

4.12 POPULATION AND HOUSING

This section describes the existing population and housing conditions in the County of Nevada (County) and the City of Grass Valley (City) and evaluates potential impacts that could result from future development within the three general areas of unincorporated Nevada County: Grass Valley Sphere of Influence; Penn Valley; and, Lake of the Pines. This section contains analysis based on information from the Nevada County General Plan, adopted in 1996, and subsequently amended Circulation and Housing Elements (2010), and for the areas of the proposed project within the City of Grass Valley Sphere of Influence, which will eventually be annexed into the City of Grass Valley, the City of Grass Valley 2020 General Plan and the City of Grass Valley 2009-2014 Housing Element. Other resources, references and documents used are identified, both in the text and corresponding footnotes.

4.12.1 ENVIRONMENTAL SETTING

POPULATION

County of Nevada

As noted in the County of Nevada's Housing Element 2009-2014, in January 2008 the California Department of Finance (DOF) estimated that the County's population was 99,186 persons. Between 2000 and 2008, the population of the County increased by 7 percent or 7,183 persons, which was less than two percent per year. In January 2012, the DOF estimated the population of the County Nevada to be 97,182, which is a decrease in population from 2008 of 2,004 persons.

Population projections included in the Nevada County 1996 General Plan and subsequent 2010 Housing Element amendment show that by 2020 the County will grow to 114,451 persons within the County's General Plan Planning Area, about an 18 percent increase. The Nevada County General Plan and Housing Element Planning Area includes the existing unincorporated areas and three cities – Grass Valley, Nevada City and Truckee.

The County's population is comprised of several different ethnic groups. According to the 2000 Census, 88 percent of the County's population identified themselves as white, not of Hispanic origin. The second largest ethnic group was Hispanic with six percent of the County's population. In 2000, the median age of residents in the County was 43 years. The County's median income in 2000 was \$45,864. According to DOF, in January 2012 there were 2.30 persons per household in the County.

City of Grass Valley

As noted in the City of Grass Valley 2009-2014 Housing Element, in January 2009 the California Department of Finance (DOF) estimated that the City's population was 12,817 persons. This estimate represents a slight decrease in population since 2007 of 103 persons. Between 2000 and 2009, the population of the City increased by 17 percent or 1,895 persons, which was less than two percent per year. By comparison, the City's population increased by 21 percent between 1990 and 2000, or two percent per year. In 2011, the United States Census Bureau estimated the population of Grass Valley to be 12,840 persons, which is a slight increase from 2009 estimates.

Population projections included in the 2020 General Plan show that by 2020 the City will grow to 23,395 persons within Grass Valley’s General Plan Planning Area, about double the current population and double the rate of population growth between 1990 and 2009. The City of Grass Valley’s 2020 General Plan Planning Area (planning area) includes the existing incorporated City, City Sphere of Influence, and areas likely to be annexed into the City. The 5,078 people included within the planning area, but not in the City’s 2000 population, currently live outside the City limits but within the City’s Sphere of Influence.

The City’s population is comprised of several different ethnic groups. According to the 2000 Census, 88 percent of the City’s population identified themselves as white, not of Hispanic origin. The second largest ethnic group was Hispanic with six percent of the City’s population. In 2000, the median age of residents in the City was 39.3. The City’s median income in 2000 was \$28,182, significantly lower than incomes in other cities in Nevada County (Nevada City, Truckee and unincorporated communities). Grass Valley’s median income was nearly \$8,500 less than the median income of Nevada City and over \$17,500 less than the median incomes of both Nevada County and Truckee. The City has concluded that the lower incomes of its residents are due to several factors, including a higher percentage of renter households, a high proportion of government-assisted rental units, and a high proportion of jobs that pay low to moderate wages. According to DOF, in January 2012, there were 2.00 persons per household in the City.

HOUSING

County of Nevada

A household is defined by the U.S. Census Bureau as all persons who occupy a housing unit, including families, single people, or unrelated persons. Based on the most current DOF estimates, there were 52,766 households in the County in May 2012. Table 4.12-1, *Housing Stock in the City of Grass Valley (2012)*, summarizes the City’s housing stock.

**Table 4.12-1
 Housing Stock in the County of Nevada (2012)**

Unit Type	Single-Family Detached Residential Units	Single-Family Attached Residential Units	Multi-Family Residential Units	Mobile Homes
Number of Units	43,703	809	5,127	3,127
Percent of Total	83%	1%	10%	6%

Source: State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State, 2011-2012, with 2010 Census Benchmark*. Sacramento, California, May 2012

Housing prices in the County of Nevada have steadily increased over the years. In 2000, the median price for a single-family home was \$199,300. By 2011, the median price for a single-family home was estimated to be \$340,400, a 71 percent increase in 11 years. Like most of the nation, home prices declined rapidly over the past few years. It is estimated that the median price for a single-family home in Grass Valley was \$413,900 in 2009.

City of Grass Valley

Based on the most current DOF estimates, there were 6,647 households in the City in May 2012. Table 4.12-2, *Housing Stock in the City of Grass Valley (2012)*, summarizes the City’s housing stock.

**Table 4.12-2
Housing Stock in the City of Grass Valley (2012)**

Unit Type	Single-Family Detached Residential Units	Single-Family Attached Residential Units	Multi-Family Residential Units	Mobile Homes
Number of Units	2,965	202	3,041	439
Percent of Total	44%	3%	46%	7%

Source: State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State, 1/1/2012, with 2010 Census Benchmark*. Sacramento, California, May 2012

Housing prices in Grass Valley have steadily increased over the years. As noted in the City of Grass Valley 2009-2014 Housing Element, in 1990 the median price for a single-family home was \$135,000. By 2007, the median price for a single-family home rose to \$415,000, a 207 percent increase in 12 years. Like most of the nation, home prices have declined rapidly in between 2008 and 2011. The DOF estimated the median price for a single-family home in Grass Valley was \$300,000 in 2008.

EMPLOYMENT

County of Nevada

According to the 2009-2014 Housing Element (May 2010), the County's employment base is largely in retail and service trades. Approximately 21.7 percent of the jobs available in the County of Nevada are associated with education, health care, and social services and approximately 13 percent in retail.

Currently, the County has a labor force of approximately 48,812 persons, or approximately 1.1 persons per household are in the labor force (52,766 households ÷ 48,812 persons). Out of this labor force, approximately 8.7 percent were unemployed in 2012. This rate was slightly lower than California, which had an unemployment rate of 9.8 percent.

City of Grass Valley

According to the 2009-2014 Housing Element (January 2010), Grass Valley's employment base is largely in retail and service trades. Approximately one half of the jobs available in Grass Valley are associated with retail and approximately 20 percent are in health care and social services. Within Nevada County, employment opportunities are mainly concentrated in education, health care and social assistance, construction and retail. Approximately 47 percent of the jobs in Nevada County are within these fields, according to the U.S. Census Bureau.

Significant differences exist between the types of jobs available in Grass Valley and the occupations of employed Grass Valley residents, because most residents (57 percent) commute to jobs outside Grass Valley. Although most jobs in Grass Valley are in retail and service industries, many Grass Valley residents hold jobs outside the City in manufacturing, education, government, and construction trades.

The difference between jobs in Grass Valley and jobs held by Grass Valley residents creates a "reverse commute." Many low- to moderate-wage earners employed in Grass Valley commute from homes outside the City, while many Grass Valley residents commute from their homes in the City to higher paying jobs outside Grass Valley.

Currently, the City has a labor force of approximately 5,680 persons, or approximately 1.1 persons per household are in the labor force (6,077 households ÷ 5,680 persons). Out of this labor force, approximately 7.9 percent were unemployed in 2012. This rate was slightly lower than Nevada County, which had an unemployment rate of 9.8 percent.

JOBS / HOUSING BALANCE

Jobs/housing balance is a ratio between the number of housing units and the number of jobs within a city or county. A jobs/housing ratio that is less than 1.0 indicates that the community has more homes than jobs. A jobs/housing ratio that is higher than 1.0 indicates that the community has more jobs than homes.

Nevada County

As noted above, Nevada County has approximately 52,766 households and there are approximately 48,812 jobs in the County. This equates to a jobs/housing ratio of 1.1:1 for the County of Nevada, which means that there are 1.1 jobs per household.

City of Grass Valley

Grass Valley has approximately 6,077 households and there are approximately 5,680 jobs in the City. This equates to a jobs/housing ratio of 0.9:1 for the City of Grass Valley, which means that there are 0.9 jobs per household.

4.12.2 REGULATORY SETTING

LOCAL FRAMEWORK

County of Nevada General Plan

Housing Element

The 2009-2014 Housing Element, adopted in May 2010, examines Nevada County's current as well as projects future housing needs. The Housing Element also includes statements of community goals, objectives, and policies concerning those housing needs, and it includes a housing program that responds to current and future needs within the limitations posed by available resources. There are many factors outside the County's control which constrain the development of housing, especially housing in affordable to low and very low income households. The goals, policies, and programs contained within the Housing Element address those constraints in order to promote development of sufficient housing to meet the needs of all Nevada County residents, as well as ensure that there are adequate sites that will facilitate housing development for all income groups within the County. The following goals, policies, and programs set forth in the Housing Element are applicable to the proposed project:

Goals

Goal HD-8.1

To provide for a variety of housing types by tenure and price in all residential areas for all income segments, special needs groups, and the County's workforce for both existing Nevada County residents, as well as potential future residents,

commensurate with the Regional Housing Need Allocation (RHNA) Plan and the County's quantified objectives.

- Goal HD-8.2 Attempt to achieve the Housing and Community Development (HCD) RHNA goals for the 2007-2014 planning cycle. These allocations include providing: 656-units affordable to very-low income households; 527-units affordable to low-income households; 593-units affordable to moderate-income households; and 1,212-units affordable to above moderate-income households.
- Goal HD-8.3 Ensure that appropriate types and higher density housing development are directed to Community Regions and Rural Centers.
- Goal HD-8.4 Coordinate affordable housing efforts with the Town of Truckee, City of Grass Valley and City of Nevada City.

Policies

- Policy HD-8.1.1 Utilize conventional planning and zoning tools to encourage the production of housing for all income segments and special housing needs groups in Nevada County.
- Policy HD-8.1.5 Ensure an adequate supply of land to meet the County's share of regional lower-income housing needs during the period from July 2007 to July 2014 through the following:
- a. Evaluate existing non-residential land uses that are suitable for rezoning for higher density multi-family residential, while maintaining the County jobs/housing balance goals.
 - b. Increase the supply of sites zoned for multiple-family and low and moderately priced new multi-family developments where infrastructure and services are available. Where possible, analyze residential sites within the Spheres of Influence of the incorporated cities that could be candidates for increased residential density. All potential changes in General Plan and zoning designations within a Sphere of Influence shall be consistent with that jurisdiction's planned residential densities.
- Policy HD-8.1.11 Maximize utilization of projected residential density on lands designated as Urban High Density (UHD), 15-units per acre and 20-units per acre within Sphere of Influence areas and Urban Medium Density (UMD), 6-units per acre, after considering environmental and public service constraints upon and County development standards for each proposed project. Where legally and fiscally possible, the County shall make every effort possible to mitigate constraints upon multi-family development projects rather than under-utilize planned build-out.
- Policy HD-8.1.14 Coordinate with the cities to maximize the development potential of sites that will eventually be annexed to the cities by increasing the number of sites that are legally permissible,

physically possible, and economically feasible for development through the provision of high density zoning and supporting infrastructure. Annexation agreements with the cities should be used to assure that sites zoned by the County for multiple-family housing will remain zoned at the same or higher density once annexed to the cities.

Programs

Program HD-8.1.3

To accommodate the unmet housing need of 571 low and very-low income units identified in the 2003-2008 Nevada County Housing Element, the County will rezone at least 29-acres suitable and available for development in the planning period through either:

- 1) rezones within the cities" sphere of influence to a density of 20 units per acre (R3-20); or
- 2) rezone a sufficient amount of land outside of the cities" sphere of influence to a minimum density of 16 units per acre; or
- 3) a combination of rezoned land within and outside of the cities" sphere of influences at the identified densities may also be used to satisfy the unmet need of 571 units.

The sites to be rezoned may include, but are not limited to, the 23 candidate sites identified in Table C.1 (previously identified in the 2003-2008 Housing Element) and Table C.2 (Appendix C) of the Housing Element. A minimum of 50 percent of the 571 units shall be accommodated on sites zoned exclusively for residential uses. Owner occupied and rental multi-family residential uses on these sites shall be allowed by right (without a conditional use permit, planned unit development plan or other discretionary action) as required by Government Code 65583.2(h). The rezoned sites shall provide for a minimum of 16-units per site and require a minimum density of 16-units per acre.

Program HD-8.1.4

To accommodate the unmet housing need of 699 low and very-low income units identified in the 2009-2014 Nevada County Housing Element, the County will rezone at least 35-acres suitable and available for development in the Planning Period through either:

- 1) rezones within the cities sphere of influence to a density of 20 units per acre (R3-20); or
- 2) rezone a sufficient amount of land outside of the cities sphere of influence to a minimum density of 16 units per acre; or
- 3) a combination of rezoned land within and outside of the cities sphere of influences at the identified densities may also be used to satisfy the unmet need of 699 units.

The sites to be rezoned may include, but are not limited to, the 23 candidate sites identified in Table C.1 (previously identified in the 2003-2008 Housing Element) and Table C.2 (Appendix C) of the Housing Element. A minimum of 50 percent of the 699 units shall be accommodated on sites zoned exclusively for residential uses. Owner occupied and rental multi-family residential uses on these sites shall be allowed by right (without a conditional use permit, planned unit development plan or other discretionary action) as required by Government Code 65583.2(h). The rezoned sites shall provide for a minimum of 16-units per site and require a minimum density of 16-units per acre.

Program HD-8.1.5

The County shall amend the Zoning Regulations to create a definition and development standards for an Affordable Housing (AH) overlay district that will be attached to R2, R3 and zoning districts that allow Mixed Use sufficient to accommodate the new construction objectives under Programs HD-8.1.3 and HD-8.1.4. The overlay district shall only be applied to sites that can accommodate at least 16-units, shall require a minimum density of 16-units per acre and accommodate higher density housing as a permitted use and meet all requirements (described in Programs HD-8.1.3 and HD-8.1.4) pursuant to Government Code Sections 65583.2(h) and (i).

Land Use Element

The Land Use Element of the General Plan includes the following goals and policies that are applicable to the proposed project:

Goal 1.1 Promote and encourage growth in Community Regions while limiting growth in Rural Regions.

Policy 1.2 Within Nevada County, the Community Regions are established as the areas of the County within which growth should be directed to provide compact, areas of development where such development can be served most efficiently and effectively with necessary urban services and facilities.

The *Community Regions* are defined by Community boundaries generally based upon the following criteria:

- a. Existing development patterns reflecting higher intensity and density of use and need to provide land area to accommodate a balanced pattern of development in the County;
- b. Existing and potential service areas for major services such as public sewer and water;
- c. Location of major topographic patterns and features;
- d. Major transportation corridors and travel patterns;

- e. Ability to provide and maintain appropriate transitions at Community boundaries.

In addition to the Town of Truckee, Grass Valley and Nevada City, *Community Regions* are established for Higgins Corner/Lake of the Pines, Lake Wildwood and Penn Valley. Boundaries for the Community Regions are shown on the Nevada County General Plan Land Use Maps.

Goal 1.2

Recognize and allow for a range of land uses that preserve the qualities of each Rural and Community Region and Rural Place.

Policy 1.3

To provide for an appropriate range of land use types and densities within the County, the following Nevada County General Plan land use designations are established:

- a. Urban High Density Residential (20 dwelling units per acre maximum within incorporated area's spheres of influence; 15 units per acre elsewhere).

Policy 1.4

The Nevada County General Plan is intended to provide for the development of Nevada County as a balanced community with adequate amounts of land designated in each land use category to achieve a balance among housing, employment, retail and commercial services, recreation, and public facilities.

The amount of land provided in the land use designations on the Nevada County General Plan Land Use Maps provide a balance between types of housing units based upon the following criteria for the County as a whole:

Residential Density

- a. Multiple Family Residential (Urban High Density and Urban Medium Density) - up to 30 percent of total dwelling units.

Policy 1.5

The General Plan provides for future development in accordance with the following criteria for the land use designations applicable to the proposed project:

- a. Urban High Density Residential (UHD) is intended to provide for residential uses, including single- and multi-family housing types at higher densities, of up to 20 dwelling units per acre within incorporated area's spheres of influence and 15 units per acre elsewhere, in locations with a high degree of access to transportation facilities (including arterial and major collector roads and public transit), shopping and services, employment, recreation and other public facilities. Areas of Urban High Density Residential use are intended to provide locations appropriate for the development of affordable housing due to the higher density allowed and resulting cost efficiency in costs of land development and provision of services. Locations which are adjacent to or in close proximity to Community Commercial,

Business Park or Industrial areas are considered appropriate for this designation.

City of Grass Valley 2020 General Plan

Housing Element

The City of Grass Valley 2009-2014 Housing Element, adopted in January 2010, includes goals to protect the quality of the City's residential neighborhoods while providing opportunities for new housing to meet the community needs. New housing should be compatible with and complement the existing pattern of residential neighborhoods. In achieving the City's housing goals, Grass Valley must strike a balance between the need to provide affordable housing, preservation and enhancement of existing neighborhoods, maintenance of high development standards and protection of environmental resources. The following goals set forth in the Housing Element are applicable to the proposed project:

Goal A

To Designate Sufficient Land at Appropriate Densities and Establish Development Standards and Permit Procedures to Accommodate the City's Share of Nevada County's Housing Needs for All Income Groups

Program 1: Adequate Sites for Housing

Action: Grass Valley shall work with owners of vacant and underutilized land to provide sufficient sites with adequate zoning, public facilities, and services to meet the City's housing needs for all income groups. The actions of this program applicable to be proposed project are as follows:

- a) As land is annexed, the City shall utilize one or more of the following options: 1) apply an appropriate zoning category or categories that reflects environmental conditions and development needs; 2) work with property owners to prepare a specific plan containing project-specific development standards; or 3) apply a planned development to permit variation from the strict application of zoning standards. These options reflect historic City practices in annexing land since the adoption of the 1993 Housing Element.
- b) The City shall concentrate annexation efforts on unincorporated sites adjacent to the City containing reasonable access to the City's sewer system and that have the capacity to accommodate a mix of low- and moderate-income housing. The City believes there is adequately zoned land within the existing City limits; however, the City shall continue to process the larger SDA annexation applications to meet the City's longer-term housing needs.
- d) For larger annexations, Grass Valley shall encourage developers to use a planned development or specific plan process to allow greater flexibility and variety in housing types and densities. This will allow greater flexibility to land owners in the design of their development proposals. Planned development permits also facilitate the development

of multifamily housing without the need for subsequent rezoning or conditional use permits by vesting the right to construct multifamily housing at the time a planned development permit is approved.

- g) To assist in the development of the housing needs for the extremely low-income households (ELI), the City will continue to support and promote the use of secondary units, carriage homes, live/work units, transitional and supportive housing, and residential care facilities. Since the City does not restrict the number of rooms in a residence, the City will also promote the use of single-room occupancy units (SRO). The City will need to identify and meet with nonprofit builders who specialize in building extremely low-income housing. The City will identify local, state, and federal funding sources which can be used to develop ELI units. The City will further support this effort in conjunction with the Housing Element Programs 2, 3, 11, 13, 14, 15, 16, 17, 19 and 20.

Program 4: Implement General Plan Policies

Action: Through measures described in the Housing Element Programs 1 – 3, the City shall continue to implement City of Grass Valley General Plan policies that encourage efficient use of unconstrained land and a healthy economic base, such as:

- Avoiding slopes and environmental resource areas
- Maximizing efficient use of unconstrained portions of residentially designated properties by allowing opportunities for higher densities on unconstrained land

Goal B

To Address Special Housing Needs as defined by State Law and Local Conditions

Program 11: Housing Opportunities for Large Families

Action: Through its ongoing collaborations with nonprofit organizations and other public agencies, the City shall seek to include housing units suitable for large families in new developments containing affordable housing. The City shall continue to seek funding for affordable housing projects and programs (see Program 15 of the Grass Valley Housing Element).

- Requiring that affordable family housing projects include three- and four-bedroom housing units, with the goal that the percentage of such units will match the percentage of large families in Grass Valley (six percent in 2000), unless the developer can show it is financially infeasible to include such a percentage.

- Providing financial and regulatory incentives listed in Housing Element Programs 14 and 15 to facilitate the production of affordable housing.
- Providing density bonuses for projects that include minimum percentages of housing units affordable to very low- and/or low-income households (see Program 13).
- Making the use of state and federal funds, including bond proceeds or tax credits, for large family housing one of the City's priorities (see Housing Element Programs 15 and 16).

Goal C

To Meet the City's Low- and Moderate-Income Housing Needs

Program 13: Density Bonus

Action: The City shall promote its density bonus program as part of the pre-application process. The City will determine, on a case-by-case basis, the appropriate incentive(s) to offer to make a proposed affordable housing development financially feasible.

Program 14: Affordable Housing requirements of Redevelopment Law

Action: The Grass Valley Redevelopment Agency shall continue to implement a plan for the use of tax increment housing set-aside funds and procedures for complying with the affordable housing provisions of redevelopment law (California Health and Safety Code sections 33334.2, 33413, and 33490) , which require that:

- At least 20 percent of the Agency's tax increment funds be set-aside for housing benefiting low- and moderate-income households;
- At least 15 percent of any privately constructed or rehabilitated dwelling units within the Redevelopment Project Area be affordable to low- or moderate-income households, and
- At least 30 percent of any dwelling units constructed or rehabilitated by the Redevelopment Agency are affordable to low- or moderate-income households.

Goal F

To Promote Residential Energy Conservation

Program 25: Energy Conservation for New Construction and Residential Design

Action: The City shall continue to enforce state energy standards for new residential construction (Title 24 of the California Code of Regulations) and shall encourage, through the City's residential design guidelines, additional energy conservation measures such as the siting of buildings, landscaping, and solar access.

Land Use Element

The Land Use Element of the General Plan includes the following goals and policies that are applicable to the proposed project:

Goal 5-LUG	Provide for a broad range of housing opportunities, including opportunities for low, moderate and middle income households.
Objective 12-LUO	Designation of residential building sites sufficient in number and variety to meet projected demand.
Objective 13-LUO	Provision of sufficient affordable housing units for those working in Grass Valley.
Objective 14-LUO	Utilization of available programs to promote the construction of affordable housing.
Policy 10-LUP	Annex properties within the Grass Valley Planning Area prior to or in conjunction with their development.
Policy 14-LUP	Encourage incorporation of multiple family development in new development areas while maintaining high design standards.
Policy 22-LUP	Assure that a sufficient number of sites are zoned for multiple family use.
Policy 28-LUP	Promote the construction of affordable housing utilizing the techniques and approaches described in this General Plan.

4.12.3 ENVIRONMENTAL ANALYSIS

THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the *CEQA Guidelines*, the proposed project would have a significant impact on population and housing if it would:

- Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)
- Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere

AREAS OF NO PROJECT IMPACT

The following impacts are either not applicable to the project or not reasonably foreseeable:

- Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere

Of the 18 sites, only four sites, Sites 8, 9, 15, and 16, contain existing single-family residential uses, all other sites are currently undeveloped. Future development on these sites would result in the removal of the four existing structures (one on each site). However, the removal

of the existing structures would not result in the displacement of substantial numbers of existing housing elsewhere as the structures would be replaced onsite with multi-family high density residential development resulting in a net increase in available housing on each of these four sites. Therefore, the proposed project would not displace a substantial number of existing housing units or people necessitating the construction of replacement housing elsewhere. No impact would result.

POTENTIAL IMPACTS AND MITIGATION MEASURES

Population Growth

4.12-1 THE PROPOSED PROJECT WOULD DIRECTLY INDUCE POPULATION GROWTH IN THE COUNTY/CITY OF GRASS VALLEY.

Level of Significance Before Mitigation: Potentially Significant Impact

Impact Analysis

Nevada County

Development on Sites 10 through 18 would have a density of 16 du/acres. Based on the density ratio, the maximum number of residential units would be 1,201 within the unincorporated areas of Nevada County. Based on the 2012 DOF estimate of 2.03 persons per household for Nevada County, implementation of the proposed project would result in an increase in population of approximately 2,438 residents in the County.

The Nevada County General Plan estimates the population within the County's Planning Area will be 114,451 residents in 2020. With a current population of approximately 97,182, this would result in 17,269 new residents. The project's estimated population represents approximately 22 percent of the County's anticipated population growth which would occur over a 10- to 20-year timeframe. As such, the proposed project would result in an increase in population and growth estimates over what was identified in the General Plan. However, as stated in the Land Use Element, Goal 1.2, Policy 1.4(a), the County of Nevada has planned for high density residential development to comprise up to 30 percent of housing units in the County. Additionally, the 2009-2014 Housing Element notes that approximately 38 percent of Nevada County's population has an income that is within the low, very low or extremely low income categories. Furthermore, approximately 8.3 percent of all extremely low-income households are overpaying for housing. Although the proposed project would result in an increase in housing units, the proposed project would be developed to accommodate future population demand and most importantly for the 38 percent of the population needing more affordable housing.

In addition, construction of the proposed project would occur over a 10- to 20-year timeframe, depending on market conditions. As such, temporary increases in employment related to construction jobs would not necessitate new housing or infrastructure in the area. Therefore, as the proposed project would be meeting the demand for affordable housing and temporary construction activities would not directly induce population growth, impacts would be less than significant.

Grass Valley

Development on Sites 1 through 9, which are all located within the Grass Valley Sphere of Influence, would have a maximum density of 20 dwelling units per acre (du/acre). Based on the density ratio, the maximum number of residential units would be 1,480 within the Grass Valley Sphere of Influence. Based on the 2012 DOF estimate of 2.00 persons per household for Grass Valley, implementation of the proposed project would result in an increase in population of approximately 2,960 residents in Grass Valley.

Based on the Grass Valley 2020 General Plan, the population within the City's Planning Area, which includes the existing incorporated City, City Sphere of Influence, and areas likely to be annexed into the City, will be 23,395 residents in 2020. With a current population of approximately 12,638, this would result in 10,757 new residents, nearly doubling the current population. The proposed project's estimated contribution of 2,960 residents located within the City's sphere of influence would represent approximately 28 percent of the City's anticipated population growth and would occur over a 10- to 20-year timeframe. However, the proposed densities for the project sites within the City's Sphere of Influence area are higher than what is considered in the City's current General Plan. As such, the project would induce growth within the City upon annexation of the properties into the City of Grass Valley.

Construction of the proposed project would occur over a 10- to 20-year timeframe, depending on market conditions. As such, temporary increases in employment related to construction jobs would not necessitate new housing or infrastructure in the area. Therefore, as the proposed project would be meeting the demand for affordable housing and temporary construction activity would not directly induce population growth, impacts would be less than significant.

Mitigation Measures: No feasible mitigation measures have been identified. The County of Nevada does not have land use authority over the City of Grass Valley to amend or alter the City's existing planning policies or the existing General Plan.

Level of Significance After Mitigation: Significant and Unavoidable.