



Kevin McCarty for Supervisor 2024
PO Box 244
Somerset, CA 95684

January 9, 2024

El Dorado County
Board of Supervisors
330 Fair Lane, Building A
Placerville, CA 95667

ATTN: El Dorado County, Board of Supervisors:

This comment is for Agenda Item #24-0003 related to the proposed Limited Density Owner-Built Rural Dwellings (Title 25) program. My name is Kevin W. McCarty. I am a resident of Somerset and candidate for District 2 Supervisor.

First, credit where it is due, thank you to Supervisor Turnboo for spearheading this effort as well as Director Garner and staff for getting this draft ordinance back to the Board for review in a reasonable period of time. This is an important first step not just in assisting the rebuilding of Grizzly Flats but also evaluating the long-term needs of rural residents and their housing options.

With that said, it is unfortunate that it took two years to get to this point, long after many Grizzly Flats residents have already abandoned their former homes and property and have endured one of the worst winters in 70 years and brutal summer heat living in RVs with limited heating and cooling options. The Butte County ordinance has been in place on a pilot basis since 2009 after the Lightning fire in 2008 and was adopted as a permanent ordinance in 2016. We could have learned from their example in the immediate wake of the Caldor fire with more proactive leadership, but in any case, better late than never.

Second, it is frankly frustrating and a bit of an insult to rural residents that this ordinance only applies, in Director Garner's own words "to about 20 people", when there are thousands of people who could properly be served by this ordinance if effectively implemented. If the structures in question are structurally sound enough for Grizzly Flats, why would they not be sound in other rural areas at similar or lower elevations?

Butte County, from what I can tell from their ordinance text, does not limit Title 25 to the footprint of the 2017 Ponderosa fire, but to any unincorporated rural area of their County. This is an ordinance that is truly aimed at serving rural residents, regardless of whether their family home was lost in a fire. In the words of the Butte ordinance, Title 25 homes are "to facilitate the availability of affordable, owner-built homes which are essential to the continued health and welfare of the residents of these rural communities". If these homeowners have full equity in their home and the knowhow to build and rebuild as needed, the importance of insurance coverage diminishes to a negligible level.

This then is the bottom line for today's hearing: thank you to everyone involved for bringing this important step forward, but to those outside of Grizzly Flats, the message today is: your County only

cares about making the building code better serve your needs once your ancestral family home is incinerated in a wildfire, and not a moment sooner.

I encourage the board to move forward with adoption, but also look forward to a more complete and living Title 25 ordinance for El Dorado County in line with the Butte model.

Thank you for your time and consideration.

Regards,

A handwritten signature in black ink, appearing to read 'Kevin W. McCarty', with a stylized flourish at the end.

Kevin W. McCarty

Candidate, El Dorado County Supervisor District 2

www.McCarty4Supervisor.com

kevinwmccarty@pm.me