



**PLANNING COMMISSION
STAFF REPORT
DECEMBER 17, 2024**

Prepared by: Amy Wolfson, City Planner

DATA SUMMARY

Subject: City of Grass Valley Acquisition of
Location/ APN: 110 Springhill Drive (APN's 009-720-035, 009-720-036, 009-720-037, and 009-720-038)
Zoning/General Plan: Light Industrial (MI)/Manufacturing-Industrial (M-I)
Environmental Status: Categorically Exempt - Section 15301 of CEQA Guidelines (Existing Facilities)

RECOMMENDATION:

- I. That the Planning Commission take the following action pursuant to land acquisition of two properties:
 - a. That acquisition of 110 Springhill Drive (APN's 009-720-035, 009-720-036, 009-720-037, and 009-720-038) is categorically exempt pursuant to section 15301 (Class I) of the California Environmental Quality Act (CEQA) guidelines (existing facilities).
 - b. Determine that the City's acquisition 110 Springhill Drive is consistent with the City's General Plan.

BACKGROUND:

California Government Code Section 65402 requires that the acquisition of real property be submitted to and reported upon by the Planning Agency (Planning Commission), as to conformity with the adopted General Plan. The City is requesting a determination of General Plan consistency for the proposed acquisition of 110 Springhill Drive (APN's 009-720-035, 009-720-036, 009-720-037, and 009-720-038).

ANALYSIS:

The purpose of this property purchase is to accommodate a future vehicle maintenance facility for City vehicles, including fire engines, police vehicles, and other municipal fleet assets. The building is particularly suited for maintaining fire apparatus due to its high ceilings and oversized doors.

Acquiring this property eliminates the need for the City to construct a new mechanics facility as part of the planned corporation yard at Freeman Lane, a project previously estimated to cost over \$1.3 million. By purchasing an existing building, the City anticipates saving several hundred thousand dollars.

GENERAL PLAN

110 Springhill Court is located within a General Plan land use designation of Manufacturing-Industrial (M-I), which is intended to accommodate a variety of industrial and service commercial uses. Typical uses in M-I designated areas are: light manufacturing; automotive services, warehousing/distribution; and wholesale-retail outlets. The proposed land acquisition of 110 Springhill Court furthers the following goal of the General Plan:

- **8-LUG Create a sound fiscal environment for municipal government through land use planning and decision-making that ensures a positive return to the local community.**

ENVIRONMENTAL DETERMINATION:

Section 15301, Class I (existing facilities): The project site is part of the existing Wolf Creek Center Condo subdivision that was constructed in 1989. Typical light-industrial uses have operated in the subject and adjacent condominiums. The key consideration of the Class I exemption is whether the proposed project involves no or negligible expansion of use. Vehicle service and repair is a permitted use in the zone and is expected to be consistent with the type and intensity of uses also permitted in the MI zone.

Attachments:

Aerial Exhibit of Property to be Acquired by the City