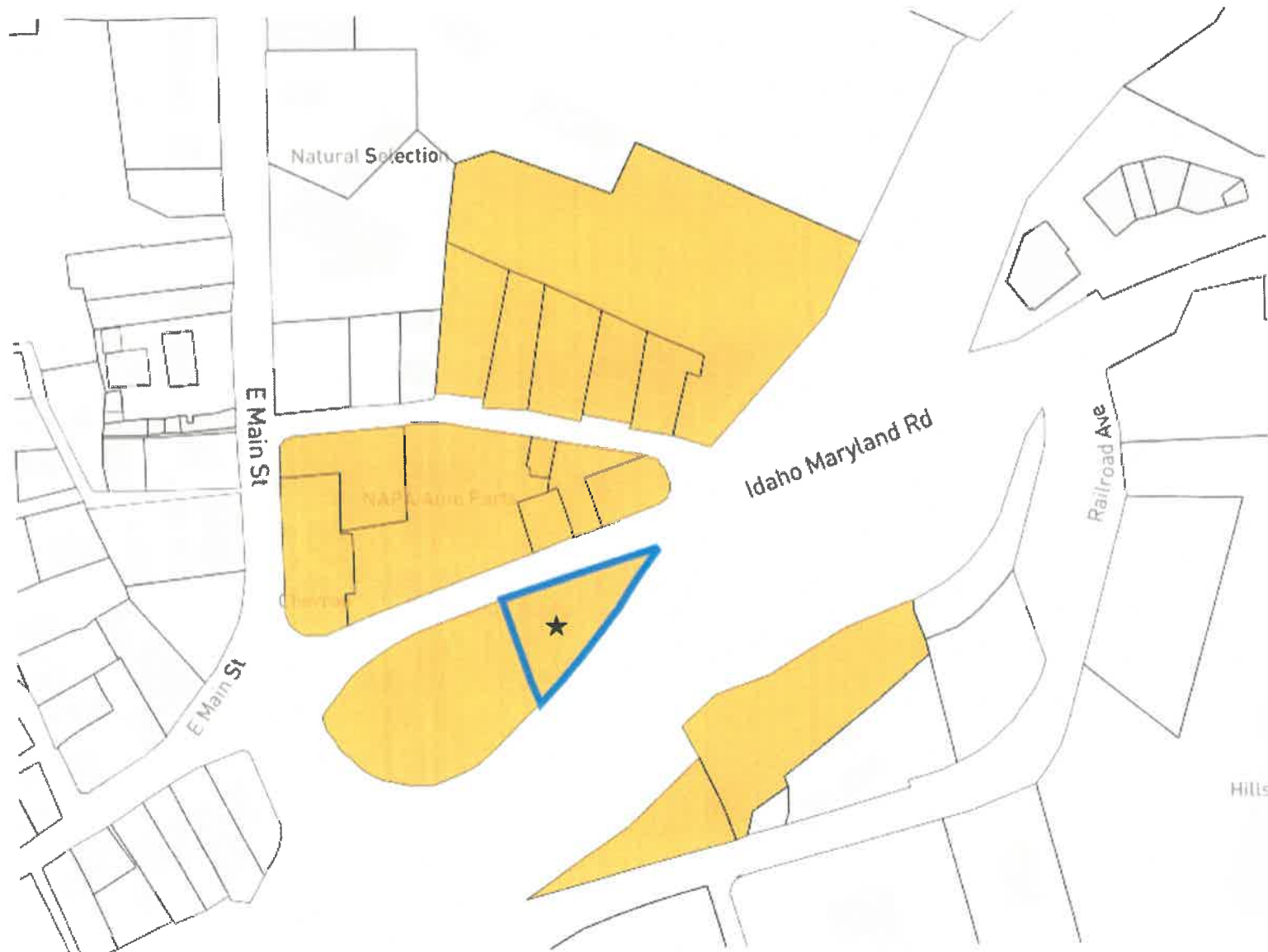


Use Permit (22PLN-27) to allow Riebe's NAPA Auto Parts Store to use the old Sears Building located at 129 Idaho Maryland Road for additional product storage and machine shop operations located at 126 Idaho Maryland Road. The building, located at 129 Idaho Maryland Road was originally Riebe's Auto Parts, prior to the new store at 126 Idaho-Maryland Road in 1997 (APN: 009-210-039).



City of Grass Valley Notification Map

Regarding: Use Permit (22PLN-27)

July 8, 2022



Property Owners Notified
300' Owner Notification Zone



Project Location

Riebe's NAPA Auto Parts Expansion to Existing Structure

Project Description:

This application is for a use permit to allow Riebe's NAPA Auto Parts to use the old Sears Building across from their store for an expansion of their current retail and machine shop operation. The building, located at 129 Idaho Maryland Road on Nevada County Assessor's Parcel 009-210-039, was originally Riebe's Auto Parts, before they built the new store at 126 Idaho-Maryland Road in 1997. At that time, the store included retail auto parts and machine shop services.

The building is 8,377 square feet and is located on a 0.51 acre site. There are 17 paved parking spaces, including one ADA accessible space, and landscaping. No physical changes to the building exterior or grounds are proposed, other than a future sign application. The front part of the building, encompassing 3,000 square feet will be the machine shop, relocated from across the street. The machine shop provides essential services to professional and do it yourself customers throughout the region, providing precision milling and machining services. While called a Machine Shop, the business is really a reclamation shop reclaiming and rebuilding old parts into like new to be reused rather than discarded. Typical services include machining engine heads, turning brake parts, completing engine rebuilds, and making modifications for race and custom car applications. There will be a small public counter for customers and the rest of this space will be for equipment and trained technicians. There are no vehicle bays involved as the service is strictly limited to carried in parts. This use is identical to the current use across the street.

The remaining part of the building, approximately 5,377 square feet, will be devoted to inventory for the retail auto parts business. There are so many different brands and models of automobiles these days that the parts storage demands are huge and ever growing. The store strives to have the parts on hand, or to get them to their customer from other locations on the same day or sooner. Some of parts are quite large and other parts are purchased in bulk quantities, so this space will be used primarily for inventory that doesn't fit well at the retail store.

The site is currently developed with parking at a ratio of one space per 500 square feet of floor area, consistent with the zoning ordinance requirements for the above uses. Business hours for customers will match the hours for the auto parts store. The site already has the shipping and receiving improvements that have been used for the Sears store, so no additional improvements are required. The machine shop caters to a limited number of customers, so traffic trip end generation will be substantially lower than for the Sears retail store.

Inasmuch as there are no physical changes to the building exterior or site, the use permit application is categorically exempt from environmental review under the California Environmental Quality Act (CEQA), based on the provisions of Section 15301, Class 1, of the CEQA Guidelines addressing existing facilities.