commenced the allowed use on the site in compliance with the conditions of approval.
3. After it has been exercised, a planning permit shall remain valid and run with the land in compliance with Section 17.74.040, as long as a building permit is active for the project, and after a final building inspection or certificate of occupancy has been granted.
4. If a project is to be developed in approved phases, each subsequent phase shall be exercised within twelve months from the date that the previous phase was exercised, unless otherwise specified in the permit, or the permit shall expire and become void, except where an extension of time is approved in compliance with Subsection B., below. If the project also involves the approval of a tentative map, the phasing shall be consistent with the tentative map and the permit shall be exercised before the expiration of the tentative map, or the permit shall expire and become void.
5. The period to exercise any permit or approval granted pursuant to this Chapter shall be tolled, and shall not expire, during the time that any or all such approvals are the subject of a lawsuit pending in a court of competent jurisdiction.

F B. Extensions of Time. Upon written request by the applicant, the applicable review authority may extend the time for an approved planning permit to be exercised.

...

SECTION 3. CODE AMENDMENT. Section 17.81.130 of Chapter 17.81 of Title 17 of the Grass Valley Municipal Code as follows is hereby added to read as follows:

17.81.130 - Tentative map time limits and expiration.

An approved tentative map is valid for thirty-six months after its effective date (Section 17.81.080), except as otherwise provided by Map Act Sections 66452.6, 66452.11, 66452.13, or 66463.5. At the end of thirty-~~six~~ months, the approval shall expire and become void unless:

A. A parcel or final map, and related security and improvement agreements, have been filed with the city engineer in compliance with Chapter 17.82 (parcel maps and final maps);
or

B. An extension of time has been granted in compliance with Section 17.81.140.

C. The approval is the subject of a lawsuit pending in a court of competent jurisdiction, during which time the thirty-six month period shall be tolled, and shall not expire.

Expiration of an approved tentative map or vesting tentative map shall terminate all proceedings. The application shall not be reactivated unless a new tentative map application is filed.

SECTION 4. CEQA. This Ordinance has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the city. City Planning Staff has determined that the adoption and implementation of the Ordinance is exempt from further environmental review under the general rule in California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) that CEQA only applies to projects that have the potential for causing a significant effect on the environment. As a series of text amendments and additions without any physical project being approved, and not involving a commitment to any specific project that may result in a potentially significant physical impact on the environment, it can be seen with certainty that there is no possibility that the ordinance will have a significant effect on the environment. Further, adoption of an ordinance to toll approvals during instances of legal challenge is a policy-level administrative action that does not authorize or approve any specific physical development and therefore does not constitute a “project” under CEQA Guidelines §15378. The City Council concurs in these findings and adopts them as its own. The City Council, therefore, directs that a Notice of Exemption be filed with the County Clerk of the County of Nevada in accordance with CEQA Guidelines.

SECTION 5. SEVERABILITY. If any section, subsection, sentence, clause, phrase or portion of this Ordinance or its application to any person or circumstance is held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance or its application to other persons and circumstances. The City Council of the City of Grass Valley declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase or portion thereof despite the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional and, to that end, the provisions hereof are hereby declared to be severable.

SECTION 6. EFFECTIVE DATE. This Ordinance shall be in full force and effect 30 days after its adoption under Article VII, § 2 of the Grass Valley City Charter

SECTION 7. PUBLICATION. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published once in *The Union*, a newspaper of general circulation printed, published, and circulated within the City.

INTRODUCED and first read at a regular meeting of the City Council on the ____ day of _____ 2026.

FINAL PASSAGE AND ADOPTION by the City Council was at a meeting held on the _____ day of _____ 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

Hilary Hodge, Mayor

APPROVED AS TO FORM:

ATTEST:

David Ruderman, City Attorney

Taylor Whittingslow, City Cle