

Notice of Determination

Appendix D

To:

☐ Office of Planning and Research

U.S. Mail:

Street Address:

P.O. Box 3044

1400 Tenth St., Rm 113

Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk

County of: Nevada

Address: 950 Maidu Avenue

Nevada City, CA 95959

From:

Public Agency: City of Grass Valley

Address: 125 East Main Street

Grass Valley, CA 95945

Contact: Amy Wolfson

Phone: 530-274-4711

Lead Agency (if different from above):

Address:

Contact:

Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2019119068

Project Title: Subsequent Initial Study & Mitigated Negative Declaration –Heritage Oaks Phase II – Ten

Project Applicant: City of Grass Valley

Project Location (include county): South side Joyce Drive, Grass Valley, Nevada County

Project Description:

Tentative Subdivision Map (TSM) – A Tentative Subdivision Map is proposed for the division of the ±3.74-acre parcel into 12 lots. The 12 lots range in size from ±2,775 (Lot 8) to ±6,646 (Lot 11) square feet. There is no minimum parcel size in the NC-Flex Zone; however, the lots shall be large enough to accommodate their intended use (i.e. residential use). Parcel sizes, parcel dimensions, areas, setbacks and building envelopes are conceptually shown on the Tentative Subdivision Map to illustrate building

This is to advise that the Grass Valley Planning Commission has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on May 19, 2026 and has made the following determinations regarding the above
(date)
described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

125 East Main Street, Grass Valley, CA

Signature (Public Agency):

Title: City Planner

Date: June 3, 2026

Date Received for filing at OPR: