

**SANTA CRUZ COUNTY PLANNING DEPARTMENT POLICY/ORDINANCE
INTERPRETATION**

Interpretation No.: AG-CT (Agricultural Caretakers' Units)

Effective Date: 11/04/10

Originally Issued:

Questions

1. *Does the "ten-year since manufactured limitation" apply to temporary agricultural or timber caretaker's mobile homes?*
2. *What sort of foundation system is required?*
3. *Should the building permits for these mobile homes be processed over-the-counter or routed to other agencies?*
4. *Should we require the payment of capital improvement fees?*
5. *Should we use the same processes for time extensions?*
6. *Is there a cap on the number of allowable discretionary permit time extensions?*

Applicable Ordinance Section(s)

13.10.631(d): Regulations for Agricultural Caretakers' Mobile Homes
and Travel Trailers

INTERPRETATION:

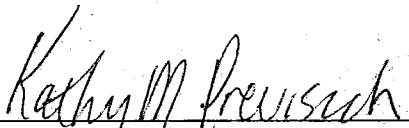
1. The requirement, found in Section 13.10.682, that the mobile home be manufactured within ten years prior to the date of the application for the issuance of a permit to install the mobile home does not apply to temporary caretaker's mobile homes.
2. Either an engineered foundation or HCD Standard Plan Approval (i.e. jack and tie-down system) or equivalent system approved by the Building Official is required. Site conditions could require the preparation and compliance with a geologic or soils report.
3. Temporary caretaker's mobile homes require discretionary approval. Concurrent processing of the discretionary and building permit applications is encouraged. The application should be routed to Building, Zoning, Fire, Environmental Health and Environmental Planning (if appropriate). If the building permit and discretionary permit are submitted concurrently, the project planner can rely on the reviewer's comments on the building permit application and separate routing of plans for the discretionary application is not required.
4. No capital improvement fees are due for these temporary uses.
5. Time extension requests should route to Building, Environmental Health and the Project Planner. The goal of the time extension process, in addition to confirming that the use is still necessary, is to ensure continual compliance with the standards found in Section 13.10.631(d)4.
6. There is no cap on the number of allowable discretionary permit time extensions.

Reason:

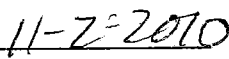
The County Code allows temporary caretaker's mobile homes for agricultural or timber purposes for an initial period of five years. Time Extensions in five year (for agriculture) or one year (for timber) increments are also allowed. In practicality, these uses, while temporary, can act as long-term housing. As such, it is appropriate that longer-term health and safety concerns be addressed through the permit process. To address seismic and wind resistance issues, an appropriate foundation listed above is required.

To reduce the permit processing costs, concurrent processing of the discretionary and building permit applications is encouraged which reduces the number and cost of plans. When this occurs, routing to the other land use agencies will occur with the building permit application only and the project planner can use this information in preparing the staff report.

As existing mobile homes previously approved may not meet the requirements in this Policy Interpretation, part of the review of subsequent time extension requests will include compliance with the health and safety features as described in Section 13.10.631(d)4.



Kathy M. Previsich, Planning Director



Date