

## What is the SDA Special Study?

On February 12 and 26, 2003, the City Council and Planning Commission conducted joint study sessions to discuss the anticipated development plans of the four Special Development Areas (SDA's) in the General Plan. During these sessions, it was evident that all of the SDA's were considering some level of change to the City's 2020 General Plan.

Following these study sessions, the City adopted new processing procedures for the SDA's along with a series of growth management objectives. However, due to the continued concern with the proposed changes in the land use mix, Mayor Patti Ingram and Vice-Mayor Dee Mautino directed a letter to each of the four SDA applicants indicating the City's interest in having an analysis completed of the potential effects of the land use changes under consideration. Of particular concern was the need to check how such growth could even occur in light of local market trends, fiscal limitations and the need to maintain a strong jobs-housing balance in the community.

The SDA applicants subsequently agreed to participate in such a study and acknowledged that the City's consideration of such a study does in no way obligate the City to act on any application. On November 25, 2003, the City Council approved a contract with the firm of Applied Development Economics (ADE) to prepare a study that evaluates the market/fiscal/job-housing conditions for the City and Western Nevada County. The scope of work for this report is divided in three distinct phases and is listed below along with a corresponding completion date:

- I. Conduct Baseline Analysis of Market and Jobs-Housing Conditions.  
*Conduct a "baseline" report to quantify the jobs/housing balance, analyze the market demand for land uses, and review the capacity of General Plan to absorb projected growth. Estimated Completion Date: July 19, 2004*
- II. Conduct Fiscal Impact Analysis. *Conduct a fiscal analysis to estimate the public costs and revenues accruing to the City and separate the impacts by evaluating variations in land uses, density, or location. Estimated Completion Date: September 15, 2004*
- III. Conduct Comprehensive Impact Analysis. *While utilizing the market/fiscal/jobs-housing balance information from Phases I-II, measure the impacts of the following three scenarios: a) Build-out of General Plan; b) Build-out of City per prevailing market demands; c) Build-out of City with the land use changes being proposed to the General Plan by SDA's. The submittal of this final report provides for public review and input. Completion Date: September 8, 2005*

Each phase will produce a report that will be available for review on the City's website at [www.cityofgrassvalley.com](http://www.cityofgrassvalley.com). The Phase III "Final Report" is the

document that will undergo public review and discussion in publicly noticed workshops and/or public hearings.

This study is an informational report, not a policy document. However, In order to address the policy questions raised by this study and the land use mix proposed by the SDA's, the City Council will need to discuss whether there is any interest to alter the 2020 General Plan. Any amendment to the City General Plan, whether initiated by the City Council or by an SDA applicant, will require considerable City effort and prompt environmental review, public input and noticed meetings. Until this effort is complete, the City may limit or preclude an SDA application from being processed if it has a land use mix vastly different from that of the 2020 General Plan.

Any questions on this study can be forwarded to the City of Grass Valley Planning Department at 274-4330.