



EL DORADO COUNTY PLANNING SERVICES
2850 Fairlane Court, Placerville CA 95667

(530) 621-5355 | fax: (530) 642-0508 | <http://www.edcgov.us/planning>

TEMPORARY MOBILE HOME
(Revised 03-11)

PURPOSE

In addition to any existing permanent dwelling or permanently installed mobile home, a temporary mobile home may be approved for residential use for a period of time not to exceed two years. A temporary mobile home may be approved only for one of the following circumstances:

1. One temporary mobile home for use by the owner or members of the family to prevent the dislocation of family members and/or to allow for in-home care of family members;
2. One temporary mobile home for use by a caretaker where the purpose of the caretaker is to assist the elderly or handicapped homeowner(s) in the care and protection of their property. The site must consist of a minimum of one acre and the elderly or handicapped homeowner(s) must reside on the site;
3. In Commercial and Industrial Zone Districts as well as for public and semipublic schools and churches, one (only) temporary mobile home placed on a parcel or contiguous parcels in common ownership for the purpose of providing housing for caretakers or watchmen. Finding of necessity may be based on, but not necessarily limited to, the following factors:
 - a. Value and portability of goods and/or equipment stored on the property;
 - b. The applicant's past experience with loss of goods and/or equipment. Sheriff's records shall be submitted with the applicant's request;
 - c. Precautionary measures taken by the applicant to prevent loss or vandalism;
 - d. Practicality of permanent facilities.
4. One or more temporary mobile homes for housing agricultural employees and their immediate families, provided that the Agricultural Commission advises in writing that the site and the activity satisfies three of the four criteria established by the County to qualify as an Agricultural Preserve. Agricultural employees are those persons hired to carry on agricultural pursuits on the premises.

Temporary mobile homes for the purpose of this application include mobile homes and recreational vehicles. A recreational vehicle is defined as follows:

“A motor home, travel trailer, park trailer, or truck-mounted camper, with or without motive power, designed for human habitation for recreational, emergency or other occupancy, which meets all of the following criteria:

- a. It contains less than 320 square feet of internal living area, excluding built-in equipment, including but not limited to, wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms.
- b. It contains 400 square feet or less of gross area measured at maximum horizontal projections.
- c. It is built on a single chassis.

- d. It is either self-propelled, truck-mounted, or permanently towable on the highways without a permit.
- e. Contains kitchen, bath, and toilet facilities.”

While there are no required standards for appearance of the temporary mobile home, it is desirable for the owner to take every measure possible to limit this objection since such objections could affect renewal requests. This may be done in part by careful location of the temporary mobile home to the extent possible so it is not visible to neighbors; by keeping the temporary mobile home painted or well-maintained so it is not unsightly; and by keeping the area around the temporary mobile home free from debris or excessive outdoor storage.

PROCESS

1. Owner/agent prepares all required submittal information and makes an appointment to submit the application to the Planning Department.
2. Planning staff reviews and approves application.
3. Submit application to Building Safety Services for building permit. (Before the permit can be issued, it may be necessary to get Environmental Health approval on the septic system and Department of Transportation approval if a new driveway connection to the County road is proposed.)

TIMING

The total time to process the application through the three steps noted above will take up to three to four days. Step 1 and 2 can normally be accomplished when submitted. Step 3 may take longer since it could require review and approval by Building Safety Services, Environmental Health and possibly the Department of Transportation.

FEES

Current application and renewal fees may be obtained by contacting the Planning Division at (530) 621-5355 or by accessing the Planning Department's online fee schedule at <http://www.edcgov.us/planning>. Building Safety Services also charges fees for the building permit. Access the Building Fees schedule at <http://www.edcgov.us/building> or call (530) 621-5775. Building Fees may also be required by Environmental Health and Department of Transportation. Please check with these other departments for their current fees (www.edcgov.us).

APPEAL

If the temporary mobile home permit is denied by the Planning Division, you have 10 working days from the denial date to appeal the decision to the Planning Commission. The fee for an appeal is \$100.00.

APPLICATION

If the application and submittal requirements are not attached to this information packet, please contact the Planning Division or download them from the website at [www.edcgov.us/Planning/Applications and Forms](http://www.edcgov.us/Planning/Applications_and_Forms). You may also call the Planning Division at (530) 621-5355 for general assistance.

APPOINTMENT

Applications are accepted by appointment only. Please call (530-621-5355) for an appointment with a planner when you are ready to submit your application. Please have all required submittal information completed before your appointment. Appointments are generally made within 48 hours of your call to the Planning Division at (530) 621-5355. You may also want to establish an appointment with Building Safety Services (530-621-5775) approximately 30 minutes after the Planning Division appointment.

LETTER OF APPROVAL

TEMPORARY MOBILE HOME APPLICATION #TMA _____

The Temporary Mobile Home Application indicated above requested by

_____ is approved for placement of a mobile home
(owner's name)

property identified by Assessor's Parcel No. _____.

The approval is subject to the conditions set forth on page 3 of 6 of the application package.

THIS APPLICATION IS VALID FOR TWO YEARS ONLY AND WILL EXPIRE ON

(date)

NOTE: In order to extend the permit for an additional two-year period (or an additional one-year period for recreational vehicles), the owner must submit the enclosed Renewal Agreement (notarized) along with the current renewal fee to the County Planning Department prior to the expiration date noted above. Renewals received after the expiration date will be subject to a higher late renewal fee.

APPROVED BY

El Dorado County Planning Division

Date

CONDITIONS OF APPROVAL

TEMPORARY MOBILE HOME APPLICATION #TMA_____

1. The owner(s) shall comply will all other statutes and ordinances relating to zoning, development criteria, health and building codes. Building permits, and where applicable septic permits must be obtained by the owner and finalized by the County prior to occupancy of the temporary residence.
2. The owner(s) shall sign a removal agreement which provides that at the conclusion, expiration, or the violation of the permit, the mobile home or park trailer, shall be removed from the property or placed in permanent storage pursuant to Section 15.64.060 of the El Dorado County Ordinance Codes. If the temporary mobile home is a travel trailer or motor home, the agreement requires it shall be permanently disconnected from the water, sewer, gas and electrical services. The agreement also authorizes the County to remove the residence and/or permanently disconnect and record a lien on the property for the cost thereof if the owner fails to comply with the removal agreement.
3. This temporary mobile home permit (excluding those in commercial and industrial zones or those used for public, school or church purposes), shall be null and void if any of the following occur:
 - a. The two-year period of authorization expires;
 - b. The temporary mobile home is removed from the property;
 - c. The temporary mobile home has not been occupied by the family member noted on the application for a 90-day period or longer;
 - d. The person requiring care due to age or handicap no longer resides on the premises;
 - e. The original temporary mobile home is replaced with another temporary mobile home;
 - f. The property is sold;
 - g. The property owner no longer resides on the property.

In the instance of commercial/industrial/school/church caretakers or watchman permits, the temporary mobile home permit is considered null and void if the applicable commercial/industrial/school/church activity on the property which justified the caretaker/watchman temporary mobile home is discontinued. Additionally, such caretaker/watchman permit is also considered null and void if "a," "b," "e," or "f" above occurs. If any of the above occurs, the owner shall notify the Planning Division of such action.

4. The temporary mobile home permit shall be valid for a two-year period; however, the owner(s) may apply for additional two-year extensions. To initiate a renewal, the owner shall submit the Renewal Agreement form to the Planning Division before _____ along with the current renewal fee. (Expiration Date)
5. If a renewal application is not received by the date noted in number 4 above, the application is considered to be expired. Within 30 days of said expiration, all electric supply, fuel gas and sewer drain inlets shall be disconnected and the mobile home shall be removed from the site or placed in dead storage in accordance with Building Safety Services requirements. Should such removal or disconnection not occur, formal action will be taken by the County as noted in number 2 above.
6. If the temporary mobile home is a recreational vehicle, the conditions noted in Exhibit A (attached) shall also apply.

AFFIDAVIT SUPPORTING APPLICATION

TEMPORARY MOBILE HOME APPLICATION #TMA_____

INSTRUCTIONS:

If you are requesting a temporary mobile home for any of the following reasons, please sign the statement below in the presence of a notary:

Reasons:

- a. To prevent dislocation of a family member; or
- b. To provide in-home care of a family member.

AFFIDAVIT:

The undersigned owner(s) declares that he/she/they understand that the temporary mobile home can only be occupied by a member of their family. He/she/they further declare that the person(s) named on the application as either the family member to live in the temporary mobile home to prevent location, or to provide in-home care, is truly related to the owner(s).

Owner Signature	Print Name

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

**STATE OF CALIFORNIA
COUNTY of EL DORADO**

On _____, before me, _____
(insert name and title of the officer)

personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

RECORDING REQUESTED BY:

EL DORADO COUNTY PLANNING DIVISION

WHEN RECORDED, RETURN TO:

NAME: El Dorado County Planning Div.
MAILING ADDRESS: 2850 Fairlane Court
CITY, STATE, ZIP: Placerville, CA 95667

SPACE ABOVE RESERVED FOR RECORDERS USE

NOTICE OF RESTRICTION AND REMOVAL AGREEMENT

TEMPORARY MOBILE HOME APPLICATION #TMA_____

NOTICE IS HEREBY given that a development limitation is imposed on the parcel designated as Assessor's Parcel Number _____, owned by _____, as noted in the Official Records of the County of El Dorado. The following restriction shall remain in effect until rescinded by El Dorado County or until the temporary mobile home is removed. Owner(s) hereby agree(s) that in consideration of the County of El Dorado granting the owner(s) a temporary mobile home permit on the owner(s) property pursuant to Chapter 17.52 of the El Dorado County Ordinance Code, the owner will take the following described action, or permit the County to take the action described:

1. Within 30 days after the expiration of the temporary mobile home permit, all connections to water, electrical supply, fuel gas, and sewer drain inlets shall be disconnected and the mobile home, park trailer or recreational vehicle shall be removed from the site, or placed in dead storage with the appropriate permit issued by the Building Department.
2. If a violation of the temporary mobile home permit occurs, or if the mobile home, park trailer or recreational vehicle is not removed or placed in dead storage, as required herein, the County may remove the mobile home, park trailer or recreational vehicle. Owner(s) agree(s) that all costs (including staff time) incurred by the County for such removal shall constitute a debt owed by owner(s) to County and County may record a lien on the property for the cost thereof and/or seek reimbursement for said cost from the owner(s) through any other available legal remedy. Owner(s) agree that he/she/they shall also be liable to the County for any costs the County incurs if it becomes necessary to seek judicial relief to remove the mobile home, park trailer or recreational vehicle. Cost shall include time spent by County staff related to judicial proceedings.

The permit for the mobile home, park trailer or recreational vehicle shall be null and void if any conditions of approval are violated. Conditions of approval are on file with the El Dorado County Planning Department.

Owner(s) agree(s) to have his/her/their signature(s) to this agreement notarized.

Owner Signature

Print Name

Owner Signature

Print Name

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

**STATE OF CALIFORNIA
COUNTY of EL DORADO**

On _____, before me, _____
(insert name and title of the officer)

personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

RENEWAL AGREEMENT

OFFICE USE: #TMA _____ Fee _____ Receipt # _____ Renewal Recd _____ Expiration _____

Owner(s) _____ is/are the owners of property described as El Dorado County Assessor's Parcel Number _____.

Owner(s) hereby agree(s) that in consideration of the County of El Dorado granting the owner(s) a temporary mobile home permit on the owner(s) property pursuant to Chapter 17.52 of the El Dorado County Ordinance Code, the owner **agrees and accepts all of the previous conditions of approval**, and will take the following described action, or permit the County to take the action described, depending on the type of temporary residence affected:

MOBILE HOME OR PARK TRAILER:

1. Within 30 days after the expiration of the temporary mobile home permit, all connections to water, electrical supply, fuel gas, and sewer drain inlets shall be disconnected and the mobile home or park trailer shall be removed from the site, or placed in dead storage with the appropriate permit issued by the Building Department.
2. If a violation of the temporary mobile home permit occurs, or if the mobile home or park trailer is not removed or placed in dead storage, as required herein, the County may remove the mobile home or park trailer. Owner(s) agree(s) that all costs (including staff time) incurred by the County for such removal shall constitute a debt owed by owner(s) to County and County may record a lien on the property for the cost thereof and/or seek reimbursement for said cost from the owner(s) through any other available legal remedy. Owner(s) agree that he/she/they shall also be liable to the County for any costs the County incurs if it becomes necessary to seek judicial relief to remove the mobile home or park trailer. Cost shall include time spent by County staff related to judicial proceedings.

RECREATIONAL VEHICLE:

1. Within 30 days after the expiration of the temporary mobile home permit, all connections to water, electrical supply, fuel gas, and sewer drain inlets shall be disconnected and the recreational vehicle shall no longer be used as a temporary residence.
2. If a violation of the temporary mobile home permit occurs, or if the recreational vehicle is not disconnected upon expiration as required herein, the County may disconnect the recreational vehicle including the dismantling/sealing of any related water supply connection, fuel gas connection, electrical connection or sewer drain inlet. Owner(s) agree(s) that all costs (including staff time) incurred by the County for such action shall constitute a debt owed by owner(s) to County and County may record a lien on the property for the cost thereof and/or seek reimbursement for said cost from the owner(s) through any other available legal remedy. Owner(s) agree that he/she/they shall also be liable to the County for any costs the County incurs if it becomes necessary to seek judicial relief to disconnect the recreational vehicle. Cost shall include time spent by County staff related to judicial proceedings.

Owner(s) agree(s) to have his/her/their signature(s) to this agreement notarized.

Owner Signature

Print Name

Owner Signature

Print Name

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA COUNTY of EL DORADO

On _____, before me, _____
(insert name and title of the officer)

personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

EXHIBIT A

Supplemental Conditions of Approval for Temporary Recreational Vehicle

TEMPORARY MOBILE HOME APPLICATION #TMA_____

APPROVAL DATE _____

1. Such temporary recreational vehicle use shall meet all applicable zoning setback requirements.
2. The temporary recreational vehicle shall be currently licensed with the State Department of Motor Vehicles and proof of same provided with copy of current Motor Vehicle registration.
3. The temporary recreational vehicle shall be maintained in a clean and undamaged condition. Proof of current condition shall be verified by submittal of photograph(s).
4. Outdoor storage shall be screened from public view.
5. Such temporary recreational vehicle use shall be limited to one year instead of the normal two permitted by section 17.52.040. A one-year extension may be permitted if:
1) all of the above conditions have been satisfied; 2) the site is not unsightly; and 3) there have been no complaints from neighbors.
6. Such temporary use shall be connected to an approved sewage disposal system or public sewer, and shall be connected to a well or public water supply, subject to the approval of the Environmental management Department.
7. Subject to review by the Building Safety Division to determine if a building and/or an electrical permit may be required.



EL DORADO COUNTY PLANNING SERVICES

APPLICATION for TEMPORARY MOBILE HOME

ASSESSOR'S PARCEL NUMBER(S) _____

APPLICANT/AGENT _____

Mailing Address _____
P.O. Box or Street _____ City _____ State _____ ZIP _____

Phone _____ FAX _____

Cell Phone _____ E-Mail _____

PROPERTY OWNER _____

Mailing Address _____
P.O. Box or Street _____ City _____ State _____ ZIP _____

Phone _____ FAX _____

Cell Phone _____ E-Mail _____

LOCATION: The property is located on the _____ side of _____
N/E/W/S Street or Road
_____ feet/miles _____ of the intersection with _____
N/E/W/S Major Street or Road

in the _____ area. PROPERTY SIZE _____
Acre(s) / Square Feet

REQUESTED USE: (Check one of the options below.)

- Temporary mobile home to prevent dislocation of family member(s). Name(s) of family member to occupy temporary mobile home: _____ relationship _____.
- Temporary mobile home to house person(s) to provide in-home care of family member(s). Name of family member(s) to provide in-home care _____ relationship to owner _____.
- *Temporary mobile home to assist elderly homeowner in the care/protection of property. Age of elderly homeowner _____.
- *Temporary mobile home to assist handicapped homeowner in care/protection of property. Nature of handicap: _____.
- *Must be at least one acre or larger site and the elderly or handicapped homeowner(s) must live on the site.
- Temporary mobile home for watchman or caretaker of commercial or industrial property.
- Temporary mobile home for agricultural employee.

X _____ Date _____
Signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date _____ Fee \$ _____ Receipt # _____ Rec'd by _____ LMIS Proj. ID # _____

Zoning _____ GPD _____ Super District _____ Sec _____ Twn _____ Rng _____

ACTION BY Planning Division: Date: _____ Approved Denied

Planner