

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

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE
DECLARATION AND NOTICE OF PUBLIC HEARING**

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 with mitigation measures incorporated. 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: The project is a residential infill site located adjoining the 16-unit Heritage Oaks Phase I residential project. Compatible with the Neighborhood Center Flex (NC-Flex) Zone designations, the Heritage Oaks Phase II project involves 12 single family lots ranging in size from ±2,775 (Lot 8) to ±6,646 square feet (Lot 11). The project is anticipated to provide housing for the City's Very Low and Low-Income group in accordance with the City's adopted 2019-2027 Adopted *Housing Element*. The project will require off-haul of ±10,712 cubic yards of contaminated soil and replacement of 7,200 cubic yards of clean soil for remediation, in addition to cut of ±447 cubic yards and fill of ±3,416 cubic yards of fill for grading and construction. The project site is located on the southside of Joyce Drive, east of the junction of Joyce Drive and Whiting Street (APNs: 029-280-016 & 029-270-033).

Public Comment: A 30-day review period on the draft Mitigated Negative Declaration starts on April 19, 2026 and runs through close of business on April 18, 2026.

The project-level environmental study concluded the project will result in no potentially significant environmental impacts, with the incorporation of Mitigation Measures. Anyone may review the Initial Study at the Grass Valley Community Development Department at 125 East Main Street in Grass Valley or at the website at the following link:

<https://www.cityofgrassvalley.com/pod/active-projects>

To submit written comments prior to the Planning Commission public hearing. For more information, please call 274-4711 during normal business hours of City Hall. During the review period written comments on the project listed above and the proposed Negative Declaration may be submitted to:

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Grass Valley, CA 95945

Approved to Publish:



Amy Wolfson, City Planner