



Gold Rush Ranch Project Prescreening Meeting

City Council/Planning Commission

March 3, 2025

General Overview

What is a Project Prescreening Meeting?

A Project Prescreening Meeting is an information session to introduce a complex project to the City Council and/or Planning Commission, and the public.

Key details like location, design, and potential impacts and benefits to the community are often provided.

The meeting provides an opportunity to receive initial feedback before or during the initial phases of the application process. It is also an opportunity for staff to outline the entitlement process.

These meetings are also very helpful when the type of entitlement is not something that the decision makers see often.

A Project Prescreening Meeting is NOT formal action by the City Council or Planning Commission. And any comments made during the course of the meeting are not binding on the City or the applicant.

What is a Specific Plan

A Specific Plan is a planning document that implements the goals and policies of the General Plan. These plans contain detailed zoning, development standards and implementation measures which apply to a specific area in a city. Future projects located within a specified geographic area must adhere to the specific plan instead of the general plan.

A Specific Plan is a form of land use overlay. An easy way to understand overlays is to think of them as additional planning tools intended to address geographical region-specific issues that cannot be implemented through the general policies and land use designations found in the City's General Plan.

A Specific Plan contains development standards that differ from the City's general zoning ordinances.

A Specific Plan is an adopted element of the City's General Plan. Specific plans may redevelop/develop over time in phases or sometimes a building at a time.

CEQA- EIR

As part of the entitlement process, an environmental review must be conducted (CEQA).

When the Gold Rush Ranch Specific Plan was adopted, an Environmental Impact Report (EIR) was also certified for the entire project.

The following topics were studied in the EIR

- Population and Housing
- Public Services and Utilities
- Transportation and Circulation
- Air Quality
- Noise
- Soils and Geology
- Hydrology and Water Quality
- Public Safety and Hazards
- Biological Recourses
- Cultural and Paleontological Resources
- Visual Resources
- Land Use

CEQA- EIR

Once the EIR has been certified and the Specific Plan adopted, any development project, including subdivision or zone change, that is undertaken to implement and is consistent with the SP is exempt from additional CEQA review. An EIR doesn't expire.

However, an EIR includes many studies. As time passes, there may be a requirement to update certain studies. For example; an applicant may be required to update the biological assessment for a site or the base traffic conditions to see if there have been significant changes over time.

Development Agreement

A Development Agreement (DA) is a contract between a particular developer and a local entity that locks in regulations and policies for the project/area.

A Development Agreement details the developer's responsibilities and also gives the developer certainty for the development of their property.

A DA often lays out a schedule of dates and obligations.

A development agreement is not required.

Specific Plan Project Planning Commission / Council Role

A project submitted for approval under a Specific Plan must be evaluated based on the Specific Plan, not the City's General Plan

The Cities review bodies (planning commission and City Council) will act in quasi-judicial roles to review the project's compliance with the specific plan, any requested variances or other changes.

Each body must make specific findings in judging the project against the specific plan zoning and development standards.

Changes to zoning would require amending the specific plan overall.

Proposed Project

150 Homes in the Gold Rush Specific Plan Area

Background Information

- The Gold Rush Ranch Specific Plan (GRR-SP) was originally approved by the City in 2010.
 - A development application was initiated in the early 2000s
 - The EIR for the project was completed in 2009
 - The Developers and the City entered into a Development Agreement which expired in 2019
- Ownership of the property changed hands
- 2022 the applicant began discussing options to develop housing and/or a golf course.
- 2023 the applicant initially submitted an application for a new Specific Plan, then withdrew it
- August 2024 the applicant submitted an application for Phase 1A, 150 homes following the current specific plan.

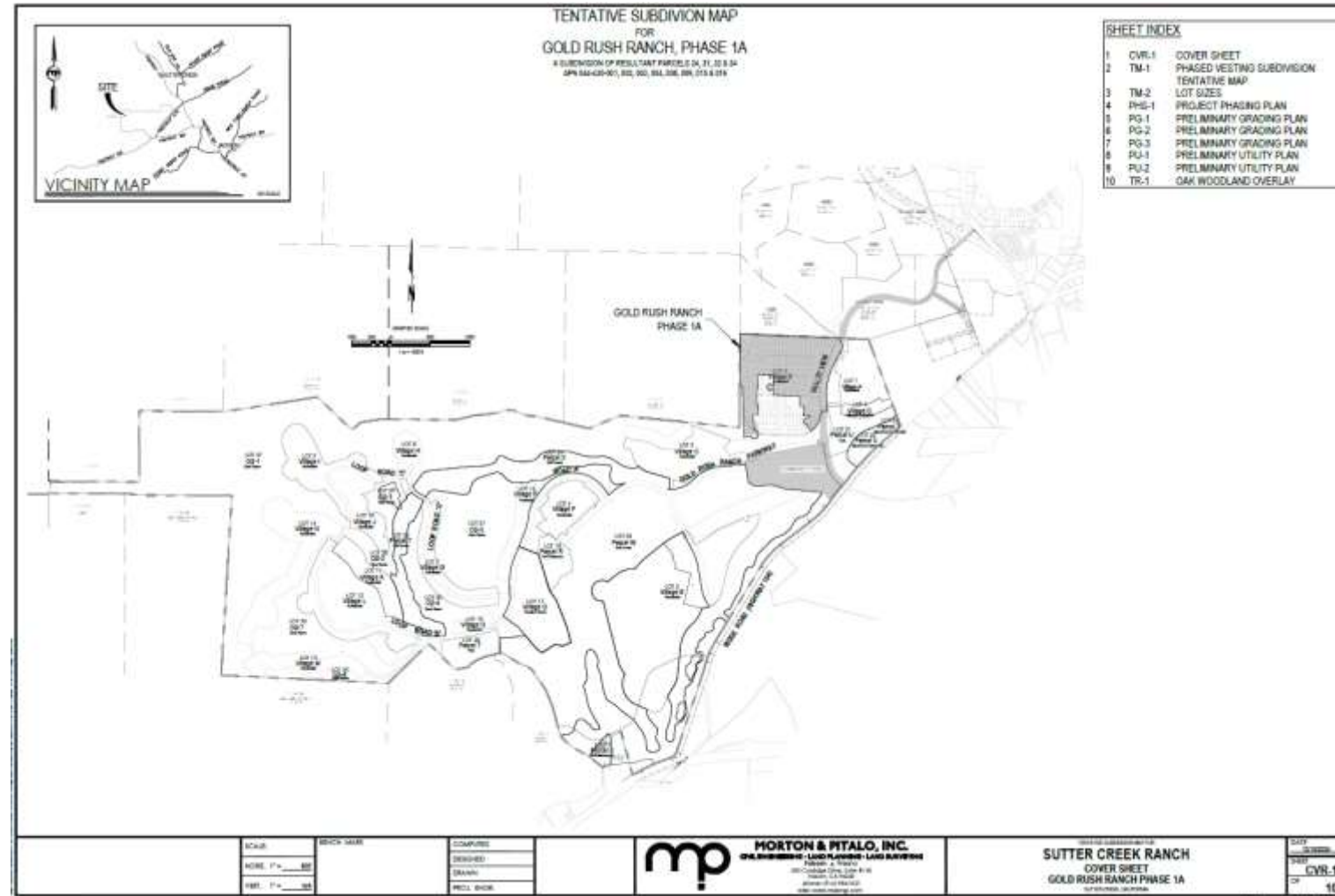


Project Overview:

Phase 1A – Portion of Village B

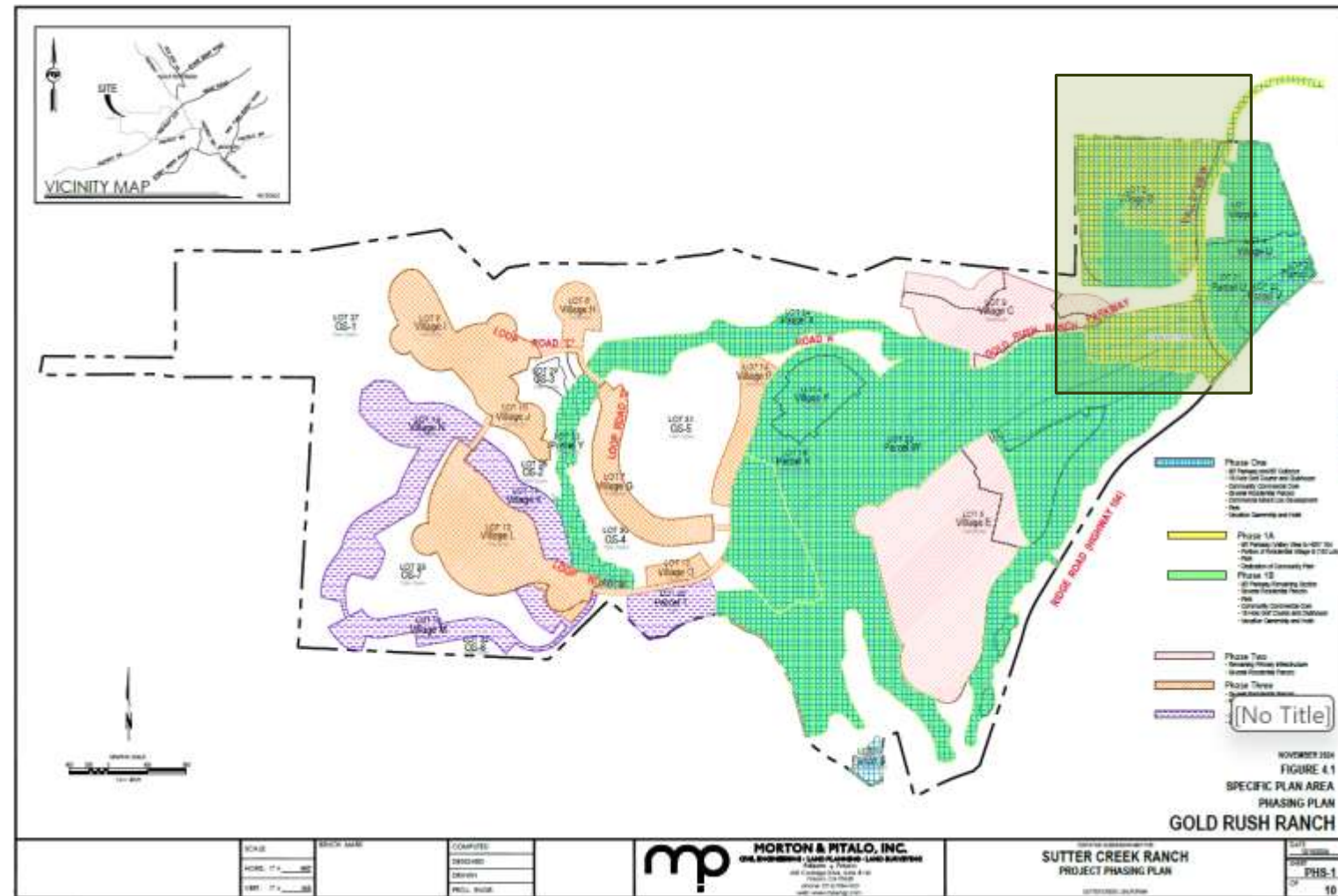
- Tentative Subdivision Map
- 150 Single Family Residential Lots
 - 5,000 sf- 17,189 sf
 - Average lot size 6,911 sf
- Neighborhood Park- .59 acres
- Community Park (dedication) 17 acres
- Extension of Valley View Way to Highway 104
- Water, wastewater, and sewer improvements
- 13.31 acres of tree canopy proposed for removal
 - Street Tree replacement program is included
 - At least 1 street tree per SFR
 - Retention of at least 2 acres for each 1 acre removed
- Current wastewater plant capacity is limiting project to 150 homes at this time.

Village B
in respect
to the whole
project area



Project Phasing

Original Phase 1	Proposed Phase 1A, 1B
80' Parkway & 60' collector roadway	80' Parkway – 1A 60' Collector-1B
Golf/Clubhouse	Phase 1B
8.4 mi of trails	Phase 1B
Commercial Uses	Phase 1B
Community Park	Phase 1A
Vacation homes and Hotel	Phase 1B
CFD	Phase 1A
Tertiary WWTP with +40% capacity	Recycled water pipeline – 1A Contribute to WWTP Phase 1B



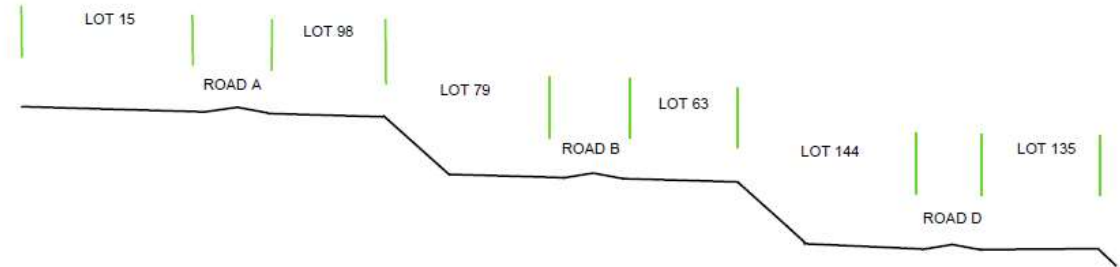
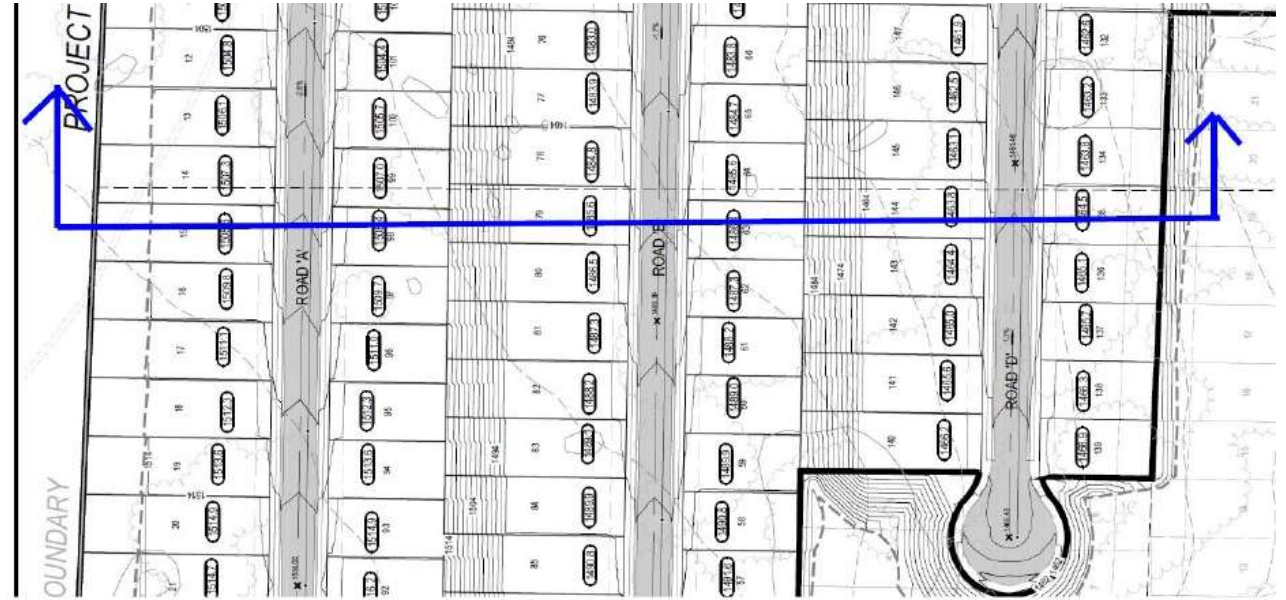
Key Considerations Benefits

- Housing
 - Significantly exceeds City's fair share of regional housing needs (RHNA)
 - Homes on smaller lots, may be more affordable
- Parks/Open Space
 - 0.59-acre neighborhood park
 - 17-acre community park
 - Funds for park improvements
- Infrastructure improvements
 - Recycled water customer - short and long term
 - CFD to cover operational costs and maintenance

Key Considerations Drawbacks

- Average Lot Size Requirement
 - Phase 1A Lot Size is 6900.
 - Total Village B will be 7000 sf after Phase 1B as required in specific plan
- Grading challenge
 - The SP identifies this area as a restricted grading area (Attachment H)
 - Individual residential lot grading shall be restricted to the driveway and individual home site.
 - Tree removal is limited to individual home building footprint.
 - Excessive manufactured slopes

Key Considerations Drawbacks: Grading



Key Considerations Open Issues

- ACTC RTMF Funds for Bowers Extension completed in 2013 totaled \$1,482, 127
 - Discussion started with ACTC Board on basis for repayment
 - Appears construction occurred after original Gold Rush development failed
 - Developer needs to update base traffic conditions
- Wastewater improvements – discussing pipeline and pump from wastewater to send recycled water to the property
 - Useful if no further development occurs
 - Useful if golf course is developed
- City needs additional funding for new WWTP
 - 150 homes could generate cash flow to enable rest of the project

Questions and Comments

Next Steps

- The applicants will consider the comments they heard this evening
- Staff, outside agencies and the applicants will continue to work together to ensure the Specific Plan is being followed.
- Additional information/studies may be required.

Next Steps- Cont.

- Once the application is deemed complete:
 - Planning Commission will review the Tentative Subdivision Map
 - Needs to make findings of compliance with the Specific Plan and hold a Public Hearing
 - The Planning Commission has the authority to approve Tentative Subdivision Maps
 - Once all map conditions have been met, the applicant will apply for a Final Map, which is approved by the City Council