



## EL DORADO COUNTY BUILDING DIVISION

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<https://www.edcgov.us/Government/Building>

### CALDOR RECREATIONAL VEHICLE – MOBILE HOME PROGRAM

Because of the Caldor Fire, an emergency ordinance was adopted for the purposes of modifying and temporarily suspending various County housing-related, permitting, and health and safety provisions and policies. This was done to ensure persons displaced as a result of the Caldor Fire are housed in safe, healthy, and habitable housing during the recovery period. These two programs can only be used independently of one another and shall not be used in conjunction with one another.

#### Temporary Recreational Vehicles

Two temporary recreational vehicles may be permitted in compliance with the permit requirements under Section 130.52.050.D.5 (Temporary Mobile Home Permit). In addition, one additional recreational vehicle is permitted if an accessory dwelling unit was destroyed or damaged. A temporary recreational vehicle may be used as a rental unit if the primary dwelling unit or an accessory dwelling unit on that lot was made available for rent for a term more than 30 days within 6 months of the Caldor Fire.

- No temporary recreational vehicle may be permitted or located on a fire-damaged lot without the concurrence of the Environmental Management Department. Any Temporary Mobile Home Permit may be denied because the debris on the property or status of debris removal results in health or safety hazards.
- Within the burn area, temporary recreational vehicles may be located on fire-damaged lots within zoning ordinance setback areas, excluding riparian setback areas, if such location is necessary to allow for unobstructed reconstruction on the lot.
- During the first three years from the effective date of this Chapter 130.69, generators are an acceptable source of power for temporary recreational vehicles permitted. After three years generators will not be an acceptable source of power for temporary recreational vehicles.
- Within 30 days of the expiration of this program or 30 days after the issuance of a certificate of occupancy for a single family dwelling, whichever is earlier, all temporary recreational vehicle used as temporary emergency housing shall be disconnected from sewer, septic, water, and/or power connections

#### Temporary Mobile Homes

One temporary Mobile Home may be permitted in compliance with the permit requirements under Section 130.52.050.D.5 (Temporary Mobile Home Permit) regardless of lot size. A Temporary Mobile Home may be used as a rental unit if the primary dwelling unit or an accessory dwelling unit on that lot was made available for rent for a term more than 30 days within 6 months of the Caldor Fire.

- No temporary mobile home may be permitted or located on a fire-damaged lot without the concurrence of the Environmental Management Department. Any Temporary Mobile Home Permit may be denied because the debris on the property or status of debris removal results in health or safety hazards.
- Within 30 days of the expiration of this program or 30 days after the issuance of a certificate of occupancy for a single family dwelling, whichever is earlier, the Temporary Mobile Home used as temporary emergency housing shall be disconnected from sewer, septic, water, and/or power connections

## **Shipping Containers for Temporary Storage**

Shipping containers for temporary storage of personal property may be permitted in accordance with the Buildings Departments policy on residential shipping containers used as storage. Such shipping containers for temporary storage shall not be used for human habitation or have utility connections. The one acre minimum lots size and screening requirements are waived. Temporary storage containers permits shall expire 30 days after the expiration of this program or 30 days after the issuance of a certificate of occupancy for a single family dwelling, whichever is earlier unless permitted otherwise.

## **Definitions and Specialized Terms and Phrases**

**Accessory Dwelling Unit.** A residential unit either attached or detached, that provides complete and permanent independent provisions for living, sleeping, eating, cooking, and sanitation facilities on the same parcel as the primary residence.

**Displaced Person(s).** A county resident or residents, including owners and renters, whose dwelling or accessory dwelling unit has been destroyed or damaged by the Caldor Fire, such that the resident(s) cannot occupy the dwelling or accessory dwelling unit.

**Fire-Damaged Lot.** A lot, as defined in Section 130.80.020 of this Code, that as of August 14, 2021, contained a legal permitted or legal nonconforming dwelling or structure that was damaged or destroyed as a result of the Caldor Fire.

**Temporary Recreational Vehicle.** Motor home, travel trailer, truck camper, or camping trailer, with or without motive power, originally designed for human habitation that is: designed for recreational or emergency occupancy; contains less than 320 square feet