



City of Grass Valley City Council Agenda Action Sheet

Title: Ridge Village Development - Approve Final Map

CEQA: Negative Declaration

Recommendation: That Council 1) approve the Final Map 19PLN-24 for Ridge Village Subdivision, 2) accept the public improvements, and 3) approve Resolution 2023-10, accepting the public utility easements and roadway dedications.

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

Council Meeting Date: 03/28/2023

Date Prepared: 03/23/2023

Agenda: Consent

Background Information: On July 22, 2020, Planning Commission approved a Tentative Subdivision Map 19PLN-24 for the Ridge Village Development, a division of the parcels APN 008-050-005 and 008-060-016, between Slate Creek Road and Ridge Road, into 24 parcels. On March 16, 2021, Planning Commission approved a Tentative Subdivision Map 20PLN-36 for the McKenna Development, a division of parcel APN 008-060-031, off of Slate Creek Road, into 11 parcels. This development was adjacent to the approved Ridge Village Development and after approval the two tentative maps were combined into the Ridge Village Development with 35 lots. The Final Map has been reviewed by the City Surveyor and deemed technically correct.

All public improvements are complete, and the subdivision improvements are substantially complete with a few minor items remaining that the developer has asked to defer due to delays in receiving materials. The developer has provided a letter committing to finalizing these items prior to building occupancy and has provided a performance security for the remaining work. The Engineering Division has field inspected the work and recommends accepting the public improvements, including the sewer and storm drain facilities underlying the public right of way.

Covenants, Conditions and Restrictions have been prepared to establish the formation of a Homeowners' Association for the Ridge Village Subdivision. These documents have been reviewed and judged acceptable by City legal counsel, and will be recorded concurrently with the Final Map. The street lights, landscaping of common areas and drainage facilities on private property will be privately owned and maintained by the Homeowners' Association.

Staff recommends that Council approve the Final Map 19PLN-24 and adopt the attached Resolution 2023-10. The Resolution accepts the public utility easements associated with the map and accepts the public roadways.

Council Goals/Objectives: Final Map approval executes portions of work tasks towards achieving/maintaining Strategic Goals - Community and Sense of Place, Transportation and Underground Infrastructure.

Fiscal Impact: N/A

Funds Available: Yes

Account #: N/A

Reviewed by: _____ City Manager