

CITY OF GRASS VALLEY – CITY COUNCIL  
GRASS VALLEY, CA 95945  
(530) 274-4310

## NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council will hold a public hearing on Tuesday, January 25, 2022, at 7:00 p.m., or as soon thereafter as this matter can be heard, in the Council Chambers at Grass Valley City Hall, 125 East Main Street, Grass Valley, California, for the following:

**Planning Commission 4/1 Recommendation of Grass Valley RV Park Resort and Annexation Project (20PLN-29)** The project proposes a 150 space Recreational Vehicle (RV) park with 15 “glamping” spaces for short term camping on 20 acres (APN: 007-550-016). The project also includes a Sphere of Influence Amendment, Annexation, Pre-zone, Development Review and Use Permit of approximately ±45 acres located at 11425 McCourtney Road and ±25 acres generally located north and east of McCourtney Road and Old Auburn Road. The Sphere of Influence Amendment will add the RV Park Resort property to 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 includes ±45 acres identified as Annexation Areas 1 – 3. A Pre-zone to Corporate Business Park (CBP) is proposed for the 20-acre RV Park Resort property (Area 1). The proposed pre-zone to the Neighborhood Center (NC-Flex) Zone includes approximately half of Annexation Area 1 and all of Annexation Areas 2 and 3. No development is proposed for these properties. 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. Environmental Determination: Mitigated Negative Declaration.

In response to Governor Newsom's Assembly Bill 361 and Resolution 2020-09 Declaring the Existence of a Local Emergency related to the COVID-19 pandemic, public participation in the City of Grass Valley City Council meeting shall be electronic only, and without a physical location for public participation.

You can attend the meetings electronically, which are being broadcast “live” on Comcast Channel 17 by Nevada County Media and on the internet at [www.cityofgrassvalley.com/agendas-minutes-meetings](http://www.cityofgrassvalley.com/agendas-minutes-meetings). Written comments provided to [public@cityofgrassvalley.com](mailto:public@cityofgrassvalley.com) by January 25, 2022, by 5 p.m. will be included in the City Council packet. Members of the public can also submit public comments via voicemail at (530) 274-4390 and email to [public@cityofgrassvalley.com](mailto:public@cityofgrassvalley.com). Comments will be reviewed and distributed before the meeting if received by 5 p.m. Comments received after that will be addressed during the item and/or at the end of the meeting. The City Council will consider all statements and testimony at the public hearing for and against the proposal. After considering all written and verbal testimony, the City Council shall take whatever final action is determined necessary and appropriate.

If you challenge the City Council's action in court, you may be limited to raising only those issues you or someone else has raised at the public hearings for the item described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

Approved to publish:

  
Taylor Day, Deputy City Clerk

Publish: January 14, 2022





Planning Commission 4/1 Recommendation of Grass Valley RV Park Resort and Annexation Project (20PLN-29) Sphere of Influence Amendment, Annexation, Pre-zone, Development Review and Use Permit of approximately ±45 acres located at 11425 McCourtney Rd and approx. ±25 acres NE of McCourtney Rd and Old Auburn Rd



## City of Grass Valley Notification Map

Regarding: Planning Commission Recommendation 20PLN-29

January 13, 2022

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