



City of Grass Valley City Council Agenda Action Sheet

Title: Ridge Rd and Hughes Rd City Parcel - Authorize Grant and Easement Deeds to NID

CEQA: Categorically Exempt - Class 12 Surplus Property

Recommendation: That Council 1) authorize the City Engineer to approve a grant deed of an approximately 3,021SF parcel on Ridge Rd to Nevada Irrigation District (NID), and 2) authorize the City Engineer to approve an easement deed of two small areas to NID at the corner of Ridge Rd and Hughes Rd.

Prepared by: Bjorn P. Jones, PE, City Engineer

Council Meeting Date: August 25, 2026

Date Prepared: August 20, 2026

Agenda: Consent

Background Information: In early 2026 Nevada Irrigation District (NID) approached the City requesting consideration of deeded rights to expand NID use of City owned parcel on the corner of Ridge Rd and Hughes Rd (APN 008-090-028). NID currently has several large water transmission lines crossing the parcel and running along both Hughes and Ridge Roads. The deeds would better align easement areas with existing NID facilities and allow for construction of a pressure-reducing station on NID owned lands.

The parcel is heavily treed and steeply sloped with the aforementioned water facilities, overhead power lines and an underground gas transmission pipeline running across the property and limiting its usefulness. There are no City plans to improve or otherwise utilize this piece of land, outside of proposed tree maintenance work being coordinated by our Community Risk Reduction Manager. It is possible that land towards the Ridge Rd/Hughes Rd intersection could be used for realignment of the intersection approaches or a possible future roundabout, and this area will be retained by the City.

NID has agreed to extend the existing sidewalk, curb and gutter along the Ridge Rd frontage of the deeded parcel, down to the property boundary corner, as a condition of any work on the property. Otherwise, no fee is proposed for the deeding of this surplus land. The Planning Commission at its August 18th, 2026 meeting approved that the disposition of the real property conforms to the City of Grass Valley General Plan.

Staff recommends that Council authorize the City Engineer to approve a grant deed of an approximately 3,021SF parcel and an easement deed of approximately 3,263SF of land to NID at the corner of Ridge Rd and Hughes Rd.

Council Goals/Objectives: N/A

Fiscal Impact: None

Funds Available: N/A

Account #: N/A

Reviewed by: Interim City Manager

Attachments: Grant Exhibits, Planning
Commission Resolution