



CITY OF GRASS VALLEY

2022 GENERAL PLAN ANNUAL PROGRESS REPORT



March 17, 2023

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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).

The Southern Sphere of Influence and Annexation Project was the only notable General Plan Amendment for 2021.

The Grass Valley RV Park Resort and Annexation Project was the only notable General Plan Amendment for 2022.

2022 MAJOR MILESTONES & PROJECTS

Construction was approved, initiated, or completed within the City of Grass Valley for the following major projects during the 2022 planning year:

Annexation Projects:

- *The 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.

To meet the goals of the City's Housing Element and to comply with SB 2 funds, which were used to fund the application process and environmental work, the SEIR evaluated the impacts of residential development on approximately 10 acres of land west of SR49. The goal was to create an opportunity for by-right development which is being strongly encouraged by the state to reduce processing times and costs for new housing.

- *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.

A grant has recently been awarded by Nevada County to provide preliminary engineering for Nevada Irrigation District.

City Projects:

- *Memorial Park Facilities Improvement Project* – The City was awarded \$3.5 million in Community Development Block Grant (CDBG) funds for its 2019-20 public facilities application. With

construction occurring through 2021, the awarded project includes demolition and expansion of the Memorial Park Pool, addition of pickleball and basketball courts, demolition of the Clubhouse (to be replaced with a new recreation building), and addition of a through road designed to provide additional connectivity and parking. The project is anticipated to be completed in 2022.

- *Mill Street Pedestrian Improvement Project* – Following the success of the temporary closure of two blocks of Mill Street to create public space in response to the COVID-19 pandemic, the City approved permanent closure of Mill Street. Custom planters, site furnishings and seating areas were carefully positioned throughout the street to 1) provide necessary vegetation and shading currently lacking on the street; 2) support businesses activities; and 3) provide designated public seating area to create a cohesive identity that compliments the historic character.
- *Scotten Field Turf Replacement* – Artificial turf was installed at Scotten School’s field along with an access road, parking lot, and restroom, as part of the 2021 Measure E Park Improvements. Improvements occurred in 2023.
- *Condon Baseball Field Turf Project* – Artificial turf was installed at Condon Baseball Field as part of the 2021 Measure E Park Improvements. Improvements occurred in 2023.
- *2021 Annual Rehab Project* – The scope of work, in general, included: asphalt concrete pavement removal, hot mix asphalt paving, and thermoplastic pavement marking and striping of Freeman Lane from Mill Street to West McKnight Street and La Barr Meadows Road from East McKnight Road. Improvements occurred in 2023.
- *Condon Park Accessibility Project* – Accessibility improvements were completed for Condon Park with Measure E Park Improvements.

Commercial Projects:

- *Target Remodel* – Façade elevations, site improvements and landscaping were approved for the redevelopment of the Kmart Store to a Target Store opening in April 2023.
- *Quick Quack Car Wash* – A ±3600 square foot attended Quick Quack Carwash and related site improvements was approved in 2022 and is under construction with a completion date in 2023.

Residential Projects:

- *Loma Rica Ranch Specific Plan* – Approved in 2019, the Specific Plan is a mixed-use development of over 452 acres. Grading for Phase I consisting of ±250 homes is occurring in 2022, with construction slated for Summer 2023.
- *Berriman Ranch Phase I* – Single-family development of 30 homes ranging in size from 1,579 to 2,491 square feet are being constructed with the final phase completed in 2023.
- *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. Approved in 2021, the project is anticipated to break ground in 2023.

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- *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. Approved in 2021, the project is anticipated to break ground in 2023.
 - *Gilded Springs* – 26 residential infill lots including floor plans ranging in size from 1,400 to 2,835 square feet. sq. ft. were approved in July 2019. Site improvements have occurred in 2022 with building permits anticipated in Summer 2023.
 - *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 are occurring in 2021 with building permits anticipated in Summer of 2023.
 - *The Pines of Grass Valley* – Consists of 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. Site improvements are anticipated in summer 2023.
 - *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 slated to occur in 2023/2024.
 - *City of Grass Valley's 1st Time Homebuyer Program* – The City was awarded \$400,000 of First Time Homebuyer funds for its First Time Homebuyer program.

PRIOR YEARS APPROVED PROJECTS

- *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.

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- *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.

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 2022. 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 2020. 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
Land Use	
<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> <p>11 LUI Review service provision/extension plans, policies, and procedures to assure compatibility with the General Plan.</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 Historical Commission, 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. Several amendments occurred in 2022 to reflect recently enacted State laws. • 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 2022, the City addressed 35 code compliance cases. • The City annexed ±425 acres with the Southern Sphere of Influence and Annexation and Grass Valley RV Park Resort and Annexation projects. Rezoning of the properties is consistent with the City's 2020 General Plan land use designations. LAFCO approval of both the projects occurred in 2022. • For both the annexation projects noted above, the review and provision of services/extension plans are evaluated to assure compatibility with the General Plan.
Circulation	
1-CI Adopt a roadway classification system outlined in the	<ul style="list-style-type: none"> • The City is working with Caltrans to acquire Colfax Avenue,

<p>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 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 action construction.</p>	<p>Hansen Way, and portions of Tinloy Avenue. State Relinquishment is anticipated to occur in 2023.</p> <ul style="list-style-type: none"> • 2021 Annual Street Rehab Projects completed in 2022 included Freeman Lane and McCourtney Roads. • 2020 Measure E Street Rehab Project completed in 2022: Joerschke Dr, Maltman Dr, Manor Dr, Glenbrook Dr, Annex Avenue, Apple Ave, W Olympia Dr, Glenwood Rd (Approximately 2 miles of resurfaced roadway) • 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. An ATP grant application was unsuccessful, but the City is planning to reply in early 2023.
<p>Conservation/Open Space</p> <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</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.

<p>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, 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"> • 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. • 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. • 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.
Noise	
<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.
Safety	
<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;</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.

<p>facilitates quick response to emergencies.</p> <p>3-SI Amend land use regulations to allow clustering and density 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>	<ul style="list-style-type: none"> • The City's Development Code has been updated in 2007 to permit clustering, density averaging and Planned Developments. Environmental analysis for projects restricts and/or avoids potentially hazardous areas. • 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.
<p>Recreation</p>	
<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 updated Park restrooms (Memorial Park and Minnie Park) and playgrounds (Memorial Park and Minnie Park) to meet ADA requirements funded by Measure E (sales tax initiative). • The City completed the first phase of 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.

Building permits during this timeframe have also averaged ± 600 permits with the City averaging generally 50 permits annually for residential projects. Although building permits in 2021, have been less, several residential project sites, including Gilded Springs, Ridge Village, and Loma Rica Phase I are slated for development with several hundred lots available for the 2023 construction season.

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 2022. The information is an excerpt summary of Tables of the State Department of Housing and Community Development.

