

PLANNING COMMISSION RESOLUTION NO. 2026-001

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF GRASS VALLEY DETERMINING THAT THE
DISPOSITION OF CITY RIGHT-OF-WAY TO BE TRANSFERRED
TO NEVADA IRRIGATION DISTRICT IS IN CONFORMANCE
WITH THE CITY OF GRASS VALLEY 2020 GENERAL PLAN**

WHEREAS, the City of Grass Valley owns real property designated as City Right-of Way at the corner of Ridge Road and Hughes Road; and

WHEREAS, California Government Code Section 65402 provides in part that a local agency's acquisition or disposal of real property shall be submitted to and reported upon by the planning agency with respect to conformity with the adopted general plan applicable thereto; and

WHEREAS, the Nevada Irrigation District requests acquisition of property within the City Right-of-Way in order to facilitate the construction of a pressure reducing facility; and

WHEREAS, the City adopted the City of Grass Valley 2020 General Plan in November 1999 under Resolution 1999-64; and

WHEREAS, the Planning Commission is required to determine that the disposition of land is in conformance with the City of Grass Valley 2020 General Plan pursuant to California Government Code §65402; and

WHEREAS, the 2020 General Plan contains policies within the Safety Element that supports a consistency finding for the disposition of the subject property to serve critical infrastructure needs including the following:

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; and

WHEREAS, the proposed use of the property for construction of a pressure reducing facility will serve a critical infrastructure need of Nevada Irrigation District; and

WHEREAS, the Planning Commission considered all testimony and material submitted along with any and all subsequent reports and materials submitted regarding this matter.

Now, therefore, the Planning Commission of the City of Grass Valley does hereby resolve as follows:

SECTION 1. The Recitals above are incorporated into these findings.

SECTION 2. The following findings are made by the Planning Commission of the City of Grass Valley. The facts and evidence that support these findings are also contained and explained in the record of proceedings for the proposed request, including without limitation the staff report for Planning Commission consideration:

- A. 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.
- B. Based on the foregoing, the Planning Commission hereby determines that the disposition of real property, described in full in Exhibit A, to be used by Nevada Irrigation District for the construction of a pressure reducing facility, conforms to the 2020 General Plan and adopts this resolution for purposes of reporting General Plan conformance pursuant to CA Government Code §65402

PASSED AND ADOPTED by the Planning Commission of the City of Grass Valley at a regular meeting held the 18th day of August, 2026, by the following vote:

AYES: Commissioner Grass, Wich, McDonald, Chair Brouillette
NOES:
ABSENT: Commissioner Speights
NOT VOTING:


Ari Brouillette, Planning Commission Chair
City of Grass Valley

ATTEST:


Taylor Whittingslow, Deputy City Manager
City of Grass Valley

APPROVED AS TO FORM:


David Ruderman, City Attorney
City of Grass Valley

Exhibit A: Draft Grant Deed of City Right-of-Way to be disposed