



Mariposa County Development Services Temporary Housing Permit Guidance and Self Certification – OAK FIRE 2022

(Pursuant to MCC Chapter 18.05 - Temporary Housing)

Permit No. _____-OAK

The following items require verification to assure that temporary housing is equipped and maintained to minimum safety standards. Both the property owner(s) and proposed occupant(s) (if occupants are different than property owners) must verify acceptance of and compliance with these provisions by checking each item and signing below.

- Approval Time Limit.** Temporary Housing Permits for temporary housing in a recreational vehicle (RV) are valid for an initial period of up to two-years from the date of the Mariposa County Board of Supervisors (BOS) action declaring the local emergency, unless an extension is granted by the BOS pursuant to Mariposa County Code (MCC) Section 18.05.020, in which case it shall be removed by the extended deadline. **The two-year expiration date is July 23, 2024.** These approved time limits apply to all Temporary Housing Permits located in or outside of the burn area. Any Temporary Housing Permits will expire once the final inspection of the permanent replacement housing is complete.
- Compliance.** The property owner(s) and tenant(s) (if tenants are different from property owners) shall comply with all other statutes and ordinances relating to zoning, development criteria, health and building codes. Any and all other building permits required must be obtained by the owner and finalized by the County prior to occupancy of the RV pursuant to the Temporary Housing Permit.
- Setbacks. On-Site** Temporary Housing may be located within the zoning ordinance setback areas, to allow for unobstructed reconstruction on the site. **Off-Site** Temporary Housing shall comply with all zoning ordinance setback requirements. **Both On-Site and Off-Site** Temporary Housing shall not be located on any recorded easement.
- Foundation.** The temporary housing shall not be installed on a temporary or permanent foundation and must be capable of being removed from the site upon expiration of the Temporary Housing Permit.
- Discontinuance of Temporary Use.** Upon expiration of the Temporary Housing Permit, the temporary housing is required to be vacated, and disconnected from all utilities.
- Conditions that Void Permit.** The Temporary Housing Permit shall be null and void if any of the following conditions occur:
 - a. The two-year authorization period expires, or at the end of any extension period granted by the BOS; or

b. Temporary Housing not occupied by a qualified displaced Oak Fire resident for a period of longer than 90-days.

- Permit Required.** Temporary housing requires a Temporary Housing Permit from the Building Department.
- Safety.** Smoke and carbon monoxide detector(s) and at least one portable fire extinguisher shall be installed and kept in good working condition at all times in the temporary housing unit.
- Number of Units.** A maximum of two (2) temporary housing units may be allowed on a parcel.
- Vacant Land.** Temporary housing cannot be placed on a vacant or undeveloped parcel, unless that parcel is adjacent to the parcel on which the housing was destroyed, and the two parcels are under the same ownership.
- Agency Approvals.** A Temporary Housing Permit does not legitimize unpermitted or illegal uses and structures.
- Additional Conditions.** Based on the description and the site plan for the proposed temporary housing, conditions may be added to the Temporary Housing Permit, if necessary, to protect personal or public safety and welfare.
- Water.** Temporary housing shall be connected to a public water supply; or existing well, provided it has been approved by the Health and Human Services Agency-Environmental Health Unit (HHS-A-EHU) as safe for domestic consumption, or other water source approved by the HHS-A-EHU.
- Sewage Disposal System.** Temporary housing shall be connected to a public sewer system; or existing on-site sewage disposal system that has been approved by the HHS-A-EHU to be intact, adequately sized, and functioning following the disaster; or temporary holding tank with a contract with a pumping company for the regular and approved sewage disposal approved by the HHS-A-EHU.
- Electrical Service.** Temporary housing shall be connected to an approved source of electricity, which shall be either a permitted electrical service hook-up or other power source approved by the Building Department.
- Placement of Temporary Housing.** Temporary housing shall not be located in a flood hazard area established by a separate action of the BOS or other authorized Federal, State, or local official; or in an area affected by the disaster which, due to hazards to health and safety directly or indirectly resulting from the disaster, require in-depth study before allowing rebuilding of any kind as determined by the Building Department or the HHS-A-EHU.
- Conversion to Construction Housing.** On-site temporary housing allowed by MCC Section 18.05.040 may be converted into temporary construction housing upon issuance of a building permit for a permanent residence, pursuant to MCC Section 15.10.270.B.
- Inspections.** The condition of improvements, connections, temporary geologic clearance, and other conditions will require inspection(s) by the Building Department and/or the HHS-A-EHU.

I/We hereby certify that the standard conditions listed above shall be fully complied with and that the temporary housing shall be maintained in a safe, useable and functioning condition.

This form MUST be signed by all parties.

Printed Name(s) of Property Owner(s) or Authorized Agent

Signature(s) of Property Owner(s) or Authorized Agent

Date

Printed Name of Tenant #1

Signature of Tenant #1 or Authorized Agent

Date

Printed Name of Tenant #2

Signature of Tenant #2 or Authorized Agent

Date

Internal Use Only

Received by Development Services (date) _____

Reviewed by (name and date) _____
