



**Memorandum**

Date: October 24, 2024

To: Nevada County Planning Commission

From: Tyler Barrington, Principal Planner *TB 10-23-24*

Subject: Additional Public Comments/South County and Penn Valley Municipal Advisory Council (MAC) Recommendations

Dear Planning Commissioner,

Attached are three additional comments received by the Planning Department after the completion of the project staff report for your consideration and to be added to the Public Record. Additionally, attached is the recommendation from the South County MAC, who voted 3-1 to adopt the Ordinance in its current form on October 16, 2024 and from the Penn Valley MAC, who on October 17, 2024 voted unanimously to adopt the Ordinance with a recommendation that the County continue to consider and research other potential opportunities for alternative housing types in Nevada County.

Attachments:

1. Public Comments (3) and MAC recommendations (2)

## Tyler Barrington

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**From:** Debora Chapman <ltlfeet@yahoo.com>  
**Sent:** Wednesday, October 16, 2024 12:10 PM  
**To:** Tyler Barrington  
**Subject:** Tiny homes

**Follow Up Flag:** Follow up  
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Hi Tyler,

As a retired contractor, in Nevada County, I am amazed by the cost of building new construction. I think if we want to keep young people living and working in Nevada County we need to find more affordable options for housing.

Even the cost of tiny homes may be unaffordable for young people/families to stay and work in Nevada county. Anything we can do to bring down the costs of building in Nevada County would be good! We support clusters of tiny homes used as ADU's, and tiny homes as primary residence on their own parcels.

Thank you for considering options to keep Nevada County affordable for everyone.  
Leo and Debora Chapman  
Residents of Nevada City since 1986

## Tyler Barrington

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**From:** Cedar Amodeo <cedarcdc@gmail.com>  
**Sent:** Thursday, October 17, 2024 5:29 PM  
**To:** Tyler Barrington  
**Subject:** Comment options for Section 12.03.310

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Dear Tyler Barrington,

My name is Cedar Amodeo I'm a resident of district 1 and spend part time living in district 4 North San Juan. I would like to make public comment for this session and it seems that my training schedule has me in placerville the day of the hearing so I wonder if there will be other options like email or phone? In summary; I support this section being adopted but I think it is very important to make a few changes and additions. For background, I am 26 years old I was born and raised in this county and have friends and family who will be greatly impacted by this ordinance. I myself am financially prohibited from moving out of my parents place as I know a lot of people in my generation have the same issue because the housing cost is very high here. I think that this ordinance would solve that issue in part. My dad has been living for years in North San Juan in a place he built under 120 sq ft dripline because of wanting to adhere to the county codes. The possibility of him having enough space to use basic things like kitchen, bath, and desk at a price I could support him (I can't afford permits and full house for my dad) would be fantastic. It would be best if the dwellings included RVs and trailers as I would be able to take action for myself and my dad immediately with what my family owns. Thank you for consideration. Are there any public comment options for me?

Sincerely,  
Cedar Amodeo



10/17/24

RECEIVED

OCT 21 2024

NEVADA COUNTY  
PLANNING DEPARTMENT

Nevada County  
Planning Commission  
950 Maidu Ave, Suite 170  
Nevada City CA 95959

Re: Tiny Homes on Wheels

I would like to submit a letter of concern and opposition to the Tiny Homes proposal. I believe the proliferation of Tiny Homes will generate a tremendous need for inspection and related actions on behalf of the county to ensure the safety and well-being of occupants and neighbors. Without this demanding requirement for inspection and enforcement these homes could turn into sites that degrade the value and living conditions for neighbors and the entire community.

Enclosed is a picture of what is being used as a "Tiny Home" in my neighborhood. The "home" seems to house anywhere from 1-3 people and pets at a time. They have no garbage service, so garbage is placed in bags behind the structure until coyotes, racoon and ravens spread the trash around the neighborhood. The County has had vehicles at this site on several occasions but no change in conditions. The Sheriff's Department has also visited this address many times.

Thanks for considering my concerns.

Daniel Desmond  
707-696-8626

C: Supervisor Hall





**COUNTY OF NEVADA**  
**South County Area Municipal Advisory Council**

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*James Mathias, Chair*  
*Jeff Pettitt, Vice Chair*  
*Gary Baker, Member*  
*Laura Barhydt, Member*  
*Vicki Hawkins, Member*  
*Marylane Huenergardt, Member*  
*Sandy "Jake" Jacobson, Member*  
*Jamie Jones, Alternate Member*

October 22, 2024

Supervisor Ed Scofield, District 2  
Nevada County Board of Supervisors  
950 Maidu Ave, Suite 200  
Nevada City, CA 95959-8617

**RE: Letter of Support for Proposed Nevada County Tiny Homes on Wheels Ordinance**

Honorable Supervisor Ed Scofield,

The South County Area Municipal Advisory Council (SCMAC) agendized the proposed Tiny Homes on Wheels Ordinance at their regularly scheduled meeting on October 16, 2024. At the meeting, the SCMAC received a presentation from County Staff on the proposed ordinance to provide for and establish reasonable regulations regarding Tiny Home on Wheels to provide needed housing for County residents, improve housing diversity, encourage the development of new, low-cost permanent housing, and to further the housing goals of the Housing Element of the County General Plan.

After some discussion and input from council and community members, the Council voted 3-1 in support of the proposed ordinance. The SCMAC welcomes the opportunity to continue to provide feedback on this matter following the Planning Commission and subsequent Board decision.

Regards,

  
James Mathias, Chair  
South County Area Municipal Advisory Council



**COUNTY OF NEVADA**  
**Penn Valley Area Municipal Advisory Council**

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<https://nevadacountyca.gov/2066/Penn-Valley-Area-Municipal-Advisory-Council>

*Doug Moon, Chair*  
*Patricia Rockwell, Vice-Chair*  
*Mark Bailey, Member*  
*Laura Ziemann, Member*  
*Lisa Duggins-Rogers, Member*  
*Bob Winters, Member*  
*Tom Hartnett, Member*  
*Shauneen Deschaine, Member*

October 22, 2024

Supervisor Susan Hoek, District IV  
Board of Supervisors  
County of Nevada  
950 Maidu Ave, Suite 200  
Nevada City, CA 95959-8617

**RE: Letter of Support for Proposed Nevada County Tiny Homes on Wheels Ordinance**

Honorable Supervisor Susan Hoek,

The Penn Valley Area Municipal Advisory Council (PVMAC) agendaed the Tiny Homes on Wheels Ordinance at their regularly scheduled meeting on October 17, 2024. At the meeting, the PVMAC received a presentation from County Staff on the proposed ordinance to provide for and establish reasonable regulations regarding Tiny Homes on Wheels to provide needed housing for County residents, improve housing diversity, encourage the development of new, low-cost permanent housing, and to further the housing goals of the Housing Element of the County General Plan.

After some discussion and input from members of the community, the PVMAC voted unanimously to provide a Letter of Support for the proposed Tiny Homes on Wheels Ordinance with the following recommendation:

1. Encourage Nevada County to continue reviewing opportunities that help address housing options for lower income households, including housing options that help address the homelessness issue.

Thank you for the opportunity to provide comment on this very important matter as it directly relates to the Penn Valley Area and its community.

Regards,

Doug Moon, Chair  
Penn Valley Area Municipal Advisory Council



# Sierra Roots/No Place to Go Project

111 Bank St., #189, Grass Valley, CA 95945  
530-559-3199 tomdurkin@sierra-roots.org



OCT 23 2024

NEVADA COUNTY  
PLANNING DEPARTMENT

## The case for AHOW 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" (AHOW) – 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 AHOW units that meet code-equivalent, minimum health and standards must be legalized. We have a homeless/housing



emergency. AHOW 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. Trailer trash.

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.

AHOW 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 AHOW 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 an AHOW ordinance that would truly be a meaningful mitigation of our rural homeless/housing crisis.



**SIERRA ROOTS/NO PLACE TO GO PROJECT**  
**111 BANK ST., #189, GRASS VALLEY, CA 95945**  
**530-559-3199 TOMDURKIN@SIERRA-ROOTS.ORG**



### **SIERRA ROOTS/NO PLACE TO GO PROJECT'S ALL HOMES ON WHEELS PETITION**

By signing this petition, you consent to having your name published in print and online in support of the Sierra Roots/No Place to Go Project's All Homes on Wheels (AHOW) Petition to amend the proposed Nevada County Tiny Homes on Wheels (THOW) Ordinance.

We, the undersigned, support the Sierra Roots/No Place to Go Project's All Homes on Wheels (HOW) initiative to amend the proposed Nevada County Tiny Homes on Wheels (THOW) ordinance 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.

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Spencer Bradley Legg	95975	Pauli Halstead	95959
Rick Sharkey	95959	Nick Lucchese	95959
Nikki Baumrind	95945	Cedar Amodeo	95959
Greg Zaller	95959	martin thompson	95975
Ani Kington	95945	CHERI KNOLL	95960
Cicely Brookover	95945	Susan Leff	95959
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Tanya Scarlett	95959	Jerry Bloom	95959
Micah Monigold	95949	JACK WILLARD	95945
Jilline Henderson	95959	Rick Nelson	95945
Eric Tomb	95959	Stephen Greenberg	95959
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Laura Drotar	95922	Evangelina Don	95959
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Kyle Wilgus	95846	shirley porter	95945
Susan Rice	95949	Sandy Starkey	95945
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Richard Munroe	95959	Cat Cook	95959
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Linda Andreas	95959	Ryan Love	95959
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Cassandra Clark	95959	Dan Bertoncini	95959
Jennifer strange	95945	virginia Hoyt	95949
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Cai Prins	95959	Robert Polucha	95945
James Lee	95713	Nancy Morehouse	95949
Laurel Simpson	95959	Betty Pearson	95945
Andrew Walker	95959	Kathleen Tobin	95949
Denise Lianne Magness	95949	Greg Clark	95945

Clay Schmelling	95945	LaDonna Gwen	95959
Marjie Morris	95945	Erika Doll	95959
Clay Schmelling	95945	Hannah Bauer	95959
Cynthia Shively	95946	Nicholas Carter	95949
Bill Trabucco	95959	Darrell Woods	95959
Doreen Domb	95945	Derrick Miller	95946
Rona Seabrook	95945	Casey Chico	95959
Ron Ramsey	95945	Patrick Baker	95959
Mariana Nielsen	95960	Luna Carrington	95946
Doris Bowen	95949	Patricia Ramone	95959
Diane Sechrist	95959	Mark Goffeney	95959
Rebecca Wilson	95959	Chris Ostrom	95946
Karen Stone Bordieri	95945	Brent Baltes	95959
Frank Stone Bordieri	95945	Patrick Ostrom	95959
Jeffrey Pine Hein	95959	Ron Trentham	95959
Gloria Roberts	95959	Gene Trentham	95959
Barbara Graves	95945	Lorelie Trentham	95959
Diana Dazzo	95949	Justin Bauer	95959
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Judy Crowe	95959	Mary Curtin	95945
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Karen Kroeger	95959	Dannielle Sulley	95945
Robert Giomi	95959	Jeremy Sulley	95945
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Beverly Martling	95949	Helen Bradshaw	95945
Beverly Martling	95949	James Bradshaw	95945
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Cory Hilsabeck	95959	Allison Miller	95959
Lora Karimen	95946	Carrie Ammerman	95959
Rebecca Cobb	95959	Jessica Reed Perak	95959
Roland Bauer	95959	SUSANNA WILSON	95945
Susan Gualt	95959	Julie Morse	95959
Riley Gualt	95959	Marie St. John	95959
Josh Bauer	95946	Ian Wolfe	95959
Aleta Wallace	95946	Richard Celio	95949
Gerry Wallace	95946	John Rodrigues	95945
Miguel Castilla	95946	Frieda Slavin	95949
Joel White	95959	Rynda Norsell	95949

Loel Miller	95946	Janet Augstein	95945
Pat Miller-Fee	95946	Don Augstein	95945
Mellissa Seaman	95959	Daniel Landon	95945
Holly Rose	95945	Bodhi Moon	95959
Richard Howell	95959	David Nereo	95945
Martha Kirishian	95959	Siobhan Curley	95959
Sofia Vivanco Airaghi	95945	Eileen Carey	95945
Steve Hofer	94558	Martha Dixon	95975
Taylor Schobel	95959	Robert Gulbis	95959
Maggie McKaig	95959	Christina Snedegar	95959
Lynn Barakos	95945	Ken Friend	95945
Maxima Putnam	95959	Marija Vulfs	95959
Nancy Henson	95959	Andre Preece	95959
Alex Stroud	95945	Edward Keegan	95946
William Ososki	95949	Crystal Helbig	95959
Isaac Yoder	95946	Rachel Louviere	95959
Isaac Yoder	95946	Samantha Roth	95603
Judy Cribbins	95959	"Xylem" Larla Dey Maloney	95959
D Hodder	95959	Emmanuel Burke	95946
Barbara Gentry	95959	Kyle Sanchez	95945
Jesse Sabin	95945	Sita-Rama Coutu	95945
Jake Wilson	95959	Cynthia Tai	95945
Charly Price	95959	William Wallace	95959
Dan Bibelheimer	95959	Kelli Joel	95959
JACK WILLARD	95945	Robin Rae	95959
Keren Ram	95959	Sharon Delgado	95959
Diane Benton	95949	Earth Justice Ministries	95959
Sandra Osborne	95946	Dianna Suarez	95713
Libby Woods	95959	Marion Blair	95945
Lew Sitzer	95959	Michaelyn Logue	95945
Evan Reiffel	95949	Joseph Marcy	95960
Rick Wilkinson	95949	Rose Stuart	95960
Carolyn McGrath	95945	Violet Groom	95959
Larry mcgrath	95945	Jennifer Morrill	95949
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Timber DeLong	95949	Rebekah Arkin	95949
Bill Lawrence	95945	Jonah Platt	95945
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Diane Mercer	95959	Nancy LOrenz	95959
Anna Sullivan	95945	Pamela Cardoza	95945
John Webb	95959	Sigrid Boyd	95713

Amelia Coffin	95945	Lindsay Yogi	95959
DeeDee Lowe	95945	Alice Root	95975
Kelley Thompson	95949	Robert Root	95975
Evelyn Smith	95949	Ginger Konvalin	95959
Michael Friebel	95945	Sharon Hollis	95959
Joseph Halay	95946	Beate Moore	95960
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Denise Buglino	95959	Cathy Behm	95949
Joan Ramsey	95959	Cynthia Wiberg	95949
JUDY DUDNEY	95946	Gary Wiberg	95949
BarBara Lowe	95945	Barbara Coleman	95949
Kathleen Meier	95946	Deborah Wandro	95959
Sandra Remolif	95949	Douglas Clipperton	95949
Cale Hoddy	95949	Kathleen Black	95946
Rebekah Martino	95949	Ron Nick	65649
Susan K Cole	95959	Sandra Hershberger	95959
Jessica Beilstein	95945	Sue Thompson	95602
Jerrad Minnor	95945	Tim Collins	95949
Leslie Pitts	95959	Ellen Hanley	95603
Anastacia Knight	95945	Kathy Foster	95602
David Wallace	95959	Chuck Coovert	95959
Alexandra Kravetz	95949	Kathy Woods-Collins	95949
Dyan Timmons	95945	Sanford Anderson	95946
Daisy HARTWIG	95949	Carolyn Anderson	95946
Gabriel Lopez Carrier	95945	Karen Bailey	95602
Dianna Hill	95975	Lisa Boulton	95949
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Mary Wernette	95959	Sonya Scott	95945
Carol Meer	95945	David Harper	95945
Erin Andrew	95945	Ellen Hall	95959
Ellen Kelly	95959	Carl Hall	95959
Stacey Major	95949	Kathleen Medley	95949
Heidi Bergman	95959	Timothy Medley	95949
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Nate Nuned	95949	Richard MCMurtry	95959
Patrick Millar	95945	Rebecca Giammona	95602
Mary Good	95949	Carol McPherson	95602
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Bonnie Hatt	95945	Jeffrey W. Kinshian	95959
Barbara Henrioulle	95959	Teri Personeni	95959
Glennis Dole	95945	Carlyle Miller	95959

Eleanore MacDonald	95946	A Samson	95959
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Nancy Solyan	95945	Catherine Hardy	95959
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Carson Nick	95949	Christopher Frye	95959
Cynthia Menig	95959	Barbara Champion	95945
Kimberly Pepe	95975	Susanna Travis	95959
Marie Jones	95959	Adam Reed	95959
Barbara Kronmal	95945	Krista Clearwater	95945
Megan Parker	95949	Marianne Hicklin	95945
Talon Parker	95949	Lila Frisher	95949
Laurie Prioste	95949	Crystal Salmonson	95728
Jean Overton	95959	Robert Trent	95959
Johanna afek	95959	Colin Walsh	95949
Donald Crockett Jr.	95945	anna richardson	95975
Jane Rydberg	95945	Sarah Espey	95946
John Asher	95945	Amanda Grieb	95959
Daniel Shepstone	95959	Alexis iliinsky	95959
Randall Frizzell	95959	Eric Gorman	95959
Elisabeth Jessen	95959	Misty lee	95959
Michael Clark	95959	Kimberly Bass	95959
Lee Pope	95945	Nichole Rae	95945
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Adrienne Winter	95945	Tanya Scarlett	95959
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Michael Sinclair	95959	Pamela Rasada	95959
Bruce Bell	95958	Eileen Hale	95945
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Joe Naake	95945	Donald Crockett Jr.	95945
Tom Durkin	95959	Trevor Konopka	95975
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Brad Peceimer	95949	Nancy riggs	95975
David Wills	95945	Denis O'Halloran	95959
Lata Seth	95975	Deborah Best	95945
Suzan Coziah	95959	Matthew Koenig	95949
Sandy Morrill	95959	Shahna Beatty	95949
Dee Chavez	95945	Yasmin Badshamiah	95945
Stephen Barone	96945	Erin Jennings	95945
Barbara Perdue	95949	Jeana Frye	95945
Christina Reed	95949	Marina May	95946
Andrew Benton	95949	Erik Hansen	95945
Michele Macy	95949	Mary Furney	95945
Masina simpson	95959	Robert Hilsman	95949
Robert Norman	95959	Coreen LaMark	95946
Deby Williams Snell	95945	Martina Barthol	95945
Amy Apaat	95959	Pamela Tesonero	95946
Robin Davidson Lloyd	95959	Jess Schmidt	95945
Jesse Golden	95922	Damon Conant	95945
Dan Scanlon	95959	Sean Mooney	95960
Justine Till	95959	Matthew Green	95945
Cathy LeBlanc	95922	Christen Watson	95945
Heather Hart	95945	Jeffery Mathewson	95945
Raymond Davey	95712	Garett Lewis	995959
Steve Beals	95945	Chris French	95959
Mary Eve	95945	Marja Hichs	95959
Mariane Boll-See	95949	Oliver Ambrosio-Tully	95977
Erica Coker	95945	Robert Hunsaker	95959
Jesse Gardaner	95968	Laurel Hunsaker	95959
Bonnie Coker	95945	Jolene Mulligan	95945
Ken Forcier	95945	David Sand	95945
Melissa Atwood	95945	Sandra Safran	95946
Mary O'Brien	95945	Valerie Dare	95959
Elizabeth Darshan	95945	Kimberly Ewing	95959
CiCi Stewart	95945	Jared Witkofsky	95959
Teresa Badour	95946	Jonathan Walker	94960
Helen Bradshaw	95945	Nancy Ramsey	95945



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Fred nichols	95946
Ellen Dana	95959
Heidi Breuer	95945
Jay Morgan	95949
Bob Branstrom	95945
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Jacquie Weills	95954
Christian Schweter	95945
Jack Hinman	95959
Cathy Clemo	95946
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Brittany Meyers	95946
Julie Davis	95918
Raven Steele	95945
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Janie Kesselman	95960
Douglas Cracraft	95945