

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 Development Review application including a proposed 70,458 square-foot manufacturing building with a parking lot and associated infrastructure. The proposed structure is adjacent to the existing Jada Windows business on Clydesdale Court which consists of multiple parcels and structures also owned by Jada Windows. The purpose of the proposed building is to consolidate the Jada Windows operations into one site and allow the manufacturing business to operate more efficiently, moving some of the manufacturing operations from the Clydesdale site to the new project site. The site will provide fire truck circulation around the entire building and provide a total of 50 parking spaces for employees and customers. The site has direct access from Whispering Pines Lane, a City-maintained road, at the existing left-turn openings in Whispering Pines Lane. A secondary driveway access would be provided to the existing Jada Windows building located at 179 Clydesdale Court (APN 009-690-016). The proposed buildings will be metal structures with natural architectural features as shown in the attached building elevations. A Use Permit is being requested in order to accommodate a reduction of parking standards pursuant to Section 17.36.080 of the City Municipal Code, based on quantitative information provided by the applicant.

The project is located on an undeveloped property on Whispering Pines Lane (APNs 009-680-056, & -050).

Public Comment: A 30-day review period on the draft Mitigated Negative Declaration starts on January 11, 2025 and runs through close of business on February 10, 2025.

The City based this tentative determination on an environmental study that 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:

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Grass Valley, CA 95945

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Approved to Publish:



Amy Wolfson, City Planner