



PROJECT SUMMARY

Application Number: 26PLN-0010
Subject: Expand the approved grading for the Jada Windows Manufacturing site to include an additional 36,000 square foot graded pad on the adjacent parcel at 1011 Whispering Pines Lane, owned in common.
Applicant: Jada, Inc represented by Keven Nelson, Registered Professional Engineer
Location/APNs: 1011 and 1021 Whispering Pines Lane/ 009-680-058, -057
Current Zoning/General Plan: Central Business District (C2) / Commercial (C)
Entitlements: Modified Development Review Permit
Environmental Status: Addendum to an Adopted IS/MND
Prepared by: Amy Wolfson, City Planner

RECOMMENDATION:

1. That the Planning Commission approve application (26PLN-0010), which includes the request to amend the approved Jada Windows Project, to expand the approved grading for the project to include a 36,000 square foot graded pad on the adjacent parcel at 1011 Whispering Pines Lane, owned in common, which includes the following actions:
 - a. Adopt the Addendum to the Jada Windows Development Review and Use Permit IS/MND, which demonstrates that none of the conditions described in CEQA Guidelines Section 15162 requiring a subsequent or supplemental EIR or IS/MND are present; and
 - b. Approve the modification to the approved Jada Windows Development Review and Use Permit Project to add a condition of approval to expand the approved grading for the project to include a 36,000 square foot graded pad on the adjacent parcel at 1011 Whispering Pines Lane.

BACKGROUND:

At its February 18, 2025 regular meeting, the Planning Commission approved the 70,480 sq ft metal manufacturing buildings to accommodate an expansion for the existing Jada Windows business at 179 Clydesdale Court and a Use Permit to accommodate a reduction in parking standards, to be developed at 1201 Whispering Pines Lane. The

Commission adopted a Mitigated Negative Declaration with associated Mitigation Measures for the project.

This document analyzes the environmental impact of a proposed expansion of the originally analyzed grading area to include a 36,000 square foot graded pad on 1011 Whispering Pines Lane, adjacent to the approved development at 1021 Whispering Pines Lane.

PROJECT PROPOSAL

The applicant submitted an application in March 2026 to expand the approved grading associated with the project at 1021 Whispering Pines Lane and previously analyzed in the aforementioned adopted Mitigated Negative Declaration associated with project file no. 24PLN-0046, to expand the grading area to include a 36,000 square foot building pad for the future construction of a building at 1101 Whispering Pines Lane, which is under common ownership. This expansion is proposed in order to avoid off-haul of excavated soil from the currently approved Jada Windows development site. Because there has been no use established for the expanded graded pad, condition 10 has been added to reinforce the understanding that all uses must be consistent with Table 2-10 of the City Municipal Code. Outdoor storage is prohibited unless a Use Permit is approved through a subsequent application.

ENVIRONMENTAL DETERMINATION

While the expanded grading area will alter the physical characteristics of the overall project, the environmental impacts are anticipated to be less intense than the original scope, particularly related to air quality and traffic impacts, which are anticipated to be reduced due to decreased traffic associated with off-haul and on-haul of soil to/from the construction site. None of the conditions described from CEQA Guidelines Section 15162 calling for preparation of a subsequent document have occurred as documented in the Addendum to the IS/MND prepared to analyze the expanded grading proposal. Therefore, the differences between the approved Jada Windows Development Review Permit and Use Permit, as described in the certified IS/MND, and the project modification now being considered, constitute a change, consistent with CEQA Guidelines Section 15164, that may be addressed in an Addendum to the IS/MND.

DEVELOPMENT REVIEW COMMITTEE

The Development Review Committee reviewed the proposed project at their regular meeting on April 14, 2026. One public comment was made regarding air quality concerns and potential violations. The Northern Sierra Air Quality Management District was contacted regarding the proposed grading expansion and their representative expressed that grading in this manner was beneficial due to decreased on-haul and off-haul of soil with potential Naturally Occurring Asbestos (NOA). Engineering staff also reiterated that all stormwater pollution prevention conditions, as well as dust control measures applicable to the previously approved project also applies to the grading expansion project. Engineering staff monitors active construction sites and has indicated that the

contractors on the Jada site have been responsive whenever potential issues have arisen.

FINDINGS

In accordance with Sections 17.72.30 J (Development Review Permit) of the Development Code, the Planning Commission is required to make the following specific findings before it approves the modified Development Review permit.

1. The City received a complete application for the modified Jada Windows Manufacturing Building and Grading project (26PLN-10).
2. The Development Review Committee reviewed the project in compliance with the California Environmental Quality Act and recommends that the Planning Commission adopt the Addendum to the adopted Mitigated Negative Declaration in accordance with Sections 15162 and 15164 of the CEQA Guidelines.
3. The 2020 General Plan designates the project site as Manufacturing-Industrial (M-I). The Jada Windows manufacturing business is consistent with the General Plan and the expanded graded pad is conditioned to be consistent with uses of the designation.
4. The proposed project is allowed within the applicable zone and complies with all other applicable provisions of the Development Code and the City Municipal Code.
5. The design, location, size, and characteristics of the proposed project is in compliance with any project-specific design standards in effect and any standards and guidelines for Development Review Permits.

ATTACHMENTS

1. Modified Grading Plan
2. Vicinity/Aerial Map
3. CEQA Addendum to the tiered Initial Study/Mitigated Negative Deceleration
4. Jada Windows Conditions of Approval as modified
5. Previously Adopted Tiered IS/MND
6. Agency Comments