

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: InConcert Sierra Whispering Pines Specific Plan Amendments, Use Permit and Development Review Permits (22PLN-18). The project includes the relocation of InConcert Sierra and Sierra Stages to a ±5.53-acre property in the Whispering Pines Specific Plan Area located at 125 Crown Point Court (APN: 009-700-063). InConcert Sierra (ICS) proposes to operate a Concert Hall, Black Box Theatre, and Conference Center in the existing ±41,600 square foot building:

Concert Hall – The proposed 520-seat 9,500 square foot Concert Hall section of the building will be utilized for acoustical (normally un-amplified) chamber, orchestral, choral, and theatrical performances. A sold-out orchestral performance with choir would result in a total occupancy of 670 persons.

Black Box – The proposed 125 seat 2,500 square foot “Black Box” theater, would provide a flexible configurable space for various theater and smaller musical performances. With a state crew performance ensemble, maximum total occupancy would be 175 persons.

Conference Center – The proposed 3,000 square foot Conference Center, could be configured in a variety of ways including use of smaller conference rooms that could reach a maximum occupancy of 350 persons.

It is expected that on rare occasions, two of these usages could occur simultaneously, but all three uses would not occur simultaneously.

The project requires amendment of the Whispering Pines Specific Plan. The Project entitlements include a Text Amendment of the Whispering Pines Specific Plan, Amendment of the Whispering Pines Specific Plan Land Use Map, Amendment of the Whispering Pines building standards, Use Permit and Development Review Permit.

Public Comment: A 20-day review period for the draft Mitigated Negative Declaration starts on August 26, 2022, and runs through close of business on September 14, 2022.

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>

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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 September 20, 2022, at 7:00 p.m. All interested parties are invited to submit written comments and to attend the Planning Commission meeting and give testimony.

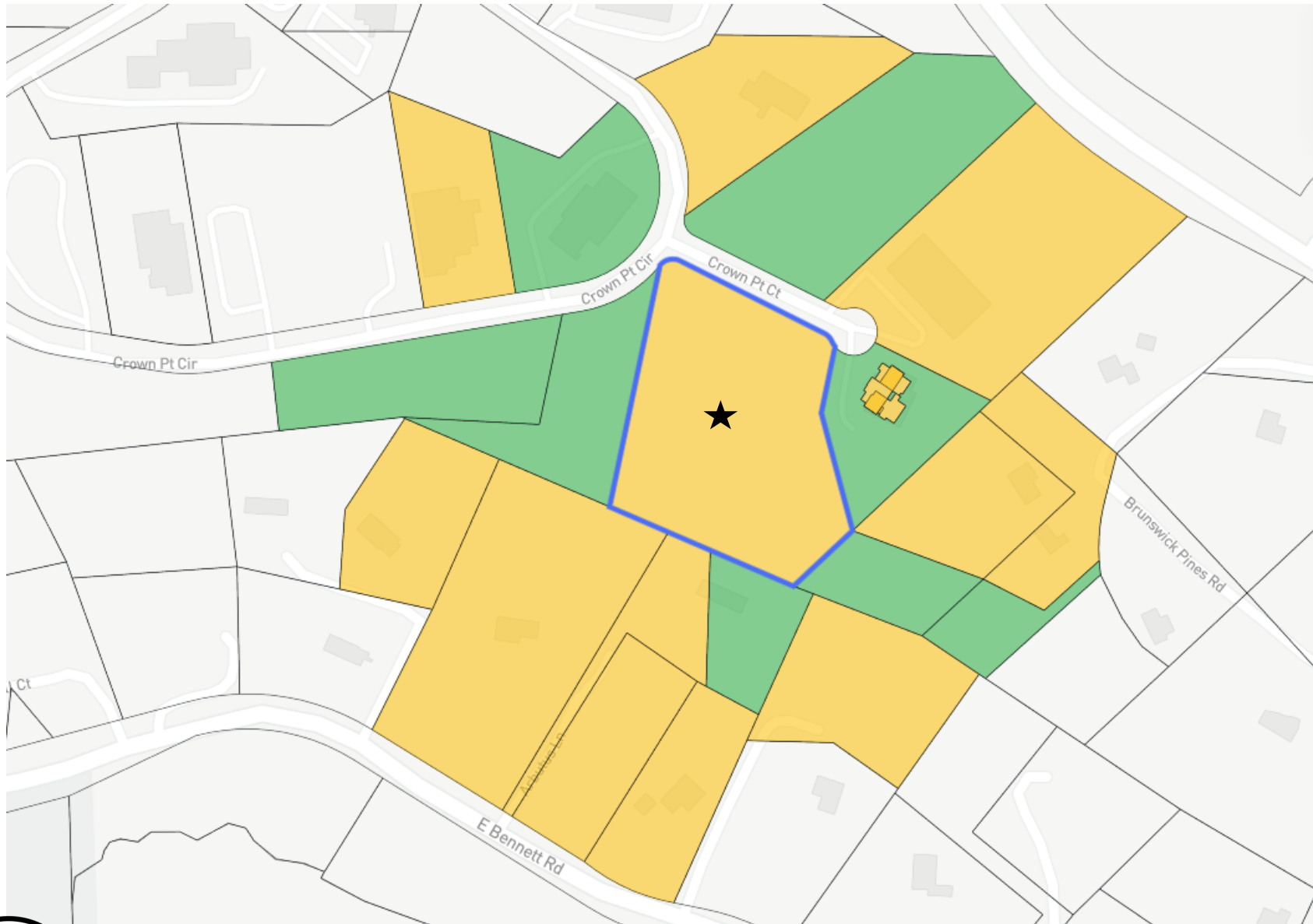
For more information, please call or email during normal business hours of City Hall. During the review period written comments on the project and the proposed Mitigated Negative Declaration may be submitted to:

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Telephone (530) 274-4712 or lancel@cityofgrassvalley.com
City of Grass Valley
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




Whispering Pines Specific Plan Amendments, Use Permit, & Development Review (22PLN-18) for the relocation of InConcert Sierra and Sierra Stages to a property in the Whispering Pines Specific Plan area located at 125 Crown Point Ct, Grass Valley (APN: 009-700-063)



City of Grass Valley Notification Map

22PLN-18

August 26, 2022

-  Property Owners Notified
-  300' Owner Notification Zone
-  Project Location