



PROJECT SUMMARY

Application Number: 26PLN-0032
Subject: General Plan Conformity Review for City-owned land transfer/dedication to the Nevada Irrigation District in Compliance with the Surplus Land Act
Applicant: City of Grass Valley
Location/APNs: 2000 Block of Ridge Road, existing City Right-of-Way (ROW) (adjacent to APN: 008-090-028)
Current Zoning/General Plan: No zoning or land use designation assigned to ROW property
Environmental Status: Categorical Exemption Class 12
Prepared by: Amy Wolfson, City Planner

RECOMMENDATION:

That the Planning Commission adopt Planning Commission Resolution 2026-01, to find the area of City Right-of-Way proposed for deeded transfer to the Nevada Irrigation District ("NID") is in conformance with the City's General Plan Government Code § 65402.

PROPERTY DESCRIPTION:

The City has prepared a grant deed for transfer of property totaling approximately 3,021 square feet to NID to facilitate a pressure reducing facility. NID requires fee title to facilitate the installation, operation, and ongoing maintenance of this critical water infrastructure. The area to be deeded is within the City's right-of-way at the corner of Ridge Road and Hughes Road. The grant deed (Exhibit A) attached to the Resolution more fully describes the property under consideration.

GENERAL PLAN CONFORMITY:

Pursuant to Government Code § 65402, the City can only dispose real property when the location, purpose and extent of the disposition, including street vacation or abandonment, is determined to be in conformance with the General Plan by the local planning agency. In this case, the City right-of-way does not have a formal land use designation because it is reserved for infrastructure to support public movement, safety and utilities. Traditional zoning and land use designations do not apply because private commercial or residential development cannot occur there. The City General Plan includes the following safety policies in conformity with the proposed land transfer that will support an NID pressure reducing facility:

11-SP Maintain appropriate standards for water supply, pressure and distribution for fire suppression purposes.

12-SP Maintain a high level of inter-jurisdictional cooperation and coordination, including appropriate automatic aid agreements with fire protection/suppression agencies automatic aid agreements with fire protection/ suppression agencies in western Nevada County.

ENVIRONMENTAL DETERMINATION:

The sale of surplus property is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Sec 15312 (Class 12 Categorical Exemption), which exempts the sale of surplus property.

OTHER ISSUES:

If the Commission approves the General Plan Conformity finding, staff will seek approval from the City Council to find the property exempt surplus land under the Surplus Land Act (Government Code §§ 54220 et. seq) and then seek approval of a grant deed for the property transfer to NID.

ATTACHMENTS

1. Planning Commission Resolution 2026-01