

# Attachment A

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# MONTEREY COUNTY

## RESOURCE MANAGEMENT AGENCY

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## Soberanes/Chimney Fire Rebuild Information

Fire Recover Guidelines for the 2016 Soberanes/Chimney Fire are designed to balance the desires of property owners with the need for good land use and hazard mitigation planning. The result is a streamlined process for the applicant that ensures rebuilding occurs consistent with the regulatory system and minimizes future risks to residents.

The following matrix summarizes the central provisions of the Soberanes/Chimney Fire Rebuild Guidelines.

<b><u>Soberanes/Chimney Fire Rebuild Summary Matrix</u></b>	<b>Permitted or Legal Non-Conforming</b>	<b>Unpermitted</b>
<b>Insured</b>	<ul style="list-style-type: none"><li>• Expedited with Special Handling</li><li>• No Fees Upfront</li><li>• Eligible for Fee Waiver with Insurance Claim Rejection Letter</li></ul>	<ul style="list-style-type: none"><li>• Expedited with Special Handling</li><li>• No Fees Upfront</li><li>• <b><u>NOT</u></b> Eligible for Fee Waiver</li><li>• No penalty fee for work done without a permit</li></ul>
<b>Uninsured</b>	<ul style="list-style-type: none"><li>• Expedited with Special Handling</li><li>• No Fees Upfront</li><li>• Eligible for Fee Waiver with Uninsured Status Letter</li></ul>	<ul style="list-style-type: none"><li>• Expedited with Special Handling</li><li>• No Fees Upfront</li><li>• <b><u>NOT</u></b> Eligible for Fee Waiver</li><li>• No penalty fee for work done without a permit</li></ul>

### **Expedited Special Handling:**

As noted above, all rebuild applications will receive expedited processing with special handling provided by the RMA Permit Coordinator, Freda Escobar. Ms. Escobar can be reached at [Escobar@co.monterey.ca.us](mailto:Escobar@co.monterey.ca.us) or (831) 784-5689.

### **Fees:**

In all cases, no permit fees will be charged upfront. In all cases, a hold will be placed on the final inspection of the project until resolution of the fees, either by fee waiver or by payment of fees, is reached. Eligibility for fee waivers is contingent upon whether the damaged/destroyed structure was permitted at the time of construction or considered legally nonconforming to County construction and land use policy. Other restrictions on eligibility for fee waivers apply.

### **Additional Fee Waiver Eligibility Information:**

Replacement structures must meet the following criteria in order to be eligible for fee waiver:

- conform to all applicable zoning requirements; and
- proposed for the same use as the destroyed structure; and
- do not exceed the floor area, height, or bulk of the destroyed structure by more than 10%; and
- Either site the destroyed structure in substantially the same location on the affected property, or relocate the building site in a manner that better meets policies (General Plan, Local Coastal Program Land Use Plan) and would meet all Zoning (Coastal Implementation Plan) requirements.

Any fee waiver would include permit fees related to repair, demolition, or reconstruction of an insured, permitted structure damaged or destroyed by the Fire and all appurtenant permits, such as tree removal for hazardous trees, grading, well permits, septic permits, encroachment permits, address numbering applications, slope exceptions, temporary power, temporary occupancy, and any other County permits that might be needed. The fee waiver would not include a waiver of any environmental documents needed to rebuild or repair structure(s) for a property owner who has chosen to 1) relocate their building site, or 2) increase the structure size, beyond that described above.

### **Fee Procedures:**

#### **PERMITTED OR LEGAL NON-CONFORMING STRUCTURES - INSURED**

The RMA-Permit Center will waive permit fees according to the following steps:

- 1) Applicant does not pay fees upfront at permit initialization or issuance. Applicant is issued a fee invoice to submit to insurance carrier. A hold is placed on the permit record preventing final inspection until settlement of fees.
- 2) Applicant submits fees as a claim to insurance carrier.
- 3) Insurance carrier processes claim.
- 4) Applicant remits any fees covered by insurance carrier to RMA-Permit Center prior to final inspection.
- 5) Applicant submits fee waiver request form for any fees not covered by insurance carrier prior to final inspection. Applicant must submit insurance carrier claim rejection letter at time of fee waiver request.
- 6) Once fees are remitted and/or fee waiver is approved, the hold on final inspection is removed, allowing final inspection to proceed.

#### **PERMITTED OR LEGAL NON-CONFORMING STRUCTURES - UNINSURED**

The RMA-Permit Center will waive permit fees according to the following steps:

- 1) Applicant does not pay fees upfront at permit initialization or issuance.
- 2) Applicant is issued a fee invoice. A hold is placed on the permit record preventing final inspection until settlement of fees.
- 3) Applicant submits fee waiver request form along with a letter to RMA-Permit Center detailing the uninsured status of the structure.
- 4) Once fee waiver is approved, the hold on final inspection is removed, allowing final inspection to proceed.

### UNPERMITTED STRUCTURES

The RMA-Permit Center will process fee payment related to repair, demolition, or reconstruction of unpermitted structures damaged or destroyed by the Fire or appurtenant permits needed to bring unpermitted structures or parcel back to its original condition according to the following steps:

- 1) Applicant does not pay fees upfront at permit initialization (submittal).
- 2) Applicant is issued a fee invoice to submit to insurance carrier (if insured). A hold is placed on the permit record preventing final inspection until settlement of fees.
- 3) Applicant remits any fees due to RMA-Permit Center prior to final inspection.
- 4) Once fees are remitted, the hold on final inspection is removed, allowing final inspection to proceed.

All permits to repair, demolish, reconstruct or rebuild unpermitted structures damaged or destroyed by the Fire, as restricted, shall not be subject to fee surcharges applied to work done without a permit.

#### **Deadline to Apply:**

Applications must be received by August 23, 2021 to be eligible for the terms of the Soberanes/Chimney Fire Rebuild Guidelines, including permit expediting, special handling and fee waiver eligibility.

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