



COUNTY OF SANTA CRUZ
RECOVERY PERMIT CENTER

Recovery & Rebuild Townhall

February 8 & 11, 2021



Meeting Protocols

- This townhall will be recorded and the chat will be preserved.
- We will mute everyone to prevent background noise.
- Hold questions until after the presentation, as some things might get answered as we go through the presentation.
- For questions, if you are on a computer, please type your question in the chat function OR use the raise hand function so someone can call on you. Remember to unmute if you are called on.
- Be respectful, don't interrupt others, ask only one question so others can ask as well.
- If you are only on the phone, please email your question to Melodye.Serino@santacruzcounty.us so it can be put in the chat.
- After the meeting questions can also get sent to: <http://www.co.santa-cruz.ca.us/FireRecovery/AsktheRecoveryTeam.aspx>



COUNTY OF SANTA CRUZ
RECOVERY PERMIT CENTER

WELCOME

Supervisor Ryan Coonerty



Agenda

- Purpose and Introductions
- Goals for the Recovery Permit Center
- Debris Removal Program Update
- Recovery Permit Center
 - Overview of the Rebuilding Process
 - What to Expect
 - Services that are Available
 - Coastal Zone considerations
- Questions and Responses



Purpose

- Introduce the Recovery Permit Center and how to take advantage of the services offered
- Overview of the rebuilding permit process
- Respond to your questions and concerns
- Recognize there is an emotional aspect to this process and resources will be available for emotional support

Introductions

- Paia Levine
- Marilyn Underwood
- Mike Renner
- Marcus Johnson
- Invited Guests



Goals for the Permit Recovery Center

- Dedicated to fire recovery permits only
- One-stop coordinated service
- Streamlined process
- Covid safe services by appointment



Debris Removal Program Update

- Phase I – household hazardous waste
- Phase II – debris and ash
 - Government Program (676 applications)
 - Private Contractors (206 applications)
 - Exemptions
- View Government Program progress on website at:

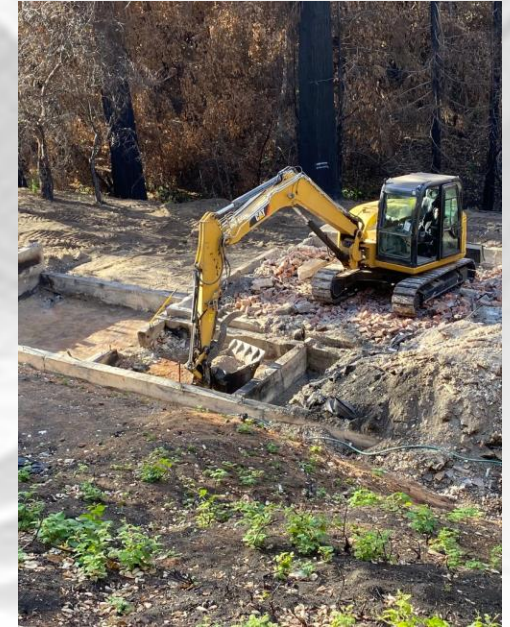
<https://calema.maps.arcgis.com/apps/opsdashboard/index.html#/a7d8004f30334bacbab22dafa819dd2a>





Debris Removal Program Update

- Phase II – Clearances
 - Government Program- 1
 - Private Contractors- 33
- Next step: Temporary Housing and/or Rebuilding
- View progress on website at



<https://sccgis.maps.arcgis.com/apps/opsdashboard/index.html#/c634374b8853470dbec5244e18396528>



COUNTY OF SANTA CRUZ
RECOVERY PERMIT CENTER

Recovery Permit Center

PRIMARY CONTACTS

Mike Renner, CBO

(925) 785-3581

mrenner@4leafinc.com

Marcus Johnson

(925) 785-3315

mjohnson@4leafinc.com



Rebuild Process: First Steps



PRE-APPLICATION MEETING



CLEARANCES



PERMIT SUBMITTAL



PERMIT ISSUANCE



Pre-Application Consulting

WHAT TO EXPECT

- Pre-Application Screening (PAS), assistance with your plans and associated documents
- We will discuss your most straightforward path for rebuilding, identify any constraints, and assist you to apply for the pre-application clearances.
- What we need from you:
 - Address **or**
 - Assessor's Parcel Number (APN)



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PRE - CLEARANCES



Geological Hazard Pre-clearances

Provides early feedback regarding the safety of building sites prior to preparation of more detailed plans.

- Step 1: Application
 - APN & Site Plan

- Step 2: In-office review by County Geologic staff
 - No geologic hazards that require further investigation → clearance issued
 - Geologic hazards require further investigation → additional technical information is requested

- Step 3: If further information is requested, apply for a geologic hazards assessment or geologic report review.



Geological Pre-Clearance

- Additional technical information, if requested, must be reviewed and accepted prior to issuance of clearance.
- Geologic report recommendations may impact the location or design of your structure.
- Future community meetings regarding specific and unique geological concerns will occur in the future.



Environmental Health Pre-clearance

CONFIRM SEPTIC SYSTEMS & POTABLE WATER SOURCE

- Verification of a permitted septic system and water source to the property
- The clearance determines the specific water and septic requirements for your proposed project and whether adjustments are needed



Fire Preclearance

The RPC will set up a site visit to determine

- The state of the current Emergency Fire access
- What may need to be done to meet minimum requirements for access road(s), clearance along access road(s), water storage, and defensive space around residential structures
- Minimum access standards are required. (Final determination of required improvements rests with the Fire Department)



Project Submittal

- Preapplication is done
- Clearances are in place
- Only complete submittals will be accepted
- 5-10 day turn around on building plans

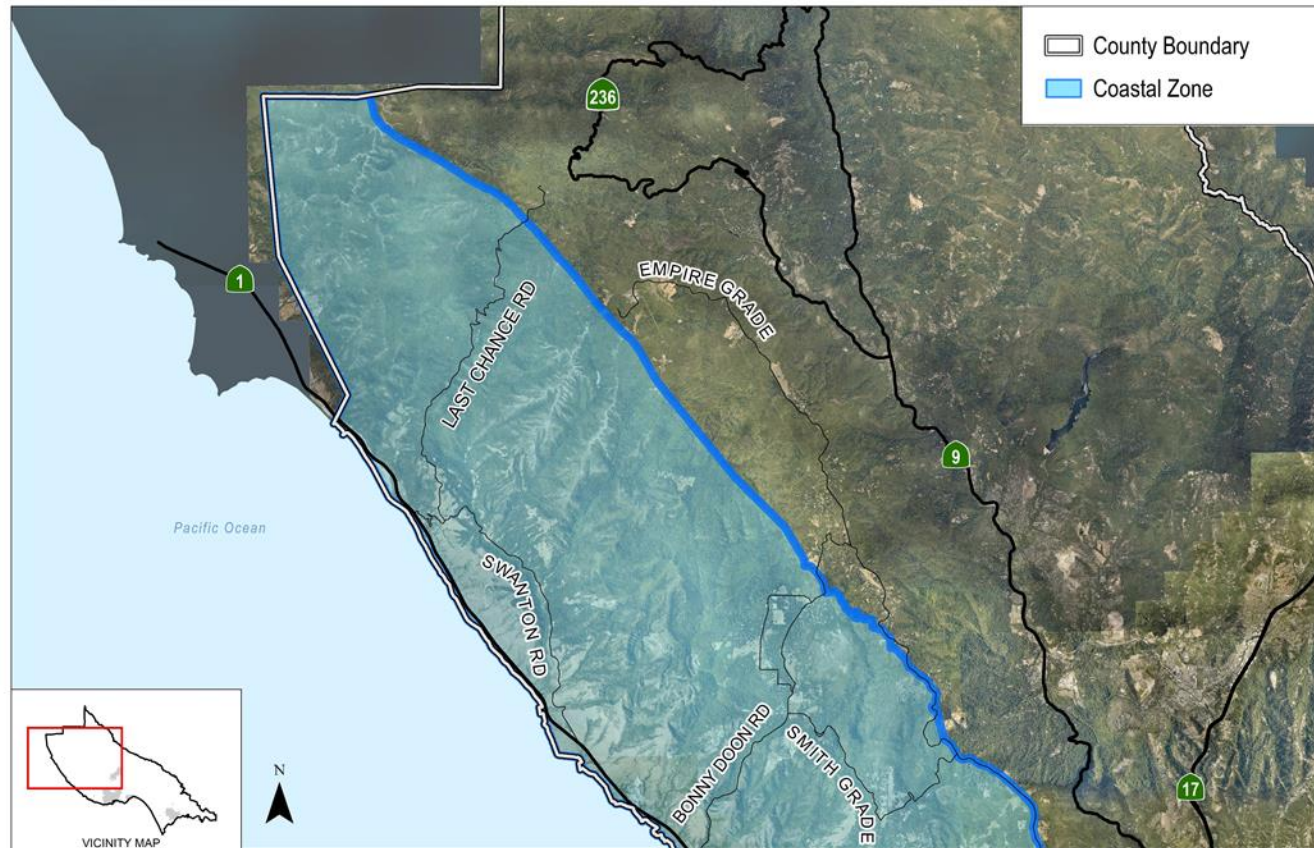


Inspection Process

- Recovery Permit Center staff performs inspections
- One point-of-contact
- One-stop-shop

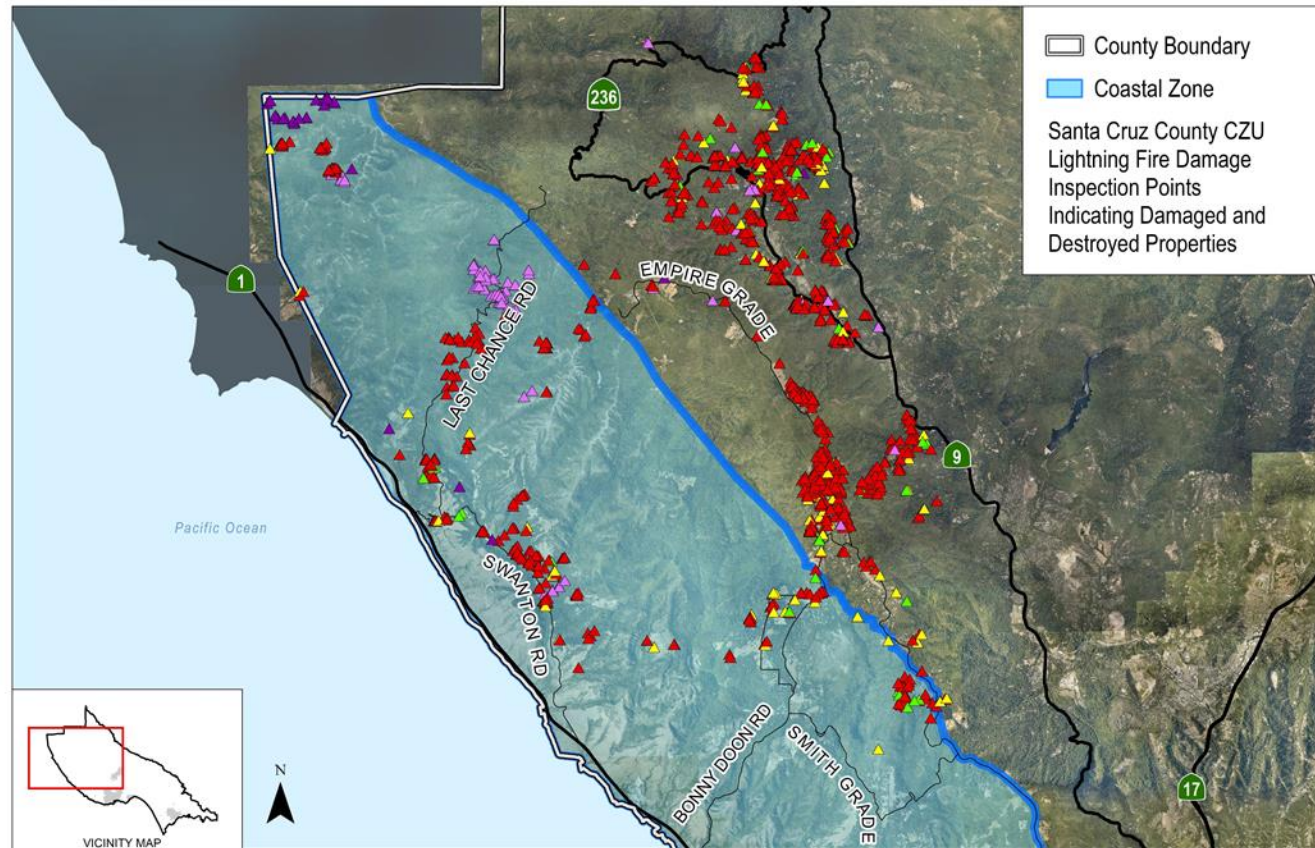


Coastal Zone Boundary, North Coast





Coastal Zone Boundary, North Coast





Coastal Zone Considerations

- County implements the Local Coastal Plan (LCP), through coastal permits. The permit process is a local process in nearly all cases.
- County Code Chapter 13.20 sets the regulations that are implemented
- Regulations are intricate and have many exceptions to key provisions
- Site specific and project details matter!
- Best advice: Schedule a pre-application screening with the RPC



Do I Need a Coastal Permit **SCCC 13.20**

Several factors determine need for Coastal Development Permit (CDP):

- Was there a previous coastal permit?
- Is the replacement “in-kind”?
- Can the “disaster” exemption be applied?
- Can the “improvement” exemption be applied?



Coastal Act of February 1, 1977

- The Local Coastal Plan is applied to all projects, even those replacing pre-1977 structures
- However, there are exemptions that apply to in-kind rebuilding and rebuilding with small additions for homes that had coastal permits or that pre-date the Coastal Act
- If a project fits into an exemption, CDP is avoided



Does an Exemption Apply

- *Disaster exemption 13.20.063*: Allows rebuilding after a disaster if replacement is:
 - Same location
 - Same use
 - Same size within 10%
- This exemption allows rebuilding “in kind” without a new CDP
- Exemption does not apply if a coastal permit was required for the initial home and was not obtained



Does an Exemption Apply

“Improvements to Single Family Dwellings” exemption

13.20.061:

- Allows up to 499 additional SF beyond initial home size
- Is not additive with the 10% extra size allowed by the Disaster Exemption
- Does not apply in certain locations: streams, bluffs, wetland, and others.

Site property and project characteristics can nullify exemptions. Contact the RPC for a pre-screening to determine your situation.



CDP Exclusions Are Different than Exemptions

- Exclusions do not apply on the North Coast
- Mapped exclusion areas are all south of the burn area



Coastal Permit Process **SCCC** 13.20

If there is no applicable exemption, a Coastal Development Permit (CDP) is required.

- Coastal permits take time and add cost
- For SFDs on the order of 10 weeks* & \$3,000-5,000.* There are mandated notice, comment and appeal periods that must be followed.
- However, CDPs can be done concurrently with a building permit, and are not difficult to obtain

*Actual fee is based on time spent, called “at cost”. There is a wide range of actual time and cost. Consult the RPC for project specific information



Coastal Permit Process **SCCC** 13.20

Streamlining of CDPs currently in place includes:

- New ADUs: concurrent with building permit, no public hearing, Fee = \$1798
- Projects with no coastal impacts = minor projects, no public hearing and shorter timeline
- Temporary Housing and other temporary needs: covered by new CZU Master Emergency Coastal Permit (in place late February)



Significant Trees **SCCC** 16.34

A permit is required to remove a significant tree in the CZ

- Size standards, and
- In a mapped scenic area, or
- Visible from a scenic road, beach or designated scenic area
- In sensitive habitat

Emergency exemption: No permit required when trees are an immediate danger. Remove & notify County within 10 days.

If not emergency, permit can be processed within the CDP or concurrently with building permit.



Concluding Coastal Considerations

- Permits may be avoided by rebuilding in-kind (10%) or in-kind with a limited addition, subject to certain location criteria.
- If structure had not obtained a required CDP, the Replacement After Disaster CDP exemption is not available
- Though there is some added time and cost, coastal permits are routinely issued and can be accomplished!
- RPC will assist, and process coastal permits before or concurrently with building permits.



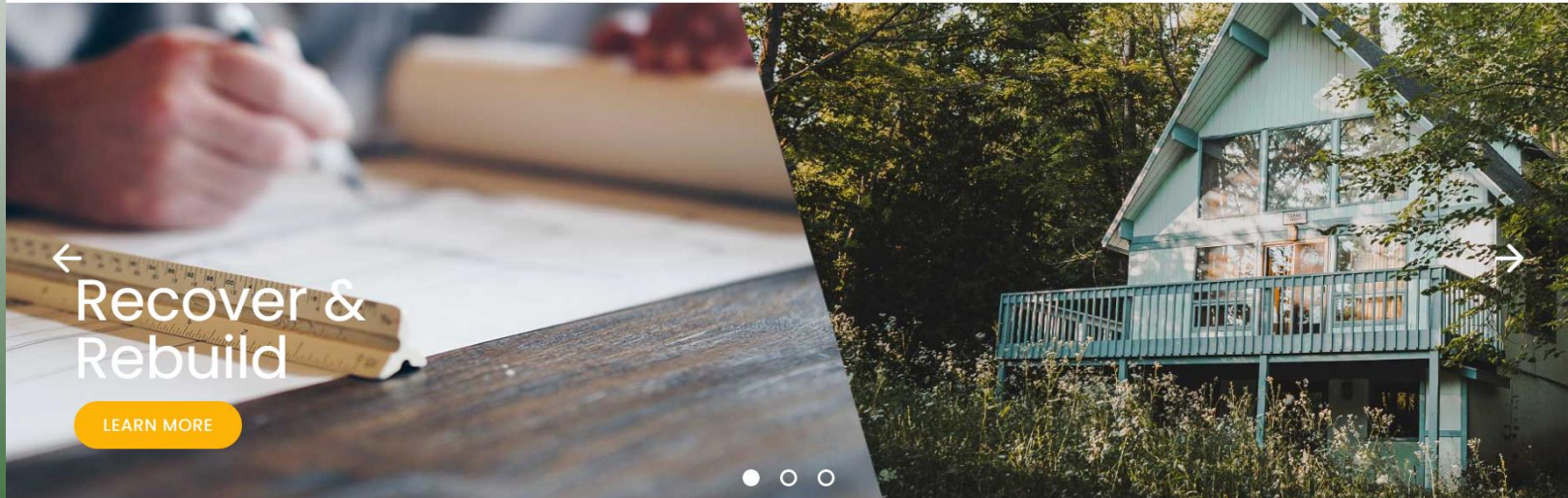
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Fire Recovery Website

<http://santacruzcounty.us/FireRecovery.aspx>



About ▾ Debris Flow ▾ Debris Removal ▾ Recover & Rebuild ▾ Resilience



← Recover & Rebuild →

LEARN MORE





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Questions

RECOVERY PERMIT CENTER

DOWNSTAIRS IN THE COMMUNITY ROOM

BY APPOINTMENT ONLY

To make an appointment visit:

rpcappt@timetap.com

Phone: 831.454.5323

Email: rpc@santacruzcounty.us

HOURS OF OPERATION

Monday - Friday 8am - 12pm and 1pm - 5pm



COUNTY OF SANTA CRUZ
RECOVERY PERMIT CENTER



COUNTY OF SANTA CRUZ
RECOVERY PERMIT CENTER

Recovery Permit Center

701 Ocean Street
Community Room (Basement)

TO MAKE AN APPOINTMENT (REQUIRED)

Visit: rpcappt@timetap.com

Call: (831) 454-5323

Email: rpc@santacruzcounty.us

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