

# General Plan & Housing Element Annual Progress Reports

Nevada County  
Board of Supervisors  
March 10, 2026



**NEVADA  
COUNTY**  
CALIFORNIA



# Annual Progress Report Background

- **California Government Code Section 65400(a)(2)(A)** requires the County to prepare an Annual Progress Report (APR) regarding the status of the County's General Plan.
- **California Government Code Section 65400(a)(2)(B)(ii)** requires the County to prepare an Annual Progress Report (APR) regarding the status of the County's Housing Element of its' General Plan.
- **General Plan and Housing Element APR Submission Requirements**
  - Presented to the local legislative body for review and acceptance.
  - Submitted to the Governor's Office of Land Use and Climate Innovation(LCI).
  - Submitted to the Department of Housing and Community Development (HCD).

# General Plan Annual Progress Report Contents

- **No standardized format for APRs**
  - LCI provides guidance memo for each reporting year
  - Intended to be a summary of activities for all elements that were implemented in the reporting year.
- **Nevada County General Plan APR**
  - Summarizes implementation activities for the unincorporated portions of the County from January 1, 2025 to December 31, 2025.
  - Does not include progress reporting for incorporated jurisdictions (Grass Valley, Nevada City, Truckee).

# General Plan Annual Progress Report 2025 Report

- **Section 1 Introduction**

- Summarizes the report purpose, content of the General Plan, provides an overview of the General Plan Guidelines as provided by LCI and the degree to which the County's General Plan complies with them.

- **Section 2 General Plan Elements**

- Section reviews the content and status of the General Plan and includes an update regarding how the County implemented each Element during calendar year 2025.

- **Section 3 Permits, Applications, and Significant Projects**

- Section identifies the number of permits, significant project applications and General Plan Amendments that were processed by the County during the reporting period. This section is designed to provide a brief overview of these activities and is not intended to be exhaustive.

# General Plan Annual Progress Report 2025 Highlighted Activities

- **4,859 Building Permits Processed**
- **163 Planning Projects with 199 Land Use Entitlements processed in 2025**
- **42 of the submitted Land Use Entitlements were discretionary**
- **Highlighted Discretionary Project Determinations**
  - Auburn Gas, LLC gas station Development Permit Approval
  - Greenhaven Cat Hotel Conditional Use Permit Approval
  - Paye Rezone and Tentative Final Map Approval
  - Tiny Homes on Wheels Ordinance Adoption

# Housing Element Annual Progress Report Contents

- **Standardized format specified by HCD**
  - Standard forms and tables developed by HCD for data input
  - HCD provides instructions for each reporting year
- **Nevada County Housing Element APR**
  - Summarizes implementation activities for the unincorporated portions of the County from January 1, 2025 to December 31, 2025.
  - Does not include progress reporting for incorporated jurisdictions (Grass Valley, Nevada City, Truckee).

# Housing Element Annual Progress Report 2025 Report Tables

Income Level		RHNA Allocation by Income Level	Projection Period - 01/01/2019-08/14/2019	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	475	-	-	-	31	-	6	-	-			97	378
	Non-Deed Restricted		-	13	10	13	7	8	6	3				
Low	Deed Restricted	367	-	-	-	-	-	-	-	-			203	164
	Non-Deed Restricted		-	30	42	32	21	33	22	23				
Moderate	Deed Restricted	346	-	-	-	-	-	-	-	-			187	159
	Non-Deed Restricted		-	20	34	24	42	25	22	20				
Above Moderate		874	-	39	52	31	42	39	34	30			267	607
Total RHNA		2062												
Total Units			0	102	138	131	112	111	84	76	0	0	754	1308

# Housing Element Annual Progress Report 2025 Report Summary Table

Building Permits Issued by Affordability Summary			
Income Level		Current Year	
Acutely Low	Deed Restricted	0	
	Non-Deed Restricted	0	
Extremely Low	Deed Restricted	0	
	Non-Deed Restricted	0	
Very Low	Deed Restricted	0	
	Non-Deed Restricted	3	
Low	Deed Restricted	0	
	Non-Deed Restricted	23	
Moderate	Deed Restricted	0	
	Non-Deed Restricted	20	
Above Moderate		30	
<b>Total Units</b>		<b>76</b>	
Units by Structure Type			
	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	50	84
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	6
Accessory Dwelling Unit	0	20	21
Mobile/Manufactured Home	0	6	21
<b>Total</b>	<b>0</b>	<b>76</b>	<b>132</b>
Housing Applications Summary			
Total Housing Applications Submitted:		0	
Number of Proposed Units in All Applications Received:		0	
Total Housing Units Approved:		0	
Total Housing Units Disapproved:		0	

# Housing Element Implementation

- During 2025, the County continued to implement planning efforts to facilitate development in accordance with the Goals and Policies of the County's 6th Cycle 2019-2027 Housing Element.
- The County adopted the Tiny Homes on Wheels Ordinance to establish health and safety standards, certification requirements, site development standards and design requirements that would allow for Tiny Homes on Wheels as single-family dwellings, second dwellings, and dwelling groups consistent with allowed density, with the goal of increasing housing.
- The County also completed various stages of progress on affordable housing projects including, Ranch House, Pacific Crest Commons, and Lone Oak Phase II.

# Annual Progress Reports Staff Recommendation

**Project Action:** After reviewing and considering the 2025 Housing Element and General Plan Annual Progress Reports, accept the reports substantially in the form attached, pursuant to State of California Government Code Section 65400, and direct staff to submit the reports to the California Department of Housing and Community Development and the Governor's Office of Land Use and Climate Innovation as shown in Attachment 1, making finding A:

A. The 2025 Housing Element and General Plan Annual Progress Reports are not a projects and are exempt from the California Environmental Quality Act pursuant to Section 15378(b)(5) of the California Environmental Quality Guidelines.