



City of Grass Valley City Council Agenda Action Sheet

Title: Grass Valley RV Park Resort and Annexation Project consisting of a 147 space RV Park Resort with 15 glamping spaces for short term camping and Annexation of ± 45 acres into the City.

Recommendation: The Planning Commission recommends that the City Council approve the Grass Valley RV Park Resort and Annexation Project, as presented, or as modified by the City Council, which includes the following actions:

1. Adoption of a Mitigated Negative Declaration, prepared for the project, as the appropriate level of environmental review, in accordance with the California Environmental Quality Act (CEQA) and Guidelines;
2. Adoption of a Mitigation Monitoring & Reporting Plan (MMRP), implementing and monitoring all Mitigation Measures, in accordance with the California Environmental Quality Act (CEQA) and Guidelines;
3. Adoption of a Resolution Authorizing LAFCO Application for a Sphere of Influence Amendment and Annexation of ± 45 acres for the RV Park Resort and Annexation Project as presented;
4. Adoption of an Ordinance Rezoning the Properties Corporate Business Park (CBP) and Neighborhood Center Flex (NC-Flex) Zone as presented; and,
5. Adoption of Findings of Fact and Conditions of Approval for the RV Park Resort and Annexation project as presented.

Prepared by: Lance E. Lowe, AICP, Principal Planner

Council Meeting Date: January 25, 2022

Date Prepared: January 18, 2022

Agenda: Public Hearing

Background Information: The Planning Commission considered the Grass Valley RV Park Resort and Annexation Project at its November 16, 2021, Planning Commission meeting. After receiving public comment, the Planning Commission continued the public hearing to December 21, 2021, and directed staff to provide further public outreach.

A neighborhood meeting occurred at the RV Park Resort site on December 8, 2021, with the applicant providing a site plan, landscaping, and architectural exhibits. The applicant

discussed the history and scope of the project to the 40+ attendees. City staff in attendance included City Manager Tim Kiser, Fire Chief, Mark Buttron and Principal Planner Lance E. Lowe.

At its continued public hearing on December 21, 2021, the Planning Commission recommended approval of the Grass Valley RV Park Resort and Annexation Project by a 4/1 vote (*Motion: Vice Chair Warren-Rhodes; Seconded: Bulanti; Ayes: Coots, Bulanti, Vice Chair Warren Rhodes and Chairman Arbaugh; Noes: Robins*) including the following amendments:

- Prohibition of portable generators and wood burning fire pits;
- The removal of 3 RV spaces from 150 to 147 RV spaces;
- Relocation of the pond from the center of the site to north of the clubhouse;
- Additional bioretention areas north of the existing landmark tree;
- Additional berming/landscape screening areas around the perimeter of the site;
- An additional gated emergency ingress/egress on McCourtney Road with Knox Box;
- Solar panel array adjoining the southeastern property line.

See **Attachments 1 and 2** for December 21, 2021, Planning Commission Staff Report and Response to Comments. See **Attachment 3** for November 16, 2021, Planning Commission Staff Reports for Project Background, Project Description, Site and Environmental Setting, Public and Agency Comments, General Plan and Zoning, Economic Analysis, Analysis of Site Plan/Off Site Improvements, RV Park Tenancy, Fencing, State Housing and Community Development, Fire Service and Suppression, Sanitary Sewer, Annexation Areas, and Impact Fee Deferral/Reimbursement Agreement.

Environmental Determination: Based upon comments in **Attachment 9** and the revised project, staff revised the Initial Study/Negative Declaration in **Attachment 4**, thereby providing additional information addressing comments received to date. The revised Initial Study need not be recirculated for public review in accordance with Section 15073.5 of the CEQA Guidelines under the following circumstances:

1. Mitigation measures are replaced with equal or more effective measures pursuant to Section 15074.1.
2. New project revisions are added in response to written and verbal comments on the project's effects identified in the proposed negative declaration which are not new avoidable significant effects.
3. Measures or conditions of project approval are added after circulation of the negative declaration which are not required by CEQA, which do not create new significant environmental effects and are not necessary to mitigate an avoidable significant effect.
4. New information is added to the negative declaration which merely clarifies, amplifies, or makes insignificant modifications to the negative declaration.

The revisions provided adhere to the above criteria. New information added to the Mitigated Negative Declaration merely clarifies, amplifies, or makes insignificant modifications to the Mitigated Negative Declaration.

The project revisions include amendments to the site plan added in response to written comments on the project's effects, which are not new avoidable effects and are not necessary to mitigate an avoidable significant effect.

Council Goals/Objectives: The RV Park Resort and Annexation Project executes portions of work tasks towards achieving/maintaining Strategic Plan - Economic Development and Vitality.

Fiscal Impact: The applicant has paid the City's application processing fees. No impact to the General Fund is anticipated.

Funds Available: N/A

Account #: N/A

Reviewed by: : _____ Community Development Director _____ City Manager

ATTACHMENTS:

- Attachment 1 -** Planning Commission Staff Report dated December 21, 2021
- Attachment 2 -** Response to Comments
- Attachment 3 -** Planning Commission Staff Report dated November 16, 2021
- Attachment 4 -** Initial Study/Mitigated Negative Declaration
- Attachment 5 -** Mitigation Monitoring and Reporting Plan
- Attachment 6 -** Findings and Conditions of Approval
- Attachment 7 -** Resolution No. R2022-04 Authorizing LAFCO Application for a Sphere of Influence Amendment and Annexation of ±45 acres for the RV Park Resort and Annexation Project as presented
- Attachment 8 -** Ordinance No. _____ Rezoning the Properties Corporate Business Park (CBP) and Neighborhood Center Flex (NC-Flex) Zone as presented; and,

ON FILE WITH CITY CLERK AND PROVIDED TO CITY COUNCIL UNDER SEPARATE COVER

Attachment 9 - Project Comments