



# NEVADA COUNTY TRANSPORTATION COMMISSION

Grass Valley • Nevada City • Nevada County • Truckee

File: 1210.0

## MEMORANDUM

TO: The Nevada County Transportation Commission

FROM: Daniel B. Landon, Executive Director 

SUBJECT: Public Hearing: Proposal to Change the Schedule for Adoption of the Regional Transportation Plan Updates

DATE: October 24, 2014

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**ACTION REQUESTED:** Staff requests the Commission adopt Resolution 14-28 changing the adoption schedule of the Regional Transportation Plan (RTP) updates from every five years to every four years.

**BACKGROUND:** Nevada County Planning staff approached Nevada County Transportation Commission (NCTC) staff and provided the attached information from the California Department of Housing and Community Development (HCD) to find out if NCTC is willing to change the RTP update schedule from every five years to every four years. The advantage of doing this is, that beginning with their next General Plan Housing Element (HE) updates, Nevada County, Grass Valley, Nevada City, and Truckee will be able to update their Housing Elements every eight years instead of every five years.

The opportunity to change the update cycles for the RTP and local jurisdiction HEs was added to the California Government Code through approval of Senate Bill 375. The purpose behind the proposed changes is to more closely tie the land use and transportation decision-making processes. The growth rates in Nevada County and the municipalities make HE updates more of an academic exercise to keep up with changes in state law, rather than to keep up with actual changes in housing. If NCTC changes the RTP adoption schedule, HCD must be notified, and the next RTP update must be completed within three years of the notification of adopting a four-year RTP update schedule. NCTC is just getting underway with the 2015 update of the RTP, so that requirement will be easily met. If NCTC elects to change the update schedules, the next HE and RTP updates will be due in 2019, with the following HE updates due in 2027.

In accordance with requirements of Government Code Section 65080(b)(2)(M), a public hearing notice was published in The Union newspaper and sent to Nevada County, Grass Valley, Nevada City, and Truckee thirty days before this meeting. A "Notice of Election" letter is required to be submitted to HCD to formally notify the State that NCTC has changed the submittal schedules.

attachments

**RESOLUTION 14-28  
OF THE  
NEVADA COUNTY TRANSPORTATION COMMISSION**

A RESOLUTION TO CHANGE THE REGIONAL TRANSPORTATION PLAN ADOPTION SCHEDULE

WHEREAS, the Nevada County Transportation Commission (NCTC), is the Regional Transportation Planning Agency for Nevada County; and

WHEREAS, Section 65080(b)(2)(M) of the California Government Code provides the option for a regional transportation planning agency to change the Regional Transportation Plan adoption schedule from every five years to every four years; and

WHEREAS, the NCTC has noticed and held a public hearing to receive comments on this matter.

NOW THEREFORE BE IT RESOLVED, that NCTC has elected to change the adoption schedule of Regional Transportation Plan updates to every four years.

PASSED AND ADOPTED by the Nevada County Transportation Commission on November 19, 2014 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

\_\_\_\_\_  
Lawrence A. Jostes, Chairman  
Nevada County Transportation Commission

Attest: \_\_\_\_\_  
Nancy D. Holman  
Administrative Services Officer



**COUNTY OF NEVADA  
COMMUNITY DEVELOPMENT AGENCY  
PLANNING DEPARTMENT**

950 MAIDU AVENUE, SUITE 170, NEVADA CITY, CA 95959-8617  
(530) 265-1222 FAX (530) 265-9851 [mynevadacounty.com](http://mynevadacounty.com)

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Steven L. DeCamp  
Community Development Agency Director

Brian Foss  
Planning Director

October 9, 2014

Dan Landon  
Nevada County Transportation Commission  
101 Providence Mine Road, Suite 102  
Nevada City, CA 95959

**SUBJECT: Housing Element and Regional Transportation Plan Cycle**

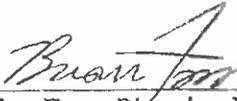
Dear Mr. Landon,

Pursuant to the State of California Department of Housing and Community Development's (HCD) August 29, 2014 letter (attached), the County of Nevada supports the consideration of changing the Regional Transportation Plan (RTP) update schedule from five-years to four-years per Government Code Section 65080(b)(2)(M). As outlined in the attached HCD letter, this change would provide an eight-year Housing Element update schedule for each of the jurisdictions within the region which would align the Housing Element update cycle with every other RTP update. Under current state statute, the Housing Element must be updated every five years and is out of sequence with the RTP update schedule. The Housing Element is a lengthy chapter of the General Plan and the only chapter that must be periodically updated and reviewed/certified by HCD. A primary goal of a Housing Element update is to address a jurisdiction's projected housing needs by demonstrating that the jurisdiction has an adequate number of undeveloped or underdeveloped sites with appropriate zoning to accommodate that jurisdiction's Regional Housing Need Allocation (RHNA). Updating the Housing Element every five years is costly and either requires the services of a consultant or a significant amount of dedicated staff time to complete. Moving to an eight year schedule would provide a more realistic timeline to complete the Housing Element update, will allow the RTP to better utilize the RHNA/Housing Element to address state established housing projections, and the longer frequency between updates will help the Housing Element better reflect housing trends within the region.

The County is appreciative of NCTC's consideration of this potential change, especially because it shortens the timeframe to update the RTP. In doing so, NCTC is demonstrating a commitment to work with local jurisdictions to ensure local housing and transportation/circulations issues are adequately addressed.

If you need any clarification or would like to discuss this letter in more detail, please do not hesitate to contact me at (530) 265-1256 or by email at [brian.foss@co.nevada.ca.us](mailto:brian.foss@co.nevada.ca.us).

Sincerely,



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Brian Foss, Planning Director

CC: Rick Haffey, CEO  
Supervisor Nate Beason, Chair of the Board  
Laura Duncan, Chair of the Planning Commission  
Steve DeCamp, CDA Director Nevada County  
Tyler Barrington, Principal Planner

Enclosure: August 29, 2014 Letter from HCD titled: "Option to Change Next Housing Element Updates from a 5-Year to a 8-Year Schedule"



**CITY OF GRASS VALLEY**  
**Community Development Department**  
Thomas Last, Community Development Director

125 East Main Street  
Grass Valley, CA 95945

**Building Division**  
530-274-4340  
**Planning Division**  
530-274-4330

**A CENTENNIAL CITY**

October 9, 2014

Dan Landon  
Nevada County Transportation Commission  
101 Providence Mine Road, Suite 102  
Nevada City, CA, 95959

RE: Regional Transportation Plan and Housing Element Update Cycles

Dear Mr. Landon:

The City of Grass Valley appreciates and supports Nevada County Transportation Commission's (NCTC) consideration to change the Regional Transportation Plan (RTP) update process from the current four-year cycle to a five-year cycle. This change would allow the City's Housing Element update cycle to go to an eight-year rather than five-year cycle. This change would be extremely beneficial not only to the City of Grass Valley, but Nevada County, Nevada City and Truckee. Should NCTC implement a four-year planning period, the result would be the creation of planning periods that better correspond to both our agencies mandated updates. Furthermore, this will allow our agencies to better utilize common information and statics needed to update the RTP and housing element.

Again, the City strongly supports NCTC's consideration to change the RTP planning period to a four-year cycle. If you have any questions, please call me at (530) 274-4711.

Sincerely,

Thomas Last  
Community Development Director

cc: Robert Richardson, City Manager  
Tim Kiser, City Engineer/Public Works Director



# City of Nevada City

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October 7, 2014

Mr. Dan Landon  
Nevada County Transportation Commission  
101 Providence Mine Road, Suite 102  
Nevada City CA 95959

RE: Regional Transportation Plan and Nevada City's Housing Element Cycle

Dear Mr. Landon:

The City of Nevada City is pleased to support the consideration of changing the Nevada County Regional Transportation Plan (RTP) update from five years to four years. The amendment in the RTP update timeline would result in the City's housing element schedule for the 6<sup>th</sup> cycle update changing from a five-year planning period to an 8-year planning period.

Nevada City has a current Housing Element, covering 2014-2019, being certified by the State Department of Housing and Community Development in April of 2014. The Nevada County Transportation Commission is slated to update their RTP in 2015. After the proposed update, the RTP would then be updated every four years, with the next update being 2019. With the city reviewing the Housing Element on an eight year cycle, the next update would cover the 2019 to 2027 planning period. By allowing the change in timelines Nevada City's Housing Element and Regional Housing Need Assessment will be synchronized with the Nevada County Transportation Commission's Regional Transportation Plan.

The City appreciates your Commission's consideration in changing your timeframe to be consistent with the jurisdictions within Nevada County, which is beneficial to the agencies involved and the community. Thank you.

Sincerely,

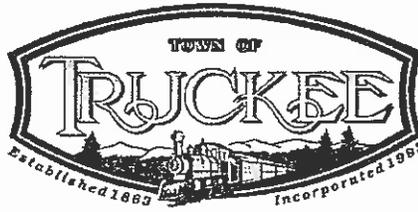
Cindy Siegfried  
City Planner

Town Council

Patrick Flora, Mayor

Alicia Barr, Vice Mayor

Dr. Mark Brown D.C., Council Member  
Joan deRyk Jones, Council Member  
Carolyn Wallace Dee, Council Member



Department Heads

Tony Lashbrook, Town Manager  
Andy Morris, Town Attorney  
Adam McGill, Chief of Police  
John McLaughlin, Community Development Director  
Kim Szczurek, Administrative Services Director  
Judy Price, Town Clerk  
Alex Terrazas, Assistant Town Manager  
Daniel Wilkins, Public Works Director/Town Engineer

October 7, 2014

Dan Landon  
Nevada County Transportation Commission  
101 Providence Mine Road, Suite 102  
Nevada City, CA 95959

RE: Regional Transportation Plan and Housing Element Cycle

Dear Mr. Landon:

The Town of Truckee would like to express support for the consideration of changing the Regional Transportation Plan (RTP) from five years to four years. This change would affect the Housing Element cycle by increasing the update timeline for local jurisdictions from five years to eight years.

By allowing the change to the update timeline, the Town's Housing Element and Regional Housing Need Assessment will be synchronized with the Nevada County Transportation Commission's (NCTC) Regional Transportation Plan. Currently, the NCTC is slated to update their RTP in 2015. After this update, the RTP would next be updated on the four year cycle in 2019, which would match the next cycle for the Town's Housing Element update, which would cover the 2019-2027 planning period. By allowing synchronized update timeframes, the purposes of the RTP and the Housing Element would be achieved collaboratively by NCTC and the Town.

The Town commends NCTC for considering this change, particularly since it calls for a shorter timeframe for the update of the RTP. This consideration reflects NCTC's dedication to working with other agencies to develop solutions that positively impact the community-at-large.

If you have any questions about this letter, please feel free to contact me at (530) 582-7820 or by email at [jmclaughlin@townoftruckee.com](mailto:jmclaughlin@townoftruckee.com).

Sincerely,

John McLaughlin  
Community Development Director

Tahoe/Truckee



10183 Truckee Airport Road, Truckee, CA 96161-3306

[www.townoftruckee.com](http://www.townoftruckee.com)

Administration: 530-582-7700 / Fax: 530-582-7710 / email: [truckee@townoftruckee.com](mailto:truckee@townoftruckee.com)

Community Development: 530-582-7820 / Fax: 530-582-7889 / email: [cdd@townoftruckee.com](mailto:cdd@townoftruckee.com)

Animal Services/Vehicle Abatement: 530-582-7830 / Fax: 530-582-7889 / email: [animalservices@townoftruckee.com](mailto:animalservices@townoftruckee.com)

Police Department: 530-550-2328 / Fax: 530-550-2326 / email: [policedepartment@townoftruckee.com](mailto:policedepartment@townoftruckee.com)

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**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833  
(916) 263-2911 / FAX (916) 263-7453  
[www.hcd.ca.gov](http://www.hcd.ca.gov)



August 29, 2014

**MEMORANDUM FOR:** Local Governments on a Five (5) Year Housing Element Schedule

**FROM:**

Glen A. Campora, Assistant Deputy Director  
Division of Housing Policy Development

**SUBJECT:**

Option to Change Next Housing Element Updates from a  
5-Year to a 8-Year Schedule

This memorandum provides **time-sensitive** information to local governments interested in changing their housing element (HE) schedule for the next 6<sup>th</sup> cycle update from a 5-year HE planning period to an 8-year HE planning period. Attachment 1 identifies Senate Bill 375 (Steinberg, Chapter 728, Statutes of 2009) statutory amendments providing an option to applicable transportation agencies to change the update schedule for the regional transportation plan (RTP) and housing element (HE).

A metropolitan planning organization (MPO) or regional transportation planning agency (RTPA) on a 5-year regional transportation plan (RTP) update schedule can elect to adopt its RTP every four years. After the election is made, all local governments within the region of the MPO or RTPA change from a 5-year to an 8-year HE planning period beginning with the next HE update.

For the next 6<sup>th</sup> cycle housing element update, the MPO or RTPA must make its election before December 31, 2014, at least 54 months prior to the next 6<sup>th</sup> cycle HE due date (June 30, 2019) for local governments currently on a 5<sup>th</sup> cycle 5-year HE update schedule. Attachment 2 identifies MPOs and RTPAs on a 5-year RTP update schedule and local governments on a 5-year HE update schedule.

In considering the option to change the update schedule for the next RTP in order to change the next housing element update schedule and planning period from five (5) to eight (8) years, the MPO or RTPA is required to hold a public hearing and notify the public and localities at least 30 days before the hearing. If the election is made, the Department must be promptly notified and the next RTP must be completed within three (3) years of the notification of electing a 4-year RTP update schedule. Local governments will have a new HE due date based on the requirement to update and adopt the housing element no later than 18 months from adoption of the RTP.

Local governments interested in changing from a 5-year to an 8-year housing element planning period should quickly communicate with the MPO or RTPA to take necessary actions by specified time periods. Please contact the Department at 916-263-2911 for questions or technical assistance.

**MPO/RTPA Option to Change  
RTP Update Schedule from Five (5) Years to Four (4) Years and  
Housing Element Update Schedule from Five (5) Years to Eight (8) Years  
SB 375 (Steinberg, Chapter 728, Statutes of 2008)  
*(underlining added for emphasis)***

**65080(b)(2)(L) Option to Change RTP Update Schedule from Five Years to Four Years**

(L) A metropolitan planning organization, or a regional transportation planning agency not within a metropolitan planning organization, that is required to adopt a regional transportation plan not less than every five years, may elect to adopt the plan not less than every four years. This election shall be made by the board of directors of the metropolitan planning organization or regional transportation planning agency no later than June 1, 2009, or thereafter 54 months prior to the statutory deadline for the adoption of housing elements for the local jurisdictions within the region, after a public hearing at which comments are accepted from members of the public and representatives of cities and counties within the region covered by the metropolitan planning organization or regional transportation planning agency. Notice of the public hearing shall be given to the general public and by mail to cities and counties within the region no later than 30 days prior to the date of the public hearing. Notice of election shall be promptly given to the Department of Housing and Community Development. The metropolitan planning organization or the regional transportation planning agency shall complete its next regional transportation plan within three years of the notice of election

**65588(e)(3)(C) Action Required to Change Housing Element from Five Years to Eight Years**

(C) If a metropolitan planning organization or a regional transportation planning agency subject to the five-year revision interval in subparagraph (B) makes an election pursuant to subparagraph (L) of paragraph (2) of subdivision (b) of Section 65080 after June 1, 2009, all local governments within the regional jurisdiction of that entity shall adopt the next housing element revision no later than 18 months after adoption of the first regional transportation plan update following the election. Subsequent revisions shall be due 18 months after adoption of every second regional transportation plan update, provided that the deadline for adoption is no more than eight years later than the deadline for adoption of the previous eight-year housing element

<b>Transportation Planning Agencies Currently on a 5-Year Schedule to Update the Regional Transportation Plan</b>	<b>Local Governments Currently on a 5-Year Schedule to Update the Housing Element</b>
Alpine County Transportation Commission	Alpine County
Amador County Local Transportation Commission	Amador County and all cities
Calaveras Council of Governments	Calaveras County and all cities
Colusa County Local Transportation Commission	Colusa County and all cities
Del Norte County Local Transportation Commission	Del Norte County and all cities
Glenn County Local Transportation Commission	Glenn County and all cities
Humboldt County Association of Governments	Humboldt County and all cities
Inyo County Local Transportation Commission	Inyo County and all cities
Lake County/City Area Planning Council	Lake County and all cities
Lassen County Transportation Commission	Lassen County and all cities
Mariposa County Local Transportation Commission	Mariposa County
Mendocino Council of Governments	Mendocino County and all cities
Modoc County Transportation Commission	Modoc County and all cities
Mono County Local Transportation Commission	Mono County and all cities
Nevada County Transportation Commission	Nevada County and all cities
Plumas County Transportation Commission	Plumas County and all cities
San Luis Obispo Council of Governments	San Luis Obispo County and all cities
Shasta County Regional Transportation Planning Agency	Shasta County and all cities
Sierra County Transportation Commission	Sierra County and all cities
Siskiyou County Transportation Commission	Siskiyou County and all cities
Tehama County Transportation Commission	Tehama County and all cities
Trinity County Transportation Commission	Trinity County
Tuolumne County Transportation Council	Tuolumne County and all cities

List information was obtained from Cal Trans links:

[www.dot.ca.gov/hq/tpp/offices/orip/rtp/index\\_files/MPO RTP Status Chart Website 2014-05-16.pdf](http://www.dot.ca.gov/hq/tpp/offices/orip/rtp/index_files/MPO_RTP_Status_Chart_Website_2014-05-16.pdf)  
[www.dot.ca.gov/hq/tpp/offices/orip/rtp/index\\_files/RTPA RTP Status Chart 6-02-14 KJD.pdf](http://www.dot.ca.gov/hq/tpp/offices/orip/rtp/index_files/RTPA RTP Status Chart 6-02-14 KJD.pdf)