



# City of Grass Valley City Council Agenda Action Sheet

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**Title:** Loma Rica Ranch - Accept Open Space Dedication

**CEQA:** Exempt - Not a Project

**Recommendation:** That Council 1) accept a Grant Of Open Space Land (“Agreement”) across portions of the Loma Rica Ranch property, 2) authorize the City Manager to execute the Agreement, 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:** 11/12/2024

**Date Prepared:** 11/7/2024

**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.

An open space agreement and grant deed have been prepared by the developer, 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 easement. Future maintenance and improvement costs would be budgeted as necessary.

**Funds Available:** N/A

**Account #:** N/A

**Reviewed by:** City Manager

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