



A Tradition of Stewardship  
A Commitment to Service

David Morrison  
Director

## MEMORANDUM

To: PBES	From: Dr. Karen Relucio, Health Officer David Morrison, Director Planning, Building and Environmental Services
Date: November 2, 2020	Re: Re-occupying property with fire related structural debris and ash and fire damage

Napa County property owners, residents and businesses have sustained property damage and displacement, most recently resulting from the Glass and Hennessy wildfires of unprecedented destruction. We also understand the desire to return to a property that has sustained damage and destruction during these events. It is our collective responsibility to manage re-occupancy in compliance with the Health Officer’s public health declaration, while ensuring safety to occupants and visitors, preserving the ash footprint for proper cleanup and disposal, and in no way otherwise compromising an owner’s eligibility to participate in a public debris and ash removal program (if and when approved).

**RESIDENTIAL.** The Napa County Board of Supervisors passed a resolution amending PART I: SECTION 12B of the County Policy Manual related to rebuilding after the fire. The policy specifically allows for temporary housing including mobile homes, trailers, RV’s and campers to be placed on a lot to occupy on a temporary basis if they or their immediate family members have a residence that was red-tagged as destroyed or yellow-tagged as significantly damaged.

Property owners will be required to obtain a building permit from the PBES Department to verify the adequacy of temporary connections to existing utilities, and to ensure that the temporary housing unit is located and occupied in such a way that meets the following requirements:

- Phase I household hazardous waste and asbestos removal has been completed;
- When located on the same property as damaged or destroyed structures, temporary housing shall be located as far as practicable, but no closer than 150’ to any ash footprint or 150’ to any access route to any ash footprint;
- Active on-site operational controls must be implemented and maintained to prevent airborne transport of burn ash and particulates;
- The location does not impede the orderly removal of debris and ash;
- Location selected should be upwind of the prevailing wind directions when known;
- Occupants of temporary housing shall be cautioned to keep windows closed and to monitor and regularly replace air filters as recommended.

**NON-RESIDENTIAL/COMMERCIAL** The Napa County Board of Supervisors passed a resolution amending PART I: SECTION 12B of the County Policy Manual related to rebuilding after the fire. The policy specifically allows for alternative uses equivalent to existing, legally entitled uses that have damaged or destroyed structures located within the area impacted by the declared local emergency.

For any temporary structures (e.g., tents, modular units, etc.) or modifications to occupancy ratings within existing structures, property owners will be required to obtain a building permit from the PBES Department to ensure the following requirements. If no temporary structures or conversions of occupancy within existing structures are proposed, the business shall still comply with all of the following requirements.

- Phase I household hazardous waste and asbestos removal has been completed;
- Only commercial structures that sustained NO fire damage may be considered for re-occupancy;
- The parking area, path of travel, and occupancy of any structure shall be at least 150' from any debris and ash footprint or to the access route to the debris and ash footprint and shall in no way impede the orderly removal of debris and ash;
- If a 150' distance cannot be met, a protected walk path (ie. fully framed and protected with Visqueen, meeting accessibility requirements and permitted if/as required by local building department) may be proposed. In no case shall this be located closer than 100' to any debris and ash footprint and may not otherwise impede the orderly removal of debris and ash.
- Active on-site operational controls must be implemented and maintained to prevent airborne transport of burn ash and particulates;
- During active debris and ash removal, all openable windows and doors must remain closed and all attic and underfloor vents shall be sealed.