

General Plan Annual Progress Report **2021**

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 1st 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, 2020. 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 Housing Element 6th Cycle (2019-2027) in 2019, Noise Element in 2014 and Circulation Element in 2010. Most recently the Nevada County Board of Supervisors has adopted amendments to the Land Use Element and Safety Element in 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.

On July 14, 2020, the Board of Supervisors adopted Resolution No. 20-303 authorizing the application for, and receipt of Local Government Planning Support Grant Program Funds. The Community Development Agency executed a contract with the California Department of Housing and Community Development to assist the public's need for housing that is more affordable in part by developing an updated Area Plan for the County's "Higgins Area" to assist in expedited development in one of the County's available areas for higher density residential development in the southeast portion of the County off Hwy 49. On July 13, 2021, the Board of Supervisors adopted Resolution No. 21-297 approving a contract with PlaceWorks, Inc. to develop the Area Plan update. The Greater Higgins Area Plan is expected to be completed by December 2022 and will establish a comprehensive future vision for the area integrating culture, commerce, and housing while supporting the unique character of the South County area.

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 2021, the Nevada County Board of Supervisors 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 2021, 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.”

During 2021, the County continued to implement planning efforts to facilitate development in accordance with the Goals and Policies of the County’s 6th Cycle 2019-2027 Housing Element, including through the application and awarding of a REAP and LEAP grants to assist in the development of Zoning Code Text Amendments which will assist in the implementation of several Housing Element Programs.

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 2021, 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 Statutes.

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 2021, 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 2021, 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 2021, 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 2021, 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 2021, 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 2021, 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 2021, 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 2021, 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 2021, 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 2021, 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 2021, the County continued to implement the Safety Element by enforcing the Policies of the Safety Element through the discretionary review of projects. Projects are evaluated through discretionary review to ensure that they remain consistent with the thresholds established by the General Plan and implemented through the County Safety Element. California State law requires that all Counties adopt a Safety Element, which identifies and appraises noise problems and the solutions to these problems pursuant to California Government Code Section 65302(g).

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 2021, 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 2021, 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 2021, 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 2021, 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.

2021 Permits

The Nevada County Building Department processed 3,799 Building Permits in 2021, 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, 2021 and December 31, 2021, Nevada County had one hundred and thirty-one (131) housing units completed based on final inspections and certificates of occupancy. Of the 131

housing units, fifty-three (53) were newly constructed single-family detached residences, twenty-seven (27) were newly constructed single-family manufactured home units, fourteen (14) were newly constructed Accessory Dwelling Units and two (2) were newly constructed single-family residential units with attached Accessory Dwelling Units. In addition, Nevada County permitted the construction of a new 31-unit multi-family housing project known as Lone Oak Senior Apartments.

Appendix B provides the Annual Housing Element Progress Report that will be submitted to the California Department of Housing and Community Development (HCD), as required by California State Housing Element Law on or before April 1, 2022. Pursuant to these new requirements, Table A2 provides a list of 2021 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 2021 Annual Report summarizes new residential building permits issued during the 2021 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.

2021 Planning Applications

The Planning Department processed a variety of ministerial and discretionary planning applications with associated environmental reviews during 2021 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 (6)
- Administrative Development Permit (42)
- Cannabis Administrative Development Permit (89)
- Conditional Use Permit (6)
- Development Permit (2)
- Extension of Time (2)
- General Plan Amendment / General Plan Text Amendment (1)
- Lot Line Adjustment (40)
- Map Check Final Map / Parcel Map (2)
- Management Plan (57)
- Miscellaneous Permit (13)
- Voluntary Notice of Merger (7)
- Pre-Application (4)

- Rezone (4)
- Setback Easement (5)
- Tentative Parcel Map (6)
- Variance (1)
- Zoning Ordinance Amendments (7)

2021 Significant Plans and Projects

February 25, 2021 Use Permit Amendment: Truckee Tahoe Airport - An application for a Use Permit Amendment (AAP20-0006) to the previously approved Conditional Use Permit (U10-002) to expand the Truckee Tahoe Airport District Administration Building and Off-Street Parking Lot. The existing Administration Building was constructed in 2012 under U10-002. The project proposes building additions (totaling approximately 2,891 square feet to the existing approximately 11,568 square feet building) resulting in a building size of approximately 14,459 square feet and related parking lot expansion, drainage improvements, and landscaping, the project is proposed to be constructed in three phases over seven (7) years. The expanded Administration Building would continue to provide space for the Truckee Tahoe Airport District's administrative staff, Unicom operations, community and Board meeting room, pilots lounge, and a delicatessen with no new uses proposed.

March 11, 2021 Zoning Text Amendment: Cannabis Cultivation - A Public Hearing to consider a recommendation to the Board of Supervisors to adopt an Ordinance (ORD21-1) for text amendments to Section L-II 3.30 and Section L-II 5.23 to Chapter II Zoning Regulations of the Land Use and Development Code regarding Cannabis Cultivation and Administrative Enforcement in all zoning districts in the unincorporated areas of Nevada County.

March 25, 2021 Tentative Final Map, Conditional Use Permit, Management Plan, Petition for Exceptions: Rincon del Rio - A combined application for a Use Permit (CUP19-0010) to amend the Comprehensive Master Plan and revise the Tentative Final Map Subdivision Map (TFM19-0008), which was approved to facilitate the development of the subject parcels as a 345 Unit, Continuing Care Retirement Community know as Rincon del Rio, approved on April 9 2013 by the Nevada County Board of Supervisors (EIR10-001, ORD09-002, GP11-001, GP11-002, Z10-003, FM09-001, U09-007, MGT09-008, MI10-010).

As proposed, the modified project would amend the approved Comprehensive Master Plan to allow for a revision and relocation of some of the previously approved campus uses and to allow for individual fee title ownership of the independent living single-family residential attached and detached units, located within the project site. As proposed, the modified

project would also be a Continuing Care Retirement Community (CCRC), known as Rincon del Rio, offering services and housing in an “age restricted campus setting” designed to serve adults 55 years and older, who are seeking to downsize their living environment, but are still physically and socially active. As proposed, the revised project would be similarly designed as the original approved project and would serve a senior population of 415 people within 345 living units.

The modified project would also include the approval of a Tentative Final Map (TFM19-0008) to subdivide the parcel from four parcels into 102 Single-Family Residential Parcels ranging in size from 4,699 square feet to 8,391 square feet. 221 Single Ownership Condominium parcels ranging in size from 1,300 square feet to 1,500 square feet. 23 common area parcels ranging in size from 11,807 square feet to 130.42 acres for parking, landscaping, open space, Village Center, Group House/Memory Care and other common facilities.

The modified project as proposed would include three Management Plan (MGT20-0001) components for proposed encroachment into identified sensitive resources including: Steep Slopes, Landmark Oak Trees, Landmark Oak Groves and Water Resources. The modified project as proposed would also include a Petition for Exception (PFX19-0003) to Road Standards on Rodeo Flat Road and Rincon Way as well as for the interior primary access roads. The modified project as proposed would also include a revised Development Agreement (MIS20-0001) for operational aspects of the proposed Continuing Care Retirement Community.

June 24, 2021

Amendment to an Approved Project, Development Permit: Holiday Market

- The project as proposed is a combined application for a Development Permit (DVP20-1) to construct a proposed Fuel Station with four (4) self-service pump islands and eight (8) fueling positions adjacent the existing Holiday Market Grocery Store. Development would consist of the construction of a proposed approximately 4,524-square-foot Fuel Station canopy that would be approximately 22 feet in height for the Fuel Station and the installation of two (2) underground fuel storage tanks, consisting of one (1) 15,000-gallon tank for regular unleaded fuel and one (1) 12,000-gallon tank (split between 6,000 gallons for premium unleaded and 6,000 gallons for diesel). The proposed Fuel Station would be constructed within an existing approximately 20,000-square-foot area of the project site that has been graded, compacted with gravel and landscaped that is located south of the existing Holiday Market Grocery Store, which is contained within an existing approximately 50,000-square-foot building area that was approved for development as part of the Higgins Marketplace. Additional development of the Fuel Station would consist of the construction of associated signage for the proposed Fuel Station. The project as proposed also includes a request to amend the previously approved Use Permit, U04-

019 (AAP20-0005), to recognize the reduction in the size of the Holiday Market Grocery Store, from approximately 50,000 square feet to approximately 30,000 square feet. The Higgins Marketplace project was originally approved by the Nevada County Board of Supervisors on August 18, 2009 (EIR04-001, GP04-005, Z04-012, PM04-020, U04-019).

August 8, 2021 Timberland Production Zone - Recommendation to the Board of Supervisors to amend the zoning designation of a 55.04-acre parcel (APN: 065-270-005) for timberland preservation (RZN21-0002). This would result in an amendment to Zoning District Map #87 to change the parcel's zoning from Forest with the Subdivision Limitation Combining District (FR-X) to Timberland Production Zone with the Subdivision Limitation Combining District (TPZ-X). The project is a rezone legislative action only and does not include any development or disturbance.

September 9, 2021 Amendment to an Approved Project, Conditional Use Permit: North Star House – Refile of a Use Permit for the North Star House Master Plan to implement a multi-year, two phased master plan for the 14.16-acre property involving the restoration of the historic house and property and transition to a cultural event center. The project is seeking to have the Use Permit/Master Plan reissued and held intact for seven years, until 2028. The original approval expires on Sept. 9, 2021 with no additional extensions of time. No changes to the Master Plan are being requested.

November 17, 2021 General Plan Amendment, Rezone: Murty/Law – The project is a proposed General Plan Land Use Map Amendment and Zoning District Map Amendment to change the subject project site, located at 10460 Harmony Ridge Road from Rural (RUR) – 5 to Rural (RUR) – 20 and a Zoning District Map Amendment to change the Zoning District from Residential Agriculture (RA) – 5 with Planned Development (PD) to General Agriculture (AG) – 20. The project as proposed, does not include a proposal to develop the parcel and only seeks to change the existing General Plan Land Use Map and Zoning District Map.

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

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.)

[illegible]

Table A2

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

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

Table A2											
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units											
Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name*	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date</u> <u>Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness
			31	13	0	32	0	24	31		131
5402020	23895 PERIMETER RD								1	1/13/2021	1
0256005	17865 EPHEBE LN								1	7/7/2021	1
2448009	18021 GAMBLE LANE								1	10/9/2021	1
2611039	21807 RAMBLING ROAD								1	6/17/2021	1
055060077	15345 WOLF RIDGE COURT								1	8/2/2021	1
021700045	22124 WEST HACIENDA DRIVE								1	11/12/2021	1
038570009	16166 PASQUALE ROAD								1	1/5/2021	1
4704010	10110 BUNNY HILL ROAD								1	11/29/2021	1
011191055	23644 IRONWOOD								1	10/4/2021	1
023440039	15250 SKY PINES ROAD								1	1/11/2021	1
047180018	51141 JEFFERY PINE DR								1	8/26/2021	1
047200011	50762 RED FIR TERRACE								1	4/9/2021	1

005100082	11325 CONSTITUTION CT								1	4/9/2021	1
047420019	21794 T-BAR DR								1	2/8/2021	1
017030032	16500 DONNER PASS ROAD								1	9/27/2021	1
030170015	14455 KODAMA ROAD								1	10/27/2021	1
4907005	18281 LA MIRADA ROAD								1	5/20/2021	1
012020002	12489 STATE HIGHWAY 174								1	1/5/2021	1
065240003	21757 NEW DEAL ROAD								1	4/22/2021	1
054370003	25950 HARVEY ROAD								1	5/25/2021	1
004680009	10491 WOODS RAVINE CT								1	10/14/2021	1
057141019	22457 JENNIFER DR								1	4/6/2021	1
006830063	12692 BACCARAT CT								1	2/12/2021	1
050190044	11402 HUTTO ROAD								1	2/1/2021	1
055160017	12803 LIME KILN ROAD								1	10/6/2021	1
051390025	10346 DAFFODIL CT								1	12/23/2021	1
031190005	13546 FOREST PARK CIR								1	4/27/2021	1
011191008	23734 LONDON EVAN LANE								1	2/24/2021	1
011191009	23718 LONDON EVAN LANE								1	11/19/2021	1
031460008	19419 WILDFLOWER DR								1	5/17/2021	1
031440019	19200 WILDFLOWER DR								1	11/10/2021	1
034203013	14079 CANYON LANE							1		3/4/2021	1
011510010	19275 ADAMSON DR							1		10/12/2021	1
028191062	15842 QUAIL RIDGE CT							1		2/17/2021	1

038380019	17471 LYLE WHITE MEMORIAL DR							1		10/4/2021	1
048142004	22195 SPRUCE STREET							1		8/26/2021	1
023500005	10935 DARLENE COURT							1		6/1/2021	1
031250050	19163 WILDWOOD COURT							1		6/3/2021	1
004620010	12366 LOWHILLS ROAD							1		12/30/2021	1
024570004	16622 OSCAR DRIVE							1		4/1/2021	1
006401055	12587 MADRONE FOREST DRIVE							1		5/21/2021	1
053320003	13469 SWAPS COURT							1		9/22/2021	1
008150012	10634 ALTA STREET							1		4/6/2021	1
011191018	12495 NICKLAUS COURT							1		8/5/2021	1
011191019	12479 NICKLAUS COURT							1		10/12/2021	1
056330015	21427 MALCOLM PLACE							1		7/13/2021	1
021130046	23169 CYPRESS POINT COURT							1		10/7/2021	1
050170014	10750 LOMBARDI ROAD							1		10/25/2021	1
036390004	10473 JASPER AGATE COURT							1		10/22/2021	1
011191042	23777 IRONWOOD COURT							1		10/28/2021	1
031460010	19391 WILDFLOWER DRIVE							1		12/30/2021	1
039270010	13878 GEMINI COURT							1		12/30/2021	1
020440011	15775 TIPPY WAY							1		12/3/2021	1
5107088	10264 CEDARSONG RD					1				7/7/2021	1
028390029	18486 SPRING VALLEY DRIVE					1				3/26/2021	1

054051047	14955 COLE					1				2/22/2021	1
014700020	23677 STATE HIGHWAY 20					1				1/8/2021	1
025540013	17039 INDIAN SPRINGS RANCH ROAD					1				5/28/2021	1
057141070	21495 ARMSTRONG ROAD					1				8/27/2021	1
050390001	21063 BALD RIDGE DR					1				5/25/2021	1
026420001	19570 TIGER TAIL ROAD					1				2/17/2021	1
004470068	13440 JONES BAR ROAD					1				4/27/2021	1
036070004	15730 LEWIS ROAD					1				10/14/2021	1
004441024	10433 CARLI WAY					1				12/7/2021	1
032650042	16748 EXCELSIOR DITCH CAMP ROAD					1				6/11/2021	1
021700049	21859 ANGELI PLACE					1				9/27/2021	1
052090025	13224 AVIAN PLACE					1				11/18/2021	1
011640033	12368 APPALOOSA COURT					1				6/28/2021	1
021730066	22740 WEST HACIENDA DRIVE					1				11/15/2021	1
5442009	20485 WHITE OAK DR.					1				4/2/2021	1
6107004	17100 SALMON MINE ROAD					1				1/15/2021	1
5408005	15896 PERIMETER ROAD					1				9/7/2021	1
026310005	21379 LESLIE DR					1				4/30/2021	1
062230013	16205 TRAILS END					1				8/27/2021	1
023090004	13518 WHEELER ACRES ROAD					1				7/15/2021	1

053200050	14011 PATTERSON VALLEY ROAD					1				5/25/2021	1
051290009	10053 CHANCES R ROAD					1				7/14/2021	1
022260019	13114 LA BARR MEADOWS ROAD					1				1/12/2021	1
028020039	12345 SUNSHINE VALLEY ROAD					1				8/16/2021	1
020850002	16176 GARY WAY					1				6/28/2021	1
057190012	10899 OAK MESA DRIVE					1				10/13/2021	1
012010057	13196 NOEL LANE					1				3/18/2021	1
054430005	22560 LADAN LANE					1				7/13/2021	1
054430009	23070 PAYAM PLACE			1						3/30/2021	1
012600034	11948 ROHAJE DRIVE			1						10/6/2021	1
002680029	13210 ELSTER PLACE			1						5/4/2021	1
023183053	11899 ROGUE HOUSE PLACE			1						4/5/2021	1
025220066	15794 ARROWHEAD PLACE			1						12/23/2021	1
061240033	19502 RANIKHET ROAD			1						2/22/2021	1
062230014	16387 TRAILS END			1						9/17/2021	1
050310002	13097 TURKEY POINT CIRCLE			1						5/10/2021	1
011020035	19649 MORNINGSIDE ROAD			1						12/16/2021	1
039150075	14350 LAVA DOME WAY			1						9/27/2021	1
024080003	18354 ALEXANDRA WAY			1						6/23/2021	1
053310016	14555 MCCOURTNEY ROAD			1						10/14/2021	1

[illegible]

Jurisdiction	Nevada County - Unincorporated	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	08/15/2019 - 08/15/2027

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	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	475	-	-	31	-	-	-	-	-	-	67	408
	Non-Deed Restricted		13	10	13	-	-	-	-	-	-		
Low	Deed Restricted	367	-	-	-	-	-	-	-	-	-	104	263
	Non-Deed Restricted		30	42	32	-	-	-	-	-	-		
Moderate	Deed Restricted	346	-	-	-	-	-	-	-	-	-	78	268
	Non-Deed Restricted		20	34	24	-	-	-	-	-	-		
Above Moderate		874	39	52	31	-	-	-	-	-	-	122	752
Total RHNA		2,062											
Total Units			102	138	131	-	-	-	-	-	-	371	1,691

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.
Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will include units that were permitted since the start of the planning period.
Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction		Nevada County - Unincorporated	
Reporting Year		2021 (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 2024	Pending

<p>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.</p>	<p>Increase affordable housing opportunities</p>	<p>Annually and based on release of Notice of Funding</p>	<p>The Heath 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.</p>
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<p>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</p>	<p>To provide higher density options</p>	<p>FY 2022/2023</p>	<p>Pending, the Board of Supervisors has set affordable housing as a top priority.</p>
<p>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.</p>	<p>Increase higher density affordable housing sites</p>	<p>Bi-annually (FY 2020/2021 and FY 2024/2025)</p>	<p>Implemented, the County Planning Department has applied for a REAP Grant which includes a project to coordiante with County's regional jurisdictions to analyze potential infrastructure constraints, to develop a plan and program for assisting those jurisdictions with infrastructure upgrades, to support development of housing within the spheres of influence.</p>

<p>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.</p>	<p>Increase funding opportunities for affordable housing</p>	<p>FY 2020/2021</p>	<p>At their February 8, 2022 regular meeting the Board of Supervisors unanimously adopted their 2022 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.</p>
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<p>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.</p>	<p>Increase funding opportunities for affordable housing</p>	<p>Annually, depending on funding programs</p>	<p>The Regional Housing Authority has been award 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 at 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 has provided funding for a third project know as Cash N Fields.</p>
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<p>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.</p>	<p>To develop regionally specific affordability thresholds for workforce housing funding</p>	<p>FY 2021/2022</p>	<p>The Nevada County Planning Department has been awarded a LEAP grant in 2020 and is utilizing funds for local design professionals to submit housing master plans to create "stock" housing plans for a variety of housing sizes. The architectural drafting and engineering for 6 different master plans for varied single-family residences and accessory dwelling units are designed to encourage expedited and lower cost construction.</p>
<p>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.</p>	<p>Increase affordable housing stock by utilizing Accessory Dwelling Units for this purpose</p>	<p>FY 2020/2021</p>	<p>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 rehabilitation and construction of Accessory Dwelling Units.</p>

<p>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.</p>	<p>To provide increased housing opportunities for at least 50 very low and extremely-low households</p>	<p>Annually</p>	<p>The County has not permitted any SROs in 2021. The Nevada County Health and Human Services Agency applied for a state grant to assist in funding for the development of Accessory Dwelling Units</p>
<p>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.</p>	<p>To reduce the upfront costs of building housing</p>	<p>Annually</p>	<p>The Nevada County Planning Department has been awarded a LEAP grant in 2020 and is utilizing funds for local design professionals to submit housing master plans to create "stock" housing plans for a variety of housing sizes.</p>

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, the Board of Supervisors has set affordable housing as a top priority.
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<p>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</p>	<p>To provide increased affordable housing opportunities to property owners consistent with Government Code, Section 65583.2(i).</p>	<p>Ongoing, Complete Ordinance within one year of adoption of this Housing Element Update (August 2020)</p>	<p>The County Planning Department has applied for a REAP grant in 2021 to assist in the preparation of and adoption of planning documents and process improvements that accelerate housing production and facilitate compliance to implement the sixth cycle of the regional housing need assessment and has begun programing this Zoning Code Ordinance update into its work schedule.</p>
<p>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.</p>	<p>To assist lower income residents with rehabilitation</p>	<p>Ongoing</p>	<p>The County submitted a 2019-2020 CDBG application and is seeking \$750,000 in Housing rehab funds, the application was not awarded. The County additionally applied for \$700,000 in CalHOME Rehab funds which was not awarded. The County will submit a 2022 CDBG application seeking Housing Rehab Funds.</p>

<p>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.</p>	<p>To get a realistic idea of what the condition of the County's housing stock</p>	<p>FY 2021/2022 and 2026/2027</p>	<p>Pending, the Board of Supervisors has set affordable housing as a top priority.</p>
<p>The County will continue to participate and administer the Housing Choice Voucher Program (Section 8 assistance).</p>	<p>To provide funding for lower income residents</p>	<p>Ongoing</p>	<p>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 2021 and staff anticipates that they maintain that level in 2022.</p>
<p>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.</p>	<p>To enhance affordable housing opportunities</p>	<p>Ongoing</p>	<p>Pending</p>

<p>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 expedited the processing of affordable housing development applications.</p>	<p>To reduce review times for affordable housing projects</p>	<p>Ongoing</p>	<p>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 working to complete construction on a 31 unit senior apartment complex this spring. The County is currently working with RHA on two other affordable Housing projects that will be completed in the upcoming year.</p>
<p>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.</p>	<p>To minimize the upfront costs of affordable housing development</p>	<p>Annually</p>	<p>The County Planning Department will be mailing letters to applicable agencies in March 2022 to continue to implement this program.</p>

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

<p>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.</p>	<p>To minimize the upfront costs of affordable housing development</p>	<p>FY 2019/2020</p>	<p>Implemented. The County Planning Department will be mailing letters to applicable agencies in March 2022 to continue to implement this program.</p>
<p>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.</p>	<p>To provide universal design features at lower costs</p>	<p>Ongoing</p>	<p>Ongoing, as necessary</p>

<p>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.</p>	<p>To ensure the County compliant with fair housing laws</p>	<p>Ongoing</p>	<p>Ongoing, as needed</p>
<p>The County shall annually review its land use regulations, policies and practices for compliance with fair housing laws.</p>	<p>To ensure the County compliant with fair housing laws</p>	<p>Annually</p>	<p>Ongoing</p>

<p>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.</p>	<p>To highlight programs intended to assist persons with developmental disabilities</p>	<p>Annually</p>	<p>Nevada County works with non-profit agencies and a Housing Consultant to implement rehabilitation projects. These services include the developing and implementing of program outreach. Flyers and brochures were created and distributed throughout the County. The County updates its webpage as program funding becomes available. Additionally, the County provides information through public hearings and media releases.</p>
<p>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:</p>	<p>g</p>	<p>g</p>	<p>g</p>

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.	To assist the County's population with developmental disabilities	Annually	The Regional Housing Authority handles this portion of the HUD Voucher program. Additionally, the County Health and Human Services Agency has applied for rental assistance which will assist in meeting this goal. In addition the Health and Human Services Agency has received funding for rental assistance under and Home program.
2) Identify the gaps that limit access to housing for persons with developmental disabilities (i.e. financial, accessibility).	g	g	g
3) Develop guidelines and market the program	g	g	g

<p>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.</p>	<p>To establish opportunities for housing for persons with developmental disabilities</p>	<p>Annually</p>	<p>The County continues to work with non-profits and seek funding to meet this goal. Under the 2021 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, construction was completed in winter of 2022.</p>
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<p>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).</p>	<p>To ensure that the Nevada County Land Use and Development Code is consistent with AB2162</p>	<p>Within one-year of the adoption of this Housing Element (August 2020)</p>	<p>Implemented, the County Planning Department has began reviewing the Nevada County Land Use and Development Code to ensure consistency with AB2162 and has began programing this Zoning Code Ordinance update into its work schedule.</p>
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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 Planning Department continues to look for was to implement this program.
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

<p>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.</p>	<p>To promote energy efficiency and green building</p>	<p>FY 2023/2024</p>	<p>Pending</p>
<p>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 Community Regions.</p>	<p>To promote and encourage the use of public transportation.</p>	<p>Ongoing</p>	<p>Ongoing, as needed.</p>

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 affordabel 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 Nevada County Health and Human Services Department has worked with the developer of the Penn Valley Courtyards to maintain their affordable units. The County is currently working with developers to construct the Lone Oak Senior Apartments and Cash N Fields affordable Housing Project.
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Jurisdiction	Nevada County Unincorporated	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	08/15/2019 - 08/15/2027

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table E									
Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Nevada County Unincorporated	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	08/15/2019 - 08/15/2027

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)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ 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) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Residential Units									
Mobilehome Park Preservation									
Total Units by Income									