

## LOCAL GOVERNMENT TOOLKIT

### SONOMA COUNTY

#### Main Recovery Websites

<https://www.sonomacountyrecovers.org/housing-opportunities/>

<https://srcity.org/2675/Rebuilding>

#### Ordinances/Resolutions

City	County	Topic	Summary
	x	Prohibition on new Vacation rentals	Applications for vacation rental permits have been suspended for 60 days (from December 5th).
	x	Residential Use of RVs and Travel Trailers	All types of recreational vehicles and travel trailers will be allowed within and outside burn area with an emergency temporary permit.
	x	Safe Park Program	Safe Parking Programs enabled at County-owned properties allowing persons living in RVs, trailers, campers, and other vehicles to be parked overnight with some services provided (bathrooms, showers, and warming stations). Safe parking will also be allowed on private properties (i.e. churches) subject to approval of Community Development Commission.
	x	Seasonal Farmworker Housing	Term of occupancy extended beyond 180 days to remain open year round
	x	Rental/Use of Guest House, Pool Use or Residential Accessory Structure	Rental of use of guest housing, pool housing and other residential accessory structures allowed for persons displaced by fire.
	x	Replacement Childcare and Schools	Allowed without a use permits in certain zones
	x	Long-term rentals	Long-term Rental of Visitor Serving Uses is allowed, including bed and breakfast inns, resorts, agricultural farmstays, promotional marketing accommodations and similar uses
	x	Non-Conforming Structures	Expansion of Damaged Nonconforming Residential Structures is allowed to incentivize the construction of additional living areas, accessory dwellings and junior dwelling units.
	x	Development impact fees	Development impact fees for schools, parks, traffic, sewer, water and affordable housing do not apply to reconstruction of an existing structure with the same floor area. Impact fees may apply to additional floor area beyond the original structure, in some cases, such as when a bedroom is added.
	x	Permit Fees	Permit processing fees such as building permits and land use permits will apply to reconstruction and are generally covered by insurance. However, fee reductions or waivers may be considered by the Board of Supervisors for those that are uninsured or underinsured.
	x	Incentives for constructions for new ADUs	Development impact fees that are typically charged on new residential units to cover the cost of improvements needed for traffic and parks has been reduced or waived for new accessory dwelling units in the burn areas. The fee reduction is intended to encourage construction or installation of accessory dwelling units to house fire victims while rebuilding or add to the rental housing stock. For ADUs less than 750 square feet, 100% of fees are waived. For units greater than 750 square feet up to 1000 square feet, fees will be reduced to 50% of typical fees.
x	x	Sewer Service Charges and Temporary Connections	authorizes proration of annual sewer charges for residents whose homes were damaged or destroyed in the Sonoma Complex Fires and allows customers displaced by the fires to temporarily connect recreational vehicles and other temporary housing to sanitation districts and zones operated by the Water Agency.
x		Accessory Dwelling Units	ADUs are allowed with single family dwellings, and can be occupied prior to the completion of the single family dwelling. Construction of a new detached accessory dwelling unit will be allowed alongside the reconstruction of a single-family dwelling. Building permit applications for the new detached accessory dwelling unit will be processed based on application submittal date. Associated Impact Fees will be reduced or eliminated depending on the square footage of the additional unit.
x		Demolition Applications	Applications for properties in the Resilient City zone will expedited all and fees will be waived
x		Expedited Review Process	Any new or reconstructed property that complies with all existing Hillside and Design standards, that previously require approval of the Design Review Board or Planning Commission, will now be reviewed at the discretion of the Director of Planning and Economic Development. Any applicable Hillside Development and Design Review application fees will be waived.
Other Efforts			
x	x	Aggregate Rental Housing Listings	<a href="http://find-a-rental-srcity.connect.socrata.com/">http://find-a-rental-srcity.connect.socrata.com/</a>
x	x	Season of Sharing (SOS) Fund Grants	Special assistance grants to low-income residents for up to \$3000. Through April 30, 2018, residents can apply for a special assistance grant at one of the Sonoma County partner agencies. Oversight of the Program is provided by the County Human Services Department <a href="https://www.sonomacountyrecovers.org/sos-fire-related-grants-offered-low-income-residents/">https://www.sonomacountyrecovers.org/sos-fire-related-grants-offered-low-income-residents/</a>
x		Resilient City Fact Sheet	The City of Santa Rosa has instituted Resilient City zoning to assist all building owners in Santa Rosa's city limits impacted by the fire. Information on the applicability and approach of Resilient City rebuilding is available at <a href="https://srcity.org/2720/Quick-Facts">https://srcity.org/2720/Quick-Facts</a>
x		Resilient City Rebuilding Permit Center	dedicated to fire recovery. The Resilient City Permit Center is located at City Hall, 100 Santa Rosa Avenue in Room 6, and is open Monday thru Friday from 8am to 5pm. This additional permit center is staffed by experienced professionals equipped and ready to assist the Santa Rosa community with plan review and permit issuance related to fire damage. Staff are also available to answer questions and assist property owners as they navigate through each phase of the rebuilding process. The separate center will allow for an efficient process enabling projects to move forward quickly and collaboratively, while focusing on safety and building code
x		Resilient City FAQ	<a href="https://srcity.org/2674/Resilient-Cities-Overview">https://srcity.org/2674/Resilient-Cities-Overview</a>
x	x	Rebuilding Sonoma County	Information website from the North Coast Builders Exchange - provides list of qualified contractors and tips on rebuilding. <a href="https://rebuildingsonomacounty.com">https://rebuildingsonomacounty.com</a>

LOCAL GOVERNMENT TOOLKIT

LAKE COUNTY  
Main Recovery Website

[http://www.co.lake.ca.us/Government/Directory/Community\\_Development/Disasters.htm](http://www.co.lake.ca.us/Government/Directory/Community_Development/Disasters.htm)

Ordinances/Resolutions

Topic	Summary
Anti-price gouging on rentals	Until state of emergency is over, it is unlawful to rent or lease a dwelling for more than the average retail price, unless it can be proved the excess is directly attributed to costs. Until state of emergency is over, it is unlawful to evict an existing tenant or lessee to rent or lease a dwelling for more than the average retail price, unless it can be proved the excess is directly attributed to costs.
Temporary Gate Fee	Creates a public tipping fee for the Clayton Fire debris at the Eastlake Sanitary Landfull of \$9.22/cubic yard, or \$65/ton
Other Efforts	
Temporary Housing Policy	<a href="http://www.co.lake.ca.us/Assets/Departments/CDD/Valley+Fire/Temporary+Housing+Policy.pdf">http://www.co.lake.ca.us/Assets/Departments/CDD/Valley+Fire/Temporary+Housing+Policy.pdf</a>
Rebuilding After the Fire FAQ	<a href="http://www.co.lake.ca.us/Assets/Departments/CDD/Valley+Fire/2015+Valley+Fire+FAQ+January+2016+update.pdf">http://www.co.lake.ca.us/Assets/Departments/CDD/Valley+Fire/2015+Valley+Fire+FAQ+January+2016+update.pdf</a>

**MENDOCINO COUNTY**

Main Recovery Website

<https://www.mendocinocounty.org/community/fire-recovery>  
<https://www.mendocinocounty.org/community/fire-recovery/rebuilding>

**Ordinances**

Topic	Summary
<b>Travel Trailer Use on Private Property</b>	allows for use of trailer coaches via administrative permit; waives administrative permit fees; permit requires either 1) evidence of damage in the fire zone or 2) evidence a contractor has been hired to rebuilt damage in the fire
<b>Rebulding After the Fire FAQ</b>	<a href="https://www.mendocinocounty.org/home/showdocument?id=13493">https://www.mendocinocounty.org/home/showdocument?id=13493</a>

**Other Efforts**

<b>Disaster Recovery Center</b>	the DRC offers a continuation of services from the previous Local Assistance Center (LAC) operated at Mendocino College. The DRC offers a one-stop-shop for disaster assistance for residents affected by the devastating October 2017 wildfires. Jointly operated by the State of California’s Office of Emergency Services (Cal OES) and the Federal Emergency Management Agency (FEMA), this multi-agency center includes representatives from local, state, and federal agencies, non-profit agencies, counseling services, and other support services.
<b>NCO Fire Relief Fund</b>	The North Coast Opportunities (NCO) Wildfire Relief Fund seeks to assist those facing hardship by providing direct monetary aid to people who have suffered loss as a result of the fires. Relief will be disbursed in the form of cash grants. Grants will be awarded by committee determination and are intended to meet immediate needs for clothing, shelter, transportation, food, and/or home cleanup and repair. Grants will be given based on available funds. Those determined to have the greatest need will be given a higher priority in the process.
<b>Temporary Trailer</b>	Urgency ordinance that allows for the installation, use and temporary occupancy of trailer coaches (which includes recreational vehicles and mobile homes) on properties destroyed or damaged and made uninhabitable by the Redwood Complex fire. Effected residents may apply for an administrative permit using the form below. Administrative permits shall be issued only after requirements for health and safety standards are met.
<b>Community Meetings</b>	Recorded and available on County's website via YouTube - includes audience Q&A with local, State and Federal Agency partners. <a href="https://www.mendocinocounty.org/community/fire-recovery/community-meetings">https://www.mendocinocounty.org/community/fire-recovery/community-meetings</a>
<b>E-Notification Registration</b>	Sign up for notification emails to stay current on fire recovery assistance, the rebuilding procedss and community meetings - <a href="https://www.mendocinocounty.org/community/fire-recovery/recovery-enotification">https://www.mendocinocounty.org/community/fire-recovery/recovery-enotification</a>

NAPA COUNTY

Main Recovery Website

<https://www.countyofnapa.org/2225/Rebuilding-After-the-Fire>

<https://www.countyofnapa.org/589/Planning-Building-Environmental-Services>

Ordinances

Emergency Ordinance Policy Manual

See "Rebuiding After the Fire " webpage; scroll to the very bottom under Planning

Topic	Summary
<b>Building Codes and Ordinances</b>	All rebuilds, additions, and expansions must comply with current Codes. Under 50% rebuild will not be treated as new construction. Structures built within last 7 years can be rebuilt with existing plans and permits
<b>Code Compliance</b>	For 12 months, code enforcement will not be applied, unless it poses imminent threat
<b>Demolition and Debris Removal</b>	Properties in which debris has not been removed within one year may be deemed a nuisance and enforcement may be taken.
<b>Erosion Control Permits</b>	Temporarily suspends requirements for winterization inspections
<b>Extension of Time for Use Permits and Ministerial Permits</b>	Allows for modification of time extensions for discretionary and ministerial permits
<b>Legally Non-Conforming Users</b>	Directs the Director to the current Legal Nonconformities Ordinance to make accommodations for legally non-conforming structures impacted by the disaster
<b>Permit Approvals</b>	Where a declared local emergency affects the ability to implement adopted mitigation measures and/or conditions of approval associated with prior County permit approvals, owners are advised to consult with PBES staff regarding options for ensuring future compliance including modification of the permit and/or California Environmental Quality Act (CEQA) document
<b>Property Tax Assessment</b>	For tax purposes, a primary residence rebuilt anywhere on the same parcel will maintain Proposition 13 base year value as long as it is rebuilt residence meets all other requirements in terms of size and quality.
<b>Rebuild Permit Policy</b>	Rebuild permits will be given priority over other pending applications. Specific staff from the Planning, Fire and Public Works departments will be assigned facilitators to assist in the issuance of rebuild permits and available to meet one-on-one to discuss questions and provide pre-application meetings.
<b>Road and Street Standard (RSS) Requirements</b>	Rebuilt structures will not be subject to RSS requirements if 1) replacement structure is no larger than 125% original and 2) fire marshal determines driveway is not a delaying factor.
<b>Set Back Requirements</b>	Rebuild structures may be rebuilt with previous setback rules.
<b>Status Report</b>	Requires the Director to provide regular reports to the Board regarding the effectiveness of disaster recovery efforts, including but not limited to the number of rebuilding permits, processing times, and valuation of construction.
<b>Temporary Housing</b>	Mobilehomes, travel trailers or recreational vehicles without permanent foundations allowed on property if primary residence was red-tagged as destroyed or damaged beyond repair. Must obtain permit to ensure adequate temporary connection to utilities for one year, with option of time extension. All temporary housing must be removed prior to the issuance of a Certificate of Final Occupancy of the primary residence.
<b>Temporary Utility Connections</b>	Temporary connections can be made for one year. Requires special permit to ensure adequate health and safety. May grant extension if active building permit is on file.
<b>Temporary Uses</b>	May allow alternative uses equivalent to existing, legally established uses that have damaged or destroyed structures located within the area impacted by local emergency.
<b>Viewshed</b>	Directs the Director to review the viewshed protection program to provide process for streamlined rebuild applications.
<b>Water Supply</b>	if damaged/destroyed structure had undamaged on-site water supply, can disinfect and reconnect without approval. If water supply was damaged, permits needed and must be to current health standards.
<b>Wastewater</b>	May replace structures without meeting current wastewater standard if rebuilt structure doesn't exceed 25% of original structure size and no new bedrooms are added.

Other Efforts

**Post-fire Farmland and Open Space Restoration Resources** <http://naparcd.org/post-fire-resources-for-managing-your-land/>

LOCAL GOVERNMENT TOOLKIT

YUBA COUNTY

Main Recovery Website

[http://www.co.yuba.ca.us/Departments/Community%20Development/cascade\\_recovery.aspx](http://www.co.yuba.ca.us/Departments/Community%20Development/cascade_recovery.aspx)

Ordinances / Resolutions

Topic	Summary
<a href="#">Fees</a>	<ul style="list-style-type: none"><li>- authorizes head of each County Department to defer, alter, and/or waive fees established by Yuba county ordinance</li><li>- expedite and/or provide priority to any fee waivers and/or permitting activities to the Cascade fire</li><li>- seek fee reimbursement from propoerities with insurance up to the amount covered by insurance, seek other non-county funding needed to cover gaps in costs</li></ul>
Other Efforts	

LOCAL GOVERNMENT TOOLKIT

NEVADA COUNTY

Main Recovery Website

<https://www.mynevadacounty.com/2357/Lobo-and-McCourtney-Fire-Recovery>

Ordinances

None

Other Efforts

Fees

The Building Department Director has Authority to waive permits fees due to disaster etc. For folks that lost their home there will be no permit fees if structure was previously permitted or built prior to 1970's.