



RESOLUTION R25-094

A RESOLUTION OF THE MONO COUNTY BOARD OF SUPERVISORS PROVIDING GUIDANCE TO STAFF IN IMPLEMENTING VARIOUS REGULATIONS AND WAIVING PERMITS AND FEES RELATED TO PACK FIRE CLEAN-UP, REPAIR, RECONSTRUCTION AND RECOVERY

WHEREAS, on November 13, 2025, the Pack Fire ravaged the McGee Creek Community in Mono County and destroyed 30 homes and damaged 5 others, as well as other infrastructure; and

WHEREAS, Section 04.040.A. of the Mono County General Plan Land Use Element authorizes the temporary placement of Recreational Vehicles (RVs) on undeveloped property during construction of a main building with a Director Review permit and requires that any Director Review permit be conditioned upon, among other things, the property owner obtaining “a building permit for the main building (if applicable) prior to RV placement”; and

WHEREAS, a reasonable and logical interpretation of the language of Section 04.040.A. of the Mono County General Plan Land Use Element authorizing the placement of an RV “during construction” includes a situation where a property owner or resident, having suffered loss of a primary residence due to the Pack Fire, is taking steps to clear their property, remove hazards, and ensure safe conditions, so that they may then rebuild, but has not yet obtained a building permit for the replacement residence; and

WHEREAS, the Board of Supervisors is the body charged by law with interpreting and implementing the Mono County General Plan; and

WHEREAS, the cost of cleaning debris, damaged items, and repairing or rebuilding after a wildfire is a significant financial burden for property owners, residents and the community and reducing that burden for reconstruction benefits the public and community.

NOW, THEREFORE, THE MONO COUNTY BOARD OF SUPERVISORS DOES HEREBY RESOLVE that:

SECTION ONE: The Board of Supervisors finds and declares that where a residence was lost or damaged in the Pack Fire and the property owner is taking active steps to clear, repair and make that property safe prior to reconstruction, such activity shall be considered “construction” for the purposes of Section 04.040.A. of the Mono County General Plan Land Use Element Section, Placement and Use of Recreational Vehicles (RVs) on Vacant Property. Further, the term “RV” includes any Temporary Emergency Dwelling (TED) defined in Exhibit A, which Exhibit is attached hereto and incorporated herein by this reference, and placement of any RV or TED shall be subject to the standards in Exhibit A, including requirements related to the location and removal of fire debris to protect public health.

1 **SECTION TWO:** The Board further finds and declares that, in order to provide the public
2 benefit of facilitating community recovery from the destruction caused by the Pack Fire, a written
3 request to place an RV or other TED on a property for the purposes described in Section One or
4 during reconstruction or repair of a residential unit may be submitted and approved in lieu of a
5 director review application and permit. The approval does not require notice to contiguous
6 property owners and is subject to the requirements in Exhibit A, which must be signed by the
7 property owner as an agreement to comply. The application for and issuance of building permits
8 are not waived and are required prior to any construction or repair (if applicable).
9

10 **SECTION THREE:** The Board further finds that it is now necessary to allow multiple
11 TEDs when needed to provide adequate living space for survivors; to allow a TED to be placed on
12 a property other than where the main residence was destroyed; and to extend the timeline for
13 submitting a building permit and completing construction due to the shortage of design and
14 construction professionals.

15 **SECTION FOUR:** The Board further finds and declares that, where the residence
16 (primary use) was lost to the Pack Fire, but accessory uses survived, a reasonable interpretation is
17 that a nonconforming use has been created through no fault of the property owner, and this
18 situation shall be considered an existing nonconforming use.

19 **SECTION FIVE:** The Board finds and declares that, in order to provide the public benefit
20 of facilitating community recovery from the destruction caused by the Pack Fire, the County fees
21 for Director Review permits or Use Permits downgraded to Director Review permits per General
22 Plan Land Use Element §32.020 shall be waived for the original property owner suffering the
23 structural loss (fee waiver does not apply to a new owner purchasing a fire-impacted property and
24 State fees are not waived).
25

26 **SECTION SIX:** The Board further finds and declares that, while County fees shall be
27 waived, the director review permit itself shall be written and issued according to applicable County
28 procedures in order to ensure a clear understanding of the regulations and conditions that must be
29 followed to prevent unintended detrimental public health and welfare impacts, or negative impacts
30 on surrounding properties, or future code enforcement situations.

1 **SECTION SEVEN:** The Board further finds that building permit fees shall be waived to
2 reconstruct units lost to the Pack Fire or requiring repair due to fire-related damage for the original
3 property owner or resident of a property suffering the loss or damage (this fee waiver does not
4 apply to a new owner purchasing a fire-impacted property). Replacement structures may be built
5 on a different parcel(s) to accommodate the residential needs of any displaced individual due to a
6 lost structure. The fee waiver does not waive any of the requirements to apply for and be issued a
7 building permit.

8 **SECTION EIGHT:** The Board further finds and declares that the fee waivers, associated
9 permits, and placement of any RV or TED pursuant to this Resolution qualify as exemptions under
10 the California Environmental Quality Act (CEQA) Section 15303 Exemption – New Construction
11 or Conversion of Small Structures. The fee waiver itself has no environmental impact; further, a
12

1 project must be exempt from CEQA to qualify for a director review permit. Therefore, the projects
2 approved by director review permit will be no more impactful than new construction of one single-
3 family residence or a second dwelling unit in a residential zone (§15303(a)) or a duplex or similar
4 multi-family structure totaling no more than four dwelling units (§15303(b)).

5 **SECTION NINE:** The Board further finds and declares that in order to provide the public
6 benefit of facilitating community recovery from the destruction caused by the Pack Fire, any fees
7 related to Solid Waste services, including tipping or other landfill fees for the disposal of debris or
8 damaged materials, shall be waived. The Public Works Director shall be responsible for the
9 determination of whether a fee is reasonably related to recovery activities connected with the Pack
10 Fire.

11 **SECTION TEN:** The Board further finds and declares that in order to provide the public
12 benefit of facilitating community recovery from the destruction caused by the Pack Fire, any fees
13 that may have otherwise been imposed by the Environmental Health Department that are
14 reasonably related to cleanup, recovery, or rebuilding efforts, shall be waived. The Director of
15 Environmental Health shall be responsible for the determination of whether a fee is reasonably
16 related to recovery activities connected with the Pack Fire.

17 **SECTION ELEVEN:** The Board further finds and declares that in order to provide the
18 public benefit of facilitating community recovery from the destruction caused by the Pack Fire,
19 any fees in any of the aforementioned categories identified in this Resolution that were paid to the
20 County between November 14, 2025 and the date of adoption of this Resolution shall be eligible
21 for refund, as if the subject permit had been applied for and eligible for waiver as it will be from
22 the date of adoption of this Resolution.

23 **PASSED, APPROVED AND ADOPTED** this 9th day of December, 2025, by the following vote
24 of the Board:

25 AYES : Supervisors Duggan, Kreitz, McFarland, Peters, and Salcido.

26 NOES : None.

27 ABSENT : None.

28 ABSTAIN : None.

29 
Lynda Salcido (Dec 11, 2025 14:51:06 PST)

30 Lynda Salcido, Chair

1 ATTEST:

2 

3 Queenie Barnard (Dec 12, 2025 16:01:38 PST)

4 Queenie Barnard
5 Clerk of the Board

APPROVED AS TO FORM:

6 

7 Emily Fox (Dec 11, 2025 15:00:25 PST)

8 County Counsel

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: _____