

RESOLUTION NO. 06-88

A RESOLUTION OF THE CITY COUNCIL OF CITY OF GRASS VALLEY FINDING THAT THE LOMA RICA RANCH PROPOSAL DOES NOT COMPLY WITH THE CITY'S APPLICATION CRITERIA FOR THE SPECIAL DEVELOPMENT AREAS (SDA's) AND REQUESTING FURTHER MODIFICATIONS TO THE PROPOSAL

WHEREAS, the City of Grass Valley adopted the 2020 General Plan in 1999 which included the designation of four Special Development Areas (SDA's) within its Sphere of Influence (SOI), and

WHEREAS, in 2001 to 2003, the City received certain applications or preliminary proposals containing either Master Plans or Specific Plans for developing the four SDA's. The applications indicated that the land use mix being proposed for the SDA's differed from the land use mix recommended in the 2020 General Plan in that was a shift to more residential uses, and

WHEREAS, in wishing to further evaluate the market, fiscal and job-housing impacts from this change in the SDA's land use mix, the City Council commissioned and completed an "Economic and Fiscal Conditions Study" in April 11, 2006. The Study generally concluded that the 2020 General Plan underestimated the residential market demand and overestimated the business use acreage for what will be needed in the year 2020, and

WHEREAS, the City Council directed staff that all of the filed SDA applications be deferred from processing unless and until further direction is given, and

WHEREAS, the City adopted a four step approach on April 11, 2006 for reviewing available information, gathering community input, selecting application screening criteria for the SDA's and making a determination or providing authorization as to the processing of an SDA application, and

WHEREAS, after considering all background information, the 2020 General Plan, past and present public testimony, the Council, on June 27, 2006, adopted resolution 06-60 which selected "*Option #2 – Modifications in Business – Residential Land Use Mix of SDA's to Address Local Market Demands and Community Needs*" as the preferred approach for screening and evaluating the SDA applications, and

WHEREAS, the Council conducted a community workshop on August 7, 2006 in which to gather further public input on the SDA's and the SOI, and

WHEREAS, the Council met on August 22, 2006 to further discuss, amend and finalize the application screening criteria as approved in resolution 06-60 and identified as "*Option #2 – Modifications in Business – Residential Land Use Mix of SDA's to Address Local Market Demands and Community Needs*" and opted to maintain resolution 06-60 as it was adopted on June 27, 2006, and

WHEREAS, by September 22, 2006, all four of the SDA's had filed a written response or proposal with the City in describing how their project would address the SDA application criteria noted in resolution 06-60, and

WHEREAS, the Council provided direction to undertake Step #4, the review of the SDA proposals, for two of the SDA's, Southhill Village and Loma Rica Ranch, on November 9th and 13th, respectively, and

WHEREAS, on November 13, 2006, the City Council reviewed and discussed the Loma Rica Ranch revised proposal, as it was received by the City on September 22, 2006, to determine whether it was in general compliance with the City's SDA application criteria, and

WHEREAS, the Council determined that the Loma Rica Ranch Specific Plan revised proposal of September 22, 2006 does not generally meet the City's SDA application criteria due to the infusion of commercial land, the additional residential units and the need for business park land and should be further modified by the applicant in order to gain further compliance with the City's SDA application criteria prior to allowing this application to be allowed to be processed pursuant to the provisions of the California Environmental Quality Act (CEQA), and

THEREFORE BE IT HEREBY RESOLVED THAT THE City Council hereby approves resolution #06-88 finding that the Loma Rica Ranch Specific Plan, as further clarified in the applicant's proposal of September 22, 2006, does not generally meet or comply with the City's SDA Application Criteria as described in resolution #06-60 and adopted June 27, 2006.

BE IT FURTHER RESOLVED THAT the Council further finds that the project would be acceptable and in general compliance with the City's SDA application criteria if the following modifications were made:

- A) Reduce the residential uses on the property to a maximum of between 500 to 700 units to be developed by 2020 with option to project additional units for potential development after 2020;
- B) Increase amount of business park land within project to accommodate future business park or light industrial users; and

BE IT FURTHER RESOLVED that if the Loma Rica Ranch Specific Plan was revised to incorporate modifications "A" and "B", as stated above, the Council finds that the application generally meets the City's SDA application criteria and should be allowed to be processed pursuant to the provisions of the California Environmental Quality Act (CEQA) and further directs staff to initiate the processing of this project and return with a revised scope of work and any consultant agreements that would encompass any necessary CEQA documentation for the Loma Rica Specific Plan for Council consideration.

PASSED AND ADOPTED, as a Resolution of the Council of the City of Grass Valley at a meeting thereof held on the 13th day of November, 2006 by the following vote:

AYES: Councilmembers
NOES: Councilmembers
ABSENT: Councilmembers
ABSTAIN: Councilmembers

Gerard Tassone, Mayor

ATTEST: _____
Kristi Bashor, City Clerk

APPROVED AS TO FROM: _____
Ruthann G. Ziegler

