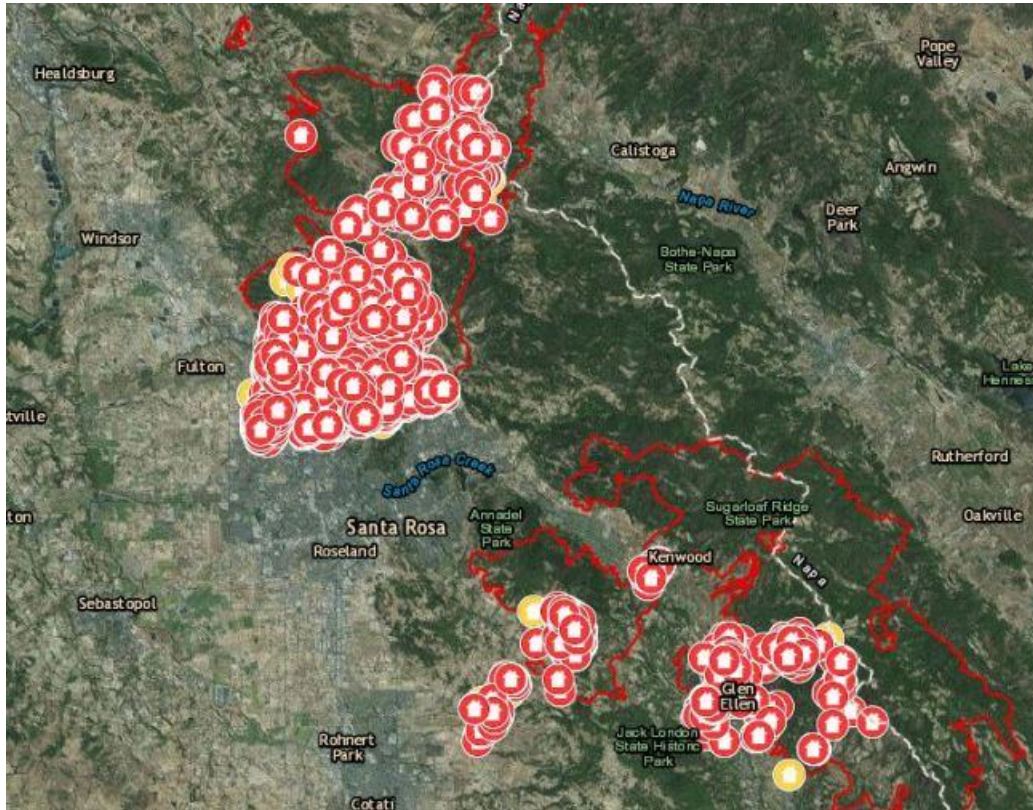


Sonoma County Sonoma Complex Fire Urgency Ordinance



The Sonoma County Board of Supervisors adopted several Urgency Ordinances to address the immediate need for housing for persons displaced by the Sonoma Complex Fires. The following summarizes the actions taken to date.

Prohibition on New Vacation Rentals or Hosted Rentals.

Acceptance and processing of applications for new vacation rental or hosted rental permits have been suspended for 45-days until December 8th, 2017. The suspension may be extended by the Board on or before December 5th for up to 10 months and 15 days.

Temporary Housing for Displaced Persons

Residential Use of Recreational Vehicles and Travel Trailers will be allowed, both within and outside burn areas on residential and agriculturally zoned properties in the unincorporated areas, with an emergency temporary permit. Hookup to sewer or septic systems or a holding tank with a pumping contract is required. Until December 8, use of Recreational vehicles and travel trailers is allowed without permits or sewer hookups outside the burn areas, provided that routine pumping is provided. All types of Recreational Vehicles and Travel Trailers are allowed to be used as temporary housing, provided they are approved by the state and licensed through Dept. of Motor Vehicles and are placed with a temporary permit.

Safe Parking Programs will be enabled at certain 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.

Seasonal Farmworker Housing – the term of occupancy has been extended beyond 180 days so that seasonal farmworkers may remain year-round.

Rental/Use of Guest Houses, Pool Houses and Other Residential Accessory Structures to persons displaced by the fire is allowed.

Replacement Schools and Child Care Centers is allowed without a use permit in the MP (industrial park), C1 (neighborhood commercial), CO (commercial office) and PF (public facility) zones.

Long-term Rental of Visitor Serving Uses is allowed, including bed and breakfast inns, resorts, agricultural farmstays, promotional marketing accommodations and similar uses.

Expansion of Damaged Nonconforming Residential Structures is allowed to incentivize the construction of additional living areas, accessory dwellings and junior dwelling units.

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.

Permit Processing 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.

Incentive for Construction of New Accessory Dwelling Units. 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 as noted below. 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.

<i>Size of Unit</i>	<i>Parks and Traffic Impact Fee Reduction</i>
<750 sq. ft.	fees waived
751-1,000 sq. ft.	50% of fees

State Laws

Price Gouging charging more than 10% over the average rent charged prior to the emergency is prohibited under state law. This applies to transient occupancy, short-term and long-term rentals of less than 1-year. Price gouging also applies to contracting and materials. The District Attorney will be prosecuting violations.

For More Information

Information on available housing resources is available on the County's website at sonomacountyrecovers.org. You may also submit comments and suggestions on housing resources directly to housingresources@sonoma-county.org or mail to PRMD, 2550 Ventura Avenue, Santa Rosa, CA 95403