

Major Grass Valley Annexions At a Glance, March 2004, Page 1

	Loma Rica Ranch	Kenny Ranch	Bear River Mill Site South Hills Village	North Star
Location	South of Brunswick Basin and split along Brunswick Road	Northwest of downtown Grass Valley on Rough & Ready Highway	1 mile South of McKnight Way	Southern part of Grass Valley, south of McCourtney Rd., east of Old Auburn Rd., and west of Allison Ranch Rd.
Total Area	452 acres	356 acres	175 acres	760 acres
Developed Area	About 140 acres		65.8 acres	
Dwelling Units	About 1000 including apts. over retail	475	271	2146
Open Space	300 plus			268 acres
Recreation	Active and passive: network of running, mountain biking and hiking trails connecting to regional trails, ball fields, health club with outdoor pools and tennis, organic hands-on working farm.	Trails, park and recreation opportunities.	Trails connect with Empire Mine trails	Ball field complex, Golf course with driving range, membership clubhouse, trails, A Wolf Creek corridor, grassland & wet meadow preserve.
General Features	Village-type center on flat between Brunswick and Sutton Way. Commercial, office and variety of housing types for sale and rent including apartments above retail, work/live units, and a range of single-family home sizes with emphasis on small compact homes.	Variety of housing types with separate pods for neighborhood commercial and business park.	Major shopping, business park, 2-story townhouses, cottage workforce housing, custom residential homes	Commercial, industrial, business park, residential, open space
Features - Housing	High percentage of affordable housing. High design standards with an emphasis on energy efficiency and other environmental standards.	Variety of housing types. Some for \$170,000 was mentioned	142 unit town houses, 72 unit workforce cottages, 57-lot custom home residential subdivision	Affordable and workforce housing, condominiums, senior housing Neighborhoods with pocket parks, backyards, planted road dividers South: higher-end homes, Golf villas, around golf course.
Features - Commercial	Commercial/retail mixed with housing to encourage people to walk rather than drive for daily activities. Provide area services to Loma Rica Business Park, Whispering Pines, and hospital-area businesses.	Pod for neighborhood commercial. For project only.	Safeway, Long's adjacent to Crestview Drive	9 acres retail, 43 acres for business park Possible grocery store / drug store in far north end
Features - Business	Space for a variety of businesses including retail, professional services, etc. High speed internet and other technologies installed.	Pod for business park.	147,200 sq. ft. of retail shopping complex 41,000 sq. ft. of business park south of shopping center	43 - acre business park
Features - Industrial	Some light industrial			Some industrial may be provided at a different location
Features - Community	Pedestrian-oriented, neighborhoods providing community amenities such as civic buildings and gathering places. Community athletic club with daycare, ball fields, neighborhood parks, community gardens and organic farm open to the public, especially local kids, to learn how food is grown.	8.5 acres: Hospice of the Foothills Senior Assistance Center		Developer plans to donate land for Northstar House, Community Center

Major Grass Valley Annexions At a Glance, March 2004, Page 2

The Major Grass Valley Annexations At a Glance, March 2003, Page 2

	Loma Rica Ranch	Kenny Ranch	Bear River Mill Site South Hills Village	North Star
Critical Infrastructure	<p>Loma Rica is a classic infill site as it's surrounded by development.</p> <p>Dorsey Drive intersection at Hwy 20/49.</p> <p>Connection of Idaho-Maryland Rd to Dorsey Dr through the ranch.</p> <p>Village center near Sutton Drive with sewer, electrical and other services close by.</p>	<p>West Main St: 3-4 traffic lights (traffic report)</p> <p>Roundabout at Colfax Ave/S. Auburn/Hwy 20/49</p> <p>Ridge Road improvements paid by developer.</p> <p>Roundabout at Ridge Road paid by developer.</p>	<p>Interchange at Crestview/Hwy 49 is critical, but not on any CalTrans plans.</p> <p>Also involves North Star project - Bear Rever/SouthHills alone: at-grade interchange</p> <p>North Star itself: elevated interchange</p> <p>Both: elevated interchange.</p> <p>LaBarr Meadows: traffic calming roundabouts.</p>	<p>Interchange at Crestview/Hwy 49, but not on any CalTrans plans.</p> <p>Needs elevated interchange.</p> <p>Need improvements to Allison Ranch Road.</p> <p>Need improvements to Old Auburn Road.</p>
Infrastructure Funding	<p>Dorsey interchange funding is identified and considered relatively secure. Caltrans is planning to begin the project in 2008.</p> <p>Loma Rica mitigation fees help pay for infrastructure such as Dorsey interchange.</p>	<p>Developer's opinion that, due to existing traffic issues, project "would not trigger any mitigations."</p> <p>No public monies are budgeted.</p>	<p>Crestview/Hwy49: Developer wants community to pay.</p> <p>On-grade interchange: \$1 million. Elevated interchange: \$10 million.</p> <p>Developer pays for LaBarr Meadows improvements.</p>	<p>Funding not identified.</p> <p>Developer willing to share elevated Crestview Interchange with Bear River project and the public.</p> <p>No public money allocated for this project.</p> <p>Through 2014, all public transportation funds earmarked for Dorsey interchange.</p> <p>Developer pays for Allison Ranch and Old Auburn Roads improvements.</p>

Major Grass Valley Annexations At a Glance, March 2004, Page 3

The Major Grass Valley Annexations At a Glance, March 2003, Page 3

	Loma Rica Ranch	Kenny Ranch	Bear River Mill Site South Hills Village	North Star
Annexation Time Frame	Planning to begin development perhaps in 2006 depending on annexation.	Kenny Ranch is in the 2016-2020 annexation horizon	Ready to go, in the city's annexation horizon of 2005 Outside Grass Valley annexation sphere and General Plan	Within Sphere of Influence Plan? Northern portion ready to go in 5-year time frame Southern portion in 2016-2020
Project Status, March 2003	Grass Valley certified an EIR for the previous plan. A supplemental EIR will be required for the new plan. Specific Plan to be submitted to Grass Valley in late July.	Traffic study done. No application to Grass Valley yet. Need amendment to Grass Valley Sphere of Influence Plan Need amendment to General Plan and rezoning.	Requires Specific Plan Requires General Plan Amendment and Rezoning	Specific Plan and EIR filed on previous plan. New Specific Plan, General Plan Amendment and rezoning. Changes to EIR needed.
Infill/ Leapfrog	Infill. Chances are that the properties between Loma Rica and Plaza Drive will come into the city with Loma Rica or soon afterward.	Leapfrog The ranch is outside the city limits.. Need annexation of a number of intervening parcels to connect to the city. Ultimate city limits not known.	Leapfrog. Project is not contiguous to the city. Need annexation of properties along LaBarr Meadows Road.	Both: Infill: Northern section, another Grass Valley Neighborhood Leapfrog: Southern section, not really Grass Valley

Major Grass Valley Annexations At a Glance, March 2004, Page 4

The Major Grass Valley Annexations At a Glance, March 2003, Page 4

	Loma Rica Ranch	Kenny Ranch	Bear River Mill Site South Hills Village	North Star
Community Needs	Loma Rica adds open space, recreation, and affordable/workforce housing to the community supported by the neighborhood commercial.	Kenny Ranch offers a lot of affordable and workforce housing. Hospice and Senior Service Center	Does not seem to address identified critical needs unless row houses are priced in affordable/workforce range. Shopping center need is unknown Business park need is unknown	Northern village: housing Neighborhood commercial in village center Some job opportunities Questionable: golf course, regional commercial, 2300 residences, affordability, open space inclusions Northstar House, community center
Leverage	Loma Rica, along with Dorsey interchange opens up south/eastern Brunswick Basin for infill. Possibly infill connecting with Bennett Street.	Difficult to assess if it enhances the community. Benefit if West Main St traffic is fixed.	Difficult to assess. A Regional shopping center may draw traffic and customers away from Grass Valley retail centers. It may relieve Grass Valley or harm it.	Crestview/Hwy49 interchange access will require annexation of additional properties, and rights-of-way acquisitions.

Sources: Compiled by the Rural Quality Coalition, from information provided by:

City of Grass Valley
 North Star Specific Plan October 2003
 Jen Carville, Environmental Planner for Loma Rica
 Brian Bisnett, Landscape Architect for Kenny Ranch