

CONDITIONS OF APPROVAL

As approved by the Planning Commission, September 11, 2008

TEMPORARY MOBILE HOME APPLICATION TMA 08-0007

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 occur, the owner shall notify the Planning Department 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 Department before _____, along with the current renewal fee.
(Expiration Date)

*** Prior to approval of any renewal applications, proof of adherence to the County's standard conditions of approval will be required.**

5. If an 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 Department 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.