



**NEVADA
COUNTY**
CALIFORNIA

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NEVADA COUNTY BOARD OF SUPERVISORS
BOARD AGENDA MEMO

MEETING DATE: January 27, 2023

TO: Board of Supervisors

FROM: Jeffrey Thorsby, Senior Management Analyst

SUBJECT: Board of Supervisor's Informational Items

RECOMMENDATION: Receive issue briefings and engage in discussion on any desired direction.

FUNDING: N/A

BACKGROUND: As a part of the process to prepare the Board's annual workshop, the County Executive Officer and workshop facilitator met with each Board member to identify their desired topics of discussion for the workshop. In response to the Board's feedback, several additional topics were requested to be discussed that include a) an overview presentation on Hipcamp, a web-based platform that facilitates recreational uses and overnight stays on private property, and b) a discussion on consideration of a good neighbor policy that aims to mitigate impacts of noise nuisances related to reoccurring complaints. In addition, staff anticipates the need for a time to allow for additional Board discussion as needed. Therefore, the following are slated for discussion:

Overview Presentation on Low-Intensity Camping by Cassandra Prenn-Vasilakis, Government and Community Relations Manager of Hipcamp.

Hipcamp is a web-based platform - similar to platforms like Airbnb, Tentrr, The Dyrtr, and Glamping Hub - that facilitates recreational uses and overnight stays for profit on private property. These overnight stays include tent camping, RV camping, cabins, short-term rentals, treehouses, and glamping sites. Hipcamp was started in California in 2013 and is now a global platform operating in the United States, Canada, Australia, and the United Kingdom, enabling visitors to find, reserve, and stay at locations owned by local landowners, often referred to as Hosts. Current Nevada County code allows for low-intensity camping per Nevada County Land Use and Development Code Section L-II 3.6 Campgrounds and Camps, Low-Intensity.

Currently, Hipcamp estimates an economic impact of \$886,000 in spending in Nevada County annually by users of Hipcamp alone. As such, Cassandra Prenn-Vasilakis, the Government and Community Relations Manager of Hipcamp will provide the Board with an overview presentation on Hipcamp and low-intensity camping in Nevada County.

Issue Briefing on Good Neighbor Policy

While Nevada County regulates certain events on private property per its Outdoor Event Ordinance, private gatherings on private property are not subject to the Event Ordinance. Thus, nuisance from noise is largely unregulated in the unincorporated area of the county outside of noises from animals, encroachment permit work, airport work, and firearms. And even though the Land Use and Development Code does address some noise limitations for certain land uses, issues are addressed administratively, which does little to resolve complaints in real-time. For complaints outside of applicable restrictions, law enforcement has little or no authority to resolve these disputes if no clear violations of law are witnessed by law enforcement personnel or where a complainant chooses to not pursue the necessary legal actions.

However, the establishment of a “noise ordinance” that restricts noise to certain decibel levels to allowable times brings its own practical challenges, as it would require law enforcement to both a) witness the action, b) have an ability to measure the decibel of the noise to ensure its infraction, and c) record the measurement as evidence of an infraction. While not impossible, it would have fiscal impacts, practical limitation and could impact other enforcement activity with higher criminal priority.

The City of Grass Valley established a Good Neighbor Policy with the purpose to provide administrative and civil remedies against property owners who permit, allow, or fail to prevent ongoing behaviors and activities to occur on their properties that compromise public health and safety. Specifically, the Good Neighbor Policy allows the Grass Valley Police Department to issue notice to a property owner or tenant when it has been determined that four or more verifiable safety violations have occurred within a twelve-month period. If a subsequent verifiable violation exists after the thirty-day period that led to the initial notice of safety violation, within twelve months, an administrative citation may be issued to the property owner or tenant. A good neighbor policy can help provide law enforcement with the applicable policy mechanism to take meaningful actions to repeating offenders based upon applicable discretion and guidance without the practical limitations that a noise ordinance would have.

Therefore, Nevada County Community Development Director Trisha Tillotson, will provide the Board with a short issue briefing.