

# FINDINGS OF COMMERCIAL SITE INVENTORY

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## STUDY CRITERIA

This study is intended to determine how many of the currently vacant commercially zoned parcels in Grass Valley are considered buildable. 162 commercial sites were listed as vacant in the City's GIS system. All were visited in July 2005 and evaluated in this study<sup>1</sup>. 107 were found to be vacant<sup>2</sup>. The vacant sites were evaluated for buildability according to criteria provided by the client.

**Please note that these criteria were used to generally determine how much land on an aggregate basis is developable in Grass Valley. If this study determined that a site is unbuildable, it does not necessarily mean a site cannot be built upon. There may be several sites that can be developed, depending on the size of the project, the nature of the intended use, and the willingness of the owner to cut and fill sloped land.**

A site was generally considered unbuildable if more than 25% of the parcel meets any one or a combination of the following:

1. Less than 1 acre in size, unless
  - a. Under an acre and adjoining a larger lot under similar ownership, or
  - b. Physically separating a larger lot from a public roadway or public infrastructure;
2. 25% or more of the parcel has slopes exceeding 15%;
3. 25% or more has federally protected wetlands<sup>3</sup> or a perennial water course or permanent water feature;
4. 25% or more is in a 100-year flood hazard area<sup>4</sup>
5. 25% or more contains a public roadway or public infrastructure that precludes future development.
6. Other factors make all or part of the parcel unbuildable after a physical inspection.

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<sup>1</sup> 137 sites were originally provided by the City, but another 25 sites were found on the GIS system to be vacant, but their Use Code was blank. Those sites were visited, with 13 found to actually be vacant.

<sup>2</sup> Including currently vacant previously developed sites, and some sites with temporary storage and no structures.

<sup>3</sup> Section 404, CWA

<sup>4</sup> As mapped on latest FEMA maps.

Other considerations such as ownership, parcel shape, access to the site, toxic contaminants, soil type, T&E species habitat, adjacent land uses, etc. may be noted, but were not used to determine buildability.

## FINDINGS

The table below shows our findings.

	Quantity	Percentage
Sites studied	162	100%
Sites found to be developed	55	34%
Sites found to be vacant	107	66%
Vacant sites buildable by themselves	57	53% of vacant sites
Vacant sites buildable only with other adjacent sites	15	13% of vacant sites
Total buildable sites	72	67% of vacant sites
Acreage of vacant sites	317	100%
Total Buildable acreage	128	40% of vacant acreage
Retail	33	26% of buildable acreage
Office	75	58% of buildable acreage
Light Industrial	20	15% of buildable acreage

Criterion #2 proved to be the most important determinant of buildability, eliminating a number of parcels. We approached that criterion by determining the buildable area of each site after deducting for areas of slope >15%. If the buildable remainder of the parcel was under an acre, the site was listed as unbuildable. If over an acre, we considered it buildable. There were some exceptions, including parcels already pad-ready in existing business parks.

Floodplains only eliminated a couple of sites in the Wolf Creek floodplain along Idaho Maryland Rd.