

# General Plan & Housing Element Annual Progress Reports

Nevada County  
Board of Supervisors  
March 28, 2023



**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.
  - New reporting requirements for 2022
- **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 Planning and Research (OPR).
  - Submitted to the Department of Housing and Community Development (HCD).

# General Plan Annual Progress Report Contents

- **No standardized format for APRs**
  - OPR 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, 2022 to December 31, 2022.
  - Does not include progress reporting for incorporated jurisdictions (Grass Valley, Nevada City, Truckee).



# General Plan Annual Progress Report 2022 Report

- **Section 1 Introduction**

- Summarizes the report purpose, content of the General Plan, provides an overview of the General Plan Guidelines as provided by OPR 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 2022.

- **Section 3 Permits, Application 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 2022 Highlighted Activities

- **4,475 Ministerial Permits Processed**
- **271 Administrative Land Use Entitlements Processed**
- **34 Discretionary Land Use Entitlements Processed**
- **Highlighted Projects Approved by Planning Commission or Board of Supervisors**
  - Lone Oak Phase 2 Senior Apartments
  - 49er Self Storage
  - Cannabis Ordinance Amendments
  - Quick Quack Car Wash
  - Ranch House

# 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, 2022 to December 31, 2022.
  - Does not include progress reporting for incorporated jurisdictions (Grass Valley, Nevada City, Truckee).

# Housing Element Annual Progress Report 2022 Report Tables

## • Table B Regional Housing Needs Allocation Process

Income Level		RHNA Allocation by Income Level	2019	2020	2021	2022	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	475	-	-	31	-	74	401
	Non-Deed Restricted		13	10	13	7		
Low	Deed Restricted	367	-	-	-	-	125	242
	Non-Deed Restricted		30	42	32	21		
Moderate	Deed Restricted	346	-	-	-	-	120	226
	Non-Deed Restricted		20	34	24	42		
Above Moderate		874	39	52	31	42	164	710
Total RHNA		2,062						
Total Units			102	138	131	112	483	1,579

# Housing Element Annual Progress Report 2022 Report Summary Table

Building Permits Issued by Affordability Summary			
Income Level		Current Year	
Very Low	Deed Restricted	0	
	Non-Deed Restricted	7	
Low	Deed Restricted	0	
	Non-Deed Restricted	21	
Moderate	Deed Restricted	0	
	Non-Deed Restricted	42	
Above Moderate		42	
Total Units		112	
<b>Units by Structure Type</b>			
	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
SFA	1	0	0
SFD	0	84	55
2 to 4	0	0	0
5+	31	0	0
ADU	0	14	24
MH	0	14	27
<b>Total</b>	<b>32</b>	<b>112</b>	<b>106</b>
<b>Housing Applications Summary</b>			
Total Housing Applications Submitted:			3
Number of Proposed Units in All Applications Received:			38
Total Housing Units Approved:			38
Total Housing Units Disapproved:			0



# Housing Element Annual Progress Report 2022 Report Tables

- **Table A Housing Development Applications**
  - 3 Development Applications approved in 2022
    - Lone Oak Phase 2 – 31 Low-Income Units
    - Ray Use Permit – 1 Above Moderate Unit
    - Ranch House – 6 Very Low-Income Deed-Restricted Units
- **Table D Housing Element Program Implementation**
  - Progress achieved in 2022 calendar year regarding implementation of programs of the 2019-2027 Housing Element (6<sup>th</sup> Cycle).
- **LEAP Grant Reporting**
  - Greater Higgins Area Plan - Adopted 2023
  - Master Building Plans – In Progress (Target Spring 2023)

# Annual Progress Reports Staff Recommendation

**Project Action:** After reviewing and considering the 2022 Housing Element Annual Progress Report, accept the report substantially in the form attached, pursuant to State of California Government Code Section 65400, and direct staff to submit the report to the California Department of Housing and Community Development and the Office of Planning and Research as shown in Attachment 1, making finding A:

A. The 2022 General Plan Annual Progress Report is not a project and is exempt from the California Environmental Quality Act pursuant to Section 15378(b)(5) of the California Environmental Quality Guidelines.