

## ANNEXATION

The Village at SouthHill project is located within Nevada County. Annexation to the City of Grass Valley is being proposed for the project area and surrounding/adjacent parcels to the north. The annexation area is identified as a Special Development Area (SDA) in both the 5-year horizon timeline of the City’s Sphere of Influence Plan and 2020 General Plan.

The SDA land use designation is reserved for areas to be master planned or subject to a specific plan. When imposed, the SDA land use designation replaces previous General Plan designations within the subject properties and serves as a temporary “holding” classification pending completion and approval of a master plan. An SDA is a mixed-use designation. A variety of land uses may be proposed and approved under the aegis of a master plan. In total, the annexation request affects 40 parcels totaling ±140 acres of land (see table below).

As previously stated, The Village at SouthHill SDA application is requesting the annexation of intervening properties north of the project site to the southern boundary of Grass Valley’s city limits. The 33 separate parcels total ±75 acres and are designated Central Business (C-2) and Community Business Park (CBP), per the City’s 2020 General Plan.

The following table provides information on the proposed parcels to be annexed. (Note: The parcels shown in **bold** and *italics* are those parcels associated with The Village at SouthHill Master Plan.)

	APN	Parcel Size / Square Footage	Parcel Size / Acres	NCO Zoning	Pre-Zone
1	22-140-05	65,340	1.50	M1	CBP
2	22-140-08	234,353	5.38	M1	CBP
3	22-140-10	439,085	10.08	M1	CBP
4	22-140-11	64,904	1.49	M1	CBP
5	22-140-12	43,560	1.00	M1	CBP
6	22-140-21	123,275	2.83	M1	CBP
7	22-140-22	301,000	6.91	M1	CBP
8	22-140-25	131,987	3.03	M1	CBP
9	22-140-36	123,710	2.84	M1	CBP
10	22-140-37	96,703	2.22	M1	CBP
11	22-140-38	94,090	2.16	M1	CBP
12	22-140-41	106,722	2.45	BP	C-2
13	22-140-43	111,514	2.56	BP	C-2
14	22-140-47	30,056	0.69	M1	CBP
15	22-140-48	57,064	1.31	M1	CBP
16	22-150-03	6,970	0.16	M1	CBP
17	22-150-04	11,761	0.27	M1	CBP
18	22-150-08	871	0.02	M1	CBP
19	22-150-09	4,356	0.10	M1	CBP
20	22-150-10	20,038	0.46	M1	CBP
21	22-150-11	3,485	0.08	M1	CBP

	APN	Parcel Size / Square Footage	Parcel Size / Acres	NCO Zoning	Pre-Zone
22	22-150-15	31,799	0.73	M1	CBP
23	22-150-16	13,068	0.30	M1	CBP
24	22-150-17	16,553	0.38	M1	CBP
25	22-150-18	15,682	0.36	M1	CBP
26	22-150-21	55,757	1.28	M1	CBP
27	22-150-22	130,680	3.00	M1	CBP
28	22-150-23	10,890	0.25	M1	CBP
29	22-150-28	12,197	0.28	M1	CBP
30	22-150-30	331,492	7.61	M1	CBP
31	22-150-32	20,909	0.48	M1	CBP
32	22-150-33	1,307	0.03	M1	CBP
33	<b>22-160-04</b>	<b>492,228</b>	<b>11.30</b>	<b>BP</b>	<b>C-2; OS</b>
34	<b>22-160-06</b>	<b>1,110,344</b>	<b>25.49</b>	<b>BP</b>	<b>C-2; OS</b>
35	<b>22-160-33</b>	<b>361,548</b>	<b>8.30</b>	<b>BP</b>	<b>CBP</b>
36	<b>22-331-05</b>	<b>506,167.20</b>	<b>11.62</b>	<b>BP</b>	<b>CBP</b>
37	<b>22-331-06</b>	<b>93,347.20</b>	<b>2.12</b>	<b>BP</b>	<b>CBP</b>
38	<b>22-331-07</b>	<b>25,700.40</b>	<b>0.59</b>	<b>BP</b>	<b>CBP; OS</b>
39	<b>22-331-09</b>	<b>262,231.20</b>	<b>6.02</b>	<b>BP</b>	<b>CBP; OS</b>
40	29-290-09	568,022	13.04	BP	CBP

Exhibit 14

