

Dear Mendocino County Board of Supervisors,

I am perplexed about 20.168.040 - Use of a Trailer Coach.

Why does it exist in the form in which it's currently written?

I had one person in Building and Planning say to me that it's the County's intention that I live in a safe home. Considering that it was safe for me to live in my current very comfortable and functional trailer in the town of Fort Bragg in a mobile home park and it is safe for me to live in it for 2 years from the time that I file my building permits, then it stands to reason it is safe for me to live in it at all times.

I don't understand the reasoning that it's okay to live in my trailer in some places for as long as I want but not on my own property??

The only logical reason that I can think of for the code to exist at it is currently written is not to have a whole bunch of people and trailers to move on to a property and not take care of the sewage. I would not want to be a neighbor to something like that on a property next door to me nor as someone who cares deeply about our environment and our wonderful Mendocino County land and water resources.

Unfortunately, we have hundreds if not thousands of unpermitted trailers all over the county. All flying under the radar. I wonder if any of you even know how many are out there? How many are dumping sewage on to the land and in to waterways? I see this as a problem not unsimilar to illegal cannabis grows. (And I'm quite positive there are illegal cannabis grows with trailers on the properties.)

Before I discuss the code further I'd like to list the benefits of living in a trailer.

At the top of the list is my carbon footprint. I used an online tool, carbonfootprint.com, and my carbon footprint calculated is 1.5 metric tons per year. The global target to combat climate change is 2 metric tons per year. If anybody is interested in more details of how I am able to achieve that number including my energy use, the insulation characteristics of the trailer and my conversion of all lighting to LED I will be happy to provide it.

I have attached the graphic to this email. Please try the calculator on yourselves and see how you do.

I tried to find a carbon sequestration calculator but they are only available for large farms and didn't work very effectively for my small one. I don't think that it is unreasonable for me to conclude that I am actually carbon positive. How many of our Mendocino County residents can say that? We probably have no idea but that's an entirely different discussion.

Also very high on the list is disaster preparedness. I have an on board 5.5kw Cummins Onan generator with a 20 gallon gas tank, two 6V marine batteries, a 150 gallon fresh water tank, an 8 cu ft electric/LP refrigerator and freezer that automatically switches over to propane in the event of loss of AC power. And, get this, a built in 40 gallon gas station! (The type of trailer I have is called a toy hauler which is meant to haul your toys which are motorcycles and ATVs. I

personally use the back 16 feet of that space for my home office - which means I could work remotely from home if I could find a job anywhere in the County for a BSEE/MBA.) And, finally this trailer can be hooked to a truck and towed to a more safe location in the event of a fire or other natural disaster.

There are also the many wonderful amenities of living in a nice trailer. I'd like to brag about them all day, but one I will mention is what I'm able to cook in my Tiny Kitchen. Everything on my recipe page has been cooked in this trailer, my home. <https://wildwomankitchen.com/> Most of the appliances I dragged all the way up here from San Jose and paid to store in two different storage units have been sitting out in my Tuff Shed unused.

Back to the code. I was able to apply for a trailer permit without providing any information whatsoever about the sewage plan. In my case, I'm hooked to Carl Rittiman designed sewage and septic system to where both my black and gray water are automatically pumped. I know of others that use black water pump out services. Who the heck knows what's going on out there in the wild, wild trailer west? In my case it's relatively easy, I just describe the sewage system and when the permit inspector comes out they can verify that it's hooked up and working. In fact, I've already demonstrated that to Gretchen McLaughlin, our local inspector. In the case of pump out services being used I don't have a great idea off the top of my head. In the case where sewage is just being dumped there must be a way to verify that through inspection.

And finally, the code as it is written seems to be in direct conflict with the Board of Supervisors' goal to improve the housing situation here in Mendocino County. I could not find a decent place to live for the entire first year I lived up here. Three different 30-day (the legal limit) stays in Motel 6 and three different stays in Airbnb residences and all three of those were disasters. My prepared RV pad can accommodate a second RV and my septic system is designed to handle that as well. That space could be used for a farm worker which I desperately need. Or I rent it out during vacation season and try and make some money that way. I was on track to break even here on the farm last year before covid hit. But that's an entirely different discussion.

I have been trying to engage the Board of Supervisors on this for about a year and a half now. I would very much appreciate a speedy reply and a plan to start a discussion.

Sincerely,
Anna Stockel