

# Grass Valley City Council Decision Making Process for SDA's Step 4: Review SDA Proposals

Review of Loma Rica Ranch – October 23, 2007



# Decision Making Process for SDA's

## Purpose of Meeting

- Complete 4th Step of 4-Step Strategy:
  - Review revised Loma Rica Ranch Plan filed August 2007
  - Council direction on November 13, 2006 with reso. 06-88
  - What started Strategy? Concerns with SDA timing/land uses
- What Strategy does:
  - Review info. sources, receive public input and establish general criteria to screen SDA proposals
  - Confirm General Plan preferences and priorities for SOI
  - Allows SDA application (s) to begin CEQA process
- What Strategy doesn't do:
  - Approve an SDA --- All need EIR and public review
  - Approve changes to 2020 General Plan

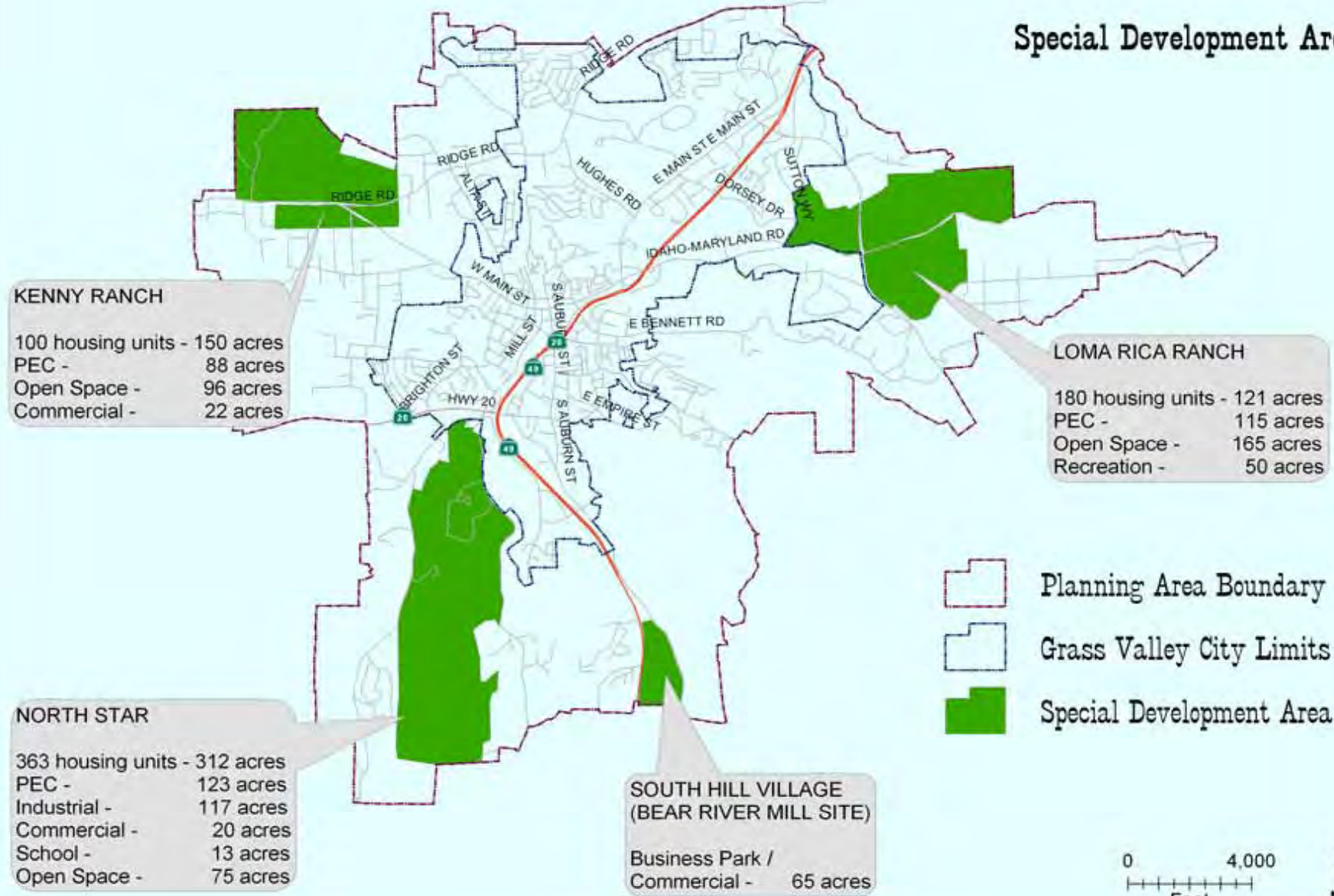
# Step 4: SDA Decision Making Process

## Loma Rica Ranch – Reso. 6-88

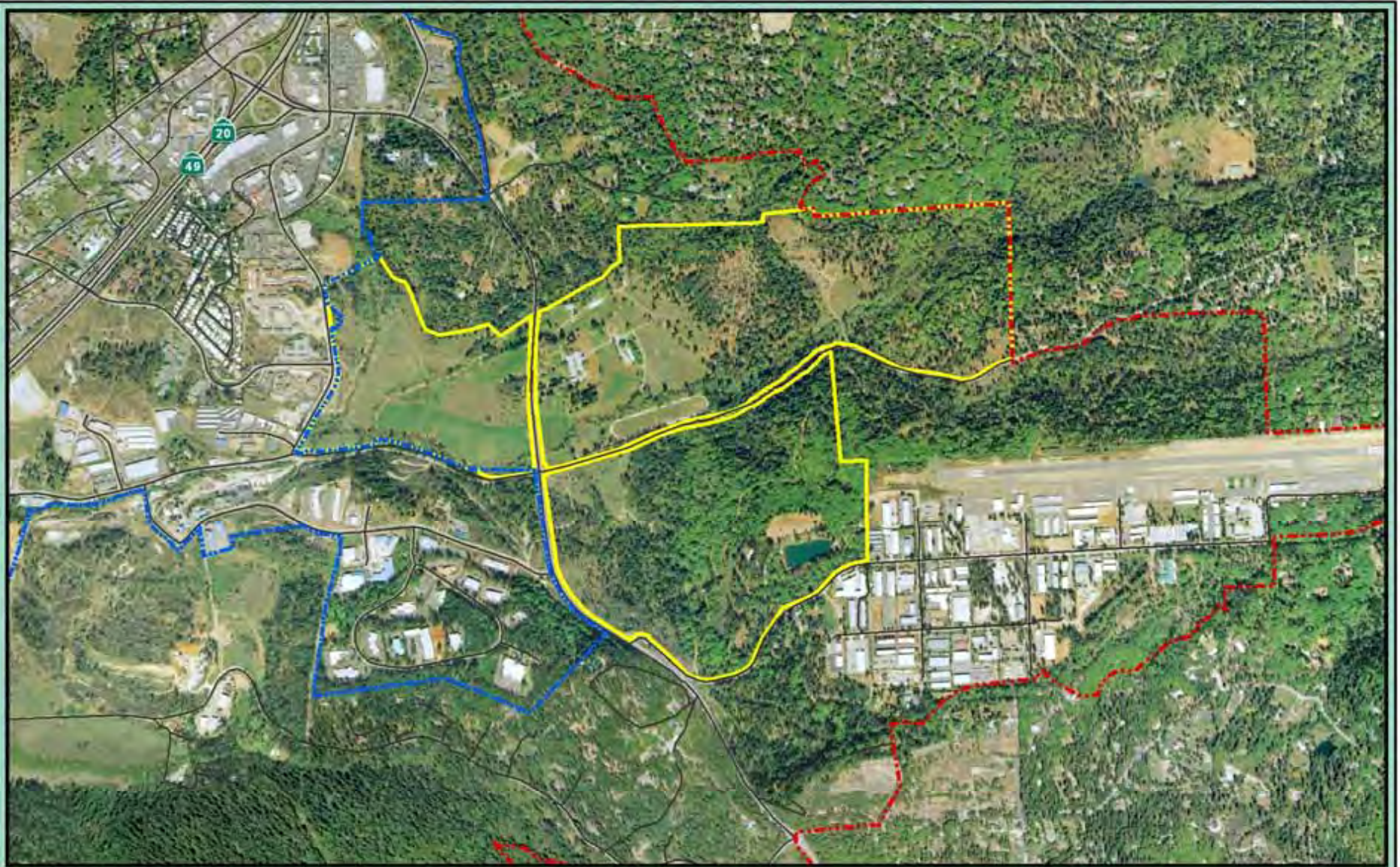
- Resolution 6-88 found project would be in compliance with City's SDA Application criteria if following changes were made:
  - Reduce residential uses on property to between 500 – 700 units to be developed by 2020 with option to project additional units beyond 2020; and
  - Increase amount of land to accommodate future business park and industrial uses.






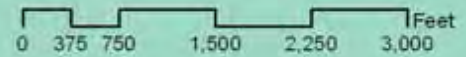
# City of Grass Valley 2020 General Plan Special Development Areas







-  Planning Area boundary
-  Grass Valley City Limits
-  Loma Rica SDA boundary



## SDA LAND USE MIX – PROJECTED 2006

SDA's	Commercial Acreage		Business Park/ Industrial Acreage		Residential Units	
	General Plan	Proposed 2006	General Plan	Proposed 2006	General Plan	Proposed 2006
Loma Rica (452 acres)	0	27	115	16	180	1,229
Northstar (762 acres)	28	9	240	44	363	2,140
Kenny Ranch (365 acres)	22	12	88	17	100	429
Southhill Village* (66 acres)	N/A	16	N/A	3	N/A	279
<b>Totals</b>	<b>50</b>	<b>64</b>	<b>443</b>	<b>80</b>	<b>643</b>	<b>4,077</b>

# ECONOMIC/FISCAL CONDITION STUDY

## APRIL 2006

### SUMMARY OF KEY POINTS

- BP/Industrial land designated by GP exceeds 2020 market demand and would not be built until 2080.
- Residential uses proposed by SDA's exceed 2020 market demand and create fiscal imbalance.
- To address residential and commercial demand, study projected need for approximately 211 acres of BP lands and 2,525 housing units (for all of City)
- Limited "buildable" BP infill properties to provide job creation opportunities and growth into future.

# ANALYSIS OF VACANT LANDS IN CITY LIMITS

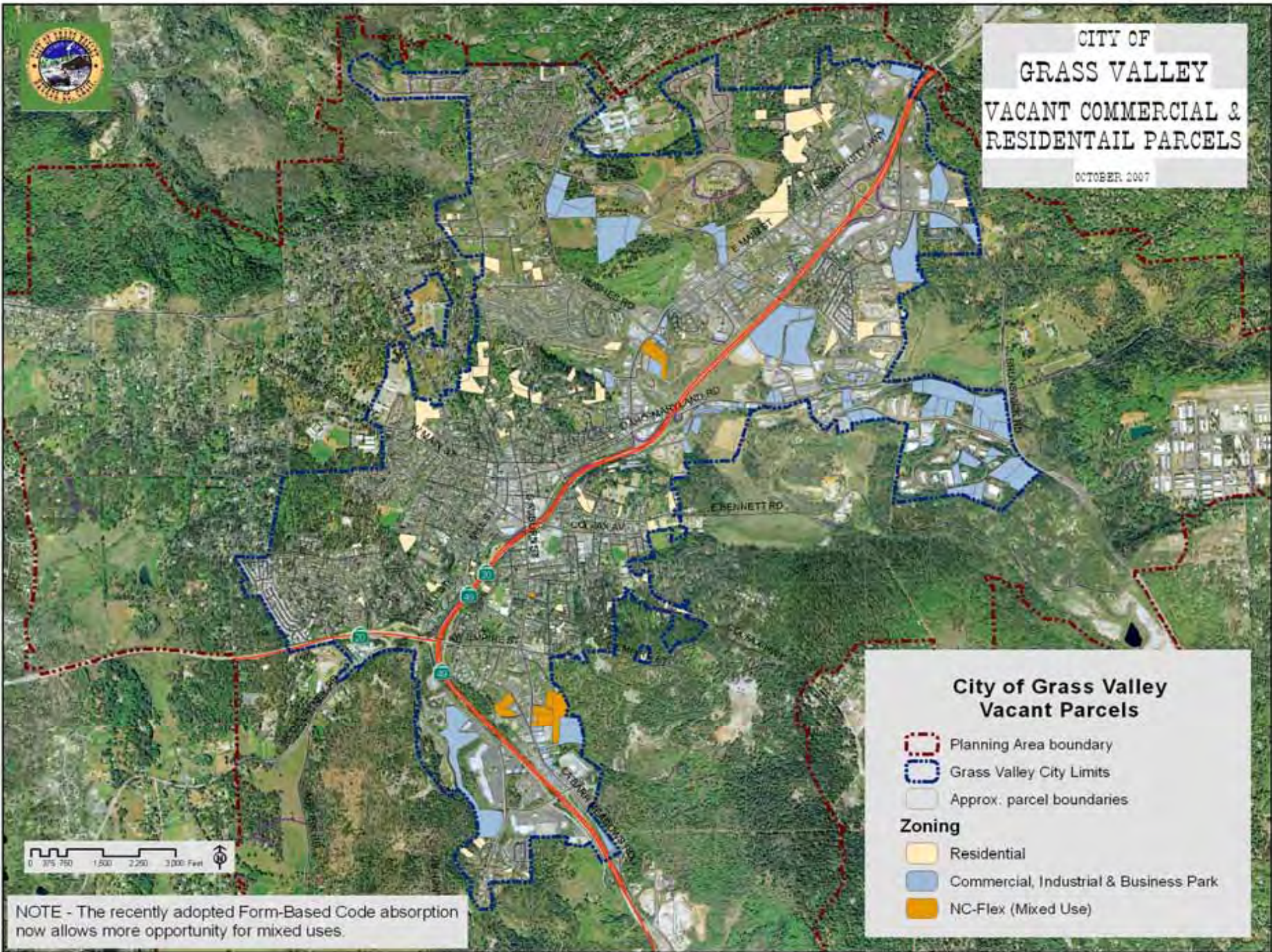
## October 2007

<b>City Zoning Designations</b>	<b>Total Acreage</b>	<b>Vacant Acreage</b>	<b>Percent Vacant</b>	<b>Percent Buildable*</b>
Residential	1,327	96	7%	7%
Commercial, Industrial and Business Park	817	218	27%	11%
Other – Public uses, open space and roads	729	34	4%	4%
<b>Total</b>	<b>2,873</b>	<b>348</b>	<b>12%</b>	<b>8%</b>

\*Applying information from 2005 Commercial Vacant Land Survey that approximately 40% of the commercial vacant lands are buildable (approximately 87 acres)



CITY OF  
GRASS VALLEY  
VACANT COMMERCIAL &  
RESIDENTIAL PARCELS  
OCTOBER 2007



**City of Grass Valley  
Vacant Parcels**

- Planning Area boundary
- Grass Valley City Limits
- Approx. parcel boundaries

**Zoning**

- Residential
- Commercial, Industrial & Business Park
- NC-Flex (Mixed Use)

NOTE - The recently adopted Form-Based Code absorption now allows more opportunity for mixed uses.

# Step 4: SDA Decision Making Process

## Why Establish Application Criteria?

- Council has authority to express their preferences for implementing the General Plan
- Wish to process SDA's to better match land use preferences and goals of 2020 General Plan
  - Meeting Community expectations
  - Impact to City resources – can all SDA's be processed
  - Setting unrealistic cumulative scenario in EIR's
  - Need to respect wastewater capacity and SOI Plan
- Focus is on growth / development in Sphere of Influence (SOI), not on a particular SDA

# Step 4: SDA Decision Making Process

## Beyond the Strategy - Need for CEQA Process

- Authorization to process an application does not mean approval or General Plan changes
- All SDA's need environmental review per CEQA
- Environmental Impact Report (EIR) will provide:
  - Analysis and disclosure of all impacts
  - Evaluation of cumulative conditions of all SDA's
  - Evaluation of alternatives to project
  - Preparation of Market Study and Fiscal Impact Study
  - Public outreach opportunities
- EIR and project requires approval by PC/CC

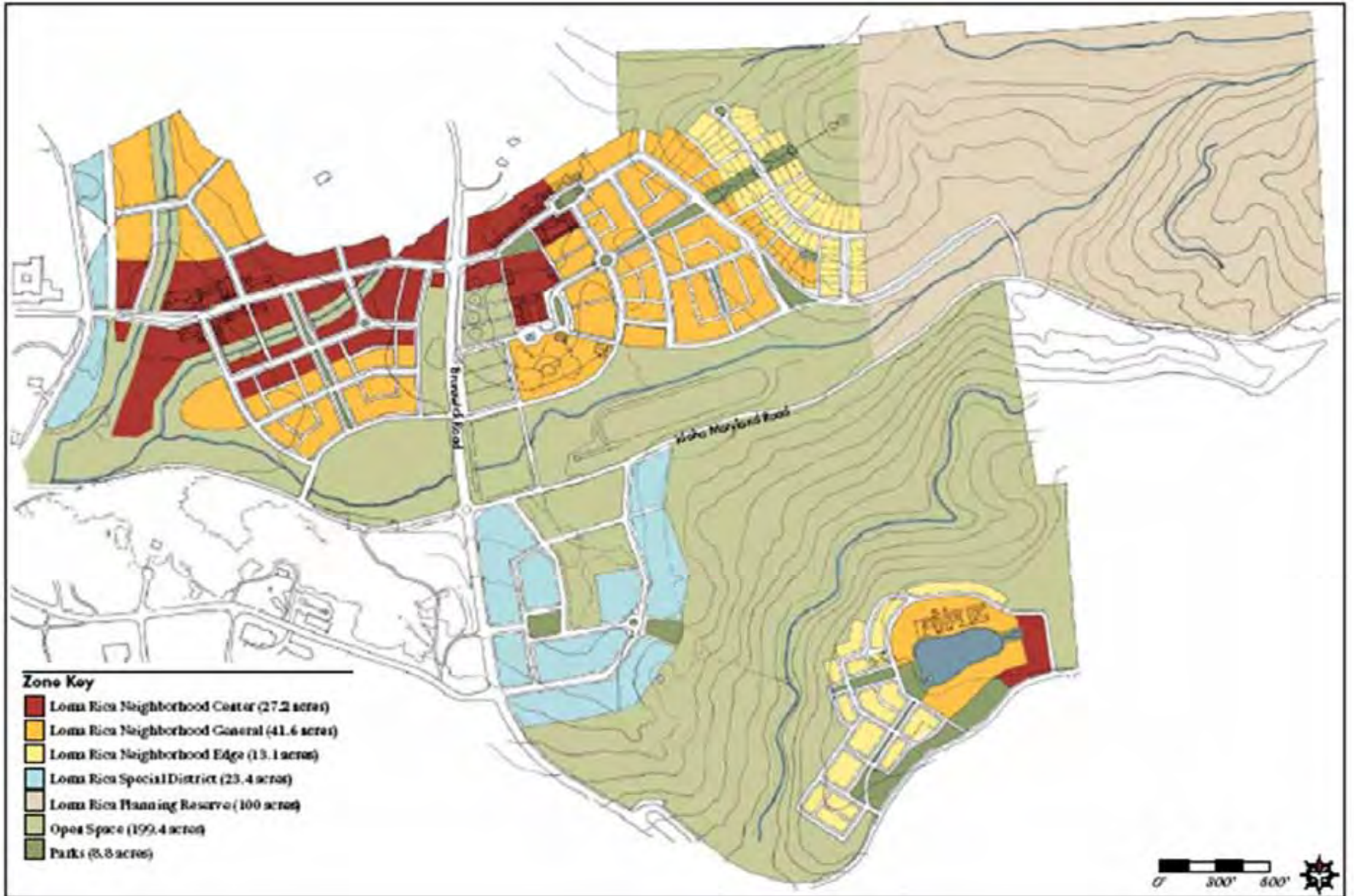
# DIRECTIVES OF RESOLUTION 06-60 MODIFICATIONS IN BUSINESS – RESIDENTIAL LAND USE MIX OF SDA'S

- Primary Guidelines for all SDA's/SOI: (partial list)
  - Collectively provide **211 – 300** acres BP/Com lands
  - Preference to allow units to SDA's w/housing units
  - Preference to allow units to SDA's with build-out projected to extend beyond 2020
  - Portion of **600 - 1,263** units could be assigned to SDA's with current time horizons and remainder to SDA's having later time horizon (i.e. 2016)

**LAND USE MIX OF LOMA RICA RANCH SDA  
2020 General Plan versus Recent Proposals (452+/- acres)**

<b>Land Use Mix</b>	<b>2020 General Plan</b>	<b>2004 Specific Plan</b>	<b>2007 Specific Plan</b>
<b>Business Park Industrial Designation</b>	<b>115 acres</b>	<b>0 acres</b>	<b>580,000 sq. ft. of buildings on 24 acres</b>
<b>Commercial Designation</b>	<b>0 acres</b>	<b>27 acres</b>	<b>385,000 sq. ft. of buildings on 27 – 69 acres</b>
<b>Residential Designation</b>	<b>180 units set within 121 acres</b>	<b>1,225 units set within 148 acres</b>	<b>700 units on 130 acres</b>
<b>Open Space</b>	<b>165 acres</b>	<b>200 acres</b>	<b>199 acres</b>
<b>Other Community Facilities</b>	<b>Adaptive use of ranch buildings, recreation district(50 acres)</b>	<b>Same as GP w/active play fields, parks and multi-use paths</b>	<b>Same as GP w/active play fields, parks and multi-use paths</b>

# LOMA RICA REGULATING PLAN



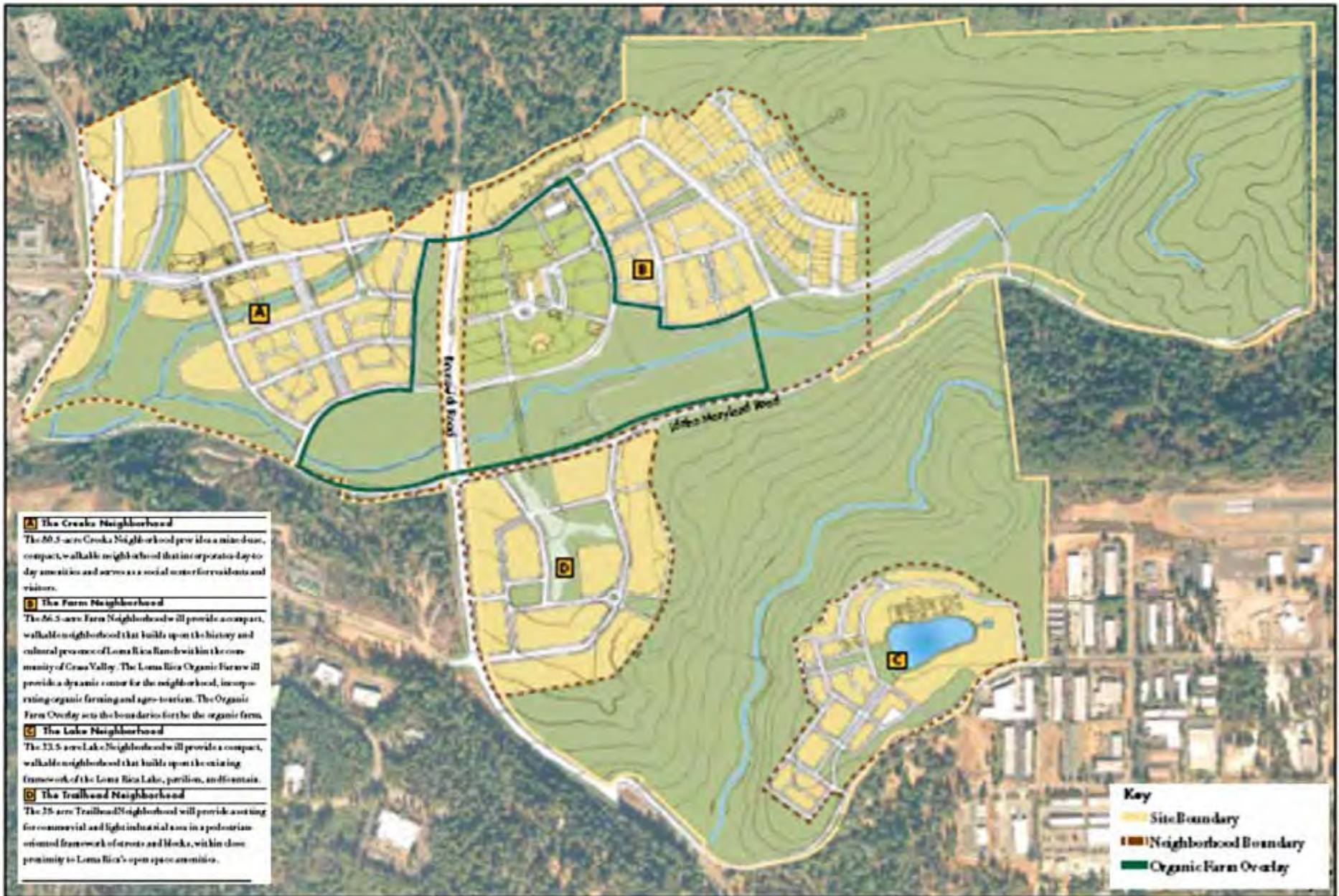
# Step 4: SDA Decision Making Process

## Summary of Loma Rica Ranch Specific Plan

Proposal filed August, 2007

- Four Neighborhoods on 236 acres of 452 acre site
  - 385,000 sq.ft. of retail or general commercial uses
  - 590,000 sq.ft. of light industrial/large commercial uses
  - 700 residential units with 100 acre Planning Reserve
  - 200 acres of parks and open space
- Other Items:
  - Dorsey Drive Extension
  - Comprehensive pedestrian network
  - Distinctive architecture, public gathering places, mixed uses, provision of open space, parks
  - Form based districts conform to City's Development Code

## ILLUSTRATIVE NEIGHBORHOOD FRAMEWORK PLAN



- A The Creska Neighborhood**  
The 80.5-acre Creska Neighborhood provides a mid-rise, compact, walkable neighborhood that incorporates day-to-day amenities and serves as a social center for residents and visitors.
- B The Farms Neighborhood**  
The 66.5-acre Farms Neighborhood will provide a compact, walkable neighborhood that builds upon the history and cultural presence of Loma Rica Ranch within the community of Grass Valley. The Loma Rica Organic Farms will provide a dynamic center for the neighborhood, incorporating organic farming and agro-tourism. The Organic Farm Overlay sets the boundaries for the organic farm.
- C The Lake Neighborhood**  
The 33.5-acre Lake Neighborhood will provide a compact, walkable neighborhood that builds upon the existing framework of the Loma Rica Lake, pavilion, and fountain.
- D The Trailhead Neighborhood**  
The 25-acre Trailhead Neighborhood will provide a setting for commercial and light industrial uses in a pedestrian-oriented framework of streets and blocks, with close proximity to Loma Rica's open space amenities.

**Key**  
 Site Boundary  
 Neighborhood Boundary  
 Organic Farm Overlay

## THE FARM NEIGHBORHOOD



# Architectural Standards / Styles for Each Neighborhood

## Loma Rica Ranch Specific Plan



Perspective View



Typical Second Floor Plan

### Single-Family Type G Example

Regulating Zones:

This large, formal house is most appropriate at the Neighborhood Edge, although it may also be accommodated in Neighborhood General areas. It includes a master bedroom upstairs, along with two additional bedrooms. A ground floor study at the rear of the house may also be used as a small fourth bedroom.

Program	3-4 bedrooms, 3 baths, 2600 sf
Parking	2 off-street parking spaces (typical)



Typical Ground Floor Plan

Development Standards

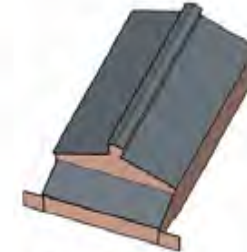
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## Loma Rica Ranch Specific Plan

### Special District Buildings



Typical Special District massing



Massing with clerestory lighting

#### Massing

Special District buildings typically combine a neighborhood-scaled 1 to 2 1/2 story "head house" that is oriented towards the street with a larger-scaled, 1 to 1 1/2 story "warehouse" piece, often with a mezzanine. Basic massing volumes are typically characterized by tall first floor heights, simple, rectangular forms, low-sloped shed and gable roof forms, and repetitively-dimensioned bays. They find precedent in the early 20th-century agricultural and industrial buildings of the Sierra foothills.

Details on Special District buildings are typically more austere, with tight eaves and deep overhangs. Mixed-use buildings may be a maximum of 3 stories over ground floor retail, 4 stories if senior and/or affordable housing is accommodated.

Roof Forms	Gabled or shed roofs. Typically 3 in 12 to 8 in 12 pitch. Monitors and clerestory lighting are common.
Min. Floor to Ceiling Heights	10' first floor, 8' second floor, 8' each additional floor.
First Floor Elevation	At finish grade to provide universal access to ground-floor uses.



Special District building massing



Special District building massing

Development Standards

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## COMPARISON OF SDA's LAND USE MIX – OCTOBER 2007

SDA's	Commercial Acreage			Business Park/ Industrial Acreage			Residential Units		
	2020 GP	2006 Plan	2007 Plan	2020 GP	2006 Plan	2007 Plan	2020 GP	2006 Plan	2007 Plan
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Northstar (762 acres)	20	9	17	240	44	123	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
<b>Totals</b>	<b>42</b>	<b>64</b>	<b>60</b>	<b>443</b>	<b>80</b>	<b>165</b>	<b>643</b>	<b>4,077</b>	<b>1,337</b>

# REVIEW OF LOMA RICA RANCH APP with SDA Policy Preferences or Guidelines

- SDA's should provide 211-300 acres of Business Park/Commercial Properties within SOI
  - Loma Rica devotes 24 acres to business park uses and 27 – 69 acres to commercial uses
  - Cumulative total of 225 acres now shown for 4 SDA's
- If SDA's is in current time horizon and has housing allocation, option to show up to 600 additional housing units (only Loma Rica & Northstar)
  - Plan shows 520 additional housing units beyond GP
  - Cumulative total of 1,337 is 694 units over 2020 GP and falls within 600 – 1,263 units of resolution 06-60

# REVIEW OF LOMA RICA RANCH APP POLICY ISSUES

- Loss of business park land and future job creation opportunities in exchange for commercial and residential uses.
- Does Plan sufficiently address issue by:
  - Job creation via 24 acres of business park and 27 - 69 acres of commercial land
  - Projection of higher lot coverage for BP lands (45%) through such measures as:
    - Increase building height to 3 stories
    - Grouping of business park uses/buildings
    - Difficult to determine future job creation when projecting trends
    - Better answers as part of EIR or discretionary process

# Decision Making Process for SDA's Review of Loma Rica Ranch SDA August 2007 Proposal

## RECOMMENDATION:

- Adopt resolution confirming August 2007 Specific Plan complies with resolutions 06-88 and 06-60 and authorize its release for processing pursuant to CEQA
- Next Steps: Return with agreements with EIR consultant team and reimbursement agreement with applicant (60 - 120 days)

# Grass Valley City Council

Decision Making Process for SDA's

Step 4: Review of Loma Rica Proposal

October 23, 2007

