

Mendocino County Division of Environmental Health

Policy 2619.01

FAMILY CARE UNITS (FCU)

Intent and Benefit

It is the intent of the Division of Environmental Health (DEH) to allow a temporary family care unit (FCU) to temporarily utilize the existing sewage system and water supply of existing original residence. It is the intent to facilitate a family member to care for another ill family member with the minimum of expense. There is a generally recognized societal benefit in facilitating such care.

Background

The family care unit is a temporary residential use type according to the zoning ordinance. The Planning Department requires an administrative permit for the temporary placement of a FCU. DEH is required by the Planning Department to approve the administrative permit. Such approval is routinely given by DEH without requiring additional septic system capacity where the proposed FCU is clearly temporary in nature, such as a camp trailer, motor home, or RV of any kind as defined by the Zoning Ordinance.

Statement of Problem

In some cases, a new permanent structure is used as the temporary FCU. Such structures may remain as long term or permanent residences. These permanent structures may put a strain on water supply and sewage disposal systems. Some small public water systems have requested notification before DEH approves a FCU. The long term occupancy of these structures strains the sewage system capacity of the existing original residence.

Implementation

DEH will continue its policy of allowing a temporary FCU to temporarily utilize the existing sewage system of the existing original residence where the proposed FCU is clearly temporary in nature, such as a camp trailer, motor home, or RV of any kind.

Where the FCU proposal is the construction/installation of a permanent structure, a Site Evaluation Report (SER) and letter of "willingness and ability" from the water supply district shall be required. Any structure that requires a building permit is considered a permanent structure for the purposes of this policy. Once the SER is reviewed and approved and an adequate water supply demonstrated, DEH staff may approve the Administrative Permit for the FCU.

DEH may grant an exception to the requirement for additional septic system capacity for very small permanent one bedroom FCUs equal to or less than 640 square feet in size.

Effective Date: September 29, 1999

Revised Date: July 1, 2003

Director's Initials: _____