

# COUNTY OF NEVADA

STATE OF CALIFORNIA

## BOARD OF SUPERVISORS



**Nathan H. Beason**

Supervisor, 1<sup>st</sup> District

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October 14, 2016

County of Nevada  
Board of Supervisors  
950 Maidu Avenue  
Nevada City, CA 95959

**DATE OF MEETING:** October 25, 2016

**SUBJECT:** Recommendation to direct Staff to review Nevada County Sphere of Influence Policies and to return to the Board of Supervisors in December with recommendation(s) for an updated policy.

**RECOMMENDATION:** Approve the recommendation.

**FUNDING:** Not applicable

### **BACKGROUND:**

Nevada County is experiencing a severe shortage of housing availability for low and moderate income residents. This condition exasperates prospects for the homeless, for seniors and working adults and their families and has a long-term impact on economic development. There are several contributing factors, among which are the County's Sphere of Influence policies. These policies provide broad flexibility to incorporated cities and towns and limit the County's ability to act within its discretion as a lead stakeholder. Consequently, the County is at a disadvantage to act decisively when necessary to address issues that involve planning within the Spheres of Influence, including but not limited to addressing the current housing shortage. Some of these disadvantages emerged during our recent Housing Element update, despite the state's agreement to reduce Nevada County's up-zoning requirements.

At the 2016 Nevada County Board of Supervisors Workshop, the Board identified the need to re-evaluate the Spheres of Influence Policies contained in the General Plan. The General Plan Sphere of Influence Policy structure includes i) Goal 1.8 of the General Plan Land Use Element to coordinate with the City/Town in land use planning and development within their spheres of influence, ii) eleven support policies, including two specific Land Use Element Policies dictating consistency with City/Town designation and deferral of applications to City/Town for processing, and iii) one Housing Element Policy that requires general consistency with the City/Town's General Plan designations.

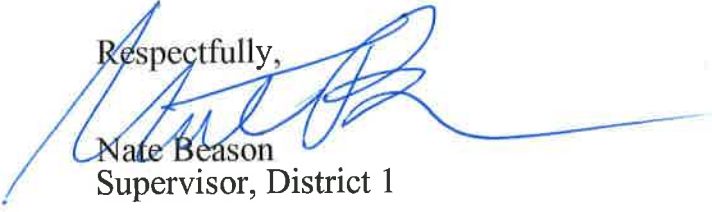
I think that we all agree that we should examine every reasonable means to try to improve housing opportunities for moderate and lower income residents. A review and update of our sphere policy would be one step in that direction. Therefore, I recommend that the Board direct staff to review the existing Sphere of Influence Policies and return back to the Board in December of 2016 with possible courses of action for the Board's consideration.

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Respectfully,

A handwritten signature in blue ink, appearing to read 'Nate Beason', with a long horizontal flourish extending to the right.

Nate Beason  
Supervisor, District 1