



**MEETING AGENDA  
CITY OF GRASS VALLEY PLANNING COMMISSION**

*Chairman, Greg Bulanti*

*Vice Chair, James Arbaugh*

*Liz Coots*

*Tom Ivy*

*Terry McAteer*

**TUESDAY, April 21, 2020**

**7:00 P.M.**

**IN THE COUNCIL CHAMBERS AT CITY HALL  
125 EAST MAIN STREET, LOWER LEVEL  
GRASS VALLEY, CALIFORNIA**

Telephone: (530) 274-4330 - Fax: (530) 274-4399

E-Mail: [info@cityofgrassvalley.com](mailto:info@cityofgrassvalley.com) Web Site: [www.cityofgrassvalley.com](http://www.cityofgrassvalley.com)

In response to Governor Newsom's Executive Order N-29-20 and Resolution 2020-09 Declaring the Existence of a Local Emergency related to the COVID-19 pandemic, public participation in the City of Grass Valley Planning Commission and other public meetings shall be electronic only, and without a physical location for public participation, until further notice in compliance with California state guidelines on social distancing. The Planning Commission welcomes you to attend the meetings electronically, which are scheduled at 7:00 p.m. on the 3<sup>rd</sup> Tuesdays of each month. Your interest is encouraged and appreciated. This meeting is being broadcast "live" on Comcast Channel 17 by Nevada County Media and on the internet at [www.cityofgrassvalley.com/agendas-minutes-meetings](http://www.cityofgrassvalley.com/agendas-minutes-meetings). Indexed archives of meetings are available via this link as well. Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to [public@cityofgrassvalley.com](mailto:public@cityofgrassvalley.com). Comments will be reviewed and distributed before the meeting if received by 5 p.m. 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. Agenda materials, staff reports, and background information related to regular agenda items are available on the City of Grass Valley website: [www.cityofgrassvalley.com](http://www.cityofgrassvalley.com). Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet will be made available on the City of Grass Valley website at [www.cityofgrassvalley.com](http://www.cityofgrassvalley.com), subject to City staff's ability to post the documents before the meeting. If you do not have the means to participate in meetings electronically, contact the City at (530) 274-4390 and staff will be happy to identify alternative means for you to participate.

- 1.0 CALL TO ORDER**
- 2.0 PLEDGE OF ALLEGIANCE**
- 3.0 ROLL CALL**
- 4.0 APPROVAL OF AGENDA**
- 5.0 APPROVAL OF ACTION MINUTES – February 18, 2020**
- 6.0 PUBLIC COMMENT - There is a time limitation of five minutes per person.**

Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to [public@cityofgrassvalley.com](mailto:public@cityofgrassvalley.com). Comments will be reviewed and distributed before the meeting if received by 5 p.m. 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.

## 7.0 PUBLIC HEARING ITEMS

**7.1 Tentative Parcel Map (20PLN-05)** for the division of a 1.23-acre parcel into 2 parcels of: Parcel 1 – 0.65 acres and Parcel 2 – 0.58 acres in the Single Residential (R-1) Zone. The subject property is located at 511 Bragg Avenue (APN: 008-200-049). Environmental Determination: Categorical Exemption.

**7.2 Tentative Parcel Map (19PLN-48)** for the division of a 5-acre parcel into three parcels of: Parcel 1 – 2.3 acres; Parcel 2 – 1.5 acres; and, Parcel 3 – 1.2 acres in the Office Professional (OP) Zone. The subject property is located at 936 Old Tunnel Road (APN: 035-400-054). Environmental Determination: Categorical Exemption.

## 8.0 OTHER BUSINESS

**8.1 Review of City Council Items**

**8.2 Future Meetings, Hearings and Study Sessions**

## 9.0 BRIEF ANNOUNCEMENTS / REPORTS BY COMMISSION MEMBERS

**10.0 ADJOURNMENT:** Adjourn to the next regularly scheduled meeting on May 19, 2020.

NOTE: ANY HEARING NOT STARTED FOR AN APPLICATION BY 11:00 P.M. WILL BE CONTINUED TO THE NEXT AVAILABLE PLANNING COMMISSION AGENDA. AGENDA ITEMS WILL NOT BE HEARD UNLESS THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT TO ANSWER ANY QUESTIONS THE PLANNING COMMISSION MAY HAVE CONCERNING THE PROJECT.

**This agenda is hereby certified to have been posted at City Hall as follows:**

4/15/2020      10:30      by:   
Date              Time              Clerk to Planning Commission

Approved for posting

              4/14/20  
Thomas Last              Date  
Community Development Director

**CITY OF GRASS VALLEY  
PLANNING COMMISSION**

**ACTION MINUTES**

**February 18<sup>th</sup>, 2020**

**1.0 CALL TO ORDER**

Chair Bulanti called the meeting to order at 7:00 p.m. on February 18<sup>th</sup>, 2020

**2.0 PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Commissioner Ivy

**3.0 ROLL CALL**

Commissioner Coots	Present	<u>  X  </u>
Commissioner Ivy	Present	<u>  X  </u>
Commissioner McAteer	Present	<u>  X  </u>
Vice Chair Arbaugh	Present	<u>  X  </u>
Chairman Bulanti	Present	<u>  X  </u>

Members present were Chair Greg Bulanti, Vice Chair James Arbaugh, Commissioners Coots, Ivy, and McAteer. Planning Staff present included Community Development Director Tom Last and Principal Planner Lance Lowe.

**4.0 APPROVAL OF AGENDA**

**Motion by:** Commissioner Coots

**Seconded by:** Vice Chair Arbaugh

**Voice Vote:** 5-0-0

**5.0 APPROVAL OF ACTION MINUTES – January 21, 2020**

**Motion by:** Commissioner McAteer

**Seconded by:** Commissioner Ivy

**Voice Vote:** 5-0-0

**6.0 PUBLIC COMMENT**

Chair Bulanti opened Public Comment. Chair Bulanti closed Public Comment as no one came forward to speak.

**7.0 PUBLIC HEARING**

**7.1 Development Code Text Amendment (19PLN-40) to add Chapter 17.41 to address vacant storefronts in the Town Core Zoning District. Environmental Determination: Categorically Exempt.**

Vice Chair Arbaugh recused himself from the chambers. Community Development Director Tom Last presented this item to the Commission. Grass Valley Downtown Association Marni Marshall spoke in favor of the vacant storefront ordinance, and how GVDA would be involved in the monitoring and assisting property owners to comply with the proposed standards. Chair Bulanti open the public hearing on this item. Bob Branstrom came forward and spoke in favor of the GVDA participation in the community but wanted to know how this ordinance would penalize those who did not comply. Chair Bulanti closed the public hearing. After discussion Commissioner McAteer made a motion in favor of draft ordinance with a minor change to the ordinance to remove the statement "If the display does not cover the entire window, the vacant commercial space shall be obscured from view form the public rights-of-way or other public places," from the first paragraph under D on page 3.

**Motion by:** Commissioner McAteer  
**Seconded by:** Commissioner Coots  
**Voice Vote:** 4-0-1 Commissioner Arbaugh recused himself

**7.2 Development Code Text Amendment (20PLN-03)** to update Chapter 17.44.190, in accordance with recent State laws regarding Accessory Dwelling Units and Junior Accessory Dwelling Units. The City's Second Unit Ordinance applies to all the residential zones in the City. Environmental Determination: Statutory Exemption.

Principal Planner Lance Lowe presented this item to the Planning Commission. Chair Bulanti opened the public hearing. No one came forward. Chair Bulanti closed public hearing. The Commissioners discussed different sections of the draft ordinance and the waiver of impact fees.

**Motion by:** Commissioner McAteer  
**Seconded by:** Commissioner Coots  
**Voice Vote:** 5-0-0

**8.0 OTHER BUSINESS**

**8.1 Review of City Council Items**

Community Development Director Tom Last informed the Commission that the City Council had postponed the decision of Dorsey marketplace until March 24<sup>th</sup>, 2020 meeting.

**8.2 Future Meetings, Hearings and Study Sessions**

Community Development Director Tom Last announced that there will be a Planning Commission meeting next month. No recent Development Review Applications have been received by the City.

**9.0 BRIEF ANNOUNCEMENTS / REPORTS BY COMMISSION MEMBERS**

**10.0 ADJOURNMENT:**

The meeting was adjourned at 8:40 pm to the regular meeting scheduled for March 17<sup>th</sup>, 2020 by Chair Bulanti.

Respectfully Submitted,

Taylor Day, Community Services Analyst

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2019

\_\_\_\_\_  
Greg Bulanti, Chair



PLANNING COMMISSION  
STAFF REPORT  
April 21, 2020

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**Agenda Item:** 7.1  
**Prepared by:** Lance E. Lowe, AICP, Principal Planner *LL*  
**Reviewed by:** Thomas Last, Community Development Director *TL*

**DATA SUMMARY**

**Application Number:** 20PLN-05  
**Subject:** Tentative Parcel Map for the division of a ±1.23-acre parcel into 2 parcels of: Parcel 1 – ±0.65 acres and Parcel 2 – ±0.58 acres.  
**Location/ APN:** 511 Bragg Avenue/APN: 008-200-049 (**Attachment 1 – Location Map** and **Attachment 2 – Aerial Photograph**)  
**Owner:** Robert Kruger/Kirsten Davis  
**Zoning/General Plan:** Single Residential (R-1) Zone/Urban Low-Density Res.  
**Environmental Status:** Categorical Exemption

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**RECOMMENDATION:**

Staff recommends the Planning Commission approve the Tentative Parcel Map, which includes the following actions:

1. Determine the project Categorical Exempt as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines;
2. Adopt Findings of Fact for approval of the Tentative Parcel Map as presented in the Staff Report; and,
3. Approve the Tentative Parcel Map in accordance with the Conditions of Approval, as presented in this Staff Report.

**BACKGROUND:**

The same Tentative Parcel Map was approved by the Planning Commission on April 7, 2007 and expired in 2017.

**PROJECT DESCRIPTION:**

The applicant requests approval of a Tentative Parcel Map to subdivide the ±1.23-acre parcel into two parcels. Parcel 1 is proposed to be ±0.65 acres in size and contains a single-family dwelling that was constructed in 2007. Undeveloped Parcel 2 is proposed to be ±0.58 acres in size. The two parcels have access through an existing access easement from Bragg Avenue. The tentative map shows the existing water and sewer lines and easements (**Attachment 3 – Site Photographs** and **Attachment 4 – Krueger TPM**).

### **SITE DESCRIPTION AND ENVIRONMENTAL SETTING:**

The property contains a single-family dwelling and is covered with grasses, blackberries and pine and oak trees. Topography of the site slopes from the northeast to the southwest. Elevations of the site range from approximately  $\pm 2,620$  feet at the northern end to  $\pm 2,550$  feet at the southern portion of the parcel. Slopes on the eastern portion of the parcel exceed 20%. The general character of the area is residential. Slide Ravine is located east of the property. An easement has been dedicated to the Bear Yuba Land Trust for construction of a trail along Slide Ravine.

### **ENVIRONMENTAL DETERMINATION:**

The project qualifies for a Class 32 Categorical Exemption for In-Fill Development Projects in accordance with the California Environmental Quality Act (CEQA) and Guidelines. This exemption applies to projects which are consistent with the following conditions: (a) the project is consistent with the applicable general plan and zoning designation and all applicable general plan policies as well with applicable zoning designation and regulations; (b) the proposed development occurs within city limits on a project site of not more than five acres substantially surrounded by urban uses; (c) the project site has no value as habitat to endangered, rare or threatened species; (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and, (e) the site can be adequately served by all utilities and public services.

### **GENERAL PLAN, ZONING AND DESIGN ANALYSIS:**

**General Plan:** The Grass Valley 2020 General Plan identifies the site as Urban Low Density Residential (ULD). ULD requires between 1.01 and 4.0 residential units per gross acre. ULD is intended primarily for single family detached houses, although higher density single family patio homes or Town houses could be accommodated.

**Zoning:** The property is within the Single Residential (R-1) Zone. The R-1 Zone is applied to areas of the City that are appropriate for neighborhoods of single-family dwellings on standard urban lots. Minimum lot size in the R-1 Zone is 6,000 square feet.

### **ANALYSIS:**

Consistent with the General Plan and Zoning Designation of the R-1 Zone and considering the topography of the property, the subject  $\pm 1.23$ -acre property is being subdivided into two residential parcels, at a density of  $\pm 1.6$  units per gross acre.

**Access:** Access to the property is provided by a private easement from Bragg Avenue. The access way is graveled and will be maintained by the property owners. No improvement to the public way is proposed or warranted.

**Utilities: Water Supply, Sanitary Sewer, and Dry Utilities:** Water Supply will be provided by Nevada Irrigation District (NID) by existing water lines in the area. Prior to the provision of water, the applicant shall be required to annex into the NID service district

and apply for a variance considering the parcel does not front a District waterline. Such requirement shall be met per Condition of Approval No. A – 9.

Sanitary Sewer is provided by the City with existing sewer lines along Bragg Avenue. Prior to service, the applicant shall be required to pay the appropriate sewer connection fees and complete the necessary improvements in accordance with City Standards.

Dry Utilities such as electric, gas, and telephone will be provided by the respective utility provider for the area. Existing dry utilities are located along Bragg Avenue.

*Grading and Retaining Walls:* At this time, no specific grading or retaining walls are proposed with the Tentative Parcel Map. However, considering the slopes of the proposed property(s), grading and retaining walls are anticipated to be needed and the height will be dependent upon the location of the walls and single family dwelling. Based upon the unknown location of the improvements, Conditions of Approval No. A – 3 and 4 relating to grading and retaining walls has been imposed to assure that the grading of the property is minimized and reflects the existing topography. Specifically, the lot shall be restricted to stem wall foundations so that the site is not excessively graded to accommodate a slab foundation. Similarly, the maximum exposed height of retaining walls shall be 6 feet and shall be stepped with a minimum separation of 5 feet between walls.

*Tree Removal:* Considering that no specific development is proposed, the location and amount of tree removal is unknown at this time. However, in accordance with Section 12.36 of the City's Municipal Code, subsequent development of the property(s) will be required to obtain a tree permit prior to removal of trees on any of the lots. In compliance with the City's Tree Preservation Ordinance, an applicant shall be required to mitigate the loss of trees by either replanting on site, off site or with an in-lieu payment as required of Condition of Approval A – 10.

*Drainage:* A drainage report has not been prepared for the project at this time. Subsequent development of the site will require drainage improvements consistent with the City's development standards. Specifically, drainage improvements shall be required to comply with Section 17.62.100 of the City's Development Code, which will ensure that drainage does not impact adjoining properties.

*Development Code:* The division of the ±1.23-acre parcel and creation of parcels of ±0.65 and ±0.58 acres is consistent with the R-1 Zone standards with respect to parcel width and parcel size.

In accordance with Section 17.81.060 findings for approval of the Tentative Parcel Map can be made in the affirmative.

To provide a buffer for property to the south (505 Bragg Avenue), the applicant has voluntarily agreed to a 20-foot setback of structures as noted in Condition of Approval B – 3. The setback shall be shown on the Final Map and noted in the deed.



All other conditions of approval are standard conditions relating to drainage, utilities, etc. imposed on the Tentative Parcel Map, consistent with the City's Development Code, Subdivision Map Act and local ordinances enacted thereto.

**FINDINGS:**

1. The City received a complete Tentative Parcel Map Application (20PLN-05).
2. On April 21, 2020, the Planning Commission reviewed and considered the Tentative Parcel Map Application.
3. The project qualifies for a Class 32, Categorical Exemption in accordance with Section 15332 of the California Environmental Quality Act (CEQA) Guidelines for In-fill development projects.
4. The project is consistent with the City's General Plan.
5. The proposed Tentative Parcel Map complies with the City's Development Code.
6. The site is physically suitable for the type of development.
7. The design of the subdivision will not cause substantial damage to fish or wildlife or their habitat.
8. The design of the subdivision will not cause serious public health or safety concerns.
9. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of, property within the proposed subdivision. This finding may be made if the Planning Commission finds that alternate easements for access or use will be provided, and that they will be substantially equivalent to ones previously acquired by the public. This finding shall apply only to easements of record, or to easements established by judgment of a court of competent jurisdiction, and no authority is hereby granted to the Planning Commission to determine that the public at large acquired easements of access through or use of property within the proposed subdivision.
10. The discharge of sewage from the proposed subdivision into the community sewer system would not result in a violation of existing requirements prescribed by the California Regional Water Quality Control Board.

**A. GENERAL/DESIGN CONDITIONS OF APPROVAL:**

1. The approval date for this project is *April 21, 2020*. This project is approved for a period of three (3) years and shall expire on April 21, 2023, unless the Tentative Parcel Map has been filed with the County Recorder's Office or the applicant

requests a time extension that is approved by the Grass Valley Planning Commission pursuant to the Development Code.

2. The project shall be constructed in accordance with the plans approved by the Planning Commission for Tentative Map 20PLN-05 unless changes are approved by the Planning Commission prior to commencing such changes, minor design changes may be approved by the Community Development Department as determined appropriate by the Community Development Director.
3. To reduce grading of the lot, the developer shall utilize a stem wall foundation system on the sloped portions of the lot.
4. The maximum exposed height of retaining walls shall be 6 feet. Retaining walls shall be stepped, with a minimum separation of 5 feet between walls. The design for any retaining walls abutting the public right-of-way shall be shown on the improvement plans. All exposed portions of the retaining wall shall be constructed of split face, slump stone or other decorative block. Colors and materials shall be subject to the approval of the Director of Public Works and the Community Development Director.
5. Prior to construction of the lot, the applicant shall obtain the requisite grading, building, plumbing, mechanical and electrical permits from the Community Development Department, Building Division.
6. Prior to the approval of improvement plans for each of the lots, the Northern Sierra Air Quality Control Management District dust control requirements shall be included on the improvement plans and implemented during construction to minimize dust nuisance during construction.
7. In accordance with California Health & Safety Code Section 7050.5: Public Resources Code Sections 5097.94, 5097.98 and 5097.99, if Native American human burials and skeletal remains are discovered during project development, the following measures shall be implemented:
  - a. All work within 100 feet of the site of discovery and any nearby area reasonably suspected to have remains must be halted immediately and the County Coroner and the City shall be notified of the find;
  - b. The Coroner has two working days to examine the remains after being notified by the person responsible for the excavation. If the remains are determined to be Native American, the Coroner has 24 hours to notify the Native American Heritage Commission;
  - c. The NAHC will immediately notify the person it believes to be the most likely descendant of the deceased Native American. The most likely descendant has 48 hours from being granted site access to make recommendations to the

owner, or owner's representative for the treatment or disposition of the remains and any associated artifacts with proper dignity. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials;

d. If a most likely descendant cannot be identified, or the most likely descendant fails to make recommendations within the specified time period, the landowner must re-enter the remains and any associated artifacts in an area of the property secure from further disturbance. If the owner rejects the descendant's recommendations, the owner or the descendent may request mediation by the NAHC. If mediation fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall re-enter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance of the project location as required by Public Resources Code Section 5097.98(e);

8. In accordance with the City's Noise Ordinance, the construction hours to operate or perform outside construction or repair work on a building, structure, or project or to operate a pile driver, steam shovel, pneumatic hammer, derrick, stream or electric hoist, or construction type device between the hours of 7 p.m. of one day and 7 a.m. of the next day or on a Sunday or legal holiday in such a manner that a reasonable person of normal sensitivity residing in the area is caused discomfort or annoyance, unless prior permission has been granted by the Building Official in the interest of public convenience or necessity.

9. The developer(s) of each residential lot shall obtain approval of agencies of jurisdiction, including, but not limited to Nevada Irrigation District, Sierra Nevada Air Quality Management District, PG& E, and the City of Grass Valley.

10. Prior to removal of any trees on the property, the applicant(s) shall obtain approval of a tree permit in accordance with the City's Municipal Code Section 12.36 et. seq.

11. The applicant shall file a Notice of Exemption, including payment of associated recording fees, within (5) days after the approval date of the project. The applicant shall provide a copy of the notice to the City.

12. The applicant agrees to defend, indemnify, and hold harmless the City in any action or proceeding brought against the City to void or annul this discretionary land use approval.

**B. PRIOR TO FILING OF THE FINAL MAP, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:**

1. The applicant shall submit to the City Engineer for review and approval a Final/Parcel Map Prepared by Licensed Surveyor, or Registered Civil Engineer

licensed to survey in the State of California, in accordance with the City's Subdivision Ordinance No. 180 N.S. and the California Subdivision Map Act; and shall pay all appropriate fees for map check and recording.

2. The applicant shall pay a fee in-lieu of dedication, for park and recreation purposes in accordance with Section 17.86.030 of the City's Development Code.
3. The final map shall show the building envelope for parcel 2 with a minimum side yard setback of 20 feet from the southern property line. The setback shall be noted in the deed for the property.

**Attachments:**

**Attachment 1** – Location Map

**Attachment 2** – Aerial Photograph

**Attachment 3** – Site Photographs

**Attachment 4** – Tentative Parcel Map



# ATTACHMENTS



# 511 Bragg Avenue



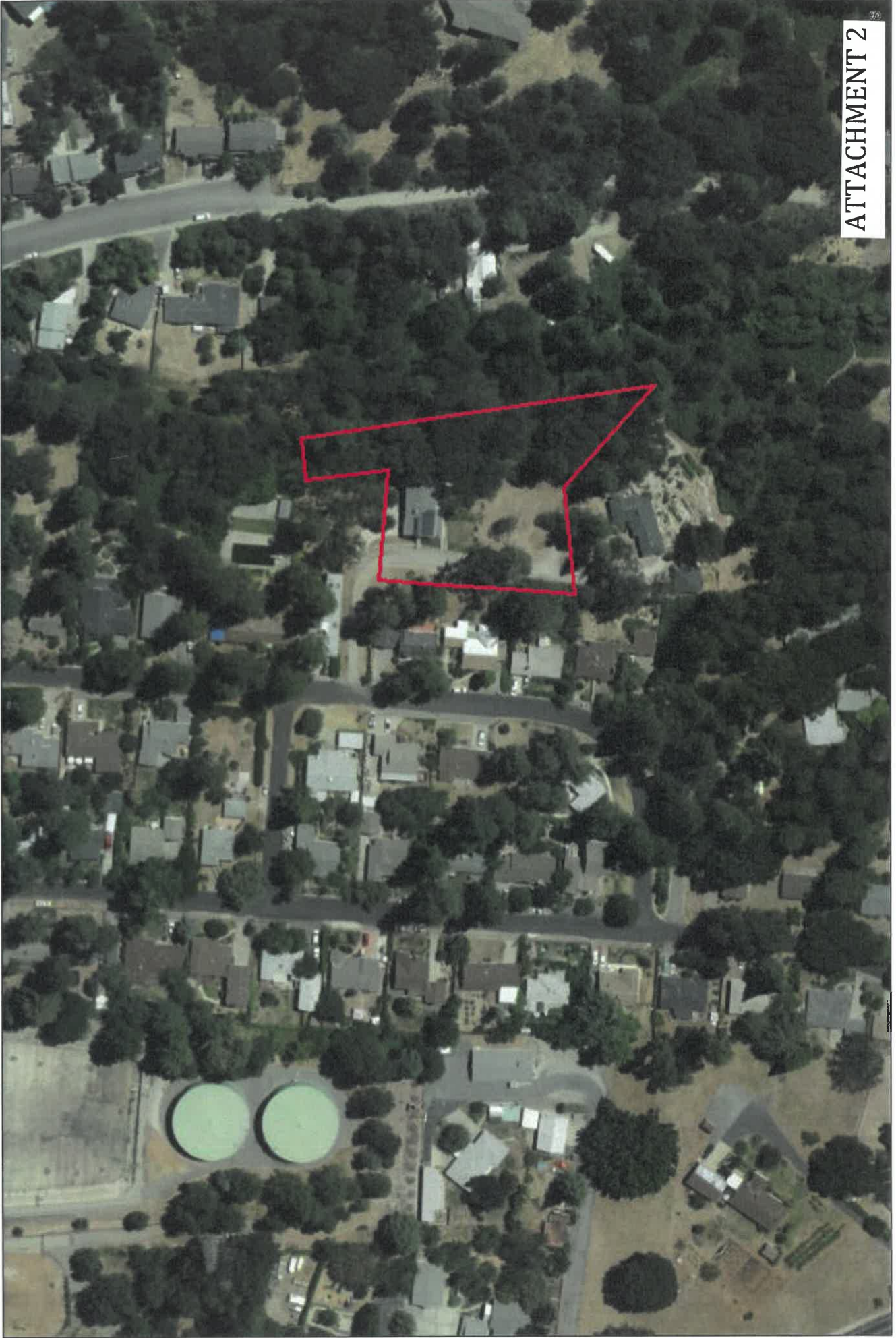
February 24, 2020

1:18,056

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0 0.25 0.5 1 km

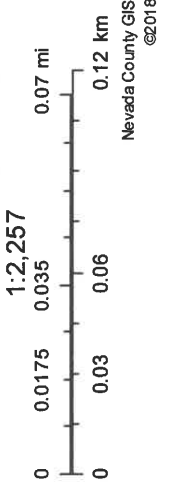


511 Bragg Avenue

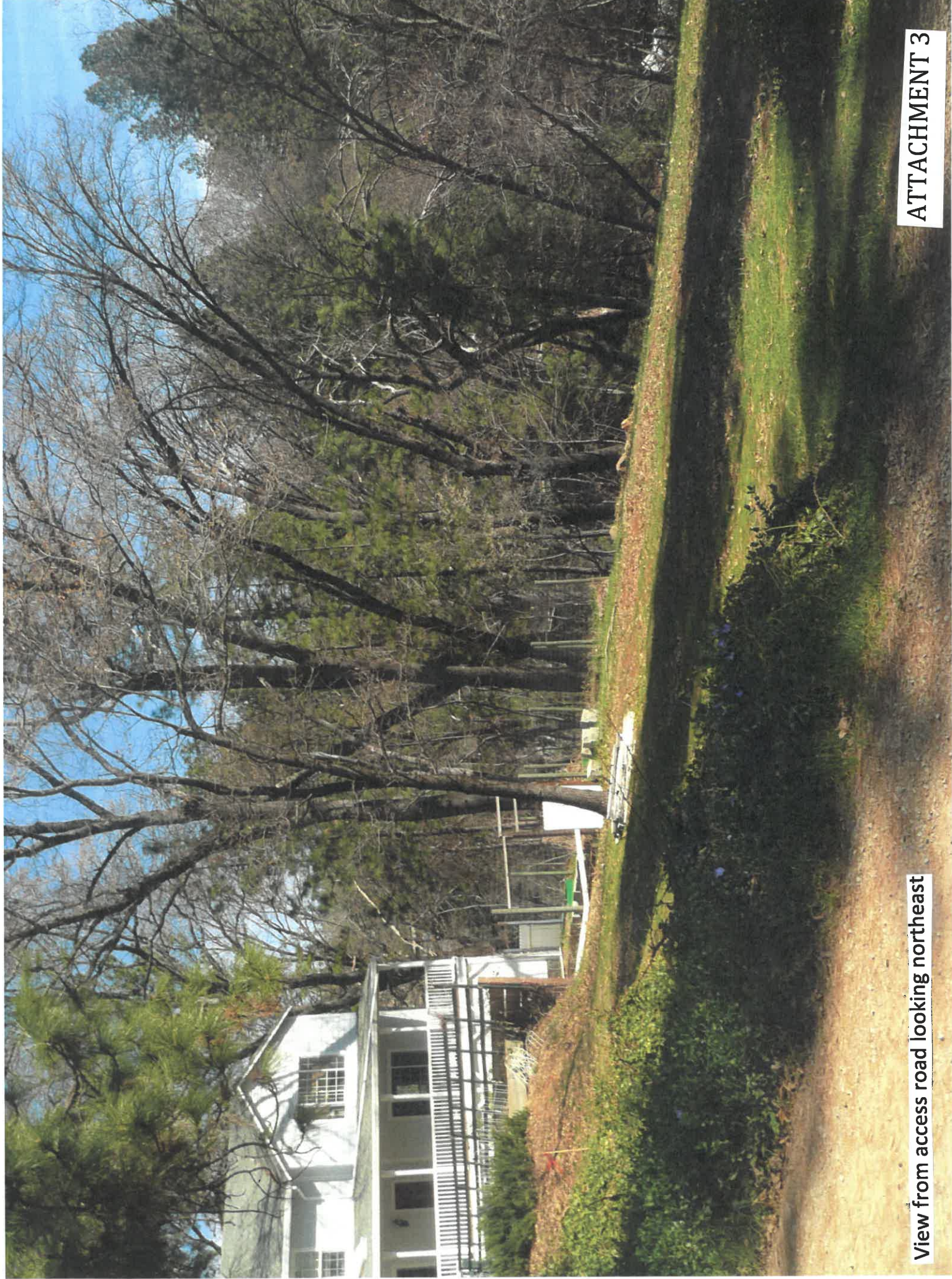


ATTACHMENT 2

February 24, 2020







ATTACHMENT 3

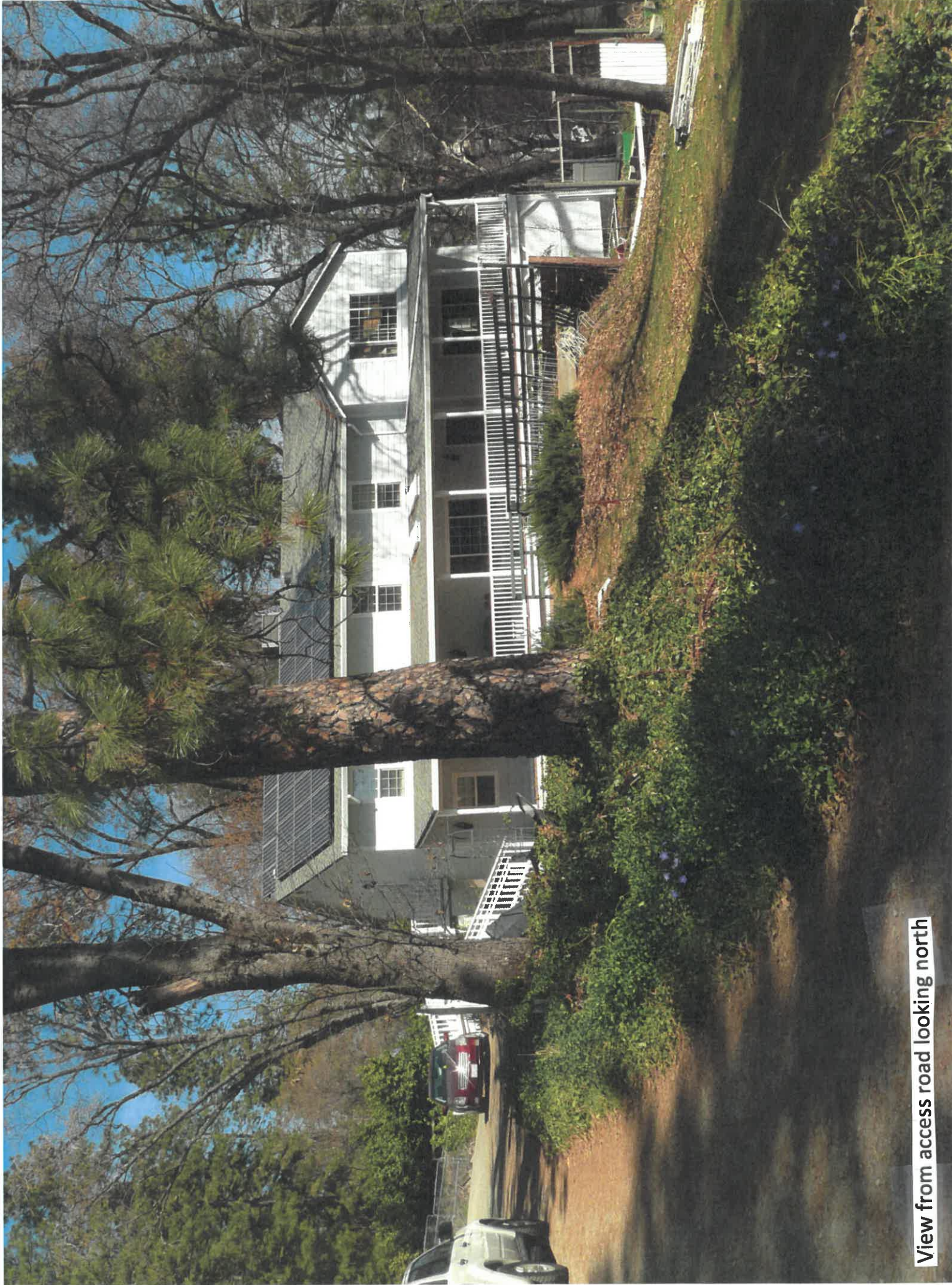
View from access road looking northeast





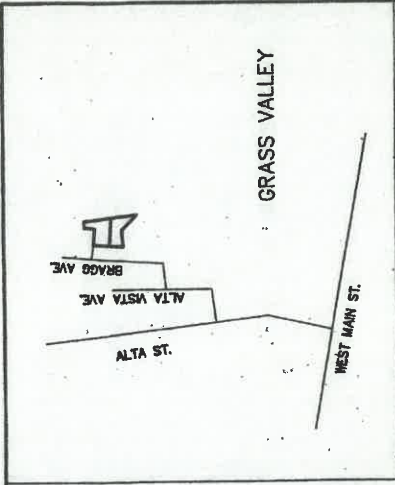
View from access road looking southeast





View from access road looking north





VICINITY MAP

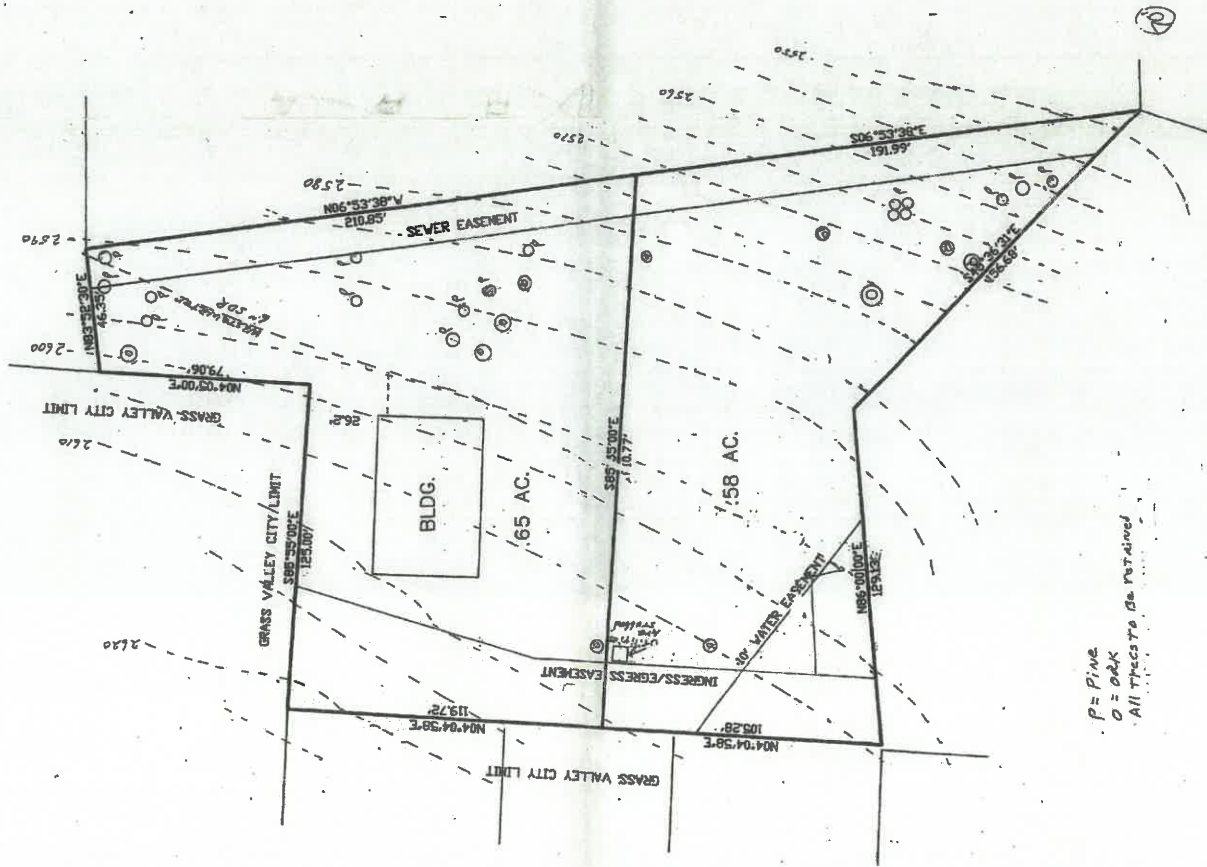
TENTATIVE PARCEL MAP

FOR  
 ROBERT KRUEGER, *Kirsten A Davis*  
 10511 BRAGG AVE.  
 A.P.N. 09-20-49

BEING A PORTION OF SECTION 22 & 27,  
 T. 16 N., R. 8 E., M.D.M.  
 IN THE CITY OF GRASS VALLEY  
 IN NEVADA COUNTY, CALIFORNIA

ROOT SURVEYING

17379 PIPER LANE  
 PENN VALLEY, CA 432-7952



P = Pipe  
 O = Oak  
 All trees to be retained



**PLANNING COMMISSION  
STAFF REPORT  
April 21, 2020**

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**Agenda Item:** 7.2  
**Prepared by:** Lance E. Lowe, AICP, Principal Planner *LEL*  
**Reviewed by:** Thomas Last, Community Development Director *JL*

**DATA SUMMARY**

**Application Number:** 19PLN-48  
**Subject:** Tentative Parcel Map for the division of a 5-acre parcel into three parcels of: Parcel 1 – ±2.3 acres; Parcel 2 – ±1.5 acres; and, Parcel 3 – ±1.2 acres.  
**Location/ APN:** 936 Old Tunnel Road/APN: 035-400-054 (**Attachment 1 – Location Map** and **Attachment 2 – Aerial Photograph**)  
**Applicant:** Regional Housing Authority  
**Owner:** County of Nevada  
**Representative:** Pacific West Communities, Inc.  
**Zoning/General Plan:** Office Professional (OP) Zone/Office Professional  
**Environmental Status:** Categorical Exemption

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**RECOMMENDATION:**

Staff recommends the Planning Commission approve the Tentative Parcel Map, which includes the following actions:

1. Determine the project Categorically Exempt as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines;
2. Adopt Findings of Fact for approval of the Tentative Parcel Map as presented in the Staff Report; and,
3. Approve the Tentative Parcel Map in accordance with the Conditions of Approval, as presented in this Staff Report.

**BACKGROUND:**

The Tentative Parcel Map is for the individual sale, lease and financing of the Brunswick Commons and County of Nevada Resource Center projects. The two separate, but related projects, are to be constructed on Parcels 1 and 3 respectively pending financing. The site is owned by Nevada County, who will retain ownership and lease the property to the developer Pacific West Properties. The County retains responsibility for approving the design and development of the project, which will be built and operated by the applicant, Pacific West Properties, on behalf of the County.

The Brunswick Commons project consists of a 41-unit affordable rental apartment project, designed to provide housing targeting the homeless and mentally ill. A single residential building, plus off-street parking, a community garden, a barbecue/picnic area, bicycle lockers, and a playground area will occupy ±2.32 acres of the ±5-acre parcel. The project will include a mix of 33 one-bedroom units and 8 two-bedroom units. Additionally, an office, maintenance room, computer-learning center, exercise room, community room with a commercial kitchen, and laundry facilities are provided. Supportive services for residents will also be provided.

The ±1.2-acre portion of the parcel identified as Parcel 3 will be the site of a County Resource Center, intended to provide social services to project residents as well as other members of the community in need. The facility will be a ±10,558 square foot building that will provide services for homeless individuals and families.

The remaining ±1.5-acre property identified as Parcel 2 will remain undeveloped at this time.

A Mitigated Negative Declaration was adopted, and the project approved by the County of Nevada on June 25, 2019. If funding is approved, the project is anticipated to be completed by December 2021.

**PROJECT DESCRIPTION:**

The applicant is requesting a Tentative Parcel Map for the division of a ±5-acre parcel into three parcels of: Parcel 1 – ±2.3 acres; Parcel 2 – ±1.5 acres; and, Parcel 3 – ±1.2 acres in the Office Professional (O-P) Zone.

Access is provided from Old Tunnel Road with secondary access on Sutton Way. The access consists of a 20 foot by 275-foot strip of land extending from the west side of the site to Sutton Way. A pedestrian path will be constructed within this strip, connecting the apartments and the resource center to Sutton Way.

Water is provided via NID water lines extending from Old Tunnel Road. City sewer lines are also located along Old Tunnel Road, which serve the property(s). Storm drainage is overland release within existing natural drainage courses. Electricity is provided by Pacific Gas & Electric (PG&E).

**SITE DESCRIPTION AND ENVIRONMENTAL SETTING:**

The subject property consists of an irregular-shaped 5.0-acre parcel, located on the west side of Old Tunnel Road just north of the intersection of Town Talk Road. The site is sloped down to the southwest and is covered with ponderosa pine forest. The site is accessed from Old Tunnel Road, with a narrow strip of land also connecting to Sutton Way. Downslope, west and southwest, of the site is a shopping center and commercial area along Sutton Way. Anchor tenants in the shopping center include a Safeway supermarket and a CVS pharmacy. Various small restaurants and retail establishments also occupy space in the shopping center. East of the shopping center are professional offices and free-standing retail businesses (**Attachment 3 – Site Photographs**).

**ENVIRONMENTAL DETERMINATION:**

The project qualifies for a Class 15 Categorical Exemption in accordance with Section 15315 of the California Environmental Quality Act (CEQA) and Guidelines for Minor Land Divisions. A Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

The County of Nevada adopted a Mitigated Negative Declaration (SCH#2019059110) and approved the project on June 25, 2019.

**GENERAL PLAN, ZONING AND DESIGN ANALYSIS:**

**General Plan:** The Grass Valley 2020 General Plan identifies the site as Office Professional (OP). The OP classification provides for concentrations of free-standing offices and large office complexes. The designation is intended to facilitate both offices and supporting activities and land uses.

**Zoning:** The property is within the Office Professional (OP) Zone. The OP Zone is applied to areas of the City that are intended to serve office and institutional needs of the community that cannot be accommodated within the downtown. Permitted uses in the OP Zone include Social Service Organizations which this project qualifies.

The City reviewed this mixed-use project at the Development Review Committee (DRC) on March 26, 2019 and at the Planning Commission on April 16, 2019. The DRC and Planning Commission were supportive of this mixed-use project, which is consistent with the OP Zone.

**ANALYSIS:**

The subject property is owned by the County of Nevada. The County Board of Supervisors approved the project on June 25, 2019; as a government agency fulfilling their mission to provide social service facilities in the County. The County of Nevada will also review all the engineering and building plans and conducted inspections. To this end, the City of Grass Valley has no land use authority or oversight with respect to the project. Accordingly, the sole entitlement before the Planning Commission is the resulting Tentative Parcel Map for the division of the 5-acre property, including adoption of Findings and Conditions of Approval for same.

The division of the ±5-acre parcel and creation of parcels of ±2.3, ±1.5 and ±1.2 acres is consistent with the OP Zone standards with respect to parcel width and parcel size. As noted, Social Service Organizations are permitted uses in the OP Zone.

Findings for approval of the Tentative Parcel Map can be made in the affirmative.

Standard conditions of approval are imposed on the Tentative Parcel Map, consistent with the City's Development Code, Subdivision Map Act and local ordinances enacted thereto.

**FINDINGS:**

1. The City received a complete Tentative Parcel Map Application (19PLN-48).
2. On April 21, 2020, the Planning Commission reviewed and considered the Tentative Parcel Map Application.
3. The project qualifies for a Class 15, Categorical Exemption in accordance with Section 15315 of the California Environmental Quality Act (CEQA) Guidelines for Minor Land Divisions.
4. The project is consistent with the City's General Plan.
5. The proposed Tentative Parcel Map complies with the City's Development Code.
6. That the site is physically suitable for the type of development.
7. The design of the subdivision will not cause substantial damage to fish or wildlife or their habitat.
8. The design of the subdivision will not cause serious public health or safety concerns.
9. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of, property within the proposed subdivision. This finding may be made if the Planning Commission finds that alternate easements for access or use will be provided, and that they will be substantially equivalent to ones previously acquired by the public. This finding shall apply only to easements of record, or to easements established by judgment of a court of competent jurisdiction, and no authority is hereby granted to the Planning Commission to determine that the public at large acquired easements of access through or use of property within the proposed subdivision.
10. The discharge of sewage from the proposed subdivision into the community sewer system would not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board.

**A. GENERAL/DESIGN CONDITIONS OF APPROVAL:**

1. The approval date for this project is April 21, 2020. This project is approved for a period of three (3) years and shall expire on April 21, 2023, unless the Tentative Parcel Map has been filed with the County Recorder's Office or the applicant

requests a time extension that is approved by the Grass Valley Planning Commission pursuant to the Development Code.

2. The project shall be developed in accordance with the plans approved by the Planning Commission for Tentative Map 19PLN-48 unless changes are approved by the Planning Commission prior to commencing such changes, minor design changes may be approved by the Community Development Department as determined appropriate by the Community Development Director.
3. The applicant shall file a Notice of Exemption, including payment of associated recording fees, within (5) days after the approval date of the project. The applicant shall provide a copy of the notice to the City.
4. The applicant agrees to defend, indemnify, and hold harmless the City in any action or proceeding brought against the City to void or annul this discretionary land use approval.

**B. PRIOR TO FILING OF THE FINAL MAP, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:**

1. The applicant shall submit to the City Engineer for review and approval a Final/Parcel Map prepared by a licensed Surveyor, or Registered Civil Engineer licensed to survey in the State of California, in accordance with the City's Subdivision Ordinance No. 180 and the California Subdivision Map Act; and, shall pay all appropriate fees for map checking and recording.
2. The applicant shall pay a fee in-lieu of dedication, for park and recreation purposes in accordance with Section 17.86.030 of the City's Development Code.
3. The applicant shall submit a Fire Safety Plan for review and approval by the Fire Department.

**Attachments:**

**Attachment 1** – Location Map

**Attachment 2** – Aerial Photograph

**Attachment 3** – Site Photographs

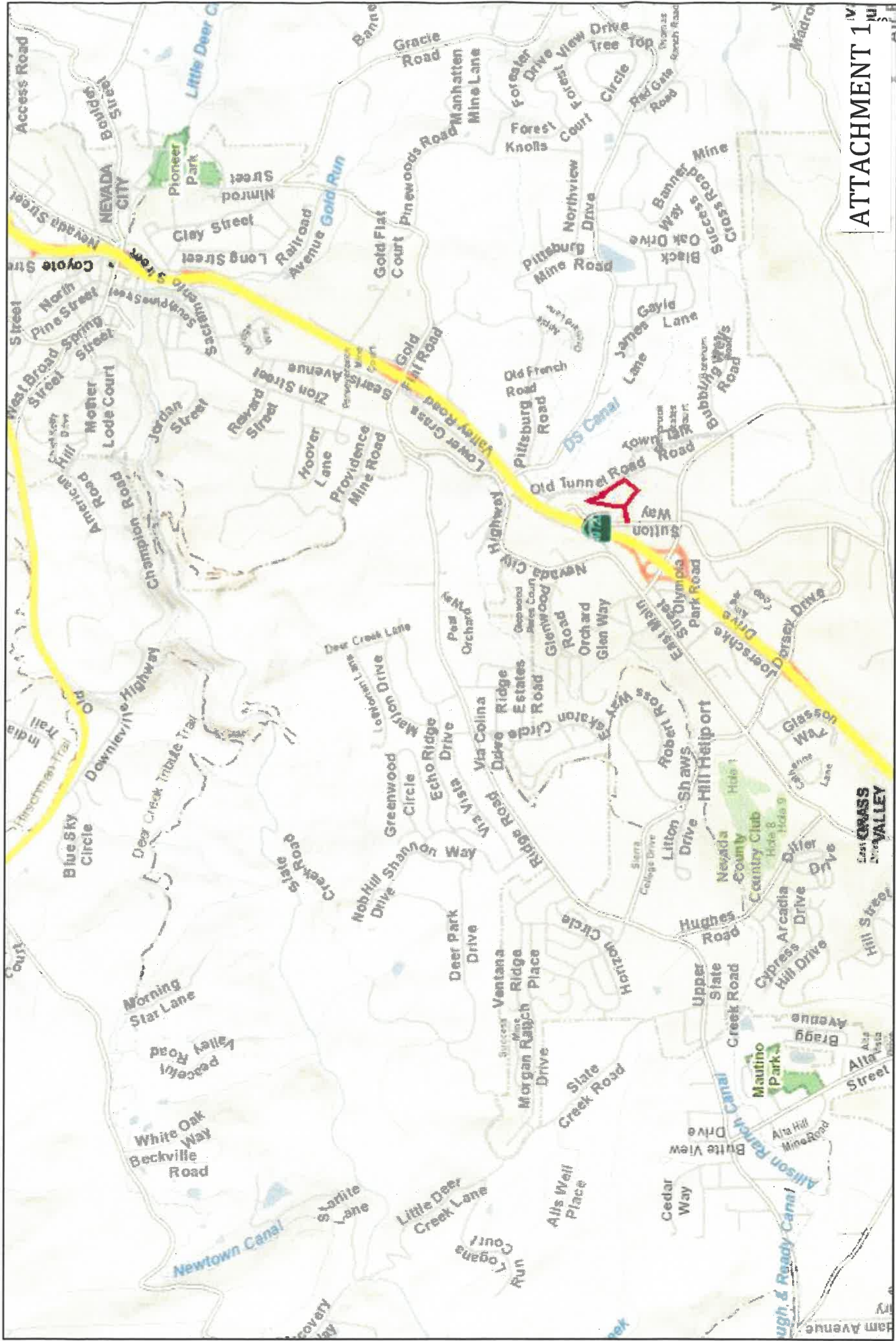
**Attachment 4** – Brunswick Commons Tentative Parcel Map





# ATTACHMENTS

# 936 Old Tunnel Road



ATTACHMENT 1

November 22, 2019

1:36,112



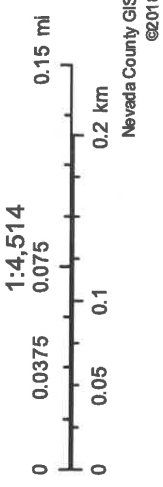


936 Old Tunnel Road

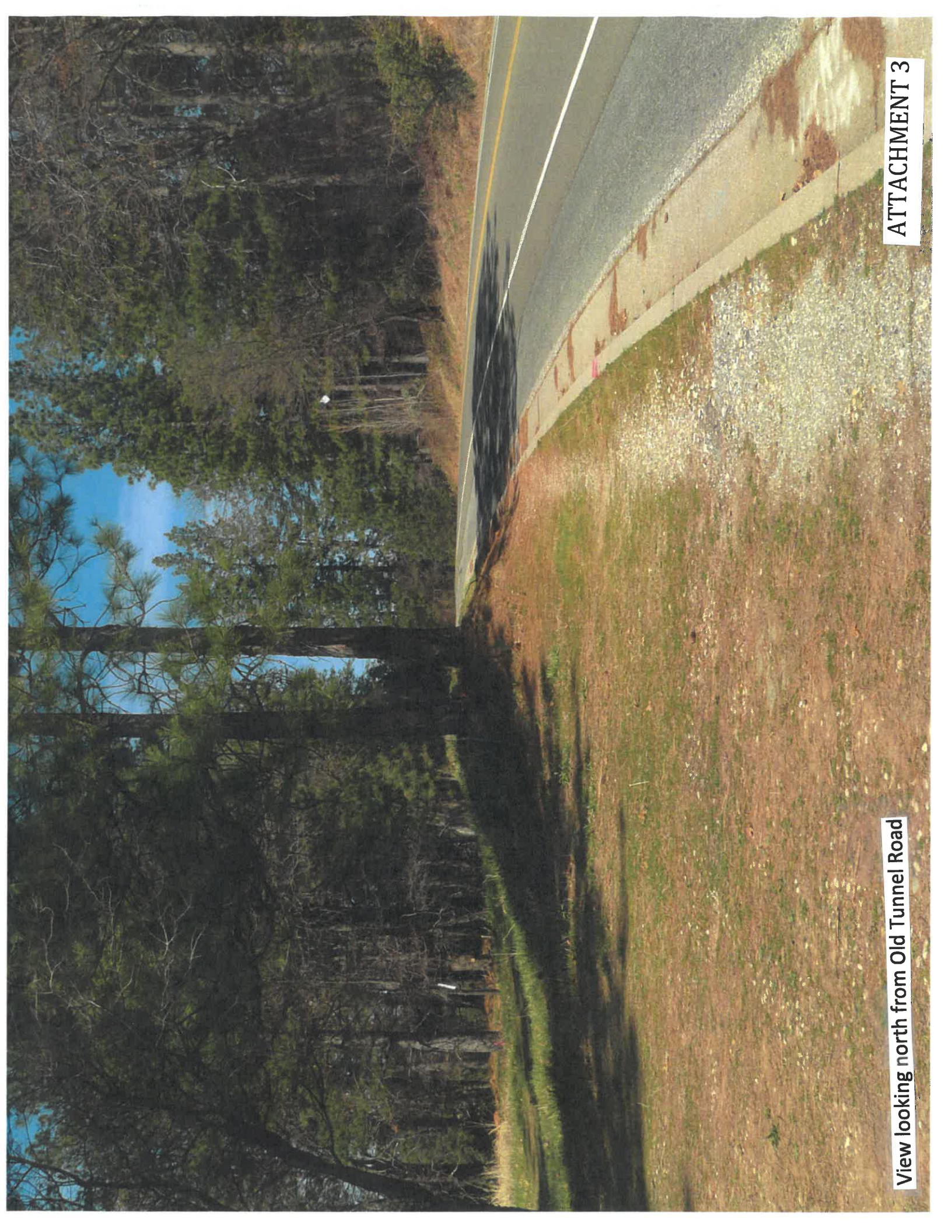


ATTACHMENT 2

November 22, 2019







ATTACHMENT 3

View looking north from Old Tunnel Road





View looking northwest from Old Tunnel Road





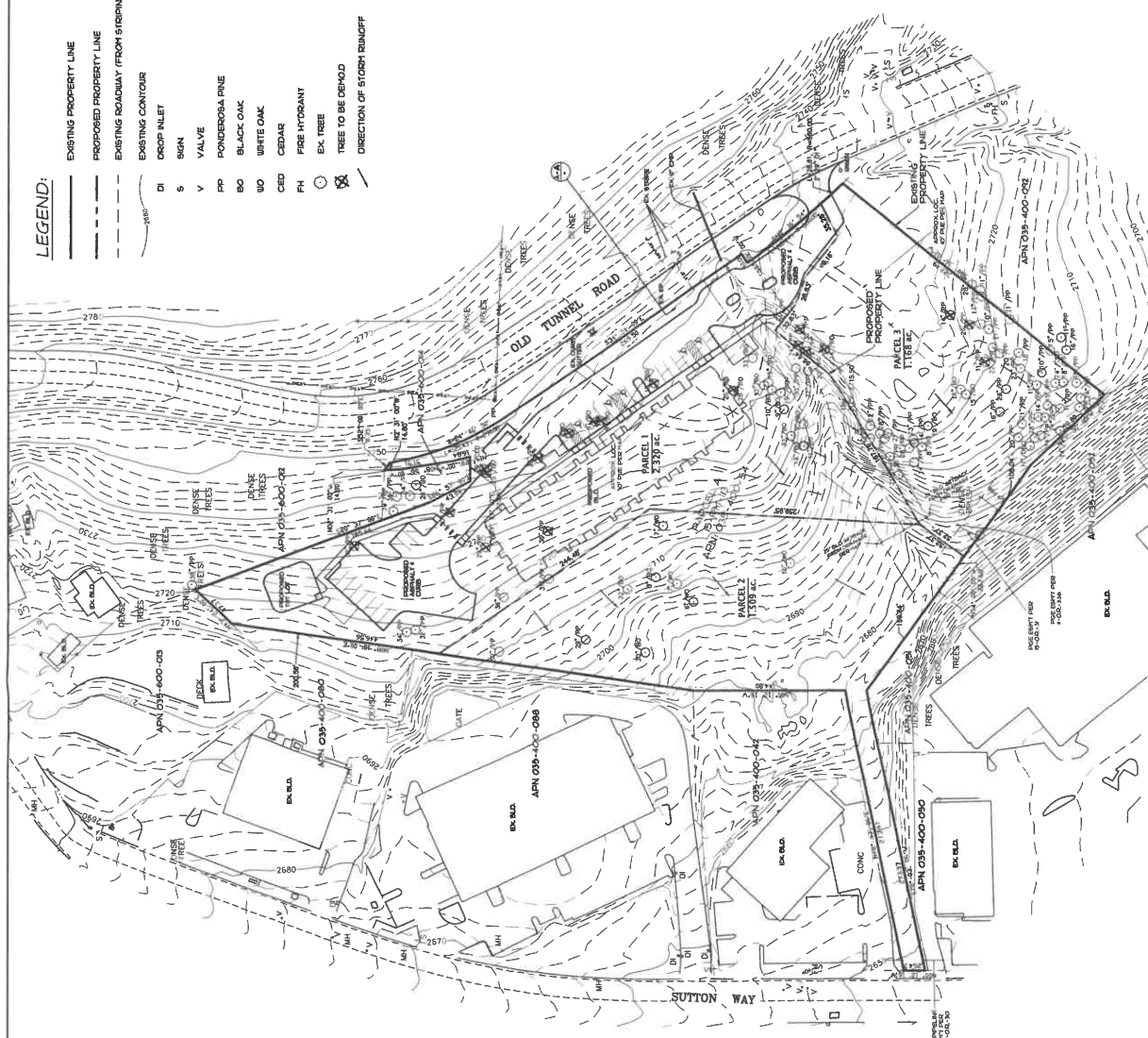
View looking west from Old Tunnel Road





TENTATIVE PARCEL MAP EXHIBIT  
BRUNSWICK COMMONS  
OLD TUNNEL ROAD, GRASS VALLEY  
AMG ASSOCIATES

- LEGEND:**
- EXISTING PROPERTY LINE
  - PROPOSED PROPERTY LINE
  - EXISTING ROADWAY (FROM STRIPING)
  - EXISTING CONTOUR
  - DRIP INLET
  - DI
  - 6
  - VALVE
  - V
  - PONDEROSA PINE
  - PP
  - BLACK OAK
  - BO
  - WHITE OAK
  - WO
  - CEDAR
  - CD
  - FIRE HYDRANT
  - FH
  - EX. TREE
  - EX. TREE
  - TREES TO BE DEMO'D
  - DIRECTION OF STORM RAINOFF



19-548  
R01

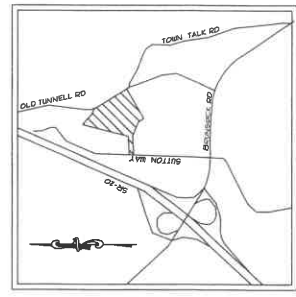


**NOTES**

- PREPARED I-4-19 BY AERIAL SURVEY BY AMERICAN AERIAL MAPPING, INC. FLOREN 4-19-19
- RECAPED BY ROBERTSON ERICKSON CIVIL ENGINEERS AND SURVEYORS, 889 HANZANITA CT. STE. 101 CHICO, CA. 95926
- RUISE ERICKSON P.E. 994660
- COUNTY OF NEVADA, REGIONAL HOUSING AUTHORITY, AND PACIFIC WEST COMMUNITIES.
- BOUNDARY FROM PARCEL MAP BK. 5, PAGE 13, NEVADA COUNTY RECORDS.
- AERIAL SURVEY BY AMERICAN AERIAL MAPPING, INC. IN JOHN 4-19-19
- VERTICAL DATUM ASSUMED FROM TBM 1 ELEV. 2195.07' SHOWN HEREON.
- 2'-FOOT CONTOUR INTERVAL.
- TREES TO REMAIN AND TREES TO BE DEMO'D SHOWN.
- THERE ARE NO STRUCTURES ON THE SITE, OFFSITE STRUCTURES SHOWN.
- THERE ARE 3 PARCELS, AVERAGE SIZE 1.61 ACRES.
- THERE ARE NO WELLS, SEPTIC FIELDS, SPRINGS, OR WATER IMPOUNDMENTS.
- THERE IS A PROPOSED BUILDING WITH ASSOCIATED PARKING AND LANDSCAPE AREAS; ESTIMATED TIME OF COMPLETION IS
- ADDING SIDEWALK TO EXISTING CURB & GUTTER ON OLD TUNNEL ROAD.
- SEE CONCEPTUAL UTILITY PLAN FOR PROPOSED STORM DRAIN, SEWER & WATER



OLD TUNNEL ROAD SECTION A-A



GRASS VALLEY, CA  
VICINITY MAP