



City of Grass Valley City Council Agenda Action Sheet

Title: Consideration of Pre-Annexation and Development Agreements with Hansen Bros. Enterprises (HBE) and CalMat tied to the recently approved Southern Sphere of Influence Planning and Annexation Project.

Recommendation: That Council conduct the public hearing and approve both agreements.

Prepared by: Thomas Last, Community Development Director

Council Meeting Date: 3/22/2022

Date Prepared: 3/16/2022

Agenda: Public Hearing

Background Information: Since 2013, the City has been working with HBE and CalMat (Vulcan asphalt plant) on the Pre-Annexation and Development Agreements (PDA). The main purposes of the PDAs are to acknowledge these heavy industrial uses and protect their long-term viability. Draft agreement points were presented to past Councils as early as 2014, and the Environmental Impact Reports considered the PDA concepts. As noted in multiple staff reports to the Planning Commission and Council over the past 10 years, it was important to create a long-term plan that would allow expansion and protection of the unique operating characteristics of HBE and CalMat. In 2021, the Planning Commission recommended approval of, and the Council approved, the Southeast Industrial District Combining Zone (SEID) that created a special zone for these properties (included in Exhibit C of the agreements). The SEID is the primary tool used to provide immediate protection of the uses. A PDA provides longer term protection. Though most development agreements used by other agencies are generally less than 50 years, the attached agreements would expire in 2095 (73 years). As noted above, most of the obligations and zoning issues that affect these properties have been previously reviewed in the past. Therefore, staff supports the proposed agreements.

Council Goals/Objectives: This action implements the goals and projects in the Strategic Plan associated with improving livability and encouraging economic development and vitality, and having a diverse, sustainable economy.

Fiscal Impact: These agreements do not have a fiscal impact on the City.

Funds Available: N/A

Account #: N/A

Reviewed by: ___ City Manager

Attachments:

1. Pre-Annexation and Development Agreement with HBE
2. Pre-Annexation and Development Agreement with CalMat