

Attachment 1  
**General Plan Annual Progress Report**  
**2019**

**County of Nevada**



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## **I. Introduction**

The purpose of this Annual Progress Report (APR) is to inform the Board of Supervisors and the citizens on Nevada County regarding the implementation status of the County General Plan.

California Government Code Section 65400 *et seq.* (Appendix A), requires that cities and counties “investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the General Plan or Element of the General Plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the General Plan.”

The APR is required to be prepared and submitted to the Board of Supervisors, Governor’s Office of Planning and Research (OPR), and the California Department of Housing and Community Development (HCD) by April 1<sup>st</sup> of each year. At a minimum, the APR should address:

- The status of the General Plan and efforts in its implementation;
- The County’s efforts in meeting its share of the regional housing needs;
- Local efforts to remove governmental constraints to the maintenance, improvement, and development of housing; and,
- The degree to which the County’s approved General Plan complies with the State General Plan Guidelines and the date of the last revision to the General Plan.

This report summarizes the planning activities for the unincorporated portions of the County from January 1 to December 31, 2019. In addition to the required above-listed information, the Nevada County Planning Department has included relevant ongoing and completed planning activities, programs and permits.

### **Background**

The Nevada County General Plan is the long-term policy guide for the physical development of the County. The Plan is comprised of Central Themes, Goals, Policies and implementation Programs. California State Law requires each County to adopt a General Plan “*for the physical development of the County and any land outside its boundaries which ...bears relation to its planning (California Government Code Section 65300).*”

The County, in response to key issues affecting the County's quality of life, has established four central themes which articulate the vision for the development of the County:

1. Fostering a rural quality of life;
2. Sustaining a quality environment;
3. Development of a strong diversified, sustainable local economy; and,
4. Planned land use patterns will determine the level of public services appropriate to the character, economy and environment of each region.

The Nevada County General Plan was originally approved by the Board of Supervisors in 1995. Since that time, the General Plan has been subsequently amended including the Land Use Element in 2016, Noise Element in 2014 and Circulation Element in 2010. Most recently the Nevada County Board of Supervisors has adopted amendments to the Housing Element, 6<sup>th</sup> Revision (2019 – 2027) and the Safety Element 2020.

**Informational Document**

The General Plan Annual Progress Report is a reporting document and does not create or alter policy. The content is provided for informational purposes only and is therefore exempt for the requirements of the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15306 (Class 6).

**II. General Plan Elements**

The role of the General Plan is the County's constitution for the physical use of the County's resources, the foundation upon which all land use decisions are made. This General Plan expresses the community's development goals and embodies public policy relative to the distribution of future public and private land use. California Government Code Section 65300 *et seq.* provides direction and specifications for the content of the General Plan. California Government Code Section 65302 requires that a General Plan contain seven mandatory elements, while California Government Code Section 65303 allows the General Plan to “include any other elements or address any other subjects which, in the judgment of the legislative body, relate to the physical development of the county or city.” State Guidelines for the preparation of a General Plan suggest a certain format and structuring of elements and their content; however, the Guidelines also recognize that an alternative organization is permissible, as long as internal consistency is achieved. Nevada County has chosen to organize its General Plan topically into twenty chapters as outlined below:

Mandatory State General Plan Elements	Nevada County General Plan Chapters
Land Use	Land Use
Circulation	Circulation
	Public Facilities and Services
Housing	Housing
Conservation	Water
	Geology and Soils
	Wildlife and Vegetation
	Air Quality
	Forest
	Agriculture
	Minerals Management
	Cultural and Historic Resources
Open Space	Open Space
	Recreation
Noise	Noise

Safety

Safety  
Economic Development  
Education  
Aesthetics

### **Land Use Element**

The Land Use Element likely has the broadest scope of the seven mandatory General Plan Elements. It is considered to be the most visible and often-used element of a local General Plan. As required by California Government Code Section 65302(a), the Land Use Element of the General Plan must address the following issues:

- Distribution, location and extent of the uses of land for housing, business, industry, open space, natural resources, recreation and enjoyment of scenic beauty, education, public buildings and grounds and other categories of public and private uses of land.
- Standards of population density and building intensity for land use designations.

By setting forth specific goals and policies to guide future development, this Element is instrumental in facilitating the vision established by the four central themes of the General Plan. The goals and policies of the Land Use Element establish the desired land use pattern that balances growth between rural and urban areas. Providing a balance between housing, employment, natural resources, and services is a key element in maintaining the quality of life and unique character of Nevada County. Ideally, a Land Use Element should not be designed to discourage or promote development, but rather to describe the manner in which development should be managed in the event that it does occur.

During 2019, the County continued to implement planning efforts that facilitate development in accordance with the General Plan’s organizing principals and land use development policies. Land use and Development activities associated with the Land Use Element are discussed below in Section III.

### **Circulation Element**

Government Code 665302 (b)(1) establishes the requirements for General Plan Circulation Elements. The code requires that a Circulation Element shall consist of “the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, any military airports and ports, and other local public utilities and facilities, all correlated with the land use element of the plan. This circulation element is intended to address circulation and capacity needs, safety and emergency access, and non-motorized transportation. In addition, the circulation element will identify the functional classification of Nevada County roads and level-of-service requirements. The objective of functional classification is to group roads and streets into classifications that share similar function, purpose, and importance in the roadway network.

During 2019, the County continued to implement the Goals and Policies of the Circulation Element through the discretionary review of projects. Traffic Impact Studies are required to be provided on

discretionary projects which have the capacity to generate increased traffic demand on Nevada County roads and level-of-service requirements.

### **Public Facilities and Services Element**

The Public Facilities and Services Element, which is an optional General Plan element, provides for a set of long-term goals to ensure that adequate public services are provided to a diverse and growing county, and the correlation of services needs with economic and population growth are fundamental to the long-term development of a balanced and self-sustaining community. Public facilities and services within Nevada County are provided by a multitude of agencies. In addition to the County, services are provided by school districts, fire districts, water districts, sewer districts, public utility districts, park districts and other single purpose districts, as well as by federal and state agencies. Nevada County provides a wide range of services through the various offices and departments. Most of the County's departments and offices are located at the Eric W. Rood Center in Nevada City, while the County Library and County Jail are located on adjacent sites. Other County facilities are located in the Grass Valley/Nevada City area and in Truckee.

During 2019, the County continued to implement planning efforts to facilitate development in accordance with the Goals and Policies of the Public Facilities and Services Element through the review of discretionary projects.

### **Housing Element**

The Housing Element is a comprehensive assessment of current and projected housing needs for all economic segments of the County and provides clear policy direction for decision making pertaining to zoning, subdivision approval, housing allocations, and capital improvements. The purpose of the Housing Element is to identify housing solutions that address local housing problems and to meet or exceed the County's unincorporated area Regional Housing Needs Allocation (RHNA). The County recognizes that the provision of adequate housing is best met through a collaboration of various resources including County departments, outside state and federal agencies, and Nevada County housing and special needs stakeholders. The Element establishes a housing goal, policies, and action orientated programs the County and its housing partners will implement to facilitate actions that address the County's identified housing issues. The Housing Element includes a residentially zoned vacant sites inventory and sections on the public participation process, an evaluation of implementation of the previous housing element programs, the community profile, housing resources and opportunities, a summary of constraints on the development of housing, and a discussion of residential energy conservation.

Section 65400 of the California Government Code requires every county and city in the State to include a Housing Element as part of its adopted General Plan. In stipulating the content of this element, Article 10.6 of the Government Code indicates that the element shall consist of "identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement and development of housing." This legislation further states that the element "shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the

community.” Please see section IV (General Plan Amendment) of this Report for further information on the County’s adoption of its 6<sup>th</sup> Cycle 2019 – 2027 Housing Element.

### **Water Element**

Nevada County is characterized by a large and diverse hydrologic system. Surface water drainage is comprised of three watersheds: the Truckee River basin in the eastern part of the County; and the Yuba River and Bear River basins in the western part of the County. These watersheds supply water to serve portions of both northern California and western Nevada, and many of the creeks and rivers produce hydroelectricity. As would be expected, all of the hydrologic features are dependent on winter rain and snowfall, with the Sierra snowpack being the primary source of water for all of the watersheds. The seasonal as well as annual water flows are highly variable, with rainfall peaks typically occurring between November and February, and snowmelt-related peaks typically occurring between April and June. Within all parts of the County, there is an extensive network of perennial (year-round) and intermittent (seasonal) creeks, streams and rivers, ranging in size from the South Yuba River to small, unnamed seasonal drainages. Riparian corridors along these watercourses provide important year-round and migratory wildlife habitats, and allow for movement and linkages across wider areas of the county. While riparian corridors in the County may have been disrupted in some areas as a result of agriculture, logging, hydroelectric facilities and land development, these disruptions do not negate the potential value of the corridors as wildlife habitat and linkages.

In 2019, the Planning Department continued to apply the Goals, Policies and Objectives of the Water Element through the review of discretionary land use projects. In review of discretionary land use projects for consistency with the Water Element, the Planning Department continued to route projects to the Nevada Irrigation District, Nevada County Department of Environmental Health, Central Valley Regional Water Quality Control Board and other State Responsible Agencies for comments and review to ensure compliance with all Nevada County Land Use and Development Code and California State Statues.

### **Soils Element**

Nevada County is part of the Sierra Nevada Range, a geologic block approximately 400 miles long and 80 miles wide which extends in a north-south band along the eastern portion of California. The terrain of Nevada County is distinctly characterized by two features of the Sierra Nevada Range. The western third of the County is comprised of rolling foothills which form a transition between the low-lying Sacramento Valley and the mountains to the east. The eastern two-thirds of the County is comprised of the steep terrain and exposed granite of the Sierra Nevada range itself.

During 2019, the County continued to implement planning efforts to facilitate development in accordance with the Goals and Policies of the Soils Element through the review of discretionary projects. In review of discretionary land use projects for consistency with the Soils Element, the Planning Department continued to review projects for consistency with the Nevada County Land Use and Development Code, including routing projects to the Nevada County Building Department for compliance with California Building and Fire Codes.

### **Wildlife and Vegetation Element**

Nevada County contains an extremely wide range of plants, animals and habitat types. With topographic elevations ranging from 300 feet in the west to 9,143 feet in the east and average annual precipitation amounts varying from 30 inches in the west to 60 inches in Nevada City and near the crest of the Sierras, the County supports a true diversity of habitat types. Generally, the county can be characterized by gently rolling oak woodlands in the west transitioning to coniferous forest and then to an almost desert-like association on the eastern slope of the Sierras. The State of California Department of Fish and Game recognizes five primary wildlife habitat types in California: tree dominated; shrub dominated; herbaceous dominated; aquatic; and developed. These habitats occur in continuous stretches, as well as isolated "pockets" depending on the overall topography, elevation, climate and pattern of development of a particular area. Animals may move between various habitat types to satisfy their life requirements. Animals will utilize riparian corridors, low lying or "saddle" areas of ridges, established trails, and other corridors for this inter-habitat movement. In addition, many species including deer move seasonally throughout the county in response to their seasonal habitat requirements.

In 2019, the County implemented the Wildlife and Vegetation Element of the General Plan by enforcing the policies of the Element through the discretionary review of projects. Biological Studies are required to be provided on discretionary land use developments to ensure projects remain consistent with the thresholds established by the General Plan and implemented through the County Land Use and Development Code.

### **Air Quality Element**

Nevada County exhibits large variations in terrain and consequently exhibits large variations in climate, both of which affect air quality. The western portions of the County slope relatively gradually with deep river canyons running from southwest to northeast towards the crest of the Sierra Nevada Range. The warmest areas within the County are found at the lower elevations along the west side of the County, while the coldest average temperatures are found at the highest elevations. The prevailing wind direction over the County is westerly. However, the terrain of the area has a great influence on local winds, so that wide variability in wind direction can be expected. Afternoon winds are generally channeled up-canyon, while nighttime winds generally flow down-canyon. Winds are, in general, stronger in spring and summer and lower in fall and winter. Periods of calm winds and clear skies in fall and winter often result in strong, ground-based inversions forming in mountain valleys. These layers of very stable air restrict the dispersal of pollutants, trapping these pollutants near the ground, representing the worst conditions for local air pollution occurring in the County. The overall air quality in Nevada County is generally good. Of the many pollutants, only two, ozone and suspended particulate matter (PM-10), are known to be problems in the County. Nevada County is considered by the State, under the terms of the California Clean Air Act, to be "nonattainment" for ozone and PM-10, and to be either "attainment" or unclassified for other pollutants.

In 2019, the County implemented the Air Quality Element of the General Plan by enforcing the policies of the Element through the discretionary review of projects. In review of discretionary land use projects for consistency with the Air Quality Element, the Planning Department continued to



require the submission of a list of all construction and operation equipment to allow the conduction of a Greenhouse Gas Analysis using CalEEMod for consistency with the General Plan. In addition, the Planning Department continued to route discretionary projects to the Northern Sierra Air Quality Management District and the California Air Resources Control Board for comments to ensure compliance with California Air Pollution Control Laws and the Federal Clean Air Act.

### **Forest Element**

Nevada County supports an extensive timber resource, the majority of which is under the jurisdiction of the Tahoe National Forest (TNF). According to the Soil Conservation Service, "forests are one of the important resources of the Nevada County area. They supply raw material for one of the major industries, provide recreation and aesthetic enjoyment for many people, provide food and cover for many forms of wildlife, and protect watersheds." Forested lands within the county consist of timberlands and woodlands. Timberlands are those lands capable, available and suitable for commercial timber production. Woodlands are defined as forested areas not suitable for timber production. While not considered suitable for commercial timber production, woodlands provide firewood resources and offer opportunities for other forest-related uses such as recreation. The forest and woodland areas of the county also are important in providing wildlife habitat, vegetation diversity, watershed protection and recreation. Commercial timberlands are located primarily in the mid and eastern areas of the county, in elevations ranging from 1,200 feet above sea level in the west to over 9,000 feet in the east. The most extensive timberlands are located in the Tahoe National Forest, where nearly 200,000 acres are considered suitable for timber production. Woodlands are located throughout the county, including many scattered parcels of less than 100 acres in size, as well as larger tracts located primarily north of Highway 20.

During 2019, the County continued to implement planning efforts to facilitate development in accordance with the Goals and Policies of the Forest Element through the review of discretionary projects.

### **Agriculture Element**

Agriculture has always been an integral part of Nevada County and has continually grown and changed along with the county. The beginning of major agriculture pursuits began concurrently with the discovery of gold in California. With the sudden influx of miners there was also a need for food. This need, along with the high prices miners were willing to pay, made it attractive for farmers (many of whom had been miners) to start raising crops in the western end of the county. This area, with its mild climate and good soils, attracted a large number of farmers who grew a variety of crops, including fruit of all varieties, small grains, hay, potatoes, and wine grapes. Some citrus was attempted at the extreme southwestern corner of the county. Sheep and cattle were raised in large quantities, utilizing the high mountain ranges in summer and the oak woodlands for winter grazing. One commodity often not thought of as agriculture that was harvested extensively in this period was timber. During the initial phase of placer mining, the demand was mainly for construction lumber. With the advent of hard rock mining, the demand for mining timbers expanded greatly, and much of the easy-to-reach virgin forest was cut at this time. Most of the timber in the western county today is second or third generation which reseeded from the initial stand. The soils and climate of Nevada County make it an ideal area to sustain many agricultural

endeavors. Agriculture in Nevada County is a mosaic of farm land intermingled with other uses in the rural setting which typifies the County. This land provides marketable products, open space, wildlife habitat, watershed and an aesthetic environment.

During 2019, the County continued to implement planning efforts to facilitate development in accordance with the Goals and Policies of the Agriculture Element through the review of discretionary projects. In the processing of discretionary land use projects for consistency with the Agriculture Element, the Planning Department continued to review discretionary projects for consistency with the Nevada County Land Use and Development Code, including the processing of Agricultural Management Plans for projects which are adjacent to Important Agricultural Lands and routing them to the Agricultural Commission for review and comments.

### **Minerals Management Element**

Historically in Nevada County, mining activities have played an important role in not only the local economics, but also in regional, state and national economics. In recent years, conflicts have intensified between interests in renewed mining and interests in the burgeoning growth of urban and suburban uses of the land. This Mineral Management Chapter, a part of the County's General Plan, provides guidance for identifying, evaluating, and resolving those conflicts. It is not the intent of the Chapter to resolve every conflict; it is the intent, however, to provide policies which can either eliminate obvious conflicts and/or guide the resolution of more obscure conflicts. The Mineral Management Chapter applies to lands in Nevada County which are outside the administration of the Bureau of Land Management, the Forest Service and other Federal and State land-holding agencies. It recognizes that while mining on said lands may not be prohibited by the County, and thus the County's use permit process will not apply to such activities, such mining is subject to compliance with the County's health, sanitation, building, and environmental regulations (reference is to the U.S. Supreme Court decision in Granite Rock). The Chapter is compatible with and required by the California State Surface Mining and Reclamation Act of 1975.

During 2019, the County continued to implement planning efforts to facility development in accordance with the Goals and Policies of the Minerals Management Element and the Surface Mining and Reclamation Act (SMARA). In addition, as required by SMARA the County also conducted annual inspections of its 10 mines which are in various operational statuses and are located throughout Nevada County.

### **Cultural and Historic Resources**

Traditionally the term "cultural resources" has been used rather narrowly to refer to archaeological remains and to historical structures. Archaeologists, anthropologists, historians, architects, sociologists, folklorists, geographers, planners, and others have in recent years expanded the term to include all forms of past cultural expression found within the archaeological, historical and cultural landscape. Nevada County's contemporary landscape does not reflect the continued occupancy of a single culture, but instead is a composite landscape affected by many contrasting cultural systems over a period of thousands of years. The contemporary landscape therefore, the one with which the land-use planner must deal, is the accumulation of layer upon layer of values and uses imposed on the land by past cultural events. Nevada County contains 978 square miles

or approximately 625,920 acres. About 172,260 acres, or 28 percent of the county is contained on Tahoe and Toiyabe National Forest lands and an additional 19,011 acres, or three percent, are managed by the Bureau of Land Management (BLM). Approximately 52,069 acres, or about eight percent of Nevada County has been subjected to archaeological survey with relatively "complete" systematic coverage. Complete coverage implies the implementation of a systematic survey at 30-meter transect intervals or less. About 29,300 acres have been surveyed on private lands, 22,769 acres on forest service lands and 482 acres on BLM lands.

During 2019, the County continued to implement the Cultural and Historic Resources Element of the General Plan by enforcing the policies of the Element through the discretionary review of projects. In addition, the requirement of Cultural Resource Surveys and letters from the North Central Information Center at California State University, Sacramento are required to be provided on discretionary land use development projects to ensure consistency with the thresholds established by the General Plan and implemented through the County Land Use and Development Code.

### **Open Space Element**

Open space can serve a variety of purposes. It can be used as the focal point of a community in the form of local and regional parks or as a means of preserving significant features in the area. In order to use open space in community design, it must first be recognized. Once recognized, it should be incorporated into programs for the preservation of natural resources, managed for the production of resources, used for outdoor recreation, and set aside, where appropriate, for public health and safety. Areas to be preserved for the preservation of natural resources should include lands for the preservation of plant and animal life including habitat for fish and wildlife species. Protective corridors are recommended along all major streams in the planning area as a means to eliminate the encroachment of development in these environmentally sensitive areas. These corridors will also help to preserve the water quality of major waterways. Open space for managed resource production includes agricultural lands and mineral resources. Agricultural resources in the planning area are abundant. From one-half acre plots of specialized vegetables to cow/calf operations and timber stands on hundreds of acres, Nevada County supports all types of agricultural pursuits. Agriculture in the county is a mosaic of residential neighborhoods with intermingled farmland. This land provides marketable products, open space, wildlife habitat, watershed and an aesthetic environment. Farms and farmland have the unique ability to provide all these amenities at the same time and still remain a viable economic alternative to the owners or tenants.

During 2019, the County continued to implement the Open Space Element of the General Plan by enforcing the policies of the Element through the discretionary review of projects. The Planning Department continues to review required site plans for compliance with the Nevada County Land Use and Development Code for discretionary and administrative land use development projects, thus ensuring consistency with the thresholds established by the General Plan.

### **Recreation Element**

Recreational opportunities within Nevada County are varied, ranging from public parks with intensively used active recreational facilities, to vast tracts of forest lands, which provides a natural environment for passive recreation and visual enjoyment. Nevada County is blessed with a wide variety of landscapes and scenic resources which provide passive recreational opportunities for residents and visitors alike. Chief among these scenic resources are the views available from many roadways to surrounding open areas as well as to vistas of the foothills and mountains. The number of existing bicycle, pedestrian, and equestrian trails in Nevada County is limited. However, there are a number of non-auto trails within Nevada County that are either complete or partially complete. These trails are oriented toward recreational use and do not provide logical connection for non-auto transportation within the urbanized areas of Nevada County.

In 2019, the County implemented the Recreation Element of the General Plan by enforcing the policies of the Element through the discretionary review of projects.

### **Noise Element**

The purpose of the Noise Element of the General Plan to provide for the control and abatement of environmental noise to protect citizens from excessive exposure. The Noise Element strives to preserve the quality of life by protecting residents from the obtrusive impacts of noise and noise-generating uses such as traffic, construction, airports and certain commercial and industrial noises. A primary function of the Noise Element is to ensure that noise considerations are incorporated into the land use decision making process. The Noise Element establishes noise/land use compatibility standards and outlines Goals, Policies and Programs that can be used to achieve these standards.

In 2019, the County implemented the Noise Element of the General Plan by enforcing the Policies of the Noise Element through the discretionary review of projects. Noise studies are required to be provided on noise generating land use developments to ensure projects remain consistent with the thresholds established by the General Plan and implemented through the County Noise Regulations. California State law requires that all Counties adopt a Noise Element which identifies and appraises noise problems and the solutions to these problems pursuant to California Government Code Section 65302(f).

### **Safety Element**

The purpose of the Safety Element is to reduce short and long-term loss of life, injuries, and damage to property resulting from natural and human-caused public safety hazards including flooding, geologic and seismic hazards, fire hazards, severe weather and the additional consequences of climate change. Other potential safety hazards, such as airport operations and the transportation of hazardous materials arise from the transport of goods and people. The Safety Element addresses hazards and hazardous materials of the present (transportation of hazardous materials, industrial spills, etc.) and historic remnants (legacy of historic mining; mineshafts and tailings). Each of these hazards has particular characteristics that affect future development of the County. Some safety hazards can be minimized with emergency planning, while other hazards are

reduced by development standards and land use planning. The Safety Element identifies areas where private and public decisions on land use need to be responsive to potentially hazardous conditions. It also serves to inform individuals, firms and public agencies of Nevada County's policies regarding appropriate levels and locations of public services, such as Sheriff's and Fire protection.

In 2019, the County updated the Safety Element Please as required pursuant to Government Code Section 65302(g). As required by State law, the Safety Element update was submitted to the California Board of Forestry and Fire Protection for review. The draft Safety Element was reviewed by the Board on November 5, 2019. The Nevada County Planning Commission held a public hearing on January 9, 2020 and recommended that the Board of Supervisors adopted the update to the Safety Element. On February 11, 2020 via Resolution No. 20-044 the Nevada County Board of Supervisors adopted the Safety Element. Please see Section III (Significant Projects) of this Report for further information on the County's adoption of its updated Safety Element.

### **Economic Development Element**

The Economics Element, which is an optional General Plan Element, provides a set of long-range goals and policy guidelines for economic development in the County. The Economics Element seeks to establish the County's commitment to economic vitality; to articulate the types of economic activity that the County seeks to retain, expand and attract to the County; and to outline steps that the County should take to protect and enhance local assets that are critical to the health of the local economy.

During 2019, the County continued to implement planning efforts to facilitate development in accordance with the Goals and Policies of the Economic Development Element through the review of discretionary projects.

### **Education Element**

The Education Element, which is an additional optional General Plan Element, provides for a set of long-range goals and policy guidelines for the development and maintenance of schools and education facilities to ensure the economic and cultural vitality of the County. The Education Element seeks to support and encourage public schools that are physically and functionally integrated with their surrounding neighborhoods or service areas. The Element also seeks to support service levels that are equal to or exceed state standards for classroom size, school enrollment and school size, for all schools.

During 2019, the County continued to implement planning efforts to facilitate development in accordance with the Goals and Policies of the Education Element through the review of discretionary projects.

### **Aesthetics Element**

The scenic values and aggregate appearance of all the cities, towns, and suburban areas define the aesthetic quality of Nevada County. Achieving a desirable aesthetic character involves attention to both urban design and scenic preservation. Nevada County is an area of extraordinary scenic quality - from the covered bridge at Bridgeport to the vista of Lake Donner from the heights of Old Highway 40. Views of the valleys created by the South Fork of the Yuba River and its smaller tributaries to the many peaks of the mountains comprising the Sierra Nevada Range such as Castle Peak provide spectacular scenery. In addition to scenic values, aesthetics in Nevada County also consist of aggregate appearance of all the structures that comprise the cities, towns and suburban areas, which defines the urban design quality of the County. Scenic preservation is accomplished by such measures as the scenic highways, establishment of permanent open spaces, public forests, conservation areas and agricultural zoning. Urban design quality is accomplished by architectural controls, historic preservation ordinances and even zoning that controls land use patterns. In addition, land use patterns and areas preserved as open space contribute significantly to the County's aesthetic quality and preservation of scenic values. The ownership and operation of forests by the U.S. Forest Service in the Tahoe National Forest and the open lands under the control of the Bureau of Land Management also preserve a significant portion of the County for permanent scenic quality.

In 2019, the County implemented the Aesthetics Element of the General Plan by enforcing its Goals and Policies through the discretionary review of projects. Discretionary land use projects are required to comply with the Western Nevada County and/or Eastern Nevada County Design Guides which are a result of Goals and Policies of the Aesthetics Element.

### **III. Permits, Applications and Significant Projects**

During 2019, the County processed numerous permits, project applications, and participated in a variety of significant plans and projects. The following summaries provide a brief overview of these activities and are not intended to be exhaustive.

#### **2019 Permits**

The Nevada County Building Department processed 3,323 Building Permits in 2019, including Single-Family Residences, Accessory Dwelling Units, Agricultural Buildings, Accessory Buildings, and Miscellaneous Permits (e.g., re-roofs, electrical, plumbing, and HVAC). Planning Department staff reviews all construction permits for Nevada County Land Use and Development Code consistency compliance.

Between January 1, 2019 and December 31, 2019, Nevada County had one hundred and two (102) housing units completed based on final inspections and certificates of occupancy. Of the 102 housing units, fifty-nine (59) were newly constructed single-family detached residences, twenty-five (25) were newly constructed single-family manufactured home units and eighteen (18) were newly constructed Accessory Dwelling Units.

Appendix B provides the Annual Housing Element Progress Report that was submitted to the California Department of Housing and Community Development (HCD), as required by California State Housing Element Law on April 1, 2020. Pursuant to these new requirements, Table A2 provides a list of 2019 calendar year annual building activity by income level including Very-Low, Low, Moderate and Above-Moderate income levels. As shown on the Table A.2, Nevada County does not track the affordability of single or multi-family dwellings unless a housing unit is deeded restricted. For reporting purposes and for consistency with the RHNA methodology in the 2019-2027 Housing Element, it is assumed that 60% of all single-family units met the Above-Moderate criteria and 40% were affordable to Moderate Income, all fractions were rounded to Above-Moderate. Multi-Family units were assumed to meet the Very-Low income criteria. Accessory Dwelling Units were assumed to meet the Low-Income criteria. It is assumed that 50% of all mobile homes met the Low-Income criteria and 50% met the Very-Low-Income criteria; if a 50/50 split was not achievable then the higher units were assigned to the Low-Income category. Table B of the 2019 Annual Report summarizes new residential building permits issued during the 2019 calendar year by income category as a measure of the Unincorporated County's progress toward meeting the 2019-2027 RHNA cycle. Table D of the report summarizes progress achieved in the implementation of statutory requirements and implementation of Programs of the 2019-2027 Housing Element cycle.

### **2019 Planning Applications**

The Planning Department processed a variety of ministerial and discretionary planning applications with associated environmental reviews during 2019 including for example, Use Permits, Tentative Parcel Maps, Lot Line Adjustments, Management Plans and Certificates of Compliance. The breakdown in applications received was as follows:

- Amend Approved Map / Amend an Approved Use Permit (9)
- Administrative Development Permit (4)
- Cannabis Administrative Development Permit (70)
- Conditional Use Permit (7)
- Development Permit (1)
- Extension of Time (11)
- General Plan Amendment / General Plan Text Amendment (4)
- Map Check Final Map / Parcel Map (4)
- Management Plan (42)
- Miscellaneous Permit (14)
- Voluntary Notice of Merger (4)
- Pre-Application (3)
- Rezone (2)
- Setback Easement (7)
- Tentative Final Map (1)
- Tentative Parcel Map (3)
- Variance (3)

**2019 Significant Plans and Projects**

- February 28, 2019**    Design Review: Lone Oak Apartments- Entitlement was obtained through Housing Element Rezone project, which required design review at the Planning Commission. Project is 31-unit senior housing apartment complex located on Broken Oak Court in Penn Valley. Project has approved building permits.
- April 23, 2019**    Use Permit: Caldwell Wedding Venue- On Cattle Drive in Penn Valley. Project was approved by the BOS on Appeal. Allows up to 20 events per year with 125 people maximum. Applicant has issued permits for constructing some of the project infrastructure.
- April 25, 2019**    Development Permit: Event Helper- 13,692 square foot insurance software research and development business. Project is located at one parcel east of Charles and Loma Rica Drive at a shared access point with other industrial business. The applicant has applied for Building Permits and they are in review with the Nevada County Building Department.
- June 27, 2019**    Use Permit: Hobart Mills- An update to the existing Hobart Mills Comprehensive Master Plan to permit businesses that have been added to the site over the years without the benefit of proper property permitting. The subject Project site is located on Hobart Mills Road near Highway 89 in Eastern Nevada County.
- October 8, 2019**    Use Permit, etc: Boca Quarry West Pit Expansion- Allows for a 30-year expansion to the Boca Quarry operation. Extraction volumes remain static with this permit, it just extends the life of the quarry. Project has not commenced as operator still has rock remaining in the east pit, which is currently in an idle status. The subject Project site is located off of West Hinton Road Via Stampede Meadows Road in Eastern Nevada County.

*2019-2027 6<sup>th</sup> Cycle Housing Element Update*

Pursuant to Article 10.6 of the California Government Code, commencing with Section 65583, staff has prepared a draft Housing Element update for consideration by the Planning Commission and the Board of Supervisors (*Attachment 2*). The draft 2019-2027 Housing Element update was prepared by the Planning Department with collaboration of County departments and incorporated cities, along with input by the public. The Housing Element examines Nevada County’s housing needs, as they exist today, and projects future housing needs. It sets forth statements of community Goals, Policies and Programs for the development of housing throughout unincorporated Nevada County. Every jurisdiction in California must adopt a General Plan, and every General Plan must contain a Housing Element. While jurisdictions review and revise all or individual elements of their General Plan regularly to ensure that the documents remain up to date and relevant, California Law is much more specific in regards to the scheduling for updating the Housing Element. However, in conformance with California State Law, which requires an update at least every five



years, the County has been moved by the State Department of Housing and Community Development (HCD) to an eight year update cycle. The County submitted its first review draft of the 2014-2019 Housing Element update to HCD on March 11, 2019 and distributed it for public comment on March 27, 2019. The Nevada County Planning Commission held a public hearing on May 23, 2019 and recommended that the Nevada County Board of Supervisors adopt the 2019-2027 Housing Element Update. On June 25, 2019 via Resolution No. 19-362 the Nevada County Board of Supervisors approved the recommended 2019-2027 Housing Element which was then forwarded to HCD and was subsequently certified on July 22, 2019.

### *Safety Element Update*

The last update to the Safety Element occurred in 2014. This update was required pursuant to Government Code Section 65302(g), upon the County’s recent adoption of the Housing Element (2019) and the 2017 update to the Local Hazard Mitigation Plan (adopted in 2018). This code section has requirements for what a Safety Element must contain and when updates are required. The draft Safety Element has been prepared to meet the requirements of Government Code Section 65302(g). As required by State law, the Safety Element update was submitted to the California Board of Forestry and Fire Protection for review. The draft Safety Element was reviewed by the Board on November 5, 2019. The review includes an assessment to determine if the Safety Element meets the fire safety planning requirements that are outlined in Section 65302. The assessment determined that the Safety Element update is adequate for meeting fire safety planning requirements, and included some recommendations. The recommendations made by the Board of Forestry have already been completed, are currently underway, or are already in the Nevada County Land Use and Development Code (LUDC). Required reviews by Cal OES (Governor’s Office of Emergency Services) and the California Geological Survey have been completed, with comments being incorporated into the proposed Safety Element update. The Nevada County Planning Commission held a public hearing on January 9, 2020 and recommended that the Board of Supervisors adopted the update to the Safety Element. On February 11, 2020 via Resolution No. 20-044 the Nevada County Board of Supervisors adopted the Safety Element.

## **IV. Conclusion**

The General Plan is the County’s constitution and guiding vision. Upkeep and maintenance of the General Plan is a continuous process. The County implements the General Plan’s vision on a day-to-day basis in its many planning projects, and strives to include the public in the decision-making process.



## State of California

### GOVERNMENT CODE

#### Section 65400

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65400. (a) After the legislative body has adopted all or part of a general plan, the planning agency shall do both of the following:

(1) Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.

(2) Provide by April 1 of each year an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development that includes all of the following:

(A) The status of the plan and progress in its implementation.

(B) The progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583.

The housing element portion of the annual report, as required by this paragraph, shall be prepared through the use of standards, forms, and definitions adopted by the Department of Housing and Community Development. The department may review, adopt, amend, and repeal the standards, forms, or definitions, to implement this article. Any standards, forms, or definitions adopted to implement this article shall not be subject to Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2. Before and after adoption of the forms, the housing element portion of the annual report shall include a section that describes the actions taken by the local government towards completion of the programs and status of the local government's compliance with the deadlines in its housing element. That report shall be considered at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments.

The report may include the number of units that have been substantially rehabilitated, converted from nonaffordable to affordable by acquisition, and preserved consistent with the standards set forth in paragraph (2) of subdivision (c) of Section 65583.1. The report shall document how the units meet the standards set forth in that subdivision.

(C) The number of housing development applications received in the prior year.

(D) The number of units included in all development applications in the prior year.

(E) The number of units approved and disapproved in the prior year.

(F) The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan.

(G) A listing of sites rezoned to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory required by paragraph (1) of subdivision (c) of Section 65583 and Section 65584.09. The listing of sites shall also include any additional sites that may have been required to be identified by Section 65863.

(H) The number of net new units of housing, including both rental housing and for-sale housing and any units that the County of Napa or the City of Napa may report pursuant to an agreement entered into pursuant to Section 65584.08, that have been issued a completed entitlement, a building permit, or a certificate of occupancy, thus far in the housing element cycle, and the income category, by area median income category, that each unit of housing satisfies. That production report shall, for each income category described in this subparagraph, distinguish between the number of rental housing units and the number of for-sale units that satisfy each income category. The production report shall include, for each entitlement, building permit, or certificate of occupancy, a unique site identifier that must include the assessor's parcel number, but may include street address, or other identifiers.

(I) The number of applications submitted pursuant to subdivision (a) of Section 65913.4, the location and the total number of developments approved pursuant to subdivision (b) of Section 65913.4, the total number of building permits issued pursuant to subdivision (b) of Section 65913.4, the total number of units including both rental housing and for-sale housing by area median income category constructed using the process provided for in subdivision (b) of Section 65913.4.

(J) If the city or county has received funding pursuant to the Local Government Planning Support Grants Program (Chapter 3.1 (commencing with Section 50515) of Part 2 of Division 31 of the Health and Safety Code), the information required pursuant to subdivision (a) of Section 50515.04 of the Health and Safety Code.

(K) The Department of Housing and Community Development shall post a report submitted pursuant to this paragraph on its internet website within a reasonable time of receiving the report.

(b) If a court finds, upon a motion to that effect, that a city, county, or city and county failed to submit, within 60 days of the deadline established in this section, the housing element portion of the report required pursuant to subparagraph (B) of paragraph (2) of subdivision (a) that substantially complies with the requirements of this section, the court shall issue an order or judgment compelling compliance with this section within 60 days. If the city, county, or city and county fails to comply with the court's order within 60 days, the plaintiff or petitioner may move for sanctions, and the court may, upon that motion, grant appropriate sanctions. The court shall retain jurisdiction to ensure that its order or judgment is carried out. If the court determines that its order or judgment is not carried out within 60 days, the court may issue further orders as provided by law to ensure that the purposes and policies of this

section are fulfilled. This subdivision applies to proceedings initiated on or after the first day of October following the adoption of forms and definitions by the Department of Housing and Community Development pursuant to paragraph (2) of subdivision (a), but no sooner than six months following that adoption.

(Amended by Stats. 2019, Ch. 844, Sec. 1. (SB 235) Effective January 1, 2020.)

**Please Start Here**

<b>General Information</b>	
Jurisdiction Name	Nevada County - Unincorporated
Reporting Calendar Year	2019
<b>Contact Information</b>	
First Name	Matt
Last Name	Kelley
Title	Senior Planner
Email	
Phone	5302651423
<b>Mailing Address</b>	
Street Address	950 Maidu Avenue, Suite 170
City	Nevada City
Zipcode	95959

**Optional:** Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated.

v 2\_27\_20



**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
 (CCR Title 25 §6202)

Note: "\*" indicates an optional field

Cells in grey contain auto-calculation formulas

A2\_1\_Prior A2\_1\_Current A2\_1\_Address A2\_1\_Name A2\_1\_ID A2\_2\_Unit A2\_3\_Tenure A2\_4\_vLow A2\_4\_vLow None A2\_4\_LowD A2\_4\_LowN A2\_4\_ModD A2\_4\_ModN A2\_5\_Above A2\_5\_Date A2\_6\_Units A2\_7\_vLow A2\_7\_vLow None A2\_7\_LowD A2\_7\_LowN A2\_7\_ModD A2\_7\_ModN A2\_7\_Above A2\_8\_Date A2\_9\_Units A2\_10\_vLow A2\_10\_vLow None A2\_10\_LowD A2\_10\_LowN A2\_10\_ModD A2\_10\_ModN A2\_10\_Above A2\_10\_Date A2\_10\_Units A2\_13\_xLow A2\_14\_Stream A2\_15\_Infill A2\_16\_Assist A2\_17\_Deed A2\_18\_Affordable

**Table A2**

**Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units**

Project Identifier				Unit Types			Affordability by Household Incomes - Completed Entitlement							Affordability by Household Incomes - Building Permits							Affordability by Household Incomes - Certificates of Occupancy							Streamlining	Infill	Housing with Financial Assistance		Housing without							
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18																						
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA, SFD, 2 to 4, 5+, ADU, MH)	Tenure R=Renter O=Owner	Very Low Income Deed Restrictd	Very Low Income Non Deed Restrictd	Low-Income Deed Restrictd	Low-Income Non Deed Restrictd	Moderate-Income Deed Restrictd	Moderate-Income Non Deed Restrictd	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low Income Deed Restrictd	Very Low Income Non Deed Restrictd	Low-Income Deed Restrictd	Low-Income Non Deed Restrictd	Moderate-Income Deed Restrictd	Moderate-Income Non Deed Restrictd	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low Income Deed Restrictd	Very Low Income Non Deed Restrictd	Low-Income Deed Restrictd	Low-Income Non Deed Restrictd	Moderate-Income Deed Restrictd	Moderate-Income Non Deed Restrictd	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see 65913.4(b)(7)(SR 35))	# of Units issued Certificates of Occupancy or other	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)(7)(SR 35)	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions
Summary Row. Start Data Entry Below							0	0	0	0	0	0			0	0	0	0	0	0	0	0		0	0	13	0	30	0	20	39		102	0					
	2465024	18796 JOSEPH DR		01075016	SFD	O									0									0								1		1	N	N		HCD Housing Affordability Calculator	
	3743019	11056 NORTHVIEW DR		02076733	SFD	O									0									0								1		1	N	N		HCD Housing Affordability Calculator	
	1466042	11234 VALENCIA RD		02077432	SFD	O									0									0								1		1	N	N		HCD Housing Affordability Calculator	
	1466056	10660 VALENCIA RD		03980976	SFD	O									0									0								1		1	N	N		HCD Housing Affordability Calculator	
	6126008	17107 OLD MILL RD		13001779	SFD	O									0									0								1		1	N	N		HCD Housing Affordability Calculator	
	4723014	50653 CONIFER DR		14002264	SFD	O									0									0								1		1	N	N		HCD Housing Affordability Calculator	
	6108056	18570 BEAR CANYON RD		15002104	SFD	O									0									0								1		1	N	N		HCD Housing Affordability Calculator	
	4909002	15290 MARTIS PEAK ROAD		162957	SFD	O									0									0								1	01/22/2019	1	N	N		HCD Housing Affordability Calculator	
	0510080	16288 QUEEN LIL PLACE		163206	SFD	O									0									0								1		1	N	N		HCD Housing Affordability Calculator	
	0419018	10539 NEWTON ROAD		164020	SFD	O									0									0								1		1	N	N		HCD Housing Affordability Calculator	
	4739001	20754 PORTIA WAY		164075	SFD	O									0									0								1		1	N	N		HCD Housing Affordability Calculator	
	3926004	13200 WOODSTOCK DRIVE		164080	SFD	O									0									0								1		1	N	N		HCD Housing Affordability Calculator	
	5207059	11690 BITNEY SPRINGS ROAD		164102	SFD	O									0									0								1		1	N	N		HCD Housing Affordability Calculator	
	0135002	14305 BURLINGTON PARKWAY		162870	SFD	O									0									0								1		1	N	N		HCD Housing Affordability Calculator	
	1270167	13492 MULBERRY LN		09001512	SFD	O									0									0								1		1	N	N		HCD Housing Affordability Calculator	
	5209068	12767 NEWTON RD		16000329	SFD	O									0									0								1		1	N	N		HCD Housing Affordability Calculator	
	2825034	19954 CLYDESDALE RD		16000582	SFD	O									0									0								1		1	N	N		HCD Housing Affordability Calculator	
	6310072	22679 SNOW TENT RD		16000654	SFD	O									0									0								1		1	N	N		HCD Housing Affordability Calculator	











Jurisdiction	Nevada County - Unincorporated	
Reporting Year	2019	(Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
 (CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
 Please contact HCD if your data is different than the material supplied here

**Table B**  
**Regional Housing Needs Allocation Progress**  
**Permitted Units Issued by Affordability**

		1	2								3	4	
Income Level		RHNA Allocation by Income Level	2014	2015	2016	2017	2018	2019				Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	174			7							76	98
	Non-Deed Restricted		7	27		8	14	13					
Low	Deed Restricted	126		20	18							133	
	Non-Deed Restricted		17			18	30	30					
Moderate	Deed Restricted	150										158	
	Non-Deed Restricted		32	29	22	27	28	20					
Above Moderate		314	75	70	54	60	68	39				366	
<b>Total RHNA</b>		<b>764</b>											
<b>Total Units</b>			<b>131</b>	<b>146</b>	<b>101</b>	<b>113</b>	<b>140</b>	<b>102</b>				<b>733</b>	<b>98</b>

Note: units serving extremely low-income households are included in the very low-income permitted units totals  
 Cells in grey contain auto-calculation formulas



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Nevada County - Unincorporated	
<b>Reporting Year</b>	2019	(Jan. 1 - Dec. 31)

**Table D**

### Program Implementation Status pursuant to GC Section 65583

#### Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
The County shall periodically review and update the County's Capital Facilities Plan to develop a strategy for extending sewer services to UMD and UHD areas that do not currently have access to sewer facilities. Future growth would be subject to the General Plan designation and zoning density.	Increase suitable sites for lower income RHNA numbers	Every 5-years, next CIP update is scheduled for 2019	On February 13, 2020 a Public Hearing with the Planning Commission was held to consider the Nevada County Capital Improvement Plan (CIP) for conformance with the Nevada County General Plan.
In order to expand the availability of sites for multi-family development within Community Regions, and to lower the construction costs by providing funding for infrastructure development, the County shall apply for a minimum of 4 grants from the Community Development Block Grant and the Water and Waste Disposal Programs. If the County receives funding from one or more of these programs, this funding shall be used in the development of infrastructure for housing affordable to lower income households.	Increase affordable housing opportunities	Annually and based on release of Notice of Funding	The Health and Human Services Agency has submitted a letter of intent to apply for the CDBG-DR MHP grant. Funding has been awarded under the No Place Like Home Program.
The County shall evaluate an increase in density for the Urban Medium Density (UMD) land use designation and a minimum density for the UMD and Urban High Density (UHD) land use designations within Community Regions consistent with Policy 1.8.3, unless environmental health standards cannot be met or other physical and/or environmental constraints exist.	To provide higher density options	FY 2022/2023	Pending, the Board of Supervisors has set affordable housing as a top priority.
The County shall coordinate with the three cities to identify publicly owned surplus land to determine its suitability for Low and Very Low-income households and to develop procedures for land swaps if sites more suitable for affordable workforce housing are identified. Surplus public lands within Community Regions that are found to be feasible for lower-income housing shall be considered for re-designation to an appropriate residential zoning designation.	Increase higher density affordable housing sites	Bi-annually (FY 2020/2021 and FY 2024/2025)	Pending
The County shall review the feasibility of developing an Affordable Housing Trust Fund Program to be used for affordable housing development. The Board of Supervisors should initiate discussions about appropriate sources for affordable housing trust funds (such as impact fees, in lieu fees, etc.) and affordable housing incentives.	Increase funding opportunities for affordable housing	FY 2020/2021	At their February 11, 2020 regular meeting the Board of Supervisors unanimously adopted their 2020 Board Objectives to include coordinating with local jurisdictions, developers and other partners to facilitate the development of and access to affordable and workforce housing development.
The County will investigate and, where deemed eligible, apply for State and Federal monies for direct support of low-income housing construction and rehabilitation. The Regional Housing Authority and the Health and Human Services Agency will continue to assess potential funding sources, such as, but not limited to the Community Development Block Grant (CDBG), HOME, Low-income Housing Tax Credits, Proposition 46 bond funds, State Housing Finance Agency, Federal Rural Development Service, AB 2034 programs, SB 2 funds and SB3 Bonds.	Increase funding opportunities for affordable housing	Annually, depending on funding programs	The Regional Housing Authority has been awarded tax credits (TCAC), the County has Committed HOME Program Income and County Housing funds to construct a 31 unit low income senior apartment complex known as Loan Oak Apartments in Unincorporated Penn Valley this year. In addition, there is also another TCAC application in progress and the County has committed additional funding to a 41 unit low income apartment complex, which is known as Brunswick Commons that is located within the City of Grass Valley, on property that is owned by Nevada County. The County has granted a 99-year lease to the developer of the Brunswick Commons project.

The County Planning Department shall review existing workforce housing programs throughout the State of California in an effort to develop a countywide workforce-housing program. Said program will focus on qualifying incomes utilizing demographic patterns based on census tract or block group data, in lieu of applying an overarching countywide qualifying income standard.	To develop regionally specific affordability thresholds for workforce housing funding	FY 2021/2022	Pending
The County shall continue to review the feasibility of providing incentives to Accessory Dwelling Unit owners and builders who volunteer to maintain their Accessory Dwelling Unit for an unspecified duration as Transitional or Emergency Housing to further develop affordable housing.	Increase affordable housing stock by utilizing Accessory Dwelling Units for this purpose	FY 2020/2021	Implemented and ongoing. The County Planning Department continues to look for ways to provide incentives for Accessory Dwelling Unit owners to provide Transitional or Emergency Housing, consistent with State Housing Law. Furthermore the Health and Human Services Agency has applied for CalHOME funds that will provide loans to low income individuals for rehab and construction of Accessory Dwelling Units.
The County shall seek and prioritize funding to support the development of Single Room Occupancy units as allowed by the Nevada County Zoning Ordinance and for other programs that support the development and retention of housing for very low and extremely low-income households. Through this funding the County's objective is to provide assistance to 50 very low and extremely low-income households annually.	To provide increased housing opportunities for at least 50 very low and extremely-low households	Annually	The County has not permitted any SROs in 2019.
To reduce the cost of housing, the County Building Department shall encourage builders and property owners to utilize "stock" housing plans for a variety of housing sizes.	To reduce the upfront costs of building housing	Annually	The County Building Department is working towards releasing a Request for Proposals (RFP) for local design professionals to submit housing master plans to create "stock" housing plans for a variety of housing sizes.
Research and consider adopting an Ordinance which identifies incentives for the development of housing which is affordable to the Above-Moderate (Missing Middle) income range, 120 – 195 percent above Area Median Income throughout unincorporated Nevada County.	To provide increased housing opportunities which is affordable to the Above-Moderate (Missing Middle) income range.	FY 2022/2023	Pending
To accommodate the development of Low and Very-Low Income housing units on vacant sites that are zoned R3, it shall be the policy of the County to allow owner and renter occupied single or multifamily residential development in which at least 20 percent of the units are affordable to lower income households as a by-right use (without a Conditional Use Permit, Planned Unit Development Plan or other discretionary action) as required by Government Code 65583.2(i) if those properties have been identified in two or more consecutive Housing Element planning periods to accommodate the Low or Very-Low income category of the Regional Housing Need Allocation. In addition, the County shall amend its zoning ordinance to codify this procedure.	To provide increased affordable housing opportunities to property owners consistent with Government Code, Section 65583.2(i).	Ongoing, Complete Ordinance within one year of adoption of this Housing Element Update (August 2020)	The County Planning Department has begun programming this Zoning Code Ordinance update into its work schedule.
The County will apply annually for CDBG rehabilitation funds to provide housing rehabilitation services to Very-Low and Low-Income owner occupied and rental households.	To assist lower income residents with rehabilitation	Ongoing	The County is currently submitting the 2019-2020 CDBG application and seeking \$750,000 in Housing rehab funds. The County additionally applied for \$700,000 in CalHOME Rehab funds and is awaiting a determination.
The County Health and Human Services Agency should seek funding to conduct a housing condition survey consistent with state criteria in County identified Disadvantaged Communities. If no funding is available the County Health and Human Services Agency Division should prepare and perform the survey either in-house or with the benefit of a consultant.	To get a realistic idea of what the condition of the County's housing stock	FY 2021/2022 and 2026/2027	Pending
The County will continue to participate and administer the Housing Choice Voucher Program (Section 8 assistance).	To provide funding for lower income residents	Ongoing	The County has outsourced its entire allocation of Section 8 Housing Choice Voucher Program units to the Regional Housing Authority of Sutter and Nevada Counties. According to Housing Authority staff, all two hundred eighty-seven (287) vouchers were utilized by Nevada County families in 2019 and staff anticipates that they maintain that level in 2020.
Create a housing sharing/matching program to better utilize the existing housing stock for affordable housing, specifically for matching seniors, disabled adults and working individuals with families.	To enhance affordable housing opportunities	Ongoing	Pending
The County Health and Human Services Agency and the Regional Housing Authority shall work with affordable housing developers, County Departments and other public agencies to help expedite the processing of affordable housing development applications.	To reduce review times for affordable housing projects	Ongoing	The County and the Regional Housing Authority worked with the Courtyard Apartments to assist in getting their Tax Credit Bonds recertified which provides affordability to 40 units. The Regional Housing Authority and the County are closing escrow on 3/17/2020 to construct a 31 unit senior apartment complex.

The County shall request that schools, fire districts, park districts, NID and other special districts adopt a policy to allow for deferred payment and/or partial or full waiver of planning, mitigation, building permit and connection fees as incentives to for-profit and non-profit builders of housing affordable to qualified extremely-low, low and very-low income residents and the County should consider adopting a similar policy for the collection of County fees.	To minimize the upfront costs of affordable housing development	Annually	The County Planning Department will be mailing letters to applicable agencies in March 2020 to continue to implement this program.
Annually review the Zoning Ordinance, land use policies, permitting practices, and Building Codes to identify provisions that could pose constraints to the development of housing for persons with disabilities, and amend the documents as needed, for compliance with Federal and State fair housing laws that protect people with disabilities.	To minimize constraints for persons with disabilities	Annually	Ongoing
The County shall bi-annually review its land use regulations, policies, practices and development review process to determine areas where constraints can be removed on the development of housing for lower-income, senior citizen and households with persons with disabilities. Special emphasis shall be placed upon removing constraints on the development, retention, and/or rehabilitation of housing affordable to extremely low-income households.	To ensure affordable housing developments can proceed with minimal constraints	Bi-Annually	Ongoing
The County shall encourage special districts to provide a reduced initial per unit connection or development fee for multi-family housing projects that maintain at least 50% of their units as affordable to Extremely, Very and Low-Income households. The program should include the development an informational brochure, including information on the County's website and facilitating meetings with special districts to encourage participation in the program.	To minimize the upfront costs of affordable housing development	FY 2019/2020	Implemented. The County Planning Department will be mailing letters to applicable agencies in March 2020 to continue to implement this program.
The County shall work with homebuilders to encourage the incorporation of universal design features in new construction in a way that does not increase housing costs.	To provide universal design features at lower costs	Ongoing	Ongoing, as necessary
The County shall continue to be the local contact point for the Department of Fair Employment and Housing, and to provide resource and referral information regarding housing and tenant rights through brochures available at the Health and Human Services Agency, the Nevada County Library, and other local social services offices. In addition, the County will post this information on the County web site.	To ensure the County compliant with fair housing laws	Ongoing	Ongoing, as needed
The County shall annually review its land use regulations, policies and practices for compliance with fair housing laws.	To ensure the County compliant with fair housing laws	Annually	Ongoing
The County shall annually work with the Regional Housing Authority or other similar agencies to implement an outreach program that informs families within the County on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the County's website, and providing housing-related training for individuals/families through workshops.	To highlight programs intended to assist persons with developmental disabilities	Annually	The County has ended its contract with the Regional Housing Authority of Sutter and Nevada County and is working with other non-profit agencies to implement rehabilitation projects. This service included the developing and implementing outreach program. Flyers and brochures were created and distributed throughout the County.
The County should develop a program to provide rental assistance to fill the gap between income levels and the cost of housing for persons with developmental disabilities. The goal of the program is to assist at least 10 persons with developmental disabilities and the program may include the following steps:  1) Work with the Regional Housing Authority or other similar agencies to identify the housing needs of the clients and assist in identifying available housing that meets those criteria.  2) Identify the gaps that limit access to housing for persons with developmental disabilities (i.e. financial, accessibility).  3) Develop guidelines and market the program	To assist the County's population with developmental disabilities	Annually	The Regionla Housing Authority handles this portion of the HUD Voucher program. Additionally, the County Heath and Human Services Agency has applied for rental assistance which will assist in meeting this goal. In addition the Heath and Human Servcies Agency has applied for rental assistance under both the 2019 CalHOME and Home NOFA's.



Continue exploring new models by working with local Non-Profits and For-Profits to encourage the creation of housing for persons with developmental disabilities. Such models could include assisting in housing development through the use of set-asides, scattered site acquisition, and new construction; providing housing services that educate, advocate, inform, and assist people to locate and maintain housing; and models to assist in the maintenance and repair of housing for persons with developmental disabilities. The County shall also seek State and Federal monies for direct support of housing construction and rehabilitation specifically targeted for housing for persons with disabilities.	To establish opportunities for housing for persons with developmental disabilities	Annually	The County continues to work with non-profits and seek funding to meet this goal. Under the 2019-2020 CDBG application, housing rehab will be completed through the local non-profit FREED. This program will serve seniors and those with disabilities. Additionally we were awarded the 2017 CDBG grant and are rehabbing the odyssey house to expand our transitional housing facility for the severely mentally ill from 8 beds to 16 beds.
The County shall review its zoning ordinance for consistency with AB2162 as it pertains to supportive housing within one year of the adoption of this Housing Element update. If the County's permitting requirements are determined to be inconsistent with AB2162, the County will amend its zoning ordinance to allow the development of qualifying supportive housing pursuant to AB2162. Further, the ordinance amendment, will include allowing qualifying supportive housing, as defined by Government Code Section 65650, as a by-right use in all zones where multifamily and mixed uses are permitted as provided for in Article 11 (commencing with Section 65650).	To ensure that the Nevada County Land Use and Development Code is consistent with AB2162	Within one-year of the adoption of this Housing Element (August 2020)	The County Planning Department has began programing this Zoning Code Ordinance update into its work schedule.
The County should develop passive and active energy goals that can be used on a voluntary basis for new residential subdivisions, multiple housing developments and other residential projects.	To promote energy efficiency	FY 2021/2022	Pending
The County shall make information available to the public regarding the efficient use of energy in the home and ways to improve the energy efficiency of new construction.	To promote energy efficiency	Ongoing	Pending
Adopt a solar access ordinance that establishes development standards for new development to protect the solar access of adjacent properties.	To allow for increased opportunities for very low and extremely low income households and families	FY 2022/2023	Pending
Develop specific design thresholds for the development and construction of multi-family housing that encourage such features as increased energy efficiency, weatherization, etc.	To promote energy efficiency	FY 2022/2023	Pending
To encourage green building, adopt a resolution that waives or reduces building permit fees for green installations and provides a rebate for the cost of green building certification, not to exceed the cost of the building permit. Under this ordinance, homebuilders who build homes that meet the California Green Builder standard may receive expedited plan checks, guaranteed timelines, and priority field inspection service.	To promote energy efficiency and green building	FY 2023/2024	Pending
To encourage development of medium and high-density multi-family residential development along transit corridors, to the extent feasible, the County Public Works Department, Transportation Division shall review all subdivision maps to ensure that future residents have access to bus stops and public transit services within <i>Community Regions</i> .	To promote and encourage the use of public transportation.	Ongoing	Ongoing, as needed.
Research and consider adopting an Ordinance that provides for a reduction in transportation fees charged to the developer in return for pedestrian-oriented design features and/or transit-oriented design.	To reduce the overall costs of housing.	FY 2025/2026	Pending
Research and consider adopting an Ordinance that reduces parking standards for larger subdivisions and planned developments that are located within walking distance of nearby services (generally, one-quarter to one-half mile).	To reduce overall construction costs and to provide incentives for developers to develop subdivisions with access to nearby services for families.	FY 2023/2022	Pending
The County will continue to partner with local non-profit agencies such as Project Go, Inc., to assist in the repair, rehabilitation, and improvement of residential structures; demolish and replace structures which are dilapidated and beyond repair.	To assist lower income residents with rehabilitation	Implemented with Program MI-8.2.1, FY 2021/2022 and 2026/2027	Pending

The County will partner with local non-profit agencies and for-profit-developers to seek State and Federal Grants to support the production of affordable housing.	To support the development of affordable housing for lower income residents	Ongoing	The County has applied for TCAC funding for Brunswick Commons a 41 unit affordable housing apartment complex. In addition, the Health and Human Services Department has worked with the developer of the Penn Valley Courtyards maintain their affordable units.
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<b>Jurisdiction</b>	Nevada County Unincorporated
<b>Reporting Period</b>	2019 (Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
 (CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**Table F**

**Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)**

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 <sup>+</sup>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									

