

**CITY OF GRASS VALLEY
MEMORANDUM FOR
CITY COUNCIL MEETING OF AUGUST 16, 2007**

TO: Members, City Council

FROM: Joe C. Heckel, Community Development Director

SUBJECT: SDA Decision Making Process – Step 4
Review Northstar SDA Development Proposal for Consistency
with Application Criteria as adopted in Council Resolution 06-60

RECOMMENDATION: Adopt resolution that the Northstar proposal of June 2007 meets the general intent of the application criteria, but certain modifications need to be made to the Specific Plan application prior to its acceptance for processing by the City (roll call vote)

SUMMARY: The Council has scheduled a special meeting to review whether the Northstar Special Development Area (SDA), as identified in the 2020 General Plan, generally meets the SDA application criteria outlined in resolution 06-60. This unique step of “pre-screening” an SDA application through this “application criteria” was developed by the Council in response to concerns with the land use mix changes that were being proposed by the SDA’s and a desire to work within the boundaries of the 2020 General Plan. If the Council determines the Northstar SDA application is aligned with the City’s criteria, authorization may be given to staff that the application be released for processing by the City. An authorization by the Council to allow a project to be processed in accordance with the California Environmental Quality Act (CEQA) is not tantamount to approval of the project or an agreement that the City’s General Plan would be altered or changed.

BACKGROUND ON SDA DECISION MAKING PROCESS (STEPS 1 – 4):

Presently, three of the four applications filed on the SDA’s are on hold pending further direction by the Council. This directive has in place since November 9, 2004 when the City embarked on the preparation of an “Economic and Fiscal Conditions Study”. On April 11, 2006, the Council accepted the findings and recommendations of the “Economic and Fiscal Conditions Study”, but wished to provide further direction on how to specifically address the pending SDA applications. On April 11, a 4-step strategy was adopted by Council with the goal to define their parameters for an acceptable land use mix in the City’s Sphere of Influence, taking into consideration all of the information that is now available and releasing those SDA’s to be processed that generally met a set of criteria. Steps #1 - #3 involved public informational sessions, workshops and the definition of application criteria for the SDA’s. Step #4 allowed for the Council to make a determination whether an SDA application should be processed, deferred or denied. SDA applications found consistent by the Council would be processed and those that are not consistent would potentially be recommended for denial unless modified.

At their meeting of August 22, 2006, the Council completed Step #3 through their approval of resolution 06-60 which contained the application criteria for screening the SDA applications. A letter was forwarded to each SDA applicant that contained the application criteria adopted by the Council as well as a 30-day timeframe for developing a response. The SDA applicants were encouraged to refine their plan to be closer in alignment with the criteria and refile this information with the City. By September 22, the City had received written responses from each SDA applicant.

Three of the four SDA's have been reviewed by the Council. Southhill Village was reviewed on November 9, 2006 and found to be compliant with the application criteria and authorized to be processed by the City. Loma Rica Ranch was reviewed on November 13, 2006 and was given specific recommendations to alter its land use mix and return for re-consideration by the Council. Kenny Ranch was reviewed on June 25, 2007, whereby the Council approved an approach that this SDA could be evaluated and approved in the County at a substantially lesser level of development than shown in the City's 2020 General Plan.

CHRONOLOGY OF NORTHSTAR SPECIFIC PLAN:

The project site was the location of one of the larger gold mine operations in the Grass Valley Mining District. The North Star Mine, established around 1851 and given its name in 1860, was a hard rock gold mining operation that was a major producer of gold. After the mine closed in 1946, the property passed into ownership of the Boyce Thompson Institute and maintained as an experimental forest. With another change of ownership in 1972, the property was used for gravel mining and waste rock harvesting as well as periodically harvested for timber resources. The property is currently owned by Grass Valley/North Star LLC, which purchased the property in 2003 for development purposes.

The annexation of the Northstar to the City of Grass Valley and its ultimate development has been a subject of discussion for many years. The City expressed their interest and intent to annex this 762 acre area through their adoption of an Annexation Agreement on September 23, 1997. The Annexation Agreement, as signed by the City and then property owners Robinson Enterprises, Inc. and Terra Alta Development Company, provided for the City to annex the property with certain conditions such as maintaining a particular land use mix for the project. One of the terms of the Agreement required the City to prezone the property to 240 acres of CBP-Corporate Business Park (at a intensity similar to the Whispering Pines Business Park Specific Plan), 20 acres of Commercial, 13 acres setaside for a school site, 175 acres of OS-Open Space, and allow for 363 residential dwelling units on the property. The Agreement also required the applicant dedicate to the City a 2 acre site for locating a fire station within the Open Space area. The Agreement was designed to extend to future successors in interest to the property.

However, with the adoption of the City's 2020 General Plan in 1999, the City determined that the pre zoning of this property must be in the form of a Specific Plan as defined by State law (Section 65450 et seq. of the California Government Code). The Northstar

property was shown as an SDA-Special Development Area on the City's 2020 General Plan. All annexations and/or development proposals for SDA's were to be master planned through a Specific Plan. The 2020 General Plan incorporated the same land use mix for this SDA as what had been shown in the Annexation Agreement.

Subsequently, a Specific Plan was prepared for the property by its owners and filed with the City in 2001. The Specific Plan proposed a development approach and land use mix for the Northstar property that was generally consistent with the 2020 General Plan, per Figure 3-4. The 2001 Specific Plan was submitted as a customized zoning and design guideline document for the property, but did not propose any development at that time. In 2001, the City commissioned an EIR to evaluate the potential impacts of this newly filed Specific Plan. During this process, the North Star property changed hands. As a consequence, the Draft EIR for the 2001 Specific Plan was not completed nor released for public review.

A revised Specific Plan was prepared and submitted to the City by the current owner of the property in October 2003. The revised Specific Plan reflected changes to the proposed land use mix and timing of annexation from what was depicted in the City's 2020 General Plan. The land use mix and phasing plan proposed in the 2003 Specific Plan is shown in the table below.

2003 NORTH STAR SPECIFIC PLAN PROPOSED PHASING PLAN				
Phase	Timeframe from Plan Adoption	Parks, Golf and Public Uses*	Business Park, Commercial and Mixed Use	Residential Units, All Types
1	3-7 years	55.5 acres	21.3 acres	906 units
2	5-12 years	160+ acres	7.6 acres	733 units
3	10-15 years	18.4 acres	23.4 acres	435 units
4	12-20 years	1.5 acres	0.0 acres	66 units
Total	12-20 years	235.4 acres	52.3 acres	2,140 units

* Does not include Open Space.

As part of evaluating the 2003 Specific Plan, City staff advised the applicant that an Environmental Impact Report (EIR) was required to address the environmental impacts or issues of this project. City staff also noted that the land use mix of the 2004 Specific Plan was in contrast to the land use mix suggested for this SDA within the 2020 General Plan and the Annexation Agreement.

To evaluate these revisions in the Specific Plan and related proposed amendments in the General Plan, the City commissioned the preparation of an Initial Study/Notice of Preparation in January, 2004. The City retained the firm of Pacific Municipal Consultants (PMC) to assist with the Initial Study/Notice of Preparation and also work toward the preparation of an EIR. In addition, the Council adopted a Reimbursement Agreement with the applicant for the purpose of reimbursing the City for all consultant and staffing costs that would be necessary to process this project. PMC proceeded with the preparation of

this environmental work until November 9, 2004, when the Council directed that the SDA applications be deferred until the Economic and Fiscal Conditions Study was complete.

Another challenge for the Northstar SDA, or any sizable project proposed in southern Grass Valley, is the extension of a roadway easterly to connect to State Highway 49. In January 2004, the Nevada County Transportation Commission (NCTC) retained the firm of Mark Thomas and Company, Inc. to evaluate the most appropriate location for siting an intersection and/or interchange on State Highway 49 by Crestview Drive. The City had encouraged NCTC to facilitate this study since the City's 2020 General Plan shows a connection to State Highway 49 in the vicinity of the Northstar and Southhill Village SDA's. The results of the study and its recommendations for locating this connection to State Highway 49 were to be incorporated into the EIR's for both the Northstar and Southhill SDA's. The study involved a large working group of local and state agencies who reviewed the circulation and environmental constraints for locating this intersection or interchange. The study was proceed to a point where, in the summer of 2005, the State of California did provide their conceptual endorsement of a location for placing this connection to State Highway 49 by Crestview Drive.

In 2006, Mark Thomas and Company, Inc. did complete a draft report which detailed their recommendations for siting the connection, but it was not finalized since there was interest to use information from the City's Economic and Fiscal Conditions Study as adopted in April 2006. With the adoption of Council resolution 06-60, the consultant team was advised to utilize the land use projections found in this resolution and the Study and proceed with the completion of the report. As of this date, the draft report is now being finalized by the traffic engineering firm of Fehr and Peers who are applying a land use mix that is tied to future market conditions (as determined by the April 2006 Economic and Fiscal Conditions Study) and the City's 2020 General Plan. This revised traffic analysis is expected to be submitted within the next 30 days.

The City forwarded a letter dated August 23, 2006 advising the applicant of the City's newly adopted SDA application criteria as contained in resolution 06-60. The City further encouraged the owner to refine their plan to be closer in alignment with the criteria and refile this information within 30 days. The owner filed a response on September 22, 2006 indicating they wish to generally retain the land use mix and development approach that is described in their 2003 Plan.

After receiving this letter, City staff was advised by the applicant to defer any further consideration of their proposal and that another concept for the Northstar SDA was being investigated. Between September 2006 and June 2007, changes to the project were discussed between representatives of the City, County and the applicant. On June 19, 2007, the City received a revised proposal for the property which was a substantial deviation from the 2003 Plan. If this revised proposal were to be supported by the City, the property would be developed more in accordance with the 2020 General Plan, particularly with the residential component. The Council set a special meeting on August 16, 2007 to consider this revised proposal of June 13.

DESCRIPTION OF NORTHSTAR SPECIFIC PLAN:

As proposed by Sanderson Communities, the project is a Specific Plan for a mixed-use development over 761± acres south of the City of Grass Valley. The table shown below provides a comparison between the 2020 General Plan, the applicant’s original proposal as submitted in 2003 and their current proposal for the property received by the City on June 19, 2007.

COMPARISON OF LAND USE MIX BETWEEN GENERAL PLAN AND PROPOSAL

Land Use Mix of Northstar SDA Total Acreage = 761	2020 General Plan	2003 Specific Plan	June 2007 Proposal
<i>Business Park/Industrial Designation</i>	240 acres	44 acres	20 acres + 48 acre conference center
<i>Commercial and Office Designation</i>	20 acres	9 acres	17 acres
<i>Residential Designation (Single and Multi-Family Housing Units)</i>	363 units	2,140 units	438 units
<i>Open Space</i>	175 acres	268 acres Inc. golf course	203 acres Inc. parks
<i>Other Community Facilities</i>	Fire Station, School site, community center	Fire Station, School Site, Active play fields, parks, hospice site	Fire Station, community center, community parks

The table on Page 5 illustrates how the 761± acre SDA area would be potentially rezoned pursuant to the Specific Plan. More detailed information on the proposed land uses and a listing of the community facilities is shown in the attached “Northstar Proposal” dated June 18, 2007. The land use map contained within the proposal shows that the concentration of commercial, business park and community facilities are found in the northern portion of the site. The residential portion shown in the plan represents the largest land use at 422 acres, in which it is assumed that the majority of housing units would be placed on 0.5 to 1.5 acre lots. A conference center and lodging facility is sited on 48 acres in the easterly portion of the property. The plan designates land for an array of community facilities such as the Northstar House, fire station, a community park/sports complex and a community center. Approximately 65 acres have been set aside to protect existing woodlands, meadows and

grasslands which are found in the southern portion of the site. A specific breakdown of the acreages by land use is as follows:

- Residential Land Districts = 422 acres (with 438 units)
- Commercial Land Use Districts = 17 acres
- Business Park Districts = 68 acres (with 48 acres for conference center)
- Public Facilities = 175 acres (inc. parks, public rights-of-way)
- Open Space = 65 acres

The project also includes internal roadways, upgrades to the existing Brighton Street and McCourtney Street intersection and an extension of the future Crestview Drive is shown. A pedestrian corridor will be constructed to link the conference center and hotel to the Julia Morgan House. Additional site development details relating to the residential units design and architecture, open space, community facilities and open space are described in the proposal.

In order to annex the project site into the City, it will be necessary to include a series of properties that adjoin the Northstar SDA on its northwesterly boundary and which front McCourtney Road. The Northstar property adjoins current City Limits and lies within the 2000-2005 and 2016-2020 time horizons for annexation. Annexation will require authorization from the Nevada County Local Agency Formation Commission (LAFCo), but if annexation of the southerly 2016-2020 time horizon is requested, the project would be an amendment to the City Sphere of Influence or 2020 General Plan.

REVIEW OF PROPOSAL FOR CONSISTENCY WITH SDA APPLICATION CRITERIA

The Northstar SDA application project has been revised from what is currently on file with the City to reflect recent public discussions and direction provided by the Council. The intent of this section of the report is to evaluate the revised proposal against the “SDA Application Criteria” adopted by the Council per resolution 06-60.

Please be advised that the intent of this review is to conduct a generalized critique of the project, determine if it is consistent with the SDA criteria and whether the land use mix is acceptable. It is not the intent of this evaluation to either; 1) gauge or judge the “impacts” of this development proposal; that is a task that will be undertaken through the CEQA process, or 2) conduct a thorough examination of this land use plan as if it were an actual planning application or Specific Plan. This Northstar proposal is reviewed within two different sections; “Evaluation of Application Screening for SDA’s” and “Evaluation of Policy Preferences or Guidelines”.

The evaluation shown below cites each criterion from resolution 06-60 and provides a corresponding response or review.

Evaluation of Northstar SDA to “Application Screening Criteria for SDA’s”.

Criteria 1: Is the timing of annexation for this SDA consistent with the SOI Plan?

Response: *Though the proposal indicates that the timing of this development may occur*

in a manner consistent with 2020 General Plan, it does not propose to phase the southern portion for annexation or development into the 2016-2020 horizon. As submitted, the Northstar proposal does not meet the criteria.

Criteria 2: Is the project generally compliant with City annexation and SDA application requirements as specified in Article 13C-06(c) of City Zoning Code.

Response: *The primary test that an application has to meet with these annexation and application requirements was that it resided within the current annexation time horizon. See response to Criteria #1 above.*

Criteria 3: Unless the City determines that the SDA application demonstrates compliance with the items listed within criteria #3, the land use mix shall match or be generally aligned with the land use allocations assigned in the General Plan. It should be recognized that the 2020 General Plan assigned a specific land use mix or allocation to the Northstar SDA as it did to three of the four SDA's. The EIR prepared for the 2020 General Plan also referenced and evaluated the Northstar SDA with the land use mix which is included in Figure 3-4.

Response: Criteria 3 contains ten (10) different points that the application needs to demonstrate compliance. Each of these 10 points is highlighted below:

- Workforce Housing. Dedication of minimum of 20% of all housing units to be targeted low-to-moderate income families.
Response: The applicant has demonstrated general compliance with this criterion by indicating that the project will dedicate 17% of their housing as "workforce housing". The plan does not clarify the type of "workforce housing" which is contemplated for the 75 setaside units. Additional discussion on the assignment of residential use to the Northstar SDA is provided later in this report under the "Policy Preference or Guidelines" section.
- Local or Regional Circulation Improvements. Provision of local or regional transportation improvements that mitigate transportation impacts.
Response: The applicant has demonstrated general compliance with this criterion by showing the following; A) extension of arterial road through project from Brighton Street, B) widening and improvement of McCourtney Road, and C) creation of stub street for purpose of extending Crestview Drive. Though the City may wish to encourage or incorporate other regional circulation improvements to this application package at this early stage such as, but not limited to, improvements for the Crestview Drive Interchange, McKnight Way Interchange, widening or enhancements of Allison Ranch or Old Auburn Roads (along with pedestrian access) along the project frontage, it is difficult to ascertain the level of mitigation that will

needed or can be legally required until the City obtains additional traffic and circulation analysis through the CEQA process. There is a significant concern that this project and any significant development in southern Grass Valley will need to plan for, and undertake, the extension of a connection to State Highway 49 (i.e. Crestview Drive) and its connection to the highway.

- Local or Regional Infrastructure. Provision of local or regional infrastructure to address flooding, drainage or utility service issues.
Response: The applicant did not describe or highlight the provision of any additional regional infrastructure, but placed an emphasis on their project having been reduced in scale and its limited impacts to drainage, power, water and sewer are already available or can be addressed on-site.
- Extension of Infrastructure to Facilitate Job Creation Opportunities: Prepare commercial lots to facilitate job creation businesses.
Response: The applicant has not demonstrated general compliance with this criterion by stating that the project intends to designate approximately 20 acres of business park properties for job creation purposes (the 2020 General Plan sets forth 240 acres of such use for this SDA). However, the proposal states that the business park and commercial properties would be phased in a manner to create approximately 545 jobs and ensure a job-housing balance of 1.5 for the project.
- Park or Recreation Facilities and Resolution of Maintenance Costs: Provision of local or regional park/recreation amenity or community facility.
Response: The applicant has demonstrated general compliance with this criterion by showing a variety of parks, trails, community facilities and open spaces for varying recreational uses. The proposal notes that these park areas could be maintained by a Lighting and Landscaping Assessment District.
- Open Space Acreage beyond 2020 General Plan Requirements for SDA: Provision of open space beyond General Plan requirements for this SDA.
Response: The applicant has demonstrated compliance with this criterion by showing the dedication of approximately 200 acres of open space, parks or community facilities. A total of 65 acres are preserved in their natural state. The 2020 General Plan designated 175 acres of open space for this SDA.
- Innovative or Unique Development Approaches. Provision of innovative approaches in the design of this project including, but not limited to, architecture, mixed uses, public spaces and pedestrian/bicycle trails.

Response: Though the plan does not contain sufficient details to analyze the various land use districts as to whether they will integrate or trails, the applicant has demonstrated general compliance with this criterion through the following design approaches; A) provision of community facilities such as Northstar House, community center, community sports complex, B) protection of open space areas in southern portion of property, C) commitment to integrate Grass Valley or “Gold Rush” architectural styles through design guidelines to building, and D) provision of pedestrian trails within project.

- Advanced Wireless or Fiber Communication Infrastructure. Provision of advanced wireless and fiber communication network for entire project.
Response: The applicant has demonstrated compliance with this criterion by stating that high speed, broad band communication facilities would be available within the project to encourage telecommuting.
- Land Use Mix is Net Fiscal Benefit to City. Provision of evidence that the development plan will provide a net fiscal benefit to the City.
Response: The applicant notes that their proposed plan would provide a development scenario that would be fiscally positive for the City based on the transient occupancy taxes from the conference center and development of the 17 acre retail area and 20 acre area business park district. However, no specific information was provided to further confirm this point.
- Phasing Plan to Achieve Buildout. Provision of a phasing plan to 2020 or beyond to verify how buildout will occur at a rate to match City goals.
Response: The applicant did not provide a specific phasing plan, but indicated that the buildout of this project would, in all likelihood, match the growth expectations of the 2020 General Plan. Though this item was not fully addressed in the proposal, it can be addressed within the Specific Plan application.

Evaluation of Northstar SDA with “Policy Preferences or Guidelines”.

Resolution 06-60 also provides guidance on how the City should evaluate the land use mix of the four SDA’s from a cumulative perspective. Entitled “Policy Preferences or Guidelines” within 06-60, four factors are listed that need to be considered by the Council as they evaluate the land use mix of each SDA. Each of the four factors is listed below along with a summary as to how the Northstar SDA addresses this point.

- A) Provision of Business Park/Commercial Properties. The SDA’s or SOI should provide collective total of between 211 to 300 acres of commercial lands.
Comment: The concern driving this factor was the potential conversion and loss of

commercial lands to residential uses. The Northstar SDA was targeted by the 2020 General Plan to contain 240 acres of “Planned Employment” and “Industrial” Districts. The current proposal shows that 68 acres of the 761 acre SDA would be prepared and developed for business park use. However, if the current four SDA’s were to develop per recent direction by the City, our level of business park and job creation opportunities would fall below the acreage needed to sustain the City as an economic hub. The table below compares the land use acreages of the SDA’s from their General Plan designations to the current proposals. The point that should be noted is the limited amount of business park or employment generating land that may be available in our Sphere of Influence into the year 2020 and beyond.

**COMPARISON OF LAND USE MIX WITHIN SPECIAL DEVELOPMENT AREAS (SDA’S)
AUGUST 2007**

SDA’s	Commercial Acreage			Business Park/ Industrial Acreage			Residential Units		
	General Plan	Proposed 2006	Pending 2007	General Plan	Proposed 2006	Pending 2007	General Plan	Proposed 2006	Pending 2007
Loma Rica (452 acres)	0	27	>20	115	16	>20	180	1,229	700
Northstar (762 acres)	20	9	17	240	44	68	363	2,140	438
Kenny Ranch (365 acres)	22	12	0	88	17	0	100	429	77
Southhill Village (66 acres)	N/A	16	16	N/A	3	18	N/A	279	122
Totals	42	64	53	443	80	106	643	4,077	1,337

- Notes: 1) Southhill Village SDA was not allocated specific land use acreages in 2020 General Plan, but targeted for a mix of commercial, business park and residential uses.
 2) For 2007, Loma Rica SDA business park and commercial acreage have not been finalized. Estimates determined from using previous 2007 proposal and utilizing a lot coverage factor.
 3) For 2007, Northstar SDA Business Park includes 48 acres for community conference center.

The Economic and Fiscal Conditions Study of April 2006 recommended that approximately 211 acres of business park and commercial lands be protected within its Sphere of Influence. The table above shows that, as of August 2007, approximately 159 acres are tentatively targeted to be developed for business park and commercial uses in the four SDA’s. Since the revised Loma Rica Ranch Specific Plan has not been filed, these estimates for business park/commercial acreages may be low, but certainly the decrease in the amount of business park or planned employment acreage is a concern. The Council may determine that 68 acres may be an appropriate amount of acreage to address future business park

needs (and fall within the guideline of this Policy Preference) for the Northstar project. However, in order to fall within this Policy Preference of ensuring a strong jobs-housing balance for the entire City, it would be appropriate to request that any application for the Northstar project contain at least 120 acres for general business park uses or one half of what was designated in the 2020 General Plan. The allocation of 120 acres of business park to this SDA (or the addition of 59 acres beyond the current 2007 proposal) would better achieve the overall business park and commercial acreages needed for the future.

- B) Preference for Allocating Housing Units. Additional housing units should only be assigned to SDA's which already have a housing allocation in the General Plan.
Comment: As noted previously, the Northstar SDA was assigned a specific land use mix and allocated "363 housing units" within the 2020 General Plan. The 2007 proposal shows 438 housing units being incorporated to the project which includes 75 units as "workforce housing". Through the adoption of resolution 6-60, it is apparent that the Council was open to allowing those SDA's which have a residential allocation to represent a slight change in their land use mix to accommodate a higher level of housing than what was assigned in the 2020 General Plan.
- C) Assignment of Additional Housing to SDA's. A portion of the additional housing projected for the SDA's (viewed as potentially between 600 – 1,263 units) should be assigned to 2006, with remainder being reserved or "banked" for later time horizons.
Comment: The issue for the Northstar SDA is whether it should be processed with the level of housing units now proposed in the July 2007 proposal. The table shown on Page 10 reflects that the residential units for all SDA's are now totaling 1,334, an overall increase of 694 units over the 2020 General Plan and within the projections shown in resolution 06-60.
- D) Preference for Allocating Housing Units to SDA's with Buildout Beyond 2020. There would be a preference for allowing an SDA to be processed if it shows any additional housing units within its development plan as being built beyond 2020.
Comment: The plan projects that all of the 438 residential units would be developed by 2020.
- E) Re-evaluation of Infrastructure to Accommodate any Additional Residential Uses. The infrastructure needs and capacity of an area of the City would need to be re-evaluated if an SDA was proposing to alter its land use mix from the General Plan.
Comment: The addition of between 75 residential units, if allowed, will not constitute a significant change in the utility and public service needs for this project beyond what was already contemplated in the 2020 General Plan. The applicant has noted that the reduction in the other land uses of this SDA, principally the business park and industrial acreages, would cause a reduction in the impacts of this project.

ALTERNATIVES

In reviewing the Northstar SDA proposal and how it aligns with the City “Application Criteria” adopted in resolution 06-60, staff would recommend that the Council adopt a resolution in support of Alternative #1 listed below. In addition to Alternative #1, other alternatives are presented for consideration for the Council.

Alternative 1: Adopt resolution* that the Northstar proposal of June 2007 meets the general intent of the application criteria, but certain modifications need to be made to the Specific Plan application proposal before it can be processed. The intent of such changes would be to achieve further compliance with 2020 General Plan and resolution 06-60 and include:

- A) Increase amount of business park land within subdivision to encompass at least 120 acres and demonstrate how area can accommodate future business park or light industrial users; and
- B) Decrease acreage of residential land (currently proposed at 422 acres) in order to accommodate expansion of business park lands. Work to increase the overall density of the residentially designated areas in the northern portion of the project.
- C) Develop a phasing plan that reflects future development of the southern portion into 2016-2020 per the City’s Sphere of Influence Plan.
- D) Clearly delineate the Crestview Drive extension at the southwesterly edge of the project at the location depicted in the “Crestview Drive Interchange Study”.

Alternative 2: Adopt resolution* finding that the Northstar proposal of June 2007 is in general compliance with application criteria and any resubmitted application incorporating this general land use mix can be processed.

Alternative 3: Adopt resolution* finding that the Northstar proposal of June 2007 is not in general compliance with application criteria. Provide specific direction as to what modifications to the proposal would be necessary in order to achieve compliance.

Alternative 4: Continue item for purpose of obtaining further information.

*Resolution will be provided at Council meeting

If you have any further questions, please do not hesitate to contact me.

Cc: Members, Planning Commission
SDA Applicant / Representative

Members, Planning Division
City Department Heads

Attachments:

1. Resolution 06-60 adopting preferred approach for evaluating SDA Applications
2. June 18 North Star SDA Proposal
3. Location Map / General Plan Exhibit on SDA's
4. Excerpts from the 2020 General Plan relative to the Northstar SDA
5. Annexation Agreement for Northstar dated August 1997