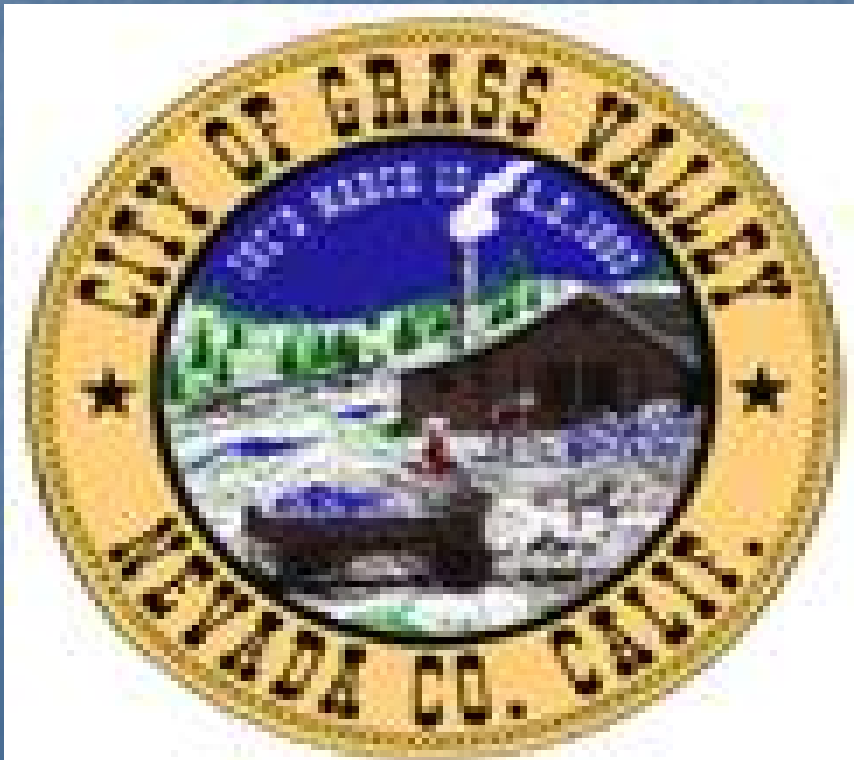


Grass Valley City Council
Status Report
Decision Making Process for SDA's
April 10, 2007



Decision Making Process for SDA's

Purpose of Meeting

- Complete 4th Step of 4-Step Strategy
 - Concerns with timing and land use mix of SDA's
 - SDA's have been on hold pending Economic Study
- What Strategy does:
 - Review info. sources, receive public input and establish general criteria to screen SDA proposals
 - Confirm General Plan preferences and priorities
 - 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

ADOPTED APPROACH FOR MAKING DETERMINATIONS ON LAND USE MIX AND SDA's

STEP 1: REVIEW INFORMATIONAL SOURCES

Date Completed: May 9, 2006

STEP 2: GAIN COMMUNITY INPUT

Date Completed: June 1 and August 7

STEP 3: DETERMINE POLICY PREFERENCES ON 2020 GENERAL PLAN (AND SDA's)

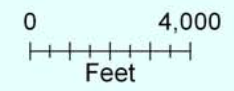
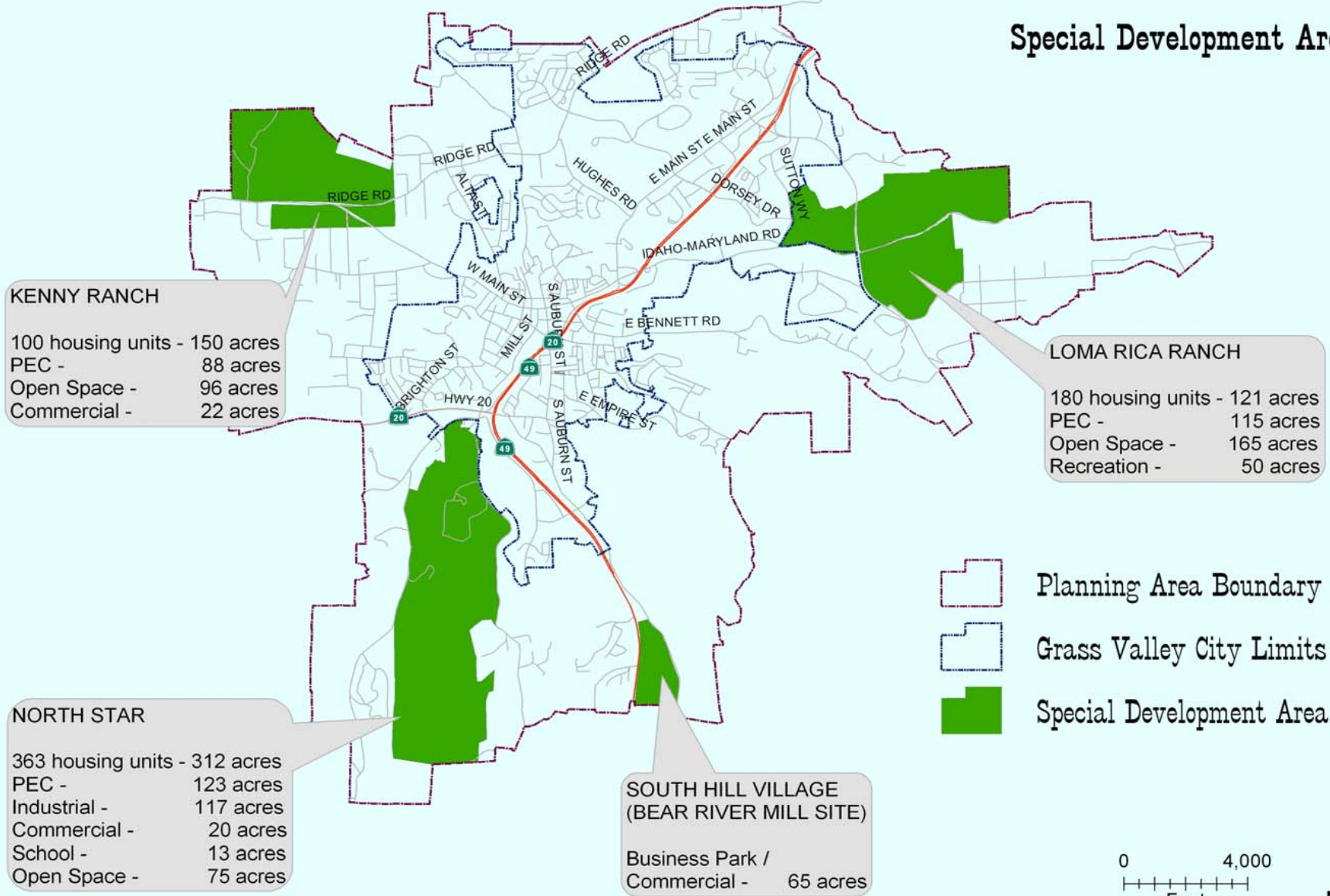
Date Completed: June 27 and August 22

STEP 4: REVIEW SDA APPLICATIONS FOR CONSISTENCY WITH RESOLUTION

Target Date: Fall 2006 to future



City of Grass Valley 2020 General Plan Special Development Areas



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
Totals	50	64	443	80	643	4,077

ECONOMIC/FISCAL CONDITION STUDY

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.

SAMPLE OF SDA APPLICATION CRITERIA

- Does Annexation timing match SOI Plan?
- Is project compliant with annexation policies?
- Match land use preferences for SDA's?
- Provide local or regional circulation improvements?
- Extension of Infrastructure to Support Jobs?
- Install Park or Recreation Facilities?
- Provision of Open Space beyond GP requirements?
- Evidence Project has Net Fiscal Benefit to City
- Provision of Phasing Plan

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

Step 4: SDA Decision Making Process

STATUS OF SDA'S

SOUTHHILL VILLAGE SDA

- Council reviewed proposal November 9, 2006
- Council found proposal consistent with application criteria and authorized it to proceed
- Revised proposal filed in February 2007
- City staff evaluating application completeness
- Next Council Step: Review and approve EIR agreement and scope of work

Step 4: SDA Decision Making Process

Preliminary Overview of Southhill Village App

- Revised Application / September 22, 2006
 - 18 acres of Business Park Uses (+14.2 acres)
 - 15 acres of Commercial Uses (+0.4 acres)
 - 19.1 acres of Residential Uses (-11.8 acres)
 - 13.5 acres of Open Space (-3.5 acres)
 - Other Items:
 - Streetscape / roundabouts for LaBarr Meadows Rd
 - Intersection with Highway 49 from project site
 - Preserved two ponds on property with trail network



<p>1 OF 1</p>	<p>OWNER: TARRANT (972) 375-0041 PROJECT: (972) 375-0040 FAX: (972) 375-0040</p>	 <p>SCO SOUTH COAST ENGINEERING</p>	<p>SOUTH HILL VILLAGE EXHIBIT DEVELOPMENT PLAN</p>	<p>CALIFORNIA</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">NO.</th> <th style="width: 40%;">REVISIONS</th> <th style="width: 10%;">DATE</th> <th style="width: 40%;">DESIGNED BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISIONS	DATE	DESIGNED BY													<p>DESIGNED BY: JEN DRAWING NO: PROJ. NO: 0930 DRAWN BY: DAY STAMP DATE: SEE DAY STAMP</p>
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Step 4: SDA Decision Making Process

STATUS OF SDA'S

LOMA RICA RANCH SDA

- Council reviewed proposal November 13, 2006
- Council found proposal not consistent with application criteria and requested changes in housing and business park land use mix
- Awaiting revised proposal and Specific Plan
- Next Council Step: Review revised Plan, provide direction to proceed and authorize agreements for EIR to commence



Key

- Ranch Center
- ⋯ Quarter Mile (5 minute walk)
- ⋯ Trails
- Property Line
- 1 Image Vantage Point



COMPARISON OF LAND USE MIX
November 2006

Land Use Mix	2020 General Plan	2004 / 2006 Loma Rica Ranch Specific Plan
Business Park Uses	115 acres	Portion of 74 acres (with commercial uses)
Commercial Uses	0	Portion of 74 acres (retail, office and large com)
Parks and Open Space	165 acres open space & 50 acres com rec (215)	200 acres of open space & 101 acres parks (301)
Residential Uses	180 housing units on 121 acres	925 to 1,225 housing units on 85 acres
Totals	452 acres	452 acres

Step 4: SDA Decision Making Process

STATUS OF SDA'S

NORTHSTAR SDA

- Applicant requested additional time to revise proposal and submit to Council
- On April 2, applicant filed initial part of revised proposal and requested Council meeting
- Next Council Step: Set date for meeting to determine if proposal complies with application criteria. Dates include **May 29** or **June 5**.

Step 4: SDA Decision Making Process

STATUS OF SDA'S

KENNY RANCH SDA

- Applicant requested additional time to revise proposal and submit to Council
- Awaiting input from applicant on any changes to plan and preference for Council meeting.
- Next Council Step: Await filing of proposal from applicant. Once information received, set date of meeting.

Status Report

Decision Making Process for SDA's

April 10, 2007

RECOMMENDATION:

- Receive and file report –
QUESTIONS?
- Set Date for May 29 or June 5 for
reviewing Northstar SDA