



CITY OF GRASS VALLEY

2024

GENERAL PLAN ANNUAL PROGRESS REPORT



March 4, 2025

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PURPOSE OF GENERAL PLAN ANNUAL REPORT

California Government Code Section 65400 mandates that cities and counties submit an annual progress report (APR) on the General Plan and progress on its implementation to the legislative body, the Governor’s Office of Planning and Research (OPR) and the Housing and Community Development Department (HCD). The four purposes of the annual report are to:

1. Provide information to assess progress on implementation of the General Plan in accordance with the stated goals, policies, and implementation measures.
2. Provide information to identify necessary course adjustments or modifications to the General Plan to improve implementation.
3. Provide a clear correlation between land use decisions made during the reporting period, and the goals, policies, and implementation measures of the General Plan.
4. Provide information regarding local agency progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing.

This document fulfills Government Code Section 65400; however, it should be noted that Charter Cities such as Grass Valley were exempt of this General Plan requirement prior to 2019. Accordingly, other than the Housing Element Annual Progress Report, the City has not submitted prior annual reports. As such, this report may incorporate information from past exempt reporting years to date, as applicable.

The purpose of the APR is to provide the public and decision makers with an update of the City’s progress in implementing its General Plan vision. This annual assessment provides an opportunity to adjust or modify its policies, goals, and objectives to ensure that the City meets its stated vision. A secondary purpose of the APR is to fulfill housing element statutory requirements regarding the City’s progress in meeting its share of regional housing needs and its efforts to remove government constraints to the development of housing in accordance with Government Code Section 65584.3(c) and 65584.5(b)(5). The Housing Element APR has separate reporting requirements and forms, which have been submitted electronically by the City by the April 1, deadline.

CITY OF GRASS VALLEY GENERAL PLAN BACKGROUND

The Grass Valley General Plan Update commenced June 30, 1998, with a “kickoff” meeting at the Grass Valley City Hall. From the onset, the Grass Valley General Plan Update was aided by the leadership of an appointed Steering Committee. The Steering Committee had eight members, appointed by the City Council. Two were Council members, two were members of the Planning Commission, and four were Members-at-Large. The Steering Committee guided General Plan activities through bi-monthly meetings with staff and consultants; sponsored Public Workshops designed to afford members of the public opportunity to participate in General Plan development; and served as the City’s decision-making body throughout General Plan formulation.

General Plan Elements – The 2020 Grass Valley General Plan includes the following General Plan Elements:

- Land Use
- Circulation
- Conservation/Open Space (formally separate elements being combined)
- Housing
- Noise
- Safety (formally Safety and Seismic Safety Elements, being combined)
- Community Design (formally Urban Design)
- Historical
- Recreation
- Mineral Management

The City’s General Plan addresses State General Plan requirements. California law requires that every city and county adopt a long-term General Plan that addresses eight specific topics or “elements.” The General Plan must be internally consistent and contain the State Government Code requirements.

CITY’S RESPONSIBILITY

The effectiveness of the General Plan ultimately depends on how it is implemented and maintained over time. State law requires that most actions of local governments affecting the physical environment be consistent with the General Plan. This implementation of the Plan is the responsibility of numerous departments and divisions including:

- City Manager’s Office (City Clerk, Economic Development and Communications)
- Administrative Services Department (Finance & Human Resources)
- Community Development Department (Planning, Building, Housing & Code Compliance)
- Public Works & Engineering (Community Services, Facilities and Maintenance)
- Fire Department (Fire abatement) and,
- Police Department (Community Services, Information Technology & Animal Control)

Additionally, several other governmental agencies provide services within the City. While these agencies are neither part of the City’s operational structure nor directly responsible for implementation of the General Plan, the City does coordinate its activities with these other agencies and relies upon their assistance for full implementation of the General Plan. These agencies include, but are not limited to the following:

- Nevada Irrigation District
- Nevada Union High School
- Nevada County Local Agency Formation Commission
- Nevada County Community Development Agency

AMENDMENTS TO THE GENERAL PLAN

State law allows the City to amend its General Plan no more than four times per year (Charter Cities are Exempt from this requirement). Amendments may be proposed and acted upon at any time during the year and one action may include multiple amendments. Any changes to the

General Plan require a public hearing by the City Council upon recommendation by the Planning Commission and include evaluation of the environmental impacts as required by the California Environmental Quality Act. (CEQA).

There were no notable General Plan Amendment for 2024.

2024 MAJOR MILESTONES & PROJECTS

Construction was approved, initiated, or completed within the City of Grass Valley for the following major projects during the 2024 planning year:

Annexation Projects:

The City did not initiate any annexation projects in 2024.

Projects:

- HSIP Pedestrian Crossing -Awarded contract in January 2024 to provide pedestrian crossing safety improvements, including rapid flashing beacons, signage and striping and the construction of crossing enhancements including curb ramps and raised crosswalks at various locations around town. This work was completed in December 2024.
- Annual Street Rehabilitation Project– Approved the streets rehabilitation project in January 2024, including pavement resurfacing of North Auburn St, North Church St, North School St., Finnie St, Chester St, Ivy St, Linden Ave, Alta Vista Dr and portions of Alta St. Project. Work included pavement grinding, overlay and replacements, utility adjustments, markings, curb ramp and drainage improvements. Improvements occurred in spring 2024.
- Condon Park Skatepark Project– Awarded contract for a design build skatepark project in February 2024
- Magenta Drain Restoration Project– Executed an agreement in May 2024 with South Yuba River Citizens League for the planning and rehabilitation implementation of the Memorial Park Magenta Drain will restore a stretch of creek that runs through Memorial Park that has been fenced off and neglected for many years.
- Approved a park improvement list in June 2024 to be carried out in Fiscal Year 2024/2025, including adding park restroom facilities, installing field lighting, rehabilitate bleachers and dugout, replacing and upgrading a playground, adding shared-use trail connections at Condon Park, replace volleyball and bocce ball courts at Condon Park, constructing seating and picnic areas at Mautino Park, along with standard maintenance and upkeep activities at various parks.
- Approved funding in July 2024 to two non-profit groups for a Community Farms Planning Project at Mautino Park
- Completed a draft Multi-Jurisdiction Local Hazard Mitigation Plan in November 2024 and submitted to CAL OES for review.

- Accepted dedicated open space across parts of the Loma Rica Ranch project in November 2024. The Open Space area opens up to the public the many beneficial uses afforded by the dedication, including hiking and biking trails, equestrian trails, wildlife and ecological enhancements, nature study, and fuel reduction.

Commercial Projects:

- *Final Infrastructure Needs Study for the Southern Sphere of Influence and Grass Valley RV Park Annexation Areas prepared by Sauers Engineering, Inc. was accepted in July 2024.*
- *Target Remodel* – Façade elevations, site improvements and landscaping were approved for the redevelopment of the Kmart Store to a Target Store with Certificate of Occupancy issued in April 2023, and including outdoor gathering space improvements and landscaping finalized in July 2024
- Jada Windows Expansion - Began processing a Development Review application for a ±70,000 square foot window and door manufacturing building for Jada Windows in March 2024. The entitlement was subsequently approved in February 2025.
- Grass Valley RV Resort - This project was annexed in 2021, and grading and construction began in 2022 for a 147 space RV Park Resort with 15 glamping spaces for short term camping. This project was granted certificate of occupancy by the State in June 2024.
- A development review application was approved for an 80-room hotel project on Plaza Drive in January 2024. Grading and retaining wall permits were issued in September 2024.
- The Development Review Application was approved for a new Sherwin Williams paint store in February 2024, and a building permit was issued in December 2024.

Residential Projects:

- *Loma Rica Ranch* – Approved in 2019, the Specific Plan is a mixed-use development of over 452 acres. Grading and infrastructure improvements for Phase I, which includes ±250 homes has been ongoing and occurred throughout 2024, with home construction slated for spring 2025.
- *Berriman Ranch Phase II Duet Project* – 12 zero lot-line duet lots ranging in size from ±3,984 square feet to ±8,405 square feet. The city received a notice of non-funding in August 2023 for a REAP 2.0 grant requested to fund a sewer lift station, which is required to serve the project. The applicant is considering funding options and anticipates construction to occur in 2025.
- *Berriman Ranch Phase III Duet Project* – Berriman Ranch Phase III includes the division of a ±75-acre parcel into 60 duet style lots ranging in size from ±4,000 square feet to ±8,741 square feet. The city received a notice of non-funding in August 2023 for a REAP 2.0 grant requested to fund a sewer lift station, which is required to serve the project. The applicant is considering funding options and anticipates construction to occur in 2025.
- *Gilded Springs* – 26 residential infill lots including floor plans ranging in size from 1,400 to 2,835

square feet were approved in July 2019. In 2024, four building permits were issued, and three building permits were finalized in this subdivision.

- *Ridge Village/McKenna Subdivisions* – 34 single family infill lots with floor plans ranging in size from 1,200 to 3,000 square feet. Site improvements were completed with building permits anticipated in 2025.
- *The Pines of Grass Valley* – Currently reviewing grading permit for a 108 for-rent 1- & 2-bedroom apartments. The resort-style apartment project includes a swimming pool, hot tub, sundeck, private cabanas with TVs, fire pit, outdoor Yoga Studio, on-site business center, smart home features, on-site deli and market. Tree removal and minor grading for off-site improvements were issued in September 2024, and another grading permit for the main site improvements was opened in December 2024.
- *Timberwood Estates* – 45 single family home development, offering semi-customized homes in three sizes from 1,804 to 2,224 square feet, including 2-car garages. Building permits are issued in 2021. Buildout is on-going, with the majority of building permits issued in 2023 and the remaining anticipated to occur in 2025.
- *An expansion of the Sierra Guest Home*, was approved in January 2024 for a total of 27 supportive housing rooms, including two full apartment units.
- *Staff began processing an ordinance consistent with SB 10 legislation in March 2024. The ordinance would have the potential affect of increased residential density within mixed-use buildings in the downtown area.*

Mixed-Use Projects:

- Dorsey Marketplace includes a 104,350 square feet of commercial space, 8,500 square feet of office space, and 172 apartments. Dudek Environmental Consultants was contracted to prepare the Health Risk Assessment and Partially Recirculated Draft EIR as required per the court's findings in March 2023. The health risk assessment was prepared and added as a Supplement to the Final EIR prepared for the project, which was certified by the Grass Valley City Council in September 2024.

PRIOR YEARS APPROVED PROJECTS

- *Brunswick Commons*: 41-unit affordable rental apartment project, designed to provide housing targeting the homeless and mentally ill, with a Certificate of Occupancy issued in 2022.
- *Southern Sphere of Influence Planning and Annexation Project* – 1) an amendment to the General Plan land use designations on 237 of the 400 acres; 2) a prezone amendment on 237 of the 400 acres of land to various zone districts consistent with the proposed General Plan amendments; 3) an expansion of the boundaries and amendment to the Southeast Industrial District Combining Zone; 4) an amendment to add 31 acres to the City's Sphere of Influence; and 5) the annexation of approximately 400 acres.

- *Grass Valley RV Resort and Annexation Project* – The Grass Valley RV Park Resort and Annexation Project consists of 147 space RV Park Resort with 15 glamping spaces for short term camping on ±20 acres. The project also includes the annexation of ±25 acres of property into the City limits with a zoning designation that permits commercial and residential and combinations thereof.
- *Brockington Center Frontage Landscaping* – The Brockington (Safeway) shopping center frontage landscaping improvement project includes installation of several decorative rock walls and new parking lot landscaping.
- *Condon Park Accessibility & Parking Lot Improvement Project* – The Condon Park Accessibility Project was initiated 2020 and completed in 2021. The project included grading and resurfacing the trail, repaving the roadway, and repairing and installing sidewalk to meet current ADA standards. The 2021 Parking Lot Improvement Project included installation of a new restroom building, repaving of the LOVE building and baseball field parking lots, and extension of existing concrete walkway.
- *Slate Creek Road & Drainage Improvements* – The Slate Creek Road & Drainage Improvement project includes replacing drainage culvert, installing infiltration trenches, repaving and other needed improvements on Slate Creek Road to the City limits.
- *Dutch Bros Coffee* – The construction of a ±900 square foot Dutch Bros with drive-through was completed in 2021.
- *McDonald's Remodel* – The project consists of a façade, décor, drive-thru and restroom upgrade, as well as a 1,200 square foot building addition is under construction through 2021 with completion in 2022.
- *Wendy's Restaurant* – A ±2,366 square foot Wendy's restaurant with drive-through with parking and landscaping is under construction in 2021 with completion in 2022.
- *West Olympia Hotel* – A two-story, 74 room hotel that includes a pool and fitness center was approved by the Planning Commission on December 15th, 2020. Construction is anticipated in Spring/Summer 2022
- *Brunswick Commons* – The project is a mixture of affordable housing and homeless resource center which includes transitional housing units. The project is a Nevada County sponsored project consisting of 41 units of affordable housing for homeless and mentally ill. Also included are 33 one bedroom and 8 two-bedroom units. The project is being constructed in 2021 with completion in Spring/Summer 2022.
- *Coach N Four Motel* – Nevada County's 18-unit motel will initially continue as temporary emergency housing for people experiencing homelessness, with a focus on families, veterans, and other vulnerable groups. Construction to convert the Coach N Four Motel into permanent housing has commenced in 2021 with completion slated in 2022.
- *Quick Quack Carwash* – Development Review was approved for the car wash facility in June 2022; A building permit was issued in December 2022, and Certificate of Occupancy was granted in

November 2023.

STATUS OF GENERAL PLAN IMPLEMENTATION ACTIONS

The following table outlines selected General Plan policies and action items that the City made notable progress towards in 2024. The table is not a comprehensive list of all policies and action items in the General Plan; many policies/actions are under ongoing implementation and may not be listed. As most of the General Plan policies and related action items have been implemented through the adoption of ordinance and resolutions, incorporated into the regular governmental activities of the applicable departments, or included in development proposals as they are reviewed for consistency with the City's policies, the purpose of providing the policy implementation below is simply to streamline the review and highlight the annual progress efficiently.

The City's General Plan has always been built around central themes; all are key focus points of the City's current vision:

- Preserve Grass Valley's historical character and encourage restoration.
- Expand public services to serve a growing population.
- Encourage variety in residential building types and environments.
- Include high density housing areas in the town center.
- Provide better regional connections. Improve the circulation patterns within the City.
- Protect and improve the Downtown Historic area.
- Diversify the economy and locate industry to avoid undue traffic.
- Preserve scenic beauty and character.

To implement the City's 2020 General Plan, the City adopted a strategic plan, last updated in April 2022. The concept of a long-range Strategic Plan was presented to the Grass Valley City Council in 2018. The purpose of the Strategic Plan was to provide a set of goals from which comprehensive programs would be developed and adopted to help direct the City's future strategies and projects. The Strategic Plan was developed with input from community focus groups consisting of an assortment of interested citizens and community leaders. Community contributors culminated at a Citywide public forum where discussion focused on the future direction of Grass Valley and potential projects to enhance the City's livability. Seven core goals were identified: 1) Community Sense of Place; 2) Transportation; 3) Recreation and Parks; 4) Economic Development & Vitality; 5) High Performance Government & Quality Service; 6) Public Safety; 7) Water & Wastewater Systems & Underground Infrastructure.

2020 Adopted General Plan Implementation Measures	Implementation Progress
<p>Land Use</p> <p>1-LUI Revise the zoning map to reflect new General Plan designations</p> <p>2-LUI Revise zoning text to reflect General Plan changes, including density/intensity standards for zoning districts.</p> <p>3-LUI Review development regulations to assure adequately assess and mitigate environmental and fiscal impacts.</p> <p>4-LUI Establish and maintain a data base containing information needed to determine the City’s jobs-housing balance.</p> <p>5-LUI Review redevelopment and revitalization programs and activities, and adjust plans to meet the goals, objectives, and policies of the General Plan.</p> <p>6-LUI Review housing code enforcement practices, and adjust as needed to meet the goals, objectives, and policies of the General Plan.</p> <p>8-LUI Coordinate with LAFCo, Nevada County and other agencies and special districts regarding provisions of the General Plan, application of General Plan provisions incorporated portions of the Planning Area, and the timing and directions of future annexations.</p> <p>9-LUI Establish standard processes and procedures for planning, annexation and service provision in the unincorporated Planning Area.</p>	<ul style="list-style-type: none"> • The City revises the zoning map and text, as needed, to reflect changes in State law and General Plan amendments. • The City staffs the Development Review Committee, Planning Commission and City Council to ensure that development regulations and programs adequately assess and mitigate environmental and fiscal impacts. • The City updates the City’s Development Code as needed to reflect State law including SB 9, Accessory Dwelling Units, Density Bonus law, etc. • The City annually reviews development programs, goals, and objectives of the General Plan to assure that goals, policies and objectives of the General Plan are implemented and relevant. • The City provides code compliance duties on a complaint basis. In 2024, the City addressed 47 code compliance cases. • The City engaged with the Nevada County LAFCo to facilitate a Grass Valley Sphere of Influence Update.
<p>Circulation</p> <p>1-CI Adopt a roadway classification system outlined in the Circulation Element.</p> <p>2-CI Regularly update Development Impact Fees</p> <p>3-CI Ensure that proposed specific plans are consistent with the provisions of the functional classification component. This shall include incorporation of consistent design standards for</p>	<ul style="list-style-type: none"> • The City is working with Caltrans to acquire Colfax Avenue, Hansen Way, and portions of Tinloy Avenue. • Annual Street Rehab Projects were completed in 2024 • 2024 Measure E Street Rehab Project completed in 2024: North Auburn St, North Church St, North School St., Finnie St, Chester St,

<p>roadways, associated bikeways and trails, and landscape areas.</p> <p>4-CI Work with neighboring jurisdictions and regional planning agencies to coordinate the classification of roadways that cross the City's boundaries.</p> <p>5-CI Continue to refine and improve the design standards for the roadway system.</p> <p>8-CI Base the Capital Improvement Program on a 20-year horizon and update the program regularly. Update concurrently with the approval of any significant modification to the land use allocation assumed by the Citywide travel model.</p> <p>15-CI Ensure adequate funding to meet established Level of Service policies. Continue to implement and update traffic impact fees on new development and to obtain gas tax and other revenues to fund the Capital Improvement Program.</p> <p>18-CI Develop a plan for parking that identifies park and ride lots. Consider the need for park and ride facilities and for facilities serving alternative transportation modes when evaluating development proposals. Require construction of these facilities concurrent with development, or fair-share developer contributions in lieu of actual construction.</p>	<ul style="list-style-type: none"> • Ivy St, Linden Ave, Alta Vista Dr and portions of Alta St. Project. • Slate Creek Road Improvements Project: Slate Creek Road from Ridge Road to the City limits (approximately 1,000 feet of resurfaced roadway). • Idaho Maryland Road Measure E Emergency Repaving: Idaho Maryland from Sutton Way to Brunswick Road, (approximately ½ mile of resurfaced roadway). • In partnership with Caltrans, Nevada County Transportation Commission and the City, completed an Intersection Control Evaluation for the S Auburn/Neal Street/Colfax Avenue intersection. An oval round-a-bout is the preferred improvement with funding being sought for environmental review and construction. The city is continuing to look at funding sources. • Initiating a review for the Ophir and Bennett St Circulation Improvements Project
Conservation/Open Space	
<p>1-CONSI Identify, inventory and map essential information related to conservation and open space, utilizing the City's geographic information system.</p> <p>4-COSI Maintain a development review process which documents compliance with the various goals, objectives, and policies of the Conservation/Open Space Element.</p> <p>6-COSI Review development ordinances and regulations to assure adequate provision for clustering, density averaging, and other techniques.</p> <p>11-COSI Review sign regulations and landscaping requirements,</p>	<ul style="list-style-type: none"> • Engineering and Environmental Review is underway for the remainder of a Wolf Creek Trail through town. A preferred alignment has been selected and discussions with Caltrans are underway to finalize design details and right-of-way needs. • City partnered with community groups Bear Yuba Land Trust and Wolf Creek Community Alliance to maintain and improve trail and open space areas. BYLT coordinated repaving of the ½ mile stretch of the popular Litton Trail with significant City contribution.

<p>upgrade City ordinances as required, and develop an effective enforcement program.</p> <p>16-COSI Study and consider a permanent ban on open burning within the City limits.</p> <p>17-COSI Incorporate application mitigation measures specified in the Indirect Source Review Guidelines of the Northern Sierra Air Quality Management District in all future discretionary land use approvals.</p>	<ul style="list-style-type: none"> • The City has codified the Quimby Act in Chapter 17.86 of the City's Development Code at five acres per 1,000 persons. • The City promotes Planned Developments to assure clustering, density averaging and other techniques. For example, the City recently approved the Berriman Ranch Phase III Planned Development project consisting of 60 duet style lots on 10 acres, and Loma Rica Ranch includes 60 duet/townhouse units. • The City's Fire Department has implemented a permanent ban on open burning in the City. • The City implements Northern Sierra Air Quality Management District's air quality rules and standards on all projects. • Accepted Open Space Easement Deed for approximately 180 acres in conjunction with the Loma Rica Residential development project
<p>Noise</p>	
<p>2-NI Prohibit development of new noise-sensitive land uses where noise levels due to fixed noise sources will exceed the noise levels of the Noise Element.</p> <p>4-NI Require that an acoustical analysis be performed where new development of fixed noise sources, or modification of existing fixed noise sources, is likely to produce noise levels exceeding the performance standards of the Noise Element and that noise mitigation be included in the project design.</p>	<ul style="list-style-type: none"> • The City requires an acoustical analysis and conducts environmental analysis for discretionary projects to ensure that noise-sensitive land uses are mitigated.
<p>Safety</p>	
<p>1-SI Adhere to the Land Use Plan's compact overall development pattern, including infill. A compact development pattern reduces total land area needed to accommodate projected development; facilitates quick response to emergencies.</p> <p>3-SI Amend land use regulations to allow clustering and density</p>	<ul style="list-style-type: none"> • With exception to the recently annexed areas, development within the City of Grass Valley has been exclusive to infill development where services exist. • The City's Development Code has been updated in 2007 to permit clustering, density averaging and Planned

	<ul style="list-style-type: none">• The City is currently considering the adoption of an SB10 Ordinance that promotes infill residential development within the historic downtown.
	<ul style="list-style-type: none">•

<p>averaging in conjunction with restricted development of potentially hazardous areas.</p> <p>4-SI Encourage continuity and linkages within the circulation system. Require future developments to provide multiple ingress/egress points, to facilitate emergency vehicle access and mobility, and to facilitate emergency evacuation movements.</p> <p>5-SI Maintain high standards of fire preparedness, capacity, and response. Assure the City's capability to maintain such standards as areas are annexed.</p> <p>8-SI Continue to require new development to utilize on-site storm water detention techniques.</p> <p>9-SI Continue to utilize site development standards designed to minimize the resulting area and percentage of impervious surface.</p> <p>11-SI Incorporate into City construction codes appropriate provisions and revisions of the CA Building Code regarding seismic safety.</p> <p>12-SI Maintain an active code enforcement program to assure the safety of residential and commercial structures.</p> <p>14-SI Enforce provisions of the Nevada County Airport Land Use Compatibility Plan, regarding development in designated Airport Compatibility Zones.</p>	<p>Developments. Environmental analysis for projects restricts and/or avoids potentially hazardous areas.</p> <ul style="list-style-type: none"> • The Fire Department reviews all development proposals in accordance with the CA Fire Code as amended by the City of Grass Valley. The review ensures that linkages, multiple access points, emergency access and evacuation is planned. • With each respective development, a preliminary drainage study is required. On-site detention is the preferred drainage design, including development standards to minimize impervious surfaces and water quality. • For seismic safety, the City has adopted the CA Building Code as amended by the City of Grass Valley. • Although the City does not have a designated Code Compliance Officer, five Community Development Department staff members share Code Compliance duties. • The Community Development Department enforces the provisions of the 2011 Nevada County Land Use Compatibility Plan adopted by the Nevada County Transportation Commission.
Recreation	
<p>3-RI Establish and utilize neighborhood planning and participation to determine localized needs and desires for facilities and services.</p> <p>4-RI Pursue alternatives to city acquisition and maintenance of recreation areas via homeowners' associations, assessment districts and private organizations.</p>	<ul style="list-style-type: none"> • The City, in partnership with schools and youth sport organizations, completed replacing grass fields with turf at the Condon baseball field, the Scotten elementary School soccer field with Measure E funding. The improvements respond to maintenance concerns a need for expanded use during the wet season. • The City continues to work on the Wolf Creek Trail (Cohousing/River Otter way to Mining Museum Parking Lot

	at Mill Street & Freeman Lane) ±1.25 miles of trail constructed.
Historic	
<p>1-HI Maintain a Historic Resource Ordinance and active programs to implement City policy for historic conservation and enhancement.</p> <p>2-HI Continue to encourage the Grass Valley Historical Commission’s inventory of historical landmarks and sites within the original 1872 Townsite.</p> <p>4-HI Expand the “historical district” to include both sides of West Main Street between Church Street and Auburn Street and the north side of East Main Street between North Auburn Street and Washington Street.</p>	<ul style="list-style-type: none"> • The City maintains an active Historic Resource Ordinance and Historic Commission. The Historic Commission meets monthly and contains 5 members and 1 alternate member. • The Historic District has been expanded to include both sides of West Main Street between Church Street and Auburn Street and the north side of East Main Street between North Auburn Street and Washington Street.
Housing	
See attached goals, policies, and objectives.	<ul style="list-style-type: none"> • The City adopted the 2019-2027 State Certified Housing Element • The City adopted Accessory Dwelling Unit Ordinance in compliance with State law. • Updates to the City’s Density Bonus Ordinance and other housing laws in compliance with State law occurred in 2022.

HOUSING ELEMENT ANNUAL PROGRESS REPORT

The State Department of Housing and Community Development (HCD), acting as the City's Council of Governments, has determined the amount of affordable housing assigned to the City of Grass Valley for the planning period. Known as the Regional Housing Needs Assessment (RHNA). The 2019 – 2027 RHNA adopted by HCD allocates 743 housing units to the City of Grass Valley. This represents the number of housing units the City is responsible for accommodating during this planning period. The RHNA identifies 269 units, approximately 36 percent, to be affordable to very low- and low-income households. The above-moderate income category represents the greatest need for Grass Valley's total share of regional housing at 349 units or 47%.

Over the past several years, the Planning Division has processed an average of 50 planning and zoning applications annually. Applications include General Plan Amendments, Rezones, Development Review Permits, Tentative Maps, Planned Developments, Use Permits, Lot Line Adjustments, etc.

Within the current eight-year housing cycle to date, the city has permitted 206 units. We have entitlements for a total of 601 additional units including those approved but not yet built in Loma Rica, Timberwood Estates, Berriman Ranch, the Pines, and Dorsey Marketplace. If built out, the city is well-poised to meet the overall RHNA target of 743 units by the end of the housing cycle in 2027, though we will likely fall short of the units allocated for moderate and lower-income targets.

State law requires the city to complete a review of the implementation of the programs in the State Certified Housing Element. **Table D** attached lists each of the programs in the Housing Element and indicates the timeframe to complete the program and the City's efforts to date. As the table illustrates, the City is on track with implementation of its 2019 – 2027 State Certified Housing Element.

The following information is a summary of the housing unit activity of the City of Grass Valley during 2024. The information is an excerpt summary of Tables of the State Department of Housing and Community Developme

Jurisdiction	Grass Valley	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	08/15/2019 - 08/15/2027

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 01/01/2019-08/14/2019	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	143	-	-	30	-	-	-	-	-	-	-	33	110
	Non-Deed Restricted		-	-	-	-	-	-	3	-	-	-		
Low	Deed Restricted	126	1	-	3	-	-	1	-	-	-	-	84	42
	Non-Deed Restricted		33	2	35	3	6	-	-	-	-	-		
Moderate	Deed Restricted	125	-	-	-	-	-	-	-	-	-	-	15	110
	Non-Deed Restricted		-	-	3	1	11	-	-	-	-	-		
Above Moderate		349	22	3	24	14	-	4	7	-	-	-	74	275
Total RHNA		743												
Total Units			56	5	95	18	17	5	10	-	-	-	206	537
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5										6	7	
		Extremely low-Income Need	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total Units to Date	Total Units Remaining	
Extremely Low-Income Units*		72	-	-	-	-	-	-	-	-	-	-	72	

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted
VLI Non Deed Restricted

Table D

Program Implementation Status pursuant to GC Section 65583
Housing Programs Progress Report

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1: Adequate Sites for Housing	Accommodate the City's share of Nevada County's future housing needs	Current and ongoing, 2019 – 2027 (annexation related polices are addressed as property owners request annexation)	<p>No annexations were proposed or processed in 2023. However, staff worked with an applicant on a pre-application/conceptual plan for a multifamily residential project in the City's sphere of influence to determine the scope of improvements required.</p> <p>Currently, many areas of the city's sphere have limited access to connect to existing sewer infrastructure and city water. The City was awarded \$115,000 in REAP funding to conduct a water infrastructure study for the southern portion of the city and its sphere to identify gaps in infrastructure and opportunities to expand water infrastructure to support future development and annexation efforts. The Final Report outlining options for addressing infrastructure needs was presented to City Council in July 2024.</p> <p>No projects were proposed in the R-3 zone. However, the City continues to work with interested developers to build out residential parcels to their maximum capacity in all residential zones.</p> <p>In 2022, the City approved an infill affordable housing project for Habitat for Humanity on Joyce Drive, that subsequently identified contamination on the site. In 2023, the City purchased the site from Habitat in order to facilitate rehabilitation. The City was awarded \$500,000 for an EPA Brownsfields Assessment Grant, which included a contract to hire Geoccon for technical expertise. Geoccon conducted an assessment of the site and prepare a response plan, that was completed in September 2023. The City applied for and received a \$2 million dollar DTSC's Equitable Community Revitalization Grant (ECRG) in 2024, and is working with DTSC to approve a final cleanup plan.</p> <p>The City worked with Foothill House of Hospitality, a local nonprofit serving the homeless population, to expand an existing supportive housing facility to provide additional supportive housing units for the ELI, homeless and at-risk of homelessness, and senior population of Grass Valley. A Variance was approved in February 2024 to encroach into the rear setback requirement and exceed lot coverage standards to provide a 27 room permanently supportive housing facility with two ADUs for independent living quarters.</p>
Program 2: Flexible Development Standards and Mixed Use Developments	Increase the options to provide for a variety of housing to meet the needs of all income groups	Use of Planned Development and other zoning techniques, current and ongoing, 2019 – 2027. Pre-annexation and pre-application meetings with applicants will occur each year as needed based on property owner interest	<p>In January 2024, the City released an RFP seeking consultants to assess the feasibility of increased residential capacity in the downtown area and develop a responsive ordinance. However, no responses were received. Therefore, the City developed an an SB 10 ordinance increase residential and mxied-use capacity in the downtown to meet a largely unmet need for workforce housing near downtown. The ordinance is scheduled to be heard by City Council in early 2025.</p> <p>The South Auburn Street Master Plan was adopted in 2005 to cover approximately 2.5 acres along South Auburn Street that is entirely built out and comprised of 10 private lots. Implementation of the Plan relied on Redevelopment Agency funds that are no longer available. The City implements standards of the Town Core zone district in this area to encourage compatible redevelopment as property owners are interested.</p>
Program 3: Reduce Regulatory Barriers to Affordable Housing	Reduce regulatory barriers to facilitating the provision of a variety of housing for all income groups. Request the state understand and address the significant cumulative costs of implementing state housing regulations adopted by the state that severely impact the costs to housing, particularly those adopted after 2006	Ongoing monitoring	<p>Staff also continually reviews the Development Code and identifies ways to improve clarity and streamline housing development.</p> <p>The City has not had any requests for density bonuses. However, the City identified a need for additional incentives to encourage residential uses in the downtown area. Therefore, staff prepared an SB 10 ordinance to be heard by City Council in early 2025 to encourage conversion of unused upper- and basement-space to residential units in the Town Core zoning district.</p> <p>Staff worked with Habitat for Humanity in 2024 to expeditiously review a tentative parcel map for a lot split, and subsequent ministerial SB 9 urban lot split to result in 3 parcels for 3 affordable single-family homes on Ventana Sierra Drive. The City worked with Habitat to ensure the resulting parcels would facilitate the desired development, and leave room for a fourth unit as a detached ADU if desired. Further, staff worked with Foothill House of Hospitality to respond to an appeal of the approval of their variance application for expanding a supportive housing facility. In both cases, the applicant had direct contact information for a designated staff member.</p> <p>Due to staff turnover and capacity, City staff did not lobby the state directly in 2023. However, the City will continue to work with interested developers to address state requirements.</p>
Program 4: Implement General Plan Policies	Through measures described in programs 1 – 3, the City shall continue to implement General Plan policies that encourage efficient use of unconstrained land and a healthy economic base	Ongoing, 2019-2027	<p>In January 2024, the City released an RFP seeking consultants to assess the feasibility of increased residential capacity in the downtown area and develop a responsive ordinance. However, no responses were received. Therefore, the City developed an an SB 10 ordinance increase residential and mxied-use capacity in the downtown. The ordinance is scheduled to be heard by City Council in early 2025. The intent of this ordinance is to promote infill mixed-use in the city's downtown area, thus encouraging use of unconstrained land and activating the downtown. Further, the City has encouraged construction of additional infill housing through ADUs.</p>
Program 5: Encourage the Use of Development Agreements	To expedite the process of final development approvals and ensure long-term protection for the City and developer	Current and ongoing, as part of the application process	<p>No large residential developments were proposed in 2023; therefore, the City did not discuss development agreement opportunities.</p>

Program 6: Annual Housing Element Monitoring Report	To evaluate progress annually and make appropriate revisions to policies and programs	Annual report as required by State law	<p>The City submitted the 2023 APR to HCD on March 14, 2024 after receiving approval from City Council. The City continues to complete the APR annually.</p> <p>In 2024, staff met and worked with, multiple developers and property owners interested in building housing. These include affordable housing developers, including Habitat for Humanity and Foothill House of Hospitality, as well as market rate developers and individual owners. Further, the City has encouraged homeowners to take advantage of SB 9 as well as adding ADUs to their property. The results of these conversations included one SB 9 lot split for Habitat for Humanity, permanent supportive housing for 27 residents, seven ADUs, and several single family homes in 2024, inclusive of applications for two lower-income homes.</p> <p>Further, the City applied for and received a \$2 million dollar DTSC Equitable Community Revitalization Grant (ECRG) to clean up a brownfield site of interest to affordable developers, in order to further facilitate lower-income development. Staff also continually reviews the Development Code and identifies ways to improve clarity and streamline housing development.</p>
Program 7: Promote Infill Development	To reduce infrastructure costs associated with infill development proposals	Current and ongoing, 2019 – 2027	<p>In January 2024, the City released an RFP seeking consultants to assess the feasibility of increased residential capacity in the downtown area and develop a responsive ordinance. However, no responses were received. Therefore, the City developed an SB 10 ordinance increase residential and mixed-use capacity in the downtown. The ordinance is scheduled to be heard by City Council in early 2025. The intent of this ordinance is to promote infill mixed-use in the city's downtown area, thus encouraging use of unconstrained land and activating the downtown. Further, the City has encouraged construction of additional infill housing through ADUs.</p>
Program 8: Allow Alternative Housing Types to Meet Special Needs	Provide greater housing and shelter opportunities for special needs groups	Current and ongoing, 2019 – 2027	<p>In 2024, the City met with Habitat for Humanity to process a traditional lots split and SB 9 urban lot split to create three parcels for lower-income ownership units. Additionally, staff worked with Foothill House of Hospitality to respond to an appeal of the approval of their variance application for expanding a supportive housing facility and provide guidance on developing a nearby site with additional housing for residents experiencing or at risk of homelessness.</p> <p>The City allows ADUs in all residential zones and non-residential zones that allow residential uses.</p>
Program 9: Housing for Persons with Disabilities, including persons with Developmental Disabilities	Coordinate with the Regional Center and other entities that provide supportive housing to support and improve housing and shelter opportunities for persons with disabilities, including persons with developmental disabilities	Current and ongoing, 2019 – 2027	<p>In 2024, the City met with Habitat for Humanity to process a traditional lots split and SB 9 urban lot split to create three parcels for lower-income ownership units. Additionally, staff worked with Foothill House of Hospitality to respond to an appeal of the approval of their variance application for expanding a supportive housing facility for persons with disabilities, and provide guidance on developing a nearby site with additional housing for residents experiencing or at risk of homelessness.</p>
Program 10: Housing Opportunities for Large Families	New Construction: 25 very low-income units, 40-60 low-income units Homebuyer Assistance: 2 extremely low-income, 2 very low-income, 6 low-income, and 10 moderate-income homebuyers	Current and ongoing, 2019 – 2027; meet annually with housing providers to establish funding priorities; apply quarterly for available funding based on annual priorities and the schedule of the state or federal program	<p>While no lower-income multifamily developments were proposed in 2023, the City worked with Habitat for Humanity to process lot splits for future deed-restricted single-family homes, expected to be permitted in 2025.</p>
Program 11: Workforce Housing Study	Provide greater housing opportunities for local workforce	Current and ongoing, 2019 – 2027	<p>In 2024, the City worked with Habitat for Humanity to process lot splits to create three parcels for deed-restricted single-family homes, expected to be permitted in 2025. The City also applied for and received a \$2 million dollar DTSC Equitable Community Revitalization Grant (ECRG) to clean up a brownfield site of interest to affordable developers, in order to further facilitate lower-income development. Further, the City processed applications for eight ADUs in 2024.</p>
Program 12: Density Bonus	New Construction: 25 very low-income units, 40-60 low-income units Homebuyer Assistance: 2 extremely low-income, 2 very low-income, 6 low-income, and 10 moderate-income homebuyers	Current and ongoing, 2019 – 2027	<p>Staff discussed the opportunity for a density bonus with one developer pursuing affordable housing during the year. However, no developers chose to pursue a density bonus. The City will continue to promote this opportunity for potential and proposed residential development opportunities.</p>
Program 13: Pursue State and Federal Funding for Affordable Housing	Continue to apply for specific grants and provide support to private developers that are pursuing funding assistance for lower income housing. Based on past project approvals, the City's objective is: New Construction: 25 very low-income units, 40-60 low-income units Homebuyer Assistance: 2 extremely low-income, 2 very low-income, 6 low-income, and 10 moderate-income homebuyers	Current and ongoing, 2019 – 2027; meet annually with housing providers to establish funding priorities; apply quarterly for available funding based on annual priorities and the schedule of the state or federal program	<p>Staff worked with Habitat for Humanity in 2024 to expeditiously review a tentative parcel map for a lot split, and subsequent ministerial SB 9 urban lot split to result in 3 parcels for 3 affordable single-family homes on Ventana Sierra Drive. The City worked with Habitat to ensure the resulting parcels would facilitate the desired development, and leave room for a fourth unit as a detached ADU if desired. Further, staff worked with Foothill House of Hospitality to respond to an appeal of the approval of their variance application for expanding a supportive housing facility.</p>
Program 14: Tax Exempt Bonds and Mortgage Credit Certificates	Increase the availability of funding options for new or rehabilitated housing	Current and ongoing, 2019 – 2027	<p>Due to limited funding, the City's first-time homebuyer program has been suspended. However, staff shared information on state opportunities with interested prospective owners.</p>
Program 15: Community Reinvestment Act	Increase the availability of funding options for new or rehabilitated housing	Annual presentations, 2019 – 2027, additional meetings with specific lenders as needed	<p>The expansion of Sierra Guest Home was partially funded with a \$6 million CDSS Community Care Expansion Program grant to increase the availability of lower-income housing.</p>
Program 16: Housing Rehabilitation Programs	Rehabilitation of 2 extremely low-income, 3 very low-income, and 5 low-income housing units	Current and ongoing, 2019 – 2027	<p>Due to limited capacity, the City was unable to secure rehabilitation funding in 2024.</p>
Program 17: Preservation of At-Risk Housing	Preserve the affordability of 953 assisted rental housing units	The City will continue to monitor and begin to address as part of the next Housing Element cycle	<p>No assisted rental units were lost in 2024.</p>

Program 18: Rental Assistance	Maintain availability of rental assistance to Grass Valley residents	Annual collaboration with the Housing Authority during federal funding request; information distribution, current and ongoing, 2019 – 2027; ongoing promotion of rental assistance program to rental property owners	The City continues to collaborate with the Housing Authority as requested to administer Housing Choice Vouchers.
Program 19: Preservation of Mobile Home Parks	Preserve the condition and affordability of larger mobile home parks containing 360 spaces; provide relocation assistance to residents of parks that are not feasible to preserve	Meet with park owners and residents if requested to determine feasibility of preservation.	No mobile home spaces were lost in 2024.
Program 20: Housing Code Enforcement	Improve substandard housing conditions through correction of code violations. Document housing conditions and establish priorities for future code enforcement, housing rehabilitation assistance, and neighborhood improvement efforts.	Current and ongoing, 2019 – 2027	The City responded to complaints of code violations and substandard housing conditions. Staff compiled photo documentation of conditions and records of contact made and when the investigation was resolved. In addition to enforcing safe housing conditions, the City also proactively monitored vegetation overgrowth and other potential hazards to public health and safety and contacted property owners if violations were found.
Program 21: Re-Use of Large, Older Homes	Efficiently re-use and preserve existing residential structures and increase the supply of housing.	Current and ongoing, 2019 – 2027	In 2024, the City met with owners of a 2-story stacked duplex on Bennett Street built in approximately 1880 as a single-family home, and converted to a duplex in 1987. The current owners discussed converting the home to a triplex, and converting a detached garage to two ADUs, to make the most of the property while preserving the historic integrity of the home. The owners are working with a contractor to develop plans for the conversion to increase housing supply. Additionally, the City allows conversion of larger structures into multifamily structures in the downtown (TC), R-2, and R-3 zones. To further this, staff developed an SB 10 ordinance for the TC area to allow conversion of unused/underused commercial space to residential units in the downtown area. This ordinance will be heard by City Council for consideration in February 2025.
Program 22: Fair Housing Program	Educate the public on fair housing issues, reduce housing discrimination, and promptly resolve housing discrimination complaints	Current and ongoing, 2019 – 2027; identify annual events in 2019 and include fair housing information beginning 2019 and thereafter	Staff provided fair housing resource information by request and in response to code violation complaints. No housing discrimination complaints were received in 2024.
Program 23: Energy Conservation for New Construction and Residential Design	Reduce residential energy consumption	Current and ongoing, 2019 – 2027	The City continues to enforce state energy standards for new residential construction.
Program 24: Weatherization and Energy Conservation for Existing Dwelling Units	Rehabilitation of 2 extremely low-income, 3 very low-income, and 5 low-income housing units	Current and ongoing, 2019 – 2027	Due to limited capacity, the City was unable to secure rehabilitation funding in 2024.
Program 25: Encourage Development of Moderate Income and Above Moderate-Income Housing	Continue support of previously approved housing projects and encourage the development of at least 120 moderate and 350 above moderate for-sale housing units.	Current and on-going through housing element planning period.	The City issued building permits for 4 market-rate single-family homes in the Gilded Springs development and three ADUs. Staff also met with interested developers to discuss opportunities for market-rate residential development. All parties were encouraged to submit pre-application, or conceptual, plans; however, none were received. The city currently has issued entitlements for an additional 601 units.
Program 26: Encourage Development of Market Rate Rental Housing	Provide support for the development of 50 moderate and 25 above moderate rental housing units.	Current and on-going through housing element planning period.	The City continues to encourage construction of ADU and SB9 units. Staff is currently working with one property owners to process plans for SB9 units that, combined, will result in 4 new market rate rental units. Additionally, the developer of The Pines, a 108-unit apartment complex, has begun land clearing and grading work for construction, and the City processed master plans for Phase 1 of the Loma Rica Specific Plan area, with lot-specific building permits expected to be submitted in early 2025.
Program 27: Efficiency Dwelling Units (Tiny Homes)	Explore the feasibility of amending the CA Building Code and CA Residential Code to allow for tiny home development. If feasible, the City will encourage tiny home developments on a case by case basis through the City's Planned Development process. If feasible, the City will promote development 20 very low-income and 10 low-income tiny homes.	Adopt ordinance by 2020, if feasible	The City has no minimum square footage requirements for housing beyond those established by the California Building Code.
Program 28: Facilitate the Development of Affordable Housing	Support Nevada County's and the Regional Housing Authority's effort to develop 40 transitional and supportive housing units and rental units that will not exceed 30% of the area's median income. Continue to cooperate with Habitat for Humanity's effort to build 2 to 3 housing units annually (assumes 20 for 2019-2027 Housing Element cycle) for extremely low-income residents.	During Housing Element Planning period	In 2024, City staff met with Habitat for Humanity and Foothill House of Hospitality to identify opportunities for affordable housing. The City has not received any requests for deferred fees for affordable housing development. In 2024, the City received a \$2 million dollar DTSC Equitable Community Revitalization Grant (ECRG) to clean up a brownfield site of interest to affordable developers, in order to further facilitate lower-income development. Additionally, in 2024, the City met with Habitat for Humanity to other housing opportunities. Staff worked with Habitat to process a traditional lot split and SB 9 urban lot split to result in 3 parcels for development of deed-restricted single-family homes. The homes are expected to be permitted in 2025.

<p>Program 29: Development Code, Policies and Procedures Review</p>	<p>To streamline development and building permit applications, in consultation with the development community, the City will continue to review its Development Code, policies and procedures and incorporate new systems to streamline the City's development review processes.</p>	<p>Annual Review with Supportive Housing provisions within 1 year of Housing Element adoption</p>	<p>The City allows transitional and supportive housing in residential zones in the same manner as residential uses in those zones, to streamline development of a variety of housing types. Further, in 2024 staff completed a comprehensive review of the Development Code to identify barriers to housing and clarity issues. The review resulted in a list of suggested changes to be made in 2025.</p>
<p>Program 30: Lower Income By-Right Zoning</p>	<p>To streamline development and building permit applications for lower income multiple family housing units in accordance with Government Code 65583.2 et. seq.</p>	<p>Within 2 years of adoption of Housing Element.</p>	<p>The City allows residential uses, including single-family and multi-family, by-right in the R-3 zone district, including lower-income housing.</p>