



PLANNING COMMISSION STAFF REPORT

APPLICANT: County of Nevada

Hearing Date: October 24, 2024

FILE NO: PLN24-0115; ORD24-2: Tiny Homes on Wheels Ordinance

PROJECT: Public hearing to consider a recommendation to the Board of Supervisors to adopt an Ordinance to add Section 12.03.310 to the Nevada County Code Title 12: Zoning Regulations to establish health and safety standards, certification requirements, site development standards and design requirements that would allow for Tiny Homes on Wheels as single-family dwellings, second dwellings consistent with allowed density, dwelling groups consistent with allowed density, and accessory dwelling units within those zoning districts that would otherwise allow traditional built housing of the same type.

LOCATION: Unincorporated Nevada County

PROJECT PLANNER: Tyler Barrington, Principal Planner

ATTACHMENTS:

1. Draft Ordinance, Adding Nevada County Code Title 12: Zoning Regulations, Chapter 3: Specific Land Uses, Section 12.03.210 Tiny Homes on Wheels and amending Table 12.02.220.C to allow dwelling groups in the R2 zoning district with a Development Permit.
2. State of California Department of Housing and Community Development, Division of Codes and Standards, May 9, 2016, Information Bulletin 2016-01 on Tiny Homes
3. Agency and Public Comments

RECOMMENDATION:

- I. **Environmental Action:** Recommend that the Board of Supervisors find the project categorically exempt pursuant to Section 15305 of the California Environmental Quality Act (CEQA) Guidelines as the project does not increase density and permits Tiny Homes on Wheels within those zoning districts that would otherwise allow traditional built housing of the same type.
 - II. **Project Action:** Recommend that the Board of Supervisors adopt the attached Ordinance, (*Attachment 1*), adding Nevada County Code Title 12: Zoning Regulations, Chapter 3: Specific Land Uses, Section 12.03.210: Tiny Homes on Wheels, to establish certification requirements, health and safety standards, site development standards, and design requirements to allow Tiny Homes on Wheels as single-family dwellings, second dwellings consistent with allowed density, dwelling groups consistent with allowed density, and accessory dwelling units within those zoning districts that would otherwise allow traditional built housing of the same type and amending Table 12.02.220.C to allow dwelling groups in the R2 zoning district with a Development Permit.
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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) utilizing existing models implemented by other jurisdictions, including Placer County.

Tiny Homes on Wheels are categorized as Park Trailers (PTs), defined in California Health and Safety Code Section 18009.3. Generally, "PTs, like [recreational vehicles] RVs, are designed as temporary living quarters for recreational and seasonal use only, and not as a year-round or permanent dwelling...and [u]nless otherwise allowed by local ordinance, PTs generally may be only occupied in mobile home parks or special occupancy parks, governed by the [Mobile Home Parks Act] MPA" (HCD Information Bulletin 2016-01). The proposed Ordinance, much like those enacted by a number of California Counties, would carve out specific regulations that would otherwise allow for Tiny Homes on Wheels or PTs to be occupied outside of mobile home or special occupancy parks and be permitted as single-family dwellings, second dwelling units consistent with allowed density, dwelling groups consistent with allowed density, and accessory dwelling units (ADUs).

PROPOSED ORDINANCE:

To develop the proposed ordinance, Planning staff researched Tiny Homes on Wheels and Moveable Tiny Homes Ordinances passed by other jurisdictions, including but not limited to the Placer, Sonoma, Mendocino and Santa Cruz Counties and conducted a series of interviews with industry professionals, local contractor's associations as well as County regulatory agencies such as the Nevada Building Department and Environmental Health to ensure that Tiny Homes on Wheels could meet state and local County standards to be permitted similar to other traditionally built permanent residential units. Further staff reviewed the State of California Department of Housing and Community Development, Division of Codes and Standards, May 9, 2016, Information Bulletin 2016-01, which outlined specific standards and regulations for permitting "tiny homes" (*Attachment 2*). In addition to being modelled after other similar County ordinances, the draft Ordinance also incorporates existing standards that apply to similar residential structures, such as those that apply to a traditionally built ADU. The intent of the Ordinance is to allow THOWs within those zoning districts that allow traditionally built single family homes, second dwellings consistent with allowed density, dwelling groups consistent with allowed density, and accessory dwelling units. Future THOWs must comply with the specific density allowed within the zoning district where it will be placed. Further, THOWs would also be subject to the same site development standards, such as setbacks that would apply to the same type of traditionally built housing. This ordinance would also update the R2 allowable use tables to allow dwelling groups consistent with density subject to a Development Permit.

Consistent with how other County's define a THOWs, the draft Ordinance defines a THOWs as follows:

A separate, independent dwelling unit for one or more persons that is no larger than 400 gross square feet, excluding loft area space defined in California Health and Safety Code Section 18033; includes basic functional areas that support normal daily routines, including a bathroom, a kitchen, and a sleeping area; is built upon a single chassis and mounted on wheels, and cannot move under its own power; and is titled and registered with the California Department of Motor Vehicles.

Certification Requirements/Health and Safety Standards

Specific standards are focused on ensuring health and safety standards are met and Tiny Homes on Wheels are certified as meeting national recognized standards defined by the American National Standards Institute (ANSI) and National Fire Protection Association (NFPA) for design and safety. Further design standards are included to ensure that resultant Tiny Homes on Wheels permitted in Nevada County do not violate other state regulations such as the California Building and Safety Code, California Residential Code, and the Mobile Home Parks Act. A current DMV registration and operating permit is required and must be maintained for the THOWs at all times. Since the purpose of this ordinance is to provide more permanent housing opportunities to residents, the draft Ordinance prohibits the use of a THOWs as a short-term rental. This requirement is consistent with the County's deed restriction requirement that applies to an ADU built after 2019 restricting use of the ADU as a short-term rental.

THOWs would require a fire safe driveway like any other home in Nevada County. THOWs that are either located within a High or Very High Fire Severity Zone or beyond a dead-end road limit would be required to prepare a Fire Protection Plan consistent with standards required for building an ADU in Nevada County. A THOWs must retain its wheels and be placed on leveling or support jacks on a surface capable of supporting its weight, allowing for a compacted gravel surface and shall be tied down with anchors as designed by the manufacturer. A building permit would be required for all electrical and utility or fuel connections as well as for grading to install the pad and driveway. All water supply and sewage disposal facilities that serve a THOWs shall conform to State and local requirements as administered by the Nevada County Department of Environmental Health. In addition, the THOWs shall be constructed to the satisfaction of the Building Department to meet snow and wind load requirements as defined by Title 25 of the Code of Regulations, Chapter 3 Section 208.20(c)(3)(1), including demonstrating that the unit has the snow load capacity to resist the roof live load applicable to the elevation where the unit will be placed. The draft Ordinance allows for the THOWs to be placed under a ramada that meets snow load requirements, if the THOWs does not meet the minimum load standards. Finally, while provided under the Ordinance's Design Standards, THOWs are required to be insulated with values of at least R13 in the walls and R19 in the floors and ceilings to ensure that the units provide adequate heat retention in the winter and cooling in the hot summer months. The certification requirements and health and safety standards are the minimum requirements necessary to ensure that these units are fit for permanent habitation and are consistent with the approach taken by other jurisdictions that have enacted similar ordinances.

Design Standards

When providing direction to Staff at the 2024 Board Workshop, a part of that direction was to look at the potential to go beyond just allowing Tiny Homes on Wheels and to also review the potential for allowing other alternative housing types, such as RVs, Motorhomes and other similar recreational vehicles. As a result, the Planning Department developed this Ordinance with that direction in mind. While additional research, analysis and stakeholder engagement is necessary to enact an Ordinance that would go beyond just allowing Tiny Homes on Wheels, the design standards of the proposed ordinance are set up in a way that could allow for future modifications to open up the potential for allowing other alternative housing types. The design standards are provided below with the standards that would need to be modified or removed in italics.

Design: To maintain the character of residential areas, a movable tiny house shall be designed to look like a conventional residential structure by incorporating design features and materials generally used for houses, such as *typical siding or roofing materials, pitched roofs, eaves, and residential windows*, including the following:

- a. *Materials for the exterior wall covering shall include wood, HardiePanel or equivalent material traditionally utilized for residential development. Single piece composite laminates, or interlocked metal sheathing is prohibited.*
- b. *Windows shall be at least double pane glass and shall include exterior trim or other design features to mimic windows on a building.*
- c. *Wall framing studs are 16"-24" on center, with a minimum of 2"x 4" wood or metal studs or equivalent SIP panels.*
- d. *Units must include insulation with values of at least R13 for the walls and R19 for the floor and ceiling.*
- e. All mechanical equipment for a THOW shall be incorporated into the unit, screened from view from public right-of-way or publicly traveled private roads, and shall not be located on the roof. Plumbing vents, low profile exhaust fans, and solar panels may be located on the roof. Electrical panels, and plumbing hookups shall be screened from view from public right-of-way or publicly traveled private roads.

The draft Ordinance also has provisions to require screening of the undercarriage including, wheels, bumper, tongue and hitch that is solid and always fixed. Accessory structure such as decks, porches, sheds and ramadas would be allowed but must be designed to be detached from the THOWs. Overall, the design standards are derived from similar ordinances that have been adopted throughout the State of California. They are intended to help THOWs blend with the neighborhood character where they will be located and provide a sense of place for the habitant of the unit.

COMMUNITY ENGAGEMENT AND COMMENTS RECEIVED:

The County recognizes the importance of community engagement and the benefits of collaborative efforts with the public to ensure the amendments are transparent and easy to understand. To facilitate community engagement, the Planning Department commenced a 45-day review period of the draft Ordinance which began on July 22, 2024, and closed on September 5, 2024. As a result of the public interest and the number of comments received, the comment period was extended on August 30, 2024, and left open until such time that a decision is made on the project. To further engage the community, an evening community meeting was conducted at the South County Municipal Advisory Council (MAC) on October 16, 2024, and a second community meeting was held in front of the Penn Valley MAC on October 17, 2024. As provide in *Attachment 3*, well over 100-comment emails and letters were received prior to completion of the project staff report. While a small handful of comments expressed concerns over potential impacts to community character, most of the commentors provided support for the Ordinance. Further, the engaged community also requested that the County consider allowing "All Homes on Wheels" (AHOWs), not just Tiny Homes on Wheels. This would include recreational vehicles, such as cabover campers, camping cabins, fifth wheels and motorhomes as described and defined in *Attachment 2*. Staff also received comments from the President of the Tiny Homes Industry Association, who recently assisted Mendocino County with the adoption of their THOWs ordinance, that resulted in some changes to the design standards of the original public review draft ordinance which added a requirement for insulation, framing standards and removed the restriction on pop-out or slide out features on the unit.

ENVIRONMENTAL REVIEW: Pursuant to Section 15305 of the California Environmental Quality Act (CEQA) Guidelines "Minor Alterations to Land Use Limitations", the draft Ordinance is not anticipated to result in potential physical impacts to the environment as the project does not increase density and permits Tiny Homes on Wheels within those zoning districts that would otherwise allow traditional built housing of the same type. These units will be subject to the same site development and resources protection standards as any other housing unit allowed in the unincorporated area of Nevada County.

SUMMARY: As a result of the ongoing housing crisis in California and Nevada County, the Board of Supervisors at the January 2024 Board Workshop directed staff to prepare an Ordinance that would allow use of a THOWs as permanent housing, using other jurisdictions adopted Ordinances as a model. The Board also requested staff to review the potential for allowing other alternative housing types. Based on this direction, staff has developed the draft THOWs Ordinance with specific design standards that could be modified or removed as a part of a future ordinance update that could potentially allow for other alternative housing types, including potentially AHOWs. In addition to this work, the Nevada County Building Department has developed a draft Limited-Density Owner-Build Rural Dwellings Ordinance that is currently out for public comment, which is intended to establish reasonable regulations regarding limited-density owner-built rural dwellings in order to provide needed housing for County residents, improve housing diversity, support flexibility in the construction process, and to further the housing goals of the Housing Element of the County General Plan.

While it is clear that there is a need to provide affordable housing and potentially alternative housing opportunities for all residents of Nevada County regardless of income level, AHOWs are generally not intended for permanent habitation and are traditionally only allowed in mobile home parks or special occupancy parks governed by the Mobile Home Parks Act administered by the State of California Department of Housing and Community Development. Therefore, additional stakeholder engagement, research and analysis of the potential impacts both physical and legal are needed to determine if an AHOWs ordinance is appropriate for Nevada County. As outlined above, functionally it is possible, but because the analysis and outreach for this ordinance focused solely on THOWs, the THOWs Ordinance should be viewed as only one of the tools towards addressing the County's

ongoing housing crisis and that further consideration and direction be given to allowing for additional alternative housing types. The draft THOWs Ordinance is consistent with the approach taken by other jurisdictions to permit THOWs as an alternative and more affordable option to building traditional stick-built housing. Allowing THOWs will not solve the housing crisis but is an incremental step towards addressing the growing housing needs of the community and furthers the legislative objectives of the Nevada County Board of Supervisors.

RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:

- I. Environmental Action: Recommend that the Board of Supervisors find the project categorically exempt pursuant to Section 15305 of the California Environmental Quality Act (CEQA) Guidelines as the project does not increase density and permits Tiny Homes on Wheels within those zoning districts that would otherwise allow traditional built housing of the same type.
- II. Project Action: Recommend that the Board of Supervisors adopt the attached Ordinance, (*Attachment 1*), adding Nevada County Code Title 12: Zoning Regulations, Chapter 3: Specific Land Uses, Section 12.03.210: Tiny Homes on Wheels, to establish certification requirements, health and safety standards, site development standards, and design requirements to allow Tiny Homes on Wheels as single-family dwellings, second dwellings consistent with allowed density, dwelling groups consistent with allowed density, and accessory dwelling units within those zoning districts that would otherwise allow traditional built housing of the same type and amending Table 12.02.220.C to allow dwelling groups in the R2 zoning district with a Development Permit.

Respectfully Submitted,

 for

Brian Foss, Director of Planning

PC Draft Ordinance Removed

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS**

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May 9, 2016

INFORMATION BULLETIN 2016-01 (MH, FBH, SHL, MP/SOP, RT, OL) – Revised

TO: City and County Building Officials
Mobilehome and Special Occupancy Park Enforcement Agencies
Division Staff

FROM:  Richard Weinert, Deputy Director
Division of Codes and Standards

SUBJECT: Tiny Homes

Purpose

This Information Bulletin is intended to clarify the legality of use, design and construction approval of any residential structure that may be commonly referred to as a tiny home. Currently, neither the Department of Housing and Community Development (HCD) nor any other State or local agency has specific statutory or regulatory definition authority of construction approval for tiny homes as a specialty product. These structures, which may range anywhere from 80 to 400 square feet in size, may be built with a variety of standards or no construction standards; may or may not be constructed on a chassis (with or without axles or wheels); and usually are offered for use and placement in a variety of sites. It is the purpose of this Information Bulletin to describe when a tiny home fits the definition of one of the following and therefore would be legal to occupy: recreational vehicle (including park trailer), manufactured home, factory-built housing, or a site-constructed California Building Standards Code dwelling.

As residential structures, tiny homes must receive one of several types of State or local government approvals prior to occupancy, depending on the design of the structure and the location of its installation. While HCD supports efforts to make housing more affordable and efficient, State laws mandate that residential structures meet state standards. Failure to comply with these statutory requirements will result in the tiny home being a noncomplying residential structure in which occupancy is illegal and is subject to punitive action by the appropriate enforcement agency, including the U.S. Department of Housing and Urban Development (HUD).

Background

Due to confusion about which building code standards apply to tiny homes, they are often mischaracterized for purposes of enforcement. In order to be occupied, a tiny home must comply with the standards of, and be approved as one of the following types of structures: a HUD-Code manufactured home (MH), California Residential Code or California Building Code home, factory-built housing (FBH), recreational vehicle (RV), park trailer (PT) or camping cabin (CC). The approving agency will vary depending upon whether the tiny home is located inside or outside of a mobilehome park or special occupancy park.

The following information is intended to be used to determine whether a tiny home is subject to and must comply with the California Building Standards Code (CBSC) or may be required to comply with the RV, PT, MH, FBH or CC design and construction standards, or whether it is a nonconforming structure in which occupancy is illegal and subject to prosecution.

California Building Standards Code

Tiny homes, like all residential structures not classified as an MH, FBH, RV, PT or CC within California, are required to comply with the CBSC, Title 24, California Code of Regulations (CCR). Within the CBSC is the California Residential Code (CRC) and California Building Code (CBC) both of which contain the standards applicable statewide to R-3 Occupancies, one- and two-family dwellings, efficiency dwelling units, and townhouse structures. To access all parts of the CBSC, visit the California Building Standards Commission website at <http://www.bsc.ca.gov/>.

CRC Section R202, [CRC Chapter 2 Definitions](#), defines a dwelling as any building that contains one or two dwelling units used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied, or that are occupied for living purposes. It also defines a dwelling unit as a single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. A tiny home that is site-constructed or mobile, and does not fit the definition of an MH, FBH, RV, PT or CC, is a dwelling unit and must comply with the CBSC in order to be legally occupied.

The CBSC includes, but is not limited to, a variety of structural, plumbing, electrical, energy, mechanical, and fire protection standards, as well as requirements for light, ventilation, heating, minimum room sizes, ceiling heights, sanitation, toilet, bath and shower spaces, emergency escape and rescue openings, means of egress, smoke alarms and carbon monoxide alarms. Dwelling units must meet all the minimum requirements found with the CBSC, including the following:

- Minimum ceiling height of 7 feet 6 inches, with several exceptions.
- A minimum of one room with at least 120 square feet of gross floor area.
- A net floor area of not less than 70 square feet for all other habitable rooms.

One exception to the general standards is found in CRC Section R304.5, [CRC Chapter 3 – Building Planning](#), which allows an Efficiency Dwelling Unit to comply with minimum requirements including, but not limited to, the following:

- A living room of not less than 220 square feet of floor area, and an additional 100 square feet of floor area for each occupant of the unit in excess of two.
- A kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches, and a separate closet.
- Light and ventilation conforming to the CRC.

Enforcement of construction and maintenance of housing units constructed to the CBSC/CRC standards are performed by local building departments pursuant to Health and Safety Code (HSC) Section 17960. Pursuant to State Housing Law (SHL), local governments may, by ordinance, adopt alternate construction standards in limited circumstances (HSC Section 17958.5), may approve alternate materials, methods and work under specified circumstances [HSC Section 17951(e)(2)] or may reduce the minimum square footage of efficiency units (HSC Section 17958.1).

Recreational Vehicles

Recreational Vehicles (RVs) are defined in [HSC Section 18010](#). RVs may include a motor home, travel trailer, truck camper or camping trailer, with or without motive power, designed for human habitation for recreational, emergency or other occupancy. RVs are not intended for occupancy as a permanent dwelling. An RV meets all of the following criteria:

- It contains less than 320 square feet of internal living room area, excluding built-in equipment, such as wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms.
- It contains 400 square feet or less of gross area measured at maximum horizontal projections.
- It is self-propelled, truck-mounted, or permanently towable on the highways without a permit and is built on a single chassis.

RVs constructed on or after January 1, 1999, but before July 14, 2005, must comply with the ANSI A119.5 standard. RVs manufactured on or after July 14, 2005, must be constructed in accordance with the NFPA 1192 standard. Compliance with these standards can be determined by an owner-provided label or insignia similar to those issued by the Recreational Vehicle Industry Association (RVIA) that is permanently affixed to the RV. However, an insignia issued exclusively by RVIA is not required (HSC Section 18027.3). For more information regarding RVIA certification, see <http://www.rvia.org/>.

Unless otherwise allowed by a local ordinance, RVs generally may be occupied only in mobilehome parks or special occupancy parks governed by the Mobilehome Parks Act (MPA), HSC Sections 18200, et seq., and Title 25, CCR Sections 1000, et seq., or the

Special Occupancy Parks Act (SOPA), HSC Sections 18860, et seq., and Title 25, CCR Sections 2000, et seq. Either HCD or a local enforcement agency which has assumed enforcement authority for the MPA and SOPA, pursuant to HSC Section 18300 or Section 18865, is obligated to ensure that any residential structures on an MPA or SOPA lot comply with statutory construction and maintenance code requirements.

Park Trailers

Park Trailers (PTs) are a type of recreational vehicle defined in [HSC Section 18009.3](#) and often are considered tiny homes built on a chassis with wheels. PTs, like RVs, are designed as temporary living quarters for recreational or seasonal use only, and not as a year-round or permanent dwelling. PTs are constructed to ANSI A119.5 and NFPA 1192 standards and are certified by the manufacturer with a label of approval, such as those provided by the RVIA, or owner-provided.

PT standards are specified by state law and include, but are not limited to, the following requirements:

- It contains 400 square feet or less of gross floor area when set up, excluding loft area space if that loft area space meets the requirements of HSC Sections 18009.3(b) and 18033. It may not exceed 14 feet in width at the maximum horizontal projection.
- It is built on a single chassis and may only be transported upon the public highways with a permit issued pursuant to Vehicle Code Section 35780.
- The loft area, in order to be excluded from the floor area standard, must meet all of the requirements of HSC Section 18033.

Structures that may resemble PTs but exceed 400 square feet are considered either a manufactured home (MH) if their design and construction are consistent with HUD's manufactured housing standards or will be determined to be a nonconforming structure (for which occupancy is illegal) unless they meet other permitted standards approved by HCD.

Unless otherwise allowed by a local ordinance, PTs generally may be occupied only in mobilehome parks or special occupancy parks governed by the MPA, HSC Sections 18200, et seq., and Title 25, CCR Sections 1000, et seq., or the SOPA, HSC Sections 18860, et seq., and Title 25, CCR Sections 2000, et seq. Either HCD or a local enforcement agency which has assumed enforcement authority for the MPA and SOPA, pursuant to HSC Section 18300 or Section 18865, is obligated to ensure that any residential structures on an MPA or SOPA lot comply with statutory construction and maintenance code requirements.

Manufactured Homes

HSC Section 18007, in part, defines a new manufactured home (MH) as a structure constructed on or after June 15, 1976; is transportable in one or more sections; is 8 body feet or more in width or 40 body feet or more in length; when erected on-site is

320 or more square feet; and includes use of a permanent chassis. It must meet all applicable federal standards (HSC Section 18025) as well as a number of state standards found in the Manufactured Housing Act of 1980, HSC Sections 18000, et seq., and Title 25, CCR Sections 4000, et seq.

MHs may be occupied outside or inside of mobilehome parks and installation and approval for occupancy is governed by the Mobilehome Parks Act (MPA), HSC Sections 18200, et seq., and Title 25, CCR Sections 1000, et seq. Either HCD or a local enforcement agency which has assumed enforcement authority for the MPA and installation of MHs inside or outside of mobilehome parks, pursuant to HSC Section 18300, is obligated to ensure that any residential structures on a park lot or outside of a park comply with statutory construction and maintenance code requirements.

Factory-Built Housing

Factory-built Housing (FBH) are residential structures generally designed, constructed, and installed pursuant to CBSC requirements in HSC Sections 19960, et seq., and Title 25, CCR Sections 3000, et seq. An FBH unit is a residential structure constructed in an off-site location for placement on a foundation and generally must comply with the same standards as those applicable to conventional (CBSC) housing units (HSC Section 19990). FBH may or may not be constructed and transported on a chassis. HCD is responsible for the development and enforcement of FBH standards, except that local building departments are responsible for approval of the installation of FBH. HCD has not approved any FBH units as tiny homes, and the ability in the future to approve such units would depend on their compliance with the statutory and regulatory requirements.

Camping Cabins

A camping cabin (CC) is a special relocatable hard sided structure with a floor area less than 400 square feet without plumbing designed to be used only within a recreational vehicle park. It may contain an electrical system, including electrical space conditioning, but is otherwise limited with respect to internal appliances and facilities. Standards for a CC are provided in HSC Sections 18862.5 and 18871.11 and Title 25, CCR Section 2327. Either HCD or a local enforcement agency which has assumed enforcement authority for the SOPA, pursuant to HSC Section 18865, is obligated to ensure that any residential structures on a park lot comply with statutory construction and maintenance code requirements.

Enforcement and Prosecution

If a structure called a tiny home or similar name is sold, offered for sale, leased, rented or occupied as a residential structure which does not comply with the standards for any of the units described previously, the enforcement authority having appropriate jurisdiction (as described) is responsible for pursuing the appropriate legal remedies to terminate the sales, rentals or occupancies.

The enforcement agency may initiate actions under the authorities listed previously and/or any other authority it has to abate the sale or occupancy of unpermitted structures including, but not limited to, the following:

- Prohibiting occupancy if the nonconforming structure violates local land use laws or violates any State or local public health, safety, fire, or similar authorities.
- Prohibiting the manufacture, sale, lease, rental or use in California.
- Mandating correction of any violations of applicable laws and regulations of a unit sold, leased, rented or occupied in California.

SUMMARY

While there is no current statutory definition, a tiny home sold, rented, leased or occupied with in California may be legal if used on an approved location, complies with all applicable laws, and is either:

- Built on a chassis with axles; contains 400 square feet or less of gross floor area (excluding loft area space); is considered an RV, CC or PT; is not under HCD's jurisdiction for the design and construction of the unit; and its construction and occupancy is enforced by local enforcement agencies with appropriate jurisdiction; or
- Not constructed on a chassis with axles; is placed on a foundation or otherwise permanently affixed to real property; and complies with CBSC or FBH standards; and may be enforced by local enforcement agencies having appropriate jurisdiction.

If you have any questions regarding this Information Bulletin on tiny homes, please contact the Manufactured Housing Program at (916) 445-3338 or email to Mitchel.Baker@hcd.ca.gov.

Kyle Smith

To: Steven Whittlesey
Cc: Patrick Perkins
Subject: RE: 2024 Tiny Homes on Wheels (THOW) Ordinance Notice

From: Steven Whittlesey <Steven.Whittlesey@nevadacountyca.gov>
Sent: Wednesday, July 24, 2024 10:55 AM
To: Kyle Smith <Kyle.Smith@nevadacountyca.gov>
Cc: Patrick Perkins <Patrick.Perkins@nevadacountyca.gov>
Subject: RE: 2024 Tiny Homes on Wheels (THOW) Ordinance Notice

Kyle,

An example of the language could be the following: "Roadways. The site access shall meet the State Minimum Fire Safe Regulations and County road standards when required pursuant to Land Use and Development Code Chapter XVII."

I have no timeline to share on when the County codes will be updated for the new State Minimum Fire Safe Regulations.
Thanks,

From: Steven Whittlesey
Sent: Monday, July 22, 2024 9:04 AM
To: Kyle Smith <Kyle.Smith@nevadacountyca.gov>
Cc: Patrick Perkins <Patrick.Perkins@nevadacountyca.gov>
Subject: RE: 2024 Tiny Homes on Wheels (THOW) Ordinance Notice

Good morning Kyle,

The proposed THOW ordinance amendment should include a new item after Section L-II 3.31.C.6) that addresses meeting the Board of Forestry and Fire Protection State Minimum Fire Safe Regulations. The latest State Minimum Fire Safe Regulations require that driveways serve no more than 4 residential units and many of the THOWs would trigger improving the existing driveway accesses to meet fire standard access road requirements.

Thanks,



AGENCY-WIDE PROCEDURES

DOCUMENT CONTROL

ISSUE DATE	REVISED DATE	TITLE	TAB
4/7/2023		CA Minimum Fire Safe Regulations Effective April 1, 2023	

PURPOSE

Effective April 1, 2023, the California Board of Forestry and Fire Protection's "State Minimum Fire Safe Regulations, as of 4/1/2023" go into effect. This procedure is to provide guidance on applying these new standards effective April 1, 2023, as well as identifying upcoming changes to the County Land Use Development Code (LUDC).

PROCEDURE

For projects submitted April 1, 2023, or later, the California Board of Forestry and Fire Protection's "State Minimum Fire Safe Regulations, as of 4/1/2023" will be applicable. Primary changes to the County Land Use Development Code (LUDC) and they in which projects are required to comply with the new requirements include the following:

- 1) Commercial and Industrial Occupancy buildings will require Roads (not Driveways) for access as defined in the "State Minimum Fire Safe Regulations, as of 4/1/2023". This is a change from our current requirements of allowing driveways.
 - a. As defined in the LUDC "Occupancy" means "The purpose for which a building, or part thereof, is used or intended to be used." Occupancy is also determined by the Building Department upon the submittal of an application.
 - b. As defined in the "State Minimum Fire Safe Regulations, as of 4/1/2023", Driveway is defined as "A vehicular pathway that serves no more than four (4) residential units; or provides access to any number of non-commercial or non-industrial or miscellaneous group U buildings on each parcel. A driveway shall not serve commercial or industrial uses at any size or scale."
 - c. As defined in the "State Minimum Fire Safe Regulations, as of 4/1/2023", Road is defined as "A public or private vehicular pathway to more than four (4) Residential Units, or to any industrial or commercial Occupancy."
 - d. Use Permits and uses not resulting in Commercial or Industrial building Occupancies as determined by the Building Department will not require a Road for access. For example, cell towers and many home businesses in residential homes would not change the Occupancy of the building to Commercial or Industrial and thus would not trigger the need for a Road rather than a Driveway for access.
 - e. Regarding Cannabis:
 - i. Per Section L-II 3.30.D.12, "Offsite processing facilities shall meet commercial occupancy requirements..." and thus must have a Road for access.
 - ii. A "Commercial Cannabis Permit", "Cannabis Cultivation Permit" and "Administrative Development Permit" authorizes a commercial use and therefore a Road would be required to access a commercial cannabis activities parking lot, or a building defined as Commercial Occupancy, for example. However, access to structures that are not defined as Commercial Occupancy (i.e., residence on the property, agricultural structures such as a hoop house without electricity or water, storage shed/storage containers that are not authorized for Commercial Occupancy) would not require a Road for access.

- 2) Driveway and Road grades cannot exceed 20% with mitigations required for any grade over 16% for a same practical effect. This is a change from our current requirements of allowing driveways and roads to have a grade up to 25%.
- 3) Turnouts shall be placed and constructed at approximately the midpoint of each one-way road. This is a change from our current requirements which do not require turnouts for one-way roads.
- 4) Petition for Exception for Driveways will require the petition, if approved by the Planning Director, to be filed with the Cal Fire - Fire Marshal.
- 5) Petition for Exception for Roads will require, if approved by the County Engineer and the Planning Director, to be filed with the Cal Fire - Fire Marshal.

Table 1 below identifies new standards that are implemented effective April 1, 2023, and upcoming changes to the County LUDC:

Table 1 NCC Title 3: LUDC – Summary of Changes

Item	Code Reference	Code Changes
Chapter XVI: Fire Safety Regulations		
1.	Sec. L-XVI, 1.2	Add Definition: Dead End Road: A road that has only one point of vehicular ingress/egress including cul-de-sacs and roads that loop back on themselves.
2.	Sec. L-XVI, 1.2	Add Definition: Fuel Break: A strategically located area where the volume and arrangement of vegetation has been managed to limit fire intensity, fire severity, rate of spread, crown fire potential and/or ember production.
3.	Sec. L-XVI, 1.2	Add Definition: Ridgeline: The line of intersection of two opposing slope aspects running parallel to the long axis of the highest elevation of land: or an area of higher ground separating two adjacent streams or watersheds.
4.	Sec. L-XVI, 1.2	Add Definition: Strategic Ridgeline: A ridgeline identified pursuant to 14 CCR §1276.02(a) that may support fire suppression activities or where the preservation of the Ridgeline as undeveloped would reduce fire risk and improve fire protection.
5.	Sec. L-XVI, 1.2	Add Definition: Undeveloped Ridgeline: A ridgeline with no buildings.
6.	Sec. L-XVI, 1.2.1	Replace Definition: Driveway: A vehicular pathway that serves no more than four (4) residential units; or provides access to any number of non-commercial or non-industrial or miscellaneous group U buildings on each parcel. A driveway shall not serve commercial or industrial uses at any size or scale.
7.	Sec. L-XVI, 1.2.0	Replace Definition: Hammerhead/T: A road or driveway that provides a "T"-shaped, three-point turnaround space for emergency equipment, being no narrower than the road that serves it.
8.	Sec. L-XVI, 1.2.GG	Replace Definition: Vertical Clearance: The minimum specified height of a bridge, overhead projection, or vegetation clearance above the Road or Driveway.
9.	Sec. L-XVI, 2.6.C	Add Section as follows: C Fire Safe Standards Exceptions 1. Upon request by the applicant, an exception to standards within this subchapter may be allowed by the inspection entity in accordance with 14 CCR § 1270.05 (Inspections) where the Exceptions provide the Same Practical Effect as these regulations towards providing Defensible Space. Exceptions granted by the Local Jurisdiction listed in 14 CCR § 1270.05, shall be made on a case-by-case basis only. Exceptions granted by the Local Jurisdiction listed in 14 CCR § 1270.06 shall be forwarded to the appropriate CAL FIRE unit headquarters that administers

		<p>SRA fire protection in that Local Jurisdiction, or the county in which the Local Jurisdiction is located and shall be retained on file at the Unit Office.</p> <p>2. Requests for an exception shall be made in writing to the Local Jurisdiction listed in 14 CCR § 1270.05 by the applicant or the applicant's authorized representative.</p> <p>At a minimum, the request shall state the specific section(s) for which an exception is requested, material facts supporting the contention of the applicant; the details of the Exception proposed; and a map showing the proposed location and siting of the exception. Local Jurisdictions listed in §1270.05 (Inspections) may establish additional procedures or requirements for exception requests.</p> <p>3. Where an Exception is not granted by the inspection entity, the applicant may appeal such denial to the Local Jurisdiction. The Local Jurisdiction may establish or utilize an appeal process consistent with existing local Building or planning department appeal processes.</p> <p>4. Before the Local Jurisdiction makes a determination on an appeal, the inspector shall be consulted and shall provide to that Local Jurisdiction documentation outlining the effects of the requested Exception on Wildfire protection.</p> <p>5. If an appeal is granted, the Local Jurisdiction shall make findings that the decision meets the intent of providing Defensible Space consistent with these regulations. Such findings shall include a statement of reasons for the decision. A written copy of these findings shall be provided to the CAL FIRE Unit headquarters that administers SRA fire protection in that Local Jurisdiction.</p>
10.	Sec. L-XVI, 3.2.A.1	<p>Modify Section as follows: Revise maximum exceptions for granted grades from 25% to 20%</p>
Chapter XVII: Road Standards		
11.	Sec. L-XVII, 2.8	<p>Add Section as follows: 2.8 Ingress and Egress A Roads, and Driveways, whether public or private, unless exempted under 14 CCR §1270.02(d), shall provide for safe access for emergency Wildfire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a Wildfire emergency consistent with 14 CCR §§ 1273.00 through 1273.09.</p>
12.	Sec. L-XVII, 3.4.K	<p>Modify Section as follows: Add the following sentence to the end of the paragraph: "A turnout shall be placed and constructed at approximately the midpoint of each one-way road."</p>

APPROVAL

PRINTED NAME	SIGNATURE	TITLE	DATE
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Trisha Tillotson

Trisha Tillotson

CDA Director

4/7/2023

Kyle Smith

To: Tricia J. Panock
Subject: RE: 2024 Tiny Homes on Wheels (THOW) Ordinance Notice

From: Tricia J. Panock <panockt@nidwater.com>
Sent: Tuesday, July 23, 2024 1:14 PM
To: Kyle Smith <Kyle.Smith@nevadacountyca.gov>
Subject: RE: 2024 Tiny Homes on Wheels (THOW) Ordinance Notice

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Hello,
NID has no comment.

Thank You,
Tricia



Tricia J. Panock
Business Services Technician
Nevada Irrigation District
1036 W. Main Street
Grass Valley, CA 95945
Office: 530.271.6840
Email: panockt@nidwater.com

Kyle Smith

To: D3 Local Development@DOT
Cc: Jodeana Patterson; Arnold, Gary S@DOT
Subject: RE: 2024 Tiny Homes on Wheels (THOW) Ordinance Notice

From: Spence, Robynn L@DOT <robynn.spence@dot.ca.gov> **On Behalf Of** D3 Local Development@DOT
Sent: Wednesday, July 24, 2024 11:48 AM
To: Kyle Smith <Kyle.Smith@nevadacountyca.gov>
Cc: Jodeana Patterson <Jodeana.Patterson@nevadacountyca.gov>; Arnold, Gary S@DOT <gary.arnold@dot.ca.gov>
Subject: RE: 2024 Tiny Homes on Wheels (THOW) Ordinance Notice

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Good Morning Kyle,

Thank you for including the California Department of Transportation in the review process for the 2024 Tiny Homes on Wheels Ordinance Notice. We wanted to reach out and let you know that we have no comments at this time.

Please provide our office with copies of any further actions regarding this proposal. We would appreciate the opportunity to review and comment on any changes related to this development.

Should you have questions please contact me, Local Development Review and System Planning Coordinator, by phone (530) 812-6874 or via email at D3.local.development@dot.ca.gov.

Thank you!

Respectfully,

Robynn Spence

Local Development Review and Complete Streets
Division of Planning, Local Assistance, and Sustainability
California Department of Transportation, District 3
(530) 812-6874

Hours: M-F 8:00am-4:30pm | In Office: M & W | Telework: Tu, Th, & F

Kyle Smith

To: Steve Palmer; Jodeana Patterson
Subject: RE: 2024 Tiny Homes on Wheels (THOW) Ordinance Notice

From: Steve Palmer <spalmer@dspud.com>
Sent: Monday, July 22, 2024 4:00 PM
To: Jodeana Patterson <Jodeana.Patterson@nevadacountyca.gov>
Cc: Kyle Smith <Kyle.Smith@nevadacountyca.gov>
Subject: RE: 2024 Tiny Homes on Wheels (THOW) Ordinance Notice

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Kyle

My only comment is to make sure that the local sewer and water provider has the opportunity to review applications to make sure adequate sewer and water service can be provided.

Steven Palmer, PE
General Manager

Donner Summit PUD
53823 Sherritt Lane
PO Box 610
Soda Springs, California 95728

O: (530) 426-3456
M: (916) 396-4221

Kyle Smith

To: Steve Palmer
Subject: RE: 2024 Tiny Homes on Wheels (THOW) Ordinance Notice

From: Steve Palmer <spalmer@dspud.com>
Sent: Tuesday, July 23, 2024 9:37 AM
To: Kyle Smith <Kyle.Smith@nevadacountyca.gov>
Subject: Re: 2024 Tiny Homes on Wheels (THOW) Ordinance Notice

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If we follow the normal process for a building permit and will-serve letter, that is fine.

Steven Palmer, PE
General Manager

Donner Summit PUD

53823 Sherritt Lane

PO Box 610

Soda Springs, California 95728

O: (530) 426-3456

M: (916) 396-4221

From: Kyle Smith <Kyle.Smith@nevadacountyca.gov>
Sent: Tuesday, July 23, 2024 7:38 AM
To: Steve Palmer <spalmer@dspud.com>
Subject: RE: 2024 Tiny Homes on Wheels (THOW) Ordinance Notice

Good morning Steve,
Absolutely, and thank you for your comments.

I believe the County's current practice for issuing building permits (THOWs or otherwise) is to require the applicant receive a Will Serve Letter directly from water/wastewater utility providers prior to permit issuance. Would Donner PUD prefer an opportunity to review the entire permit application and provide comments? If so, we can include your organization in the building permit review, similar to fire agencies. Please let me know if I can help with anything else.

Best,
Kyle Smith
Senior Planner
Planning Department
950 Maidu Ave, Suite 170
PO Box 599002
Nevada City, CA 95959-7902
(530) 265-1610



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From: Steve Palmer <spalmer@dspud.com>
Sent: Monday, July 22, 2024 4:00 PM
To: Jodeana Patterson <Jodeana.Patterson@nevadacountyca.gov>
Cc: Kyle Smith <Kyle.Smith@nevadacountyca.gov>
Subject: RE: 2024 Tiny Homes on Wheels (THOW) Ordinance Notice

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Kyle

My only comment is to make sure that the local sewer and water provider has the opportunity to review applications to make sure adequate sewer and water service can be provided.

Steven Palmer, PE
General Manager

Donner Summit PUD

53823 Sherritt Lane
PO Box 610
Soda Springs, California 95728

O: (530) 426-3456
M: (916) 396-4221

Kyle Smith

From: Monica D. Murgia <murgia7@gmail.com>
Sent: Tuesday, July 23, 2024 2:04 PM
To: Kyle Smith
Subject: Public Comment Period - Development of Tiny Homes on Wheels

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Hi Mr. Smith,

I have read the proposed zoning ordinance allowing the development of tiny homes on wheels (THOW) and am in full support. I believe that allowing these tiny homes will open up more housing that is actually affordable to Nevada County residents. Building regular stick homes has become extremely complex and expensive and isn't feasible for many people. Coupled with higher rents and short-term rentals, there are fewer and fewer options for affordable, long-term housing.

THOWs are an innovative way to address housing needs in the county. Many thanks to the Planning Department and Board of Supervisors for exploring this option.

--

Monica D. Murgia

Kyle Smith

From: Alexa Wondergem <alexawondergem@hotmail.com>
Sent: Saturday, July 27, 2024 2:51 PM
To: Kyle Smith
Subject: THOWs comment

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Yes please. Our county needs many more affordable homes and this is a step in the right direction. Thank you for considering this.

Cheers,

Alexa Wondergem
May the force be with you.

Kyle Smith

From: Michaeljoss@sbcglobal.net
Sent: Thursday, August 1, 2024 3:18 PM
To: Kyle Smith
Subject: Tiny house ordinance

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Hello Planning Commission team ,

I just want to voice my support for the tiny house ordinance. One concern, especially for county residents on septic systems, that if the ordinance is too strict it will find little adoption . There must be ways to use existing septic systems , maybe in combination with Composting toilet and greywater or other innovative solutions to allow for a tiny house ADU without having to expand existing septic systems (with its exorbitant \$\$pricetag). Thank you for working on this ,this ordinance will make life better for many residents .

Thank you ,

Michael Joss
605 Redbud way
Nevada City

5307863556

Kyle Smith

From: Pat Sussberg <ladypatricia44@gmail.com>
Sent: Thursday, August 1, 2024 6:25 PM
To: Kyle Smith
Subject: tiny homes

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Yes! Do allow tiny homes for living in here in Nevada county!!

Kyle Smith

From: Mark Warner <mpwarnercpa@gmail.com>
Sent: Thursday, August 1, 2024 5:59 PM
To: Kyle Smith
Subject: Tiny Homes on Wheels

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I am a 25-year resident of Nevada County, and a former homeowner in Nevada City. I strongly support the amendment to allow tiny homes on wheels in the county. I am 76 and considering a tiny home as a final residence. Allowing for tiny homes with wheels would greatly reduce the cost of installation and make the homes much more ecologically sustainable since there would be no need for permanent substructure. The home could then be easily moved to alternate sites. I also agree on the limitation to use only building materials be those used on residential homes. i.e. no trailer parks or metal boxes.

We are all aware of the desperate need for housing, particularly for seniors such as me with limited funds. It would simply be a godsend and provide additional income to those wishing to allow this on their land, many in need of that additional income.

So yes, please consider this as an additional allowance to the code for second units with my whole hearted support.

Mark Warner
11124 Via Vista
Nevada City, CA 95959
530-478-9347

Kyle Smith

From: K Taylor <ktaylor.ca@gmail.com>
Sent: Thursday, August 1, 2024 9:26 PM
To: Kyle Smith
Subject: proposed ordinance for tiny homes

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I am fully supportive of anything the county can do to get more housing on existing properties. I would suggest going a step or two further than the proposed language.

1. Define minimum setbacks for these to be 5 feet from property lines regardless of current zoning code.
2. Don't require these structures to be on wheels. It's probably safer from a fire perspective to not have open space underneath, and many driveways won't really accommodate actually moving these things. If you need to keep wheels to get an ordinance through, do so, but please keep making changes to the current structural ordinances to make ADUs easier.
3. Invest in the time and money to work with other counties to develop alternative health and safety guidelines for composting toilets. Septic is the single biggest hurdle many landowners currently face to get more ADUs built in the County. Also, DWR just released a report saying they are planning for a 13-23% drop in available water from the Sierra...this means we will have less water to spend flushing in the future.

Kim Taylor
10231 Mills Rd
Grass Valley CA 95945

Kyle Smith

From: Philips Patton <wavejumper@gmail.com>
Sent: Friday, August 2, 2024 8:31 AM
To: Kyle Smith
Subject: In favor of tiny homes

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My public comments would be: Tiny Homes, either built by individuals or companies, have become a high quality housing option that can help provide much needed housing in a low-impact way, especially on rural properties.

In the past different counties passed legislation around living in an RV or trailer to discourage eyesores and protect the "quality" of the neighborhood. It has been illegal to permanently live in a trailer even on your own property unless you are in the process of building a "real" house that's meets county building standards, with a foundation, sewage line, etc. But in many cases a minimal approach might be better, in my opinion, and more appropriate for some properties. I am also in favor of legalizing and promoting tiny houses as easy-to-permit second units or rental spaces. Let's legalize and formalize this growing trend, because this type of housing just makes sense for the forested and rural character of this area - and it's fun!

Kyle Smith

From: Ember Amador <heartsaglow@gmail.com>
Sent: Friday, August 2, 2024 9:30 AM
To: Kyle Smith
Subject: Support for tiny house ordinance

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Hello Kyle,

I am writing as a Nevada County resident to encourage the County to legalize tiny homes. Given our local housing crisis, including the many service industry workers who are forced to live in Auburn and into the Sac valley due to the increasing housing costs in our local towns. We've got to get creative in our efforts and find ways to ease the burden for people in having access to safe, comfortable housing (preferably affordable!). This is one step we can take to offer more choice. Thank you for considering!

Warmly,
Ember Amador (she/her) ~ [Nisenan](#) territory

Kyle Smith

From: Greg Chaloner <g_chaloner@icloud.com>
Sent: Friday, August 2, 2024 6:00 AM
To: Planning
Subject: THOW

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I am in full support of the amendment. As an owner of a property that would be perfect for an ADU, the current requirements are too stringent. By allowing the use of the so called THOW, we could have a livable space in a significantly shorter time frame. The affordability of rental properties has gotten more and more difficult and this would allow us to provide housing for someone much sooner.

I'm a cybernetic organism, living tissue over metal endoskeleton....

Kyle Smith

From: Daniel Holeman <danielholeman@gmail.com>
Sent: Friday, August 2, 2024 8:39 AM
To: Kyle Smith
Subject: Tiny homes on wheels

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I support that. I feel the county should help people and not limit the options for people that don't have the money it takes these days to build a home or have a home. The cost of building a home is just too much, and the permits cost are way too high.

I think there should be guidelines for such needs. And the county could help people ensure their tiny home or trailer is not a safety hazard in any way. And inspection not to penalize them, but to help them. Like the cost of having a septic tank is ridiculously high when there are other options that are perfectly safe and effective and cost fraction. I'd love to see the county working for the people instead of being this mean parent that enforces rules and allows living only for the wealthy. There's going to be more and more unwealthy people as time goes based on how the economy is going and people need help. Thank you for listening!

I have 10 acres of off-grid land but I have not been able to develop it because of the county's rules and I would love to be able to live there in a safe trailer and not have to worry about being penalized
Daniel

Daniel B. Holeman
www.AwakenVisions.com

Kyle Smith

From: Christina Velasquez <christinavelasquez100@gmail.com>
Sent: Friday, August 2, 2024 11:05 AM
To: Kyle Smith
Subject: ADUs

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Good morning Mr. Smith,

I saw the Proposal to allow "Tiny Homes on wheels." I'm also wondering what the County is allowing in terms of ADUs. Would you have a link or some information you could share concerning the ADUs in our County?

If I recall correctly, Gov. Newsome was talking about allowing two or three ADUs on private property. Any links you could share regarding Gov. Newsom's proposal? Size limits, acreage limits, etc.

Thank you,

Christina Velasquez

Kyle Smith

From: Ellen Ellen <eabh@hotmail.com>
Sent: Friday, August 2, 2024 2:31 PM
To: Kyle Smith
Subject: tiny homes

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Mr. Kyle Smith,

I think the tiny home proposal for properties in the unincorporated areas of the county is an excellent one.

I think the building materials should also allow (perhaps require) fire-resistant materials.

Thank you,

Ellen Howe
Nevada County resident and homeowner

Kyle Smith

From: Lindsay Wood <thetinyhomelady@gmail.com>
Sent: Saturday, August 3, 2024 11:12 AM
To: Kyle Smith
Subject: Support for Tiny Home Ordinance

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To: Nevada County Board of Supervisors
950 Maidu Avenue, Suite 200
Nevada City, CA 95959

Dear Honorable Members of the Nevada County Board of Supervisors,

I am writing to express my unwavering support for the proposed Tiny Home ordinance, which would allow Tiny Homes as Primary Dwellings and Accessory Dwelling Units (ADUs) within our county. As a passionate advocate for innovative housing solutions, I believe this ordinance represents a crucial step towards addressing the housing crisis both at the state level and within our own community.

California is currently grappling with a severe housing shortage, and Nevada County is no exception. The high cost of traditional housing options has placed an immense burden on many residents, forcing families to seek alternative living arrangements or move away from the area entirely. By passing this ordinance, you would provide homeowners with the flexibility to choose the type and size of home that best suits their needs, ensuring that affordable and sustainable housing options are accessible to all.

Tiny Homes offer a unique and viable solution to our housing challenges. These compact, efficient dwellings are not only affordable but also environmentally friendly, often utilizing less energy and resources than conventional homes. Additionally, Tiny Homes can be constructed and installed more quickly than traditional housing, allowing us to address our community's immediate housing needs without lengthy delays.

One of the most pressing concerns for our region is the threat of wildfires. As we have seen in recent years, wildfires can cause devastating damage to homes and communities. Tiny Homes, however, offer a distinct advantage in this regard. When designed with mobility in mind, they can be quickly and safely relocated in the event of an emergency, providing an added layer of security for homeowners.

Furthermore, the flexibility offered by Tiny Homes can foster a more resilient and adaptable community. By allowing these dwellings as both primary residences and ADUs, we can promote multigenerational

living, support aging in place, and create additional rental income opportunities for homeowners. This, in turn, can strengthen our local economy and contribute to the overall well-being of our residents.

I urge you to consider the profound impact that this ordinance could have on our community. By embracing Tiny Homes, we can provide diverse and affordable housing options, mitigate the risk of wildfire damage, and empower homeowners with the freedom to choose how and where they live.

Thank you for your time and consideration. I am confident that passing this ordinance will be a significant step towards a brighter, more sustainable future for Nevada County.

--
Lindsay Wood, The Tiny Home Lady
415-378-8398 (Cell/Text)
thetinyhomelady@gmail.com
TheTinyHomeLady.com

Territory Manager for [PreFab Innovations](#)



Find me on [Facebook](#) [Instagram](#) [YouTube](#) [TikTok](#)

Kyle Smith

From: Katie Gumulinski <kgumulinski@yahoo.com>
Sent: Saturday, August 3, 2024 2:18 PM
To: Kyle Smith
Subject: Allow Tiny Homes

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Dear Mr. Smith:

I fully support the Tiny Homes efforts. I grew up in Rough & Ready, moved to SF and returned about 6 years ago to care for my father. I have been an a life long renter. The housing crisis in this county is painfully real for many. Please allow this ordinance to pass.

Respectfully,
Kathleen Gumulinski

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Kyle Smith

From: STEPHEN TREEESE <streese@aol.com>
Sent: Saturday, August 3, 2024 2:05 PM
To: Kyle Smith
Subject: Tiny homes on wheels

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My questions is are tiny homes RV's or mobile homes? If the axels and wheels are left on, I feel they are RV's without gray and black storage tanks. If the axels and wheels removed and the structure set on jacks then it's a mobile home. If the axels and wheels are removed and put on a permanent foundation hooked up to permanent utilities then is becomes part of real property assessed along with existing structures and would be considered a permanent residence. I am opposed to any ordinance that would not require the permanent installation of a tiny home with foundation as either a ADU or residence.

I welcome any discussion

Steve Treese

Sent from my iPhone

Kyle Smith

From: Laura Lewis <pray2win59@gmail.com>
Sent: Monday, August 5, 2024 2:32 AM
To: Kyle Smith
Subject: Tiny Homes

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I think that tiny homes should be able to stay on their own land.
The only problem with that is trailers, motorhomes, and campers, fall into that same category. They all have wheels.
Then I could see that many owners of land might get the idea of renting out there tiny homes to make up for all the money they are spending on taxes, gas, food, etc.

Things to think about,
Take care

Kyle Smith

From: Stuart Baker <stuart@nevadacitychamber.com>
Sent: Monday, August 5, 2024 2:16 PM
To: Kyle Smith
Subject: Public comment regarding Tiny Homes

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Honorable Members of the Board of Supervisors,

As the County continues to face an on-going crisis relating to the lack of workforce housing, the Nevada City Chamber supports the proposed ordinance that would allow residents to legally live in tiny homes on wheels on private property in the unincorporated county. We trust that the County will work to ensure that these tiny homes will maintain health and safety standards and certification requirements, including water and sewer standards.

Thank you.

Sincerely,

Stuart Baker

--

Stuart Baker
Executive Director



Nevada City Chamber of Commerce

132 Main Street
Nevada City, CA 95959

[Click here to join the Chamber](#)

(O) 530-265-2692

(C) 510-520-8207

stuart@nevadacitychamber.com

nevadacitychamber.com

Kyle Smith

From: Daniel J Desmond <djdesmond@ucdavis.edu>
Sent: Tuesday, August 6, 2024 3:29 PM
To: Kyle Smith
Cc: Heidi Hall
Subject: Tiny Homes on Wheels
Attachments: Tiny Homes.docx

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Please see attached letter regarding Tiny Homes on Wheels.

Thanks,

Dan Desmond



8/6/24

Kyle Smith
Senior Planner
Nevada County
950 Maidu Ave, Ste 170
Nevada City CA 95959

Re: Tiny Homes on Wheels

Mr. Smith,

Thanks to you and the Board for considering solutions to the housing shortage. The proposal for tiny homes on wheels is interesting; however, I believe it would cost more in inspections and enforcement than the benefit it might create. I feel some residents would ignore the domestic water and septic requirements and put together their own systems. I am also concerned about parking, trash, and vagrancy issues.

We have a neighbor just down the street from our home who moved in an old broken-down RV on wheels, parked it in their driveway and use it as an additional dwelling unit. It's not a pretty scene, frequently a build up of trash and folks sitting around outside smoking in a dry landscape, with multiple cars sticking out from the driveway.

Tiny homes on wheels might serve as additional housing if properly managed with regular inspections and enforcement. I doubt that it would have any impact on the homeless situation.

Again, thanks for your leadership in making our community safe, secure and sustainable.

Take care,

Dee and Dan Desmond

C: Supervisor Hall

Kyle Smith

From: Akhi Lavoie <akhilavoie@gmail.com>
Sent: Tuesday, August 6, 2024 12:47 PM
To: Kyle Smith
Subject: Tiny homes are great.

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Tiny homes are a great way to alleviate the rental shortage and will never become rampant because it takes a specific type of person to live in one. Tiny living is not for everyone. And instead of renting the main house to airbnb people can rent the main house to locals and put the tiny on airbnb

Sent from my iPhone

Kyle Smith

From: B Galka <villecac@gmail.com>
Sent: Wednesday, August 7, 2024 9:22 AM
To: Kyle Smith
Subject: Public comment: Support for THOW Ordinance

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I am writing to express my strong support for the proposed ordinance to permit tiny houses on wheels (THOWs) as permanent residences and ADUs within unincorporated Nevada County. I believe the ordinance addresses the need for affordable, sustainable, and diverse housing options.

THOWs offer numerous benefits that align with the goals of Nevada County:

- **Affordability:** THOWs provide a more affordable path to homeownership for individuals and families who may be struggling with the high cost of traditional housing.
- **Sustainability:** The smaller footprint of THOWs results in reduced energy consumption and a lower environmental impact compared to larger homes.
- **Innovation:** By embracing THOWs, Nevada County demonstrates a commitment to innovative housing solutions that can meet the evolving needs of its residents.
- **Insurance:** THOW owners can obtain property and liability insurance at a more affordable rate even in high and very high fire risk areas in contrast to what is available and the cost to insure a residence on a permanent foundation in most of Nevada County.
- **Fire Prevention and Protection:** The permitting process proposed for THOWs requires a higher level of fire protection planning for applicants.

I have been working to gather everything that is required to obtain a permit to build a house in unincorporated Nevada County for years. I've learned that rural property has unique challenges and navigating the permit process is not easy. From what I can tell in order to ensure that all of Nevada County's safety, environmental and community standards are met the THOW ordinance identifies the same rules and regulations, if not more, than what is currently required by Nevada County to obtain a permit to start building a house on a permanent foundation.

I encourage Nevada County leaders to pass the ordinance and provide staff with resources to implement this important initiative and other initiatives to increase affordable housing options in Nevada County.

Thank you for your time and consideration.

Bridget Galka

23490 Tundra Road, Auburn, Nevada County

Kyle Smith

From: Robert Nault <robertnault@hotmail.com>
Sent: Wednesday, August 7, 2024 10:28 PM
To: Kyle Smith
Subject: Tiny home ordinance proposal

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This sounds like a great idea! As long as the county can keep their hands out of the 'cookie jar'! Permit fees, inspections fees, related taxes, etc., etc. have absolutely devastated the ADU possibilities. Let's not make the same mistake with tiny houses... if indeed the goal is to provide more housing and not more money to the county coffers.

Robert Nault
15511 OrchardSprings Rd
Grass Valley, CA 95945

Sent from my iPad

Kyle Smith

From: Nicole Burgess <nikkimail@comcast.net>
Sent: Thursday, August 8, 2024 9:42 AM
To: Kyle Smith
Subject: Support for Tiny House ordinance

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Dear Mr. Smith and the Nevada County Planning Commission,

I am writing to you to share my support of allowing tiny homes on wheels as permissible full time dwelling units.

Tiny homes on wheels is a step towards affordable housing in an area that is in despite need of such and will fuel the local economy with funds garnered from individuals and families who are able to live within their means.

As someone who lived in a Tiny House for 4 years and enjoyed it, I know first-hand the opportunities that the choice affords its residents. Why not give people the option to live in a manner they deem suitable? Why not give land owners the option to increase their community and income? Why not give vacant property an option to be cared for?

Please consider this proposal as a benefit to all residents - from improving the local economy to increasing sustainability practices. The Tiny House Industry Association has been an aide to other municipalities in California to make this strong move and they would welcome the dialogue to address misunderstandings and overcome obstacles.

Thank you for your time and attention on this important matter.
~Nicole Burgess

Kyle Smith

From: Mo Graber <mograberfbm@gmail.com>
Sent: Thursday, August 8, 2024 12:21 PM
To: Kyle Smith
Subject: Draft Tiny Home on Wheels Ordinance
Categories: Red Category

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Good morning Kyle:

I plan on submitting a public comment on this proposed ordinance. In order to submit a succinct and meaningful comment I need answers to the following questions, please:

1. How do I find the density limits for my neighborhood?
2. What is the definition of a "dwelling group"? Does that mean multiple THOWs on a single parcel? So, essentially, a mobile home park?
3. Why is wood paneling being allowed? New structures, including THOWs, must use wildfire resistant and WUI compliant materials, correct?
4. Similarly, screening material to cover/conceal the undercarriage will also be wildfire resistant and WUI compliant materials, correct? That is, no lattice or wood paneling with ember gaps?
5. All utility lines, conduit, and PVC pipe will be buried underground, like an ADU fixed building, correct?
6. What is the maximum number of people, adults and children, allowed to live in a 400 sq ft THOW?
7. What limitations will be placed on "visitors" who try to camp out/stay with the THOW tenant?
8. Will the ordinance require the landowner to live onsite? Thereby ensuring their tenant does not become a risk to the neighborhood? (Including blight and additional wildfire risk due to campfires and briquette BBQ cooking?)
9. If an evacuation is necessary, what restrictions will be included in the ordinance to prevent people from trying to evacuate with their THOW?

10. The information speaks to "provide needed housing for County residents." Who are these county residents and where are they living now? Or, is the county seeking to add to the existing population? Or, is the county seeking to place the current homeless population into county neighborhoods? The targeted population is not defined anywhere in the available materials that I could find.

11. As a result of this ordinance, is additional funding being provided to the county to increase the number of Code Enforcement Officers and Deputies to address issues that arise from the increase in THOW tenants in very high risk wildfire areas?

Thank you for your responses. I will submit my public comment shortly after receiving this information.

Maureen "Mo" Graber
(916) 502-1403

PS - does the sentence under item 8a, line two, mean to read as, "THOW shall utilize a paved surface of gravel surface..." ?

Tyler Barrington

From: Rona Seabrook <nonarona@gmail.com>
Sent: Thursday, August 8, 2024 3:50 PM
To: Planning
Subject: THOW and HOW

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Dear Planning Department and Board of Supervisors,

When I moved to Nevada County in 1977, there were many K-class homes, trailers, and other various homes.

When I became a realtor at Grass Roots Reality / Coldwell Banker, I saw more. It seemed everyone let live and let be.

As homes have become unaffordable for many and we have increased fire risk, I urge you to adopt THOW.

I think THOW does not go far enough. Please include HOW to include other homes on wheels. Many people live safely, function well and are settled comfortably in a variety of RVs, trailers, even conversion vans.

Septic being a consideration, I urge you accept a variety of techniques. Scandinavia has chemical, solar, compost toilets in homes, businesses, vans, parks, etc. It is sanitary and efficient. It does not require a septic system.

Thank you for working toward a solution for our community.

Sincerely,
Rona Seabrook
Nevada City and Grass Valley resident

Kyle Smith

From: Jon Hose <jonhose@pacific.net>
Sent: Friday, August 9, 2024 1:29 PM
To: Kyle Smith
Subject: Re: Tiny Homes on Wheels

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Hello Kyle Smith:

I support the proposed ordinance for Tiny Homes on Wheels.

My wife and I lived in a RV while we built our house. This was allowed by the County as part of our building permit. It was a positive experience that helped us succeed in building our home and new life.

Allowing tiny homes on wheels will contribute to our community in many ways (with reasonable regulation, of course).

It should provide an alternative to homelessness for some.

It will be helpful to families who need to care for aging parents.

Thank you for considering this!

Sincerely,

Jon Hose
13975 Garden Bar Rd.
Grass Valley, CA 95949
530 718 0041

Kyle Smith

From: bekah arkin <nomadsong@yahoo.com>
Sent: Friday, August 9, 2024 4:37 PM
To: Kyle Smith
Subject: Tiny House Ordinance

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Yes!Yes!Yes! Best idea ever. Please pass the ordinance

Sent from my iPhone

G. Larry Engel
12116 Horseshoe Lane
Nevada City, CA. 95959
415-370-5943
larry@engeladvice.com

RECEIVED

AUG 12 2024

NEVADA COUNTY
PLANNING DEPARTMENT

August 9, 2024

Kyle Smith
Nevada County Planning Department
950 Maidu Ave. #170
Nevada City, CA 95959
Kyle.smith@nevadacountyca.gov

cc. Kit.Elliott@nevadacountyca.gov

Re: Tiny Homes on Wheels (THOWS); PLN24-0115; ORD24-2

Dear Mr. Smith:

Thank you for this badly needed reform proposal. The many policy needs advanced by this reform are well known, but I mention a few for emphasis or clarification. Our need for more affordable housing is critical, particularly in the context of our aging population, including where living space for caregiving family members or friends may be essential for residents who should not have to move to obtain such care. (That THOW solution could be used either by the aged parent or by the caregiver, often in the context of an adjacent conventional house as a second or accessory dwelling unit. In some communities, retirees are using such smaller units to rent while selling their main houses to fund their retirements. Like many retirees in our community, I, for one aging, Nevada City resident, would eventually appreciate that option.) Besides the benefits for our aging residents, every business needs affordable housing for workers. As a retired bankruptcy lawyer who worked on some municipal bankruptcy cases (i.e., "Chapter 9" cases), as well as many distressed, municipal bond situations, I could testify to how the lack of affordable housing has made both businesses and communities less viable. In any event, everyone needs an affordable place to live, and, sadly, the suffering of wildfire victims has been magnified by their lack of interim housing options while they wait to rebuild (or seek a more affordable option like this for staying on their property because of the fire ruining their finances.) That chronic problem is increasingly serious because of both the common loss of affordable (or any) homeowners' insurance and the serious losses the deficient FAIR plan fails to cover. THOW options are a long overdue reform. The only thoughtful question is whether this ordinance could be further improved.

I offer the following practical suggestions, presented in the order of the proposed ordinance. However, to best appreciate those detailed suggestions, please consider this general practical advice. Many sites for THOWs are on the many "difficult roads" in our rural community. The practical reality is that, while THOWs are mobile in theory, the expense and difficulty of moving them on such difficult roads means that they will rarely, if ever, leave that site. Ordinary

four-wheel pickup trucks often cannot effectively move such THOWs, especially under urgent circumstances like fires or other natural disasters, when the necessary, big tow trucks will not be available to support evacuations. Indeed, while many such roads require four-wheel drive access, it is often impractical to haul such trailers on those roads with ordinary pickup trucks. For this THOW reform best to achieve its essential benefits for our whole community, we also need to accommodate people evacuating (as well as day-to-day traveling) in their four-wheel drive vehicles, but *not* towing their THOWs. Indeed, our community would be much better off if no THOW owners themselves tried to evacuate towing their THOW on such difficult road conditions. (If necessary, history can prove the unnecessary loss of life suffered not only by those trying to evacuate from fires while towing such things behind them (e.g., Paradise), but also by those caught in lethal traffic jams fleeing behind such towing vehicles.) Thus, the ordinance would benefit from being more practical by at least allowing cost-effective variances that recognize such realities, because THOWs will rarely be moved once planted.

Why is that introduction important? One reason is that the definition of "Dwelling/THOW" seems to contemplate that the THOW is built off-site and towed to the site (L-II 3.31B and C). Why not allow the "single chassis mounted on wheels" to be licensed and towed to the site, where the THOW then can be constructed by installing it on top of that trailer bed there, e.g., assembly in parts with modules? (Remember, the stated goal in L-II 3.31A is for "low-cost **permanent** housing." If the THOW is to be moved in the future off-site after construction on-site, that is the only time needed to satisfy any extra DMV requirements. As I understand it, until the THOW constructed on site on top of the licensed trailer is to be moved on a public road, only the trailer would have to be registered.) Many "prefab" buildings and large sheds are constructed/assembled on-site that way without any difficulty. All that should matter is that the "end result" complies with the subpart C(5) "Design," which often could be satisfied easier with equal quality onsite, as compared to offsite "manufacture" (the subpart C(2) term.)

As to L-II 3.31C(5)(a), I urge you to consider allowing more fire-resistant "exterior wall coverings" as long as they otherwise meet your standard for appearance/quality. Stated another way, if you want to ban fiberglass, metal, or some other material, that is no reason to prohibit some other alternative that is more fire-resistant than "wood." Alternatively, why not allow stucco, etc. on top of the wood? Likewise, you should consider allowing fire-proof shutters on windows for enhanced protection and insulation.

As to L-II 3.31 C(13), I would allow some easy variance application process for some slightly bigger models (e.g., 420-450 square feet), most or all of such extra space is not "living space," but designed for other purposes.

As to L-II 3.31(14)(a), please clarify that normal septic systems are permitted. Asking for "approval" by a "utility provider" seems to assume that a sewer hookup is possible. As you know many rural areas only have the septic field option available. Those rural areas should be allowed to use THOW solutions, especially because land is cheaper there and our goal should be housing for all, not just those who can connect to a sewer.

Thank you for considering my views. Such refinements may seem unnecessary, but I suggest them to avoid such possible ambiguities or uncertainties from becoming someone's excuse to object to such reforms.

Sincerely,
/s/ Larry Engel
G. Larry Engel



Kyle Smith

From: BG <giller@impulse.net>
Sent: Friday, August 9, 2024 3:34 PM
To: Kyle Smith
Subject: Tiny Homes

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Hi, I am a resident in the Banner Mnt. area. I support tiny homes and I am in favor of making it easy for private property owners to make use of tiny homes. The less restriction the better.

thanks,
Brooks Gill

Kyle Smith

From: bekah arkin <nomadsong@yahoo.com>
Sent: Friday, August 9, 2024 4:37 PM
To: Kyle Smith
Subject: Tiny House Ordinance

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Yes!Yes!Yes! Best idea ever. Please pass the ordinance

Sent from my iPhone

Kyle Smith

From: Kyle <nativebass@gmail.com>
Sent: Friday, August 9, 2024 11:41 AM
To: Kyle Smith
Subject: Tiny homes

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I hope this message finds you well. I am writing to express my strong support for allowing tiny homes to be a legal housing option in Nevada County.

As you are aware, our community is facing a severe housing crisis, exacerbated by the high costs of building and overregulation. Many of our residents are struggling to find affordable, entry-level homes. Tiny homes offer a practical and sustainable solution to this pressing issue, providing an opportunity for more people to live in safe, affordable housing within our county.

I believe that by embracing tiny homes, we can take a significant step toward alleviating the housing shortage and providing much-needed relief to our community. I am confident that there is substantial support within our community for this initiative, as many of us recognize the urgent need for more accessible housing options.

Thank you for your time and consideration. I am hopeful that you will take this opportunity to make a positive impact on our county by supporting the legalization of tiny homes.

Warm regards,

Kyle Sanchez

Kyle Smith

From: rebekah arkin <rebekaharkin@gmail.com>
Sent: Friday, August 9, 2024 4:39 PM
To: Kyle Smith
Subject: Tiny House Ordinance

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We need more affordable housing. Please Pass!!!

Rebekah Arkin
5309065030

95945

Kyle Smith

From: Lisa Stuhr <lstuhr@gmail.com>
Sent: Saturday, August 10, 2024 12:30 PM
To: Kyle Smith
Subject: Tiny homes on wheels

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Hi,

I think tiny homes on wheels could be a positive way to help with affordable housing.

However, that would only be true if the housing were actually affordable. I've heard of people charging \$2,000 a month just to park an RV or mobile living unit on their land. That is not affordable.

If it's more affordable to build or upkeep a tiny house, that would all be null if rent was unaffordable or unrealistic. Or perhaps a greater amount of available housing might bring down rent costs. But, a landowner should not be allowed to charge high (unaffordable) rent (including if a renter parked their own tiny house on their property).

I read it costs 38% more to live in this county, then elsewhere. It is difficult to afford anything nowadays. If tiny housing is exploited and doesn't help people who are in need, what is the point?

I think it would be important to weigh how this would affect everyone involved.

Thank you,
Lisa Stuhr

Kyle Smith

From: Charles and Melissa English <lovelarge@me.com>
Sent: Sunday, August 11, 2024 4:35 PM
To: Kyle Smith
Subject: Tiny house

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Yes, I think people should be able to live in their tiny house in unincorporated Nevada County.

It's a great solution for affordable housing.

Cheers, Charlie

Kyle Smith

From: Anna Bee Durga <annametta8@gmail.com>
Sent: Sunday, August 11, 2024 4:29 PM
To: Kyle Smith
Subject: THOW in Nevada County

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Hi Kyle,

My name is Anna Berger, and I'm a home owner here in Grass Valley.

I'm very interested in Tiny Homes gaining more credentials, permissibility, and presence here in Nevada County. This county is extraordinary in its restrictive processes for buildings, additional and ADUs. We have the opportunity to keep supporting housing that's more affordable in this area - and if it isn't taken, the "bottom falling out" is just one of the misfortunes of an outcome of housing options not being affordable / fair.

One aspect that stood out to me in this standards and certification requirements is :

10) Registration

. A current DMV registration and operating permit shall be required and maintained on the THOW at all times.

This will be very costly (on top of costly permits do build or qualify) and it seems unwarranted. Why not work with the DMV to supply a 1 time movement fee that people would apply and pay for any time they take the THOW to be moved. That would be an appropriate and fair requirement - where this current "ordinance" is cost prohibitive for many and indulgent with fees.

Additionally, what sort of building permit would one need to build on this moveable chassis?

Thank you for the clarifications, and for helping this movement to be accessible to people so that they can even THINK of this endeavor to create additional housing on their land.

Sincerely,
Anna.

Kyle Smith

From: BC <jbcroul@yahoo.com>
Sent: Monday, August 12, 2024 3:41 PM
To: Kyle Smith
Subject: Re: THOWs PLN24-0115; ORD24-2

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To whom it may concern,

My comments regarding the proposed ordinance are as follows:

As long as it doesn't get out of control, I think old school buses, motorhomes, etc. should qualify as 'tiny homes on wheels'. Of course, septic, electrical, and water hookups need to be to code for safety. Inspections would be required.

There is plenty of room out in the county where this would work. In fact, there has always been a lot of this going on in the county for decades.

Landowner or landlord would be responsible for nuisance conditions and could easily lose the permitted right to 'park' the 'homes' on their property since the homes have wheels and could easily be towed off-site by the local towing company, or the county could place liens on the property and sold to recover costs.

Property owners should be able to park their own motorhomes, travel trailers on their property and rent them out as long as they have permitted and inspected hook ups.

Permit fees, inspection fees, and other fees should be kept to a minimum as the costs are currently out of control.

Sincerely,

Brad Croul
PO Box 933
Nevada City, CA
95959

Kyle Smith

From: Susan Duffey Smith <susan@caofnc.org>
Sent: Tuesday, August 13, 2024 8:47 AM
To: Kyle Smith
Subject: Tiny HOMes ordinance

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Dear Kyle,

I support this ordinance. In my professional life, my team works with young families expecting new babies and raising toddlers. We are seeing an alarming number of homeless families who cannot find affordable housing in the community and are moving away to live with relatives elsewhere. Those who can afford to pay market rate for an apartment or house rental are unable to save enough for a down payment to eventually plan on buying a home because they are spending anywhere from half to $\frac{3}{4}$ of their income on rent. WE will continue to see this loss of families until we choose to change ordinances and create more opportunity for affordable housing. I would suggest this one does not go far enough. I would also like to see the ability to create ADUs and use THOWs within incorporated areas as well. I would also like to see some of the barriers and high fees and restrictions to tiny homes be removed in areas where they are allowed. I live in Truckee and THOWS are not allowed, although ADUs are. It is more expensive and very time consuming to get permits and build a permanent ADU which then cannot be moved in the future, than to allow a THOW to be parked and connected.

This ordinance is at least a start. We could choose to do more. I realize the County does not receive additional tax revenue by allowing THOWs to park on an existing parcel of land, but it might make it more affordable for people to buy a property and create housing opportunity for another family if this were allowed. The beauty of it: it lifts people out of that gap space of making too much money to qualify for Medi-Cal and local resources, and not being able to afford things like insurance and medical care, and allows them the ability to save, get out of debt, and be more able to provide for their family.

Susan Duffey Smith

Kyle Smith

From: Laurenne Ross <laurenneross@gmail.com>
Sent: Thursday, August 15, 2024 9:25 PM
To: Kyle Smith
Subject: Zoning ordinance - we need this

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Hello,

I am an Architect in training, about to finish my graduate degree from UC Berkeley and living here in Nevada County. The amendment to our current zoning codes to allow for tiny homes on wheels are desperately needed here, and in so many other areas of our country. Housing is a human right, and it is too expensive for anyone making an average wage or less, here in Nevada City and beyond. Thank-you for considering the thoughts from the community.

Laurenne Ross
UC Berkeley MArch '25
Room One Thousand, Editor in Chief

Kyle Smith

From: Robert Norman <bnorman@ix.netcom.com>
Sent: Saturday, August 17, 2024 7:05 AM
To: Kyle Smith
Subject: Homeless situation

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Dear Kyle,

This community should become a statement for the rest of the country. Let's not be hopeless when there is much we can do together to allow trailers and shelters for the homeless. I strongly support "No Place to go." Please help Sincerely Bob Norman

Sent from my iPhone

Kyle Smith

From: sandra safran <sandra@safran.com>
Sent: Saturday, August 17, 2024 5:23 PM
To: Kyle Smith
Subject: TINY HOMES

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I wrote a letter to Tom Durkin after reading an article he wrote in The Union 8/15/24 regarding Tiny Homes as one solution to homelessness. I agree with him on the inviability of the proposal. To make Tiny Homes viable I wrote the following letter with my suggestions to make the project work These ideas have been fostering in my mind for some time. My hope is that you will jump on the bandwagon and make these ideas a reality.....

I am in favor of Tiny Homes but it must be stipulated that they are not homes unless they have a kitchen and bathroom. There should be a social service and medical tiny home (or larger) as part of the Tiny Home community. The small community must have a grocery store or be located near grocery store. Public transportation must be available.

There should be two such projects: one for families and one for single folks and couples.

The family Tiny Homes should be bigger with a playground for toddlers and a playing field for older children. This is not not too much to ask.

Is that asking too much to help people have housing and keep their dignity? That is how they can pull themselves up and be part of the larger community. There should be no stigma to living in the community. Everyone should be proud to be able to live there.

The only problem is finding enough land for such a project. Again, this should not be too much to ask!

The success of such a project will be hailed as innovative and will be used as a template for other such communities around the country. Do it and the accolades will follow.

(I'm sure funding will be available from government grants and private donors - no investors, no Hedge funds nor any for profit organization. This is for the people and by the people!)

Sandra Safran
14513 Sun Forest Dr.
Penn Valley, 95946

Kyle Smith

From: Bennett <bennett1280@gmail.com>
Sent: Monday, August 19, 2024 12:19 PM
To: Kyle Smith
Subject: RE: Tiny homes or ADU

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To Whom it May Concern,

I totally agree that Tiny homes should be allowed on large lot properties outside the city limits.

Plenty of space and affordable solutions for folks to get a start in life or older folks living on a budget.

Most are well constructed and can make it through the winter situation.

Speaking for my home located at 13376 Noel Lane, Grass Valley, CA.

Mary Bennett

T: 530-583-9363

E-mail: bennett1280@gmail.com

Kyle Smith

From: Kathleen Sage <sagebrush526@gmail.com>
Sent: Tuesday, August 20, 2024 2:49 PM
To: Kyle Smith
Subject: Proposed tiny home ordinance

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Kathleen Sage

Mon, Aug 12, 1:55 PM (8 days ago)



to me



Dear Mr. Smith:

My son lives at 10099 Ridgewood Road, Nevada City, Ca. He has pointed out that Nevada County is considering a tiny home ordinance. As a mom who might like to stay in a tiny home when I visit, or even possibly move to Nevada County when I am older, I am supportive of tiny homes being allowed on property in Nevada County.

My son has also provided housing to Afghan refugees seeking political asylum in the US. A modification of the ordinance could help him with this important and patriotic work.

Some limitations seem good. Perhaps the tiny homes should be adjacent to permanent housing, so Nevada County doesn't get a proliferation of substandard tiny home trailer parks. Density is also an issue. My understanding is that Grass Valley has an ordinance that works.

Thank you for your hard work and your consideration of my suggestions.

Kathleen Sage



ReplyForward

Add reaction

Kyle Smith

From: Govinda McComb <govindam@gmail.com>
Sent: Thursday, August 22, 2024 9:57 PM
To: Kyle Smith
Subject: Support for tiny homes

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Dear Supervisors, I hope this message finds you well. I am writing to express my strong support for allowing tiny homes to be a legal housing option in Nevada County. As you are aware, our community is facing a severe housing crisis, exacerbated by the high costs of building and overregulation. Many of our residents are struggling to find affordable, entry-level homes. Tiny homes offer a practical and sustainable solution to this pressing issue, providing an opportunity for more people to live in safe, affordable housing within our county. I believe that by embracing tiny homes, we can take a significant step toward alleviating the housing shortage and providing much-needed relief to our community. I am confident that there is substantial support within our community for this initiative, as many of us recognize the urgent need for more accessible housing options. Thank you for your time and consideration. I am hopeful that you will take this opportunity to make a positive impact on our county by supporting the legalization of tiny homes. Warm regards, Govinda McComb, 17416 CA Hwy 49, Nevada City, CA.

Kyle Smith

From: Deborah Gibbs <debgibbs2020@gmail.com>
Sent: Thursday, August 22, 2024 5:48 PM
To: Kyle Smith
Subject: Tiny Homes on wheels

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I would like to comment on the proposed ordinance for Tiny Homes.

I support this ordinance and believe it will help encourage placing reasonably priced homes on current properties, whether it be for the parcel owner or leased to other residents.

It does appear to me that a "tiny home", as described in the ordinance, is really similar to a mobile home or trailer. I believe these structures should also be allowed so land can be better utilized. Although some would consider mobile homes inferior, this is an unfortunate characterization. Indeed, some stick built homes are unsightly, so all is dependent on the treatment by the owner.

I do appreciate the emphasis on Fire Protection and assume the requirements would be similar as for a conventional home. As a comment on evacuation plans, this is a problem for many homes throughout the county. Helping communities to create emergency exit zones is needed as houses were constructed at a time with fewer residents, and avenues that could have offered an exit have grown over or are blocked.

The one issue that is not fully addressed in the ordinance, and is a major sticking point, is sewer services. I hope the County will consider alternatives to extremely costly septic systems and recognize alternatives for gray water systems (crucial given our water shortage issues), composting toilets and incinerating toilets. Guidance on how to install alternative systems would be very helpful.

Thank you for developing this draft ordinance and giving the public an opportunity to comment.

Debbie Gibbs
530-277-4891 mobile

Kyle Smith

From: Rick Robins <rick.robins@gmail.com>
Sent: Friday, August 23, 2024 11:26 AM
To: Kyle Smith
Subject: Re: Proposed Ordinance Permitting Residents to Live in Tiny Homes on Wheels

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Kyle,

I support this in principle.

This county badly needs affordable housing but traditional construction is cost prohibitive for that purpose in most cases. Tiny homes on wheels can be acquired for a fraction of the cost, enabling reasonable rental rates.

--

Rick Robins

Rick.Robins@gmail.com

19608 Casa Loma Dr. GV 95945

530-231-7105 Land Line

530-263-4125 Cell

Kyle Smith

From: Greg Zaller <gregzaller@gmail.com>
Sent: Saturday, August 24, 2024 6:51 PM
To: Kyle Smith
Subject: Comment to the Tiny House on Wheels Zoning Ordinance Amendment

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The undercarriage of a tiny house on wheels adds significantly to its cost. There is a class of living units called a Portable Dwelling Unit. These units can be loaded and unloaded and transported much the same as a shipping container. PDU's are compatible with the spirit and intent of this ordinance. Making a provision in this ordinance for PDU's could greatly expand its reach and effectiveness.

A PDU could be required to be no larger than a non permitted shed or 200 square feet and of a dimension to be legally transported on the roadway.

A few years ago I provided the county with an engineered 500 sqft residence plan called a Foothold House. It was very affordable. I commit to provide the county with two plans for highly affordable PDU's that could be plan checked and made available for free.

Greg Zaller

You never change things by fighting the existing reality. To change something, build a new model that makes the existing model obsolete." - Buckminster Fuller

Kyle Smith

From: Cedar Amodeo <cedarcdc@gmail.com>
Sent: Saturday, August 24, 2024 10:51 AM
To: Kyle Smith
Subject: THOW Ordinance Public Comment

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Dear Senior Planner Kyle Smith,

My name is Cedar Amodeo residing in District 1 95959. I'd like to inform the planning team that I support the amendment of the Tiny House On Wheels ordinance proposed by Sierra Roots to include trailers, mobile homes and parked RVs because:

They are also functionally tiny homes on wheels.
They are the only housing low-wage workers can find or afford.
They also house elderly and/or disabled people on fixed incomes.
They constitute immediate, available, and truly affordable housing stock.
To exclude them is implicit class discrimination.
It would allow job-seekers and students to have legal addresses.
A safe place to live is a human right.

Additionally, this is a personal concern to me because I will soon be financially supporting elderly father living on the San Juan Ridge and we need more affordable housing options. Please let me know if there is anything I can do to forward the project and/or this amendment.

Warm regards,
Cedar Amodeo
530-305-6838

Kyle Smith

From: Paul Elias <ppcpaule2000@gmail.com>
Sent: Saturday, August 24, 2024 12:38 PM
To: Kyle Smith
Cc: Lisa Swarthout; Hardy Bullock
Subject: 2024 - Proposed Tiny Homes on Wheels Public Comment: I strongly oppose!!!

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Hello Ms. Smith -

Having read the THOW ordinance proposal I'll say right-off I'm opposed to the ordinance and don't see that it is workable by adding more conditions. Here's why:

1. My home and property, 12125 Crystal Springs Rd, Grass Valley, CA is my single, biggest, and most important asset. Any new County ordinance that decreases its value, and jeopardizes my coveted homeowners insurance, and which this ordinance will, I strongly oppose.
2. I'm sorry for those considered homeless who need an affordable place to live but putting trailers on property, that property owners who may be absentee landlords and can rent out, (C.3) for income, NO!
3. And where's the property insurance requirements on the trailers in the proposal?

Current and yearly DMV registration I agree with, (and who's going to monitor that on a yearly basis, does the county have the staff, I say not), there has to be adequate 'homeowners' insurance in place and register with the County and proof of insurance yearly. (I can see my homeowners insurance inspector come through the neighborhood and see junky trailers, and that they will be or become junky), adding another reason for them to drop me.

4. And again who's going to do the yearly on-site inspections so that the trailer continues to be in compliance?? I don't see anything of that nature in the ordinance.

It's nice to have all these "conditions" written in the ordinance upfront and be met perhaps at the placement of the trailer but then what? Please don't turn neighbors into the enforcers of the conditions in the ordinance years later and that is what I obviously see. (nobody likes turning their neighbor into the County!!!!)

I already have in my neighborhood a homeless man, whom I believe is related to the property owner, living several years in an abandon, run down horse barn that now has plastic sheeting all over it and no sewer, nor conventional heating/electic or plumbing and nor does the homeless man have access to the house on the property. (he must be shitting around the place my guess).

The homeless guy is nice, and I'd rather him be there than in a homeless encampment. . . but now another homeless guy, I assume his buddy, has "moved-in." Great!?!

Also I assume they're using candles or gas lanterns for lighting which is an extreme summer fire danger. What am I to do???

This is the same neighbor I turned in for growing 50 marijuana plants on RA under 3 acres last summer. I don't want to be the neighborhood code enforcer and this trailer ordinance of the County's will only add to that.

I don't see this ordinance, thou good intention, is not workable since the County does not have the resources to enforce, will definitely lower my property value further jeopardize my homeowners insurance and create trailer parks for income by out of county property owners, etc.

5. Another condition I don't see is that the property owner must be living on the property themselves. My homeless chap, not him but house tenants who were last yr "growers", are renters themselves.

In my humble opinion this ordinance is missing many non-doable/workable conditions and both the County and State are kicking the affordable housing shortage down the road and onto individuals, property owners like myself. Shouldn't be done!

Best regards,

Paul Elias
12125 Crystal Springs Road
Grass Valley, CA 95945

--

Paul Elias

Kyle Smith

From: Max F <massimo9911@gmail.com>
Sent: Sunday, August 25, 2024 4:57 PM
To: Kyle Smith
Subject: Tiny home on wheels

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Hi Kyle, I hope this message finds you well. I'm writing to express my support for the proposed ordinance allowing tiny homes on wheels in Nevada County. This initiative addresses our housing crisis by providing affordable and flexible living options. By adopting similar measures to those in Placer County, we can improve housing accessibility while ensuring safety and compliance with health standards. Thank you for considering this important step towards sustainable housing solutions.

Max

Kyle Smith

From: Iururi Hughes <iururih@icloud.com>
Sent: Sunday, August 25, 2024 11:01 AM
To: Kyle Smith
Subject: Proposed Ordinance Permitting Residents to Live in Tiny Homes on Wheels

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Maren Metke Dear City Council Members,

I hope this message finds you well. I am writing to express my strong support for allowing tiny homes to be a legal housing option in Nevada County.

As you are aware, our community is facing a severe housing crisis, exacerbated by the high costs of building and overregulation. Many of our residents are struggling to find affordable, entry-level homes. Tiny homes offer a practical and sustainable solution to this pressing issue, providing an opportunity for more people to live in safe, affordable housing within our county.

I believe that by embracing tiny homes, we can take a significant step toward alleviating the housing shortage and providing much-needed relief to our community. I am confident that there is substantial support within our community for this initiative, as many of us recognize the urgent need for more accessible housing options.

Thank you for your time and consideration. I am hopeful that you will take this opportunity to make a positive impact on our county by supporting the legalization of tiny homes.

Warm regards,

Iururi Hughes
102 Woods Ct
Nevada City
95959
CA
(530)702-8938

Kyle Smith

From: Trinity de Guzman <trinityhighpriority@gmail.com>
Sent: Sunday, August 25, 2024 1:18 PM
To: Kyle Smith
Subject: Support for the Tiny Homes Ordinance Proposal - My Positive Stance

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Dear Kyle Smith,

I hope this message finds you well. I am writing to express my enthusiastic support for the [proposed ordinance](#) permitting residents to live in tiny homes. This initiative represents a progressive step towards sustainable living and provides a practical solution to our housing needs.

Tiny homes are not only economically advantageous but also environmentally friendly. They offer the opportunity for our community to lead by example in the nationwide movement towards downsizing and sustainable living. This ordinance could significantly enhance the quality of life for many, offering affordable housing options while preserving the beauty and integrity of our local environment.

I believe that the adoption of this ordinance will serve as a beacon of innovation and practicality. It could potentially attract like-minded individuals who value sustainability, further enriching our community. I urge you to support this proposal, ensuring that our community moves forward with both vision and compassion.

Thank you for considering my views. I look forward to seeing our community thrive through such forward-thinking initiatives.

Warm regards,

Trinity de Guzman

Kyle Smith

From: Joyce Scott <joycestudioj@gmail.com>
Sent: Tuesday, August 27, 2024 8:19 AM
To: Kyle Smith
Subject: Tiny house ordinance

Categories: Red Category

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I am so relieved that something positive is being done in this regard. Thank you!
~ Joyce Scott - long-time Nevada County resident

Kyle Smith

From: Lisa Lillie <lisa@lisalillie.com>
Sent: Tuesday, August 27, 2024 5:49 PM
To: Kyle Smith
Subject: Tiny Homes Public Input

Categories: Red Category

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Dear Kyle,

I live in the unincorporated area of Nevada County near to Nevada city but outside of city limits. My home has no ADU or Granny unit at this time.

I am in full support of allowing tiny homes on wheels if they are actual living units with kitchens and bathrooms.

I have dear friends who are elderly and unable to afford to stay in our community. We are seeking a simple solution to allow them to live on my property, this would make it affordable for us to do so. I cannot afford to build an ADU and neither can they.

This will give them a place to live out their lives and provide me with some additional income and help me to stay in my home.

There should be restrictions on the tiny homes to be used for permanent residences and not as Air BnB's

This is a win win for everyone if properly executed and will seriously address the high costs of construction and housing shortage.

It must be easy and streamlined to apply and to enact, by allowing them to tie into existing power, water and sewage within county guidelines. Avoid additional development costs as that will certainly hinder people from pursuing a tiny home on their property.

Respectfully

Lisa C Lillie
10323 Park Ave. Ext.
Nevada City CA 95959

Kyle Smith

From: Lisa Lillie <lisa@lisalillie.com>
Sent: Tuesday, August 27, 2024 5:49 PM
To: Kyle Smith
Subject: Tiny Homes Public Input

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Dear Kyle,

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I am in full support of allowing tiny homes on wheels if they are actual living units with kitchens and bathrooms.

I have dear friends who are elderly and unable to afford to stay in our community. We are seeking a simple solution to allow them to live on my property, this would make it affordable for us to do so. I cannot afford to build an ADU and neither can they.

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It must be easy and streamlined to apply and to enact, by allowing them to tie into existing power, water and sewage within county guidelines. Avoid additional development costs as that will certainly hinder people from pursuing a tiny home on their property.

Respectfully

Lisa C Lillie
10323 Park Ave. Ext.
Nevada City CA 95959

Kyle Smith

From: Maitri Jones <maitrijones@hotmail.com>
Sent: Tuesday, August 27, 2024 7:53 PM
To: Kyle Smith
Subject: Tiny Homes in Nevada County

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Hi,

I am a county resident and would like to voice support for allowing people to legally live in tiny homes in Nevada County. This is a good step toward getting more people housed.

Thank you!

Anita Jones
14618 Tyler Foote Rd
Nevada City, CA 95959
Sent from my iPhone

Kyle Smith

From: Kathy Rodrigue <kathy@livingwisdom.org>
Sent: Tuesday, August 27, 2024 8:54 PM
To: Kyle Smith
Subject: Tiny House Ordinance

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Hello,

I just read that you are accepting public comment about Tiny Houses. I think it is an amazing opportunity for this county! I have owned and lived in a Tiny house before and it makes owning your own place much more affordable. This area needs more affordable homes and this could be an answer for many people. Plus, I'm sure there are quite a few people already that live in Tiny homes in the area illegally. This way, moving forward everyone could be legal. I don't see a down side to allowing Tiny Homes. Please consider legalizing them here.

Kathy Rodrigue

Resident in this county for 29 years.

Kyle Smith

From: Chu Lee <lunagroveinc@gmail.com>
Sent: Wednesday, August 28, 2024 12:50 AM
To: Kyle Smith
Subject: Support for Allowing Tiny Homes on Wheels (THOWs) in Nevada County

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Honorable Board of Supervisors,

I want to express my sincere gratitude for your dedicated service to our community and your commitment to increasing housing opportunities for all residents of Nevada County.

As two single mothers of teenagers, the housing crisis is a pressing concern for our family. We worry about whether our children will be able to establish their lives and set down roots in our community, especially when considering future college debt and entry-level salaries. We strongly support permitting the development and full-time occupancy of tiny homes on wheels (THOWs) as a common-sense solution to our housing affordability crisis.

Many members of our community already own park-model trailers, and homemade and manufactured THOWs, which are often used for guest accommodations or informal rentals. However, current regulations limiting occupancy to 90 days per calendar year make it challenging for property owners like myself to fully utilize these units, whether for rental income or future downsizing. By amending these restrictive policies, we can unlock an existing supply of affordable housing without incurring the substantial costs associated with new construction.

Embracing THOWs will not only provide affordable and dignified housing options for our workforce and renters but also promote greater accountability, health, and safety. Establishing clear pathways to legalize full-time occupancy will encourage compliance with building codes and health standards, ensuring stable and enforceable lease agreements for all parties involved. I hope the Board considers initiating a transitional program to **legalize and “grandfather in” non-conforming THOWs** that meet minimum health and safety codes.

I strongly urge the Board to **allow metal roofs and siding** because this material is noncombustible, it lowers our fire risk and makes it easier to obtain insurance. New housing policies should lower barriers to home and fire insurance, which you know is increasingly expensive and challenging. The fire-safety benefits of metal siding should outweigh any perceived concerns about modern styles that use metal siding, which some would say adds architectural value to our community.

Lastly, I recommend adopting HUD building standards, specifically the ANSI A119.5 standards, along with **recognizing equivalent criteria for imported units**. This inclusion would streamline approval processes and acknowledge the high-quality THOWs manufactured internationally, including those from Canada that meet these rigorous standards.

I respectfully urge the Board to consider these suggestions for policy changes as meaningful steps toward supporting future generations, stabilizing our community, and enhancing safety and accountability in housing.

Thank you for your time and consideration.

Ms. Chu & Ms. Lee

Grass Valley Property Owners, CA

Reference:



Kyle Smith

From: Karen Buckner <karen@ananda.org>
Sent: Wednesday, August 28, 2024 11:52 AM
To: Kyle Smith
Subject: Approve Ordinance for Tiny Homes

You don't often get email from karen@ananda.org. [Learn why this is important](#)

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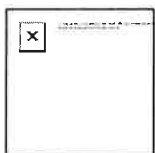
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Hello,

I am a local resident and would like to request you approve the ordinance permitting residents to live in tiny homes on wheels on private property.

Thank you for keeping me updated on this policy change.

Blessings,



Karen Buckner
Student Outreach Coordinator
Ananda Yoga Lead Instructor, E-RYT 500
Ananda Yoga Therapist

530-
478- | karen@ananda.org | www.ananda.org
7528

Kyle Smith

From: Lewis Howard <lewisananda@yahoo.com>
Sent: Wednesday, August 28, 2024 12:00 PM
To: Kyle Smith
Subject: tiny homes

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I'm all for it. We need simple, affordable housing of all sizes.
Lewis Howard

Kyle Smith

From: Lindsay Wood <thetinyhomelady@gmail.com>
Sent: Wednesday, August 28, 2024 2:18 PM
To: Kyle Smith
Subject: Comments in Support of a Movable Tiny Home Ordinance

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Hello Kyle - My name is Lindsay Wood, The Tiny Home Lady. In collaboration with Supervisor Ted Williams, Director Krog and THIA President Dan Fitzpatrick, we've supported Mendocino County along the path of including Movable Tiny Homes in their new zoning update.

Please find the link to the recent Mendocino County planning commission meeting on 7/25/2024 where much was discussed on the topic of Movable Tiny Homes with regard to design, utilities, approved pads, and more.

I summarized the video with time marking specific talking points that occurred on each major topic.

I want to point out that the "interlocking metal" issue has become a big point of confusion and concern by members of our industry. As we all know standing seam metal is a perfect roofing and siding option for all types of homes in fire-prone areas.

Please watch the Mendocino County Planning Commission strike the confusing sentence about interlocking metal as this was something dating back to 2016.

<https://www.youtube.com/watch?v=SK0AhgPsElg&t=4234s>

40:21 - 1:11:54 Director Krog focuses on Movable Tiny Homes and the fact that you can add a Movable as a primary and ADU on a property.

54:58 Utility connections (including Waste Disposal Method- Environmental Health)*

58:47 Foundation/Pad discussion

1:01 Mechanical Equipment

1:05 Siding (they struck the last line about no interlocking metal which reduces the confusion over metal siding)

1:09 Lindsay Wood jumped into the conversation and Commended their work

Dan Fitzpatrick at a recent networking event shared how impressed he was to see this planning commission choose simplicity over complexity.

I will introduce you to Director Krog in another email as she has been focused on the Movable Tiny Home ordinance in their county for the past year.

--

Thank You,

Lindsay Wood, The Tiny Home Lady

415-378-8398 (Cell/Text)

thetinyhomelady@gmail.com

TheTinyHomeLady.com

Territory Manager for [PreFab Innovations](#)



Find me on [Facebook](#) [Instagram](#) [YouTube](#) [TikTok](#)

Kyle Smith

From: Karen Ahrns <karen@nevadacounty4rent.com>
Sent: Wednesday, August 28, 2024 12:39 PM
To: Kyle Smith
Subject: Tiny Homes

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Hi Kyle:

I am a property manager locally and am acutely aware of the shortage of affordable housing here.

I am strongly in support of allowing Tiny Homes to be allowed/permitted as residential dwelling on private property, assuming proper electrical, plumbing and sewage hookups.

If you would appreciate any further input from me, please let me know.

Sincerely,

Karen L. Ahrns
Property Associates Management Co.
1035 Sutton Way, #D
Grass Valley, CA 95945
530-477-4328
www.nevadacounty4rent.com
BRE Lic. #01223622

Kyle Smith

From: jakekeller595@gmail.com
Sent: Wednesday, August 28, 2024 1:53 PM
To: Kyle Smith
Subject: Tiny homes

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Hi Kyle,

My name is Jake Keller and I am a resident of Nevada City, more specifically I have lived at Ananda Village for the past five years.

I am 29 and have just gotten married. With the cost of everything not only rising, but in many cases exploding, the likelihood that I will ever own a home is near impossible. The cost for the permits alone in some cases comes to nearly \$40,000 before you even break ground!

In decades past a couple could buy some land and build a small house and raise a family on even a meager income while still being able to save for retirement. Now however, my wife and I, as well as many of my peers, struggle to pay rent and keep up with the rising costs of goods.

Housing is one of the greatest expenses we face, and as renters we will never get to see that money again. Tiny homes make it possible for young couples, like us and many others, to gain some much needed financial security and stability. Security and stability that allows us to start a family and get more involved in the greater community.

A \$60k tiny home is a livable possibility, whereas a \$500,000 new construction small house is not.

I would like to add my support and ask that you consider permitting tiny home in Nevada County.

Thank you for your time,

Jake Keller
Nevada County Resident

Sent from my iPhone

Kyle Smith

From: Maegan Wilson <lifescapebuilders@gmail.com>
Sent: Wednesday, August 28, 2024 4:07 PM
To: Kyle Smith
Subject: Support for THOW
Attachments: IMG_2599 2.JPG; IMG_2147 2.JPG; IMG_2290.JPG

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Hello Kyle,

It was brought to my attention that the County will be meeting on Sept 5 to review and discuss the ordinance for THOW.

We are a THOW Builder located in Temecula, CA. We have been building homes since 2017. Our units are built to ANSI and Appendix Q (Soon to be BB). Our units are third party certified. We recently built a THOW for the San Diego Tiny Festival. At that festival many building and planning officials were coming to view the homes. We installed fire sprinklers and used metal siding to show them what is possible in design and well as fire.

Our suggestion would be to allow for metal siding since this is a "equivalent material traditionally utilized for residential development". However the second sentence leaves it open to interpretation that metal in general is prohibited.

5)

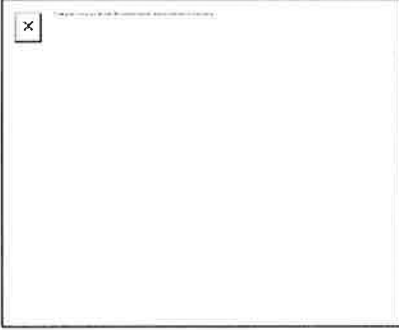
a. Materials for the exterior wall covering shall include wood, HardiePanel or equivalent material traditionally utilized for residential development. Single piece composite laminates, or interlocked metal sheathing is prohibited.

Attached you will find a sample of the metal siding we used on this tiny home and others. I have also attached a picture of the sprinklers. We ran the pipe into the front utility box which will allow for a riser to be installed to fire requirements.

We are super supportive and excited to see that Nevada County is moving forward with THOW. We are confident that we can help in providing a safe, affordable option for your community. We also want to express our appreciation for all the hard work that went into writing this ordinance. We feel your team has done a great job in providing reasonable regulations while still ensuring safety.

Please feel free to use these examples in your meeting and also please feel free to email or call me if you have any questions regarding tiny homes.

Maegan and Jesse Wilson

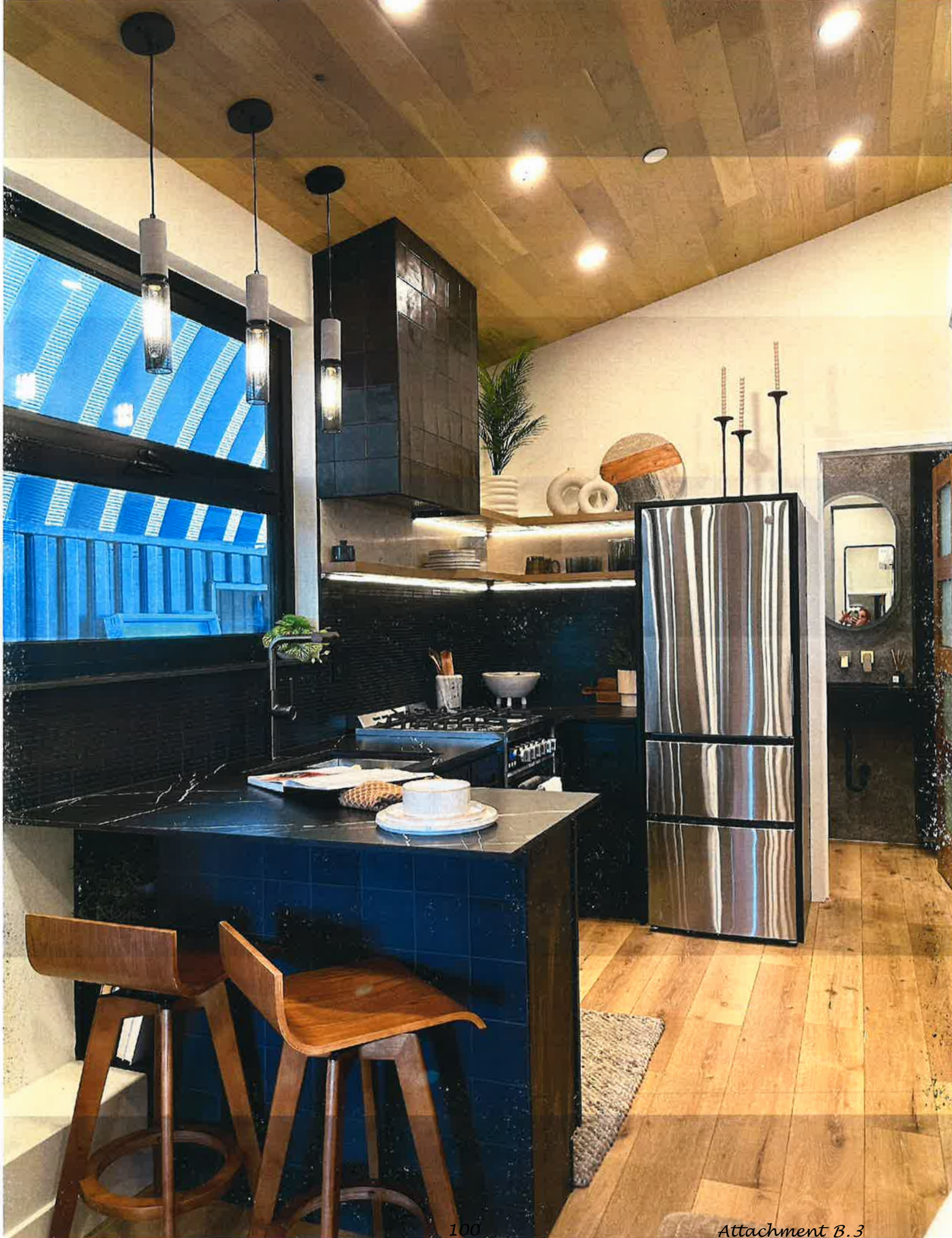


www.lifescapebuilders.net
951.760.0783



Attachment B.3





Kyle Smith

From: Gary Baker <gary@plan-aire.com>
Sent: Wednesday, August 28, 2024 4:54 PM
To: Kyle Smith
Cc: Ed Scofield
Subject: Tiny Homes - Comments
Attachments: Tiny Homes and RV's.docx

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Kyle

Attached are my comments on the Tiny Homes. While I support ideas for more solutions to address the housing crises, RV's Trailers and Tiny Homes are all vehicles constructed the recreational vehicle standards and not housing as defined by HUD. Since these are all RV's by definition, there doesn't appear t be a reason to exclude any of these vehicle types in the proposed ordinance.

For a qualified household to receive HUD assistance for rents, the housing unit must be inspected and built built to HUD standards and include a permanent foundation. Since these are all RV's by definition, there doesn't appear a reason to exclude any these vehicles in the proposed ordinance.

The cost of site work for ay of these RV's would be similar to an ADU. There are small modular units which are larger than the average tiny home than be placed on the same site as an RV and cost \$60,000 instead of \$78,000 which is the average price of a tiny home. The modular unit would require a foundation and would meet the HUD requirements. The cost of the foundation compared to the skirt required to cover the wheels, the entry stairs or ramp and the cost of anchoring the RV is a consideration, but at the end of the day, the property owner ends up with a housing unit which like the ADU will appreciate. The RV will not appreciate and will eventually have to be removed from the site at some point which can also be expensive.

In the attachment I have covered more depth on the issues and provided a table showing Tiny Home prices for a number of units. The average tiny home was 294.9 SF and the modular unit was 361 SF.

Gary Baker

AUG 28 2024

NEVADA COUNTY
PLANNING DEPARTMENT

RV's, Trailers and Tiny Homes

Recreational vehicles are classified as vehicles rather than dwelling units. They are regulated by the National Highway Traffic Safety Administration (NHTSA) and follow RV industry standards rather than housing codes. Tiny Homes on Wheels (THOW's) designed to resemble small houses, are usually built on trailer frames and are considered a type of RV rather than a permanent dwelling. Each of these types of vehicles must be registered with the California DMV each year and annual fees are assessed based partially on the value of the vehicle.

RV's Non-Compliance with HUD Codes:

- **HUD Standards:** HUD's Manufactured Home Construction and Safety Standards (HUD Code) apply to structures that are intended to be used as permanent residences. These standards include specific requirements for:
 - Structural integrity
 - Energy efficiency
 - Fire safety
 - Plumbing, electrical, and HVAC systems
 - Installation on a permanent foundation
- **Why Trailers, RVs, and THOWs Don't Comply:**
 - **Foundation:** HUD-compliant homes must be placed on a permanent foundation, while trailers, RVs, and THOWs are not. They are designed to be mobile and are typically not anchored to the ground in a permanent way.
 - **Building Standards:** These types of mobile structures do not meet the same construction and safety standards required by HUD for manufactured homes. For example, the materials used, insulation, and systems for heating and cooling are often not up to the standards required for permanent dwellings.
 - **Intended Use:** HUD regulations apply to homes intended for permanent, year-round occupancy. Trailers, RVs, and THOWs are usually intended for temporary or seasonal use, which places them outside the scope of HUD's regulations for residential housing.

Local Zoning and Building Codes:

- **Zoning Restrictions:** Even if local jurisdictions allow trailers, RVs, or THOWs to be used as residences, they are typically restricted to RV parks or specific zones and are not treated as permanent housing in most residential areas.

- **Building Codes:** Local building codes may vary, but they often require permanent structures to comply with standards similar to those outlined by HUD. Trailers, RVs, and THOWs usually do not meet these local building codes for permanent homes.

Trailers, RVs, and Tiny Homes on Wheels are all considered vehicles or temporary structures rather than permanent housing. As such, they are not compliant with HUD regulations for permanent homes, which require adherence to specific construction, safety, and installation standards. These mobile dwellings serve different purposes and are regulated under different codes, primarily aimed at ensuring safety and compliance for temporary or recreational use rather than long-term residential occupancy. These type of units would not be eligible for HUD housing assistance programs. ADA compliance also poses a problem for these types of vehicles. While some custom tiny homes on wheels might incorporate certain accessible features, fully meeting ADA standards would require significant modifications and potentially increase the size and cost of the home, potentially negating the advantages of a tiny home on wheels.

Since tiny homes, motorhomes and trailers are all considered vehicles, and from a regulatory perspective they may all be considered equally as housing options. A fifth wheel trailer can vary in size from 200 SF to more than 500 SF. This type of unit is similar to a tiny home except for the exterior siding material. However both fifth wheel trailers and motorhome are common and are parked in all types of neighborhoods where available access is found. So seeing a motorhome or trailer parked at a residence is not uncommon. A motorhome can vary in size from 150 SF to 500 SF when slide-outs are included. Used motorhomes and trailers are widely available for a fraction of the cost of a new tiny home.

To comply with the proposed tiny home regulations in Nevada County, full skirts would need to be constructed to hide the wheels, a stairway or ramp would be required to access the unit and an approved anchoring system is required to secure the unit to the ground in six locations. All of these same requirements could also be required for the RV's and trailers. The price of a 10 year old motorhome ranges from \$30,000 to \$100,000 depending on the type and size. New models are considerably more expensive. A fifth wheel trailer which is 10 years old can vary from \$10,000 to \$25,000 and 5 to 10 year old models vary from \$25,000 to \$45,000. The cost per SF for the tiny home on wheels before transport, site improvements and setup is about \$272 SF for an average 293 SF unit. This would be a total price on average of \$78,000. Compared to the price of a new tiny home, used motorhomes or fifth wheel trailers are far less expensive options. Since none of these units comply with HUD housing regulations and are viewed as temporary housing solutions, it does not appear to matter what type of unit is chosen. From an aesthetic view point, tiny homes could be made more attractive, but the base models

are generally very utilitarian in appearance. A highly upgraded tiny home can cost up to \$200,000.

Another housing style which may be more cost effective includes small manufactured homes. A company called BOXABL has a variety of inexpensive factory built homes that are designed as permanent housing and meet HUD's requirements. A basic 19' x 19' home (361 SF) with a 9'-6" ceiling, sells new for \$60,000. The basic unit includes a kitchen area with oven, stove, microwave, sink, refrigerator, HVAC, and cabinets for storage. There is a living area with space for up to a king-size bed, and couch and a separate bathroom with toilet, shower, sink, mirror, and storage space. There are also many power outlets and lots of natural light due to the large windows.

The unit is delivered to the site and can be assembled quickly and requires a permanent foundation. The water, sewer and electrical connections, along with the site preparations are similar to the tiny homes, RV's or trailer requirements as well as the ADU requirements. Although a foundation is required, there are no costs for anchoring the unit, building skirts to cover the wheels or to build stairs or ramps for access. The base unit is not ADA compliant; however the factory can modify the unit to meet those requirements if desired. These units are larger than the average tiny home, cost less and are permanent housing solutions. <https://www.boxabl.com/casita>

Locating any of the small units in an area without public sewer and water connections can be costly. Site improvements like grading, driveways, parking and perhaps fire water supply add to the cost. So the perception that this is a cheap solution may not be accurate depending on where the unit is located and the particular site conditions. Other standards regarding streets, dead end roads, street grades and fire protection will all play a part in the viability of a tiny home or other type of unit or ADU. Considering the potential effort and cost involved it may make more sense to build a unit on a foundation which would be considered housing. Housing appreciates while RV's depreciate and only HUD approved housing units are eligible for households qualifying for housing rental assistance.

Tiny Home - Purchase Only (No Lot, No Utilities - Delivery and Setup Extra)

Purchase Price	Bed	Bath	Square Footage	Length	Condition	Width If Known	Cost per SF Purchase
\$ 90,000	1	1	380		New		\$ 236.84
\$ 75,000	1	1	180	28	New		\$ 416.67
\$ 142,000	2	1	357	28	New		\$ 397.76
\$ 98,000	1	1	250	31	Pre Owned		\$ 392.00
\$ 58,000	3	1	320	28	New		\$ 181.25
\$ 36,900	2	2	269	24	New		\$ 137.17
\$ 110,000	1	1	308	28	New	11'	\$ 357.14
\$ 82,500	1	1	280	24	Pre Owned	8'-6"	\$ 294.64
\$ 65,000	Studio		360	28	New	8'-2"	\$ 180.56
\$ 29,000	2	1	304	28	New	8'	\$ 95.39
\$ 70,000	1	1	225		Pre Owned		\$ 311.11
\$ 77,855	Averages		293.9				\$ 272.78

Kyle Smith

From: Courtney Mikulich <courtney.mikulich@gmail.com>
Sent: Wednesday, August 28, 2024 7:42 PM
To: Kyle Smith
Subject: Tiny homes on wheels

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Yes please! This will help so many people. Let's make this a reality.

Thank you! 🙏

Kyle Smith

From: Terri Harmon <terri@livingcompassion.com>
Sent: Thursday, August 29, 2024 8:44 AM
To: Kyle Smith
Subject: Amend THOW to support HOW

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Hello,

My home and property borders the Villaggio development in Penn Valley, where we had an arson fire this month set by someone hanging out in the homeless encampment.

Our homeless population is in need of support both for themselves and for the community. Including RVs and trailers in the tiny homes on wheels proposed ordinance would provide more safety for all.

Terri Harmon
Penn Valley, CA

Kyle Smith

From: Lewis Sitzer <lewsitzer@yahoo.com>
Sent: Thursday, August 29, 2024 8:55 AM
To: Kyle Smith; Heidi Hall
Subject: Housing

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Affordable housing has always been a problem in Nevada County. When I first moved here in the 70's, it was K housing. Now with a much greater fire danger and a growing homeless population, housing poses a real need and a danger if not adequately addressed.

I know that County has worked long and hard on the problem and yet it continues and will probably continue both here and elsewhere.

So, we need to pass the proposed THOW ordinance and add to that HOW, so that trailers, mobile homes and RV's can be included. Also, requiring health and safety concerns such as septic management as part of the ordinance.

Please consider these requests and they affect all of our lives.

Lew Sitzer, 10560 Whispering Oaks Lane, Nevada City, CA, 95959

"Life is like riding a bicycle. To keep your balance you must keep moving."

Albert Einstein, in a letter to his son Eduard, February 5, 1930

Lewis Sitzer
lewsitzer@yahoo.com
530-913-3219 cell

Kyle Smith

From: Tom Last <tom@nccabuildingpros.com>
Sent: Thursday, August 29, 2024 9:43 AM
To: Kyle Smith
Cc: Brian Foss
Subject: Comments on THOW ordinance

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Kyle,

Thank you for involving us in the review of the ordinance. Here are a few comments from the Nevada County Contractors' Association. Some of these are minor and related to efficiency and minimizing county staff time or critical information needed on an application.

1. The County might want to consider allowing these as second or ADUs only to start since THOW is a new concept. The concern as primary units would be with potential conflicts in established neighborhoods. We believe the design standards may address the issue somewhat and reduce any long-term blight concerns with lessor standards (i.e. and RV or 5th wheel).
2. 7.a.1 – What is the purpose of knowing the proximity? If there is no purpose or objective to this answer, or resulting unspecified condition of approval, it seems like unnecessary information. If there is a potential for a condition to be added based on this answer it should be noted.
3. 7.a.4 – What is the purpose of this statement. Sprinklers should either be or not be required. Or if there is a threshold to trip sprinklers, it needs to be identified.
4. 7.a.5.d – What does this mean, and how is it to be enforced in the long run? This is vague and if the intent is to provide initial and long-term defensible space, it should be clarified.
5. 8.a. – might be a typo in the first line -or rather than of? paved surface or gravel surface.
6. 10 – This is more of a long-term monitoring concern. If the intent is to allow these as permanent structures, is this necessary?

Tom Last

Executive Director

Nevada County Contractors' Association, a
partner with Golden State Plan Service
149 Crown Point Court, Suite A
Grass Valley, CA 95945
tom@nccabuildingpros.com
(530) 274-1919, ex. 203

Kyle Smith

From: Ron Ramsey <ron@carvedbyramsey.com>
Sent: Thursday, August 29, 2024 10:55 AM
To: Kyle Smith
Cc: Ron Ramsey
Subject: HOW

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Hi Kyle,

We have hosted several homeless people in a trailer on our property in the past. This was a transitional space that allowed them time to find more permanent housing. A mentally ill substance abuser tenant turned us in to code enforcement after we were forced to evict her for our own safety. We have not been able to host additional homeless people since. With this one exception, the other people we hosted were good people trying to get their feet on the ground.

One thing that code enforcement made us do was disconnect the trailer from the septic system. The officer said that RV septic connections were not allowed. This makes no sense. It is legal for someone to stay in an RV for up to 30 days a year. Where is the waste supposed to go?

The THOW ordinance needs to include trailers and RVs. Don't make it even harder for people trying to get a foothold.

Sincerely,
Ron Ramsey

Kyle Smith

From: nielsenm@sbbmail.com
Sent: Thursday, August 29, 2024 1:01 PM
To: Kyle Smith; Sue Hoek
Subject: Tiny Homes

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Pls add my voice to the many people who believe that we need housing for all our residents. It is incomprehensible why the new Nevada County Tiny Homes On Wheels (THOW) Ordinance would specifically exclude RVs and motor homes. Yes, make reasonable rules for safety and environmental concerns. But allow them. Until a human on disability or minimal social security income can afford rents for stick built structures, alternatives must be available. The reasons provided so far for excluding this type of housing make no sense and seem to punish people for poverty. The proposed new ordinance does not go nearly far enough and seems to only allow housing for those that have money. This is egregious.

Mariana Nielsen
Unincorporated Nevada County Resident who knows people who live comfortable, safe lives in RVs
20810 Covert Way
North San Juan, CA 95960

Tyler Barrington

From: Home Path <info@nchomepath.com>
Sent: Thursday, August 29, 2024 10:53 PM
To: Planning
Subject: Tiny Homes on Wheels

Some people who received this message don't often get email from info@nchomepath.com. [Learn why this is important](#)

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Dear Nevada County Planning Department,

From all of us at Nevada County Home Path, thank you for the efforts of both our county leaders and your offices in drafting the proposed ordinance to support the approval for Tiny Homes on Wheels. I believe this ordinance will allow more people the ability to live safely and securely in our county. I support the passage of this ordinance.

There is a consideration to make this ordinance even more effective. Other counties are diligently addressing the needs of their unhoused community members by doing the following: expand support for all housing on wheels such as RVs, Mobile homes and trailers. Increasing opportunities and occupancy numbers for more transitional shelter is essential as well.

I appreciate your consideration and hope to see the passage of this ordinance this Fall.

In gratitude,

Katherine Doolittle
Outreach Director
Nevada County Home Path
To review and endorse, visit www.nchomepath.com
Join and like us on FB: Nevada County Home Path
916/296-5580

We are small, but mighty!

Tyler Barrington

From: Susanna Wilson <osus@pacbell.net>
Sent: Thursday, August 29, 2024 11:48 PM
To: Planning
Subject: THOW ordinance

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Ease the very real fears of those currently living in mobile homes, trailers and campers on private properties as they are not approved for permanent residence under this *Tiny Homes on Wheels* ordinance.

The only thing that would make this ordinance more beneficial to our community is to include ALL homes on wheels (RVs, mobile homes and trailers) as well as expand opportunities for the development of transitional shelters. These inclusions in county ordinances are not unique and are being adopted by other counties.

Please take notice on how to improve the THOW ordinance.

Thank you.

Susanna Wilson, Grass Valley, 95945

P.S. It's been so difficult to find anyone in your offices! Especially bad since public comments on this are due by September 5th ... before Ms. Ruybal gets back and since Mr. Smith has left. Do you think the public comment period should be extended since no one seems to be paying attention to this?

Kyle Smith

From: Nick Carter <nickc809@gmail.com>
Sent: Thursday, August 29, 2024 7:06 PM
To: Kyle Smith
Subject: HOW amendment

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Good Evening Mr. Smith,

I'm writing you concerning the Sierra Roots/No Place To Go amendment to the ordinance about "Tiny homes on wheels". I firmly believe trailers/RVs should be allowed as housing in unincorporated areas of the county. Not allowing trailers/RVs as living arrangements but allowing "THOW" is akin to building affordable housing but charging 2k a month for a 500 sq/ft apartment. Affordable to some but not to those that really need it. A cursory cruise through FB marketplace and craigslist has led me to the conclusion that an entry level THOW will set the purchaser back a minimum of 30-50k. On the opposite side of that coin a perfectly livable, water tight and safe trailer/5th wheel/etc can be had from 5-10k. As someone who owns property in rural Nevada county and on a tight budget; I can't even look at THOW without feeling the weight of endless debt settling on my shoulders. I would of course have to pass along the weight of that debt upon my tenant, which would negate any sort of affordability. Are trailers and RVs significantly less sightly? Objectively; yes. However, they are objectively a better deal for those in need and those trying to help. Placing such classist limits upon affordable housing is one of the reasons we are where we are these days in the housing market. I hope my email is one of many expressing their concern, and I hope it makes a difference in the outcome of this amendment.

Thank you for your time,
Nick Carter

Tyler Barrington

From: Tom Durkin <tdurkin@vfr.net>
Sent: Friday, August 30, 2024 6:17 AM
To: Planning
Cc: Alison Lehman; Ed Scofield; Kit Elliott; 'Elias Funez'; 'Marianne Boll-See'; 'YubaNet News'; 'Home Path'; Hardy Bullock; Sue Hoek; Heidi Hall; Lisa Swarthout; 'Susan Rice'; kathy.ferguson@sierra-roots.org; Tyler Barrington
Subject: Kyle Smith address block
Importance: High

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Dear Brian Foss:

Your department has proposed a tiny homes on wheels ordinance (THOW) and solicited written comments to be directed to Kyle Smith, due by 5 p.m. 9/5/24.

Multiple supporters notified me last night that Kyle Smith's last day of employment was 8/29 and their comments to him were bouncing. Was he fired? Did he resign? If you knew he was leaving before the end of the comment period, why did you put him as the contact?

We have been organizing written comments on the ordinance. In fact, one of my colleagues just sent out an email to more than 100 of her constituents last night asking them to write to Kyle Smith. Like me, she is very upset that written comments to Smith are bouncing.

We feel the THOW ordinance is discriminatory and not responsive to the homeless/housing crisis. We believe there is no functional difference between THOW and other homes on wheels (HOW). We are asking for an amendment to the ordinance to include all HOW – trailers, RVs and mobile homes. Please include this message in the written comment file.

I am extremely concerned that comments already submitted to Smith will be lost, and that comments to him after that date are being deflected.

Whether this is just poor management of your public comment process or a deliberate attempt to thwart our rights to be heard, the effect is the same: Our right to submit written comment is being made unnecessarily more difficult. It's been hard enough to inspire people to submit written comment to challenge this ordinance.

It would seem to me that the more intelligent thing to do would have been to keep Kyle's address open through the comment period. You own his email address. You should have done this.

In the past few weeks, I have written about this for The Union , YubaNet and on our website and Facebook page. Here are some examples:

It's not about me. It's about us.

The case for HOW housing

My brain hurts

There's more, but I think you get the idea. This is a very big deal to us.

Are you going to make a public announcement about this abrupt address change? How are you going to reassure me and the public our written comments will be considered? This unannounced change to the public comment address has the appearance and effect of stifling public comment on an ordinance that specifically excludes people (including me) who live in homes on wheels.

My job is to advocate for homeless and unhoused people. I must take this distressing news to the media, who are receiving a copy of this message. The Board of Supervisors, also receiving a copy, is on record as supporting more housing for the workforce.

I am giving you a chance to comment on this before I make this public later today. I will quote you fairly – or report that you did not respond.

Thank you for your time and consideration,
Tom Durkin

Tom Durkin, Creative Director

Sierra Roots/No Place to Go Project

530-559-3199

tomdurkin@sierra-roots.org

tdurkin@vfr.net

[facebook.com/SRNPTGP](https://www.facebook.com/SRNPTGP)

www.project.sierra-roots.org

Tyler Barrington

From: Carrie A. <carrie.hofer@gmail.com>
Sent: Friday, August 30, 2024 10:39 AM
To: Planning
Subject: Written comment in support of HOW ordinance & petition to include trailers, RVs and mobile homes

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Dear Nevada County Planning Team,

I am writing to you to formally submit a written comment on Nevada County's THOW proposed ordinance, **and to humbly and emphatically request that the ordinance MUST be amended to include ALL "homes on wheels" (HOW) – trailers, RVs and mobile homes.** They are functionally the same as THOW units and are subject to the same DMV licensing requirements.

I am grateful that Nevada County has taken steps towards this ordinance, but it falls drastically short of being inclusive to trailers, RV's and mobiles that can be even more affordable rentals to those facing housing instability in this community.

I have been one of them.

Housing instability - not just homelessness - wears many faces, and ones that you would least expect. The stress of housing instability also has a trickle down effect into one's life that is pervasive and deeply impactful. It's something you can't even relate to, until you have experienced it.

I have been a local resident for over a decade and have a steady job as a Finance and Operations Director. I have not had a permanent home for the past 14 months either. I've lived in a trailer for 7 months of that time that didn't even have full amenities hooked up and had to utilize a gym membership to make up for some of those gaps.

Something I'd really like you to consider:

Affordable housing options in Nevada County have only continued to decrease over the past decade. The prospect for owners of higher income from putting rental units of any kind on AirBnB was the first thing to decimate the simple *availability* of housing here. Rentals became so in-demand that I saw local rental houses on craigslist get pulled and reposted overnight with rent prices increased by a *minimum* of \$300/month.

Covid and post-covid, houses have been sold to those fleeing the Bay Area and LA and many now sit empty as 2nd and 3rd homes. A former co-worker's street a block off of Broad Street is full of empty houses that used to house local-working families as renters, but owners saw a tidy profit to be made from the covid-panic. Those families have had to leave the area, leaving local jobs, pulling kids out of local schools, and in some cases leaving the state. A gentleman who I spoke with at the Tahoe City visitor

center who has lived in Truckee for decades spoke about how of the 40-odd houses in his neighborhood, now only 9 (NINE!) are inhabited full time by actual locals. And we all know the even worse dearth of affordable housing options for Truckee locals and workers.

Do you know that people who *are* renting out homes on craigslist locally are asking prices close to that of Bay Area prices? Even worse, they're doing so for units that may not have indoor plumbing, any insulation, or non-dirt flooring etc? Would *you* pay \$1,100 to \$1,800 for a 200-350-square foot dwelling with only a composting toilet, or a shared property bathroom, a dirt floor, and no internet? Well, that's what's going on here in this community. The argument many of these rentors make is that "the market will bear it."

I call Bullshit.

It is only those that do not make local wages that can afford that. There is a huge mismatch. We locals, who work at local jobs- not a remote Bay Area job - cannot afford that with most local wages without that eating up closer to 40-60% of our take-home pay. And that's before considering we may have student loan debt, car payments, and kids to shelter and feed. If we are the sole breadwinner, this becomes even more untenable.

As noted I have good employment, as do the rest of the 15-person team of highly educated professionals I work with. Only 1 person on our entire staff, in ages ranging from 25-early 60s, is able to own a home here, and tho. Many of us have to live communally. Some have had to leave working here because they cannot afford to pay for rent anywhere here. That is a deeply disturbing fact that should compel you to not only include trailers, RV's, and mobile homes in this ordinance, but to do something at a deeper, more fundamental level for our hard-working locals in regard to regulating the out of control housing cost situation in Nevada County.

As you can see, including trailers, RV's, and mobile homes in this ordinance is not only about providing just transitional and/or affordable housing options to folks who have been truly homeless and are wanting to be healthy, contributing members of the community and do something with their lives, this is also about those of us who may not be living by the creek and trying to get clean say, but are solely inhibited by the sheer lack of affordable housing to move life forward.

Further questions I have for you are: Why aren't we regulating - on a permitted-basis - and limiting AirBnB, like some southern California towns are?

If not that, why hasn't Nevada City at least, taken a cue from the Truckee's "Lease to Locals" Program? There is SO much more we can and should be doing. Let's do it.

It's become more expensive to rent and live here than in Sacramento.

While I understand our community's perspectives on things such as the "eyesores" that these HOWs can appear to be, or the "NIMBY" mindset, cow-towing to these perspectives leaves a huge swath of our

community out in the cold. Sometimes quite literally.

Thank you very much for your consideration on including trailers, RV's, and mobile homes in this ordinance.

Kind regards,
Carrie

Tyler Barrington

From: joao rodrigo <j0a0r0drig0@yahoo.com>
Sent: Friday, August 30, 2024 9:44 AM
To: Planning
Subject: Fw: THOW comment

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Sent from Yahoo Mail for iPad

Begin forwarded message:

On Friday, August 30, 2024, 9:42 AM, joao rodrigo <j0a0r0drig0@yahoo.com> wrote:

Hi Kyle, please mark me down as being in favor of allowing RV and trailers to be used as housing on private property as long as they meet electrical and sewer requirements. These are designed for human habitation and so many people live in them all year while traveling. People already store these on private property so there shouldn't be any visual issues. You may want to look at limiting the number allowed on a property to the size of the property. I.e. 0.50 acre - 1 max, 0.5 to 1 acre - 2 max

Thanks for the chance to comment

John Rodrigues
11179 Alpine Lane
Grass Valley, CA 95945

Sent from Yahoo Mail for iPad

RECEIVED

AUG 30 2024

NEVADA COUNTY
PLANNING DEPARTMENT

Kyle Smith, Senior Planner
950 Maidu Ave., Suite 170
Nevada City, CA 95959

August 27, 2024

Subject: Support for Allowing Tiny Homes on Wheels (THOWs) in Nevada County

Honorable Board of Supervisors,

I want to express my sincere gratitude for your dedicated service to our community and your commitment to increasing housing opportunities for all residents of Nevada County.

As two single mothers of teenagers, the housing crisis is a pressing concern for our family. We worry about whether our children will be able to establish their lives and set down roots in our community, especially when considering future college debt and entry-level salaries. I strongly support permitting the development and full-time occupancy of tiny homes on wheels (THOWs) as a common sense solution to our housing affordability crisis.

Many members of our community already own park model trailers, home-made and manufactured THOWs, which are often used for guest accommodations or informal rentals. However, current regulations limiting occupancy to 90 days per calendar year make it challenging for property owners like myself to utilize these units effectively, whether for rental income or future downsizing. By amending these restrictive policies, we can unlock an existing supply of affordable housing without incurring the substantial costs associated with new construction.

Embracing THOWs will not only provide affordable and dignified housing options for our workforce and renters but also promote greater accountability, health, and safety within our community. Establishing clear pathways to legalize full-time occupancy will encourage compliance with building codes and health standards, ensuring stable and enforceable lease agreements for all parties involved. I hope the Board considers initiating a transitional program to legalize non-conforming THOWs that "grandfathers in" existing units which meet minimum health and safety codes.

I strongly urge the Board to allow metal roofs and siding because this material is noncombustible, it will lower fire-risk and is easier to obtain insurance. The fire-safety benefits of metal siding should outweigh any perceived concerns about aesthetics. Also I see no reason to prohibit modern styles which use metal siding, which only adds architectural value to our community.

Lastly, I recommend adopting HUD building standards, specifically the ANSI A119.5 standards, along with recognizing equivalent criteria for imported units. This inclusion would streamline approval processes and acknowledge the high-quality THOWs manufactured internationally, including those from Canada that meet these rigorous standards.

I respectfully urge the Board to consider these policy changes as meaningful steps toward supporting future generations, stabilizing our community, and enhancing safety and accountability in housing.

Thank you for your time and consideration.

Ms. Chu & Ms. Lee

Grass Valley Property Owners, CA

Reference:

<https://www.nevadacountyca.gov/DocumentCenter/View/53980/2024-Proposed-Tiny-Homes-on-Wheels-THOW-Ordinance-Amendments>

- 5) Design: A THOW shall maintain a residential appearance through the following design standards:
 - a. Materials for the exterior wall covering shall include wood, HardiePanel or equivalent material traditionally utilized for residential development. ~~Single piece composite laminates, or interlocked metal sheathing is prohibited.~~

Kyle Smith

From: Sue Loper-Powers <sueloperpowers@outlook.com>
Sent: Friday, August 30, 2024 10:00 PM
To: Kyle Smith
Subject: Proposed Ordinance Permitting Residents to Live in Tiny Homes on Wheels

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Senior Planner Kyle Smith,

I am writing in Enthusiastic Support for the proposed ordinance that would allow residents to legally live in tiny homes on wheels on private property in the unincorporated county, in Nevada County.

I live at Ananda Village, on the San Juan Ridge, and we have very low density housing on a large rural property, and we have a high need for additional low-cost, simple housing. Tiny Houses on wheels would be very helpful for those wanting to live in this spiritually focused community but who do not have significant financial resources to be able to construct new homes (per our current Nevada County Site Plan).

Thank you for exploring this as a possible solution that will be greatly appreciated by our community.

Sincerely,
Sue Loper-Powers
14618 Tyler Foote Rd.
Nevada City, CA 95959
530-478-7664

Tyler Barrington

From: cicelyb250@aol.com
Sent: Friday, August 30, 2024 6:35 PM
To: Tyler Barrington
Subject: tiny houses

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I do hope the final ordinance will include RV's. Our housing shortage has too many folks living in their cars, garages without sanitation, and in the woods. Time to care about people over property "values" which is a classist unfounded worry. Residential zoning laws are so outdated.

Cicely Brookover
304 Vistamont
Grass Valley, 95945

248 420 1525

Tyler Barrington

From: thomas tereszkievicz <tomt4@hotmail.com>
Sent: Friday, August 30, 2024 7:28 PM
To: Tyler Barrington; thomas tereszkievicz
Subject: tiny homes on wheels on private lots

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Hello Tyler Barrington,

Thank you for giving me the opportunity to write about the proposed possibility of allowing tiny houses on wheels in the community. It seems like a good idea as alternative housing needs to become available as many folks can no longer get insurance on their houses and there is an ever-present danger of wildfire sweeping through the community. With a tiny house, the loss will be minimal, with a 2000 square foot home, the loss would be great. It may be the way we need to go in the future as climate change exacerbates the chance of a catastrophic fire. That being said, the occupants of these tiny houses still need to be considerate of their neighbors and remember the golden rule, Silence is Golden.

Thomas Tereszkievicz

Tyler Barrington

From: Theo Fitanides <theomeister@gmail.com>
Sent: Saturday, August 31, 2024 3:54 PM
To: Tyler Barrington
Subject: ADU options

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Hi Tyler,

Thanks for your work. And I'm sorry you have to deal with this morass right now

I am in favor of THOWs in our communities. I've had too many friends leave due to pricing. I also think I'm in favor of regular trailers included - it would be sad to see this wheeled ADU options only be available for people with cash to drop on a newly manufactured tiny home, as cute as they are compared to trailers.

Thanks,

Theo Fitanides
403 Redbud Way
Nevada City

Tyler Barrington

From: Diane Miessler <dimiessler@yahoo.com>
Sent: Saturday, August 31, 2024 9:25 PM
To: Tyler Barrington
Subject: Tiny houses PRO

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Hi - I think the idea of allowing tiny houses as accessory units is brilliant, and would make a dent in our housing shortage. I'm also in favor of legalizing RVs and trailers on private property, with necessary sanitation and safe power.

Thanks for your consideration.

Diane Miessler, Nevada City.
Typed with thumbs

Tyler Barrington

From: Nancy Newman <nancymillsnewman@gmail.com>
Sent: Sunday, September 1, 2024 12:30 PM
To: Tyler Barrington
Subject: Tiny Houses on Wheels

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Hello, Mr. Barrington,

As a registered voter in Nevada County, I would like to record my unofficial vote in favor of the ordinance allowing tiny houses on wheels in the county. We need more housing in this county, especially of the affordable kind.

Thank you,
Nancy Mills Newman
503 Redbud Way
Nevada City, CA 95959

Tyler Barrington

From: Susanna Wilson <osus@pacbell.net>
Sent: Sunday, September 1, 2024 6:22 PM
To: Tyler Barrington
Subject: Tiny Houses

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Hi Tyler;

Thanks for getting back.

I think the proposal should include living in your car or van. Where to park? Is that the problem?

Remember when we were all talking about Home Path and finding some acreage?

So many details and even too many restrictive loopholes kill many of the good ideas I think.

Susanna Wilson

Tyler Barrington

From: mdpanda <mdpanda@comcast.net>
Sent: Sunday, September 1, 2024 6:52 PM
To: Tyler Barrington
Subject: Public comment on proposed tiny homes on wheels

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Hi, We are penn valley home owners for 30 years and see the areas of grass valley, Nevada city, and penn valley slow to accommodate moderate income and affordable housing. Passing the proposed ordinance would allow residents to put a small home on wheels that's more affordable onto private property and live comfortably and legally with same utility requirements as other permanent structures. I think this ordinance should be passed and would be a great benefit to the families and individuals in the counties existing and growing communities.

Thanks,
Minerva Dutra

Sent from my Verizon, Samsung Galaxy smartphone

Kyle Smith

From: Harry Lichtbach <evc_hl@yahoo.com>
Sent: Sunday, September 1, 2024 12:14 PM
To: Kyle Smith
Subject: Proposed Ordinance Permitting Residents to Live in Tiny Homes on Wheels

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I've read the proposal and am in support.

Harry Lichtbach San Jose, CA



Virus-free www.avast.com

Tyler Barrington

From: Xylem Larla Dey <xylemlarladey@gmail.com>
Sent: Sunday, September 1, 2024 9:01 PM
To: Tyler Barrington
Subject: Supporting Tiny Homes Initiative

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Dear Tyler and others this concerns,

I am writing as a Nevada County resident of over 20 years, and as the admin of a locals-only community housing Facebook group since 2017. I also rent with my husband (a builder) and our child (a middle schooler), and as we become able to buy in a few years, the tiny home options will be what we can afford at first and may determine whether we can stay in the county.

Thank you for being poised to allow tiny homes as legal options.

I am also wholeheartedly in support of the current amendment proposed to the tiny homes on wheels initiative, and to every option for land owners to add tiny homes of any kind to their property. I'm heartbroken seeing housing wanted posts from local families, elders, and young adults who are either priced out of the current rental market and/or they aren't able to find a home because they are looking in an over saturated market.

My husband and I know many land owners who would like to build long term ADUs and live in community with their neighbors, and alleviate this crisis, but finances have become tight for everyone as building costs increases dramatically over the pandemic and certain local income streams became scarce.

RV type homes on wheels are legitimate and safe and legalizing them would offer an opportunity for people to get out of the woods - which make us all be better off for fire danger, as we all know that many of the fires started with unhoused people trying to stay warm.

Heck, I spend free time browsing videos of really beautiful camper vans and hope to own one someday to travel during retirement. Our teen also envisions living in a camper bus as a young adult to facilitate traveling - she asked me to tell you that it "sounds ridiculous" that we wouldn't be legally allowed to have her stay on our future property when she is living that dream.

Please consider allowing ALL safe homes on wheels, as the equitable choice.

Thank you!
Xylem Larla Dey

Kyle Smith

From: Deborah Gibbs <deb gibbs2020@gmail.com>
Sent: Sunday, September 1, 2024 3:47 PM
To: Kyle Smith
Subject: Tiny Homes on Wheels

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I commented once already, but as I talked to people and reconsidered your ordinance, other thoughts came to mind that I wanted to add.

I still support the ordinance, and believe it should apply to all homes on wheels—trailers and RV's.

Recently, a wildfire burned 2 acres of property along my property line. The fire started along on my next door neighbor's boundary and this gentleman has been ill and left his 3 bedroom home, with 19 acres, vacant for 3 years. Where and how the fire started is unknown, but had the home been inhabited, the fire would have been known more immediately and would likely have been irrigated. Our outstanding first responders and rapid deployment of a plane with fire retardant stopped the fire, which also stopped short of my property line as I irrigate my pasture.

Two points. First, I would happily have someone renting that home even if they did so in a "home on wheels". We would certainly be safer, and it is less imposition on the neighborhood to have to watch over an unoccupied house.

Second, if people are so wealthy they can leave a home unoccupied for 3 years, I believe the county should double the absentee owners property tax and use these funds to provide houses for the homeless. It is shameful that with our housing shortage, and property neglect, ALL members of the community are put at risk. And short term rentals should be prohibited until ALL in our community have homes.

Thank you for considering my comments.

Debbie Gibbs
13249 Kentucky Flat Rd
Nevada City
530-277-4891 mobile

Earth provides enough to satisfy every man's needs, but not every man's greed. Mahatma Gandhi

Kyle Smith

From: Ed Keegan's <ekeegan104@gmail.com>
Sent: Sunday, September 1, 2024 8:37 PM
To: Kyle Smith
Subject: THOW Ordinance comments

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I am wring in support of the pending ordinance for allowing Homes on Wheels, including RVs, mobile homes, and trailers to be legally recognized so that working people can have a safe place to live, free from threats to remove them from only @himes" they have.

I believe the County is failing this population's need for housing. While standards need to be clear for safe housing on wheels, extraordinary consideration must be given to the population that needs this housing in spite of the NIMBYism of neighbors- at least until Nevada County can accomplish safe worker housing (which I am not holding my breathe for).

I support Mr. Dueling thinking on protecting people from the County's aggressive evictions without real alternatives. This HOW ordinance including vehicles described above is a first step- chic tiny houses are not.

Ed Keegan
17756 Chaparral Dr
Penn Valley, CA 95846
925-787-6563
Sent from my iPhone

Kyle Smith

From: Susanna Wilson <osus@pacbell.net>
Sent: Sunday, September 1, 2024 6:16 PM
To: Kyle Smith
Subject: This is why ...

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Hi Kyle;

Thanks for getting back.

I think the proposal should include living in your car or van. Where to park? Is that the problem?

Remember when we were all talking about Home Path and finding some acreage?

So many details and even too many restrictive loopholes kill many of the good ideas I think.

Susanna Wilson

Kyle Smith

From: Gary Baker <gary@plan-aire.com>
Sent: Sunday, September 1, 2024 3:51 PM
To: Kyle Smith
Cc: Ed Scofield
Subject: Tiny Homes Comments Part 2
Attachments: Tiny Homes Comments Part 2.docx

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SEP 01 2024

NEVADA COUNTY
PLANNING DEPARTMENT

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Kyle and Ed

Attached are additional comment on the Tiny Home draft ordinance looking at more detail of Tiny Homes and potential issues. This document also looks at the broader context of Tiny Homes and the reliance of Tiny Homes and ADU's being used as a method of shifting the development of housing onto private property owners. Instead of fixing the regulatory, NIMBY and CEQA process, ADU's and Tiny Homes are shifting the burden to existing neighborhoods where infrastructure, parking and emergency services were never designed to accommodate the new density. Additionally, there is the property tax disparity with Tiny Homes since they are not real property and would not be included in tax assessments like ADU's.

There are many more points in the attached document. While I am not opposed to ADU' or Tiny Homes, I believe that the costs of all services provided by the county, road associations or another entity needs to be fairly allocated. I also believe that government should fix the problems related to the development of adequate housing for all income classes. The development of housing should not be shifted to private landowner's to build and finance new units to solve the housing crises.

Gary Baker

530 268-3500

Tiny Homes Comments Part 2

Gary Baker – September 1, 2024

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PLANNING DEPARTMENT

Comprehensive Analysis: Shifting the Housing Burden to Private Property Owners and the Implications of ADUs, Tiny Homes, and Tiny Home Communities in California

The housing crisis in California is a multifaceted issue, deeply intertwined with government policies, land use regulations, environmental laws, and the economic realities of construction and development. In recent years, Accessory Dwelling Units (ADUs), Tiny Homes, and now Tiny Home Communities have been promoted as solutions to this crisis. However, this shift has effectively transferred much of the responsibility for addressing housing shortages from the government to individual property owners and developers. This shift has significant implications, not only for the feasibility of these housing options as affordable solutions but also for the broader issues of urban planning, infrastructure, and social responsibility.

The Shift of Responsibility to Private Homeowners

The promotion of ADUs and tiny homes as a solution to California's housing crisis reflects a significant shift in responsibility from the government to private homeowners. Historically, the development of new housing units, particularly affordable housing, has been a responsibility of government entities, supported by public funding, infrastructure development, and regulatory frameworks. However, faced with increasing resistance to large-scale development projects due to environmental regulations (such as CEQA) and opposition from NIMBY (Not In My Backyard) groups, the state has increasingly turned to private homeowners to provide housing and pay the costs.

This approach has led to the proliferation of ADUs and tiny homes, particularly in urban areas, where land costs are prohibitively high for traditional large-scale developments. However, this strategy effectively places the financial and logistical burden of solving the housing crisis on individuals who may not have the resources or inclination to take on such responsibilities.

Financial and Logistical Challenges of ADUs and Tiny Homes

While ADUs and Tiny Homes are often touted as more affordable alternatives to traditional housing, the reality is that both options come with significant costs that challenge their affordability.

ADUs:

- **High Construction Costs:** In areas like Nevada County, the cost of constructing an ADU averages around \$400 per square foot. For a 1,000-square-foot unit, this amounts to approximately \$400,000, not including site work, utilities, and other necessary infrastructure improvements.
- **Site Preparation:** The construction of an ADU requires extensive site preparation, including grading, utility connections, and, depending on the location, additional infrastructure such as septic systems, wells as well as driveways or parking spaces. These costs can add tens of thousands of dollars to the project, making it less accessible to homeowners without substantial upfront capital.
- **Long Payback Period:** Given the high initial costs, the rental income from an ADU might take many years to recoup the investment. Additionally, the entire costs cannot be financed in most cases so there will a 20% to 40% out of pocket expense cased on the total cost also involved in the project. This long payback period discourages property owners from offering affordable rents, limiting the impact of ADUs as a solution to the affordable housing crisis.

Tiny Homes:

- **Initial and Installation Costs:** While Tiny Homes may have a lower initial cost compared to ADUs (around \$80,000 for a 300-square-foot unit), additional costs such as shipping, installation, and site preparation can significantly increase the overall expense. Site specific criteria such as skirts, stairs and tie downs are also requirements for Tiny Homes in the county.
- **Utility and Infrastructure Costs:** In rural areas, where utilities may need to be extended, and infrastructure like septic systems and wells may be required, the costs can quickly escalate. These additional expenses make tiny homes less viable as an affordable housing solution in these locations.
- **Regulatory Challenges:** Tiny Homes, particularly those on wheels, face a complex regulatory environment. While they may be exempt from some of the more stringent building codes that apply to traditional homes, they often require special permits and may not be eligible for conventional financing or property tax assessments, further complicating their affordability. Also Tiny Homes are not real estate so the tax deductions available for homeowner mortgage interest payments would not extend to Tiny Home financing.

Property Taxes and Insurance Considerations

Property Taxes:

- **ADUs:** As permanent structures, ADUs are considered part of the real property. This means that constructing an ADU typically triggers a reassessment of the property's value, leading to higher property taxes based on the new market value. This increase can be significant, adding ongoing costs that may offset any rental income generated by the ADU.
- **Tiny Homes:** Tiny homes, especially those on wheels, are typically classified as personal property rather than real property. As such, they do not usually trigger a reassessment of the land's property taxes. However, this also means that tiny homes do not contribute to the local tax base in the same way, which can lead to concerns about the equitable distribution of the tax burden, especially if residents of tiny homes are using public services funded by property taxes.

Insurance Considerations:

- **ADUs:** Since ADUs are permanent structures, they are typically covered under the homeowner's insurance policy for the primary residence. This includes coverage for damage to the structure, liability issues, and personal property within the ADU. If the ADU is rented out, homeowners may need to extend their insurance to include landlord coverage, which provides additional protection against risks associated with renting, such as tenant damage or liability claims.
- **Tiny Homes:** Insurance for Tiny Homes can be more complex. Tiny Homes on wheels are classified as RVs and are insured through RV insurance policies. These policies cover the tiny home while it's on the road and when parked, but may not provide comprehensive coverage if the Tiny Home is used as a full-time residence. For Tiny Homes permanently affixed to a foundation, homeowners might need to seek specialized insurance that blends elements of RV and homeowners insurance, though this can come with limited coverage and higher premiums. (The current draft of the Tiny Home ordinance does not allow for Tiny Homes to be mounted on a permanent foundation)

The Broader Impact on Urban Planning and Infrastructure

The proliferation of ADUs and Tiny Homes has significant implications for urban planning and infrastructure. Most residential neighborhoods were not originally designed to accommodate additional housing units, and the sudden increase in density can strain existing resources.

- **Parking and Traffic:** The addition of ADUs and Tiny Homes in neighborhoods that were not designed for increased density can lead to parking shortages and increased traffic, with no comprehensive plan to address these issues.
- **Infrastructure Strain:** Increased demand on utilities, roads, and other public services can overwhelm systems that were not designed to support higher densities. This is particularly true in rural areas, where the extension of utilities and infrastructure is more complex and costly.
- **Environmental and Regulatory Exemptions:** ADUs are exempt from CEQA, which means they bypass the environmental review process that typically assesses the impact of new developments on the surrounding area. While this exemption streamlines the approval process, it also raises concerns about the long-term sustainability and environmental impact of increased density in residential neighborhoods.

The Reality of California's Housing Pipeline

Despite the state's emphasis on ADUs as part of the solution to the housing crisis, the overall impact has been limited. As of the latest data, 18.4% of all new housing units approved in 2021 in California were ADUs. However, the state is only seeing about 100,000 new housing units approved annually, with many projects facing significant delays or challenges from environmental and NIMBY groups. The demand for housing in California is estimated to be between 1.25 million to 3.5 million units, depending on the study, far outstripping the current rate of development.

Of the new housing units completed in 2021, only about 19,000 were designated as affordable for Very Low, Low, and Moderate Income households. Approximately 4,500 of these affordable units came from ADUs, highlighting the limited impact of this strategy on meeting the broader housing needs of the state and the high shift of creating affordable housing supply onto individual property owners.

The Role of Government in Addressing the Housing Crisis

The shift of responsibility for housing development to private homeowners represents a broader abdication of government responsibility in addressing the housing crisis. The high costs associated with developing ADUs and Tiny Homes, combined with the logistical and regulatory challenges, make these options less accessible to the individuals who need affordable housing the most.

Moreover, this approach fails to address the underlying issues that have contributed to the housing crisis in the first place, such as restrictive zoning laws, environmental regulations that delay or prevent development, and the lack of infrastructure to support

new housing projects. By focusing on small-scale solutions like ADUs and Tiny Homes, the state risks ignoring the need for comprehensive reforms that address these broader issues.

Road Fee Agreements for Tiny Homes on Private Roads

When tiny homes are added to properties serviced by private roads, additional road maintenance costs can arise due to increased traffic and wear on the roads. Since private roads are maintained by the homeowners who use them, it's essential to address the financial implications of this increased usage.

- **Equitable Cost Sharing:** To ensure that all users of the private road contribute fairly to its maintenance, road fee agreements can be established or updated when a tiny home is added to a property. These agreements should outline the proportional contributions based on the number of residences using the road, considering the additional wear and tear caused by the tiny home.
- **Amendment of Existing Agreements:** If road maintenance fees are already in place, the agreements may need to be amended to include the tiny home as an additional residence. This amendment would typically require the consent of all parties involved in the original agreement. Arrangements with road associations for fees need to be included during the permitting process for Tiny Homes and ADU's.
- **Setting Up New Agreements:** In cases where no formal road fee agreement exists, the introduction of a tiny home provides an opportunity to create one. This ensures that all users contribute to road maintenance, preventing disputes and ensuring the road's longevity.

School Fees and ADUs

An additional concern is the impact of school fees on the development of ADUs and tiny homes. In California, school fees are often required for new housing developments to help fund local schools. While some jurisdictions have reduced or eliminated these fees for smaller ADUs (typically under 750 square feet), larger ADUs and tiny homes may still be subject to these fees, adding another layer of cost that can make these units less affordable.

Tiny Home Communities: A New Approach

As the housing crisis in California continues to escalate, developers and municipalities are increasingly exploring the concept of tiny home communities as a potential solution. These communities, composed of multiple tiny homes, require comprehensive planning,

significant infrastructure development, and careful navigation of regulatory hurdles. Here's an overview of the key aspects involved in creating a 100-unit tiny home development:

Zoning and Land Use Requirements:

- **Zoning Considerations:** Establishing a tiny home community requires land that is appropriately zoned for high-density residential use. In many areas, this may involve rezoning land previously designated for other purposes, such as agricultural or low-density residential use. This rezoning process can be time-consuming and contentious, particularly if there is local opposition to increasing density.
- **Land Use Planning:** A tiny home community of 100 units would require several acres of land, depending on the size of the units and the layout of the community. The development plan would need to include space for each tiny home, as well as common areas, roads, parking, utility connections, and possibly shared amenities like laundry facilities or recreational spaces.
- **Infrastructure Requirements:** The infrastructure for a tiny home community is similar to that of a traditional residential development, but on a smaller scale. This includes roads, water supply, sewage systems, electricity, and possibly natural gas or solar power systems. In rural areas, this might also involve drilling wells and installing septic systems, which can be costly.

CEQA Burdens:

- **Environmental Review:** Under the California Environmental Quality Act (CEQA), a tiny home community would likely be subject to an environmental review process. This process assesses the potential impacts of the development on the environment, including effects on local wildlife, water resources, air quality, and traffic. The CEQA process can be a significant hurdle, as it often involves detailed studies and public hearings, and it can lead to project delays or modifications. (The CEQA process may be more streamlined if the Tiny Home project was an "In-fill" project used for affordable housing)
- **Mitigation Measures:** If the environmental review identifies significant impacts, the developer may be required to implement mitigation measures. These could include preserving open space, installing green infrastructure to manage stormwater, or incorporating energy-efficient designs to reduce the development's carbon footprint.

Local Opposition and NIMBYism:

- **Community Resistance:** Local opposition, often referred to as NIMBYism, can be a major obstacle to the development of tiny home communities. Neighbors may raise concerns about increased traffic, noise, and changes to the character of the area. They may also worry about the impact on property values or the strain on local services and infrastructure.
- **Public Hearings and Approvals:** Developers typically need to navigate public hearings and obtain approvals from local planning commissions and city councils. During these hearings, community members have the opportunity to voice their concerns, and local officials may impose additional conditions on the development or even deny it altogether.

Cost of Development:

- **Land Acquisition:** The cost of acquiring land for a 100-unit tiny home community can vary widely depending on location. In high-demand areas, land costs can be prohibitive, while more remote or rural areas might offer more affordable options but come with higher infrastructure costs.
- **Construction Costs:** The construction costs for a tiny home community include not only the cost of the homes themselves but also the infrastructure needed to support them. Developers must account for the cost of roads, utilities, and community amenities. While tiny homes may be less expensive to build than traditional houses, the infrastructure costs can be substantial.
- **Utility and Infrastructure Costs:** Connecting a large number of tiny homes to utilities such as water, electricity, and sewage can be expensive, especially in rural areas where existing infrastructure may be limited or non-existent. These costs can significantly impact the overall affordability of the community.

While tiny home communities present an innovative approach to addressing California's housing crisis, they are not without significant challenges. Zoning and land use hurdles, environmental review requirements, local opposition, and high infrastructure costs all contribute to the complexity of developing these communities. Moreover, the shift toward relying on private developers and property owners to create such communities underscores a broader trend of shifting the burden of solving the housing crisis away from the government, which has played a significant role in creating the crisis through restrictive regulations and policies.

Developing a tiny home community that is both affordable and sustainable requires careful planning, substantial investment, and, often, a willingness to engage in lengthy regulatory and community approval processes. Without addressing the broader systemic issues contributing to the housing shortage, such as restrictive zoning laws and environmental regulations, tiny home communities alone are unlikely to fully resolve

the crisis. Instead, they should be viewed as part of a broader strategy that includes comprehensive reforms to land use and housing policy in California.

Conclusion:

ADUs and tiny homes, while part of the solution to California's housing crisis, are not a panacea. The high costs of construction, installation, and ongoing maintenance, combined with long payback periods and regulatory challenges, limit their effectiveness as truly affordable housing options. Moreover, the reliance on individual homeowners and private developers to create these units shifts the burden of solving the housing crisis away from the government, which has been a significant contributor to the problem through restrictive regulations, complex environmental laws, and inadequate infrastructure investment.

Tyler Barrington

From: Esther <4estheralice@gmail.com>
Sent: Monday, September 2, 2024 8:50 PM
To: Tyler Barrington
Subject: Proposed ordinance

You don't often get email from 4estheralice@gmail.com. [Learn why this is important](#)

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Hello Mr. Barrington et. al,

I am writing to voice my support for the proposed ordinance which would allow residents to live in tiny homes on wheels in unincorporated Nevada County. As a voter and landowner in these areas, I would greatly appreciate the opportunity to help mitigate the housing shortage crisis by providing such a space. The current ADU regulations make it financially prohibitive for me to do so, even though my land could responsibly support such a housing structure without negative environmental impact or neighborhood concerns. As a public school teacher, I see first hand the negative impact that housing inequity and instability has on our youngest citizens - those we hope will thrive and take care of us and be stewards of this beautiful place when we're too old to look after it. They can only grow strong with a strong foundation. Housing security is of paramount importance in this equation. Thank you for considering this issue with a 'people first' and community focus.

Esther Alice
Property owner, rural Nevada City
Teacher, Lyman Gilmore Middle School

Tyler Barrington

To: tdurkin@vfr.net
Subject: RE: Question: deadline?

From: Tom Durkin <tdurkin@vfr.net>
Sent: Tuesday, September 3, 2024 1:10 PM
To: Tyler Barrington <Tyler.Barrington@nevadacountyca.gov>
Subject: RE: Question: deadline?

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Thank you, Tyler. It helps to know the timeline.

I do have some questions:

1. I understand you intend to present the ordinance as written to the Planning Commission. Are you going to present a summary of the written comments or are the Planning Commissioners expected to review the comments on their own?
2. Will the Planning Department be making a recommendation to the Commission or just presenting the ordinance as written? As I wrote earlier, I am not familiar with the planning process.
3. Is there a way I can see the comments submitted to date or do I have to submit a public records request?
4. If the public packet is prepared 10 days in advance of the 10/24 Planning Commission meeting and the public hearings are after 10/14, what's the point of the 10/16 and 10/17 hearings?
5. Who will be representing the county at the public hearings?

For the record, we are not opposed to the THOW ordinance. We are seeking to amend it to include all homes on wheels that meet minimum Health & Safety standards. As I learned when I was a reporter at the State Capitol, "the devil is in the details." We're looking for a general approval of all homes on wheels, and then we can discuss details like setbacks, visibility, acreage, septic, water supply, etc.

Also, for the record, we are soliciting petition signatures and written comments from all over the rural north state because our end goal is for Nevada County to lead the way in mitigating the homeless/housing crisis for low- and fixed-income people who are most at risk of homelessness. Protecting outdated zoning laws that deprive people of safe, affordable housing opportunities is just not acceptable to us. With all due respect, we will take this all the way to the Board of Supervisors, and if we are turned down, we will continue this effort. Thousands of people are successfully living in trailers and RVs because we have no other

options. We and our landlords should not be punished by Code Compliance forced relocations and fines for meeting the most basic of human needs: shelter from the storms. Please include this in submitted written comments. I will be sending more.

We are committed to being respectful and civil in the process, but we are determined to press this issue.

Best regards,

Tom



Tom Durkin
Creative Director
530-559-3199
tomdurkin@sierra-roots.org
tdurkin@vfr.net
facebook.com/SRNPTGP
www.project.sierra-roots.org

Tyler Barrington

From: Tara Kelly <tarafitcoach@gmail.com>
Sent: Tuesday, September 3, 2024 8:38 PM
To: Planning
Subject: More Housing Options by adding to the Tiny Homes on Wheels Ordinance

Some people who received this message don't often get email from tarafitcoach@gmail.com. [Learn why this is important](#)

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Dear Nevada County Planning Department,

Thank you for the efforts of both our county leaders and your offices in drafting the proposed ordinance to support the approval for Tiny Homes on Wheels. I believe this ordinance will allow more people to have the ability to live safely and securely in our county. I support the passage of this ordinance.

There is a consideration to **make this ordinance even more effective**. Other counties are diligently addressing the needs of their unhoused community members by doing the following: expand support for all housing on wheels such as RVs, Mobile homes and trailers. Increasing opportunities and occupancy numbers for more transitional shelter is essential as well.

I hope your board will also consider expanding the original ordinance to include other housing on wheels such as RVs, Mobile Homes and Trailers. Obviously, safety codes and other codes will need to be met for such housing and that is expected too.

I appreciate your consideration and hope to see the passage of this ordinance this Fall.

Thanks much,
Tara Kelly

Tara Kelly
Brain Body Balance Fitness, Founder
Cell 530-277-4433

Tyler Barrington

From: Tom Durkin <tdurkin@vfr.net>
Sent: Wednesday, September 4, 2024 12:32 AM
To: Tyler Barrington
Subject: Written comment #1

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Hi Tyler,

I tried to submit three attachments, but the email bounced. I guess you don't take attachments?

Therefore, I am going to try submitting the documents embedded in individual emails. This is document #1, which is also published on our website www.noplacetogoproject.com.

The case for HOW housing

Low wages, high rents and lack of affordable housing are the primary cause of the homeless/housing crisis, according to the seminal [California Statewide Study of People Experiencing Homelessness \(CASPEH\)](#) from the University of California, San Francisco. More than half of our homeless population attribute the high cost of housing as the main cause of their homelessness, the UCSF study said.

Lose your job, lose your home.

Most homeless people don't look or act homeless. They try hard not to be labeled and stigmatized as homeless, but they are living lives of quiet desperation.

The numbers vary widely, but reliable sources ranging from the UCSF study to the federal [Substance Abuse and Mental Health Services Administration](#) to internationally respected website [InvisiblePeople.tv](#) agree that far fewer than half of all homeless people are substance abusers or suffer from mental illness.

Besides the inability to find or afford housing, people become homeless for reasons such as release from institutions with no resources, accident or illness, domestic violence, trauma, abandonment, runaways, abuse, discrimination, natural or human-caused disaster, criminal mistakes, poor choices and bad luck.

Nobody gets out of homelessness without help. It's extremely difficult to heal, regroup, stay clean, start over, find a job, raise children, go to work or school when you have no safe place to, as one homeless man put it, "shit, shower and shave."

Housing First, Housing Now for its citizens must be Nevada County's highest priority.

HOW AND WHY

Nevada County's proposed tiny homes on wheels (THOW) ordinance is a well-intentioned step toward mitigating the lack of housing, but it does not go far enough. It does not meet the immediate housing needs of the low-income workforce, much less people on fixed incomes who are aged and/or disabled.

The proposed THOW ordinance must be amended to include all "homes on wheels" (HOW) – trailers, RVs and mobile homes. They are functionally the same as THOW units and are subject to the same DMV licensing requirements.

In the face of this homeless/housing crisis, all HOW units that meet code-equivalent, minimum health and standards must be legalized. We have a homeless/housing emergency. HOW housing presents the opportunity to offer real affordable housing to our citizens who are most at risk of homelessness.

declassification

The elephant in the room when discussing the inclusion of trailers, RVs and mobile homes in the THOW ordinance is the elitist myth that "trailers" and the people who live in them are undesirable.

It is grossly unfair and unacceptable to deprive people of housing because of prejudicial NIMBY beliefs. This is a civil rights issue. Everybody has a right to housing.

Homes on wheels may not be the ideal solution, but to meet immediate, low-income housing needs, they are the best solution.

Code Compliance

Thousands of Nevada County residents are already living in HOW alternative housing units (AltDUs). They live in secrecy, fearing any complaint could cause the disruption and forced relocation of their lives, families and/or jobs.

Code Compliance's enforcement of arbitrary rules and regulations based on meritless and malicious complaints does not serve the public good.

Forcing people to move does not solve the problem. It creates a bigger, more expensive problem for the tenants, the landlords and the county.

Instead of moving people, Code Compliance's top priority should be to make people safe where they are. The Code Compliance director should exercise his "sole discretion" not to act on malicious and mean-spirited complaints.

Property owners' rights end at their property line. They must not have the right to infringe on a neighbor's right to offer HOW housing.

Nevada County leadership

Nevada County is essentially copying the Placer County THOW ordinance. Nevada County can do better. As a leader among rural counties, Nevada County should model the innovative and cost-effective adoption of a HOW ordinance that would truly be a meaningful mitigation of our rural homeless/housing crisis.



Tom Durkin
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Tyler Barrington

From: Tom Durkin <tdurkin@vfr.net>
Sent: Wednesday, September 4, 2024 7:39 AM
To: Tyler Barrington
Subject: written comment #2

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This was on YubaNet Aug. 14 and The Union Aug. 15.. Please accept this as written comment on the proposed tiny homes on wheels ordinance.

Op-Ed | Tom Durkin: It's not about me. It's about us.

by **Tom Durkin**
August 14, 2024

Please, people. Stop telling me how great I am for helping homeless and unhoused people. It does absolutely nothing to help them, and my ego is big enough already.

It's not about me. It's about us. What I need is not your praise. What I need is your action. To end homelessness, we (as many of us as possible) must persuade our elected officials to change the zoning codes, the laws, and the system itself.

It's really about all the people that government, free enterprise and contemporary society have left to fend for ourselves.

If you want to change this system, you must change yourself because unless and until you do, you are the system.

You can start small. Just say "our homeless" instead of "the homeless" when you're talking or writing. Own it. Because until we own the problem, we are the problem.

If saying "our homeless" feels strange to you or makes you uncomfortable, that should tell you just how embedded you are in the system that tolerates abandoned people in the streets, in the camps and in hiding.

homeless-industrial complex

Sierra Roots volunteer Monte Cazazza (R.I.P.) was a selfless advocate for homeless people. More than anybody, he put his boots on the ground in the worst weather to help the homeless people of Nevada City.

Monte used to complain bitterly about the "homeless-industrial complex." He believed nonprofits and government agencies were more interested in sustaining themselves by maintaining the homeless status quo.

The status quo is, at best, keeping the problem from getting worse.

Monte had a point. I attend a lot of Nevada County Board of Supervisors meetings. I see the nonprofits and government agencies come to the meetings to ask for grant money or permission to do things to "address" the homeless problem – instead of solving it.

Our current system of managing homelessness is tantamount to cleaning up flood damage while the dam is still leaking.

The Sierra Roots/No Place to Go Project has never asked the county for money. Instead, we're asking for changes in the codes, laws and systemic policies that cause the homeless/unhoused problem.

Not only are we asking for changes, we're offering solutions. We are advocating for two systemic changes:

#1 The establishment of safe locations for people to camp and park or live in alternative communities. Our sister organization, **Nevada County Home Path**, is making progress on an alternative community of transitional shelters.

#2 Legalization of alternative dwelling units (AltDUs) on private property. This includes tiny homes on wheels AND RVs and trailers.

Home Free?

Everybody needs a safe place to be. It's a human right. It's hard enough to hold down a job, go to school and/or raise a family without being told to move along or being forced to relocate to anywhere but where you are already safe and welcome.

The U.S. Supreme Court ruled in *Grants Pass v. Johnson* that it is not cruel and unusual to punish people who have no options. Apparently, the Bill of Rights (Eighth Amendment) doesn't apply to homeless people. It is now legal to arrest or fine people for being homeless even when there is no place for them to go.

Gov. Gavin Newsom's executive order to sweep homeless encampments prioritizes wiping out encampments over providing housing. He's offering counties and cities money if they sweep the camps – and taking away money if they don't.

Details are still sketchy, but Newsom's on record of promoting "tiny home" communities. These communities that have already been built have the look and feel of homeless detention camps: Stay in this camp or go to jail.

This is fraud by euphemism. The regimented beds-in-boxes he's calling tiny homes are not homes. Real homes have bathrooms and kitchens. His tiny hoaxes are little more than hardshell tents.

Imagine: It's 2 a.m., it's raining, you have diarrhea, and you have to get dressed to go outside to run to the communal toilet over by the fence, hoping it's not occupied, hoping you make it in time.

How homey does that make you feel?

alternative ordinance

In an encouraging attempt to mitigate the housing crisis, Nevada County is proposing a **tiny homes on wheels ordinance** that would allow the legal placement of tiny homes on wheels (THOW) as accessory dwelling units on private properties.

This is a good half-step in the right direction, but it doesn't go far enough. Functionally, RVs and trailers are also tiny homes on wheels.

To exclude RVs and trailers is wrong. People already are living in RVs and trailers on private property. Including them in the ordinance would go further in making more affordable housing available.

The arguments against including RVs and trailers seem to be that they don't look "residential" and as one THOW advocate told me, "Tiny homes attract a better class of people."

Well, excuse me! I'm sorry if RVs and trailers offend some people's delicate, elitist and classist sensibilities. If trailers and RVs are the only housing available to us, that doesn't make us low-class people if we choose to live in them. I know some low-class people who live in big, fine houses.

What we live in does not define the content of our character any more than the color of our skin.

It's about us

The Sierra Roots/No Place to Go Project intends to challenge the proposed tiny homes on wheels ordinance by advocating the inclusion of RVs and trailers. During this homeless/housing crisis, housing people is more important than "residential" aesthetics and class snobbery.

If you agree, please contact me at tomdurkin@sierra-roots.org or 530-559-3199. We – not just me – must mount a concerted effort to propose expansion of the THOW ordinance to include RVs and trailers.

This isn't about throwing money at the problem. This is about solving the problem.

It's not about me. It's about us. Government and the free market have failed us. We the people must band together to show our elected officials that we want housing for the people by the people.

Because it is in the shelter of each other that we live.

Tom Durkin is the creative director of the Sierra Roots/No Place to Go Project, which is funded by the Upstate California Creative Corps and the Nevada County Arts Council. He may be contacted at tomdurkin@sierra-roots.org or 530-559-3199. © 2024



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www.project.sierra-roots.org

Tyler Barrington

From: Tom Durkin <tdurkin@vfr.net>
Sent: Wednesday, September 4, 2024 8:01 AM
To: Tyler Barrington
Subject: written comment #3

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Please accept this third written comment from me.

Op-Ed | Tom Durkin: My brain hurts

by Tom Durkin. August 29, 2024

I'm confused. Apparently, Nevada County is willing to let people live outside in the weather, but it's illegal to let them live inside in safe alternative housing.

What am I missing here? It's okay for people to sleep on the ground in the rain, snow, wind and cold. But it's not okay for them to sleep on a bed in a trailer or RV (alternative housing) even if they're safe and welcome on private property.

This makes no sense to me.

Safe and truly affordable housing is available all over the county, but it's illegal to let people live on your property in an alternative dwelling unit on wheels. Never mind that thousands of people are doing it safely anyway.

That's about to change. Nevada County is poised to legalize "tiny homes on wheels" (THOW) on private property – but not all homes on wheels (HOW). The proposed ordinance, which applies to the unincorporated areas of the county, is clearly designed to exclude RVs and trailers without expressly saying so.

This gives me a headache.

Follow me here. It's a short journey. They're all built to rigorous codes, regulations and laws. They're all licensed by the California Department of Motor Vehicles. People live in them. They're all homes on wheels.

Why are tiny homes okay and the rest not?

A matter of class

I've heard two arguments as to why. I don't buy either of them.

The closet NIMBY (not in my back yard) reasoning is that THOW are "residential" and "blend" into the community. Apparently, even the Dalai Lama living in a \$100,000 Winnebago would be a blight on the neighborhood.

The real argument is that, "Tiny homes attract a better class of people," according to one property owner.

Oh. So, it's a class thing. I'm automatically low-class because I live in a trailer. And so is everybody else who decided to live in non-THOW homes on wheels because that's all we could find or afford.

Now my brain really hurts.

I'm not opposed to legalizing THOW. It's about time. As a stakeholder, I'm opposed to the proposed ordinance because it does not include all HOW.

This should come as no surprise to anybody at the county. I've been proposing this since 2019, and in the last 12 months, I've presented a PowerPoint to department heads and senior staff; submitted a position paper to the Board of Supervisors; had hour-long, one-on-one interviews with each of them; and despite a public-speaking inability, spoken at numerous meetings.

HELP!

Lots of people ask me how they can help with the Sierra Roots/No Place to Go Project. Here's how you can help:

We need people to [sign our HOW petition](#) to amend the THOW ordinance.

If you really want to help, submit written comments in support of HOW to [UPDATE] Principal Planner Tyler.Barrington@nevadacountyca.gov by 5 p.m. Sept. 5.

Last week, I was on KVMR three times, once on YubaNet, and twice in The Union (including the front page last Friday), not to mention multiple Facebook posts and emails ... and as of this writing [9/4/24], we have [UPDATE] ~~103~~ 344 signatures. ...

We have a homeless crisis because of a housing shortage. There is absolutely no good or decent reason to exclude people from having a legal home in a trailer, RV or mobile home.

HOW housing is what's keeping some people from experiencing homelessness, and it's the first step out of experiencing homelessness for others.

Please, [sign the petition](#). It's not okay for people to be living outside when legal, affordable housing could be made available by the stroke of a pen.



Tom Durkin
Creative Director
530-559-3199
tomdurkin@sierra-roots.org
tdurkin@vfr.net
[facebook.com/SRNPTGP](https://www.facebook.com/SRNPTGP)
www.project.sierra-roots.org

Northern Sierra Air Quality Management District
200 Litton Drive, Suite 320
Grass Valley, CA 95945
(530) 274-9360 / FAX: (530) 274-7546
email: office@myairdistrict.com



SEP 03 2024

NEVADA COUNTY
PLANNING DEPARTMENT

To: Nevada County Senior Planner, Kyle Smith
kyle.smith@nevadacountyca.gov

Date: September 3, 2024

PLN24-0115 Tiny Homes on Wheels Ordinance Amendment: Ord 24-2

The NSAQMD has received the Ordinance Amendment from the Nevada County Planning Department for the **Tiny Homes on Wheels** update for Nevada County.

This proposal does not appear to create any undue air quality concerns, as it does not promote significant soil disturbance that would require dust mitigation. (As usual, future projects must still abide by the standard NSAQMD dust Rule #226.) Additionally, as an air quality district, we support increased density and affordable housing solutions to shorten commutes and improve air quality. Therefore, we have no comments on this project.

Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in cursive script that reads "Julie D. Hunter".

Julie Hunter
Air Pollution Control Officer

Submitted by Suzie Tarnay APCS I / NSAQMD – (530) 274-9360 x505

Tyler Barrington

From: Richard C. <richardlc@yahoo.com>
Sent: Wednesday, September 4, 2024 6:44 AM
To: Tyler Barrington
Subject: THOW public comment submission

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Dear Tyler Barrington,

Good morning, my name is Richard Codding and I live in Nevada City. I also own property in Penn Valley. I support the THOW ordinance and appreciate that the county is taking steps to allow people to live in these alternative forms of housing. I would like to see the ordinance go a few steps further and also include trailers, RVs, and other forms of alternative housing. There are already so many Nevada County residents living in these types of homes, and I feel that we can make the situation safer and less stressful for these residents by legitimizing their homes and passing reasonable regulations.

I am experiencing financial issues along with so many others at this time. It seems like every time I go to pay a utility bill, buy groceries, or pay for my insurance, the price has gone up significantly. I feel that having the opportunity to downsize and decrease the impact of these expenses will be beneficial for myself and many in our community.

The housing crisis is real and I've spoken to many people that are struggling to find a home here and have been forced to leave the area or are considering it as an option if more housing is not created quickly. This ordinance along with the inclusion of other options (RVs and Trailers) is the quickest way to increase the housing supply.

Thanks for your time and I look forward to attending one of the meetings in October.

Kind regards,

Richard Codding
RichardLC@yahoo.com

Tyler Barrington

To: Brian Foss
Subject: RE: Follow Up Hughes Meeting

From: Mark Hughes <mark@karmainstitute.org>
Sent: Wednesday, September 4, 2024 6:37 AM
To: Brian Foss <Brian.Foss@nevadacountyca.gov>
Cc: Monte Gillan <Monte.Gillan@nevadacountyca.gov>; George Schureck <gshureck@yahoo.com>; Kimberly Parker <Kimberly.Parker@nevadacountyca.gov>
Subject: Re: Follow Up Hughes Meeting

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Sue Hoek has requested I attend ALL meeting, planning sessions or public hearings regarding this ordinance.

PLEASE put me on the email list of notifications of meetings and public hearings regarding the THOW Ordinance that I can attend. Thank you and I would appreciate confirmation that that has been done.

Best regards,
Mark Hughes
Sent from my iPhone

On Aug 30, 2024, at 3:32 PM, Mark Hughes <mark@karmainstitute.org> wrote:

Brian,

Thanks for the quick response. The following section of the ordinance would not work in my case:

Deed Restriction. Prior to building permit issuance for a THOW, the owner shall record a deed restriction which addresses restrictions on such units as follows: a. The THOW may be rented for long-term use only (30 consecutive calendar days or more); shortterm rentals are prohibited.

Is it possible to get a revision to the ordinance for commercial type applications or some language that would permit the use of THOW for businesses that cater to the tourism industry?

I am happy to meet with you again to determine our next steps. I will be reaching out to my supervisor to inform her of this limitation to the ordinance.

Thanks,
Mark

Kyle Smith

From: Terri Slaton <terrignv.530@gmail.com>
Sent: Wednesday, September 4, 2024 11:13 PM
To: Kyle Smith
Subject: Proposed Tiny Homes ordinance

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The proposed ordinance to expand housing to tiny homes on wheels is a hopeful answer to meet housing needs for our community and my family.

As a retired senior owning a home in Nevada County the ordinance would allow my daughter to live on my property to provide care as I age as well as affordable housing for her. She is currently sharing a 2 bedroom house and has to work 3 jobs to cover her portion of the rent.

The tiny home would be an affordable alternative to building a traditional second house on the property, which is financially out of reach.

Rising home prices and rental costs, limited rental inventory and wages not keeping up with rental increases, have all impacted those working here wishing to stay in our county.

Thank you for looking into options to meet the growing housing needs of our community today and the next generation.

Sincerely,
Terri Slaton

Tyler Barrington

From: Annie Mikal-Heine <Annie@freed.org>
Sent: Wednesday, September 4, 2024 1:22 PM
To: Tyler Barrington
Cc: Kelly Carpenter; Anson Houghton ; Carly Pacheco
Subject: THOW Public Comment- Nevada County ADRC
Attachments: THOW Ordinance Public Comment - ADRC 9.4.24.docx

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Dear Nevada County Planning Department,

The Nevada County Aging and Disability Resource Connection would like to submit the attached Public Comment regarding the Proposed Tiny Homes on Wheels Ordinance Amendment.

Thank you for this opportunity and for your work to address the housing needs of our community.

Annie Mikal- Heine

Program Manager

FREED

Aging and Disability Resource Connection

530.477.3333 x216 phone

annie@FREED.org



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SEP 04 2024

Public Comment to the Nevada County Planning Department on the Proposed Tiny Homes on Wheels (THOW) Zoning Ordinance Amendments

NEVADA COUNTY
PLANNING DEPARTMENT

Dear Nevada County Planning Department,

On behalf of the Nevada County Aging and Disability Resource Connection, which represents a network of local organizations serving older adults and people with disabilities, we want to express our collective appreciation for your ongoing efforts to expand housing options in our community. We commend the Board of Supervisors for adopting the Master Plan for Aging and Disability and for committing to the strategies identified in **Goal 2: Housing for All Ages and Stages**. The Board's directive to allow for alternative building types and this proposed Tiny Homes on Wheels (THOW) ordinance is a positive step toward fulfilling this commitment and demonstrates your leadership in addressing the diverse housing needs within Nevada County.

As you review this ordinance amendment, we respectfully urge the Planning Department to consider further inclusivity to better serve the unique needs of residents over 60 and people with disabilities of all ages, many of whom are on fixed incomes or earn low wages. While the inclusion of THOWs is a positive addition, we believe that broadening the scope to incorporate alternative housing options such as RVs, travel trailers, and mobile homes could provide more comprehensive support. These forms of housing, when upgraded to meet code-equivalent standards, can offer safe and flexible options that are much more affordable and within financial reach for many of our aging and disabled community members.

We advocate for maintaining minimal health standards across all housing types, ensuring they are sustainable and functional. This could involve allowing portable waste removal systems, alternative sewage disposal methods such as composting toilets, and mobile onsite pumping services, which promote health and safety without imposing excessive costs. Additionally, enabling the use of alternative sources for potable water, such as mobile delivery and storage, along with solar panels for sustainable energy, can help create a more inclusive housing policy that supports both affordability and environmental sustainability.

While we understand concerns about aesthetics and community standards, it is important to consider the practical and financial realities faced by those who could most benefit from the THOW ordinance. By implementing reasonable aesthetic standards, such as skirting and proper site placement, and ensuring these options meet code-equivalent minimum health and safety standards, the county can balance neighborhood aesthetics with the urgent need to provide diverse, affordable housing options.

In conclusion, while we support the adoption of THOWs ordinance, we encourage the Planning Department to embrace a more comprehensive approach that also allows for RVs, travel trailers, and mobile homes, when updated to code-equivalent standards. This inclusive strategy will help ensure a safe, affordable, and dignified living environment for all Nevada County residents, aligning with the Board of Supervisors already established commitment to **Housing for All Ages and Stages**.

Thank you for your continued dedication to addressing the housing needs of our community. We look forward to collaborating with you to develop solutions that benefit everyone.

Sincerely,

Nevada County Aging and Disability Resource Connection
Master Plan for Aging and Disability- Housing Workgroup

Tyler Barrington

From: Ellen Fietz Hall <elfiha@live.com>
Sent: Thursday, September 5, 2024 8:58 AM
To: Tyler Barrington; Planning
Subject: THOW Ordinance comment

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Planners,

Thank you for looking at ways to house more people. THOWs are one way to do that.

Please consider including travel trailers, mobile homes, and RVs as acceptable housing. Many people have access to those already but do not have resources to acquire a tiny home.

There are many rural areas in the county where a "residential look" is not needed for the neighbors and ambience, and where people with limited resources could safely live. Even in residential areas, we could learn to live with a neighbor having an RV parked toward the back of their lot. Aesthetics are important, but not at the expense of unhoused people who want to be housed, even in less than "standard" housing. Something is better than nothing.

I have 2 friends who were in such situations, one in this county and one in another, who had to relocate when their "illegal" RV habitation was flagged. They were on private property in rural areas with adequate sanitation and happy landlords. Why create unnecessary reduction in the housing supply when there aren't enough affordable options?

Sincerely,

Carl and Ellen Hall
404 Redbud Way, Nevada City CA 95959

Tyler Barrington

From: Laila Murfin <lailamurfin@gmail.com>
Sent: Thursday, September 5, 2024 9:11 AM
To: Tyler Barrington
Subject: Tiny housesb on wheels

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As a registered voter and homeowner in Nevada County, I want to advocate for allowance of tiny houses on wheels - ideally without massive fees and prohibitive rules. We have limited affordable housing in our county and this is a great option for many people.

Thanks for considering!

Laila Murfin
Nevada City, CA

Tyler Barrington

From: Dharmadevi Romano <dharmadevi108@gmail.com>
Sent: Thursday, September 5, 2024 10:35 AM
To: Tyler Barrington
Subject: Tiny home permitting in Nevada county

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To whom it may concern:

I'm writing to request that tiny homes be permitted in Nevada county. My husband and I lived in a beautiful and federally certified tiny home in Los Angeles county and when we moved back to Nevada county a year ago, we were told it was not legal to live in one. This made no sense to us, having lived safely in our tiny home for years. It is such an environmentally friendly way to live and people should have the opportunity to do so. It is especially important for additional housing. As our parents age, it would be an ideal option to house them at lower cost while maintaining their comfort and ability to be close to family.

I hope you will consider making tiny homes legal permanent dwellings in Nevada county.

Sincerely,
Allison Romano

Tyler Barrington

From: Teresita Juarez Lyon <teresitashautetamales@gmail.com>
Sent: Thursday, September 5, 2024 10:44 AM
To: Planning
Subject: Tiny Homes on Wheels Ordinance

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I am writing to the Planning Commission to express my complete support for the expansion of the THOW ordinance to include all homes on wheels, specifically RVs and trailers. This is one of the goals of the No Place to go Project, headed by Tom Durkin, a longtime advocate for the homeless in our community.

While the THOW proposal is a good one, it is not an option for the majority of homeless individuals, most of whom do not possess the financial ability to purchase a Tiny Home. Just making this one simple change has the potential to help remedy our homeless crisis locally. As was explained to me, currently the RV/Trailer guidelines in Nevada County are "complaint driven". Meaning that although they are illegal, they are tolerated until someone lodges a complaint; leaving many people now living in such situations to be at the mercy of a disgruntled neighbor. And other folks who may want to rent out an RV or trailer on their property may be reluctant to do so. By adopting this rather dysfunctional stance of simultaneously ignoring and at the same time vilifying and leaving vulnerable inhabitants living in trailers & RVs on private property, the county is essentially refusing to face the situation head on and deal with a reality that already exists. Simply change the current restrictions and make all homes on wheels on private property that comply with health & safety codes legal. This

is a completely sensible, no cost solution. This is not throwing money at the problem, this is doing something constructive and meaningful. Of course there will be challenges; helping those who need it come into compliance with local codes, relaxing or temporarily suspending some regulations may be necessary. Forcing people out of the only home they have should always be a last resort. We are fortunate to live in a rural environment where there exists privately owned land that can accommodate these kinds of living situations. This could not happen in an urban environment. Nevada County is a very special place, I'm sure we can all agree. Let's do all we can to lead the way with innovative, creative solutions to a terrible problem affecting cities and towns all over the country.

Respectfully,
Theresa Lyon Clark

About RVs and small homes

I find it difficult to get my head around Nevada County's planned tiny homes ordinance that fails to include factory-made travel trailers and motorhomes as accessory dwelling units.

I say that because I've had a lot of experience with a variety of RVs during a 60-year period. I've owned 9 – including 5 trailers, 2 pickup truck campers, and 2 motorhomes. Before that, I traveled in 2 pickup campers and a motorhome owned by my parents.

As a result, I wrote a book titled **Camping, Travel & RV Choices ...**, which includes many full-color photos. And not only can I talk about my own experiences, but in six decades of camping and travel, you learn a lot from the experiences of others.

On three different occasions, I lived out of a motorhome and two trailers. So I can decisively report, that if anything happened to Mary, I intend to make my next home another RV.

In 1971, I brought my young family west from Pennsylvania. With my wife, two small daughters and a little dog, we lived in a 16½-foot trailer from July 10 until Sept. 17, when we moved into a small home in Provo, Utah.

Then in 2005, two of us lived and traveled in a 26-foot motorhome from May until September. During that time, we spent 2 weeks touring western Canada; and five more weeks touring Alaska before I bought a small home in Butte, Montana.

And when I sold that Montana home in the summer of 2014, I lived in a 34-foot travel trailer with two slide-outs – until the summer of 2015, when I came to Grass Valley. That trailer provided about 260 square feet of semi-luxury living quarters for two people.

It was equipped with a large flat-screen TV, a full-size bathroom between the bedroom and living room, two soft leather swivel-rocker-recliners, a dining booth for four, and a sofa-bed that provided sleeping for two guests.

What I enjoyed the most was cooking in the V-nose galley that had abundant cabinet storage, plus a counter work-space that stretched around to a small bar where stools provided dining for two.

So if anything happened to Mary, the house we share would be sold and I would be looking to buy another trailer – one similar to the 24-foot unit we toured in. It had a slide-out dining booth, queen bed, full bath, a normal trailer kitchen, and more than enough storage and space to accommodate my needs.

Any one of those four RVs would be an ideal accessory dwelling unit on someone's private property. I cannot understand why Nevada County wants to exclude them from an accessory dwellings ordinance.

I would much prefer a factory RV over a bulky, heavy wooden tiny home on wheels. So I definitely endorse the Home on Wheels petition to the county, sponsored by the Sierra Roots/No Place to Go Project.

By excluding RVs, is the county thinking only of its concerns while failing to give equal concerns to the needs of our homeless citizens?

The county needs to consider that RVs appropriate for full-time living can be acquired for much less than half the \$80,000 to \$200,000 price for built-to-order tiny homes on wheels.

In addition, insurance cost would be considerably cheaper for factory RVs required to meet fairly-strict construction standards – and probably less insurance cost for the land owner, too.

Local officials also should be thinking about zoning several acres to accommodate a tiny-homes-on-wheels community – complete with a small shaded park and garden area. Various other communities are doing that to provide affordable housing. And photos are showing that they are quite appealing.

Perhaps the county would not be facing such a critical shortage of homes, and so many homeless citizens, if local officials had been more amenable to helping the late Ken Merdinger develop his Prospector Village small homes community, which he proposed in detail more than four years ago.

Merdinger, who died this past March, poured his soul into that proposal – a plan to add more than 200 small homes on a plot of about 30 acres. They would have ranged in size from about 300 square feet for a studio to 750 square feet for 2 bedrooms with 2 baths, and up to 850 square feet for 3 bedrooms with 2 baths.

He had estimated prices would range from \$149,000 to \$300,000. And his plan called for a central common area with a community hall, park, playground and garden area for residents.

Tiny homes and RVs are needed to fill the accessory dwelling niche; but the biggest shortage nationwide is the small, affordable starter homes – especially with our declining birth rate.

Only about one-quarter of today's households are families with children. The rest consist of couples, either young or old; single adults, or adult housemates sharing a dwelling.

So it's the small, the tiny, plus RVs and high density structures that are needed nationwide – to house our homeless and three-quarters of our population.

We already have too many elderly folks living alone in homes of three or more bedrooms – homes they no longer can properly maintain. It's time to severely limit the building of more – and to change zoning to what's needed.

Darrell Berkheimer is a retired journalist living in Grass Valley. He has nine books available through Amazon, and at SPD. His two Essays books include nearly 120 columns published by The Union, plus a variety of travel and photo essays. Contact him at mtmrnut@yahoo.com.

#

NEVADA COUNTY
PLANNING DEPARTMENT

SEP 05 2024

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NEVADA COUNTY
PLANNING DEPARTMENT

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Executive Director

Robin Galvan-Davies

September 5, 2024

County of Nevada Planning Department
Tyler Barrington, Principal Planner
Planning Department
950 Maidu Avenue, Suite 170
Nevada City, CA 95959

RE: Proposed Zoning Ordinance Amendments to Allow for the Development of Tiny Homes on Wheels (THOWs)

Dear Mr. Barrington,

The Greater Grass Valley Chamber of Commerce is very supportive of all types of housing options to address the critical housing shortage that we face.

In order to address the challenges of providing more housing, a wide range of options that improve housing diversity, encourage development of new, low-cost permanent housing, especially affordable options.

Tiny Homes on Wheels provides an affordable option.

In reviewing the ordinance, it should not be more regulatory than what is currently required for other types of housing, but consistent, in order to keep them affordable.

Sincerely,



Robin Galvan-Davies
Executive Director

Greater Grass Valley Chamber of Commerce and Visitors Center
128 East Main Street, Grass Valley, CA 95945
(530) 273-4667 • www.grassvalleychamber.com

Nevada County Planning Dept
950 Maidu Ave
Nevada City, CA 95959
Attn : Tyler Barrington

September 5, 2024

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SEP 05 2024

NEVADA COUNTY
PLANNING DEPARTMENT

Subject: Public Input on Proposed Ordinance, Tiny Homes on Wheels

Dear Planning Commission/Board of Supervisors,

It's pretty clear that we have a housing shortage, especially in affordable housing. The ordinance amendment prepared by County staff to include THOWs as acceptable ADUs seems a reasonable compromise to help with the shortage. Staff did a good job laying out the regulations for the use of THOWs and it looks like these will be a good alternative for more traditional ADUs.

Frankly I wouldn't have commented on this ordinance amendment except for the proposal by local homeless advocates that this ordinance be further expanded to include camping trailers and other shelters as allowable ADUs. This is a substantial departure from the THOW ordinance prepared by staff. I believe that we need to take reasonable steps to help the less fortunate find safe homes but not by lowering the building/living standards in our neighborhoods. Allowing THOWs as allowable ADUs is a well reasoned compromise. Allowing camping trailers as allowable ADUs is a disregard for basic housing standards which will lower the standard of living in our neighborhoods. And since this further step is intended to provide housing opportunities for the homeless, we must not forget that a sizable percentage of the homeless population are suffering from mental health and drug addiction issues. Any plan to house the homeless that negatively impacts neighborhoods and doesn't address the homeless mental health issues that we have all witnessed will never bring good results. I hope the Commission and Board will not consider adopting the camping trailer proposal.

Sincerely,

Doug Farrell, Nevada County Resident



City of Nevada City

September 5, 2024

Submitted Via E-Mail As Requested

Kyle Smith, Senior Planner
950 Maidu Ave., Suite 170
Nevada City, CA 95959
kyle.smith@nevadacountyca.gov

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SEP 05 2024
NEVADA COUNTY
PLANNING DEPARTMENT

Subject: Agency Comments to Proposed Zoning Ordinance Amendments to Allow for the Development of Tiny Homes on Wheels (THOWs) (PLN24-0115; ORD24-2)

Dear Mr. Smith:

Thank you for the opportunity to provide comments on the Proposed Zoning Ordinance Amendments to Allow for the Development of Tiny Homes on Wheels (THOWs) (PLN24-0115; ORD24-2). The City of Nevada City applauds the County's innovative approach to the regional housing shortage and offers the following comments both in relation to the potential impacts on the City of Nevada City's sphere of influence which would be subject to the ordinance revision and in support of potential improvements of the draft ordinance:

California Environmental Quality Act (CEQA)

It is respectfully suggested that the County consider how CEQA will be addressed within the approval process for THOWs. For reference the statutory and/or categorical exemptions generally applied to residential development would not be applicable to a THOW which is, by definition, a vehicle subject to the California Vehicle Code. An objective intent and/or model finding with regard to CEQA for the process is recommended. That approach may enable future planners or different municipalities upon annexation to have a reference point for CEQA determination.

Connection to the current County of Nevada and City of Nevada City Housing Elements

While the THOWs do establish permanent housing available for rent or ownership, they do not appear to meet any metric for inclusion in either agency's housing element. Additionally, even if deed restricted, the units would not seem to be attributable within the context of Regional Housing Needs Allocation (RHNA) numbers for annual reporting to the California Department of Housing and Community Development.

Applicable Standards

Some requirements of the ordinance, including C.10 would require annual confirmation to ensure compliance. Either a limited term building permit with renewal requirements that include site inspection and confirmation of the requirements under C.10 of the ordinance or an annual self-reporting requirement (a signed affidavit) is recommended to avoid a situation where the specified requirements are never assessed for ongoing compliance.

Building permits are typically for permanent structures or improvements on a property. Will a new building permit type for a temporary structure be created since these units are moveable and required to maintain wheels and DMV registration?

The applicability of Development Impact Fees should be determined in the process. Additionally, the application of utility connection fees should be prescriptive. Under state law Accessory Dwelling Units (ADUs) under 750 square feet are exempt from development impact fees and their utility connections are through the primary residence. If this is the intent for THOWs, given their size, this should be enumerated within the ordinance.

Residential fire sprinklers are an essential safety component of ADUs and other new residential construction. It is recommended that THOWs should be required to have fire sprinklers in the same fashion as would otherwise be required for a primary residence or ADU. Although a written fire protection plan may be required it appears that it could circumvent the life safety requirements of fire sprinklers that would otherwise be applicable.

Section C.2 requires that THOW bear a label showing compliance with RV ANSI standards. It is recommended that an alternative to the certification be available to accommodate the allowance of owner-built units or those constructed otherwise so that they may have an opportunity to be permitted as well. (Perhaps similar to an as-built permit process but simplified).

Section C.8.b. should reference a standard for “sufficient to stabilize”. It is recommended that a standard weight distribution and windshear rating or other relevant standard from the adopted model codes be utilized for this purpose.

Why the maximum size of 400 feet? This potentially creates SB 9 issues, doesn't match ADU laws, etc.

It is recommended that standardized addressing and requirement for addressing signage be applied to the THOW and at the access point from the roadway to the property.

C.5.a. appears to prohibit legal mobile homes as THOWs. It also appears to be a subjective design standard. It is recommended that language reflect that the siding be consistent with the siding that would be otherwise permitted on a residential structure on the same parcel or to broaden the allowances for materials.

It is recommended that the screening of electrical panels from view be reconsidered or amended to reflect that the same screening that would be applicable to a primary residence or ADU on the property would equally apply to the THOW.

A water pressure regulator is needed per the model building code/plumbing code (existing state standard). Should this be included in Section C.14?

Is a THOW allowed to exist as a primary residence on an otherwise undeveloped property? Consider discussing this in the ordinance.

Prohibitions

It is recommended that the ordinance prohibit the placement of a THOW on existing required or entitled parking or other amenity on a site to avoid conflict with exiting entitlements.

It is recommended that the ordinance prohibit the alteration or disruption of the natural flow of surface water off or across the property through the placement of the THOW and related screening.

The ordinance should consider prohibiting attached liquid or compressed gas fuel tanks requiring that they be placed the same distance from the THOW that the same or similar tanks would be required to be removed from a primary residence or ADU on the same property.

Incompatibility with Senate Bill 9 (SB 9)


Both the size and the fact that it is a vehicle means that a THOW would not displace anything related to SB 9 or relevant ADU laws. If a THOW was approved and the lot was subject to SB 9 then two primary residences, one ADU, and one JADU would be subject to mandatory ministerial approval in addition to the THOW for a total of five individual units on what would otherwise be a single family residentially zoned property. If this is a concern, it is recommended that the permitting for a THOW be automatically void upon an SB9 development application for any specified number of units. Or perhaps consider strengthening the ordinance discussion regarding density and how THOWs are included in density allowances.

Applicability Within Nevada City's Sphere of Influence

The City of Nevada City requires a 6/12 pitched roof to meet objective design standards used for ministerial approvals of ADUS in reference to wind and snow loads. Existing Nevada County design guidelines establish that if a project is within a city sphere of influence that the project will be referred for consistency to the City. This same language/process should be applied for this ordinance. As the county regulations are related to the use of a trailer licensed pursuant to the vehicle code, permitting would not constitute an entitlement and annexed properties could become illegal non-conforming uses without coordination.

Thank you again for the opportunity to comment on the proposed ordinance. We look forward to sensible modifications that may improve its safety and application and that might incentivize the placement of additional residential units within the greater community.

Respectfully Submitted,


Lisa McCandless, City Planer

Tyler Barrington

From: Traeger Rager <traegerrager@gmail.com>
Sent: Friday, September 6, 2024 8:07 AM
To: Tyler Barrington
Subject: Tiny House ordinance

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Good morning,

I strongly support the proposed ordinance allowing tiny homes on wheels, especially as it would enable my elderly mother to live near me. This arrangement would provide her the freedom of her own space while allowing me to care for her as she ages. However, I am concerned that the requirements for electrical, water, and sewer connections may be too costly and prohibitive for many, including my mother. These standards, if too stringent or expensive, could prevent people like her from purchasing land and benefiting from this wonderful opportunity.

While I understand the need for safety and health regulations, I urge the County to consider more flexible and affordable options for these utilities. Tiny homes are meant to be an accessible and sustainable housing solution, and excessive costs could defeat that purpose.

I believe that with thoughtful adjustments, this ordinance could truly benefit our community, offering affordable housing options while allowing residents, like my mother, to live independently yet close to loved ones.

Sincerely,

Kelly O'Connell of Grass Valley

Tyler Barrington

From: Robert Norman <bnorman@ix.netcom.com>
Sent: Friday, September 6, 2024 7:46 AM
To: Tyler Barrington
Subject: Help those less fortunate

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Dear Tyler,

Winter is coming and no person should be hungry and without shelter. Collectively we can use RV's and trailers to make living a little better.

I vow we do all we can.

Sincerely,

Bob Norman

Sent from my iPhone

Tyler Barrington

From: Swenja Ziegler <zieswenja1@gmail.com>
Sent: Thursday, September 5, 2024 5:27 PM
To: Tyler Barrington
Subject: Tiny Home Ordinance

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To the Nevada County Planning Commission and Board of Supervisors,

I am in support of allowing Tiny Homes on private property in unincorporated Nevada County. This is one more way to stem the tide of rising house prices and a lack of affordable housing in our region.

Thank you for your consideration,
Swenja Ziegler
Truckee

Tyler Barrington

From: Nancy Costello <nancy@iselltruckee.com>
Sent: Friday, September 13, 2024 8:03 AM
To: Tyler Barrington
Subject: Tiny Homes in Nevada County

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Hi Tyler,

Thanks for extending the deadline...

I just got back from Portland where I attended a tour of pre-fab ADU factories, followed by an ADU + Tiny Home tour the following day. This educational and informative event(s) were put on by Earth Advantage and the ADU Specialist designation and Kol Peterson: <https://www.buildinganadu.com/about>, who is instrumental in bringing these alternative housing possibilities to Portland over a decade ago. Currently Kol has pivoted to becoming the "hook-up" guy in Portland, providing consultation for your tiny home on wheels and making it hooked-up legally to Portland's utilities.

I stayed at The Tiny Digs Hotel, which is several tiny homes grouped together as a hotel and it was AWESOME and we need something like this here: <https://www.tinydigshotel.com/>

Our region is in need of something forward thinking as a workforce housing solution and this could be it! We do not need to reinvent this plan and can glean valuable information from Kol and Casita Coalition:

https://youtu.be/_TOi1Xib7xw?si=8jwziVvU51VR5JEY San Jose was the first California jurisdiction to opt-in to ADU sales in July 2024, after it becoming acceptable 1/1/2024, so it took some time to sort out.

Kol also explained that ADU's have been sold separately from the primary structure for over 10 years in Portland and Florida has been selling ADU's for over 20 years! The first step is to condo-ize the property, then sell off the ADU independently from the main house, creating a more affordable housing solution. As a member, I am presenting this solution to the Tahoe Sierra Board of Realtors next week, and our Board Attorney plans to fight for our regional jurisdictions to opt-in to this idea.

How can I help to legally bring this important option to our region?

Have a wonderful day!

Nancy Costello

Broker-Owner: California DRE# 01256997

o: (530) 582-5005 office | m: (530) 426-5005 (usually forwarded to office)

Tahoe Truckee Brokers

BILL KENNY | Partner & Husband

Broker-Owner: California DRE# 02021388

m: (530) 448-0694 | Bill@TahoeTruckeeBrokers.com

ALL Truckee-Tahoe properties for sale: [//www.ISellTruckee.com/map](http://www.ISellTruckee.com/map)



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Tyler Barrington

From: sierrabreeze@yahoo.com
Sent: Friday, September 13, 2024 11:13 AM
To: Tyler Barrington; Kyle Smith
Subject: THOWS

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Dear Sirs,

I am in favor of allowing both tiny homes AND tiny homes on wheels on private property in Nevada County.

The workforce has few options for affordable housing here. And home/property owners should have the right to choose what to allow on their own property.

Of course, reasonable regulations by community standards should be included (in order to keep derelict and/or unsafe structures from being placed and reasonable upkeep should be required).

The housing crisis is real! Without options, the trickle-down effects on the community & the tax base is going to ultimately bring a huge financial down-turn in our very special county.

Please consider including trailers, mobile homes & parked RV's as these are affordable & viable options to give all members of our community the option to continue to live here & be contributing members to our society.

Thank You for your consideration,

Marianne T. Hicklin
Forty year resident & homeowner
Nevada County Retiree

Sent from Yahoo Mail for iPhone

Tyler Barrington

From: Paul Di Leo <yuba49@yahoo.com>
Sent: Tuesday, September 17, 2024 9:20 AM
To: Tyler Barrington
Subject: Tiny House Proposal

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My wife and I have lived in Nevada County since 1990. We looked at many foothill communities prior to relocating from the Bay Area to our county. Nevada County outshined and still outshines all of the other places. I attribute that to great planning by county and city governments. The homeless crisis gripping California is obviously visible in our county too. We have have compassion for those people. We donate to several shelters, homeless services, and food banks every year. We also understand that solutions often proposed by homeless advocates can be a slippery slope into making Nevada County resemble places like Amador County. We need to continue planning with the same wisdom and expertise that we have in the past. We fear that with the proposed plan mistakes will be made and you'll turn the rural neighborhoods of Nevada County into the kind of place we're witnessing everyday as we drive home up Bloomfield Road to our home above the canyon. Driving from town out Bloomfield Road, you will encounter a left exit from the road about 1/2 mile up. The exit driveway has two addresses. They are 12056, and 11936 Bloomfield Road. It's easy to find. Look for the long black shade cloth screen attempting to hide numerous trailers and motorhomes, discarded propane cylinders, and junk everywhere. It is a makeshift homeless camp on private property. This is the slippery slope we expect from allowing 1 tiny home on a property. How can you prevent what we are seeing there? How can you limit it to one tiny home per parcel? Will you allow this in Nevada City and Grass Valley so that townsfolk's share the burden for what you'll encumber upon those of us living rurally? It's everyone's problem, and not just one of rural Nevada County citizens.

I have no faith that this will not snowball into Amador County like conditions. It already is true on Bloomfield Rd. I suggest that we build a tiny home community up by the airport in an industrial park setting. Concentrate the tiny homes in a formal setting with rules and regulations. We still help alleviate the homeless problem and prevent blight too. Continue the foresight of earlier planners and don't destroy what we all came her for in the first place.

Keep up the good work Tyler. Thank you for hearing my concerns.

Paul Di Leo 530-265-8386

RECEIVED

SEP 3 2024

NEVADA COUNTY
PLANNING DEPARTMENT

September 20, 2024

Kyle Smith, Senior Planner
950 Maidu Ave., Suite 170
Nevada City, CA 95959

RE: Tiny Homes on Wheels

Dear Mr. Smith:

I am writing as the president of Harmony Ridge Road Gang, a voluntary private road maintenance association. Whereas we all would like to see additional housing and opportunities for extended families to cohabitate on the same piece of land, the Tiny Homes on Wheels proposal, along with others in the recent past, pose a very troubling challenge to voluntary road associations in terms of accountability.

As you know, voluntary road associations in unincorporated, rural Nevada County, are made "voluntary" by the fact that parcelization occurred before the County adopted modern subdivision standards, such as a requirement that in order for the Final Map to be approved, it must include a legally drafted Private Road Maintenance Agreement, with an accompanying notification on each landowner's deed. These standards ensure that the association is mandatory rather than voluntary. Under this modern arrangement, if a landowner does not pay their fair share, it is easy to prove their lack of compliance, and that they received actual notice of their obligation at the time they purchased the property. Such clear notice also creates, and usually contains provisions for, legal remedies beyond a money judgment, such as an additional property tax assessment or lien upon sale.

Unfortunately, voluntary associations have none of these protections to ensure that all users of the road pay an amount that is proportional to their impact. Civil Code Section 845 provides a theoretical protection to recover expenses paid on behalf of non-payers, but personal experience has shown that the burden of proof is very difficult in cases where, among many other things, no attempt has been made to match the proposed fee to the actual impact. The best we can do is to informally agree on a dues structure that is based on the length of road impacted by each member, rather than a flat fee. But it is becoming increasingly apparent that the growing variation in habitants from parcel to parcel is being left unaddressed. Obviously, it is not desirable public policy to have neighbors policing the use of each other's properties by counting average daily trips stemming from each individual parcel, but important to recognize the adverse effect of proposals such as the Tiny Homes on Wheels.

Any proposal that operates to increase population density or traffic volume on private road systems, such as Tiny Homes on Wheels (with some advocates even promoting motor-homes and travel trailers), less restriction on second-units, the outdoor events ordinance, the current proposal to allow retail marijuana sales directly from rural parcels, etc., extremely exacerbate a current, serious public accountability problem, which has historically been the source of hard feelings among landowners.

I believe that the approval of any of the proposals cited, that impacts a voluntary private road association, should be considered discretionary requiring a public hearing. Responsible landowners are unfairly shouldering the expense of a rapidly growing public policy problem, and they deserve to be heard.

Sincerely,



Jim Ciaffoni, President, Harmony Ridge Road Gang

Tyler Barrington

From: Kathy & Fosten <fwkm@protonmail.com>
Sent: Wednesday, October 2, 2024 3:42 PM
To: Tyler Barrington
Subject: AHOW

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Would like the new Ordinance named Thow to specifically include all wheeled vehicles, RV, trailers, Campers, mobile homes not just tiny homes on wheels. Thank-you
Kathy McCreery 15719 American Hill Rd. Nevada City, Ca.

Sent with [Proton Mail](#) secure email.

Tyler Barrington

From: sandra safran <sandrafrafr@mac.com>
Sent: Wednesday, October 2, 2024 2:02 PM
To: Tyler Barrington
Subject: THOW & AHOW

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Flag Status: Flagged

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Mr. Barrington,

I am writing to show my support of Tiny Homes (THOW) (and AHOW) but I believe that the tiny homes are not homes unless they have a toilet and a small kitchen. The projected Tiny Homes are really only Tiny Shelters. What are these people to do when it's cold/rainy/snowy and they must use the toilet? They need a small kitchen too for obvious reasons. THEN they are Tiny Homes.

All Homes on Wheels (AHOW) must be included to insure that more people able to live without fear of disobeying the law. These homes have the amenities of homes. This little inclusion will make a huge difference immediately. A much needed small improvement to the ordinance.

Many people have lost their homes due to rising prices of rent. Due to no fault of their own these are the working homeless people.

People must retain dignity . The crisis that is infecting the country must be dealt with humanely. Going half way is not a good solution. Having a home base enables people to have an address so they can have the dignity they need and get jobs.

The legislators will grouse that it's too expensive, it's not in the budget. Put yourself in the place of being homeless. What would YOU do in that situation? This is a national problem and the nation must correct this heinous situation.

Congress must earmark the funds for this much needed problem. This is the wealthiest nation in the world. It is shameful that so many people are without homes. They are moved from one place to another time and time again not knowing where to go. Give them a home, not a shelter.

Until then.....you must include All Homes on Wheels and create Tiny Homes, not shelters in this ordinance. Do what is right.

(Throw in Social Services and a Health center to give the homeless support and a leg up!)

Sandra Safran
Penn Valley, CA 95946
sandrasafran@mac.com

Tyler Barrington

From: Nancy Newman <nancymillsnewman@gmail.com>
Sent: Friday, October 11, 2024 11:32 AM
To: Tyler Barrington
Subject: Support for tiny homes

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Mr. Barrington,

Please support allowing tiny homes in Nevada County. Tiny homes will bring housing security to many people here in our county as well as additional income to the government as I'm sure you know. Thank you for helping us take this beneficial and far sighted step forward.

Sincerely,
Nancy Mills Newman
503 Redbud Way
Nevada City, Ca 95959