

City of Grass Valley
City Hall-125 East Main Street
Grass Valley, CA 95945

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

Notice is hereby given that the City of Grass Valley Community Development Department has determined that the project described below will not result in a significant adverse impact on the environment. Therefore, in accordance with the California Environmental Quality Act, the City is preparing to adopt a Mitigated Negative Declaration as the appropriate level of environmental review.

Project Description: Habitat for Humanity Zoning Map Amendment and Tentative Subdivision Map (19PLN-28) for the residential development of a ±3.74-acre property in the Heavy Commercial (C-3) Zone. The Zoning Map Amendment is proposed from the Heavy Commercial (C-3) to the Neighborhood Center Flex (NC-Flex) Zone. A Tentative Subdivision Map is proposed for the division of the ±3.74-acre property into fourteen (14) residential lots. The homes consist of 2- and 3-bedroom single family detached units in both 1 and 2 story configurations. With the Tentative Subdivision Map, A Lot Line Adjustment is proposed to adjust APN 029-270-033 with the subject property (APNs: 029-280-016 & 029-270-033).

The project site(s) are not on any lists pursuant to Government Code Section 65962.5 including but not limited to lists of hazardous waste facilities.

Public Comment: A 30-day review period for the draft Mitigated Negative Declaration starts on November 18, 2019 and runs through close of business on December 17, 2019.

The City based this tentative determination on an environmental study that concluded the project will result in no potentially significant environmental impacts as mitigated. Anyone may review the Initial Study at the Grass Valley Community Development Department at City Hall, 125 East Main Street, Grass Valley, California, during normal business hours or at: <http://www.cityofgrassvalley.com/document-central/initial-studies-proposed-negative-declarations>.

Final environmental determinations are made by the decision-making body, which in this case is the City Council following recommendation at the Planning Commission tentatively scheduled on December 17, 2019. All interested parties are invited to submit written comments and to attend the Planning Commission meeting and give testimony.

Copies of the Initial Study and cited References may be obtained at the City of Grass Valley Community Development Department at the address noted below. Written comments on this Tiered Initial Study/Mitigated Negative Declaration may also be addressed as noted below.

Lance E. Lowe, AICP, Principal Planner
Telephone (530) 274-4712 or lancel@cityofgrassvalley.com
City of Grass Valley
Community Development Department, Planning Division
125 East Main Street
Grass Valley, CA 95945

Publish: 11-18-19

Approved to publish:



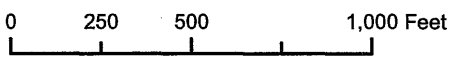
Kristi Bashor, City Clerk




Zoning Map Amendment and Tentative Subdivision Map (19PLN-28) for a +/- 3.74-acre property in the Heavy Commercial (C-3) Zone. The Zoning Map Amendment is proposed from the Heavy Commercial (C-3) to the Neighborhood Center Flex (NC-Flex) Zone. Tentative Subdivision Map is proposed for the division of the +/- 3.74-acre property into fourteen (14) residential units.



City of Grass Valley Notification Map

19PLN - 28
November 14, 2019



-  Project Location
-  300' Owner Notification Zone
-  Property Owners Notified