



NEVADA COUNTY BOARD OF SUPERVISORS BOARD AGENDA MEMO

MEETING DATE: April 22, 2025

TO: Board of Supervisors

FROM: Brian Foss, Planning Director

SUBJECT: Alternate Housing Work Plan

RECOMMENDATIONS:

I. Direct staff to implement the attached work plan.

FUNDING: Staff time, no budget amendment required.

ATTACHMENTS:

1. 2025 Alternative Housing Work Plan
 2. Title 25 Chapter 3 Section 12.03.150 Recreation Vehicle Use and Temporary Occupancy
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BACKGROUND:

At the 2024 Board Workshop, the Nevada County Board of Supervisors directed the Community Development Agency to identify updates to the Nevada County Code to allow for the development of alternative housing types in support of the Housing Board Objective. Specifically, the Board of Supervisors directed the Planning Department to develop an Ordinance to allow Tiny Homes on Wheels (THOWs) and to reestablish and redefine the County's Title 25 Limited Density Rural Owner Built Housing Regulations. In making this direction, the Board also directed the Community Development Agency to review the feasibility of allowing for additional alternate housing types, such as but not limited to recreational vehicles, motorhomes and other similar non-traditional housing types.

Pursuant to this direction, staff outlined in the 2024 Housing Objective's charter that this work would be completed by fall of 2025, following the completion of the two other ordinances outlined above. Both Tiny Homes on Wheels and Title 25 regulations were adopted by the Board on January 14, 2025. Throughout the Tiny Homes on Wheels project, the most consistent comment received was that the Tiny Homes on Wheels ordinance did not go far enough and that the County should consider additional alternative housing. Similar to the 2024 Board Workshop, during the January 14, 2025, Board Meeting and the 2025 Board Workshop, the Board directed staff to follow up with a review and a potential ordinance that might allow alternative housing types that are not traditionally considered permanent housing.

Based on this direction, staff has consulted with the various CDA Departments regarding anticipated staff time needs to conduct public outreach and prepare an ordinance and has developed the attached work plan, which includes an anticipated project completion date in October 2025. This workplan includes a series of internal meetings between the Housing working group identified in the 2025 Housing Objectives Charter to work through specific regulatory challenges that are anticipated with this project. Staff also anticipates hosting up to five public meetings dispersed throughout the County, while providing the public with a number of opportunities to comment on the County's approach to the issue following a relatively typical ordinance update process, including initial written feedback on the concept, a review of the draft ordinance and through the CEQA and public hearing process with the Planning Commission and Board of Supervisors. It is assumed that the draft Ordinance will be presented to the Penn Valley and South County Municipal Advisory Councils for recommendations on the project. Staff also anticipates developing a webpage dedicated to the project as a part of the project kick-off to help keep the public informed on progress on the project.

The anticipated approach to the project based on input from a variety of CDA Departments includes updating the County's Recreational Vehicle Uses and Temporary Occupancies ordinance. Currently the County already allows for the use of a recreational vehicle for seasonal use for a period of 90-days, during construction of a single-family dwelling with a building permit, for security housing purposes on public sites with a use permit and as employee housing for a six-month period. This section of the code provides a good starting place as it already outlines specific health and safety requirements, as well as definitions associated with these types of units. The other part of the ordinance update effort is related to whether the County can allow alternatives to standard septic disposal, which will require an update to the County's Local Area Management Plan (LAMP), which is administered by the Department of Environmental Health. These processes may need to run concurrently, and it may require additional time to update the LAMP and have it reviewed and potentially approved by the State.

Planning Staff estimates that it will take approximately 560 staff hours to process the proposed code amendments (including Planning, Code Compliance, Environmental Health, Building and County Counsel) and approximately six months to complete the process to return to the Board of Supervisors for final action (See Attached Draft Work Program).

RECOMMENDATION:

- I. Direct staff to implement the attached work plan.

Item Initiated: Tyler Barrington, Principal Planner
Approved: Brian Foss, Director of Planning
Submittal Date: April 7, 2025