

PLANNED COMMUNITY

SPECIFIC PLAN  
(A THRU H)

MORGAN RANCH  
City of Grass Valley, California

AS AMENDED: April 28, 1998

MORGAN RANCH SPECIFIC PLAN SP4  
AMENDMENT NO. 2

Morgan Ranch Specific Plan SP4 was adopted by the Council of the City of Grass Valley by Ordinance No. 365 N.S. on September 24, 1985. Amendment No. 1 of said plan was then adopted by the Council of the City of Grass Valley by Ordinance No. 385 N.S. on May 12, 1987. The following document consists of the most recent amended version, Amendment No. 2 of said plan, adopted by the Council of the City of Grass Valley by Ordinance No. 560 on April 28, 1998 (attached is a copy of the ordinance amendment).

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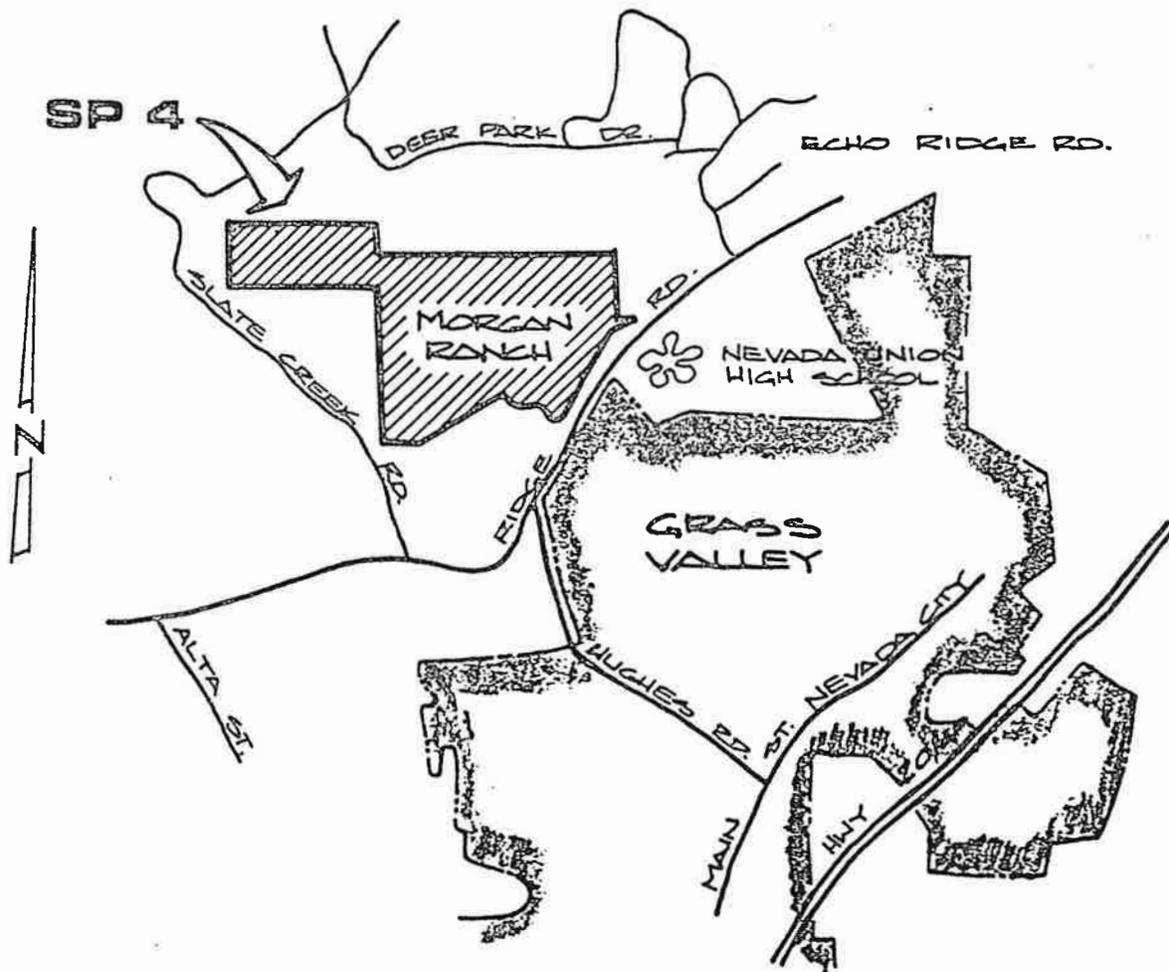
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# CHAPTER 1

## INTRODUCTION

INTRODUCTION TO THE SPECIFIC PLAN 4 OUTLINING THE PURPOSE, PROVISIONS, GOALS & OBJECTIVES INTENDED BY ITS IMPLEMENTATION.

The Morgan Ranch Planned Community consists of 104 acres and is located on the northwest side of Ridge Road, across from the Nevada Joint Union High School Campus. The primary access to the site is from Ridge Road, as shown on the Specific Location Map below.



specific location map

The site contains no structures and previous use has been confined to limited agriculture, including irrigated orchards, range timber harvesting and non-commercial harvesting of black oak for firewood.

## 1.2 PURPOSE OF THE SPECIFIC PLAN 4:

The City of Grass Valley's 1982 General Plan encourages the adoption of Specific Plans for major developments within the City.

The Purpose of this Specific Plan is to implement the General Plan and set forth in more specific detail standards for development of Morgan Ranch. This means that planning, regulations, design and engineering details are included within this document and tailored specifically to Morgan Ranch.

The Specific Plan thereby promotes good planning while facilitating approval of developments under the plan. At the same time, the Specific Plan maintains City control over development standards and appearance while offering the developers flexibility in parcel assembly, construction phasing and funding of infrastructures, with the development occurring over a long period of time. Because of the lengthy time frame envisioned for development, flexibility in approval is essential so that, as circumstances change, the project may be altered to match the changing conditions.

The Morgan Ranch Specific Plan is intended to provide a framework in which minor and/or major changes can occur, while maintaining a consistency and fidelity to planning objectives.

The Plan, therefore provides for a variety of alternative approaches and flexible criteria. Requirements should be applied liberally to best achieve the planning objective, rather than the letter of the regulation.

## 1.3 SCOPE OF THE SPECIFIC PLAN 4:

The Specific Plan for Morgan Ranch implements the intent of the Grass Valley General Plan, as required by State law. Further, the Specific Plan establishes planning criteria which is more detailed than the General Plan and Zoning Ordinance, yet not as detailed as an actual subdivision proposal. The intermediate level of detail, as outlined in this document, is intended to allow considerable flexibility in planning within a guiding framework.

#### 1.4 ELEMENTS OF THE SPECIFIC PLAN 4

The Elements of the Specific Plan as applied to this document and as required under the General Plan and by State law are found in various chapters as follows:

- . Applicable General Plan policies and land use designations which are to be carried out by the Specific Plan;
- . Development Objectives;
- . Comprehensive Plan for land use, circulation and open space;
- . Criteria for the preparation of development proposals to deal with special design and environmental concerns such as building design, landscape development, parking, public and private streets, signage, design review, etc.;
- . Procedures for implementing the Specific Plan.

#### 1.5 PROVISIONS OF THE SPECIFIC PLAN 4

The Specific Plan establishes provisions which are designed to promote and protect public health, safety, and general welfare. The following outlines provisions as applied to the Specific Plan:

- . To provide the necessary public services, to complement the urban residential population envisioned;
- . To provide and encourage compatible and harmonious landscaping and architecture within residential neighborhoods.
- . To provide provisions of open space in residential areas wherever practicable; thereby providing a more desirable environment for urban living;
- . To provide and encourage the development of more attractive and economic building forms;
- . To provide for access of light and air and for privacy;
- . To provide for efficient energy conservation measures;
- . To provide provisions to protect the character of the community;
- . To provide against heavy through traffic and congestion;
- . To provide for active enforcement of the Specific Plan by public agencies and by private homeowners through their association and C.C.&R's.

## 1.6 GOALS AND OBJECTIVES OF THE SPECIFIC PLAN 4

The Specific Plan Goals and Objectives as applied within the preplanning of Morgan Ranch is based upon proper relationship of semi-urban land uses, and the quality of life.

The following responds to the Goals and Objectives, as applied to the Specific Plan:

- . Analysis of the characteristics of the natural environment and its potential opportunity for alternative land uses and its relationship to adjoining existing land uses;
- . Provide residential densities which utilize the land in an efficient manner;
- . Regulate the intensity of land use in certain areas to reduce the cost of services and utilities per capita;
- . Housing concepts achieving quality of life in meeting the relationship between housing costs and salaries;
- . Provide a variety of residential housing types and densities to serve the Grass Valley/ Western Nevada Area needs;
- . Planned flexibility to accommodate further long range market needs and social trends.

## CHAPTER 2

### DEVELOPMENT OBJECTIVES

PROVIDES FOR PROPER LAND USE AND RESIDENTIAL DENSITIES, PUBLIC AMENITIES, UTILITIES, STREETS AND EXCEPTIONS TO THE SPECIFIC PLAN 4

## 2.1 DEVELOPMENT OBJECTIVES

The Development Objectives translate the elements, provisions goals and objectives of the Specific Plan as previously discussed.

The Objectives set forth below are deemed necessary in order to encourage the most appropriate use of the land; to conserve, protect and stabilize the value of property; to provide adequate open space for light and air; to prevent undue concentration of population; to lessen congestion on the streets; to provide adequate provisions for community utilities; and to promote the public health, safety and general welfare.

- . Overcome site development obstacles and strategically locate the uses as envisioned;
- . Establish density categories deemed best suited to carry out the purposes of the Specific Plan;
- . Establish permitted and conditional uses permitted;
- . Regulate the intensity of buildings and structures between open space, including recreation and enjoyment of scenic beauty;
- . Design concepts to allow for various planning/architectural alternatives so that the design solutions provide for variation and reduce repetition;
- . Aesthetics that lead to pride of ownership and community identity;
- . Execution of a common theme between the architecture and landscape;
- . Efficient use of materials and the complementary use of colors and textures to create pleasing aesthetics;
- . Regulate the location, height, bulk, number of stories, and size of buildings and structures; ✓
- . Regulate the size and use of lots, setbacks, courts and other open spaces; ✓
- . Regulate the percentage of a lot which may be occupied by a building or structure;
- . Comprehensive guide for subsequent individual Tentative Subdivision Maps.

These Development Objectives, properly used within the design program for Morgan Ranch Specific Plan, will allow for orderly growth and, most importantly, envisions the need for plan flexibility and change, if in fact, social needs vary within the life span of the development. The development program is intended to be implemented

over a five (5) to eight (8) year time.

NOTE: The Environmental Impact Report, as prepared by “Land Use Associates” of Auburn, California, identifies natural and urban factors which could significantly influence planning for the development of the site. The E.I.R. was prepared in conformance with the California Environmental Quality Act (CEQA) and local ordinance. The Final Environmental Impact Report is on file with the Grass Valley Planning Department.

## 2.2 SPECIFIC PLAN 4 LAND USE (A-H)

The Comprehensive Plan Map (pg. 3) establishes sub-areas within the Specific Plan Area (A through H). As a result of differing land use characteristics, each sub-area has unique development conditions and needs. Thus, each sub-area accommodates a different set of land use types.

The following Land Use Table depicts the mixed residential land use categories and other land uses within the project area:

### LAND USE TABLE

<u>KEY</u>	<u>RESIDENTIAL</u>	<u>ACRES</u>	<u>MAXIMUM UNITS</u>
SP 4 (A) Park	Park Site	4.1	-0-
SP4(B) RD-7.5	7.5 Units/ac.	11.98	90
SP 4 (C) RD-7.5	7.5 Units/ac.	10.8	81
SP 4 (D) RD-4	4 Units/ac.	16.0	64
SP 4 (E) RD-3.5	3.5 Units/ac.	25.2	88
SP 4 (F) RD-3.5	3.5 Units/ac.	6.9	24
SP 4 (G) RD-3.5	3.5 Units/ac.	26.1	91
SP 4 (H) S/R	Service/Recreation	1.7	-0-
		<i>102.78</i>	<i>438</i>

Morgan Ranch consists of 102.78 acres and allows up to a maximum of 438 for an average density of 4.3 units per acre. As previously mentioned, a variety of housing types and densities are provided within the Specific Plan. This variety will provide the proper mix of housing choices required to meet the desires provide the proper mix of housing choices required to meet the desires of families and individuals seeking residency in the City of Grass Valley.

The Specific Plan has been designed to complement the urban residential population envisioned and provide a street system design which allows for the more direct routing to the existing traffic corridors. It is this infrastructure which, by design, creates the neighborhoods (sub-areas A-H) of Morgan Ranch.

#### SP 4 (B-G) RESIDENTIAL

The density designation of RD-4, for example, indicates a yield of four (4) residential units per gross acre of land.

The following description provides insight to the types and percent of mix of housing for each density range:

SP 4 (E, F&G) RD-3.5 Indicative of 7,000 to 10,000 square foot lots, this density provides on hundred-twelve (112) sites for medium high cost housing which represents 46.3% of the total housing mix.

SP 4 (D) RD-4 Four (4) dwelling units per acre provides a large lot urban household. Lot sizes average 7,000 to 8,000 square feet in area on a typical 70' X 107' lot. The sixty-four (64) units represent 14.6% housing mix.

SP 4 (B & C) RD-7.5 A unique density which is created to host either duplex units or various forms of detached zero side yard housing. RD-7.5 density complements the present building industry's effort to provide more affordable homes, (179) or 40.9% of the proposed housing mix is of this variety.

The following provides additional insight to specific land uses proposed within the Specific Plan:

SP 4 (A) PARK

The 4.1 ac. "A" area shown on the Comprehensive Plan Map (pg. 3) designated as park shall be retained by the city for active recreational uses and be of sufficient dimensions to accommodate a possible future softball field.

SP 4 (H) SERVICE RECREATION

The 1.7 ac. "H" area shown on the comprehensive Plan Map (pg. 3) designated as S.R shall be retained by the city for possible use as a park, fire station site, park and ride, etc.

The Slate Creek area designated open space/natural area shall be permanently retained as natural open space an contained within an easement.

## PUBLIC STREETS

A basic internal circulation system as shown on the Comprehensive Plan Map (pg.3) is to provide site access and to promote the development of the sub-areas. The E.I.R. provides a detailed traffic analysis and addresses off-site circulation and traffic conditions and needs.

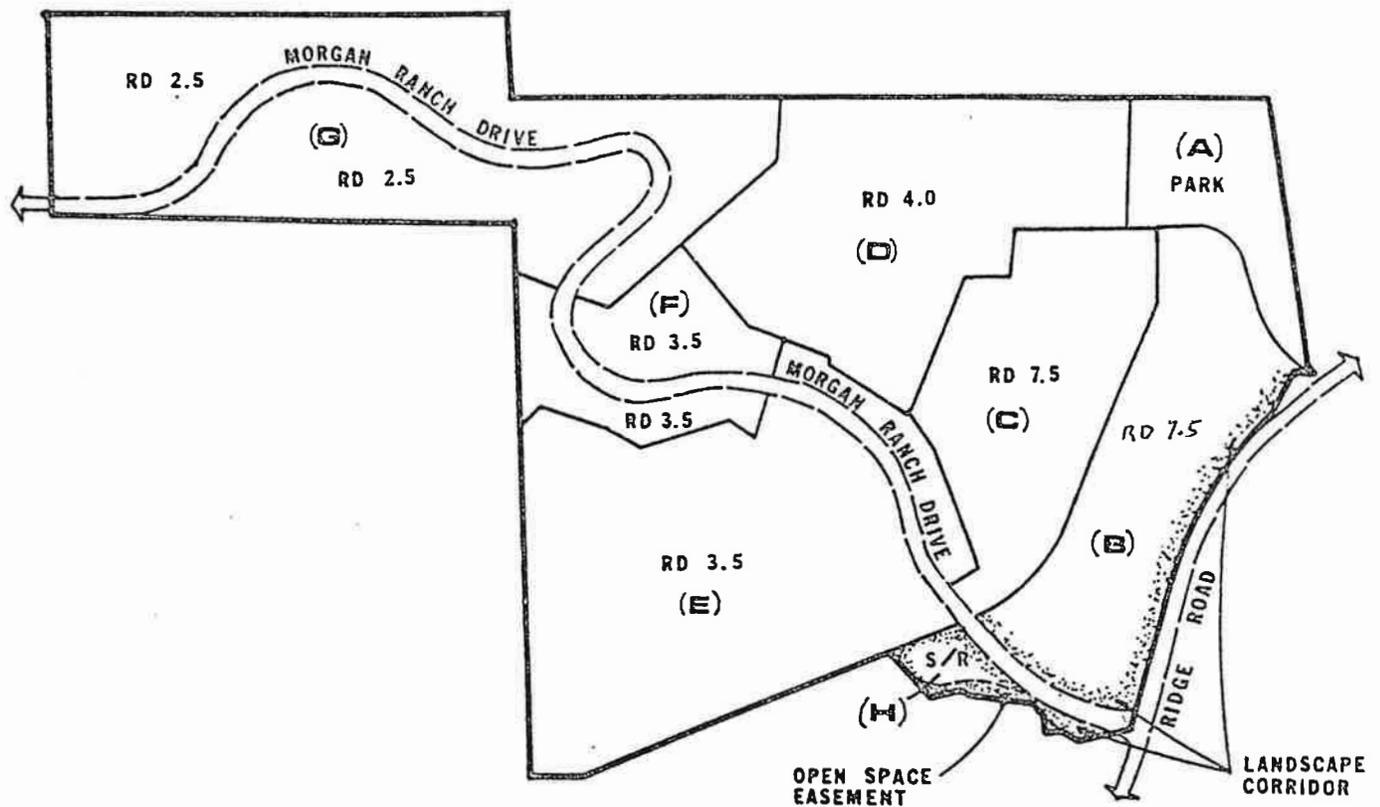
The most important interior street is Morgan Ranch Drive which extends through the project area to connect with Ridge Road. The entry portion of Morgan Ranch Drive would be constructed to a Parkway standard, with landscape corridors adjacent to its right-of-way, and that of Ridge Road (refer to pg. 33). Careful site planning, sensitive architecture and landscaping along entry of Morgan Ranch Drive would promote the Parkway concept.

In addition to Morgan Ranch Drive, service streets are to be extended to provide access to the interior sub-areas and adjacent properties. The precise alignments will be determined at the Site Development Plan stage.

## 2.3 PERMITTED RESIDENTIAL USES WITHIN RESIDENTIAL ZONES: (SP 4 (B-G))

RESIDENTIAL ZONE	CONVENTIONAL SINGLE-FAMILY (DETACHED)	0-LOT LINE SINGLE-FAMILY (DETACHED)	HALF-PLEX DUPLEX TRI-PLEX	TOWNHOUSE OR CONDOMINIUM
SP 4 (G) RD-2.5	X			
SP 4 (E&F) RD-3.5	X			
SP 4 (D) RD-4.0	X			
SP 4 (C) RD-7.5	X	X	X	
SP 4 (B) RD-10	X	X	X	X

In addition, detached dwelling units may be integrated within all zoning categories. The boundaries of zones described in the Specific Plan shall be as shown on the Comprehensive Plan Map (pg. 3).



## 2.4 CONDITIONAL USES

Conditional Uses, because of their unusual site development requirements or unique operating characteristics, are subject to the granting of a Conditional Use Permit approved by the Planning Commission in compliance with Articles of the Grass Valley Code. The Planning Commission shall make the following findings before granting a Conditional Use Permit:

- (1) That a proposed use is in accordance with the General Plan, and meets the intent of the sub-area.
- (2) That the proposed use, together with conditions applicable thereto, will not be detrimental to the public health, safety and welfare, or injurious to properties or improvements in the vicinity.

- (3) That there are adequate restrictions that will mitigate any undesirable effects of the proposed use. Uses which are not listed as a Conditional Use may be considered under the use permit process if deemed to be compatible with the intent and purpose of the sub-area and surrounding conditions.

## 2.5 SITE PLANNING

Site Planning is the foundation for achieving pleasing aesthetics. The site plan should consider the correct balance between building coverage and the amount and use of open space (landscape areas). This is accomplished by proper building orientation to the landscape areas.

Linear landscapes are not conducive to the creation of visually pleasing open space. Aesthetically rewarding landscapes or open spaces are created by offsetting or angular placement of structures to one another by varying building frontyard setbacks which add to the diversity of the residential architecture.

The varying front street yard setback is one control of creating a desirous visual effect. Another control is the combination of varied setbacks and angular placement which allows the landscape to work with the building mass in a way to soften the exposure as viewed from the public street.

The site planning should create interesting and usable areas both for aesthetic values and for passive and active recreation.

The Specific Plan allows for the variations necessary for building placement in and around existing native trees in keeping with the overall desired variations for building setbacks. In addition, a minimum open space area around each building should be maintained.

The following artist concepts and descriptions suggest different types and styles of housing for each density range of residential housing. The Specific Plan for Morgan Ranch is a long range endeavor; however, the description is intended to illustrate the envisioned diversity of housing proposed. Each density range, as previously discussed, provides a variety of housing types which establishes the needed flexibility for future, changeable market demands.



RD-2 THROUGH RD-4 SINGLE FAMILY RESIDENTIAL AND RD-7.5 DUPLEX RESIDENTIAL

Density ranges suitable for individual lot ownership consisting of single-family detached, attached dwelling units.



RD-10 MEDIUM DENSITY RESIDENTIAL

Residential density of 10 - units per acre creates an atmosphere conducive for condominiums and townhouses as well as rental units. The density range generally relies on cluster design. Generally, villages of townhouses or condominiums include commonly maintained landscape areas and various forms of private recreations.

## CHAPTER 3

### CONDITIONS FOR DEVELOPMENT

CONDITIONS FOR DEVELOPMENT CONTAINS CONDITIONS TO BE APPLIED IN THE PREPARATION AND REVIEW OF INDIVIDUAL PROJECTS WITHIN THE SPECIFIC PLAN AREA, SUCH AS BASIC POLICIES, SPECIAL PERMITTED RESIDENTIAL USES, DEVELOPMENT STANDARDS AND GUIDELINES AND SUB-AREA REQUIREMENTS.

## CHAPTER 3

### 3.1 SITE DEVELOPMENT STANDARDS

This chapter provides the standards for development for the Morgan Ranch Specific Plan. The intent of these standards are to maintain high quality design, to allow for flexibility, a balance of uses and to make efficient use of the land within the Specific Plan Area.

The purpose of the site development standards is to encourage a creative and more efficient approach to the use of land; to maximize the choice in the type of environment available to the people; to encourage more efficient allocation and maintenance of privately controlled common open space through the redistribution of overall density where such arrangement is desirable and feasible; and to provide a means for greater creativity and flexibility in design ✓ than is provided under the strict application of zoning ordinance while at the same time providing adequate protection of the environment, and of the health, safety and comfort of the residents of the development and the City. The development proposals shall not exceed basic land use density in which the project is located.

Prior to commencing with formal exhibits and applications within selective areas of Morgan Ranch for submittal to the City of Grass Valley for formal action by the Planning Commission and City Council; it is recommended that the developer or his representative first contact the City Planning Department and Fire District to schedule a pre-application conference. The purpose of this meeting is to review all aspects of the document and other documents relating to city policy and development requirements within the community of Morgan Ranch.

CONVENTIONAL SINGLE FAMILY REQUIREMENTS (10,000 sq.ft.)

- a) Minimum lot size interior.....10,000 sq.ft.
- b) Minimum lot size corner.....10,500 sq.ft.
- c) Minimum lot width interior..... 75 ft.
- d) Minimum lot width corner..... 80 ft.
- e) Minimum lot depth..... 100 ft.
- f) Maximum building coverage..... 50 %
- g) Maximum height..... 30 ft.
- h) Maximum number of stories..... 2
- i) Setbacks front, side and rear - refer to Setback requirements (pg. 21).
- j) Off-street parking - refer to Parking Standards (pg. 26).
- k) Landscape Standards - refer to page 31.

CONVENTIONAL SINGLE FAMILY REQUIREMENTS (8,500 sq. ft.)

- a) Minimum lot size interior..... 8,500 sq.ft.
- b) Minimum lot size corner..... 9,000 sq.ft.
- c) Minimum lot width interior..... 75 ft.
- d) Minimum lot width corner..... 80 ft.
- e) Minimum lot depth..... 100 ft.
- f) Maximum lot coverage..... 45 %
- g) Maximum height..... 30 ft.
- h) Maximum number of stories..... 2
- i) Setbacks front, side and rear - refer to Setback Requirements (pg. 21).
- j) Off-street parking - refer to Parking Standards (pg. 26).
- k) Landscape Standards - refer to page 31

CONVENTIONAL SINGLE FAMILY REQUIREMENTS (7,000 sq.ft.)

- a) Minimum lot size interior..... 7,000 sq.ft.
- b) Minimum lot size corner..... 7,500 sq.ft.
- c) Minimum lot width interior..... 65 ft.
- d) Minimum lot width corner..... 70 ft.
- e) Minimum lot depth..... 100 ft.
- f) Maximum building coverage..... 40 %
- g) Maximum height..... 30 ft.
- h) Maximum number of stories..... 2
- i) Setbacks front, side and rear - refer to Setback Requirements (pg. 21).
- j) Off-street parking - refer to Parking Standards (pg. 26).
- k) Landscape Standards - refer to page 31

O-LOT LINE SINGLE FAMILY (DETACHED) REQUIREMENTS

a)	Minimum lot size interior.....	3,200	sq.ft.
b)	Minimum lot size corner.....	3,600	sq.ft.
c)	Minimum lot width interior.....	35	ft.
d)	Minimum lot width corner.....	40	ft.
e)	Minimum lot depth.....	80	ft.
f)	Maximum building coverage.....	38	%
g)	Maximum height.....	30	ft.
h)	Maximum number of stories.....	2	
i)	Setbacks front, side and rear - refer to Setback Requirements (pg. 21).		
j)	Off-street parking - refer to Parking Standards (pg. 26).		
k)	Landscape Standards - refer to page 31.		

HALF-PLEX/DUPLEX REQUIREMENTS

a)	Minimum lot size interior.....	7,200	sq.ft.
b)	Minimum lot size corner.....	7,700	sq.ft.
c)	Minimum lot width interior.....	72	ft.
d)	Minimum lot width corner.....	77	ft.
e)	Minimum lot depth.....	100	ft.
f)	Maximum building coverage.....	42	%
g)	Maximum height.....	30	ft.
h)	Maximum number of stories.....	2	
i)	Setbacks front, side and rear - refer to Setback Requirements (pg. 21)		
j)	Off-street parking - refer to Parking Requirements (pg. 26)		
k)	Landscape Standards - refer to page 31.		

TOWNHOUSE/CONDOMINIUM REQUIREMENTS

a)	Minimum lot size interior.....	1,050	sq.ft.
b)	Minimum lot size corner.....	1,500	sq.ft.
c)	Minimum lot width interior.....	None	
d)	Minimum lot width corner.....	None	
e)	Minimum lot depth.....	None	
f)	Maximum height.....	40	ft.
g)	Maximum number of stories.....	2½	
h)	Setbacks front, side and rear - refer to Setback Requirements (pg. 22 & 23).		
i)	Off-street parking - refer to Parking Standards (pg. 26)		
j)	Landscape Standards - refer to page 31.		

# RANCH DEVELOPMENT ASSOCIATES

P.O. BOX 1248  
GRASS VALLEY, CALIFORNIA 95945  
(530) 477-6455  
FAX (530) 477-6456

May 1, 2001

Mr. Gary Price  
Planning Department  
City of Grass Valley  
125 East Main St.  
Grass Valley CA 95945

Re: Setbacks

Dear Gary:

After our conversation yesterday I visited the CC&R's for Morgan Ranch as you suggested. Section 4.4 of the Specific Use Restrictions does relate to side yard setbacks. Over the last ten years of building here in the subdivision, after consulting with the planning department, we have maintained a ten foot separation between all buildings. In most instances the separation is more than ten feet. In the instances of the minimum, it has been our understanding that we could have five feet on each lot, or down to a minimum of four feet on one lot if there was a six foot setback on the adjacent lot. We have had probably twenty-five site plans approved with this configuration of four and six.

I spoke to the Architectural Control Committee and asked that they provide some kind of letter of acceptance of this procedure and will forward that to you as soon as it is available. With regard to the homeowner who brought this matter to your attention; he is living in the section of homes which were approved for zero lot line construction. The zero lot line designation was exempted from the five foot minimum, as described in Section 4.4 of the CC&R's. I appreciate your comment that it is not the City's responsibility to enforce the CC&R's, although I know that you make every effort to ensure that our construction practices do not violate them or the Specific Plan. The Committee will address Mr. Slavonic's complaint if he voices it to them.

Thank for your cooperation in this matter.

Sincerely,



Anthony J. Medler

Kyle  
5/1  
GB

GRASS VALLEY  
PLANNING COMMISSION

MAY - 4 2001

### 3.2 SETBACK REQUIREMENTS

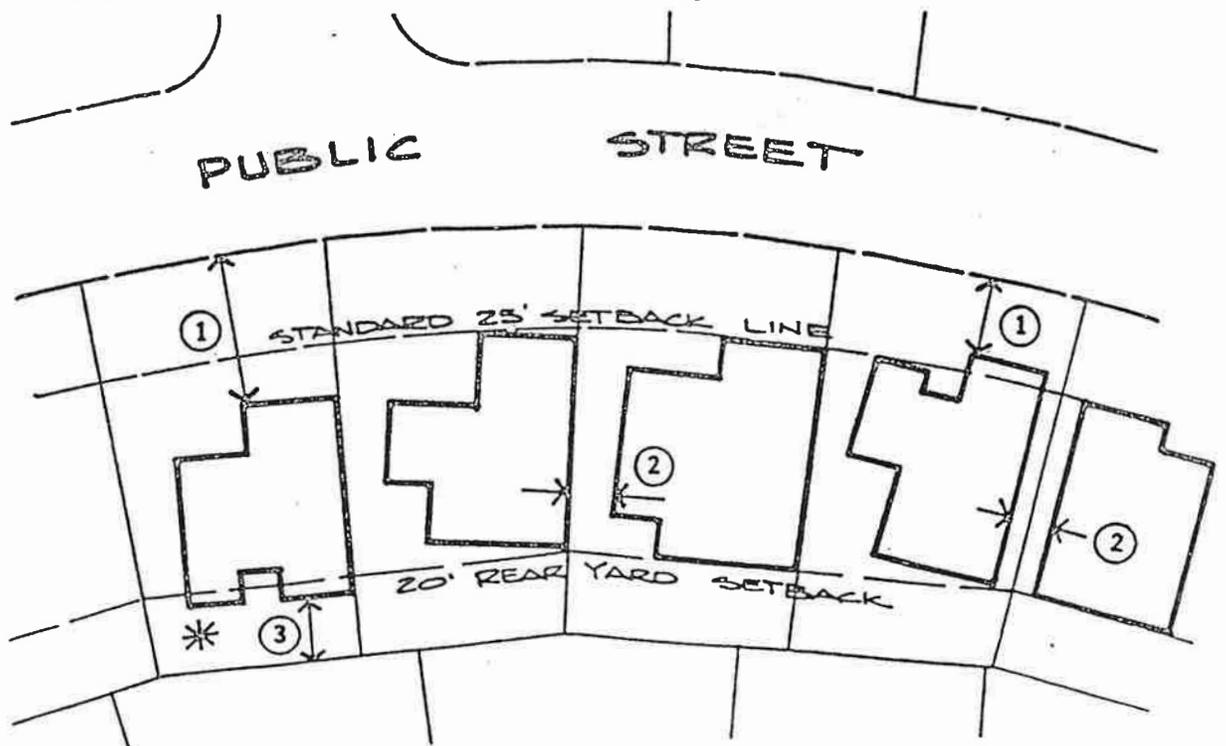
#### CONVENTIONAL SINGLE FAMILY 0-LOT LINE, HALF-PLEX/DUPLEX

(1) FRONTYARD: The standard twenty-five (25) foot setback for dwelling units may be reduced to twenty (20) feet from the street right-of-way provided that; half of the total sum of the setbacks are equal to twenty-five (25) feet and that setbacks greater than thirty-five (35) feet are not considered in the averaging of the sum of those setbacks, with the intent of creating a variety of setbacks.

(2) SIDE YARD: There shall be a total separation between each dwelling of at least ten (10) feet for single family <sup>one-</sup> story and two story structures.

(3) REAR YARD: There shall be a typical twenty (20) foot rear setback for dwelling units, however this may be reduced to fifteen (15) per cent\* of the average depth of the lot, but in no event less than ten (10) feet on one story and fifteen (15) feet for two story buildings.

\*The main building may project into the required typical rear yard for a lot provided that an equal area is provided as a yard or court within the buildable portion of the lot.



### 3.2 SETBACK REQUIREMENTS

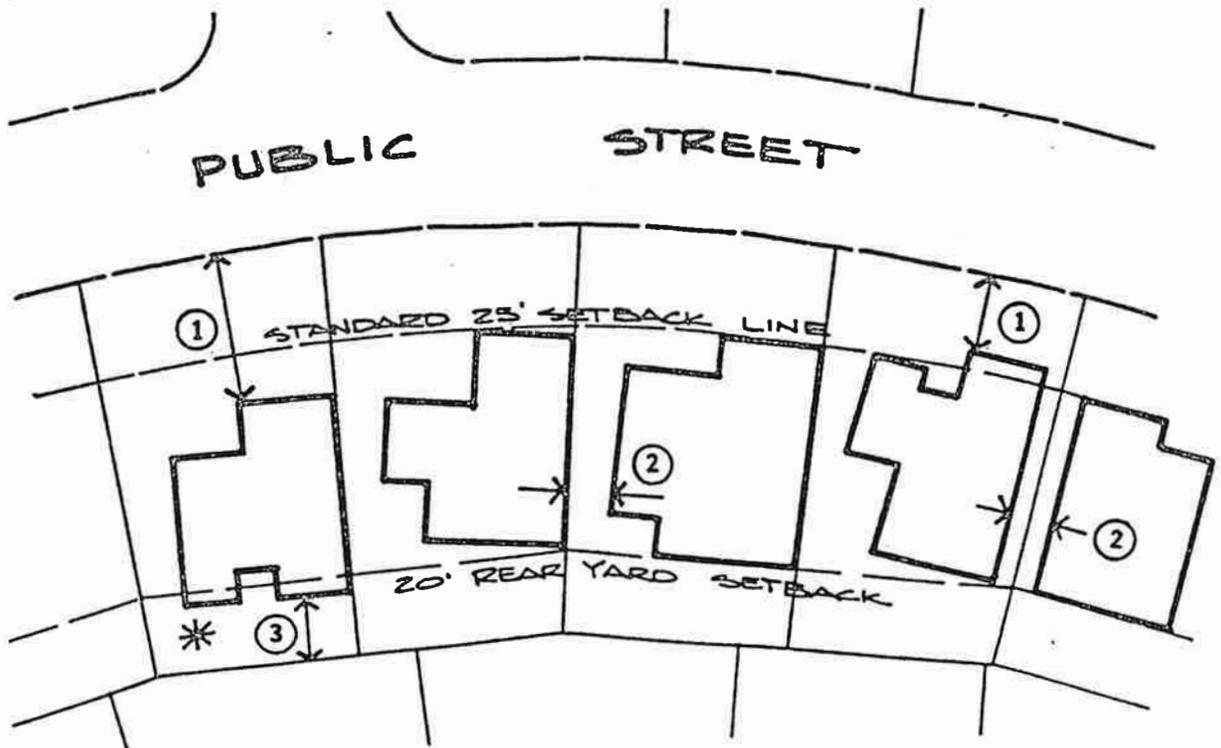
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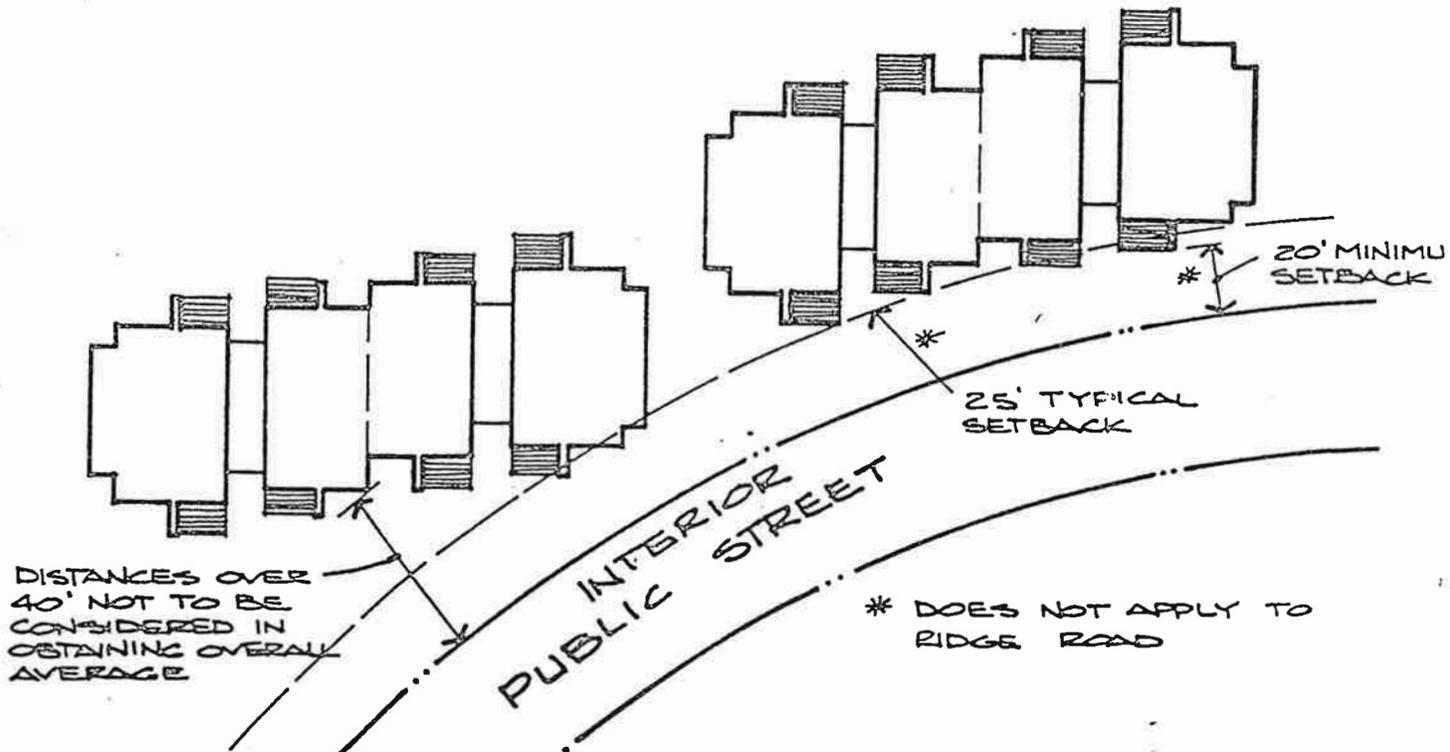
\*The main building may project into the required typical rear yard for a lot provided that an equal area is provided as a yard or court within the buildable portion of the lot.



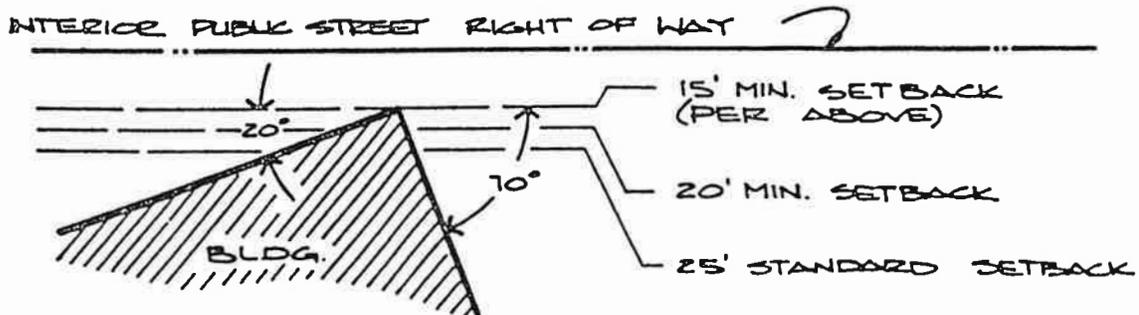
TOWNHOUSE/CONDOMINIUM

FRONT YARD:

The standard twenty-five (25) foot front setback may be reduced to twenty (20) feet provided that half of the total front setback of all buildings adjacent to all interior public streets equals twenty-five (25) feet. Setbacks of buildings greater than forty (40) feet shall not be considered in the averaging of the sum of those setbacks. The intent of this is to create a variety of front setbacks for buildings. \*Buildings adjacent to Ridge Road shall have a minimum setback of fifty (50) feet for single story and seventy-five (75) feet for two story.



\*The setback requirements as outlined above, may be further reduced five (5) feet for corners of buildings when the angle formed by the extended lines of the building intersecting with the street are between twenty (20) degrees and seventy (70) degrees as shown below.



SIDE & REAR YARD:

\*1. ONE (1) STORY BUILDINGS:

Buildings having no entrance to a side boundary line shall provide a yard of not less than ten (10) feet. Buildings having one (1) or more entrances to a side boundary line shall provide a yard of not less than fifteen (15) feet.

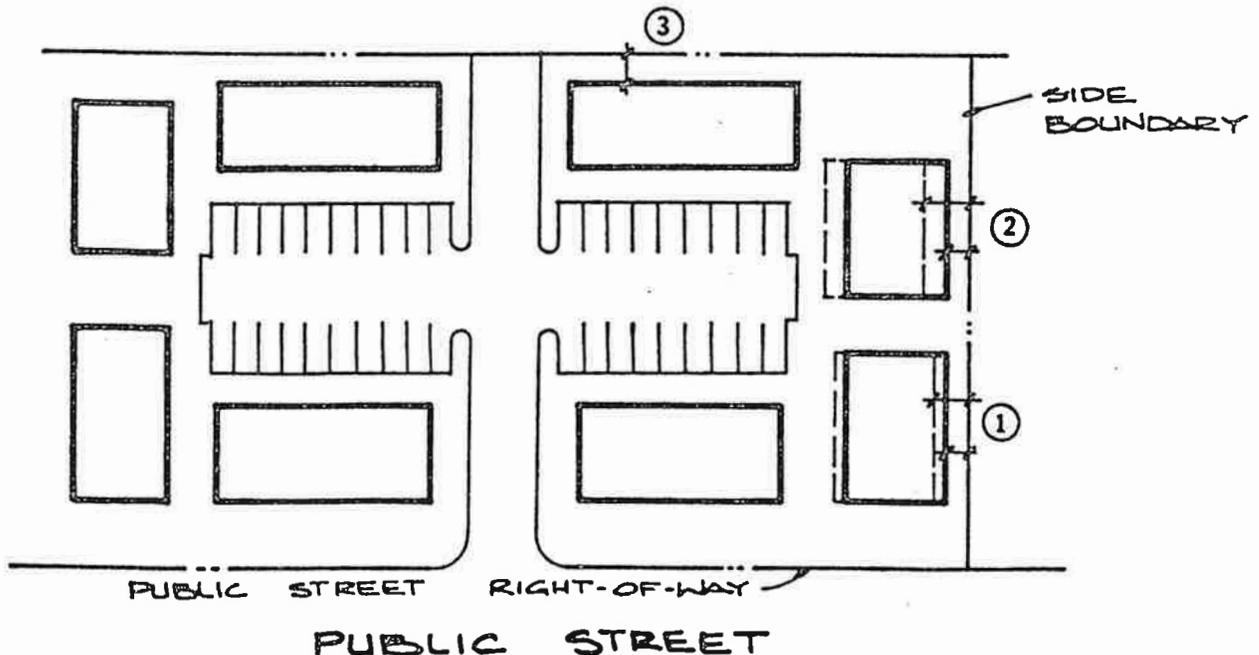
2. TWO (2) STORY BUILDINGS:

Buildings having no entrance to a side boundary line shall provide a yard not less than fifteen (15) feet. Buildings having one (1) or more side entrances, on any floor, shall provide a side yard of not less than twenty (20) feet.

\*3. ADJACENT TO REAR OF CONVENTIONAL SINGLE FAMILY:

Single story buildings adjacent to conventional single family residences shall provide a minimum side or rear setback of twenty (20) feet; two story buildings shall provide a minimum side or rear setback of twenty-five (25) feet.

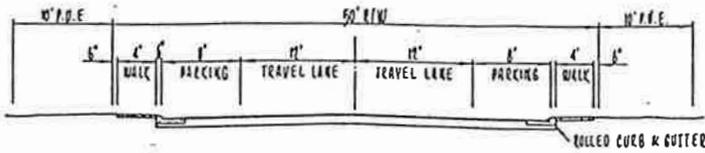
\*Reverify with fire district as to their current requirements and standards for fire protection.



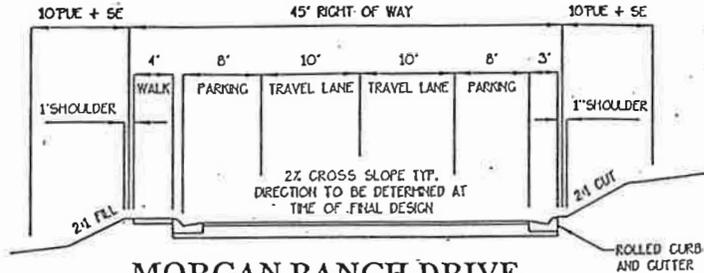
### 3.3 PUBLIC STREETS

#### REQUIREMENTS

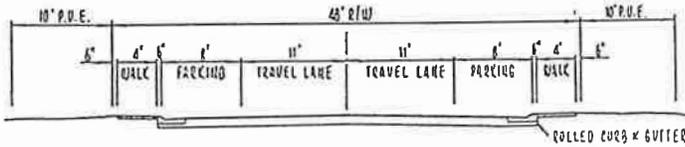
- (1) All parcels hereafter created shall have direct access to a public street as shown on the Comprehensive Plan Map (pg. 3), or by a private street which is approved by a parcel map or subdivision map.
- (2) Public streets and roadways which lie wholly or substantially within a development or those which are to be dedicated to the city shall be in compliance with the Public Street Sections as contained in this document (refer to page 25).
- (3) No new public roads shall be permitted access to Ridge Road other than Morgan Ranch Drive and 'C' Drive.
- (4) No private roads shall be permitted access to Ridge Road.
- (5) Morgan Ranch Drive exit lanes shall be designed by a traffic engineer consultant.
- (6) 'C' Drive, a no left turn median is to be constructed at this location, as designated by a traffic consulting engineer.
- (7) A two-way left turn lane on Ridge Road at Morgan Ranch Drive and 'C' Drive is to be provided as designed by a traffic consulting engineer.
- (8) Public streets shall *generally* be designed with street grades not exceeding twelve percent (12%). However, grades of between 12 and a maximum of 15 percent may be allowed by the City Engineer and Fire Marshall subject to street designs that incorporate a rough surface.
- (9) Gold Country Stage stops are to be located within the designated parking lane along public streets. In areas of stops the area shall be posted "No Parking", "Stage Stop".
- (10) All onsite public streets that are to be constructed within various phases of development that exceed one hundred seventy-five (175) feet in length, shall have a temporary turnaround provided.



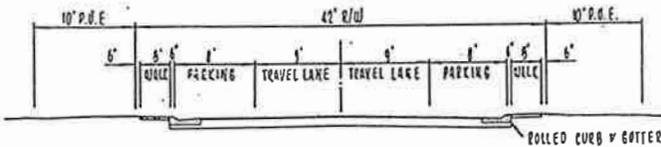
**MORGAN RANCH DRIVE  
SOUTH OF BOUNDY COURT**



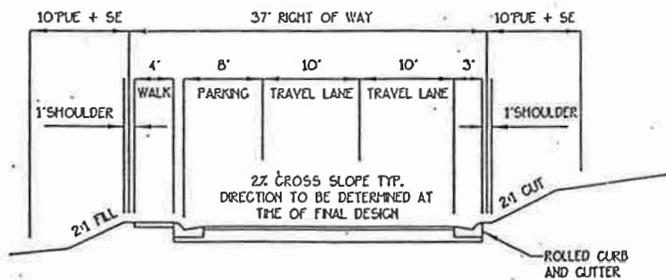
**MORGAN RANCH DRIVE  
NORTH OF BOUNDY COURT**



**SERVICE STREET  
SOUTH OF BOUNDY COURT**



**CUL-DE-SACS  
SOUTH OF BOUNDY COURT**



**SERVICE STREETS, MINOR STREETS & CUL-DE-SACS  
NORTH OF BOUNDY COURT AND THE RD-7.5, ZONE B  
PORTION BETWEEN RIDGE ROAD AND HORIZON CIRCLE**

CITY STANDARD A2-6  
CURB AND GUTTER SECTIONS  
ARE USED ALONG  
RIDGE ROAD (FRONTAGE) AND  
PORTIONS OF MORGAN RANCH DRIVE  
AND WOODCREST WAY

### 3.5 OFF STREET PARKING REQUIREMENTS

SP 4 (C-G)

CONVENTIONAL SINGLE FAMILY, 0-LOT LINE, HALF-PLEX, DUPLEX

Conventional single family, half-plex, or duplex shall be provided a two (2) car garage per dwelling unit. Upon approval by the City, in lieu of the two (2) car garage the following may be substituted; One (1) car garage with an adjacent carport or one (1) car garage with an adjacent open parking space. All required parking, whether it be a one car garage/carport or one car garage/open parking space, shall be located behind the minimum front yard setback and shall provide a driveway pad width equivalent to the opening of the garage/carport or garage/open parking space area.

SP 4 (B)

TOWNHOUSES AND CONDOMINIUMS

Townhouses and condominiums shall be provided with at least two and one fourth (2.25) parking space per dwelling unit which shall consist of a two (2) car garage or one (1) stall carport with another assigned parking space and at least one fourth ( $\frac{1}{4}$ ) parking space per unit shall remain unassigned and open to any vehicle.

### 3.6 OFF STREET PARKING DESIGN STANDARDS

TWO (2) CAR GARAGE

A structure at least eighteen (18) feet wide a minimum three hundred sixty (360) square feet in area, in conjunction with a driveway pad at least sixteen (16) feet in width contiguous to the front of the two (2) car garage.

ONE (1) CAR GARAGE

A structure at least twelve (12) feet in width and a minimum of two hundred forty (240) square feet in area.

EXHIBIT "A"

MORGAN RANCH SPECIFIC PLAN SP4  
AMENDMENT NO. 1

Morgan Ranch Specific Plan SP4, adopted by Ordinance No. 365 N.S., by the Council of the City of Grass Valley on September 24, 1985, is hereby amended , as follows:

(a) Exhibit "A-1" attached hereto and made a part hereof showing rolled curb and gutter sections for Morgan Ranch Drive, Service Street and Cul-De-Sacs shall replace Page 25 of the SP4 document attached as Exhibit "B" of Ordinance No. 365 N.S.

(b) Requirement (11) is hereby added to 3.3 Public Streets on Page 24 of the SP4 document attached as Exhibit "B" of Ordinance No. 365 N.S., as follows:

(11) City Standard A2-6 curb and gutter sections shall be used as follows:

- (a) On Ridge Road in locations where curb and gutter is to be installed.
- (b) On Morgan Ranch Drive between Ridge Road and "A" Circle (Stanford Drive) as shown on the map marked Exhibit "A-2" attached hereto and made a part hereof.
- (c) On "C" Drive (Woodcrest Way) between Ridge Road and "A" Circle (Stanford Drive) and adjacent to SP4-A on the extension of "A" Circle (Stanford Drive) as shown on the map marked Exhibit "A-2" attached hereto and made a part hereof.

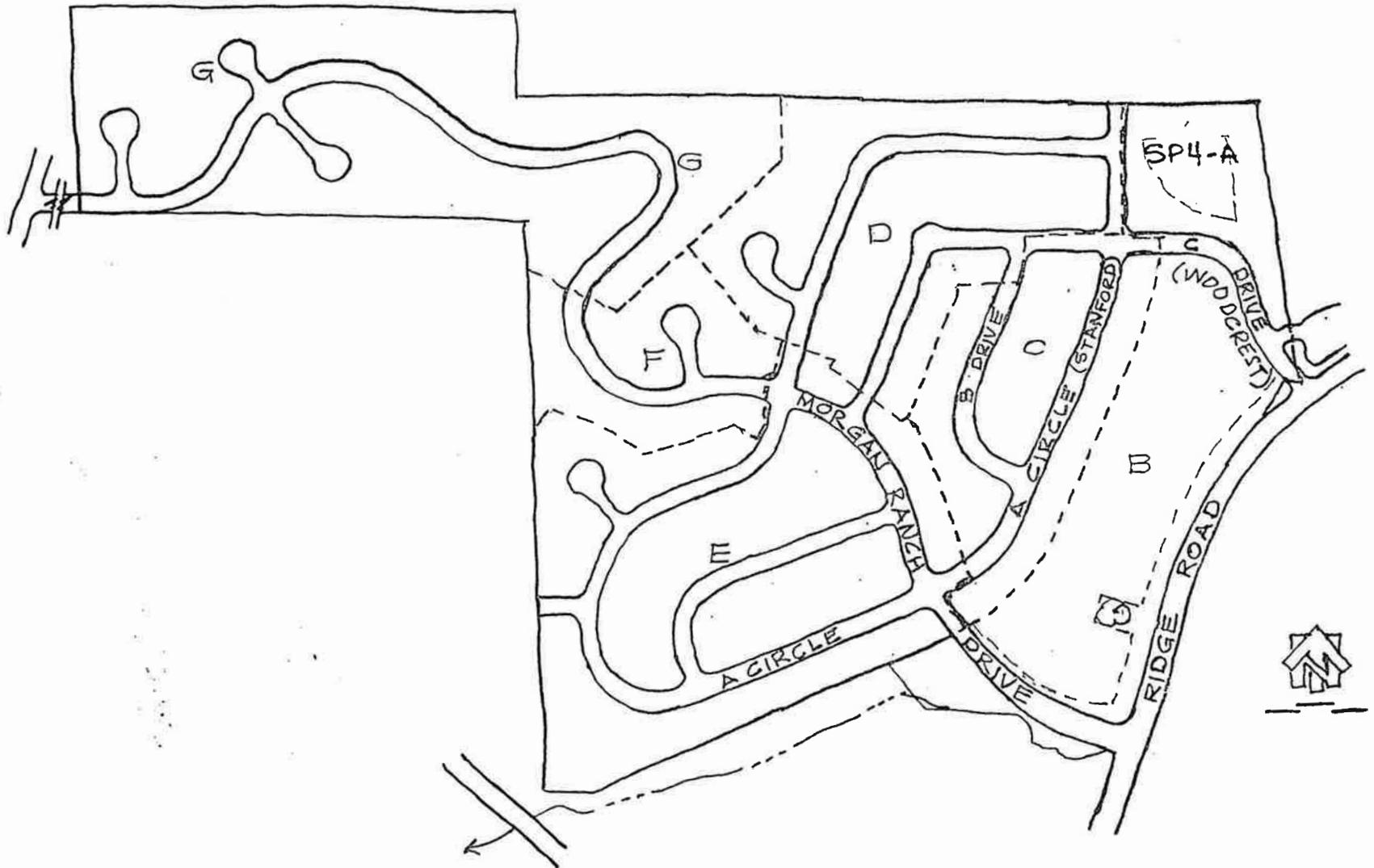


AMENDMENT NO. 1

MORGAN RANCH

EXHIBIT "A-2"

SPECIFIC PLAN 4(A-H)

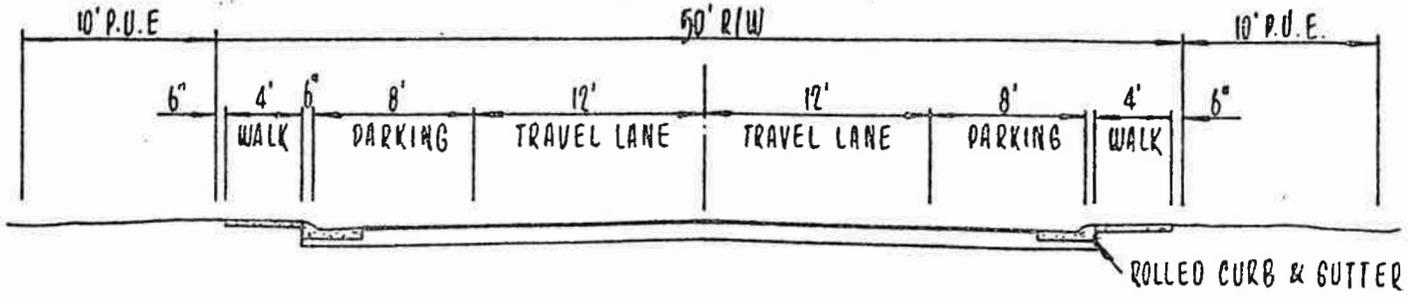


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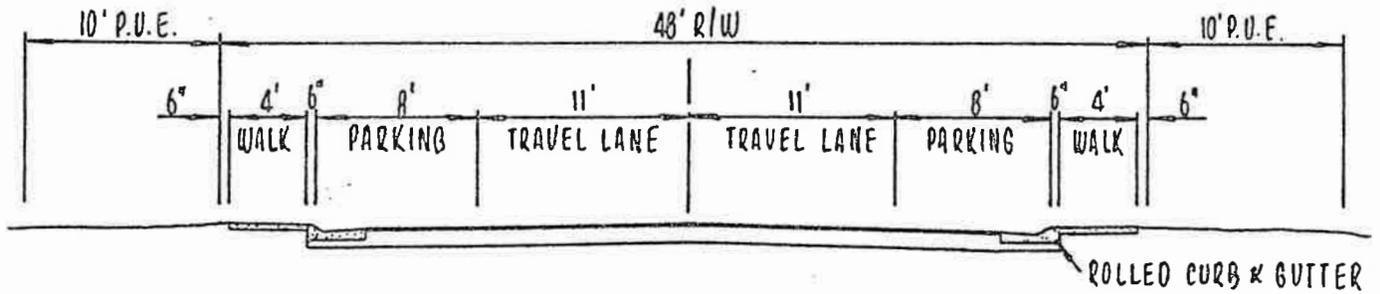
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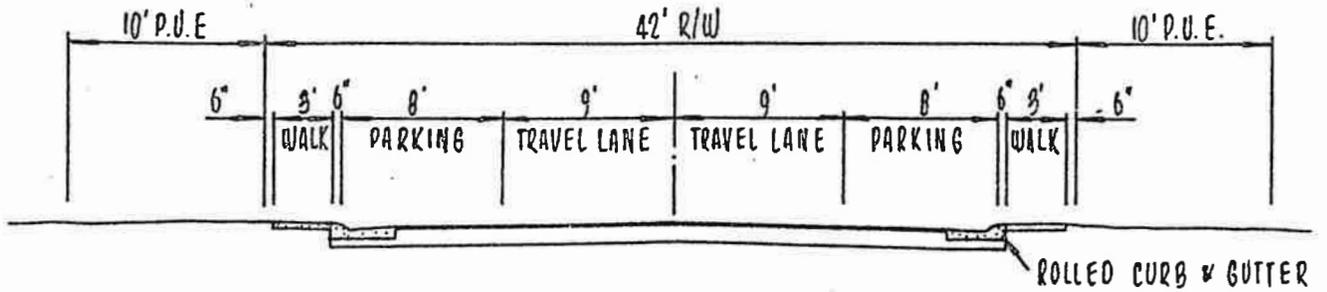
EXHIBIT "A-1"



M O R G A N R A N C H D R I V E



S E R V I C E S T R E E T



C U L - D E - S A C S

AMENDMENT NO. 1: MORGAN RANCH  
SPECIFIC PLAN SP4

R E V I S E D P U B L I C  
S T R E E T S E C T I O N S

GRASS VALLEY  
FEB 9 1987  
PLANNING COMMISSION

### OPEN PARKING SPACE

An area of at least nine (9) feet wide by twenty (20) feet deep, when adjacent to a garage or carport.\*

\*If used in conjunction with a walkway the minimum width shall be twelve (12) feet.

## 3.7 INTERNAL PRIVATE ACCESS STANDARDS

When a project includes private access drives and parking facilities, the following design concepts shall be used by the Planning Department in analyzing the design and reporting to the hearing body(s) as to the adequacy of the design:

### PARKING

1. The number, design location, and arrangement of on-site parking spaces shall be provided as specified by City Ordinance, except as specified otherwise herein.
2. For the convenience of tenants and guest, and to encourage the use of off-street parking bays rather than curbside parking and parking along private drives, parking spaces shall be located as close as reasonably possible to the unit or the communal facility it is intended to serve.

### ACCESS-PRIVATE

1. Private access drives shall be of circular design where possible and provide vehicular access at two (2) or more points. Access drives which have one (1) point of access shall not exceed one hundred fifty (150) feet in length; however, such drives may exceed one hundred fifty (150) feet in length if the design includes turnaround arrangements or "emergency only" access arrangements, to the satisfaction of the fire district.
2. Toward the objectives assuring adequate private internal circulation for residents and guests, and of assuring an unencumbered access for fire fighting equipment and service vehicles, (such as garbage trucks and moving vans), the access drives shall be installed in accordance with the following basic standards or a combination thereof:

- a) Main access drives shall be installed with a minimum full travel pavement width of twenty-four (24) feet, within which parking shall be prohibited by social devices such as signing, red curb, and association enforcement. If on-street parking is to be allowed the minimum width shall be thirty-two (32) feet.
- b) City may allow secondary access drives to be installed with a minimum full travel pavement of twenty (20) feet, within which parking shall be prohibited by layout of design features which reasonably assure that no part of the access will potentially be used for on or off-street parking by normally conscientious drivers. When a portion of a secondary access drive is utilized for off-street parking the minimum back up length shall be twenty-four (24) feet.  
The center of the access drive shall be clearly marked with paint, traffic buttons, or by architectural treatment such as brick, cobblestone, etc. The purpose of this center line pavement marking is to more clearly identify travel lanes and fire lanes, and by so identifying, to discourage parking within them.
- c) Garage doors shall either be three (3) to six (6) feet from the edge of a private drive (24' minimum width, and not along a fire lane) (with automatic garage door openers) or twenty (20) or more feet from the private drive. If the driveway to the garage is twenty (20) or more feet, the driveway may be utilized for parking. The purpose of this criteria is to avoid the creation of possible parking spaces which are long enough to invite parking but too short to provide for it without intrusion into the access drive.
- d) Access drives shall be located no closer than ten (10) feet from the habitated portions of the dwelling unit, measured in any direction from the edge of the drive (including vertical angle measurement). Parking spaces shall be located at a minimum of six (6) feet from the habitated portions of the dwelling unit measured in any direction from the edge of parking space (including vertical angle measurement). Fences, patio trellis, etc., shall be located no closer than three (3) feet from access drives or parking spaces.
- e) A minimum vertical clearance of at least fourteen (14) feet shall be maintained above access drives.
- f) Access drives shall be designed to meet turning radius requirements of the fire district. The designer should contact the fire district of jurisdiction for specific criteria. The purpose of this provision is not only to obtain the radius criteria, but to establish meaningful contact with the fire district for hydrant location and other safety

requirements as early in the design phase as reasonably possible.

- g). It is suggested that a display and unit location map be installed at each major access entrance and any major walkway entrance to the project as an aid to emergency personnel and a convenience to visitors.

### 3.8 ARCHITECTURE STANDARDS

Proper architectural design is critical to the optimum development of the Morgan Ranch Specific Plan. While no one architectural style or motif is required, the design of buildings and their surrounding outdoor activities should include measures to insure compatibility with nearby residential subareas.

- a) All multi-family structures of over three (3) units shall be designed by a licensed architect;
- b) Construction should be to the standards prescribed by comprehensive building codes and fire prevention codes for mountain areas;
- c) Building materials should be compatible to one another for all exterior elevations of the structure; (including roofing material), within view from public areas, such as public streets, parks, parkways, etc.;
- d) The extensive use of wood and masonry products or stone is highly recommended as long as balance and texture is achieved;
- e) The extensive use of stucco, cement, steel and glass as exterior surfacing should be discouraged, except in exceptional cases where the design provides for compatibility and variety;
- f) Glass and glazing should be oriented for privacy and also meet the requirements of energy conservation, Title 24;
- g) Window frames shall be wood, dark anodized aluminum or wood appearing aluminum;
- h) Color coordination must be exercised by the use of complementary colors and tones or shades. Bright or intensive colors should only be used for accent purposes;
- i) Building should be designed and oriented to maximize solar access and minimize heating and cooling requirements. Energy conservation methods should be utilized where appropriate.

- j) Rooflines should be interesting and variable but harmonious. Transition should be without abrupt design changes or excessive building height differential;
- k) Flat roofs should not exceed more than one half ( $\frac{1}{2}$ ) of the roof area.
- l) Buildings should be broken into units to avoid long rows of uninteresting, indistinguishable building mass;
- m) Mechanical equipment such as air conditioners, heat pumps, meters, and transformers should be hidden from view by vegetation, screens or fences that complement the adjacent architecture;
- n) Trash enclosures and containers should be made readily available, but should be screened, fenced or disguised to avoid being obtrusive;
- o) Parking structures such as carports should be designed to complement adjoining buildings. Mass parking should be avoided by breaking large lots into bays and using trees and shrubs to soften larger expanses of asphalt;
- p) Fencing materials must complement the exteriors of the residential structures;
- q) All accessory structures shall be compatible in design and materials with main buildings;
- r) Fire department access and structure requirements should be coordinated with fire district at time of preliminary planning;
- s) Adequate in-door and out-door lighting systems for passageways, building recesses, open parking lots and carports should be provided and protected by weather and vandalism resistant covers;
- t) All outdoor lighting fixtures should be designed and sited so that night time illumination will not become a nuisance to adjacent residential dwelling units.

### 3.9 SIGNAGE STANDARDS

Adequate signage should be utilized throughout the Specific Plan sub-areas. The residential signs are of three (3) types; development name, directory and house or unit identification. The following further defines these types:

- . A signage system which allows individual tenant identity;
- . Smaller signs to assist drivers are encouraged. These include directional, parking, delivery and building number signs. They should carry a consistent theme throughout;
- . Signs may be located on exterior building walls, or mounted on the ground as free standing signs in front of the building. One ground mounted sign for each major entrance to a parcel.

- . Letters may be illuminated by back-lighting or by flood-lights mounted on the ground. All light sources shall be hidden;
- . Development name signs should be a part of or compatible with the architecture in style and color.

### 3.10 LANDSCAPING STANDARDS

Landscaping design is the extension of architecture using plant materials and is therefore equally crucial to community development. The landscape, if properly executed will enhance the architectural style of the structure. Landscape materials are used to soften the environment created and to make inviting areas and vistas.

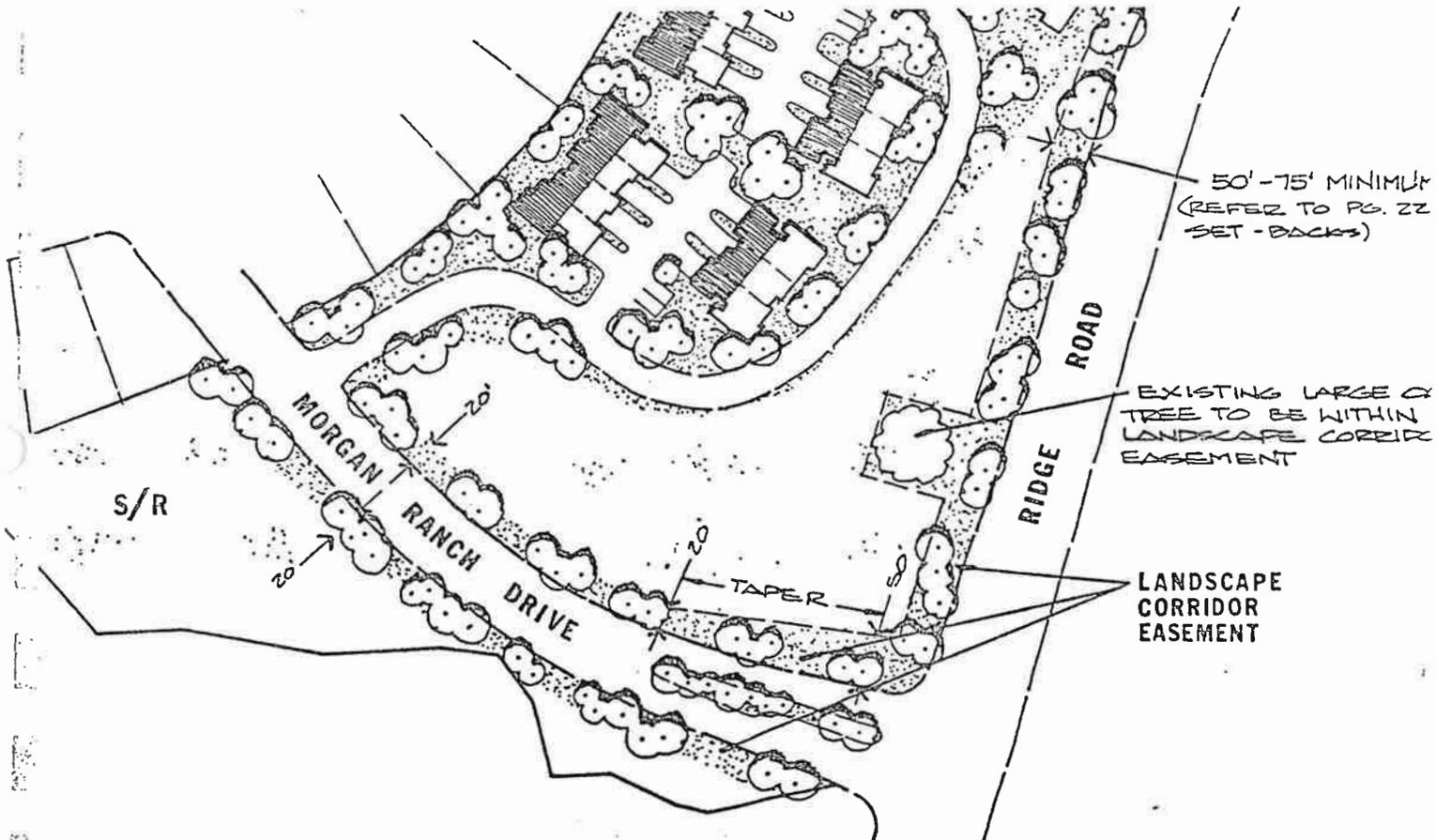
The landscaping of residential development, in particular, densities equal or greater than seven and one half 7.5 units per acre may require special treatment to create a visually pleasing project, especially from public areas. The following design standards are provided to guide site planning and landscape development. They should be tailored to meet specific site conditions.

- . Landscape plans are to be submitted to the City of Grass Valley for their approval on areas with densities equal or greater than seven and one half (7.5) units per acre and for the Morgan Ranch Drive entrance area. The plans shall be prepared by a landscape designer or landscape architect for said areas.
- . The extensive use of trees in mass plantings throughout the development softens the mass of structures and pavement. This desired effect results in an "overplanting" condition where canopies will merge within less than ten (10) years of planting.
- . Shrubs, lawns and planted earth berms should be used in a manner to complement the site planning of structures and pavement, in addition to the use of trees.
- . Plant materials should be used to screen or buffer one area from another or to create streetscapes or intimate courtyards.
- . Landscape materials must always be compatible with the soil and climate of the geographic location. Improper selection of plant species will only lead to a poor quality of plant growth and increase the degree and costs of maintenance.
- . Tree species selection may include the use of evergreen varieties in conjunction with deciduous species at a suggested ratio of one evergreen to every four (4) deciduous trees to give a proper winter time visual effect.
- . Care must be taken to properly locate trees to protect solar rights as required by state laws.

- . Irrigation systems are required for all landscaped areas except where native vegetation is being preserved.
- . Specific consideration must be given to the existing landscape, native tree species, and the introduced species which will make up the permanent urban landscape. Existing oak, maple, cedar and pine trees should be complemented by using native or native appearing specimens in the landscaping planting program, wherever possible.
- . Landscaping around buildings should accent the architectural design and offer all year seasonal interest.
- . Proper placement of landscape materials should be situated to reduce the use of energy for cooling. Care must be taken in the placement of such materials to avoid violating state laws for solar access.
- . New planting is encouraged within barren areas.
- . During construction, protective barriers shall be erected around all existing trees to be preserved.
- . All landscape areas will be maintained by a landscape maintenance district or property owners association.

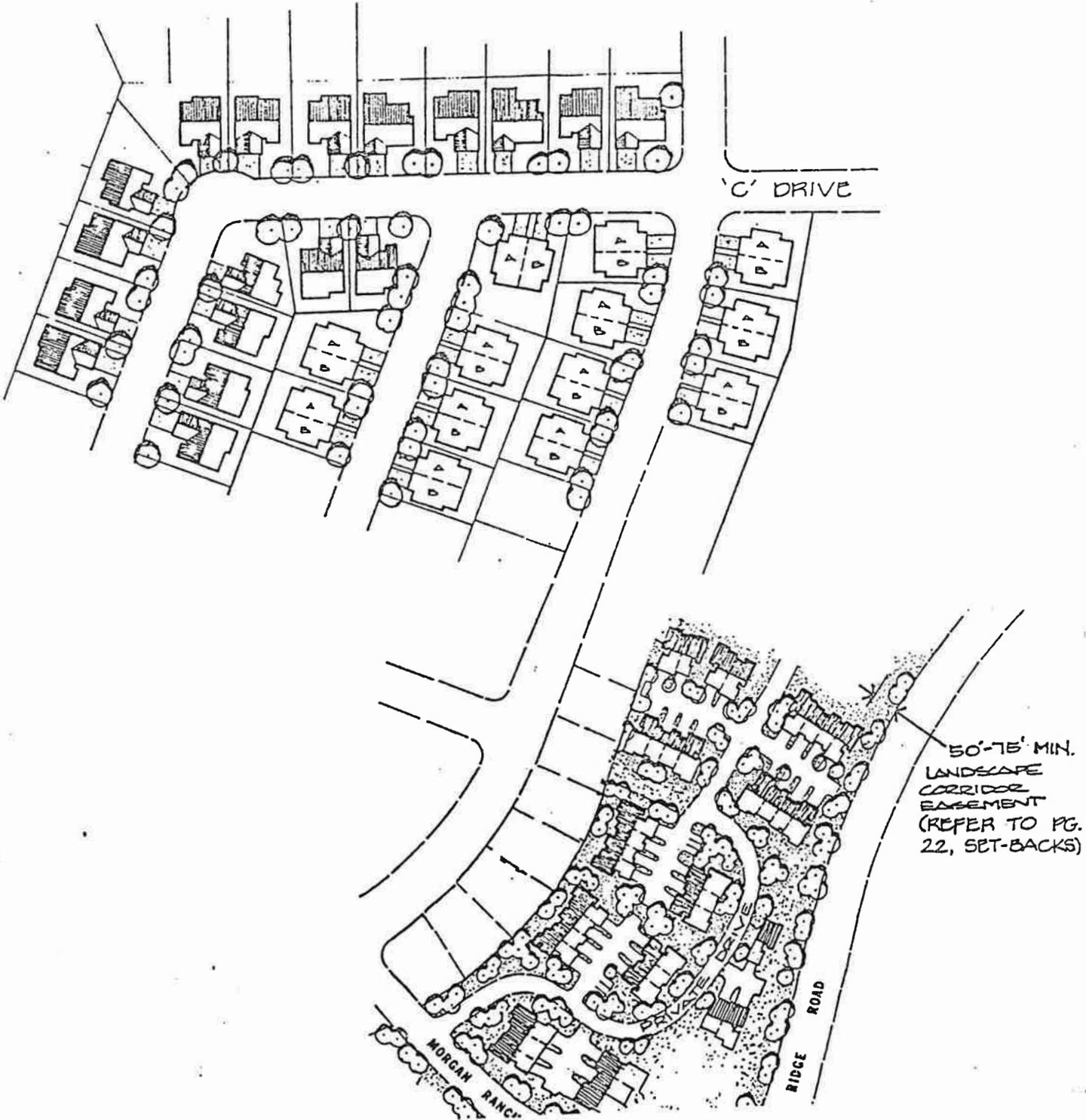
## LANDSCAPE CORRIDORS

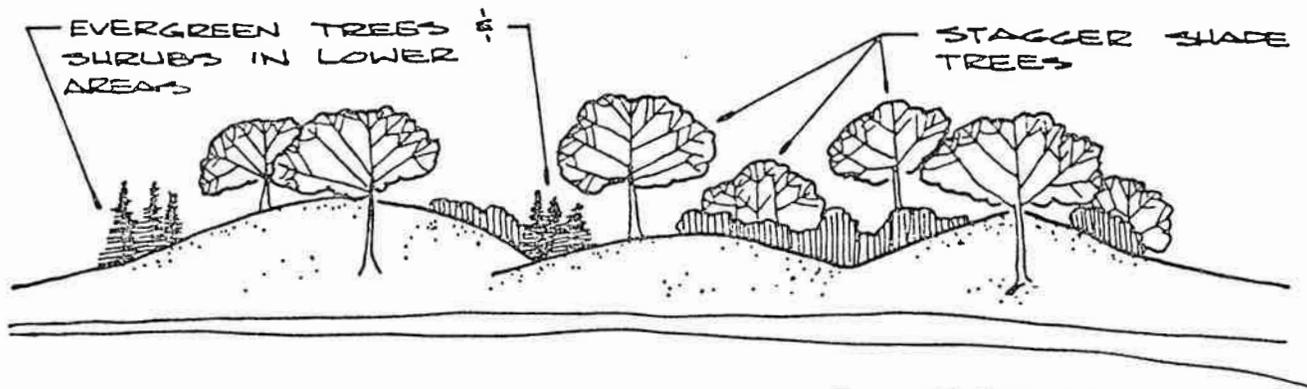
Special emphasis is to be placed upon both the entry landscape and the scenic corridor along Ridge Road. The use of native rock, trees and shrubs in dense plantings is prescribed. These plantings are to be integrated into the residential and recreational landscape for areas north and south of Morgan Ranch Drive and fronting on Ridge Road as delineated in the following concept and those shown on the Comprehensive Plan Map (pg.3).



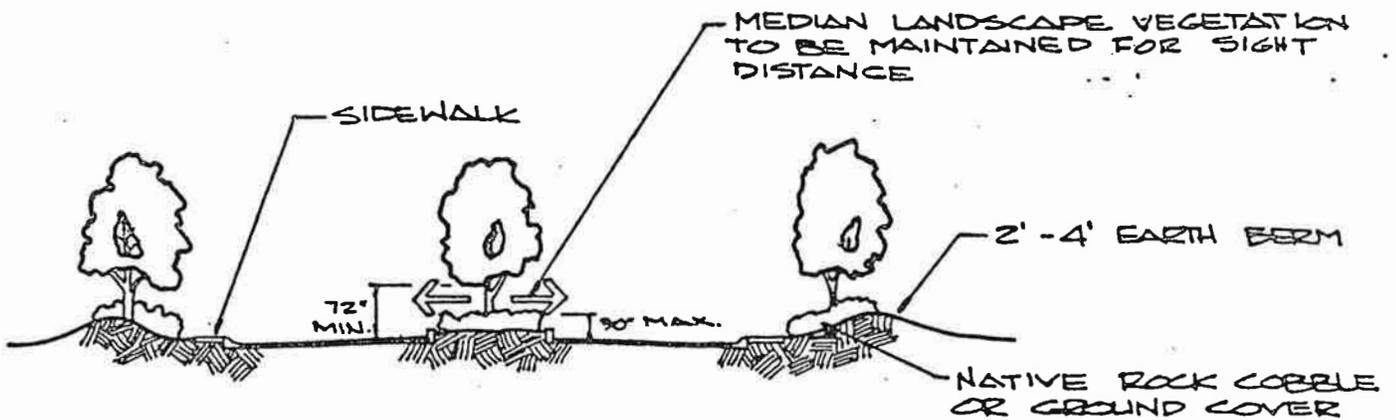
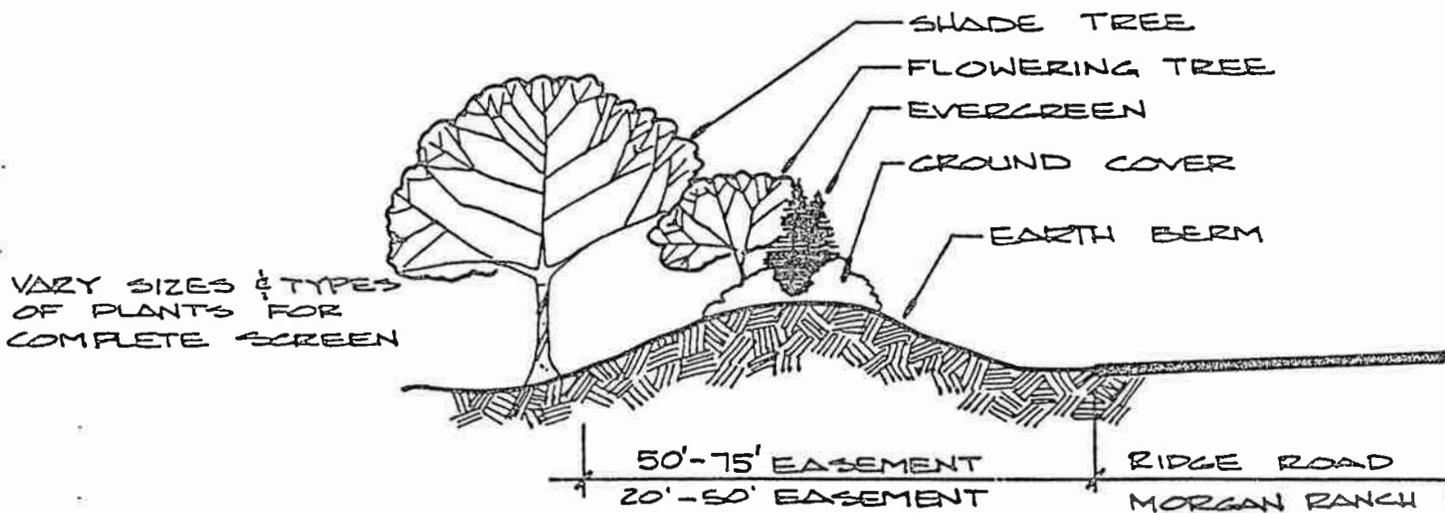
- .A continuous strip fifty (50) feet to seventy-five (75) feet wide abutting and running parallel to the west side of Ridge Road right of-way. (Refer to pg. 22, Set-backs.)
- .A continuous strip twenty (20) feet wide abutting and running parallel to the south side of Morgan Ranch Drive right-of-way and a strip twenty (20) feet wide from the end of the landscape island to westerly property line of SP 4 (B).
- .Maintenance will be provided by a Landscape Maintenance District or Property Owners Association.
- .Landscape should relate to and enhance the architecture, parking or other facilities within this area. Also shrubs may be used for screening and ornamental purposes.

- Trees should be planted in sufficient quantities to maintain an overall wooded appearance.
- Grading concepts should consider the use of earth berming and land forming adjacent to public areas with adequate and proper placement of landscape materials.





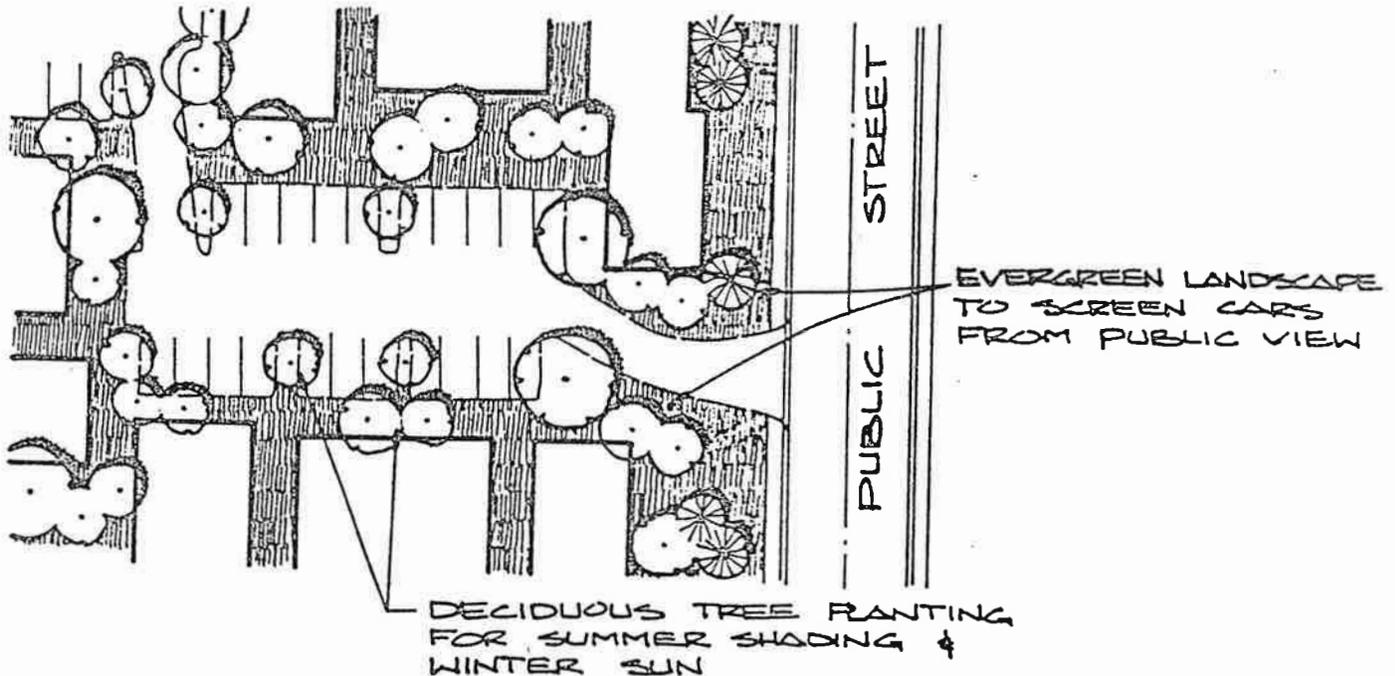
LANDSCAPE CORRIDOR EASEMENT  
ARTIST CONCEPT



ENTRY LANDSCAPE  
ARTIST CONCEPT

## LANDSCAPED PARKING AREAS

Parking areas should be screened from sight from the street view but must be highly accessible to the residential units served. Large parking areas should incorporate tree plantings in islands to soften the use of asphalt. The use of hardy low maintenance trees should be used in these areas.



Selection of the plant materials should be based on the following characteristics:

- a) Deep-rooted - won't cause pavement buckling;
- b) Insect and disease resistant;
- c) Adaptable to urban environment - heat and pollution tolerant, drought and wind resistant;
- d) Relatively long lived;
- e) Relatively little maintenance required;
- f) Suitable for paved parking areas - no messy fruits, dripping saps, pungent odors, etc.;
- g) Summer shade and winter sun.

### 3.11. PUBLIC INFRASTRUCTURE REQUIREMENTS

#### SERVICE ADEQUACY

- (1) All development shall be served by adequately sized and constructed centralized sewer, water and drainage system;
- (2) A letter shall be submitted to the City certifying the availability of immediate service from each of the utilities necessary to the development prior to final project approval;

#### UTILITY PLANS

- (1) A development plan shall identify utility system needs for the area, the method of connection to existing systems, the need for oversizing lines for future expansion and the phasing of line construction;
- (2) Plans for utility systems will include analysis of alternatives for least operation and maintenance cost to the City;
- (3) All utility lines shall be placed underground and all surface disruptions shall be rehabilitated to the original or improved condition;

#### FIRE PROTECTION PLAN

- (1) A fire protection plan shall be prepared by applicants and approved by the Fire Chief for proposed subdivisions within the Specific Plan area. The Plan should:
  - (a) Demonstrate compliance with Grass Valley fire safety ordinances;
  - (b) Ensure necessary water flows for fire protection;
  - (c) Ensure an acceptable response time to the site;
  - (d) Identify and provide necessary fire/fuel breaks;
  - (e) Delineate minimum building spacing requirements; and
  - (f) Conform to building construction and occupancy standards;
  - (g) Identify and provide necessary emergency access points.

### 3.12 ADDITIONAL REQUIREMENTS

Generally, development requirements of property including lot area, lot width or public street frontage applicable to property located in the Specific Plan Area shall apply. However, the appropriate authority may impose any or all of the development standards and requirements specified in this section, if in the judgement of the appropriate authority, the special requirements specified in this section are necessary to carry out the intent of the Morgan Ranch Specific Plan.

The granting authority may:

- (a) Require a reasonable additional building setback or yard area particularly in steep areas;
- (b) Require the screening of any portion or all of the structure, building or use through the use of walls or fences, the planting of trees or shrubbery, or combination thereof;
- (c) Require the modification of exterior features of structures where necessary to minimize physical or visual intrusion from public streets;
- (d) Establish a limitation on the size or bulk of a building or structure;
- (e) Regulate the design and location of access drives and other features;
- (f) Regulate the location, design and capacity of utilities;
- (g) Require the use of specific colors, lighting and landscaping features;
- (h) Require the maintenance of grounds, landscaping or an irrigation system;
- (i) Regulate noise, vibration, odors and other similar concerns within certain performance standards;
- (j) Require the phasing of development;
- (k) Require additional guest parking plus regulate design and location.

If the granting authority imposes any of the development requirements specified above, the granting authority may be requested to put in writing the circumstances which it determined necessary to require the imposition of any special development requirements.

## CHAPTER 4

### SPECIFIC PLAN ADMINISTRATION

SPECIFIC PLAN ADMINISTRATION ESTABLISHES THE PROCESS FOR ADOPTION AND OUTLINES THE MECHANISM FOR PROCESSING DEVELOPMENT PROPOSALS.

## CHAPTER 4

### SPECIFIC PLAN 4 ADMINISTRATION

#### 4.1 ADMINISTRATION

The Planning Department is responsible for the administration, implementation and enforcement of the Specific Plan.

#### 4.2 SPECIFIC PLAN 4 ADOPTION

This Specific Plan is similar to a Zoning Ordinance in that it implements the General Plan through land use designation on the Comprehensive Plan Map, listing or referencing permitted specific uses, standards for development and appropriate special conditions.

#### 4.3 SPECIFIC PLAN 4 AMENDMENT

Amendments to the Specific Plan may be initiated by a developer or property owner as well as by the City in accordance with the original adoption. The City Planner will be responsible for determining "major" amendments as opposed to "minor" amendments to the plan as through the Planning Commission and City Council. Among the items which would be considered major amendments are:

- (1) Introduction of a new type of land use not discussed in the Specific Plan.
- (2) Major changes to the layout of land use (affecting one acre of land or more) or other changes which may significantly affect a planning concept spelled out in this report.
- (3) Major changes to the proposed street system that would significantly alter land use or circulation concepts spelled out in this plan.
- (4) Changes or additions to design standards which could significantly change the stated intent of this Specific Plan.

- (5) Any change to the plan which could significantly increase environmental impacts.

Within ten (10) days of the submittal of a request, the City Planner will determine whether the change is "major" or "minor". If it is a major change, then the City's adopted Specific Plan amendment procedures will be followed. If it is a minor change, the City Planner may approve or deny the request. His decision may be appealed to the Planning Commission and, if necessary, the City Council within seven (7) working days.

In considering any amendment to the Plan or its standards the following findings shall be considered by the appropriate decision making body:

- (a) Changes in the community have occurred since the adoption of the Specific Plan warranting an amendment as requested.
- (b) The change will benefit the Specific Plan Area.
- (c) The change is in conformance with the adopted General Plan.
- (d) The change will not adversely affect adjacent properties and can be properly serviced.
- (e) The physical constraints of the property are such that the change is warranted.

#### 4.4 ENVIRONMENTAL DOCUMENTATION

The Master Environmental Impact Report as certified for this Specific Plan is meant to apply to future development proposals within Morgan Ranch as specified. The following policies will guide the determination of need for additional environmental assessment:

- (1) An environmental assessment will be required for Specific Plan amendments, which may result in a negative declaration or additional E.I.R. work depending on the scope of impact as determined by the City.
- (2) No additional environmental information will be needed by the City for development projects that are consistent with the adopted plan. Consistency will be determined by the City Planner.

## 4.5 DEVELOPMENT PLANS

Based upon the adoption of this Specific Plan 4, all development plans shall be prepared in accordance with the Specific Plans standards. For detailed processing of plans and submission requirements, developers should refer to the Planning Department.

The Specific Plan and conditions for development shall determine the types of uses allowed in a particular area. When particular areas are proposed for development, they shall be processed in accordance with the Articles of the Grass Valley Zoning Ordinance Planned Unit Development District, with the following additional provisions:

- (1) The preliminary plan stage is at the applicant's option with the consent of staff.
- (2) Individual use permits per the Zoning Ordinance will not be required unless specified as part of the project conditions.
- (3) An additional finding for approval should include the project's consistency with the Specific Plan.
- (4) Overall circulation, maximum height and bulk, minimum setbacks, yard area, parking, lot size, grading, architectural elevations, improvement plans, sign program and landscape plans shall be enacted as part of the Final Development Plan to be reviewed by the Planning Commission as appropriate. The existing standards shall be used as a guide, but innovations will be considered based on merit.
- (5) Each Planned Development shall prepare conditions, covenants and restrictions (CC&R's) for the purpose of further defining land use regulations within a Planned District. CC&R's shall be reviewed and approved by the City and enforced in event that an owner's association does not enforce its own provisions.

## 4.6 SUBDIVISION PROCESSING

All processing of tentative and final maps will be in accordance with the Grass Valley Subdivision Ordinances. All services will be required to be provided in an acceptable manner and will include compliance with but not limited to the following:

- (1) Specific Plan circulation requirements.
- (2) Appropriate Specific Plan policies, guidelines and standards.

#### 4.7 PROJECT APPROVAL

- (1) Prior to any final subdivision or parcel map all public improvements required by a development shall be provided or assured to the City's satisfaction.
- (2) Prior to approving any final parcel map, subdivision map, site development plan or grading plan, public works shall certify that the proposed development can be served adequately by the agencies involved or by attaching conditions of approval that would ensure adequate service is available as needed.
- (3) If there is uncertainty regarding any of the conditions or regulations contained in the Specific Plan, the Planning Commission may make specific interpretations and minor adjustments to carry out the intent and purpose of the Specific Plan. If the issue involves a use or regulation change that the Commission determines is not intended under the Specific Plan, the change may only be allowed upon amendment of the Development Plan Map or amendment of the Specific Plan.

#### 4.8 PERMIT GRANTING

- (1) No building permit shall be issued within the sub-area of RD-10, until site development review is completed by City Staff and approved by the Planning Commission.
- (2) No building permit shall be issued unless the applicant certifies that the proposed use complies with the development conditions and standards contained in the Specific Plan.
- (3) All construction within the Specific Plan boundaries shall comply with applicable City Building, Electrical, Plumbing and Mechanical codes.
- (4) No subdivision or use permit shall be approved unless appropriate street right-of-way providing public access to the site is dedicated and street frontage improvements are guaranteed to be constructed by the developer.

- (5) No building permit or grading permit for any lot or building site shall be issued until all required public streets abutting the subject lot or building site have been dedicated and the required street improvements are in compliance with the Standards of the Specific Plan; except on-site grading in connection with subdivision improvements. Alternatively, a developer can enter into a secured improvement agreement which guarantees completion of improvements shown on an approved improvement plan within a specified period of time.
- (6) All grading within the Specific Plan Area shall be performed under permit issued pursuant to normal City of Grass Valley development regulations and shall be in substantial conformance with the grading concept plan approved by the City Planner in the Site Development plan review process.
- (7) No grading permit will be issued prior to submittal and approval of an Erosion Control Plan by the City Engineer. Such plan shall show methods to control runoff and siltation during construction and a program for maintenance until permanent landscape and ultimate drainage facilities are constructed. The Erosion Control Plan shall prohibit construction activities causing siltation and erosion from November to April, unless adequate mitigation measures are approved by the City Engineer.
- (8) If site inspection subsequent to building permit approval reveals noncompliance with any of the performance standard upon submission of findings, the City Council may direct that the operation shall cease until compliance is re-established. The City Council may grant a compliance time of no greater than thirty days for the project to comply with required standards.
- (9) Any land use proposal or development standard not specifically covered by the provisions of the Specific Plan shall be subject to the regulations of the City of Grass Valley Ordinance and Codes.

## CHAPTER 5

### APPENDIX

APPENDICES PROVIDE ADDITIONAL TECHNICAL AND SUPPORT INFORMATION.

## GENERAL DEFINITIONS

In the event of any conflict between the following definitions and those definitions within the Grass Valley Municipal Code, the definitions in the G.V.M.C. shall prevail.

- BUILDING.....The area utilized for dwelling, garages, carports and accessory structures, and excludes recreational facilities such as; recreational building, cabins etc.
- CLUSTER.....Two (2) or more buildings, each containing one (1) or more dwelling units and arranged or grouped together.
- CONDOMINIUMS.....A condominium is a residential dwelling unit, the title or ownership of which consists of an undivided interest in common in a portion of a parcel of real property together with a separate interest in space in a building located on such property.
- DENSITY.....The number of residential dwelling units per acre of land, as shown on the Specific Plan (map). In calculating the maximum number of dwelling units, the total number shall be rounded down to the nearest whole number.
- DUPLEX.....A building design on a single lot for occupancy by two (2) families living independently of each other, each in a separate dwelling unit.
- DWELLING.....A building or portion thereof used or designed for residential occupancy.
- HALF-PLEX.....A building designed for occupancy by two (2) families living independently of each other, where each dwelling unit is located on a lot which may be separately owned or conveyed.
- LOT.....A parcel of land or site in one ownership having an area for each main building or use as required in the applicable zone and having a frontage upon or access by adequate public or private easement to a public street, road or highway.
- LOT LINE: FRONT.....In the case of an interior lot, a line separating the lot from the street or place; and in the case of a corner lot, a line separating the narrowest street frontage of the lot from the street. In the case of a square, or nearly square shaped corner lot, the City shall designate the front of the lot. Once the frontage has been determined, it cannot be changed unless all requirements for yard space are complied with.

- LOT LINE: REAR.....A lot line which is opposite and most distant from the front lot line and, in case of an irregular, triangular or gore shaped lot, a line ten (10) feet in length within the lot, parallel to and at the maximum distance from the front lot line.
- LOT LINE: SIDE.....Any lot boundary line not a front lot line or a rear lot line.
- LOT: THROUGH.....A lot having a frontage on two (2) parallel or approximately parallel streets. The City shall determine which frontage is the front of said lot.
- MULTI-FAMILY.....A cluster or grouping of residential structures either attached or detached forming a neighborhood.
- NATURAL AMENITIES....Naturally occurring features as native oaks, maple and pine rock outcropping, stream, riparian vegetation, slopes (steep side hill), and other features.
- PERMITTED USES.....Permitted uses are those land uses allowed in a given subarea subject to the development regulations of the Plan.
- PRIVATE RECREATION...As a rule, most multi-family projects provide private recreational amenities. Private recreation is defined as spaces suitable in size (dimension) to offer active or passive recreation pursuits. Private recreation centers may include; swimming pools, cabanas, recreation rooms and tennis courts which are not as commonplace in public parks. These types of amenities add to the overall recreation program in a community. The site selection within a multi-family complex should be carefully planned and easily accessible to its residents.
- SINGLE FAMILY.....A detached building designed exclusively for occupancy by one (1) family.
- TOWNHOUSE.....A building with two (2) or more attached dwelling units, each with its own roof, oriented in a zero lot relationship, as one (1) building on a individual lot.
- YARD.....An open space and area within a lot, unoccupied and unobstructed from the ground upward, except as otherwise provided.

ORDINANCE NO. 365 N.S.

AN ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF GRASS VALLEY ADOPTING THE MORGAN  
RANCH SPECIFIC PLAN.

The City Council of the City of Grass Valley does ordain  
as follows:

SECTION 1. MORGAN RANCH

SPECIFIC PLAN ADOPTION

1. The procedures for adoption specified in Section 65500  
through 65507 of the Government Code of the State having been  
followed, the Morgan Ranch Specific Plan SP4(A-H), is hereby  
adopted as follows:

- (a) Adoption of the Specific Plan maps, policies  
and conditions for development as found in the  
draft Specific Plan for Morgan Ranch, dated  
April 29, 1985, and with the overriding findings  
contained in Exhibit "A" attached hereto and made  
a part of this ordinance.
- (b) The City Clerk and the Planning Department shall  
maintain copies of such Specific Plan and make it  
available for inspection by the public. The City  
Clerk shall maintain the original of the Specific  
Plan and endorse it with the City seal, as shown on  
Exhibit "B" attached hereto.
- (c) Violation of this ordinance shall constitute an  
infraction.

- (d) Prior to completion of annexation, the property owners of Morgan Ranch and the City shall enter into a Pre-zoning/Development Agreement which shall address mitigation of the on-site and off-site environmental impacts of the specific plan as described in the Environmental Impact Report.

SECTION 2.

This ordinance shall take effect and be enforced thirty (30) days from and after the date of its adoption and shall be published once within fifteen (15) days upon passage and adoption in The Union, a newspaper of general circulation printed and published in the Grass Valley area.

INTRODUCED and first read on August 13, 1985.

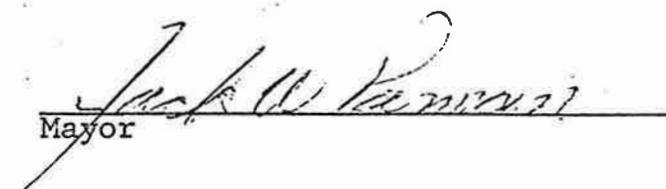
PASSED and adopted by the Council of the City of Grass Valley on the 24th day of September, 1985, by the following vote:

AYES: Councilmen Frisch, Douglas, Borgnis, Parman

NOES: Councilmen None

ABSENT: Councilmen None

ABSTAINING: Councilmen None

  
\_\_\_\_\_  
Mayor

ATTEST:   
\_\_\_\_\_  
City Clerk

## EXHIBIT "A"

OVERRRDING FINDINGS

The draft Morgan Ranch EIR identified a number of unavoidable adverse impacts which can be mitigated but not to a level of insignificance. These are summarized in Chapters 5 and 6 of the draft EIR as follows:

Chapter 5Impacts on Natural Resources

- (a)
1. Erosion and Sedimentation. Erosion and resulting sedimentation of surface water will occur during construction.
  2. Vegetation. Native vegetation will be significantly reduced or disturbed on areas to be used for roads and construction sites.
  3. Wildlife. Wildlife on the site will be either lost or displaced contributing to the decline of the local herd.
  4. Air Quality. Increased vehicular traffic will slightly degrade air quality in the Grass Valley/Nevada City area.

(b) Impacts on Cultural Conditions

1. Land Use. The character of the site will change from open land to an urban residential nature.
2. Traffic and Circulation. Traffic will be increased on Ridge Road and other major roadways. Until traffic improvements are made, congestion will increase in this area of Grass Valley.
3. Fire. The probability of grass and structure fires will increase in the area.
4. Police. The annexation of Ridge Road will increase demand for traffic control services.
5. Noise. The ambient noise level on the site and surrounding area will increase.
6. Aesthetics. The visual characteristics of the site will change to a residential appearance.
7. Energy. Additional energy will be consumed.

OVERRIDING FINDINGS (CONTINUED)

Exhibit "A"

Chapter 6

- (a) "The project will change the nature of the site from open foothill mixed conifer/oak grassland to residential and associated uses. For all practical purposes, this change is irreversible. Development and operation of the project would also result in consumption of non-renewable energy resources in the form of fossil fuels and electricity."

That the above-mentioned unavoidable environmental effects and irreversible environmental change are all inevitable when land is developed for housing the human population. The project area is within the urbanizing areas of Grass Valley and Nevada City and has been valued for housing development for many years. In fact, the land uses surrounding the project area essentially commit it to urban housing development, as reflected in the Grass Valley General Plan and the Grass Valley Sphere of Influence as adopted by the Local Agency Formation Commission. The development of a planned residential community to provide housing for people conveniently located to the municipal and community services offered by the two cities, near main transportation routes and planned employment centers and schools, will have much lesser adverse environmental impacts on the resources noted above than would the same number of households scattered unplanned throughout a much larger rural area of Nevada County requiring greater travel distances, longer utility lines, individual wells, individual sewage disposal systems, and corresponding greater cumulative damage to the natural and man-made environment.

The draft and final EIR indicate over 50 mitigation measures recommended as conditions of project approval to minimize significant effects, in addition to measures proposed within the Specific Plan document.

After considering all the above information, the City Council does hereby find:

1. The unmitigated substantial negative environmental impacts of the Morgan Ranch Project are the unavoidable results of a housing development within the project area.
2. The housing that would be created by the project is needed in order to provide local residents with decent and safe homes. Therefore, the no project alternative is infeasible.
3. All significant negative environmental impacts that can be mitigated without denying the project will be imposed on the project as part of the Specific Plan, Rezoning and the Development Agreement.

OVERRIDING FINDINGS (CONTINUED)

Exhibit "A"

4. In consideration of the potentially significant adverse impacts of the project which cannot be mitigated, the City of Grass Valley approves the specific plan and rezoning and acknowledges these unavoidable environmental risks and makes the overriding findings that the benefits of the project in the form of increased housing opportunities and contribution to the tax base of the City balance significantly in favor of the project against the unavoidable environmental impacts which have been identified.