

Tyler Barrington

From: Momma Bear <compassionhealsu@gmail.com>
Sent: Thursday, October 24, 2024 1:33 PM
To: Planning
Subject: PLN24-0115, ORD 24-2

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PLN24-0115, ORD 24-2

I am a 25 yr Nevada County resident. Colleen Savage 12633 Murphy Rd 95959.

I wish to make a public comment and/ or have this email as my public statement.

A new way of thinking is needed in our county.

I am in support of allowing small homes on wheels, rvs /buses .

For many, that is all that keeps thwm from beinf homeless.

In a county that is known for having fires and evacuations, it is silly not to allow homes on wheels.

It is a big solution to homelessness, living out of cars.

To not allow small homes on wheels (rvs included) in Nevada County is an act of class discrimination against the lower.income, disabled and the elderly

Thank you for considering the much needed option.

Tyler Barrington

From: Paul Schwartz <psschwartz21@gmail.com>
Sent: Tuesday, November 26, 2024 2:03 PM
To: Tyler Barrington
Cc: psschwartz21@gmail.com
Subject: Homes on Wheels

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Tyler & Nevada County Board of Supervisors:

RE: Considering rules governing living in homes on wheels

I attended the Planning Commission hearing on this issue. They supported a limited approval of the commercial designs and brands of home on wheels (HOM) that are not travel trailers. The discussion and options the PC was provided were limited and funneled to that specific outcome. There was not time or expertise to explore or present the difference between a travel trailer, recreation vehicle, or commercial brands of home on wheels (HOW). The Planning Commission accepted that a broader discussion would occur down the road.

Unfortunately, the commercial branded HOW cost of entry and flexibility does not help the folks who need that type of housing. Once you start looking for trailers being used for housing, you will see them throughout our community. They are parked on land, in driveways, in yards, in trailer parks, and RV parks. You can purchase a used 25-foot trailer in good condition with AC, full kitchen, bathroom/ shower, dining area, and sleeping for 1-4 for \$20,000. A comparable commercial HOW is at least double that. The other problem is portability. The Planning Commission approval includes the ability to move the HOW in an evacuation scenario. Travel trailers are designed to be conveniently hooked up and moved by a pickup truck or SUV. HOWs are not. They are heavier and can require tow vehicles the lower income housing segment likely doesn't have. The other requirement was for SKIRTING around the HOW and anchoring. Requiring skirting and anchoring makes the evacuation process time consuming. Where does the skirting go when evacuating? In addition, I use the area under my 20-foot trailer to store bins with accessories supporting the trailer functions such as waste hoses. I don't live in my trailer. It's for recreation and as an evacuation pod for my wife and I in a fire situation. We have used it once for that purpose. During the big snowstorm two years ago, my entire family ended up at my house. The trailer was used as an extra bedroom.

Using the trailer as guest quarters is limited because of Nevada County regulation. I park my trailer on top of the concrete pad that covers my septic tank. When Navo was servicing my septic system, I asked

them to give me a price to add a RV park type port to dump black water from the trailer. Navo told me that was not allowed in Nevada County and Navo couldn't do it. That means I have to ask guests to not use the toilet in the RV. They were allowed to use the shower and sinks. They drain to a separate grey water tank I can drain that into my garden. Draining the blackwater tanks would require me to drive the trailer somewhere with waste dumping infrastructure. Our home has three bedrooms and 3 bathrooms. There is plenty of septic capacity with only two of us living in the home.

When considering folks living in trailers, RVs, or HOWs, think about affordable ways they can connect to water, electricity, and septic. (1) Allow trailers, RVs, and HOWs to use existing septic systems. If there is not one to connect to, provide designs for smaller scale septic system. (2) Provide guidance on best practices/ options for a water supply. (3) Provide smaller scale, lower cost option for the access drive and the pad for the home. (4) Provide guidance and design for the electrical service.

I moved to Nevada County in 1971. I turned 21 in the Crazy Horse Saloon. I graduated from Sierra College when there was bus service to the Rocklin Campus in front of the National Hotel. I worked many different jobs in the community and graduated from State University system with both a BS and an MBA. During that time, I lived in a variety of house types including a trailer on a mining claim off Bloomfield Road with no utilities, a barn off Ridge Road without running water, kitchen, or bathroom, and a basement on Cabin Street, Nevada City without a bathroom. In those living situations, I hand dug a septic pit and bought a bag of lime. I carried water in five-gallon plastic bottles. I used flashlights and kerosene lamps. I spent one summer living in my truck. I lived alone during these times and was young. It was not a burden.

Our General Plan requires us to plan for housing for all our citizens. The traditional single-family housing model has failed to do this. In the past no one bothered me in the housing choices I made while I put a priority on completing my college degrees. Trailers and RVs are a good option for many folks. I suggest finding ways to make that work.

Paul Schwartz
13812 Meadow Drive
Grass Valley CA 95945
psschwartz21@gmail.com

Tyler Barrington

From: ken bigham <krbigham@yahoo.com>
Sent: Wednesday, November 27, 2024 6:34 PM
To: Tyler Barrington
Subject: Homes on Wheels Ordinance

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Hello Tyler Barrington,

My opinion is this: Housing the homeless is a national problem with no concrete solutions as yet, only well-meaning attempts like the proposed Nevada County "Homes on Wheels Ordinance." When you look at the make-up of the homeless (mental health issues, criminal records, instability, joblessness etc.) and the reality of putting them in tiny homes in existing neighborhoods, one must take into consideration how this is all going to play out. I don't think allowing a home on wheels can just be plopped down on someone's property without plumbing, a septic system, electricity, water, insulation to prevent freezing pipes, security for neighbors that the individual(s) are stable etc., are implemented and taken into account. Yes, I feel for the homeless and wish there was a magical solution, but this proposed ordinance is not going to solve the problem of homelessness; it could potentially be a disaster for neighborhoods and the county. The homeless cannot afford the cost of a tiny home and all the necessary utilities it would take to be livable, safe, and sanitary. In addition, would there be another tax-payer funded code compliance agency created to monitor all the versions of tiny homes popping up? Having professionally worked with the poor, homeless, and mentally ill in the past, I support reasonable attempts at solving this national problem of the unhoused, but I do not think adopting this ordinance is the answer. I do, however, like the idea of property owners being able to add tiny homes with essential utilities, like granny units, on their premises with the county working to make these units much more affordable than what exists currently. This would, at least, house persons who are low-income, senior, or disabled etc. and give a chance for landlords to vet individuals before offering them living quarters in a community neighborhood.

Thank you for considering my input.

Ken Bigham
krbigham@yahoo.com
530-265-0305

Tyler Barrington

From: Lori <lorihikes@gmail.com>
Sent: Tuesday, December 3, 2024 4:43 PM
To: Tyler Barrington
Subject: Tiny homes on wheels

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Hello Mr. Barrington,

I wanted to voice my strong objection to any change in the ordinance that would allow tiny homes on wheels, essentially RV's, on rural properties. I live in the LOP Ranchos and I believe this would be a blight on our neighborhood, and the county in general. Based upon the numerous inhabited illegal RV's that I currently see, I don't know how the county could even find the resources to properly enforce that change. Typically those type of 'homes' are dilapidated, lack adequate sewage and garbage disposal options, and are an attractive nuisance at best, with debris, dead cars, etc. strewn about them. A prime example is visible just off of the west side of Highway 49, on the property to the north of Travertine Court. It has been there for months, if not much longer.

I sympathize with the homeless problem, however, this proposal is not in the best interest of all the residents and property owners. Any property with these types of housing units also has the distinct probability of being detrimental to the real estate values of neighboring homeowners.

I am very much in favor of ADU type housing, but not this.

Thank you for your consideration of my concerns.

Sincerely,

Lori Codey
27030 Table Meadow Rd
Auburn, CA 95602

Tyler Barrington

Subject: RE: I want to get a building permit(when available) to build a THOW which I can use at any of my 3 properties in Nevada County

From: Sonya Sokolow <sonyasokolow@gmail.com>

Sent: Friday, December 6, 2024 11:22 AM

To: BOS Public Comment <BOS.PublicComment@nevadacountyca.gov>

Cc: Everett Downs <downs.everett@yahoo.com>

Subject: I want to get a building permit(when available) to build a THOW which I can use at any of my 3 properties in Nevada County

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To: BOS

From Sonya Sokolow (sonyasokolow@gmail.com)

I want to get a building permit to build a THOW which I can use at any of my 3 properties in Nevada County .

I plan to use the THOW for temporary farm workers that will be working on my agricultural projects at each of these 3 properties that I own. I request that the requirements for a THOW NOT be linked to any other permitted structures on these 3 properties.

I also request that I be allowed to apply for only ONE building permit for this THOW.

I am hoping that the building permit will be available in time for spring farming in Nevada County.