

THOMAS FIRE REBUILD
PLANNING DIVISION
TEMPORARY RECREATIONAL VEHICLE HOUSING

Permitting Standards of Temporary Recreation Vehicle Housing while Recovering from the 2018 Thomas Fire

Requirements:

1. Only one RV for habitation per lot.
2. The RV shall be connected to an approved source of electricity.
3. Residential use of RVs under this ordinance shall not be allowed on any street.
4. Residential use of RVs shall be located outside the boundaries of any recorded easements.
5. RVs for residential use on fire-affected sites shall meet the following additional standards:
 - (a) Residential use of RVs on fire-affected sites shall be permitted only on parcels on which a permitted or legally established residence was destroyed, or damaged and rendered uninhabitable as determined by the Director as a result of the Thomas Fire. Proof that a destroyed or damaged residence was permitted or legally established shall be verified by the Director based on prior final building permit or assessor's records, or other documentation satisfactory to the Director.
 - (b) Except as provided herein, no City approval or permit for residential use of an RV shall be issued until the site has been issued a CalRecycle Certification of debris removal or property cleanup completion certification through the City. (provide copy)
 - (c) RVs may be located within Zoning Ordinance setback areas, such that placement of the RV will allow for unobstructed reconstruction on the site. RVs may be moved about the site during reconstruction.
6. RVs for residential use on lots not affected by the Thomas Fire shall obtain written authorization from the property owner and shall comply with all Zoning Ordinance setback requirements, except for parking and I or lot coverage requirements.
7. Residential use of RVs is limited to vehicles not on a permanent foundation and used to house Displaced Persons and remains in effect until December 4, 2021.
8. Residential use of RVs is limited to a single vehicle for habitation per lot.
9. The RV shall be connected to an approved source of water meeting the following criteria:
 - (a) Public water supply by way of a temporary hose bib with check valve; a Building & Safety Division issued plumbing permit and inspection is required.
10. The RV shall be serviced by a licensed wastewater disposal service meeting the following criteria:
 - (a) All wastewater from toilets within the RV shall be stored in a Blackwater tank either within the RV or an external tank which shall be serviced by a licensed wastewater disposal service.
 - (b) All wastewater from any sources within the RV other than toilets shall be stored in either a Blackwater tank or Graywater tank either within the RV or an external tank which shall be serviced by a licensed wastewater disposal service.
 - (c) As a condition of receiving a City temporary permit under this section, applicants must present to the City at the time of submitting the application for a permit to utilize an RV as a temporary residence, proof in the form of a contract for the removal of wastewater from the RV's wastewater tank system; or identify the business name,

address and phone number of a local wastewater disposal service where the RV will be serviced for wastewater removal.

(d) The wastewater tank(s) shall be serviced by a licensed wastewater disposal service for the entirety of the time the RV is utilized as a temporary residence under this section.

(e) Composting toilets cannot substitute for toilets connected to a Blackwater tank.

11. Residential use of RVs shall be located outside the boundaries of any recorded easements.

12. RVs for residential use on lots not affected by the Thomas Fire shall obtain written authorization from the property owner and shall comply with all Zoning Ordinance setback requirements, except for parking and /or lot coverage requirements.

Definitions (For purposes of this Ordinance):

"Blackwater" shall mean wastewater from toilets.

"City" shall mean the City of San Buenaventura.

"City Council" shall mean the City Council of the City of San Buenaventura.

"Director" shall mean the City's Director of Community Development or his or her designee.

"Displaced Person(s)" means a City of San Buenaventura resident or residents who resided in a Qualifying Fire Damaged Structure and cannot occupy the structure. Displaced Person(s) may be required to provide verification to the City to substantiate their eligibility for uses, permits and/or approvals described in this chapter. Evidence may consist of verification by Federal Emergency Management Agency (FEMA) registration or damage assessment, and/or a driver's license or other government-issued identification card or utility bill, etc. with a physical address showing the resident resided on a legal parcel impacted by the Thomas Fire, as determined by the City. Such determination may be made by the Director or other City personnel

"Graywater" shall mean wastewater from household use other than toilets.

"Qualifying Fire Damaged Structure" means any structure damaged by the Thomas Fire that is classified by the Cal Fire Office of the State Fire Marshall in the Thomas Incident Damage Inspection Report as moderate damage (26% to 50% loss), major damage (51% to 75% loss) or destroyed (76% to 100% loss).

"RV" shall mean a motor home, travel trailer, truck camper or camping trailer that is

(1) self-contained and designed for human habitation for recreational or emergency occupancy.

(2) self-propelled, truck-mounted, or permanently towable on California roadways; and

(3) a California Department of Motor Vehicles licensed vehicle; or a similar vehicle or structure as determined by the Director.

"Thomas Fire" means the fires that swept Ventura County and Santa Barbara County beginning on December 4, 2017, as referenced in the City Council's Resolution Number 2017-055, adopted December 11, 2017, and which were the subject of the Proclamation of a State of Emergency by Governor Edmund J. Brown and the Major Disaster Proclamation for California issued by President Donald J. Trump.

THOMAS FIRE REBUILD
PLANNING DIVISION
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Planning Application – Temporary Recreational Vehicle Housing

PROPERTY OWNER

Name: _____ Phone: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____ Email: _____

APPLICANT(S)

Name: _____ Phone: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____ Email: _____

AGENT

Name: _____ Phone: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____ Email: _____

PROPERTY INFORMATION

Address of Fire Damaged Property: _____

Assessor Parcel Number(s): _____

Address of Property for RV Location: _____

Assessor Parcel Number(s): _____

_____ **Display of permit.** Any permit for use of an RV as a temporary residence shall be displayed on the front windshield of the RV and shall be visible from outside the RV at all times the vehicle is stationary and being used as temporary housing.

Initial

_____ **Duration of permit.** Any permit for use of an RV as a temporary residence shall be valid for a period of 18 months from date of issuance. The permit may be extended one additional period of 18 months.

_____ **Cessation of use of RV for temporary housing.** Within 45 days of occupancy of the primary residence or additional dwelling unit, the RV must cease being used as a temporary residence under this ordinance and storage of the RV shall comply with applicable City ordinances.

Initial

I am responsible for verifying compliance with CC&Rs "covenants, conditions and restrictions" and check with your Homeowners Association if applicable. Advisory only.

I HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND THE INFORMATION ABOVE, THE INFORMATION I HAVE PROVIDED IS TRUE AND ACCURATE, AND THAT I HEREBY AGREE TO ABIDE BY THESE STANDARDS.

Signature (Applicant)

Date

Signature (Property Owner)

Date

FOR OFFICE USE ONLY:

APPROVED BY: _____ DATE: _____

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TEMPORARY RECREATIONAL VEHICLE HOUSING

Project Description Questionnaire

1. What type of Recreational Vehicle will be used and who will occupy it?

Year: _____ Make: _____ Model: _____ License Plate: _____

Motor Home Towable Trailer Truck Camper

Name of Occupant(s): _____ Size of trailer coach: _____

2. Is the area in which the temporary dwelling is being placed clear of fire debris and hazardous materials?

CalRecycle Debris Removal Form Provided City of Ventura Local Debris Removal Completion Certificate Provided

3. Is water being supplied by the way of a temporary hose bib?

Yes, Building & Safety issued plumbing permit has been obtained.

No, by _____ Water Delivery Service *(Must provide the delivery service agreement upon submittal)*
name of service

4. What will be the method of sewage and waste water disposal? *(Must provide the waste disposal service agreement upon submittal)*

Licensed wastewater disposal service: _____
name of service

Self-served off-site sewage system pump out: _____

5. Has a Temporary Power Permit been issued? Contact Building & Safety <https://www.cityofventura.ca.gov/DocumentCenter/View/11292>

YES NO

9. If located off-site, does the RV comply with Zoning Ordinance setback requirements? (if off-site, site plan required)

Required Setback: Front: _____ Rear: _____ Side: _____ Side: _____

Setbacks to RV: Front: _____ Rear: _____ Side: _____ Side: _____



Advisory: Please be cautious of dead standing trees and fire debris.

I, the undersigned below, certify that the information submitted with this application is true and accurate:

_____	_____	_____	_____
Print Name of Applicant/Agent	Date	Signature of Applicant/Agent	Date
_____	_____	_____	_____
Print Name of Fire DamageOwner	Date	Signature of Fire DamageOwner	Date
_____	_____	_____	_____
Signature of Off-Site Location Owner	Date	Print Name of Off-Site Location Owner	Date