



City of Grass Valley City Council Agenda Action Sheet

Title: Loma Rica Ranch Subdivision - Approve Final Maps

CEQA: N/A - Not A Project/ Administrative Action

Recommendation: That Council 1) approve the Final Maps 18PLN-45 for the Loma Rica Ranch Subdivision, Phase 1, Phase 2, and Phase 3; 2) approve Resolution 2024-77, accepting all the dedications of real property for public purposes and public utility easements; and 3) authorize the Mayor to execute a Subdivision Improvement Agreement, subject to legal review.

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

Council Meeting Date: 11/12/2024

Date Prepared: 11/7/2024

Agenda: Consent

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

As of November 7, 2024, the subdivision and public improvements for the Loma Rica Ranch subdivision are substantially complete, and the developer wishes to proceed with the recordation of the Final Maps. Outstanding work to be completed includes final roadway paving and striping, traffic signal activation, landscaping, and miscellaneous clean-up and punch list items. The total estimated cost of the remaining required improvements is \$1,400,000. The developer has agreed to enter into a Subdivision Improvement Agreement to guarantee completion of the required improvements and provide faithful performance security in the amount of \$1,750,000 (Cost of improvements plus 25%).

The Final Maps for the Loma Rica Ranch Subdivision have been reviewed and deemed technically correct by the City Surveyor. Three maps are proposed to be recorded at this time: Phase 1, which is the initial subdivision of the overall parcel(s), and Phases 2 and 3, which are further subdivisions of two areas within Phase 1 into more compact and buildable parcels. The maps for Phases 1 and 2 include a number of real property dedications for roadway, open space, and park purposes, as well as typical dedications for public utility easements.

Covenants, Conditions, and Restrictions have been prepared to establish the formation

of a Homeowners' Association for the Loma Rica Ranch Subdivision. These documents have been reviewed and judged acceptable by City legal counsel and will be recorded concurrently with the Final Map.

Staff recommends that the Council approve the Final Map 18PLN-45 Phase 1, Final Map 18PLN-45 Phase 2, and Final Map 18PLN-45 Phase 3 and approve Resolution 2024-77, accepting all the real property and public utility easement dedications, as shown on the maps. Also requested is the authorization of a Subdivision Improvement Agreement to guarantee the construction and completion of the public improvements. Staff will return to the council at a later date for the final acceptance of all the public improvements once they are completed.

Council Goals/Objectives: The acceptance of real property and public easements executes portions of work tasks towards achieving/maintaining Strategic Plan - Community & Sense of Place, Transportation, Recreation and Parks, Economic Development and Vitality, and Water & Wastewater Systems & Underground Infrastructure

Fiscal Impact: None

Funds Available: N/A

Account #: N/A

Reviewed by: City Manager

Attachments:

- Resolution 2024-77
- Final Maps 18PLN-45, Phase 1, Phase 2 and Phase 3
- Subdivision Improvement Agreement