



Friends of Banner Mountain Est. 1984



FBM
PO Box 833
Nevada City, CA 95959

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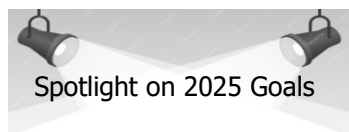
Jeff Peach

Firewise Coordinator

Jeff Peach

Members At Large

Andrew Wilkinson



- Education and Outreach.
Please visit our webpage for information on maintaining the beauty and safety of our mountain.
- Meeting you in person!
Learn more about our Firewise Community by joining us at the Madelyn Helling Library on Tuesdays at 5pm, on Jan 28, April 29, July 29, and October 28.

June 24, 2025

Tyler Barrington, Principal Planner
Nevada County Planning Department
950 Maidu Avenue, Suite 220
Nevada City, CA 95959

Dear Mr. Barrington,

The Board Members of the Friends of Banner Mountain (FBM) appreciates this opportunity to provide input on the proposed ordinance to allow recreational vehicles (RVs) as primary dwellings on Banner Mountain. FBM is a 501(c)(3) organization whose mission is to ***“Protect Banner Mountain and its natural and cultural resources for the benefit of residents, visitors, and future generations.”***

We understand that Nevada County is seeking public input on appropriate zoning, parcel size, and other considerations to ensure the proposed RV ordinance is consistent with community character and addresses the needs of the citizens of Nevada County. The FBM Board appreciates the Board of Supervisors' intent to provide affordable living spaces for the unhoused. We believe such an endeavor must be approached with great caution in our very high wildfire risk area to avoid unintended consequences such as increased traffic congestion on already inadequate evacuation routes off Banner Mountain. Increasing the numbers of RVs that are occupied year-round in Banner Mountain's dense forests, particularly in areas without fire hydrants, water tanks or safe evacuation routes, amplifies the wildfire risk for RV occupants and all of us on Banner Mountain. FBM is also concerned that without appropriate guidelines and enforcement this ordinance could adversely affect the safety and quality of life in Banner Mountain's rural community. FBM requests the Planning Department and the Board of Supervisors ensure that the ordinance includes a process for permitting year-round RV occupancy and for monitoring compliance with those permit conditions. In addition to complying with Nevada County Code Section 12.03.150 - *Recreational Vehicle Use and Temporary Occupancies*, please consider including the following suggestions as you develop the proposed ordinance:

- Defensible space requirements of 100 feet from RVs to mirror the legalized cannabis grow ordinance.
- Proposed RV location has close access to a fire hydrant or Fire Marshall approved water tanks.
- Proposed RV location has close access to an evacuation route that can support the increased vehicle and RV traffic load during an emergency.
- Placement of RVs proposed for full-time occupancy should be limited to:
 - an owner-occupied or owner adjacent parcel.
 - certified connection to a septic system.
 - a certified electrical connection which will also ensure generators will only run during power outages.
 - one RV per parcel within the density options allowance.

- Restrictions on blight that may be reported to code enforcement for remedy.
- Restriction on noise, between 10pm-8am, that may be reported to code enforcement for remedy.
- Restrictions on using full occupancy RVs as rentals or on platforms such as Airbnb and VRBO.
- Definition of RV is a recreational vehicle in good operational condition and equipped with full bathroom and kitchen facilities.

Implementation and enforcement of this ordinance would require a consistent and reliable funding source to support permitting and annual monitoring to assess compliance with permit conditions. FBM believes that the County should commit to staffing to assure owner/landlord compliance with this ordinance, similar to the dedicated Code Enforcement officer that monitors permitted cannabis grows.

FBM strives to support our community with initiatives that are in alignment with our mission and the efforts of our dedicated Banner Mountain Firewise Community volunteers. Supporting good neighbor interactions and neighborhood safety are core values. We appreciate the opportunity to assist the County in ensuring the ongoing success of this innovative alternative housing proposal.

Sincerely,

Edward Sylvester

/Edward Sylvester, President

cc: Brian Foss, Planning Director

Danny Milman, District 1 Representative, Planning Commission

Heidi Hall, Chairperson, District 1 Representative, Board of Supervisors