

**CITY OF GRASS VALLEY PLANNING COMMISSION  
STAFF MEMORANDUM**

**June 21, 2022, Meeting**

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**To:** Grass Valley Planning Commission

**From:** Thomas Last, Community Development Director

**Subject:** General Plan conformity finding for a potential property purchase by the City of Grass Valley

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**RECOMMENDATION:**

Staff recommends the Planning Commission review this report and find that the purchase of Assessor's Parcel Numbers 009-680-023 and 035-412-024, 1207 and 11150 Idaho-Maryland Road, are in conformance with the City's General Plan.

**BACKGROUND:**

The City is currently negotiating an offer to purchase 1207 and 11150 Idaho-Maryland Road. The intent of the purchase would allow the City to use portions of these properties for a public trail and potential trailhead parking area. The remaining portions of the properties not used for trial purposes could be used for other uses after the trail is developed. If the properties are purchased by the City, it would provide a connection between the trail system being developed by the Loma Rica project and the anticipated Wolf Creek trail system being planned to the west. Portions of 11150 Idaho-Maryland Road property are within a 100-year floodplain, and the City's General Plan designates this property as Manufacturing/Industrial. 1207 Idaho-Maryland Road is vacant, spans both sides of the road, and has a General Plan designation of Business Park.

California Government Code requires cities to provide a report to the local planning agency prior to the purchase of real property. The Grass Valley Planning Commission is the City's local planning agency. The law specifically requires the Commission to determine that the purchase of the land is in conformity with the City's General Plan.

As it pertains to the conformity with the General Plan, the proposed trail and trailhead parking are generally supported in several policies, objectives and in vision statements in the City's General Plan. The General Plan Recreation Element includes policies and statements that fully support recreational trail systems. Both the City General Plan and the Loma Rica Specific Plan anticipated the Wolf Creek trail system going through this area and connecting to the planned trial system to the west. Since portions of 11150 Idaho-Maryland Road are within a 100-year floodplain, most of this property would remain in open space which is a use also consistent with policies and statements in the Conservation and Open Space Element of the General Plan. This purchase would also be consistent with

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several statements and policies in the Circulation Element related to support of alternative forms of transportation.

Based on the above policies, objectives, and statements, staff believes the Commission can determine the land purchase is in conformance with the Grass Valley General Plan.

Attachments:

1. Location Map