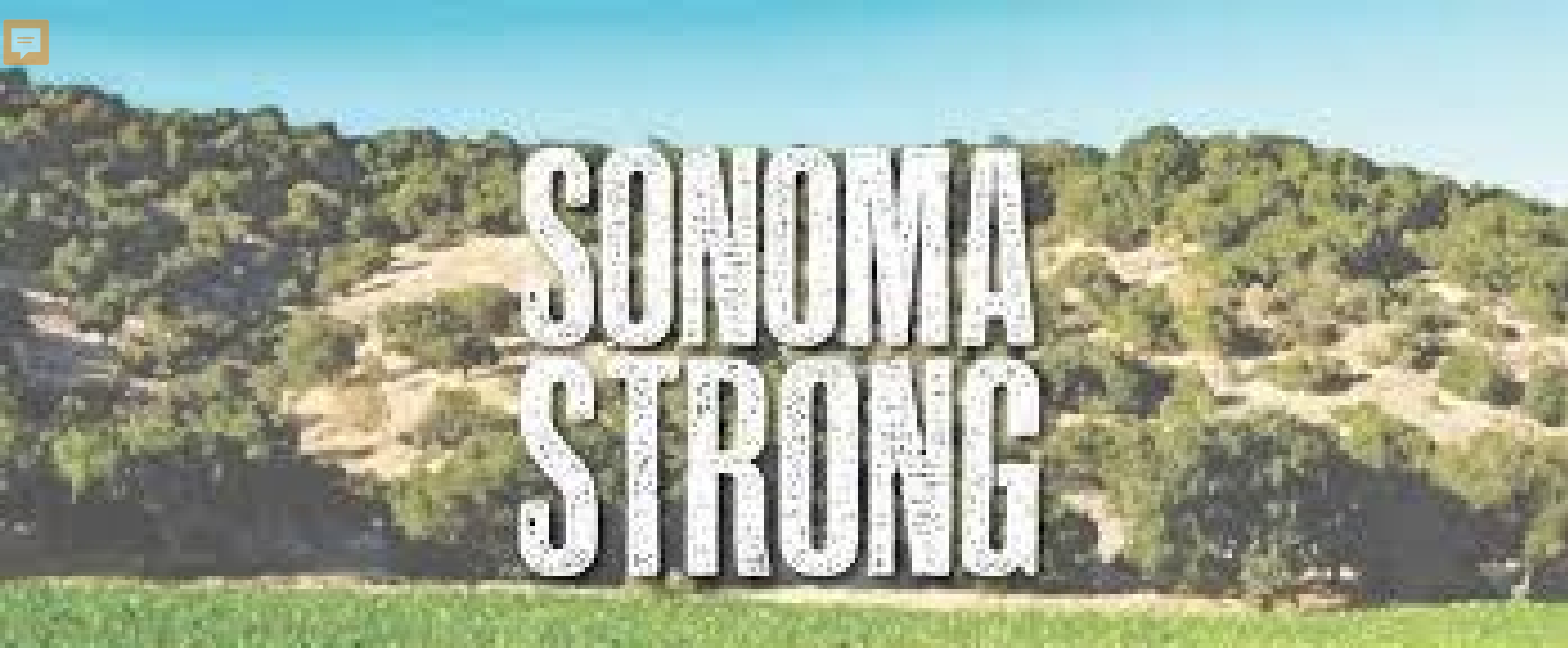


Chapter 40 Extension

Sonoma County Board of Supervisors

October 22, 2019



October 2017
Sonoma
Complex Fires

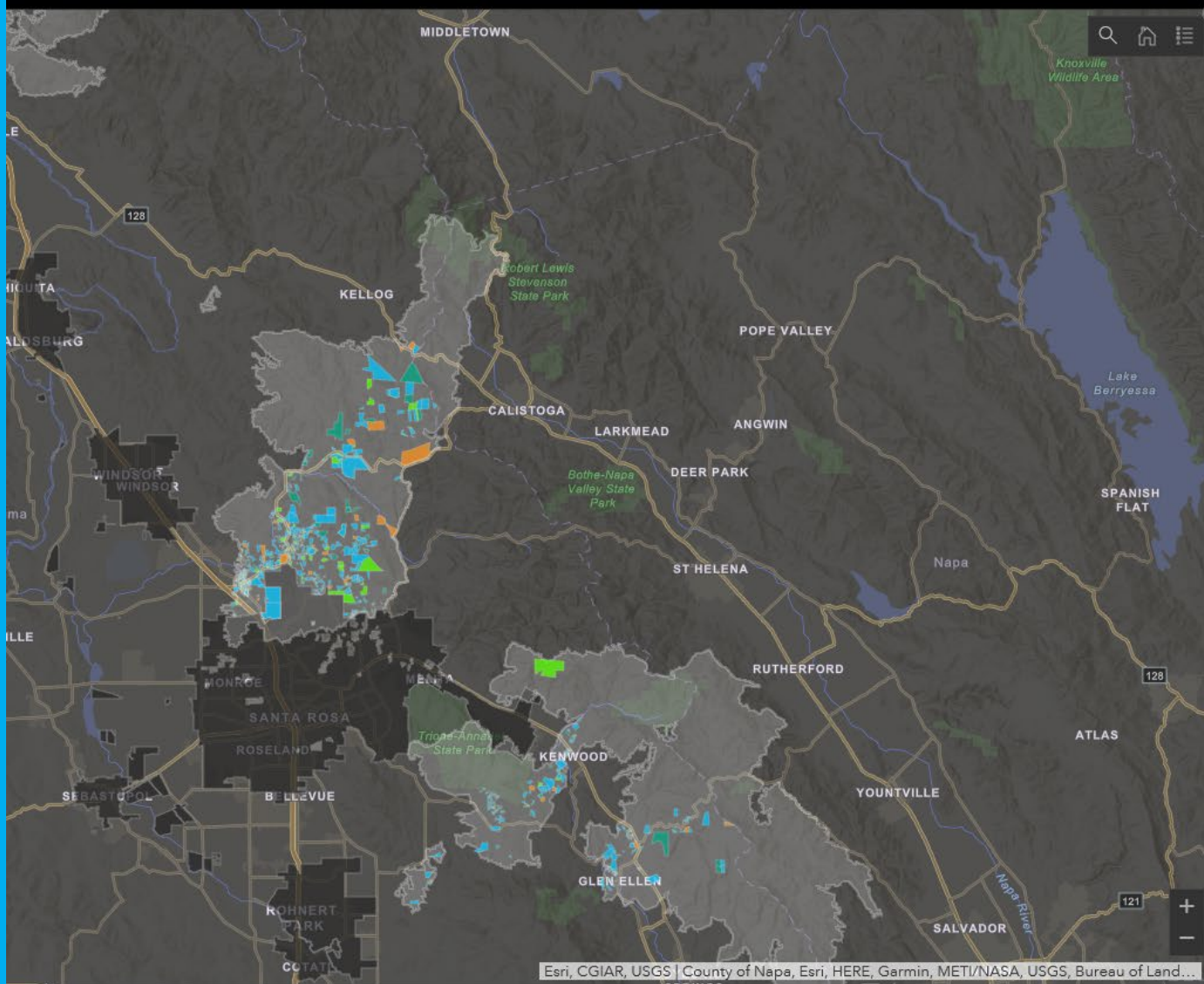


Introduction

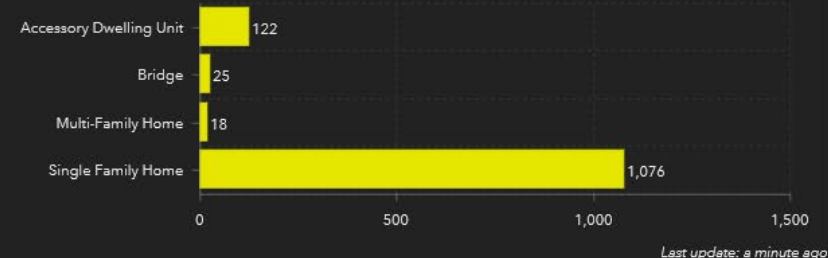
- Emergency Declaration
 - Multiple Urgency Ordinances
 - Chapter 40 of the County Code
 - Moratorium on vacation rentals countywide; expired
 - Ord 6248 prohibits new vacation rentals only in burn area
-
- Chapter 40 expires 12/31/2019 unless extended
 - Land use regs must go to PC for recommendation



Rebuild Status



Rebuild Permits Initiated by Structure Type



Number of Parcels with Destroyed Structures

1,949

Last update: a minute ago

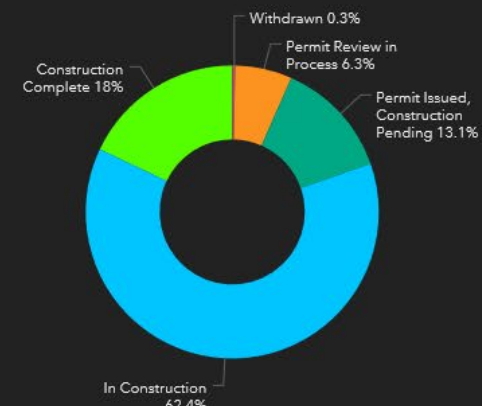
Number of Parcels with Rebuild Activity

1,091

Last update: a minute ago

Parcels with Rebuild Activity

Rebuild Structure Status



[View Rebuild Dataset](#)

Last update: a minute ago

Rebuild Progress

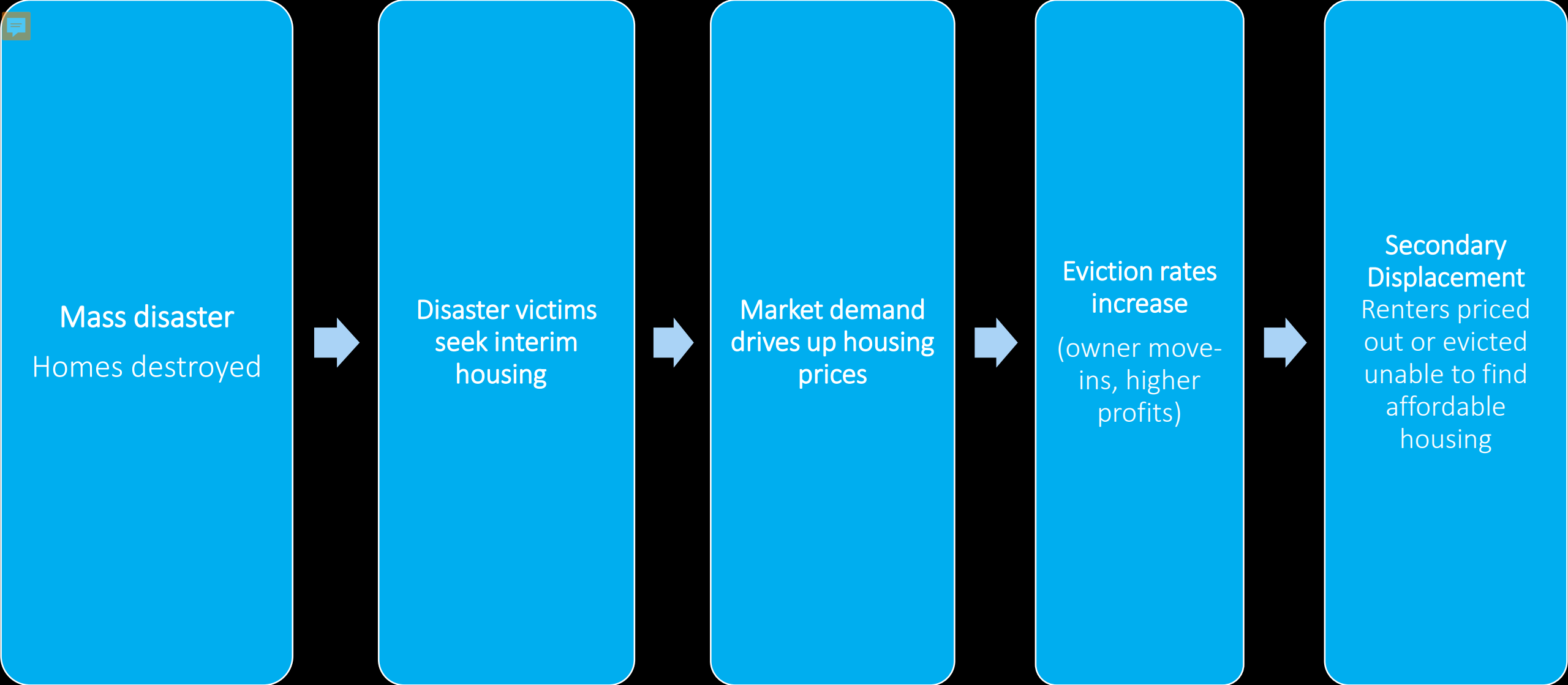
Proposal



- Extend Chapter 40 until December 31, 2021
- Discontinue provisions allowing RVs outside of burn area
- Continue allowing RVs in burn area
- Continue to prohibit new short-term rentals in burn area
- Discontinue provisions completed or no longer needed
- Extend expiration date of land use approvals by 1 year

Summary of Chapter 40 Changes

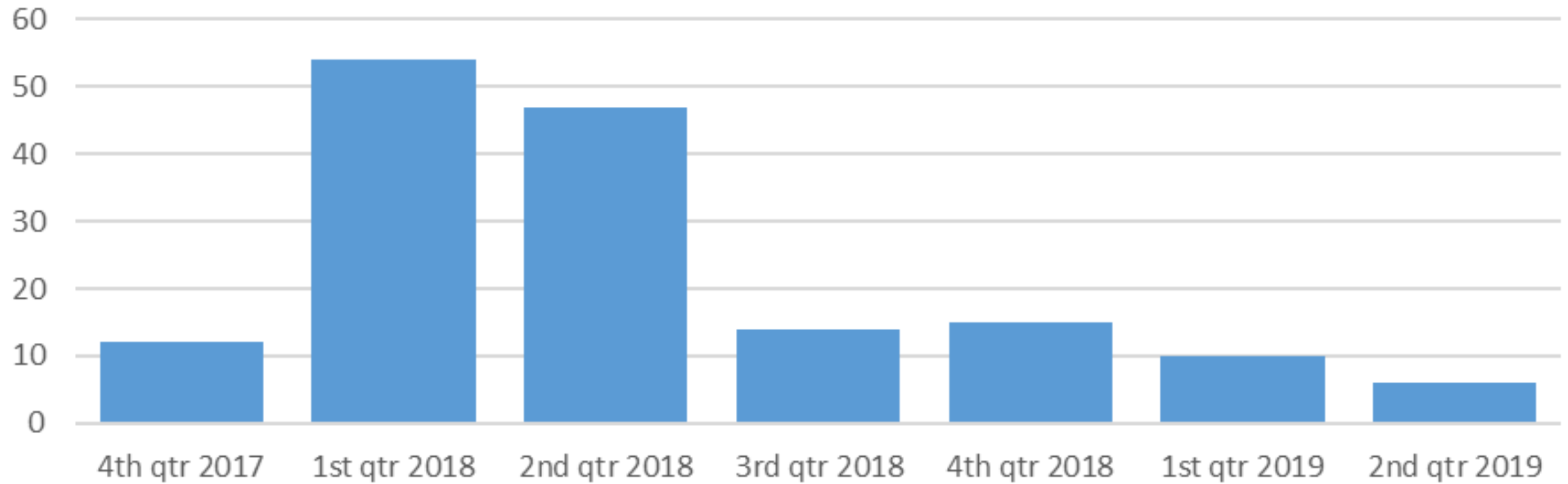
Section & Title	Current Text	Issue	Recommended Modification
40-4 – Effective period.	The provisions of this Chapter shall remain in effect until December 31, 2019	Recovery has not been completed. Difficulties in immediate rebuilding include shortage of the trades and very high construction costs. More time is needed.	Extend Chapter provisions, as amended, until December 31, 2021. Text edits for clarity.
4-21 – Definitions Displaced Persons	A county resident or residents whose residential dwelling has been destroyed or damaged by the Sonoma Complex Fire such that the resident(s) cannot occupy the dwelling.	This Section limits recovery benefits to those directly displaced by the fires, and does not address the housing needs of those who have been indirectly displaced as a result of the fires such as persons whose leases have terminated to allow property owners to move back into their rentals. Secondary displacement is expected to continue to increase as insurance payments for replacement housing are cut off this October.	Add definition of secondarily displaced person(s) to read as follows: "Secondarily displaced person." A county resident or residents who have lost their housing as an indirect result of the Sonoma Complex Fire, such as through the early termination of leases or rent increases exceeding 5% per year. Where allowances are made herein for secondarily displaced persons, evidence may consist of termination notices, expired leases, or other proof as determined by the county.
4-21 – Definitions Effective date	"Effective date." The date of board adoption of this chapter.	The term "effective date" is no longer necessary under the proposed amendments. The term "effective period" is used and is not defined.	Add definition as follows: "Effective period." The period of time specified in sec. 40-4.A of this chapter.
40-30 A. Initial use	Allows recreational vehicles (RVs) for a period of 45 days, no permit required.	45 day period has expired	Delete this provision.



Secondary Displacement



Temporary Emergency Housing Permits



Temporary Emergency Housing Permits (160)

RVs, trailers, manufactured homes

Vacation Rentals

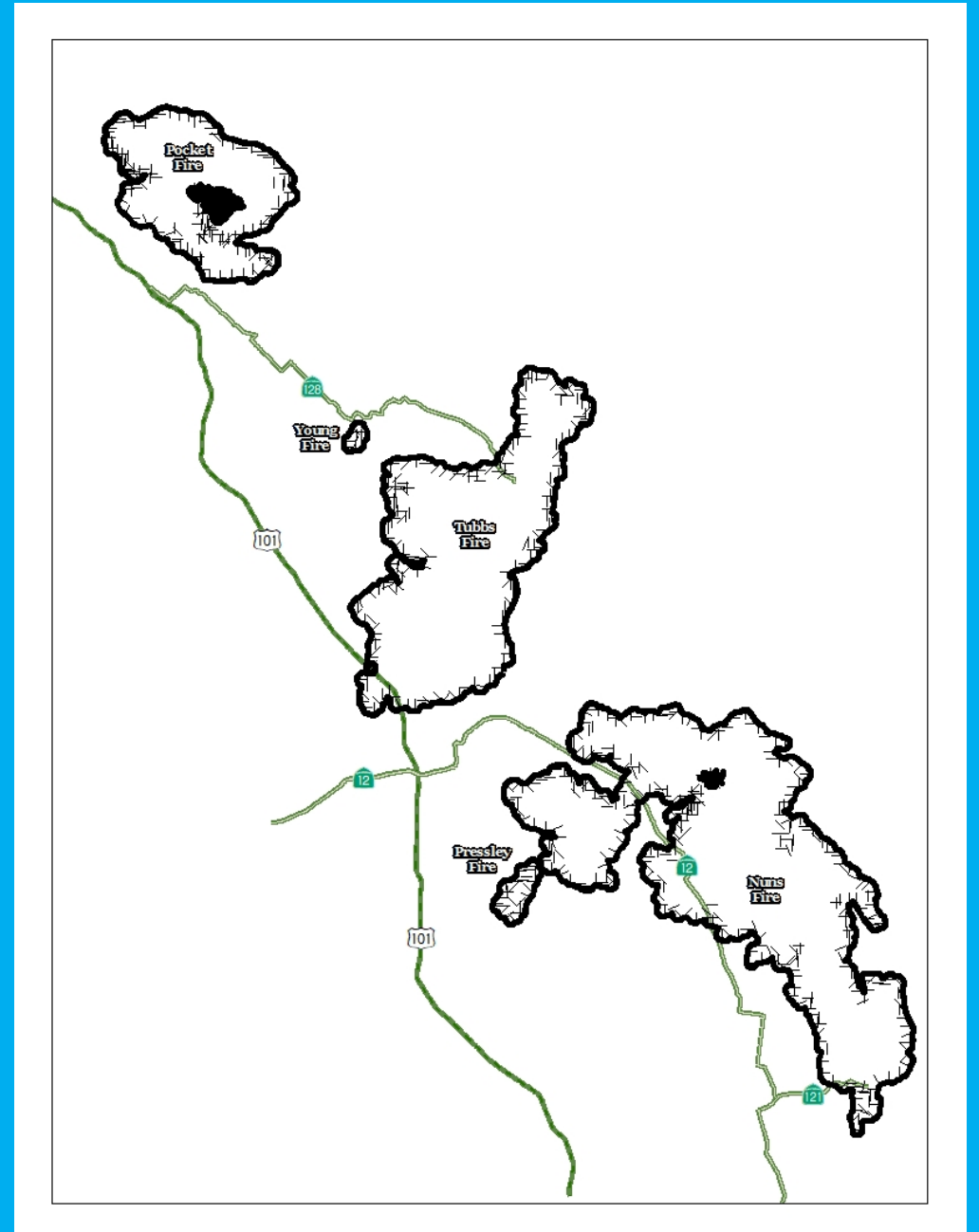
Chapter 40 bans new vacation rentals in burn area

- Existing VRs lost to fire can rebuild & operate @ same capacity unless sold
- Hosted rentals are still allowed
- Homes can be rebuilt and rented long-term until ban expires

Proposal would extend ban for up to two additional years until 12/31/21

but

Comp work plan includes refining vacation rental areas starting 2020



Recommendation

Hold a Public Hearing

Adopt Ordinance amending & extending
Chapter 40 to December 31, 2021