



Title 25 – Limited Density Owner Built Rural Dwelling for Grizzly Flats

El Dorado County Planning & Building

January 9, 2024

Purpose & Outcomes

- Board Direction 10/17/23 to evaluate application of Title 25/Limited Density Owner Built Rural Dwelling (LDOBRD) for Grizzly Flat.
- Residents continue to struggle to rebuild.
 - Inadequate insurance or no insurance.
 - Do not have means to live elsewhere or do not want to live elsewhere.
 - Some living in RVs or tents.
- NOT intended to assist:
 - Those with adequate insurance
 - Those that purchased property AFTER the fire
 - Construction of large homes

Purpose & Outcomes

- Recommendations to Board with alternative(s) for those that cannot rebuild under current requirements (Title 24).
- Safe, livable structures that meet basic human needs.
- Another tool in the toolbox to rebuild Grizzly Flats
- Based on Board feedback on recommendations, staff will prepare Ordinance, process for review/approval, handouts, conduct outreach & education



Overarching Goals

- Safe, livable structures that blend with community.
- Low-cost, easy to comply with program.
- Can utilize the help and volunteers of community members.



Applicable Regulations

- Health and Safety Code Section 17958.2 - “...(alternative regulations) shall not become operative within any city or county unless and until the governing body of the city or county makes an express finding that the application of those regulations within the city or county is reasonably necessary because of local conditions and the city or county files a copy of that finding with the department.”
- Article 8, Subchapter 1, Chapter I, Division 1, of Title 25, California Code of Regulations. [Ord. 5369 § 1, 2021].
 - Minimum requirements for owner built rural structures
 - Meet reasonable health and safety standards
 - Accommodate local conditions (fire recovery)



Title 25 LDOBRD

- Rural
- Owner built
- NOT intended for sale, lease, renting or employee occupancy
- Can be more restrictive if necessary
- Application, Plans, Permits, and Inspections

Title 24 vs. Title 25 LDOBRD

TITLE 24	TITLE 25
Permit valid 1 yr. with 2 yrs. renewable	Permits valid for a MINIMUM of 3 years
Inspections required 4+	Can determine number of inspections
Deed restriction typically NOT required	Can require deed restrictions
Structural calcs typically required	No requirement for structural calcs
Energy calcs required	No requirement for energy calcs
Minimum room dimensions required	No requirement for minimum room dimensions
Temporary occupancy during construction NOT allowed	Can allow occupancy during construction
Generators are not allowed as a sole power source (typically need a backup source like PV)	Can allow generators as sole power source
Fire Sprinklers required in all new SFD's	No requirement for fire sprinklers*
Owner produced materials or milled lumber require approval by T-24 standards & grading stamps on lumber	Owner produced materials or milled lumber is allowed
Heating capacity & temperature maintenance required	No requirement for heating & temp maintenance
Electrical wiring and circuits are required	Electrical wiring not required

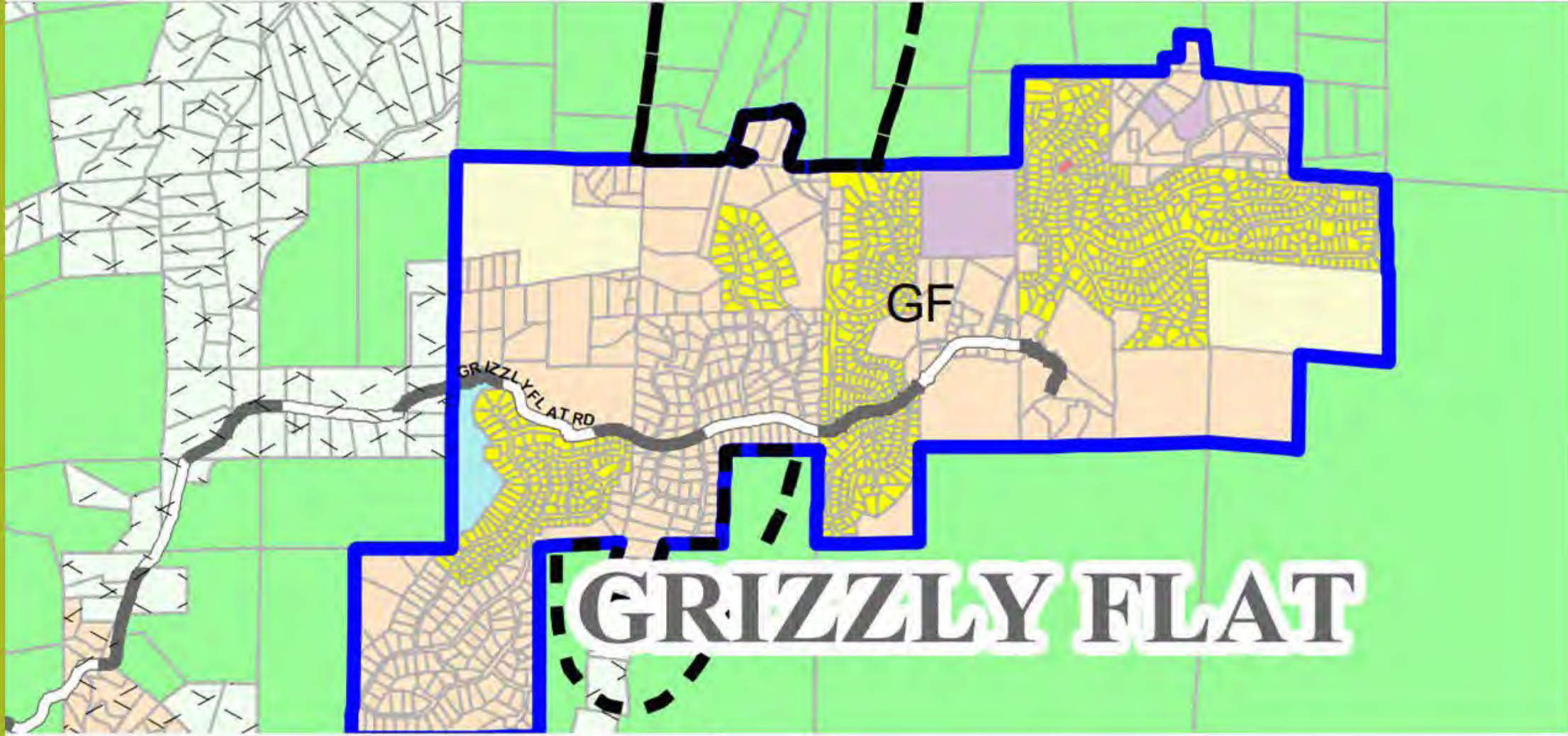
Definitions

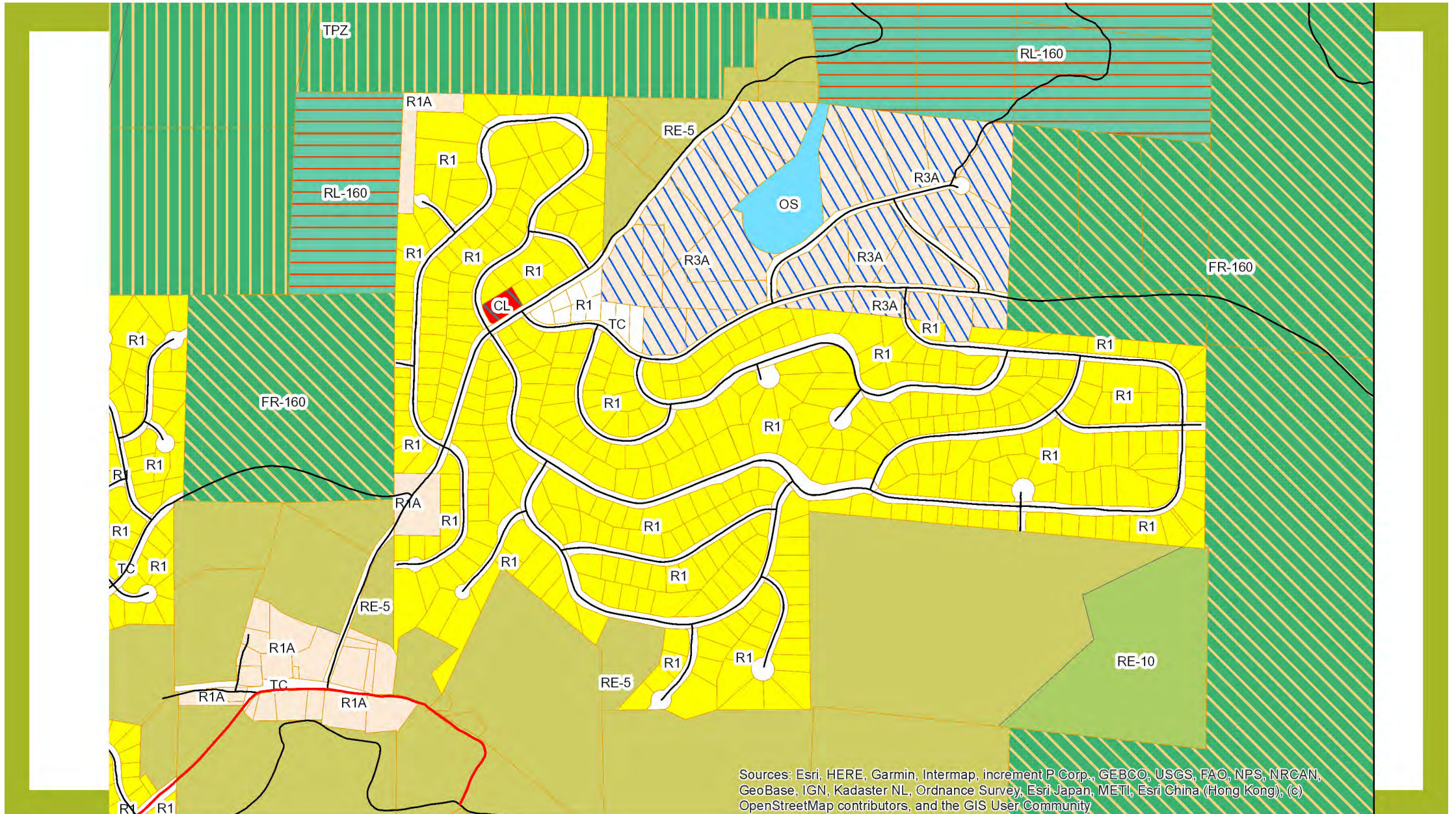
“Limited Density, rural dwelling” – A “limited density, rural dwelling” is any structure consisting of one or more habitable rooms intended or designed to be occupied by one family with facilities for living and sleeping, with use restricted to rural areas that fulfill the requirements of Title 25”

“Owner Built” – constructed by any person or family who acts as the general contractor for, or the provider of, part or all of the labor necessary to build housing to be occupied as the principal residence of that person or family, and not intended for sale, lease, rent or employee occupancy. (Minimum one year)

Definitions

“Rural” – unincorporated areas of counties designated and zoned by the appropriate local agency for the application of Title 25. In defining “rural”, the agency shall consider local geographical or topographical conditions, conditions of general development as evidenced by population densities and availability of utilities or services, and such other conditions that the agency deems relevant to its determination. Suitable areas may include those wherein the predominate land usage is forestry, timber production, agriculture, grazing, recreation, or conservation.





Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



Title 25 Review Group

- Kim Gustafson, General Manager, Grizzly Flats CSD
- Art Davidson, Board Member, Grizzly Flats CSD
- Dave Whitt, Chief, Pioneer Fire District
- Ken Earle, Battalion Chief/Fire Marshal, Pioneer Fire District
- Greg Horsfall, Chief Building Official, City of Placerville/Building Industry Advisory Committee Member
- Sue Hennike, Assistant CAO, El Dorado County
- Jefferson Billingsley, Deputy County Counsel, EDC
- Chris Simonson, Building Inspector, Planning & Building, EDC
- Chris Smith, Administrative Analyst, Planning & Building, EDC
- Kathy Witherow, Exec. Assistant, Planning & Building, EDC
- Karen Garner, Director, Planning & Building, EDC



Review Group Discussion

- Requirements of Title 25 & applicability
- Group consensus on recommendations where Title 25 gives flexibility
- Group consensus on recommendations for areas outside of Title 25
- Requested areas for feedback from Board
- Additional information and research + Grizzly Flats community feedback

Community Outreach

- Stakeholders
 - Grizzly Flat Community
 - Public Comment at Board Meetings
 - Email
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Next Steps

- Outreach to Grizzly Flats Community
- Board of Supervisors Feedback
- Additional research and information
- Prepare Ordinance and final recommendations (60 days or less)
- Prepare handouts, application materials
- Train staff for intake, particularly Caldor Fire specialists.



Thank You

Title 25 Review Group

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