

Alternative Housing 2025

Workplan



**NEVADA
COUNTY**
CALIFORNIA



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Background

2024/25 Board Workshops

- Housing Board Objective
- **Board direction to identify alternative housing types to support housing development**
 - Reduce development costs
 - Increase housing supply
- **January 14, 2025 Board Meeting**
 - Title 25: Limited Density Owner Built Housing
 - Tiny Homes on Wheels Ordinance*

Project Approach

- **Update to Existing County Recreational Vehicles Ordinance (Title 12, Chapter 3, Section 12.03.150)**
 - Seasonal Use (90-days)
 - During construction of a single-family dwelling
 - Security Housing with a Use Permit for a Public Use
 - Temporary Urgent Medical Care (6-months renewable)
 - *Employee Housing (6-months)
- **Local Area Management Plan (LAMP)**
 - Environmental Health Regulations for Septic
 - Could require additional time to obtain State approval
- **Timeline**
 - Estimated 560 staff hours
 - Estimated 6-months, October 2025 Completion Goal

Project Approach

- Affordable Workforce Housing Meetings/ Housing Objectives Working Group
 - **Community Development Agency**-Planning, Building, Environmental Health, Code Compliance
 - **HHSA- Housing and Community Services**
 - **Office of County Counsel**
 - **Housing Ad-Hoc Committee**
- **Public Participation**
 - Multiple opportunities for public comment
 - Facilitated Kick Off meeting (May 2025)
 - Minimum 4 public meetings (Jun/July 2025)
 - Project Dedicated Webpage
 - MAC, PC and Board Meetings

PROPOSED NEVADA COUNTY- Alternate Housing 2025 WORK PROGRAM AND PROJECT TIMELINES

<i>Tasks</i>	<i>Staff</i>	<i>Apr</i>	<i>May</i>	<i>Jun</i>	<i>Jul</i>	<i>Aug</i>	<i>Sept</i>	<i>Oct</i>	<i>Nov</i>	<i>Dec</i>
1. Strategic Kick-Off and Administration										
Internal Strategic Kick-Off Meeting (Confirm Program of Work, Schedule, Process)	CDA- Building, EH, Code and Planning									
2. Assimilate Background Data and ID Data Gaps/Needs										
Research Similar Work by Other Jurisdictions	Planning Dept.									
Review Process for Updating LAMP	Environmental Health									
Research County's Ability to Allow RV's as permanent/semi-permanent housing	County Counsel									
Review Potential Building Code Issues	Building Dept									
3. Document Preparation										
Solicit public comment via Planning Dept. notice list	Planning Dept.									
Develop Draft Code Update to Title 12 Zoning Regulations	Planning Dept.									
Develop Draft Local Area Management Plan Amendments	Environmental Health									
Release Public Draft for agency and public comments	Planning Dept.									
Refine draft based on agency and public comments (if necessary)	Planning Dept.									
4. Work Sessions & Public Engagement										
Working Group* Kick-Off Meeting #1 (project area, purpose, timeline, process)	CDA- Building, EH, Code and Planning	#1								
Public Meeting #A (Public Kick Off Meeting- Introduction) Set Planning Process/Gain Public Feedback to inform the Draft Ordinance (Facilitated Meeting): Eric Rood Center	Planning Dept.		#A							
Working Group* Meeting #2 (Develop Ordinance)	CDA- Building, EH, Code and Planning		#2							
Housing AD-Hoc Draft Ord Review (May 28, 2025)	Planning Dept.									
Public Meeting #B-E (Staff led Community Workshops in Penn Valley, South County, Soda Springs, Grass Valley)* PV and South County meetings may be held with MACs depending on scheduling	Planning Dept.- with support from Code, EH and Building			#B-E						
Working Group* Meeting #3 (Finalize Ordinance)	CDA- Building, EH, Code and Planning					#3				
5. Environmental Clearance										
Prepare and Circulation Initial Study (Neg. Dec.) unless determined to be CEQA Exempt	Planning Dept.									
6. Planning Commission and Board of Supervisor Hearings										
Planning Commission	Planning Dept.- with support from Code, EH and Building									
BOS	Planning Dept.- with support from Code, EH and Building									

* Work group consists of individuals shown on the 2025 Housing Initiatives Charter. Additional workgroup or interdepartmental meetings will occur as needed.

Recommendation

- **Direct staff to implement the draft workplan (Attachment 1)**