

Item available for public inspection in the Clerk's office during regular business hours (Monday – Friday, 9 AM – 5 PM)

December 9, 2025

Regular Meeting

Item #7c. – Resolution Waiving Certain County Fees to Facilitate Pack Fire Recovery – Exhibit A to Resolution

EXHIBIT A

TEMPORARY EMERGENCY DWELLING (TED) STANDARDS

To protect the residents, the following conditions are set forth for occupancy on parcels with structures destroyed by the fire.

1. Right of entry to the parcel is subject to the Mono County Public Health Department Public Health Order dated 19 November 2020 until modified or rescinded.
2. A Temporary Emergency Dwelling (TED) shall include provisions for sleeping, eating, cooking, sanitation and water supply and includes:
 - a. A recreational vehicle (RV) registered or licensed with the CA Department of Motor Vehicles that is mobile under its own power or through towing/carrying by another vehicle and is not intended to be inhabited on a permanent basis. Examples include a motor home, travel trailer, fifth wheel, free standing cab-over camper, tiny home on wheels, and similar units designed for human habitation and emergency occupation.
 - b. Mobile home / Manufactured Dwelling, which is a structure certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 and designed for, or occupied exclusively by, one family.
3. Placement of a TED is subject to the following requirements of the Mono County Environmental Health Division: hazardous waste material management and clean up, well and septic approvals and permits.
4. No other imminent health and safety hazards exist on the parcel, as determined at the discretion of the Director of Environmental Health.
5. Addressing:
 - a. Locations: Existing addresses for the property shall be placed in a visible location at the entrance to the property and/or near the TED at the following location:
 - i. If the driveway branches within the property to multiple dwellings on the property, an address sign shall also be placed at the intersection indicating the direction to each dwelling.
 - b. Size and Type of address numbers / letters: Per Section 505.1 of the 2019 California Fire Code, lettering shall be a minimum of 4 inches in height with a 0.5-inch stroke on a reflective or contrasting background.
6. The following requirements apply to the placement of a TED:
 - a. One TED is allowed per destroyed residence, not to exceed a maximum of two (2) TEDs per parcel, unless otherwise approved by the Community Development Director. Proof of more than two legal residences shall be required.
 - b. The TED is only occupied by persons who resided on the parcel in the damaged/destroyed home and are now displaced due to the fire.
 - c. Use of any TED shall not exceed 18 months from the date of written notification from the property owner to the Community Development Department or continue after final construction approval for the reconstructed dwelling unit, whichever occurs first. The Community Development Director may issue extensions up to a total of three years from the date a building permit is issued for the residential unit provided a written request is submitted detailing the justification and need for the extension. The TED must no longer be occupied as a temporary dwelling upon issuance of an Occupancy Permit. Unless otherwise approved by the Community Development Director, the TED must be removed from the parcel once no longer used for that purpose.
 - d. Placement of the TED meets the following setbacks:
 - i. Minimum setbacks for the property's land use designation.
 - ii. A TED shall not be placed in any easements.
 - e. Use of the TED is not detrimental to public health, safety or general welfare or create

Exhibit A

a public nuisance.

- f. If applicable, separate access to the fire debris cleanup work area and to TED should be provided or residents should refrain from utilizing shared access during those periods when active fire debris clean-up operations are occurring.
 - g. Residents should take proper precautions to protect from ash, hazardous materials, and injury, which may include sheltering in the TED while on the parcel when not otherwise performing essential outdoor on-site, work and wearing appropriate PPE including N95 respirators, appropriate clothing, and if applicable, gloves. Residents shall refrain from approaching active cleanup operations. Contact the Environmental Health Division for further guidance.
7. The Community Development Director, within her sole discretion, may accept alternatives to these standards that offer similar protections, or impose additional requirements, based on specific site conditions to protect public health.

MY SIGNATURE BELOW ACKNOWLEDGES THAT I FULLY UNDERSTAND AND AGREE WITH THE TERMS AND CONDITIONS STATED ABOVE:

PROPERTY APN/ADDRESS: _____

APPLICANT NAME (printed): _____

APPLICANT SIGNATURE: _____ DATE: _____