

Prepared by: Amy Wolfson, City Planner

DATA SUMMARY:

Application Number: 22PLN-37
Subject: Tentative Parcel Map for the division of a ±11.77-acre (County GIS shows 11.83) parcel into two parcels of ±2.74 and ±9.03 acres to accommodate a hotel development.
Location/APN: 961 Plaza Drive/035-480-039
Owner: Rajinder Singh, Grass Valley Hospitality, Inc.
Applicant: Jeff Morrish, NST Engineering, Inc.
Zoning/General Plan: Central Business (C-2) Zone/Commercial; Medium Density Residential (R2A); Open Space (OS)
Entitlements: Tentative Parcel Map and Development Review Permit
Environmental Status: Categorical Exemption

RECOMMENDATION:

1. That the Planning Commission approve the Tentative Parcel Map application for the two-parcel lot split as presented, or as may be modified at the public hearing, which includes the following actions:
 - a. A recommendation that the Tentative Parcel Map project are Categorically Exempt pursuant to Section 15315, Class 15, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; and
 - b. Adopt Findings of Fact for approval of the Tentative Map Application as presented in the Staff Report; and
 - c. Approve the Tentative Map for the subdivision of ±11.77 parcel into two parcels of ±2.74 and ±9.03 acres as presented in accordance with the Conditions of Approval, attached to the Staff Report.

BACKGROUND:

The city is processing a hotel development review application concurrently with this tentative map application. The hotel project is proposed to be developed on the resulting ±2.74 acre parcel, Lot 1. In 2002, the City adopted a Mitigated Negative Declaration and approved a mixed-use development known as Olympia Plaza II. While the development never came to fruition, as a result of that proposal, open space areas were reserved on the properties at both

the north and south ends for preservation of trees and/or biological resources. The Olympia Plaza II Project expired in 2005.

PROJECT DESCRIPTION:

The proposed tentative map involves the subdivision of the ±11.77-acre parcel into two parcels of ±2.74 (Lot 1) and ±9.03 (Lot 2) acres and is subject to the standards contained in Section 17.8 of the City Municipal Code and the California Subdivision Map Act. There is no minimum lot sizes applicable to C-2 zoned or OS zoned properties. While there is a 5,000 sq ft minimum parcel size applicable to R-2A properties, the 0.5-acre portion of the parcel zoned this way will be contained within the resulting 9.03-acre parcel and will not be impacted by the parcel split. The submitted Tentative Map application is consistent with the requirements of Chapter 17.81 of the city municipal code. The hotel development is proposed to occur in an area designated in the Central Business District (C – 2) Zone on lot 1, and will be reviewed before the planning commission at a future meeting.

SITE DESCRIPTION AND ENVIRONMENTAL SETTING:

The project site is vacant, covered with native brush, groundcover and a number of large and small trees, and slopes down from the south to Plaza Drive, except the west portion of the site, where the site is traversed, northwest-southeast, by Olympia Creek, a tributary of Wolf Creek. Surrounding uses consist of a shopping and office center to the north, vacant land to the south, and offices and another shopping center to the east. A PG&E substation is located to the west of the site which fronts on Sutton Way.

GENERAL PLAN AND ZONING:

General Plan: The bulk of the project area has a land use designation of Commercial according to the City of Grass Valley 2020 General Plan. The Commercial designation is a broad category intended to encompass all types of retail commercial and commercial service establishments. There are also two areas of approximately 0.3 acres and 3.6 acres, respectively, that have Open Space Opportunity (OSO) land use designations. The underlying land uses for OSO designated areas are to be either designated Open Space (OS) or, if appropriate Parks and Recreation (PR) on the Land Use Plan map. A small area at the southernmost end of the property has a designation of Urban Medium Density (UMD).

Zoning: As mentioned there are two areas of Open Space (OS) zoning resulting from a previously approved development that never came to fruition and, which correspond to the OSO land use designation mentioned above. The northerly portion fronts Brunswick Road and is approximately 0.3 acres and will remain on Lot 1 of this lot split. The second area of OS zoning will remain on Lot 2 and encompasses approximately 3.6 acres surrounding Olympia Creek. On the other side of the creek OS designation is a small area of 0.5 acres zoned R-2A that also surrounds Olympia Creek. The site is essentially land locked with an existing apartment complex to the west, the Loma Rica development to the south and north, and the Open Space designation to the north, along with the creek traversing the center of the area. The bulk of the zoning designation for this property is Central Business (C-2). 2.44

acres of C-2 will remain on Lot 1 and 5 acres will remain on Lot 2. The C-2 Zone implements and is consistent with the Commercial land use designation of the General Plan.

ENVIRONMENTAL DETERMINATION:

Pursuant to CEQA an Initial Study is required to be prepared in the absence of an applicable exemption pursuant to CEQA Guidelines. In this case, The Tentative Map is consistent with Categorical Exemption Class 15, which 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.

FINDINGS:

1. That the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan, and any applicable specific plan, and that none of the findings for denial in Subsection C of Section 17.81.060 GVMC can be made. The findings shall apply to each proposed parcel as well as the entire subdivision, including any parcel identified as a designated remainder in compliance with Map Act Section 66424.6
2. The Planning Commission reviewed the project in compliance with the California Environmental Quality Act and recommends that the Planning Commission find the project qualifies for a Class 15, Categorical Exemption (Minor Land Divisions) in accordance with the California Environmental Quality Act and CEQA Guidelines.

RECOMMENDED CONDITIONS:

1. The approval date for this tentative map is December 19, 2023 pursuant to Section 17.81.080 GVMC. This project is approved for a period of three (3) years and shall expire on December 19, 2026, 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 or unless otherwise provided for by the Subdivision Map Act.
2. The project shall be constructed in accordance with the plans approved by the Planning Commission for Tentative Parcel Map 23PLN-45 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 following notes shall be placed on the Parcel Map to be recorded:

- a. Any future development on Parcel 2 shall include a follow up review of potential wetlands and drainages, pursuant to recommendations in the Biological Resources Assessment, dated September 2023, prepared by Greg Matuzak.
 - b. Any development that occurs during the nesting season for raptors and ground nesting Migratory Bird Treaty Act (MBTA) protected birds (March 1st through August 31st), a pre-construction survey shall be conducted within two weeks of ground disturbing activities.
4. 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.
5. 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.
6. Prior to recording the Parcel Map, a Grading Permit shall be issued by the City Engineer and all improvements described on the plans shall be completed or the applicant shall enter into an agreement with the City Engineer to complete the grading and public improvements
7. 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 N.S. and the California Subdivision Map Act; and shall pay all appropriate fees for map check and recording.

ATTACHMENTS:

1. Aerial and Vicinity Maps
2. Tentative Map
3. Proposed Hotel Site Plan (concurrent review)

Special Studies are available on the city's website (see attachment for link).

Holiday Inn Express Proposed at 961 Plaza Drive

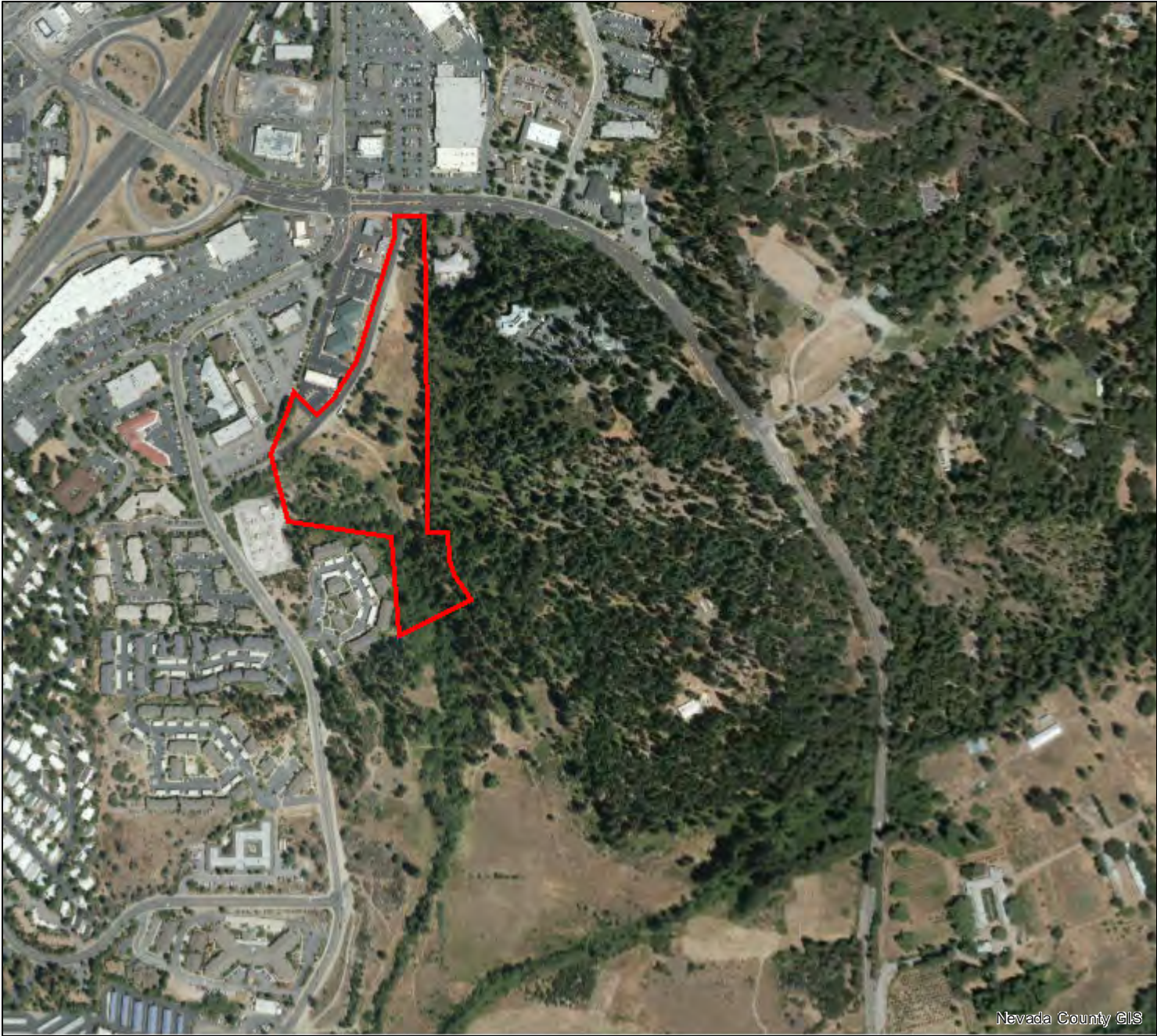
Project Submittal Attachment List

1. Aerial and Vicinity Maps
2. Tentative Map
3. Hotel Site Plan (For reference only; To be reviewed at a later date)

Special Studies including the following can be found on the city's website by following this link:

- Noise Analysis
- Traffic Study
- Biological Inventory
- Cultural Resource Inventory
- Geotechnical Report
- Hydrology Report

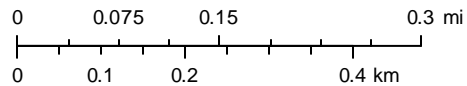
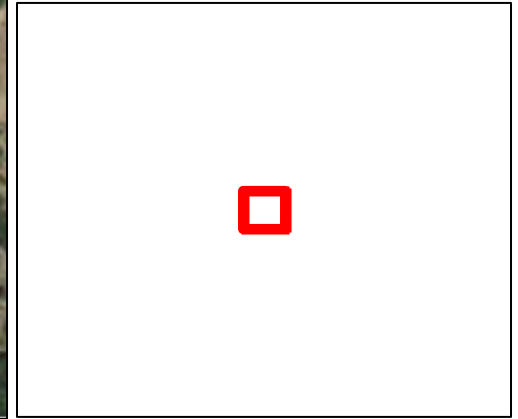
961 Plaza Drive



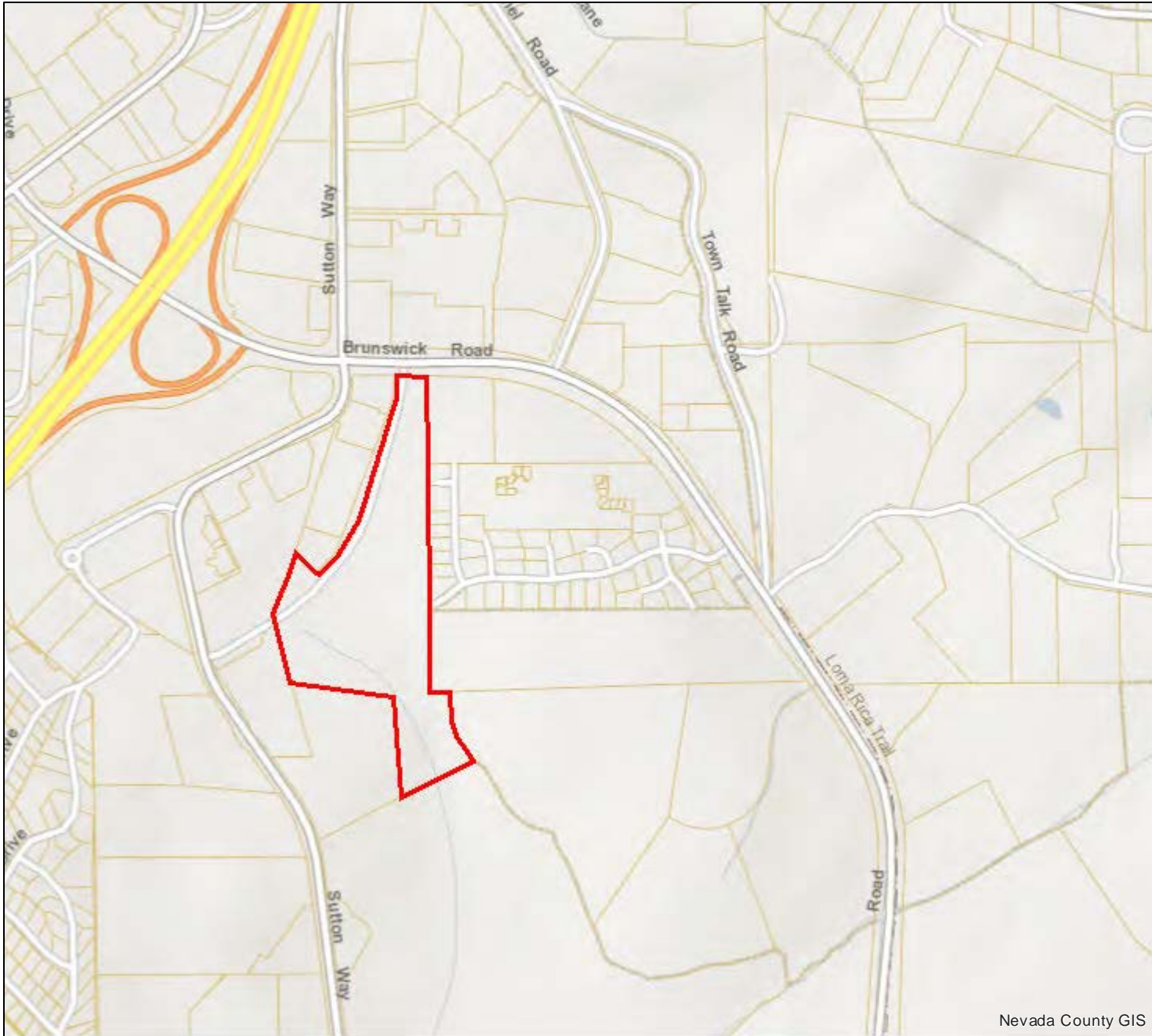
Parcel APN: 035-480-039
961 PLAZA DRIVE

Land Value: \$1,577,800.00
Improvement Value: \$0.00
Acreage: Unknown
Zoning: C-2 GVCity,OS GVCity,R-2A GVCity
General Plan: C GVCity,OS GVCity,UMD GVCity
Fire District: Grass Valley
Elementary Sch. Dist: Grass Valley
Water District:
Nevada Irrigation Dist: NID Water - Zone 1.0
Public Utility:
Park District:
Service Area: Solid Waste Grass Valley - Csa 32
Snow Load: 49 lbs/sqft
Wind Exposure: C
Climate Zone: 11
Elevation: 2,578 feet

Overview



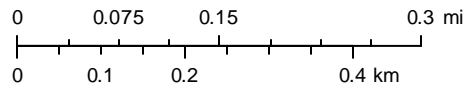
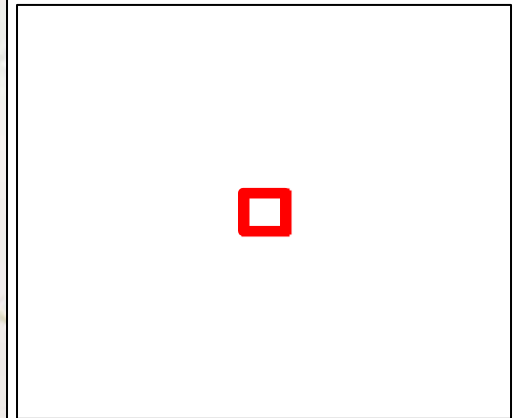
961 Plaza Drive

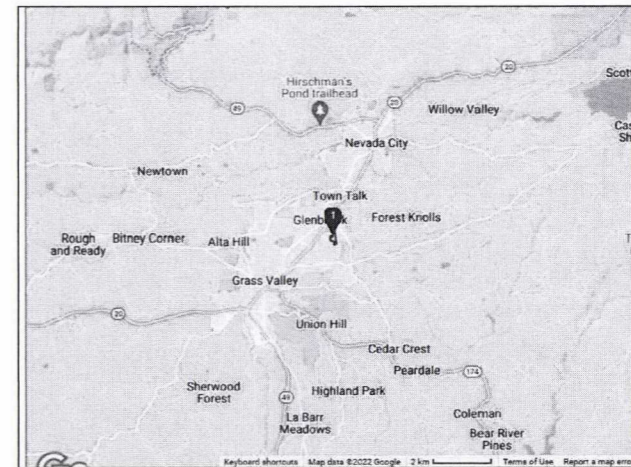


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961 PLAZA DRIVE

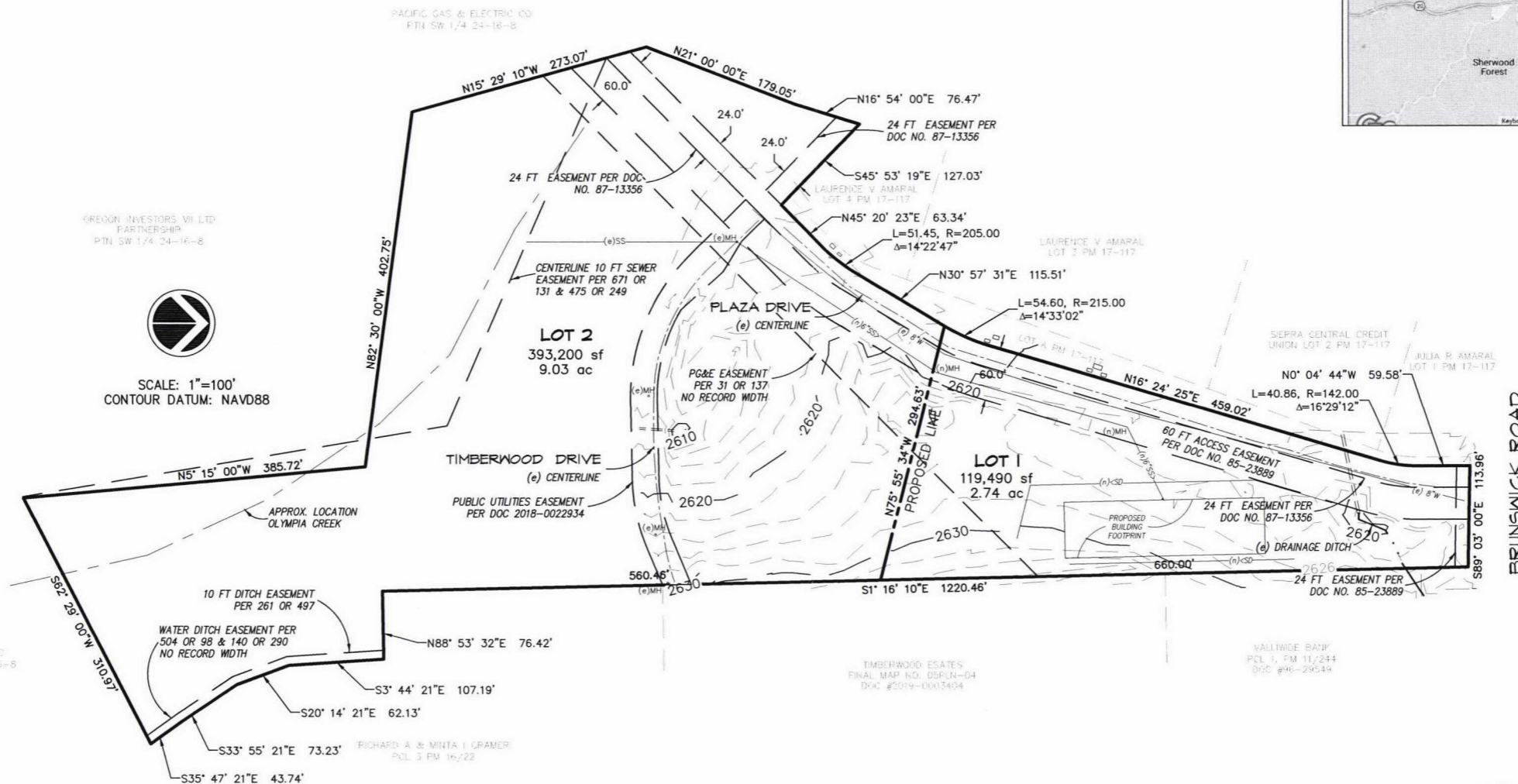
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Improvement Value: \$0.00
Acreage: Unknown
Zoning: C-2 GVCity, OS GVCity, R-2A GVCity
General Plan: C GVCity, OS GVCity, UMD GVCity
Fire District: Grass Valley
Elementary Sch. Dist: Grass Valley
Water District:
Nevada Irrigation Dist: NID Water - Zone 1.0
Public Utility:
Park District:
Service Area: Solid Waste Grass Valley - Csa 32
Snow Load: 49 lbs/sqft
Wind Exposure: C
Climate Zone: 11
Elevation: 2,578 feet

Overview





VICINITY MAP
(NOT TO SCALE)



OREGON INVESTORS VII LTD.
PARTNERSHIP
PTN SW 1/4 24-16-8

SCALE: 1"=100'
CONTOUR DATUM: NAVD88

NOTES:

RECORD OWNER:
AMARAL FAMILY TRUST
PO BOX 1657
NEVADA CITY, CA 95959

APN: 035-480-039
SUBDIVIDER: RAJINDER SINGH
7858 COOK RIOLO RD
ANTELOPE, CA 95843

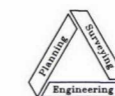
PREPARED BY: VERN TEMPLETON,
NST ENGINEERING, INC
1495 RIVERSIDE DR
SUSANVILLE, CA

WATER SUPPLY: NEVADA IRRIGATION DISTRICT
SEWAGE DISPOSAL: CITY OF GRASS VALLEY
FIRE PROTECTION AGENCY: CITY OF GRASS VALLEY
PUBLIC UTILITIES: PG&E

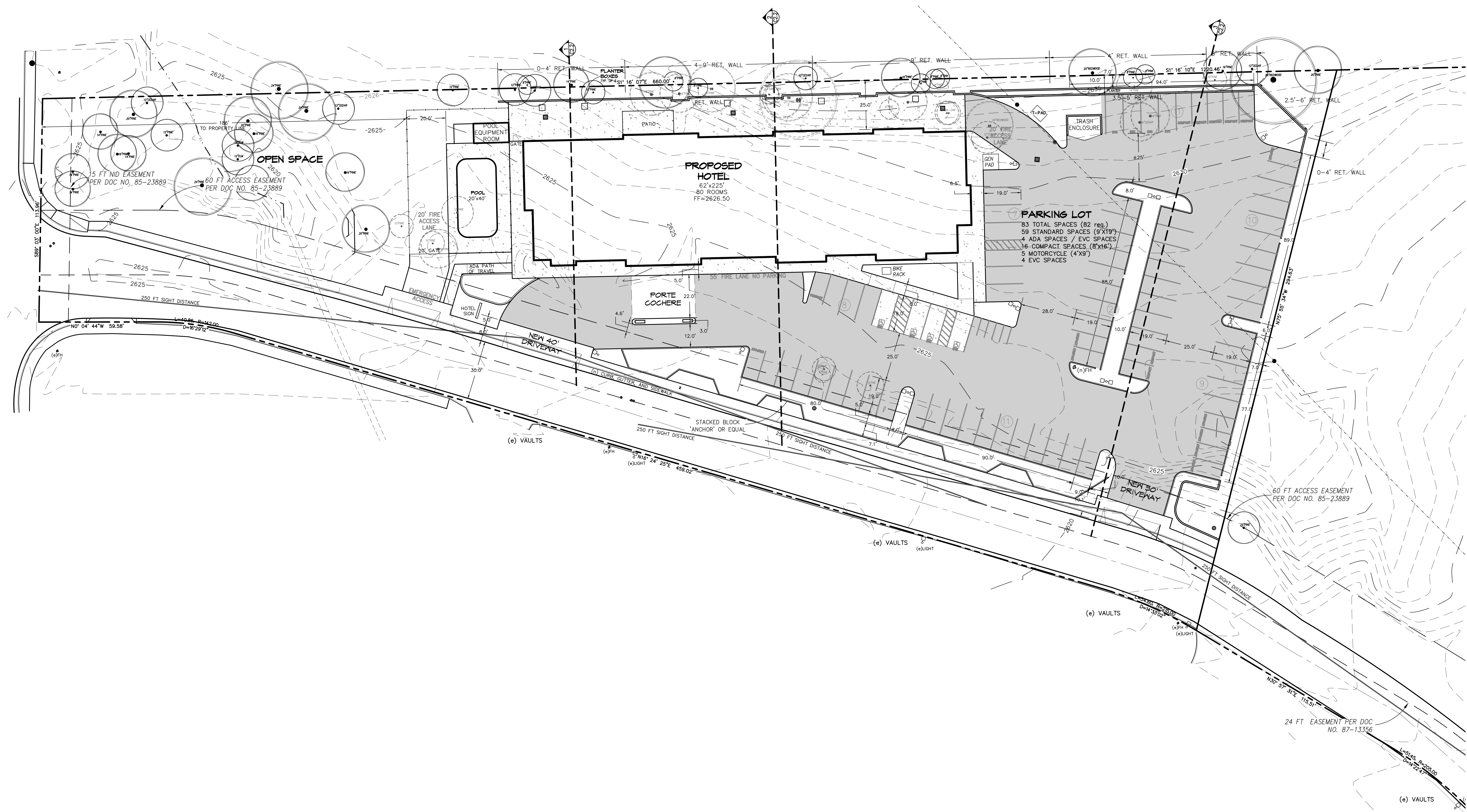
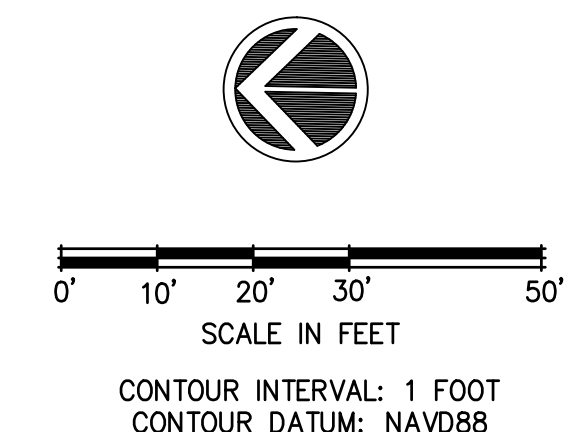
P/M NO. XX-XXX
PARCEL MAP

FOR
AMARAL FAMILY TRUST

IN PORTION SECTION 23 & 24, T.16 N., R.8 E., M.D.B. & M
CITY OF GRASS VALLEY
NEVADA COUNTY, CALIFORNIA



NST Engineering, Inc.
1495 Riverside Drive
Susanville, CA 96130
(530) 257-5173



Revisions:

Engineer:

Project Title:
 PROPOSED SITE PLAN FOR:
HOLIDAY INN EXPRESS
 961 PLAZA DRIVE
 GRASS VALLEY, NEVADA COUNTY, CALIFORNIA
 APN: 035-480-039

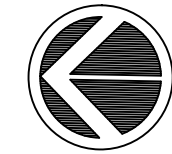
NST ENGINEERING, INC.
 1445 Riverside Drive * Susanville, CA 96130
 Engineering * Planning * Surveying
 Phone: (530) 251-5173 Fax: (530) 251-6272

Date: 8/29/23
 Drawn: JB
 Checked: JM

Sheet No.
C1
 Of 6 Sheets

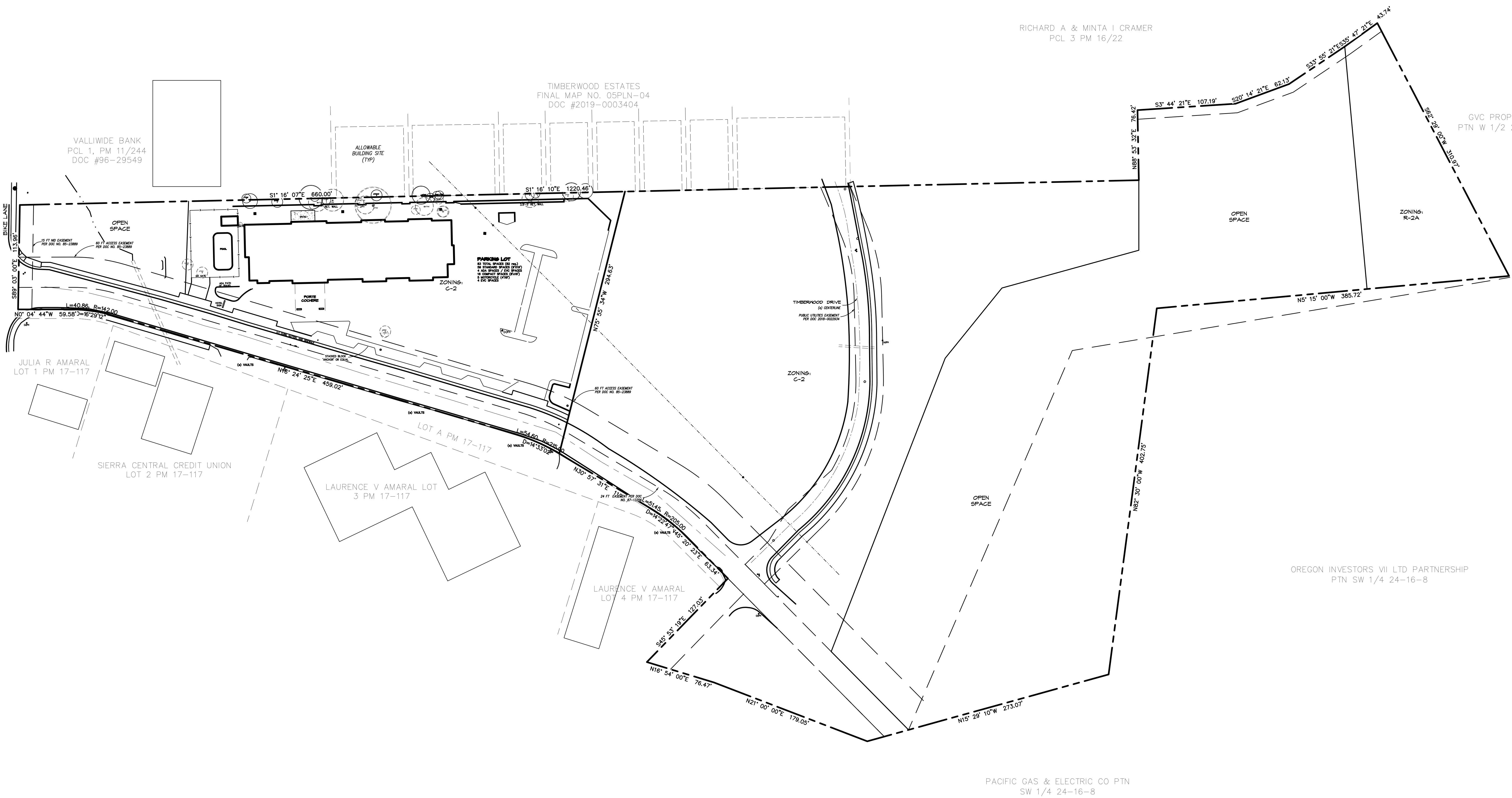
Job No. 22-90
 File No. SITE B.1

SITE PLAN



0' 25' 50' 75' 125'
SCALE IN FEET
CONTOUR INTERVAL: 1 FOOT
CONTOUR DATUM: NAVD88

BRUNSWICK ROAD



RICHARD A & MINTA I CRAMER
PCL 3 PM 16/22

TIMBERWOOD ESTATES
FINAL MAP NO. 05PLN-04
DOC #2019-0003404

GVC PROPERTY 18 LLC
PTN W 1/2 24 & 25-16-8

OREGON INVESTORS VII LTD PARTNERSHIP
PTN SW 1/4 24-16-8

PACIFIC GAS & ELECTRIC CO PTN
SW 1/4 24-16-8

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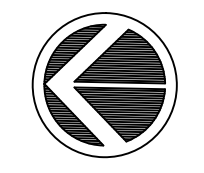
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1445 Riverside Drive * Susanville, CA 96130
Engineering * Planning * Surveying
Phone: (530) 251-5173 Fax: (530) 251-6272

Date: 8/29/23
Drawn: JB
Checked: JM

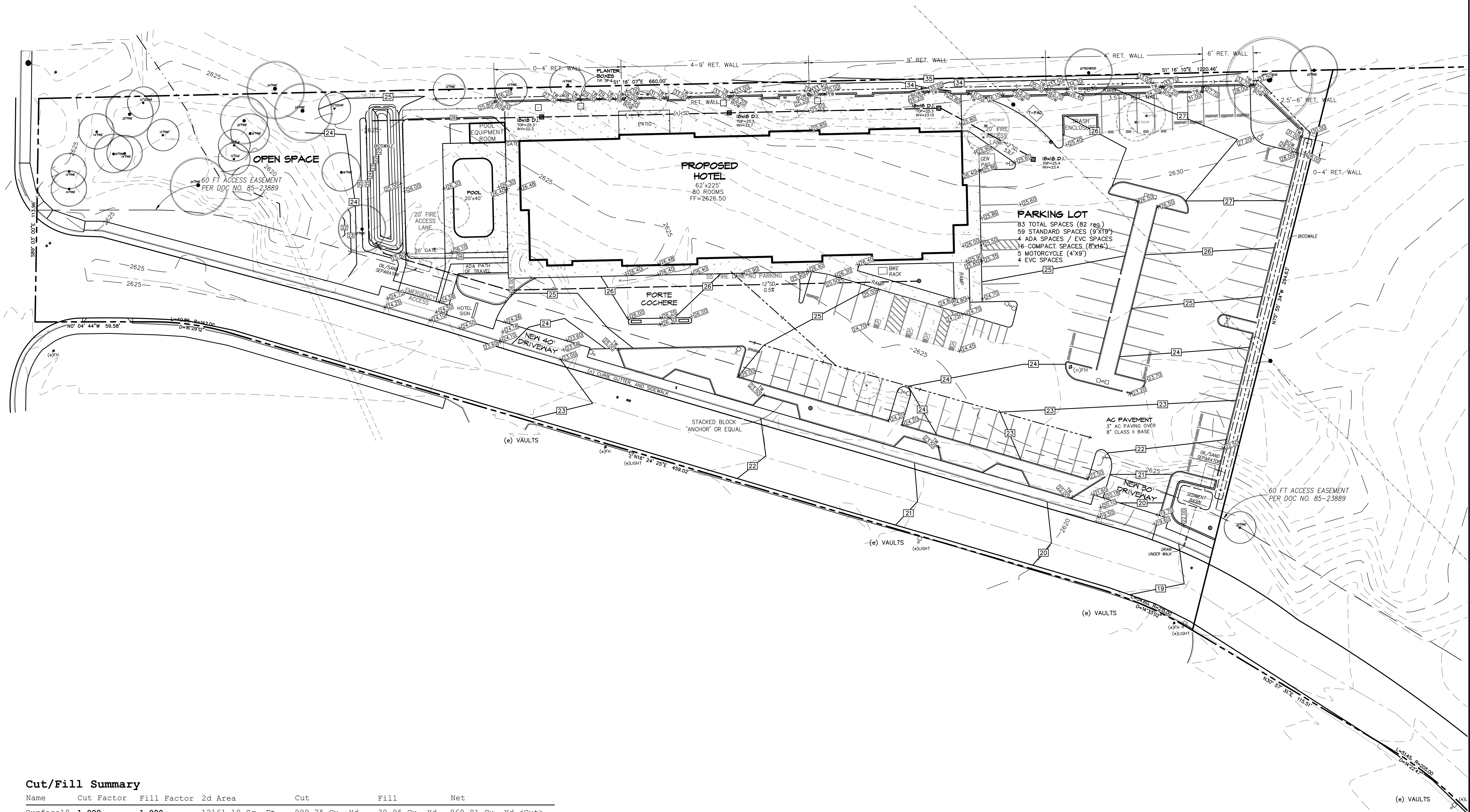
Sheet No.
C1.1
Of 6 Sheets

Job No. 22-90
File No. SITE 3

NEIGHBORHOOD SITE PLAN



0' 10' 20' 30' 50'
SCALE IN FEET
CONTOUR INTERVAL: 1 FOOT
CONTOUR DATUM: NAVD88



Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Surface10	1.000	1.000	12161.10 Sq. Ft.	999.75 Cu. Yd.	30.95 Cu. Yd.	968.81 Cu. Yd.<Cut>
Totals			12161.10 Sq. Ft.	999.75 Cu. Yd.	30.95 Cu. Yd.	968.81 Cu. Yd.<Cut>

Revisions:

Engineer:

Project Title:
 PROPOSED SITE PLAN FOR:
HOLIDAY INN EXPRESS
 961 PLAZA DRIVE
 GRASS VALLEY, NEVADA COUNTY, CALIFORNIA
 APN: 035-480-039

NST ENGINEERING, INC.
 1495 Riverside Drive * Susanville, CA 96130
 Engineering * Planning * Surveying
 Phone: (530) 257-5173 Fax: (530) 257-6212

Date: 8/29/23
 Drawn: JB
 Checked: JM

Sheet No.
02
 Of 6 Sheets

Job No. 2022-90
 File No. SITE 5

SITE GRADING PLAN