

**Grass Valley Special Development Areas Housing and Estimated Population**

Special Development Area	Acres	Time Horizon (LAFCO Sphere of Influence)	Residential Units				Estimated Population at 2.5 per HH		
			GV Gen Plan		Proposed in SDA's	Proposed SDA's Over GV Gen Plan	GV Gen Plan	Proposed in SDA's	Proposed SDA's Over GV Gen Plan
<b>Loma Rica Ranch</b>	452	2000-2005	185	Hi Lo	1,229 935	<b>1,044</b> <b>750</b>	463 463	3,073 2,338	<b>2,610</b> <b>1,875</b>
<b>Northstar</b>	760	2000-2005	363		2,146	<b>1,783</b>	908	5,365	<b>4,457</b>
		2016-2020							
<b>Kenny Ranch</b>	256	2016-2020	100		362	<b>262</b>	250	905	<b>655</b>
<b>Bear River Mill</b>	65	2000-2005	N/A		271	<b>N/A</b>	N/A	678	<b>678</b>
<b>SDA TOTALS</b>	<b>1,533</b>		<b>648+</b>	<b>Hi</b>	<b>4,008</b>	<b>3,839</b>	<b>1,621</b>	<b>10,020</b>	<b>8,400</b>
				<b>Lo</b>	<b>3,714</b>	<b>2,795</b>		<b>9,285</b>	<b>9,285</b>

Source: Derived from Rural Quality Coalition Table, City of Grass Valley Proposed Annexations, 2004