

DEVELOPMENT SERVICES DIVISION

County of
EL DORADO

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

2850 Fairlane Court
Placerville, Ca 95667
(530) 624-5315

RESIDENTIAL TEMPORARY MANUFACTURED HOME, TEMPORARY RECREATIONAL VEHICLE (TRV), OR TRAVEL TRAILER

(Revised 1/08/2021)

PURPOSE

In addition to any existing permanent dwelling or permanently installed manufactured home (permitted and finalized) as authorized by El Dorado County, a temporary mobile home or temporary recreational vehicle may be approved for residential use for a period of time not to exceed *three* years. A temporary mobile home or temporary recreational vehicle may be approved only for **one** of the following circumstances: **(El Dorado County Ordinance 130.52.030)**

1. One temporary mobile home or TRV 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. The current property owner must reside on the property and the site must consist of a minimum of one acre.
2. One temporary mobile home or TRV 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.

Temporary mobile homes or temporary recreational vehicles, as approved by the El Dorado County Development Services, shall be permitted to connect to the existing sewage disposal system if the home is to house person providing in-home care of a family member or person assisting elderly or handicapped homeowners in the care and protection of the property. Temporary mobile homes or temporary recreational vehicles that are approved to prevent dislocation of family members must provide adequate additional sewage disposal for the bedrooms to be added. **(El Dorado County Ordinance 110.32.030)**

FEES

Current application and renewal fees may be obtained by contacting Building Services at (530) 621-5315. Building Services charges fees for the building permit. Access the building fees schedule at <http://www.edcgov.us/Government/Building> or call (530) 621-5315. Additional fees may also be required by outside agencies. Please check with these other departments for the current fees at www.edcgov.us.

APPEAL

If the temporary mobile home or RV permit is denied by Building Services, you have 10 working days from the denial date to appeal the decision to the Planning Commission. The fee for an appeal is in accordance with adopted fee schedule is located at <http://www.edcgov.us/government/planning/fees.aspx>

APPLICATION

A Hardship Agreement and a Building Permit are required. You can download an Application and Submittal Requirements from our website at <http://www.edcgov.us/Government/Building/Forms.aspx> You may also call Building Services at (530) 621-5315 for general assistance. See reverse side for the requirements necessary to submit for a permit and must be provided with all applications and an application processing fee paid.

TWO complete sets of plans that include the following:



- ❖ Site/Plot Plan (see √ list below)
 - ❖ Floor Plan – with complete square foot summary, dimensions, and room use labels
 - ❖ Show type of utility connections
 - ❖ Driveway profile and paved parking site
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- ✓ **Site/Plot Plan** - drawn at a conventional scale (i.e., 1" = 10', 1" = 20', etc.) showing the entire parcel with property lines dimensioned (if you have a very large parcel, you may use a reduced scale such as 1" = 50' or 1" = 100', as long as the *grading portion* and mobile home location of the site plan is *no smaller than 1" = 20'* (this method may require two or more drawings).
 - Provide a North arrow on the site and/or plot plan.
 - Provide the scale being used for the site and/or plot plan.
 - Show the location and dimension of all recorded easements on the parcel - (i.e. road easements, public utility easements, drainage easements, etc.). Show distances from the proposed structure(s) to all property lines (or nearest edge of road easement(s)). Show to scale and label all structures, all existing and proposed structure(s) on the property (such as garage, well, shed, barn, swimming pool, propane tank, septic system, etc.) and building separation dimensioned. Provide to scale and dimension all existing and proposed driveways and parking areas.
 - ✓ **Show how the California “Fire Safe/Defensible Space” Regulations will be met for driveway & property** - from the proposed structure to the addressed road, turnarounds, turnouts and fuel modification (CRC R327.1.5).
 - A summary is available from Building Services or on our website:
http://www.edcgov.us/Fire_Safe_Regulations_Title_14_Article_2_Menu.aspx
 - Provide a fully dimensioned driveway profile that includes the following: *elevations* at road edge or top of curb, garage floor and at each grade break; *percentage of slope* between grade breaks; and *distance* between grade breaks. A sample profile is available at Building Services.
 - ✓ **Show existing site topography (prior to grading)** – using contour lines at 1 ft. or 2 ft. vertical increments. The contour lines must extend a minimum of 20 feet beyond the building site, driveway or other area of disturbance. Use positive values only and state the source of the topography.
 - ✓ **Show the proposed grading** – this is generally done by using one of two methods: darker, thicker contour lines that overlay the (lighter) existing contour lines; or thicker lines that show cut and fill slopes to scale (the slopes are plotted using a scale). Also specify the yardage of cut and fill.
 - Provide the finish floor elevation of the proposed structure.
 - Due to the technical nature of this aspect of the building plans, we recommend that you have a design professional (i.e. civil engineer, architect or landscape architect) assist with this portion of your plan preparation. **Depending on several factors, it may be required that a civil engineer prepares or supervises preparation of your plan.**
 - ✓ **Zoning, General Plan and other requirements** – Installation of a temporary mobile home or RV must conform with zoning code and General Plan policies including, but not limited to zoning and agricultural setbacks, important biological corridor protections (slopes and riparian features), oak canopy protections, and flood hazard protections, and/or other mitigation requirements, Strong Motion Instrumentation Program, etc. The County may require a licensed civil engineer or surveyor to determine the proposed building is outside a flood zone if the parcel is located within a special flood hazard area as shown on the Flood Insurance Rate Maps (FIRMs) prepared by Federal Emergency Management Agency (FEMA) and available at Planning Services. All construction in the flood hazard area shall conform to the requirements of Chapter 17.25 of the County Code.