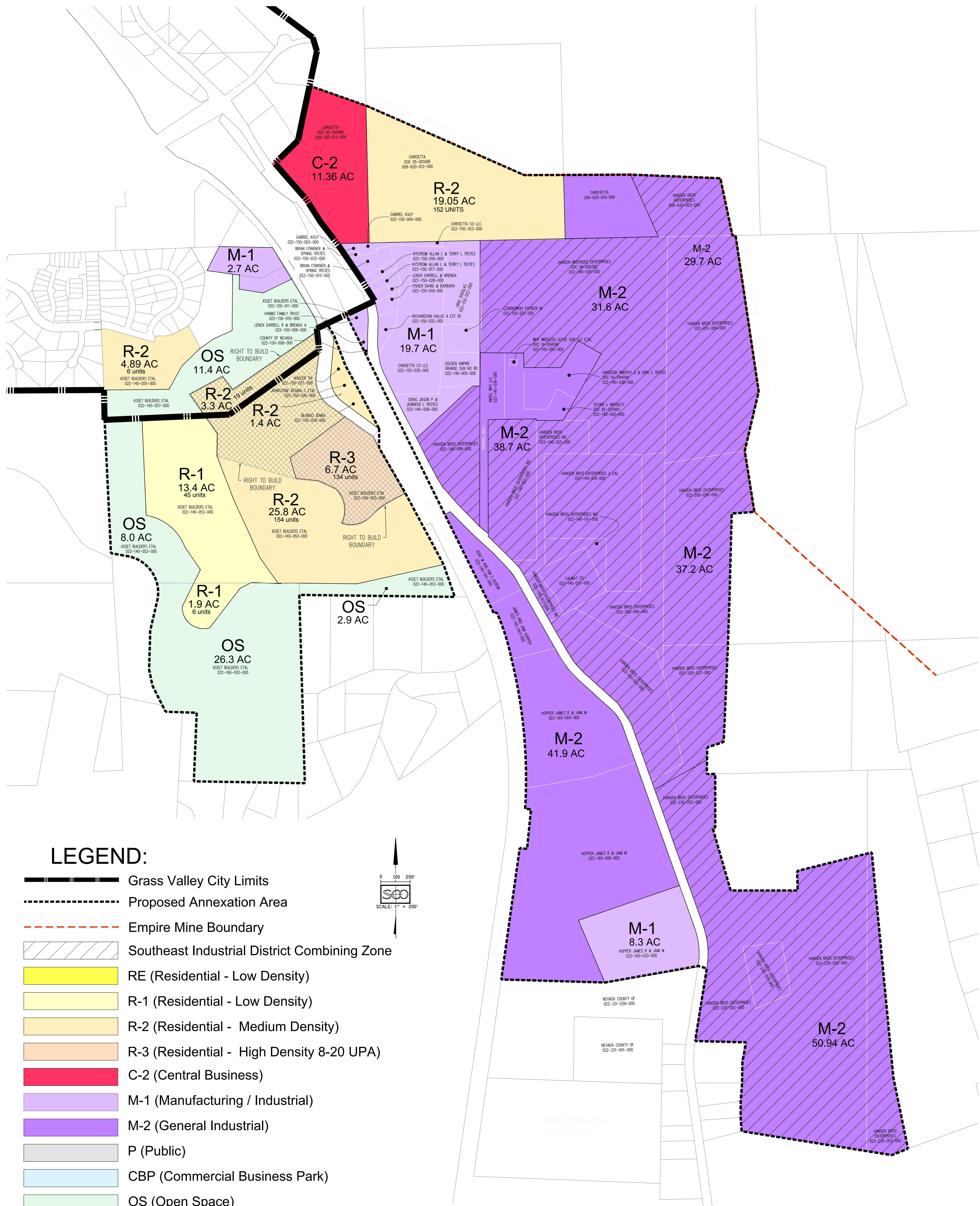





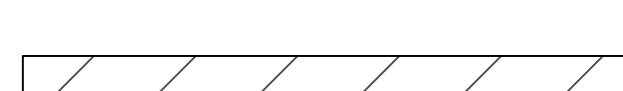


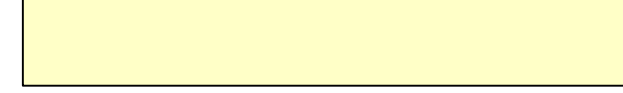






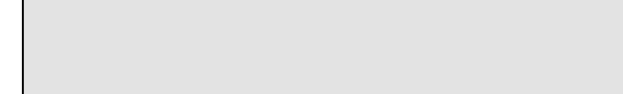
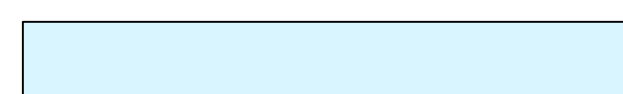
CITY OF GRASS VALLEY

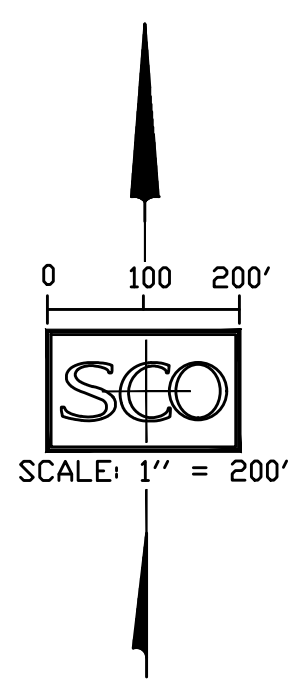
Proposed Zoning Map

AUGUST 2020



LEGEND:

-  Grass Valley City Limits
-  Proposed Annexation Area
-  Empire Mine Boundary
-  Southeast Industrial District Combining Zone
-  RE (Residential - Low Density)
-  R-1 (Residential - Low Density)
-  R-2 (Residential - Medium Density)
-  R-3 (Residential - High Density 8-20 UPA)
-  C-2 (Central Business)
-  M-1 (Manufacturing / Industrial)
-  M-2 (General Industrial)
-  P (Public)
-  CBP (Commercial Business Park)
-  OS (Open Space)
-  "BY RIGHT" HOMES AREA

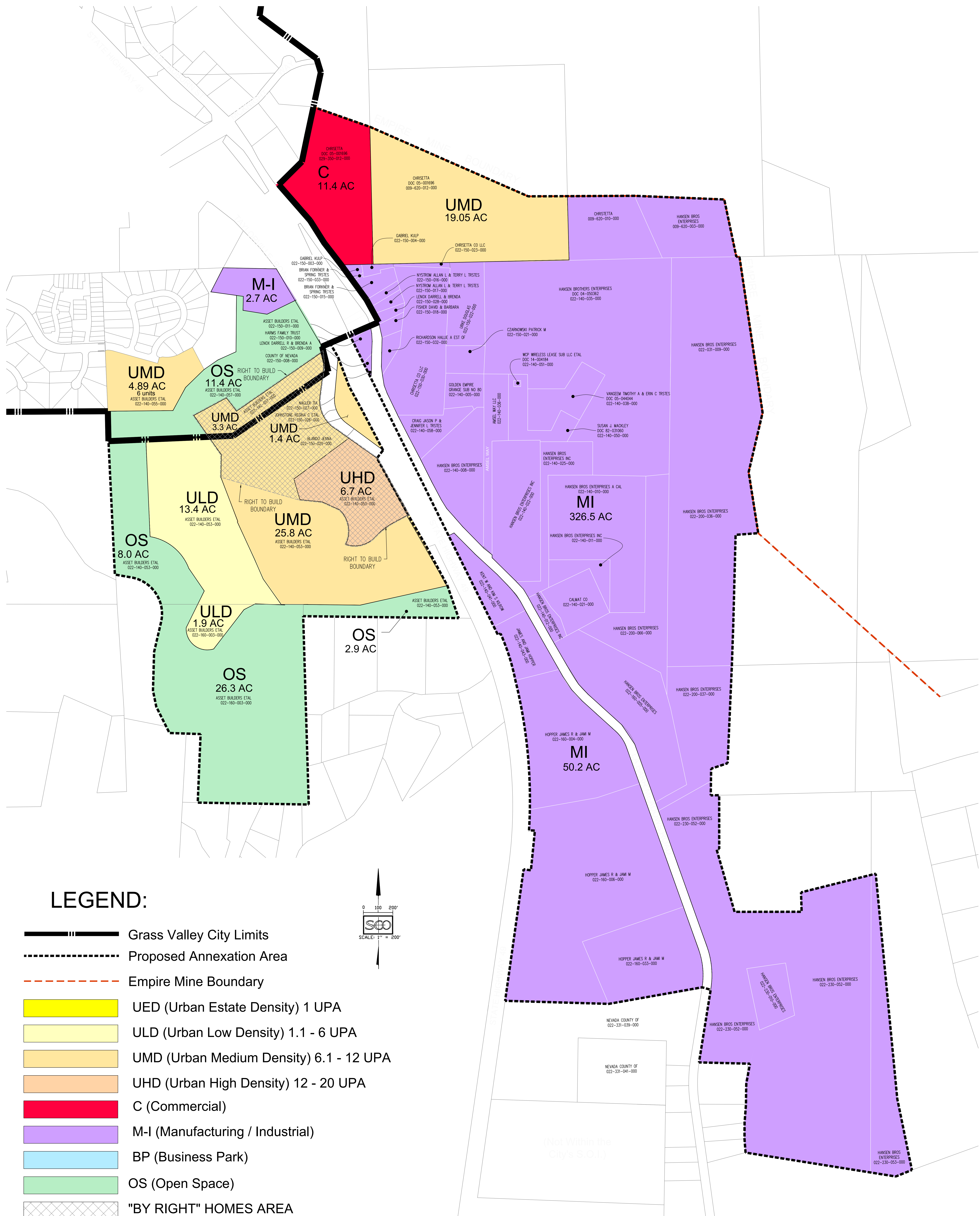


TOTAL ALLOWED DENSITY: 516 UNITS

CITY OF GRASS VALLEY

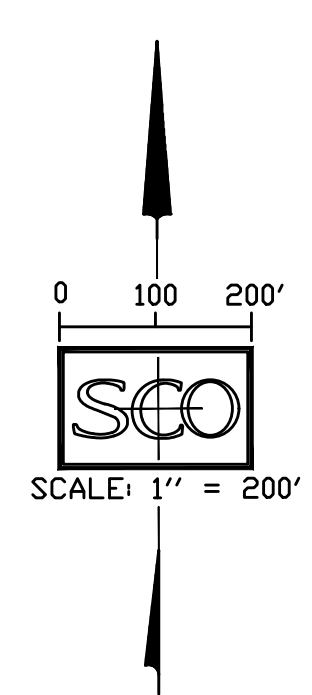
Proposed General Plan Exhibit

AUGUST 2020



LEGEND:

- Grass Valley City Limits
- Proposed Annexation Area
- Empire Mine Boundary
- UED (Urban Estate Density) 1 UPA
- ULD (Urban Low Density) 1.1 - 6 UPA
- UMD (Urban Medium Density) 6.1 - 12 UPA
- UHD (Urban High Density) 12 - 20 UPA
- C (Commercial)
- M-I (Manufacturing / Industrial)
- BP (Business Park)
- OS (Open Space)
- "BY RIGHT" HOMES AREA



(Not Within the City's S.O.I.)