

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: Grass Valley RV Park Resort – Sphere of Influence Amendment, Annexation, Pre-zone, Development Review and Use Permit of approximately ±45 acres.

Sphere of Influence Amendment and Annexation – The Sphere of Influence Amendment will add the RV Park Resort property in the City’s Sphere of Influence and re-designate the project area from the City’s Long-Term to the Near-Term Annexation schedule. Annexation of the property includes the entirety of the ±45 acres identified as Annexation Areas 1 – 3. Annexation Area 1 consists of ±41 acres; Annexation Area 2 consists of ±2 acres; and Annexation Area 3 consists of ±2.21 acres.

Pre-zone – The City of Grass Valley has a General Plan land use designation of Office Professional (OP) for the entirety of the ±45 acres. A Pre-zone of Corporate Business Park (CBP) is proposed for the 20-acre RV Park Resort property identified as part of Annexation Area 1. A Pre-zone of the properties is proposed to the Neighborhood Center(NC-Flex) Zone for approximately half of Annexation Area 1 and all of Annexation Areas 2 and 3. No development is proposed for these properties.

Development Review and Use Permit – In the CBP Zone, A Development Review Permit is required for the site planning and architectural design of the RV Park. A Use Permit is also required for RV Parks in the CBP Zone. The Grass Valley RV Resort Project consists of the development of a 150 space Recreational Vehicle (RV) park with 15 “glamping” spaces for short term camping on 20 acres (APN: 007-550-016).

The RV Park Resort and Annexation Project properties are located at 11425 McCourtney Road and ±25 acres generally located north and east of McCourtney Road/Old Auburn Road.

Public Comment: A 30-day review period for the draft Mitigated Negative Declaration starts on September 30, 2021, and runs through close of business on October 29, 2021.

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 <https://www.cityofgrassvalley.com/environmental-documents>

Final environmental determinations are made by the decision-making body, which in this case is the City Council upon recommendation by the Planning Commission. The Planning Commission will hold a public hearing tentatively on November 16, 2021, at 7:00 p.m. All interested parties are invited to submit written comments and to attend the Planning Commission meeting and give testimony.

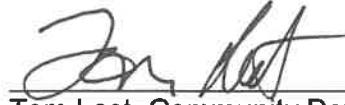
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For more information, please call or email during normal business hours of City Hall. During the review period written comments on the project and the proposed Mitigated Negative Declaration may be submitted to:

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Community Development Department, Planning Division
125 East Main Street
Grass Valley, CA 95945

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Approved to publish:



Tom Last, Community Development Director