CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF DETERMINATION

To: Office of Land Use and Climate Innovation
State Clearinghouse
1400 Tenth Street
Sacramento, CA 95812-3044

From: Department of Toxic Substances Control
Site Mitigation & Restoration Program
5796 Corporate Avenue
Cypress, California 90630

Subject: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OF THE PUBLIC RESOURCES CODE

Project Title: Joyce Drive Property Report of Findings and Response Plan

State Clearinghouse Number: 2019119068

Project Location: South side of Joyce Drive, east of the junction of Joyce Drive and Whiting Street, Grass Valley, California

County: Nevada

Project Applicant: City of Grass Valley

Project Description: The Project includes activities to address contaminated soil at the currently undeveloped 3.74-acre property (Site). The Response Plan was developed to address the contamination at the Site. Project activities for the selected remedy include excavating approximately 10,030 cubic yards of contaminated soil and underlying floodplain sediment; transporting the materials (approximately 1,000 truck trips) for disposal at licensed solid waste facilities, importing clean soil (approximately 1,000 truck trips) for use as engineered fill to replace the excavated soil; and Site restoration of the excavated areas, including grading, installing erosion and sediment control best management practices, planting, and application of seed, mulch, and fertilizer. Land use controls will require fencing the Little Wolf Creek floodplain, which will effectively reduce the chance of future human exposure and avoid disturbance of the densely vegetated floodplain.

In addition, a Land Use Covenant (LUC) and an Operation and Maintenance (O&M) Agreement will be required for the floodplain to memorialize prohibitions and long-term requirements for monitoring, maintenance, and reporting. Remediation activities will comply with all applicable mitigation measures adopted in the City of Grass Valley's Subsequent Initial Study & Mitigated Negative Declaration – Heritage Oaks Phase II – Tentative Subdivision Map (23PLN-27), May 19, 2026.

The removal action is intended to be compatible with future unrestricted land use for the City of Grass Valley's proposed residential development, while restricting access to the Little Wolf Creek floodplain.

As Responsible Agency under the California Environmental Quality Act (CEQA), DTSC approved the above-described Project on July 15, 2026 and has made the following determinations:

1. The Project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this Project by the City of Grass Valley, pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of Project approval.
4. A mitigation reporting or monitoring plan was adopted for this Project.
5. A Statement of Overriding Considerations was not adopted for this Project.
6. Findings were made pursuant to the provisions of CEQA.

The administrative record for this Project is available to the public by appointment at the following location:

Department of Toxic Substances Control
Site Mitigation & Restoration Program
5796 Corporate Avenue
Cypress, California 90630

Additional Project information is available on EnviroStor:
https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60003507

Contact Person	Contact Title	Phone Number
Sarah Larese	Sr. Environmental Scientist (Specialist)	714-484-5321

Approver's Signature:

Date:

July 15, 2026

Branch Chief's Name	Branch Chief's Title	Branch Chief's Phone Number
Eileen Mananian, M.S.	Environmental Program Manager I (Supervisory)	714-484-5349