



Mariposa County Development Services Temporary Housing Provisions Mariposa County Code Section 18.05.040

(Pursuant to MCC Section 18.05.040 Temporary Housing **On-site**)

Mariposa County Code Section 18.05.040 Post-Disaster Recovery allows for the on-site installation, use and temporary occupancy of recreational vehicles by persons displaced by the Oak Fire. A Temporary Housing Permit shall be issued only after the health and safety requirements set forth in this code have been met. These code provisions will assist with the safe resettlement of persons and families whose homes were destroyed or damaged and/or made uninhabitable by the Oak Fire of 2022.

This handout is for temporary housing located ON the property which was impacted by the Oak Fire.

Mariposa County Code 18.05.040 Temporary Replacement Housing On-Site

Temporary replacement housing for displaced resident(s), consisting of a recreational vehicle or recreational vehicles, as defined herein, located on a legal parcel which sustained damage as a result of a disaster shall be authorized by the building department subject to the following provisions:

- A. Except as provided in section 18.05.040.B, temporary replacement housing authorized pursuant to this chapter shall no longer be used in lieu of permanent housing within two (2) years of the date of the board of supervisors' action declaring the local emergency, unless an extension is granted by the board of supervisors pursuant to section 18.05.020, in which case it shall be removed by the extended deadline.
- B. Temporary replacement housing shall no longer be used in lieu of permanent housing immediately following issuance by the building department of a final inspection or certificate of occupancy for a permanent replacement dwelling unit on-site.
- C. Temporary replacement housing may only be occupied by a displaced resident or residents.
- D. Temporary replacement housing shall meet the following standards:
 1. The property owner or the property owner's authorized agent shall apply for a permit from the building department.
 2. The permit shall only be considered for a parcel on which a permitted or legally established residence was destroyed, or substantially or partially damaged and uninhabitable as determined by the building department as a result of the disaster. Proof that a destroyed or damaged residence was permitted or legally established shall be verified by the building department based on prior finalized building permit or assessor's records, or other documentation satisfactory to the building department.

3. No more than two (2) recreational vehicles used for temporary replacement housing shall be permitted per parcel.
4. If the temporary replacement housing is utilized prior to approval by the health department of the site as being free of all public hazards and toxic debris, the following provisions shall apply:
 - a. A waiver of county liability, approved as to legal form and sufficiency by county counsel, shall be signed by the property owner and any authorized agent.
 - b. The temporary replacement housing shall be located a minimum of one hundred and fifty (150) feet from the footprint of any damaged structure and in a manner that does not impede the debris removal process. Lesser setbacks may be approved by the health department on a case-by-case basis.

IMPORTANT NOTE: The Health and Human Services Agency – Environmental Health Unit may require that the Phase 2 clean-up be completed prior to allowing temporary replacement housing on-site.

- c. The property owner and all occupants shall implement mitigation measures adequate to prevent exposure of hazardous wastes and safety risks to humans and animals, as determined necessary by the health department.
5. Except as provided in section 18.05.040.D.4, a permit for temporary replacement housing shall not be issued by the building department until the site is approved by the health department as being free of all public hazards and all toxic debris or residue caused by the disaster.
6. The temporary replacement housing shall be located outside the boundaries of any recorded easements and may be located within the zoning ordinance required setback areas such that placement of the temporary replacement housing will allow for unobstructed reconstruction on the site.
7. The temporary replacement housing shall be connected to an approved source of water meeting one of the following criteria:
 - a. Public water supply;
 - b. Existing well provided that it has been approved by the health department as safe for domestic consumption; or
 - c. Other water source approved by the health department.
8. The temporary replacement housing shall be connected to an approved sewage disposal system meeting one of the following criteria:

- a. Public sewer system;
 - b. Existing on-site sewage disposal system that has been approved by the health department to be intact, adequately sized, and functioning following the disaster;
 - c. Temporary holding tank with a contract with a pumping company for regular pumping. A copy of the contract shall be provided to the health department; or
 - d. Other method of sewage disposal approved by the health department.
9. The temporary replacement housing shall be connected to an approved source of electricity meeting one of the following criteria:
- a. Permitted electrical service hook-up; or
 - b. Other power source approved by the building department.
10. Temporary replacement housing shall not be located in either of the following areas:
- a. a flood hazard area established by separate action of the board of supervisors or other authorized Federal, State, or local official; or
 - b. 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 health department.
11. The temporary replacement housing allowed by this chapter may be converted to temporary construction housing upon issuance of a building permit for a permanent residence, pursuant to County Code section 15.10.270.B.
12. Camping cabins, recreational vehicle park models, tiny homes, yurts, multiple bedroom FEMA trailers and/or FEMA trailers installed similarly to a mobile or manufactured home, mobile homes, and similar units as determined by the building official are not considered temporary replacement housing for the purposes of this chapter.