

Caldor Fire Resiliency and Rebuilding Urgency Ordinance

Rob Peters
Deputy Director of Planning
Planning and Building Department
County of El Dorado

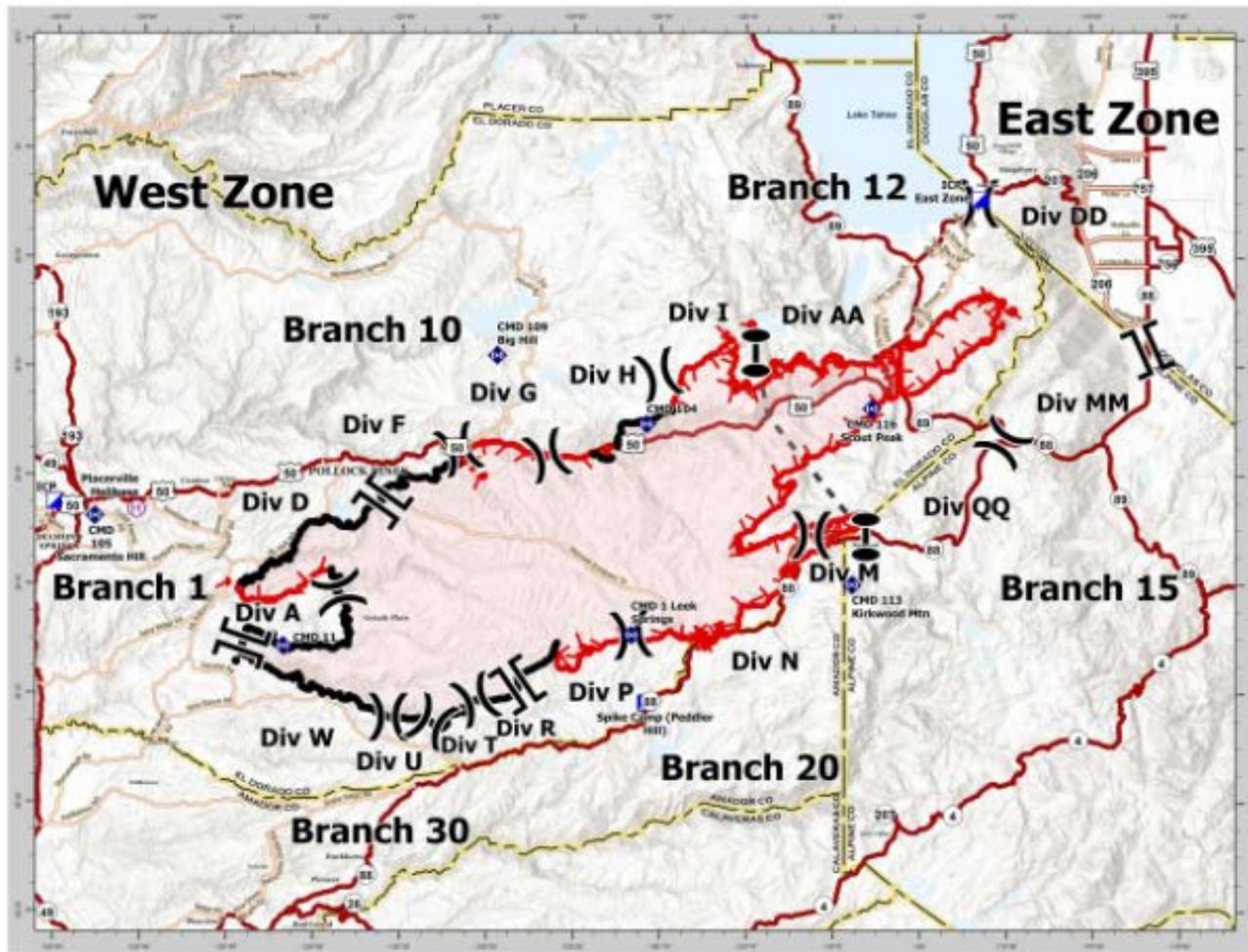




**CALDOR INCIDENT
BRIEFING MAP
CA ENF 024030 9/2/2021**



Affected Area



CAL FIRE - INCIDENT MANAGEMENT TEAM 6
Established 1994



MY 6 0000
09/02/21
2149 Hours
WEST OF Tule Arroyo

Recent Actions

- ▶ August 17, 2021
 - CA Governor proclaimed state of emergency for El Dorado County due to Caldor Fire
- ▶ August 17, 2021
 - Office of Emergency Services proclaimed a local emergency
- ▶ August 19, 2021
 - Board ratified local emergency through Res. 104-2021
- ▶ September 1, 2021
 - US President declares emergency for Caldor Fire and orders Federal Assistance

Existing Zoning Ordinance Sections

- ▶ 130.68 Post-Disaster Rebuild
- ▶ 130.40.190 Mobile/Manufactured Homes
- ▶ 130.52.050 Temporary Mobile Home Permit
- ▶ 130.61 Nonconforming Uses, Structures, and Lots

Proposed Urgency Ordinance

- ▶ Specific Response to Caldor Fire
- ▶ Establishes Zoning Ordinance Section 130.69
- ▶ Greater detail and guidance than existing ordinances
- ▶ Staff recommendations based on lessons learned by other jurisdictions
- ▶ Approval requires 4/5 vote

Temporary Emergency Housing Considerations

- ▶ Number of Recreational Vehicles and Mobile Homes per fire damaged lot
- ▶ Use of Existing Accessory Structures
- ▶ Lodging Facilities, VHRs, and Hotels and Motels
- ▶ Ag Employee and Seasonal Worker Housing
- ▶ Campgrounds and Recreational Vehicle Parks
- ▶ Safe Parking Sites

Permitting Considerations

- ▶ Adherence to appropriate Building and Fire Codes
- ▶ Permit Fee Reduction and Waivers
- ▶ Development Impact Fees
- ▶ Priority Permitting
- ▶ Legal Nonconforming Uses and Structures
- ▶ Permit Revocation
- ▶ Shipping Containers for Temporary Storage

Other Considerations

- ▶ Displaced Child Care and Educational Facilities
- ▶ Existing Approved Discretionary Permits
- ▶ Existing Approved Lot Line Adjustments
- ▶ Meyers Area Plan
- ▶ Mandatory Permit Language
- ▶ CEQA Exemption

Key Policy Decisions

- ▶ Staff is seeking direction from the Board to affirm or modify the key decision making points included in the proposed ordinance

Key Policy Decisions

- ▶ Temporary Emergency Housing Options
- ▶ Fee Waiving for Future Permitting
 - Temporary Housing
 - Residential and Non-Residential Permits
 - With or without fire insurance
 - Nonconforming uses and structures
- ▶ Priority Permitting Over Existing Work
- ▶ Ministerial Approval for Existing Discretionary Projects
- ▶ Expanding Safe Parking Sites to County Owned Lands

Planning and Building Department Response

- ▶ Staff is already actively involved in Caldor Fire response efforts
- ▶ Additional resources will be necessary to implement the proposed Urgency Ordinance and to respond to the Caldor Fire disaster without significantly impacting the Department's existing operations
- ▶ The exact amount of resources needed is unknown at this time, as the situation is still developing
- ▶ Staff will return to the Board once the magnitude of the disaster is known and an accurate estimate can be provided

Recommendation

- ▶ Planning and Building Department Recommending the Board:
 - a. Adopt Urgency Ordinance, entitled “Caldor Fire Resiliency and Rebuilding Ordinance,” adding Chapter 130.69 to Title 130 of the El Dorado County Ordinance Code OR provide direction to staff to make modifications to the proposed urgency ordinance and return to the Board on September 21, 2021 for adoption

Recommendation

- ▶ b. If adopted, find that the urgency ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to:
 - Public Resources Code Section 21080(b)(3);
 - Public Resources Code Section 21080(b)(4);
 - CEQA Guidelines Section 15269(a);
 - CEQA Guidelines Section 15269(c); and
 - CEQA Guidelines Section 15061(b)(3)
- ▶ c. If adopted, authorize the Chair to sign Urgency Ordinance