



Recovery and Rebuilding:

Travel Trailers, Recreational Vehicles & Other Temporary Accommodations after the CZU Lightning Fire

Meeting Housing Needs During Disaster Recovery

Occupying recreational vehicles (RVs) and other types of temporary structures or accommodations is allowed with approval of an administrative Temporary Permit ("TP") issued by the County Planning Department. TPs may be issued for sites in the burn area that were damaged by the fire, and for sites that are not in the burn area when the temporary accommodation houses people who were displaced by fire. The TP will be issued by staff after an expedited review, to ensure that basic safety and habitability standards will be achieved. Temporary accommodations approved through a TP are not required to meet all current standards that apply to permanent uses or structures. This approach can support temporary or phased occupancy while rebuilding.

In some cases, a "Temporary Occupancy Permit" ("TOP") issued by the Building Official, a different type of Temporary Permit, may also come into play. For example, a TOP can allow habitable occupancy of a structure that is undergoing repair.

Temporary accommodations can be authorized by County Planning Department staff on fire-damaged sites only after the site has been cleared of debris and hazardous material and is certified as safe by the County Environmental Health Services agency. There is information specific to accomplishing debris removal on the County fire recovery web site at:

<http://www.sccoplanning.com/PlanningHome/recoverandrebuilt.aspx>

Separate from debris removal, in some areas a proposed location will need clearance from a geologist evaluating geologic hazards before it can be inhabited.

Temporary Permit – Basic Requirements

Temporary Permits may be issued on any parcel that allows single family residential uses, subject to the issuance of a Temporary Permit and provided that the temporary accommodation has an approved source of water, sewage disposal system, source of electricity and in certain areas, geologic hazard clearance. Use of generators is prohibited as a source of energy. Note that self-contained RVs and self-contained Tiny Homes that are on a chassis and therefore designated as an RV, are not required to be connected to electric utilities, sewer, or water, although this is strongly encouraged. You may access the Temporary Permit application here: https://www.sccoplanning.com/Portals/2/County/Planning/CZU_Fire/Temp%20Residence%20Permit%20Application%209.9.20.pdf

Temporary accommodations may include, but are not limited to, trailers, recreational vehicles (RVs), tiny homes, temporary modular structures, storage containers or yurts that are modified to meet

building code standards for habitability, and similar configurations, as well as existing legal structures that have not previously been habitable. Basic habitability, safety and housing standards must be met by any type of proposed accommodation or structure. For more information on habitability requirements contact: FireRebuild@santacruzcounty.us

Number of RVs or Temporary Accommodations or Structures: A maximum of one (1) temporary accommodation for habitation is allowed on any residentially, agriculturally or commercially-zoned parcel that allows residential uses and where the unit can be served by the septic/sewer capacity or includes a self-contained system. On sites within the burn area that had more than one legal dwelling, additional temporary accommodations for habitation may be considered up to the number of such dwellings that existed before the fire and where it can be shown that the temporary accommodations will not impede the reconstruction of the permanent replacement units.

Time Limitation: Temporary Permits are valid for an initial period up to three years, with further one-year extensions possible if the rebuild is in process. For temporary habitable accommodations on parcels located outside of the burn area, proof will be required that the structure is inhabited by displaced persons who are still in the process of reconstruction. The Temporary Permit will expire once final inspection of the new home is complete.

Location of Temporary Habitable Accommodations

On sites located outside of the burn area, temporary housing must be installed within the property boundaries and outside of any front, rear, or side yard setbacks. Please verify that the setbacks for your parcel are shown on your plot plan and are consistent with the zone district. Temporary accommodations cannot encroach on any existing drainage, utility or access easements and shall avoid septic and leach field areas and other site constraints.

Within the burn area temporary housing shall be located outside the boundaries of any recorded easements but may be located within zoning ordinance setback areas, other than riparian setbacks, if such placement of the temporary accommodation is necessary to allow for unobstructed reconstruction on the site. For information on zone districts go to the Planning Department website at www.sccoplanning.com. Zone district information is available via the link "Mapping & GIS", select the "Zoning" overlay. Zone district setbacks are available via the link "County Code", setbacks and other site and development standards are set out in Code section 13.10.323(B).

NOTE: Temporary residential uses shall not be allowed in an area with health and safety hazards as determined by the Planning Director and no County approval or permit for temporary residential use of a recreational vehicle or other structure located within the burn area shall be issued until the site is cleared of debris and hazardous materials, screened by a geologist (in some areas), and certified for use and reconstruction.

Standards

Except for existing legal structures, temporary accommodations and temporary structures for habitation are limited to those that are not on a permanent foundation and that can be removed from a site after expiration of the Temporary Permit. Issuance of a Temporary Permit shall not be interpreted as an indication that permanent permitted status will be achieved in the future.

Note: If the temporary structure is proposed to remain, located either within or outside the burn areas, a Building Permit will be required consistent with the standard application process. Manufactured homes, modular homes, and some tiny homes may be able to be approved as either the primary unit or an Accessory Dwelling Unit (ADU). Note: for ADUs there are size limitations and standards that must be met. For fire recovery purposes, the County will permit construction of an

ADU in advance of permitting the replacement home that it would be accessory to. For more information on ADUs please refer the Planning Department website at www.sccoplanning.com, under the link "Accessory Dwelling Units".

"Modular Homes" or "Mobile Homes" must be approved through the California Department of Housing & Community Development (HCD) as a manufactured or factory-built home.

"Tiny Homes" and other structures must meet the requirements and be certified by the appropriate State Agency as a Manufactured Home ("MH"), Factory-Built Housing ("FBH"), Recreational Vehicle ("RV"), Park Trailer ("PT"), Camping Cabin ("CC"), or meet and be reviewed and inspected for compliance, with the California Residential Code or California Building Code (CRC or CBC).

Occupancy of existing legal structures that are not currently permitted for human habitation, or of structures that have sustained partial damage in the recent fire, as well as occupancy of a portion of a replacement dwelling before the building is completed, requires the issuance of a Temporary Occupancy Permit by the County. Under the California Building Code, temporary occupancy may be approved if the Building Official can make the finding that no substantial life, safety, or health hazards exist by allowing occupancy of the building. Prior to approving a Temporary Occupancy Permit, Planning Department staff will verify that all required approvals, including but not limited to zoning, water / well, septic or sewer, encroachment and fire safety are obtained as needed. In addition, a building inspector will inspect the building to verify that it is safe for occupancy. Additional work or corrections to existing work may be required before temporary occupancy is approved by the Building Official. For more information on habitability requirements for structures contact:

FireRebuild@santacruzcounty.us

Except for self-contained recreational vehicles (RVs), all temporary residential structures or accommodations shall be connected to an approved source of water meeting one of the following criteria:

1. Public water supply, (contact the appropriate water agency for requirements);
2. Existing well that has been approved by the County Environmental Health Services Agency as producing water that is safe for domestic consumption; or
3. Other water source approved by the County Environmental Health Services Agency.

Except for self-contained RVs, all temporary residential structures or accommodations shall be connected to an approved sewage disposal system meeting one of the following criteria:

1. Public sewer system, (contact the County Sanitation Department at dpw.lateralprogram@santacruzcounty.us);
2. Existing on-site sewage disposal system that has been approved by the County Environmental Health Services Agency to be intact, adequately sized, and functioning following the disaster; or
3. Other method of sewage disposal approved by the County Environmental Health Services Agency.

Except for self-contained RVs, all temporary residential structures shall be connected to an approved source of electricity meeting one of the following criteria:

1. Permitted electrical service hook-up (PG&E); or
2. Other power source approved by the County Building Official or Planning Director.

Siting and Sewage Connection considerations: Vehicles (e.g. RVs and Tiny Homes on wheels) shall be placed on level areas. Work to create a level area for vehicle placement or to create access to a level area may require a separate grading permit from the County Planning Department. Construction of retaining walls to create a level area requires a separate building permit. Sewage connections should

be made to allow for gravity flow to disposal location, otherwise a grinder pump will be required. Connections to septic tanks shall be made at the inlet end.