

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: A request made to the Development Review Committee and Planning Commission. The project parcel is 2.01-acres in size. The project intends to be a 100% affordable residential project to support Regional Housing Needs Allocation. The project encompasses a Re-zone for a Combining District, associated Zoning Text Amendment, General Plan Text Amendment, and Tentative Subdivision Tract Map. The subdivision entails 16 residential lots, associated infrastructure (local roads, sidewalks, street lamps), drainage retention areas, and a community garden. Project Name: "25PLN-0020" (Habitat for Humanity Subdivision).

Project Location: The project parcel, no assigned address, Grass Valley, (APN: 035-600-015) is located on the west side of State Highway 49/20, within the Brunswick community within Grass Valley City limits. Roughly 0.22-miles east of the Fowler Shopping Center and approximately 670-feet walking distance northeast of the Nevada City Highway and Gates Place intersection. Located on the west side of Gates Place street.

Public Comment: A 30-day review period on the draft Mitigated Negative Declaration starts on October 17, 2025 and runs through close of business on November 16, 2025.

The City based this tentative determination on an environmental study (Initial Study/Mitigated negative Declaration) that staff has prepared to evaluate potential impacts associated with the project. 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 website at the following link:

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

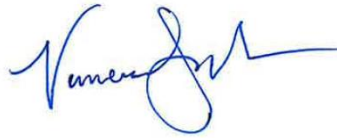
To submit written comments prior to the Planning Commission public hearing. For more information, please call 274-4711 during normal business hours of City Hall. During the review period written comments on the project listed above and the proposed Negative Declaration may be submitted to:

Vanessa Franken, Associate Planner

vfranken@grassvalleyca.gov

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Planning Department
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Approved to Publish:

Vanessa Franken, City Planner