



## City of Grass Valley City Council Agenda Action Sheet

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**Title:** Loma Rica Ranch - Accept Open Space Dedication and M1 Zone parcel

**CEQA:** Not a Project pursuant to Government Code §21065 because the land dedication will not cause a physical change in the environment

**Recommendation:** That Council 1) accept a Grant Of Open Space Land (“Agreement”) across portions of the Loma Rica Ranch property and 10 Acres of M1 adjacent to Brunswick Road, 2) authorize the City Manager to execute any necessary agreements for the land dedication to the city, subject to results of an Environmental Site Assessment, the Planning Commission’s finding that this land purchase is in compliances with the City’s General Plan, and subject to legal review and 3) authorize the City Clerk to sign the Certificate of Acceptance for the grant deed.

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

**Council Meeting Date:** 12/10/2024

**Date Prepared:** 12/5/2024

**Agenda:** Consent

**Background Information:** Portions of the Loma Rica Ranch property, east of Brunswick Road and either side of Idaho Maryland Road, contain unique areas of nature, wildlife habitat, and open space values. As part of the conditions of approval for the Loma Rica Ranch Development project, the applicant was required to establish certain open space areas to preserve and protect these areas in perpetuity.

On August 22, 2023, the City Council approved the dedication of an Open Space Easement to the City of Grass Valley over portions of the Loma Rica Ranch property. After further discussions with the developer and coordination with trail and biking advocacy groups, it was determined that a real property dedication of the open space areas would better convey to the City the right to enforce the protection of the natural, scenic, historical, and Conservation Values of the Open Space area and to enact future trail and land improvements. The Open Space area opens up to the public the many beneficial uses afforded by the areas, including hiking and biking trails, equestrian trails, wildlife and ecological enhancements, nature study, and fuel reduction, to name a few.

In addition to the Open Space dedication, the owners of Loma Rica Ranch have agreed to transfer ownership of 10 acres of M1-zoned property to the City of Grass Valley. This land is intended for the potential development of a biomass plant. While the zoning (M1) is compatible with such a facility, the project will still undergo a separate and comprehensive approval process. This process will include, but is not limited to, environmental review and compliance with all applicable regulations.

The legal description of the property is currently being prepared and will be subject to

review and approval by the City Surveyor and City Attorney before being officially recorded. Staff are conferring with a consultant to complete a Phase I Environmental Site Assessment to ensure there are no underlying contamination liabilities on both properties.

Following the direction of the City Council, the City staff and the property owner will finalize the dedication documents for both the Open Space and M1 Zoned areas. These dedications will be subject to thorough legal review to ensure compliance with all applicable regulations and standards. Additionally, the Planning Commission must confirm that the proposed dedications are consistent with and support the objectives outlined in the City's General Plan.

In order to expedite the acceptance of these dedications, it is requested that the Council authorize the City Manager to execute any dedication documents required for the transfer of the properties to the City of Grass Valley, pending satisfactory results of the Phase I assessment.

The developer has prepared an open space agreement and grant deed, along with the survey mapping and legal descriptions for the open space areas. These documents are attached and have been reviewed and accepted by the City Surveyor. Staff recommends that the Council accept the Open Space Dedication and authorize the City Manager and City Clerk to execute the grant deed, subject to legal review.

**Council Goals/Objectives:** An Open Space Dedication executes portions of work tasks towards achieving/maintaining Strategic Plan Goals #1 - Community & Sense of Place, #3 - Recreation and Parks, and #6 - Public Safety

**Fiscal Impact:** No immediate fiscal impact with acceptance of the dedication. Future maintenance and improvement costs would be budgeted as necessary.

**Funds Available:** N/A

**Account #:** N/A

**Reviewed by:** \_\_\_\_\_ City Manager

**Attachments:** Open Space Grant Deed / Agreement