

*The Organizations for Rural Quality (RQC/RQF) are sending this notice of a very important meeting. We urge you to attend--we CAN make a difference!*

**Please attend the Grass Valley City Council Meeting on  
LOMA RICA RANCH  
Tuesday, October 23, 7:00 pm**

**Please ask the City Council to:**

***-Stick to the General Plan***

***-Any deviation from the general plan MUST be offset with a substantial community benefit***

***-Cluster development west of Brunswick Road***

***-Save the 200 acre ranch for an open space park***

**Please tell the City Council:**

***-The Loma Rica Ranch development proposal is still too big!***

As you know, for over ten years, the RQC has worked with other community groups and leaders to preserve Loma Rica Ranch as a regional open space park and to ensure that the remainder of the property is developed in a quality way.

**Here are the facts:**

The General Plan permits 180 houses, no commercial, and 115 acres of Business Park on the 452 acres. We won this General Plan designation during the General Plan update.

The last proposal was for 1200 houses plus 427,000 sq. ft. of commercial buildings and 195,000 sq. ft. of business park/industrial.

The City Council then said that they would accept an application for consideration (only consideration) of up to 600 homes and reduced commercial.

The developer is now proposing 700 houses, plus 100 acres with potential for even more houses (number not defined), up to 385,000 sq. ft. of commercial (equivalent to 2 B+C/Sav-Mart/Albertson's shopping centers) and 580,000 sq. ft. of business park/industrial.

**This is still too big.  
It is not clustering.  
It violates the General Plan.**

**The RQC proposes:**

**Cluster the development west of Brunswick Road.**

**Save the ranch.** A true clustered development that saves the 200 acre historic ranch quadrant of the property for a regional open space park and transfers development proposed in this area to the remaining western and southern portions of the property (252 acres).

If the project exceeds what the General Plan allows, with the resulting financial windfall to the developer, we believe that the community should receive major benefits in return – like a Regional Open Space Park on the ranch.

**Reduce the commercial proposed.** We propose only 80,000 sq. ft. of commercial. This is still much more commercial than the new residents on the property will need, but is a much more reasonable size than the 385,000 sq. ft. proposed by the developer.

**Stick with the General Plan.** It is important to note that the Grass Valley General Plan was prepared to create a reasonable limit on population within a defined urban growth area (called the Community Region line). It is a good Plan, reached after much deliberation and community involvement. Adding more housing and commercial to it is a bad idea.

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