



## Staff Report to the Zoning Administrator

Application Number: **211006**

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**Agenda Date:** February 19, 2021

**Agenda Item #:** 1

**Project Description:** Proposal to allow for the placement of temporary structures on parcels within the coastal zone for periods of up to three years (with up to three possible one-year extensions as may be warranted in the future), until a permanent replacement structure has been constructed. Structures may include temporary residential structures to provide short-term accommodations for people who have lost their homes in the CZU lightning complex fire, temporary commercial uses in association with existing businesses impacted by the CZU Fire, temporary storage buildings, and similar structures related to assisting survivors with recovery and rebuilding. Requires a Master Emergency Coastal Development Permit.

**Location:** Properties will be located at various locations within the Coastal Zone of Santa Cruz County, mostly within the North Coast Planning Area.

**Permits Required:** Master Emergency Coastal Development Permit

**Supervisory Districts:** 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> Districts (District Supervisors: Manu Koenig, Zach Friend and Ryan Coonerty)

**Staff Recommendation:**

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 211006 based on the attached findings and conditions.

**Project Background**

The CZU Lightning Complex fire was an extensive group of wildfires that burned in northern Santa Cruz County and southern San Mateo County starting in August 2020. The fires, which were started as the result of a thunderstorm on August 16, 2020, burned a total of 86,509 acres and were not fully contained until September 22, 2020. On December 23, 2020 Cal Fire announced that the CZU Lightning Complex Fire had been fully extinguished and had no risk of reignition.

The fire destroyed a total of 1,490 buildings, including within the communities of Boulder Creek, Bonny Doon, Swanton, and Last Chance, as well as along Empire Grade Road. In Santa Cruz County alone, 911 dwellings were destroyed in the blaze.

Following the fire, most of the hundreds of fire victims who lost their homes and other structures have been in some sort of short-term living or other relocated situation, with very few in permanent or long-term accommodations or situations. Many who initially enrolled in the FEMA hotel program had been living temporarily in local visitor accommodations, but this federal assistance ended in early December 2020. Others have been living with friends and family, or have moved out of the area either permanently or temporarily, and a few are staying at the County Fairgrounds in RVs. In addition, the fire has resulted in an increase in the number of unhoused people in the County. Therefore, although the County has seen some success in finding longer-term rental accommodations for some fire victims, the chronic shortage of housing in the community, combined with the pandemic, means that recovery efforts have been challenging and there are still many people who require housing, or other temporary structures, as they rebuild and recover.

To help provide longer-term accommodations for people who have lost their homes and other structures in the CZU lightning complex fire, the County has initiated a program to allow for the placement and occupancy of temporary structures while homeowners and businesses undertake the rebuilding process. It is anticipated that most of these temporary structures would be installed on parcels that lie within the area destroyed by the CZU fire, but the program would also allow for temporary structures on developed parcels lying outside the burn area; for example, on property owned by friends or relatives.

The Temporary Permit (TP) program allows for the installation of temporary residential structures, such as RVs, and other similar structures, to house fire victims as well as the conversion of existing legal structures that have not previously been habitable, for temporary residential use. A TP may also allow for the installation of other temporary structures such as modular office buildings for commercial uses and moveable structures such as shipping containers used for storage. The Temporary Housing Permits may currently be issued on any parcel located outside the Coastal Zone that allows single family residential uses and that is free from immediate geologic hazards, provided that the temporary structures for human habitation have an approved source of water, sewage disposal system and electricity. For properties within the burn area, all fire cleanup operations are also required to have been completed.

For parcels within the Coastal Zone, it is possible that in the absence of the proposed MECDP, certain temporary activities would require their own CDPs, if the temporary use/structure did not qualify for a CDP exemption under the existing County Code.

## **Project Description**

For Temporary Permits on sites that are located within the Coastal Zone, a Master Emergency Coastal Development Permit would allow for a streamlined application process, similar to the current process outside the Coastal Zone, that will not incur additional costs to fire victims or increase the time before a TP can be issued. In addition, the Master Emergency Coastal Development Permit is necessary to preserve staff capacity for the regular functioning of the Planning Department, which can then continue to serve the development processing needs of the wider community.

The proposed Master Emergency Coastal Development Permit would set up a framework to allow for the issuance of TPs on parcels in the Coastal Zone for people who have lost their homes, businesses or other structures in the CZU lightning complex fires, for the provision of short-term accommodations or storage or other temporary structures, for periods of up to three years or until

a permanent replacement structure has been constructed, with up to three one-year extensions possible if the rebuild is in process or good-faith efforts are being made to pursue permits.

Temporary Permits may be issued on previously legally developed sites in the burn area that were damaged by the fire and for legally developed sites that are not in the burn area where the temporary structures accommodate people and uses displaced by the fire. All temporary residential structures must be located on property that is zoned to allow for residential uses where the proposed residential use is also consistent with the General Plan designation of the site. However, “density” limits are not applicable. This includes parcels located in any Residential, Special Use, Agricultural, Parks and Recreation or Timber Production zone, as well as within most Commercial zone districts. Similarly, temporary commercial structures must be located on property that is zoned to allow for commercial uses and where the temporary commercial use is also consistent with the General Plan designation of the site. Further, it must be shown that the commercial business for which the temporary structure is required are pre-established legally permitted or legal nonconforming uses.

On all parcels, temporary structures will be required to be located on existing level areas that fit with the existing topography of the site with minimal cutting, grading, or filling, and may not encroach on any existing drainage, utility or access easements and shall avoid septic and leach field areas and other site constraints. In addition, temporary structures must be located such that they comply with all required front, side and rear yard setbacks for the zone district, with the following exceptions: Inside the burn area an alternative location within the required yard areas may be approved if the alternative location is required to allow for unobstructed access to the building site for the replacement dwelling. Outside the burn area, a recreational vehicle (RV) may be allowed to be located within setbacks for periods of up to six months, if parked on an existing driveway. An extension to the original six-month approval may be granted where no other suitable location exists.

### **Local Coastal Program Consistency**

For all sites located within the Coastal Zone, any temporary structure will be required to be sited and designed to fit the physical setting so that its presence is subordinate to the natural character of the site, including through appropriately maintaining natural features (e.g., streams, riparian corridors, major drainages, mature trees, dominant vegetative communities, rock outcroppings, prominent natural landforms, tree groupings, etc.) and requiring appropriate setbacks therefrom. Further, for sites within mapped scenic resource areas, temporary structures are required to be located, if possible, on parts of the site not visible or least visible from the public view and shall not block views of the shoreline and/or ocean from scenic roads, turnouts, rest stops, or vista points. For temporary dwelling units that are unavoidably sited in the public viewshed, screening and landscaping suitable to the site will be required to soften the visual impact. Further, for sites that are located on bluffs and/or visible from beaches, temporary structures are required to be set back from the bluff edge/beach a minimum of 50 feet so as to be out of sight from the shoreline, unless such a setback is infeasible, and all such structures must be located to not be visually intrusive and, if visible, will be screened by landscaping. No temporary structures are allowed on open beaches. In addition, no temporary structure may be located where it would interfere with public access to the beach, ocean, or other nearby body of water.

Bonny Doon special scenic area: Unless the location is required to access an existing septic system and other utilities all temporary structures shall be located a minimum of 50 feet from sandstone rock formations and outcroppings.

Swanton Road special scenic area: Development within the Swanton Road special scenic area shall be located where such that temporary structures are not be visible from either Swanton Road or Highway 1 unless the location is required to access an existing septic system and other utilities. In the Swanton Road area, outside the Swanton Road special scenic area but within the viewshed of Highway 1, temporary structures must be located outside the public viewshed to the extent possible. For all temporary structures in the Swanton Road scenic and special scenic areas, landscape plantings or other appropriate means are required to reduce impacts on public views to the extent possible.

Davenport special community: To the extent possible, all temporary structures are required to conform to the typical setbacks of other buildings on the street to maintain the architectural and historic character of the area. On properties located along the Highway 1 frontage, temporary structures are required to be located out of the public viewshed or landscaping will be required to help screen and/or soften the temporary structure from public views. No temporary structure may be permitted in any public parking area along Highway 1 in order that that adequate parking for visitors (including public access parking for shoreline/beach visitors) is maintained.

## **Conclusion**

The Planning Director finds that an emergency exists that requires action more quickly than permitted by the procedures for the processing of a regular Coastal Development Permits for each individual property and that all proposed development will comply with the terms and conditions of approval of this Master Emergency Coastal Development Permit. In addition, public comment on the proposed emergency development has been reviewed at a duly noticed public hearing.

As required by County Code section 13.20.090(C), within six months of the expiration of all Temporary Permits that have been authorized subject to this Master Emergency Coastal Development Permit, the County of Santa Cruz will process a follow up regular Coastal Development Permit that includes details of all Temporary Permits issued under the Master ECDP within the Coastal Zone.

Therefore, as proposed and conditioned the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP.

## **Staff Recommendation**

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Master Emergency Coastal Development Permit **211006**.

**The County Code and General Plan, as well as hearing agendas and additional information are available online at: [www.sccoplanning.com](http://www.sccoplanning.com)**

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### **Exhibits**

- A. Categorical Exemption (CEQA determination)
- B. Conditions
- C. Temporary Housing Permit Brochure

# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 211006  
Assessor Parcel Number: No\_APN\_Spec  
Project Location: Various

**Project Description: Proposed Master Emergency Coastal Development Permit to allow for the placement of temporary structures on parcels within the coastal zone for periods of up to three years (with up to three possible one-year extensions as may be warranted in the future), to provide for short-term accommodations, storage or similar temporary activities for people who have lost their homes and/or other structures in the CZU lightning complex fires.**

**Person or Agency Proposing Project: Planning Department**

**Contact Phone Number: (831) 454 2480**

- A. \_\_\_\_\_ The proposed activity is not a project under CEQA Guidelines Section 15378.  
B. \_\_\_\_\_ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).  
C. \_\_\_\_\_ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.  
D. \_\_\_\_\_ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).  
E.   X   **Categorical Exemption**

Specify type: Class 4 - Minor Alterations to Land (Section 15304)

**F. Reasons why the project is exempt:**

Placement of small temporary structures to provide short-term accommodations that will have a negligible or no permanent effects on the environment, during reconstruction of structures destroyed by wildfire (CZU Lightning Complex).

In addition, none of the conditions described in Section 15300.2 apply to this project.

\_\_\_\_\_  
Lezanne Jeffs, Project Planner

Date: \_\_\_\_\_

**EXHIBIT A**

## **Conditions of Approval**

- I. This permit authorizes the placement of temporary structures or the conversion of existing non-habitable structures for temporary human occupation, on parcels within the Coastal Zone for periods of up to three years (with up to three possible one-year extensions as may be warranted), to provide short-term accommodations for people who have lost homes and other structures in the CZU lightning complex fire until a permanent replacement structure has been constructed.
- II. Temporary structures shall only be authorized where they comply with all the following requirements. Any additional or different emergency requires separate authorization and coastal development permits in accordance with the Santa Cruz County Code.
  - A. All temporary structures shall be occupied by fire survivors who have lost their home or other structures in the CZU Lightning Complex Fires and shall comply with all locational and other requirements as set out in the Temporary Permit Brochure (Exhibit C).
  - B. All temporary structures shall be sited to fit the physical setting of the site on which it is located so that its presence is subordinate to the natural character of the site, including through appropriately maintaining natural features (e.g., streams, riparian corridors, major drainages, mature trees, dominant vegetative communities, rock outcroppings, prominent natural landforms, tree groupings, etc.) and requiring appropriate setbacks therefrom.
  - C. For sites within mapped scenic resource areas, temporary structures shall, if possible, be located on parts of the site not visible or least visible from the public view and shall not block views of the shoreline and/or ocean from scenic roads, turnouts, rest stops, or vista points.
  - D. For temporary structures that are unavoidably sited within a public viewshed, the temporary building shall be located to minimize the impacts on the public view to the greatest extent feasible and screening and/or landscaping suitable to the site shall be installed to soften the visual impact.
  - E. All temporary structures and other structures that are located on bluffs and/or visible from beaches, shall be set back from the bluff edge/beach a minimum of 50 feet to be out of sight from the shoreline, unless such a setback is infeasible, and all such structures shall be located to not be visually intrusive and be screened by landscaping.
  - F. No temporary structure may be located on open beaches.
  - G. No temporary structure may be located where it would interfere with public access to the beach, ocean, or other nearby body of water.

- H. Temporary structures are prohibited in the following areas unless it is for human habitation and no other feasible location exists that has access to existing septic tanks and other utilities:
  - a. In the Bonny Doon special scenic area, within 50 feet of any sandstone rock formations or outcropping, and
  - b. Within the Swanton Road special scenic area where temporary structures would be visible in the viewshed of either Swanton Road or Highway 1

Where placement in these areas is unavoidable structures shall be located outside the public viewshed to the extent possible and landscape plantings or other appropriate means shall be included to reduce impacts on public views.
- I. In the Swanton Road area, outside the Swanton Road special scenic area but within the viewshed of Highway 1, temporary structures shall be located outside the public viewshed to the extent possible and landscape plantings or other appropriate means are required to reduce impacts on public views.
- J. Within the Davenport special community all temporary structures are required to conform to the typical setbacks of other houses on the street to maintain the architectural and historic character of the area. Along the Highway 1 frontage, temporary structures shall be located out of the public viewshed. Where this is not possible, landscaping shall be required to help screen and/or soften the temporary structure from public views.
- K. No temporary housing unit may be permitted in any public parking area along Highway 1 in order that that adequate parking for visitors (including public access parking for shoreline/beach visitors) is maintained.
- III. The emergency development authorized by this Master Emergency Coastal Development Permit is only temporary and is designed to address the urgent housing and other needs of fire victims who have lost their homes in the CZU Lightning Complex Fire. All temporary structures shall immediately be removed from the site following the expiration date of the issued Temporary Permit (TP) for the property, or immediately following the completion of construction of a permanent replacement home and/or structures, unless an extension to the TP has been approved.
- IV. This Master Emergency Coastal Development Permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g. Environmental Health, Driveway Encroachment, etc.)
- V. Indemnification

The applicant/owner for any TP issued within the Coastal Zone shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation),



against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall reimburse the COUNTY its costs of defense, including without limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.
  - B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
    - 1. COUNTY bears its own attorney's fees and costs; and
    - 2. COUNTY defends the action in good faith.
  - C. Settlement. The applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the COUNTY.
  - D. Successors Bound. The "applicant/owner" shall include the applicant and/or the owner and the successor(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.
- VI. For this development to be authorized under the Coastal Act a regular Coastal Development Permit (CDP) that provides specific information on all temporary structures that have been authorized by the County of Santa Cruz within the Coastal Zone, will be processed at such time that no additional requests for Temporary Permits are anticipated to be submitted. The regular CDP will be subject to all of the provisions of the California Coastal Act and may be conditioned or denied accordingly.
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Application #: 211006  
APN: No\_APN\_Spec  
Owner: Various

Approval Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_

\_\_\_\_\_  
Annette Olson  
Deputy Zoning Administrator

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# CZU LIGHTNING COMPLEX FIRES



Phone 831-454-5323  
Email [RPC@SantaCruzCounty.Us](mailto:RPC@SantaCruzCounty.Us)

## Travel Trailers, Recreational Vehicles & Other Temporary Housing

Housing in recreational vehicles (RVs) and other types of temporary structures or accommodations is allowed with approval of an administrative Temporary Housing Permit (THP). THPs can be issued for previously legally developed sites in the burn area that were damaged by the fire, and for legally developed sites that are not in the burn area when the temporary accommodation houses people who were displaced by fire. A THP will not be issued for any vacant parcel or, at least at this time, a parcel that was developed after 1986 without permits, inside or outside the burn area.

The THP can be issued after an expedited review. Fire related temporary housing is not required to meet all current standards that apply to permanent uses or structures. This approach allows temporary or phased occupancy while rebuilding.

### REQUIRED CLEARANCES

Before a Temporary Housing Permit is issued, two basic safety clearances must be obtained: Environmental Health Temporary Clearance (addresses water supply and sanitation) and Temporary Geologic Hazard Clearance (addresses potential geologic hazards). Information on required clearances can be found [on our website](#).



### TEMPORARY HOUSING PERMIT – BASIC REQUIREMENTS

- There must be a legal residence on the parcel, or the residence that was destroyed must have been built with a permit; and
- There must be an approved source of water, a sewage disposal system, and electricity.

Temporary housing may include, but is not limited to, trailers, recreational vehicles (RVs), tiny homes on wheels, 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 [rpc@santacruzcounty.com](mailto:rpc@santacruzcounty.com).

### Number of RVs or Temporary Accommodations or Structures:

Generally, one (1) temporary housing unit is allowed to replace each residence that was damaged or destroyed. On a case-by-case basis, additional units may be permitted where there is a demonstrated need, and all units can be adequately served by utilities.



## TEMPORARY HOUSING PERMIT – BASIC REQUIREMENTS (CONT.)

**Time Limitation:** Temporary Permits are valid for an initial period up to three years unless otherwise specified, with further one-year extensions possible if the rebuild is in process. Where an RV is located outside the burn area, parked in a driveway, and it encroaches into required setbacks, it may be approved for up to six months, with extensions available on a case-by-case basis. For temporary housing on parcels located outside of the burn area, proof will be required that the structure is inhabited by people displaced by the fire who are in the process of reconstruction. The Temporary Permit will expire once final inspection of the new home is complete.

## LOCATION OF TEMPORARY STRUCTURES

**Inside 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 (creekside) setbacks, if such placement of the temporary housing is necessary to allow for unobstructed reconstruction on the site.

**Outside of the Burn Area:** Temporary housing that will be in place more than 6 months must be installed within the property boundaries and outside of any front, rear, or side yard setbacks. Please verify that the setbacks for the subject parcel are shown on the plot plan submitted with your application and are consistent with the zone district. Temporary housing cannot encroach on any existing drainage, utility or access easements and shall avoid septic and leach field areas and other site constraints. EXCEPTION: If no other suitable location exists, short-term occupancy (up to 6 months) of RVs and trailers parked on existing driveways and parking areas, located within setbacks, is allowed, with extensions available on a case-by-case basis.

To determine setbacks [call or visit the RPC at 831-454-5323](tel:831-454-5323) or email [rpc@santacruzcounty.com](mailto:rpc@santacruzcounty.com).

**Other Siting and Sewage Connection Considerations:** Temporary residential structures must be placed on level areas. Work to create a level area or to create new access to a may require a grading permit. Construction of retaining walls to create a level area requires a building permit and a soil report review.

## STANDARDS

Temporary accommodations cannot be on a permanent foundation and must be removed 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.

“Modular 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

# CZU LIGHTNING COMPLEX FIRES



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Email [RPC@SantaCruzCounty.Us](mailto:RPC@SantaCruzCounty.Us)

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).

**ADUs:** Manufactured homes, modular homes, and some tiny homes may be able to be approved as either the primary living unit or an Accessory Dwelling Unit (ADU). Note that ADUs have size limitations and standards that must be met. For fire recovery an ADU can be constructed before the replacement home. For more information on ADUs please refer the Planning Department website under the link [Accessory Dwelling Units](#). If the 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.

**Note:** Occupancy of structures that have sustained partial damage in the recent fire, as well as occupancy of a portion of a replacement dwelling before it is completed, may be able to qualify for a Temporary Occupancy Permit (TOP). Under the California Building Code, temporary occupancy may be approved if the Building Official can make the required safety finding. For more information on habitability requirements for structures contact: [rpc@santacruzcounty.com](mailto:rpc@santacruzcounty.com).

**ALL TEMPORARY RESIDENTIAL STRUCTURES, INCLUDING RVS AND TRAILERS, MUST HAVE WORKING SMOKE AND CARBON MONOXIDE DETECTORS.**

## UTILITY CONNECTIONS

**Inside the Burn Area:** All temporary residential structures or accommodations shall be connected to utilities in accordance with the following criteria:

**A water source 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.
3. Other water source approved by the County Environmental Health.

**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](mailto:dpw.lateralprogram@santacruzcounty.us)).
2. Existing on-site sewage disposal (septic) system that has been approved by the County and determined by Environmental Health to be intact, adequately sized, and functioning following the disaster. 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. A Plumbing Permit is required for the P-Trap connection, OR
3. Other method of sewage disposal approved by the County Environmental Health.



## UTILITY CONNECTIONS (CONT.)

An approved source of electricity, such as a permitted Temporary Power Pole hooked-up to the utility (PG&E) or another power source approved by the County Building Official or Planning Director. Use of generators is prohibited as a source of energy. Limited periods of generator use to periodically supplement batteries where adequately sized solar is the primary energy source may be allowed on a case-by-case basis.

**Outside the Burn Area:** Water and electricity may be obtained directly from the existing development on the parcel and occupants may use existing bathroom facilities. Separate connections are not allowed. Self-contained recreational vehicles (RVs) located on existing developed parcels that are served by public sewer are required to discharge waste at an authorized dump station.

**NOTE:** The use of extension cords to power a temporary living space such as an RV is not recommended. For extended stays, hard wiring should be in place. Extension cords are designed to power equipment on a day to day basis and are not sunlight resistant. It is therefore recommended that a permit be obtained for a more permanent wiring method. This method should include but is not limited to underground conduit with the proper size and type of wire, a permanent plug, and a watertight enclosure.

For parcels not served by a public sewer, the temporary residential structure shall be connected to the septic system or other approved arrangement in accordance with Environmental Health regulations.

## TEMPORARY STORAGE

Temporary and removable storage structures, such as shipping containers or other commercially rentable structures, may be installed on any parcel within the burn area for the storage of goods during the reconstruction of destroyed structures and are subject to the same location requirements as for temporary residential structures. No permit will be issued for temporary storage structures until Phase 1 Debris Removal is complete.

## ASSOCIATED PERMITS

Over-the-Counter Electrical and Plumbing Permits are required for temporary power and for connections to the septic system ("P-Trap" installation) – issued by the RPC These permits will be combined with your THP process.

P-Trap Applicability: A "P-Trap" is a plumbing fixture that, when connected to a toilet in an RV, tiny home, or other type of accessory structure, stops sewer or septic gases from passing into the living space. A "P- Trap" shall be installed on all toilets that are connected to septic or sewer.