



## City of Grass Valley City Council Agenda Action Sheet

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**Title:** Loma Rica Ranch Grading Permit 18-04 - Accept Public Improvements

**CEQA:** An Environmental Impact Report was certified as part of the initial project approval

**Recommendation:** That Council accept the public improvements constructed as part of Grading Permit 18-04 for the Loma Rica Ranch development.

**Prepared by:** Bjorn P. Jones, PE, City Engineer

**Council Meeting Date:** January 13, 2026

**Date Prepared:** January 8, 2026

**Agenda:** Consent

**Background Information:** On April 23, 2019, City Council approved the Specific Plan and Tentative Map for the Loma Rica Ranch subdivision. On August 31, 2021 the Improvement Plans for Loma Rica Ranch were accepted by the Engineering Division and development activities subsequently commenced.

The public improvements associated with Grading Permit 18-04 are now complete, including construction of the following: curb, gutter and sidewalks, streets, trails, bridges, under crossings, a traffic signal, drainage and sewer facilities, landscaping and irrigation and associated improvements. A warranty and guarantee will remain in place for one year following acceptance. Staff recommends that Council accept the public improvements at this time.

**Council Goals/Objectives:** The acceptance of public improvements executes portions of work tasks towards achieving/maintaining Strategic Plan Goals - Transportation, Recreation & Parks, Economic Development and Vitality and Water & Wastewater Systems & Underground Infrastructure.

**Fiscal Impact:** Project costs associated with the construction and inspection of the public improvements for Grading Permit 18-04 are 100% born by the developer. A Warranty Security will be provided to guarantee all work, materials and improvements for a period of one year.

**Funds Available:** N/A

**Account #:** N/A

**Reviewed by:** City Manager

**Attachments:**