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DATA SUMMARY:

Application Number: 24PLN-05
Subject: Tentative Parcel Map for the division of a ±0.62-acre (27,000.2 sq ft) parcel into two parcels of ±13,674 and ±13,384 sq ft to accommodate residential development.
Location/APN: Ventana Sierra Drive/035-140-022
Owner: Habitat for Humanity
Applicant: SCO Planning and Engineering, Inc.
Zoning/General Plan: Single-Family Residential (R-1) / Urban Low Density (ULD)
Entitlements: Tentative Parcel Map
Environmental Status: Categorical Exemption

RECOMMENDATION:

1. That the Planning Commission approve the Tentative Parcel Map application for the two-parcel 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 is 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 division of a ±0.62-acre (27,000.2 sq ft) parcel into two parcels of ±13,674 and ±13,384 as presented in accordance with the Conditions of Approval, attached to the Staff Report.

BACKGROUND:

The existing parcel was originally part of a larger parcel subdivided in 2021, resulting in Parcel A of that map. The map was processed concurrently with a General Plan Amendment and Rezone in order to change the “Public” designations that were associated with the prior church use, to “Residential” designations. It currently hosts an abandoned leach field that used to serve the adjacent church.

PROJECT DESCRIPTION:

The proposed tentative map involves the subdivision of the a ±0.62-acre (27,000.2 sq ft) parcel into two parcels of ±13,674 and ±13,384 sq ft and is subject to the standards

contained in Article 8 of Chapter 17 of the City Municipal Code (subdivision ordinance) and the California Subdivision Map Act. The minimum lot size applicable to Single Family Residential (R-1) properties is 6,000 sq ft, with a density that does not exceed 4 dwelling units per acre, which means the resulting lot sizes should average 10,890 sq ft or greater. The submitted Tentative Map application is consistent with the requirements of City's subdivision ordinance. There is no development proposed at this time. The site will be served by NID water and City sewer.

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 project area has a land use designation of Urban Low Density (ULD) according to the City of Grass Valley 2020 General Plan. This designation is intended primarily for single-family detached houses.

Zoning: The property is zoned Single-Family Residential (R-1). The R-1 zone is applied to areas of the city that are appropriate for neighborhoods of single dwellings on standard urban lots, surrounding the more densely developed city core.

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (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 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 24PLN-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. It shall be the applicant's responsibility to file a Notice of Exemption, which can be prepared by staff at the applicant's request.
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.
5. Prior to recording the Parcel Map, 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 and the California Subdivision Map Act; and shall pay all appropriate fees for map check and recording.
6. The improvement plans for waterline extension, as proposed on the project documents, requires NID approval. All NID Rules and Regulations relating to Water Service, Section 10.03 Developer Constructed, would apply.
7. Dust mitigation measures in Rule #226 shall be followed for the utility construction related to future development (and all) demolition, construction, and use of unpaved parking facilities. The air quality compliance documentation shall be required at the time of building permit process. A copy of Rule #226 is available from the Northern Sierra Air Quality Management District (NSAQMD) upon request.

8. If any further demolition of existing structures is to take place, the California Air Resources Board and the US EPA require a signed copy of a demolition notification form.
9. Per the “Archaeological Records Search/Sensitivity Analysis” prepared by Genesis Society dated February 15, 2024, the following notes shall be the on the map to be recorded:
 - a. ***Consultation in the event of inadvertent discovery of human remains:***
In the event that human remains are inadvertently encountered during any project associated ground-disturbing activity or at any time subsequently, State law shall be followed, which includes but is not limited to immediately contacting the County Coroner's office upon any discovery of human remains.
 - b. ***Consultation in the event of inadvertent discovery of cultural material:***
The present evaluation and recommendations are based on the findings of a desktop investigation, only. There is always the possibility that important unidentified cultural materials could be encountered on or below the surface during the course of future ground disturbing activities. This possibility is particularly relevant considering the lack of intensive-level archaeological pedestrian survey having been conducted prior to residential and related developments in the APE, and particularly where past ground disturbance activities (e.g., past agricultural development, placement of buried and overhead, utilities, extensive grading, etc.) have partially obscured historic ground surface visibility, as in the present case. In the event of an inadvertent discovery of previously unidentified cultural material, archaeological consultation should be sought immediately.

ATTACHMENTS:

1. Application
2. Aerial and Vicinity Maps
3. Tentative Map