

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

**NOTICE OF INTENT TO ADOPT A 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. 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: Development Review and Planned Development (20PLN-02) for the development of a 108-unit apartment complex consisting of four – 3 story apartment buildings totaling ±109,644 square feet, parking, landscaping, clubhouse and other project amenities on ±5.6 acres in the Neighborhood General – 3 (NG-3) Planned Development (PD) Zone. The project is proposed in two phases: Phase I consists of buildings 1 & 2, parking, landscaping, clubhouse, trails, pedestrian bridge and project amenities; and, Phase II consists of buildings 3 & 4.

The project is located at 452, 474 and 500 East Bennett Street (APNs: 009-262-006; 009-270-001 & 002).

Public Comment: A 30-day review period for the draft Mitigated Negative Declaration starts on August 28, 2020 and runs through close of business on September 28, 2020.

The City based this tentative determination on an environmental Initial 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 <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 Planning Commission. The Planning Commission will hold a public hearing tentatively on October 20, 2020 at 7:00 p.m. All interested parties are invited to submit written comments and to attend the Planning Commission meeting and give testimony.

For more information, please call or email during normal business hours of City Hall. During the review period written comments on the project and the proposed Mitigated Negative Declaration may be submitted to:

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Approved to publish:



Tom Last, Community Development Director