ORDINANCE NO. 688
AN ORDINANCE ADOPTING THE STATE TRAILER PARK ACT, CALIFORNIA HEALTH AND SAFETY CODE, DIVISION 13, PART 2, TITLE 8, CHAPTER 9, ARTICLE 2, ARTICLE 3, ARTICLE 4 AND ARTICLE 5, OF THE CALIFORNIA ADMINISTRATION CODE SHATED PURSUANT THERETO, AS MODIFIED HEREIN, ALL RELATING TO THE ESTABLISHMENT, CONSTRUCTION, MAINTENANCE AND OPERATIONS OF TRAILER PARKS AND ACCESSORY BUILDINGS THEREIN IN THE UNINCORPORATED PORTIONS OF THE COUNTY OF SOLANO, STATE OF CALIFORNIA.

The Board of Supervisors of the County of Solano, State of California, do ordain as follows:

SECTION I DEFINITIONS:
1. For the purposes of this ordinance, certain words and phrases are defined unless it shall be apparent by their context that they have a different meaning.
2. Words used in the singular shall include the plural and the plural the singular. Words used in the present tense include the future.
3. "Cabanah" means any portable, demountable or permanent cabin, small house, room enclosure or other building erected, constructed or placed on any trailer space in a trailer park and used for human habitation.
4. "Camp Car" (See "Trailer Coach")
5. "Driveaway" shall mean the passageway for automobiles and trailer coaches leading from the trailer park roadway to the trailer space.
6. "Fire Co-ordinator" means the Fire Co-ordinator or Fire Warden of Solano County.
7. "Health Department" means the Solano County Health Department.
8. "Local Health Permit" means the permit to maintain and conduct a trailer park as authorized by counties by the Trailer Park Act of the State of California, Health and Safety Code or the permit issuable by the Health Department to establish a temporary trailer coach site.
9. "Planning Commission" means the Solano County Planning Commission or Solano County Planning Department.
10. "Ramada" means any roof or shade structure installed, erected or used above a trailer coach or trailer space or any portion thereof.
12. "Temporary Trailer Coach Site" means premises other than a trailer park, so defined in this ordinance, which are used for temporary occupancy and upon which one or more trailer coaches are located for temporary and predetermined periods.
13. "Trailer Coach" means any camp car, trailer, mobile home or other vehicle, with or without motive power, designed and constructed to travel on the public thoroughfares in accordance with the provisions of the Vehicle Code of the State of California or under special permits provided for in such Vehicle Code and equipped for human habitation.
14. "Trailer Space" means any portion of a Trailer Park designated for the use and occupancy of one trailer coach.
15. "Trailer Park" means any trailer park, mobile home park, court, camp site, lot, parcel of tract of land designated, maintained or intended for the purpose of supplying a location or accommodation for one or more automobile trailer coaches for purposes of habitation and shall include all buildings used or intended for use as a part of the equipment thereof, whether a charge is made for the use of the trailer park or not except that it shall not include any labor camp operated under the provisions of the Labor Camp Act of the Labor Code and the Administrative Code of the State of California and excepting further that it shall not include temporary trailer coach sites as defined in this ordinance.
16. "Use Permit" means the land use permit provided for and authorized by the Zoning Ordinance of Solano County.

SECTION II APPLICABILITY OF STATE LAWS AND REGULATIONS:
1. The laws related to trailer coaches and trailer parks contained in Part 2 of Division 13 of the Health and Safety Code of the State of California and rules and regulations adopted pursuant thereto contained in Chapter 9, of title 8 of the California Administrative Code, including but not limited, to Article 2 entitled "Rules and Regulations to Implement, Interpret and Make Specific Provisions of the Trailer Park Act", Article 3 entitled "Plumbing Installations in Trailer Parks accommodating Independent Trailer Coaches", Article 4 entitled "Structures in Trailer Parks", Article 5 entitled "Electrical Standards in Trailer Parks", and the amendments of such codes as may hereafter be enacted, are hereby adopted and made a
part of this ordinance, except where more restrictive and specific provisions are set forth herein. Provided, however, that any reference therein to the Division of Housing shall mean the duly authorized Solano County Enforcement Agency.

2. Temporary Trailer Coach Sites are hereby declared to be governed by State laws, rules and regulations to which the preceding paragraph of this section makes reference, except where less restrictive and specific provisions are set forth in this ordinance in cases where temporary trailer coach sites are not defined as Trailer Parks by State law.

SECTION III PERMITS REQUIRED:

1. It shall be unlawful and a misdemeanor for any person to allow, in the unincorporated areas of Solano County, any trailer coach unless such trailer coach is situated in a Trailer Park or on a Temporary Trailer Coach Site as defined by this ordinance and for which such Trailer Park or Temporary Trailer Coach Site both a Use Permit and Local Health Permit has been duly applied for and issued pursuant to this ordinance.

2. It shall be unlawful and a misdemeanor for any person to maintain any Trailer Park or a Temporary Trailer Coach Site after the revocation of the Use Permit and/or Local Health Permit or during the time such permits may be suspended.

SECTION IV APPLICATIONS AND PLANS FOR TRAILER PARK PERMITS:

1. No person shall hereafter establish or enlarge or alter to increase the number of trailer spaces of a trailer park in the unincorporated area of Solano County without first applying for and securing a Use Permit from the Planning Commission and a Local Health Permit from the Health Department.

2. Applications for Use Permits and Local Health Permits required by this section shall be filed concurrently with both the Planning Commission and Health Department on forms provided by them setting forth such information as may be lawfully required including but not limited to:

   a. The name and address of the applicant or applicants.
   b. The names and addresses of every person interested as owners.
   c. The name and location of the proposed Trailer Park.

3. Fees for filing of the Use Permit application shall be as stipulated in the Solano County Zoning Ordinance. Fees for the filing of the Local Health Permit application for Trailer Park permits shall be twenty dollars ($20.00) no part of which shall be refundable.

4. Accurate plans for Trailer Park permits required but not limited by this section, drawn to scale and fully dimensioned shall be filed with each application showing clearly and legibly the following information, to wit:

   a. The external boundaries of the property, streets, roads, alleys, roadways, streams, ditches and water courses.
   b. The layout of existing or proposed trailer spaces, electrical system, picnic, recreational or play areas.
   c. The location of existing and proposed buildings, building floor plans and construction, alterations, or installations of buildings and structures including toilets, bathrooms, showers and laundry rooms.
   d. The arrangement and variety of fencing, screening, planting and landscaping, if any.
   e. Materials to be used for paving and edging of roadways and sidewalks and methods of constructing the same within the Trailer Park.
   f. The source and adequacy of the water supply.
   g. The location of sewers and sewer connections or, if none, the location, size and construction details of the septic tank and effluent disposal field.
   h. The location and names of adjacent streets, roads, highways and ways.
   i. The date, northpoint and scale.
   j. Such further information as may be necessary to enable a determination that the proposed park will meet legal requirements including engineering calculations and data, where specified or required.

5. The Planning Commission and Health Department shall examine and shall not accept any application and accompanying plans unless the same is in full compliance with all requirements of this section and applicable State laws and administrative rules adopted by reference by this ordinance as to form and information required to be shown and furnished.

SECTION V APPLICATIONS AND PLANS FOR TEMPORARY TRAILER COACH SITE PERMITS:

1. Initial application for Use Permits and Local Health Permits required hereby for proposed new Temporary Trailer Coach Sites and applications to establish existing Temporary Trailer Coach Sites or applications to alter or recondition Temporary Trailer Coach Sites...
shall be filed concurrently with both the Planning Commission and Health Department on forms provided by them. Plans for Temporary Trailer Coach Site permits in the manner prescribed for Trailer Parks by this ordinance shall accompany each application.

2. Issuance of the Use Permit and Local Health Permit for Temporary Trailer Coach Sites may be conditioned upon the circumstances of the particular case except that such permits shall be issued by the Planning Commission and Health Department on concurrent, temporary and predetermined bases.

3. Fees for the filing of the Use Permit application shall be as stipulated in the Solano County Zoning Ordinance. Fees for the filing of the Local Health Permit Application for Temporary Trailer Coach Sites shall be five dollars ($5.00) no part of which shall be refundable.

SECTION VI USE PERMIT ISSUANCE:

1. The Planning Commission shall, upon a favorable report of the Health Department and provided terms of the County Zoning Ordinance are met, issue the Use Permit. The Use Permit shall run with the land and remain in effect indefinitely, or for the temporary period specified in the permit unless subsequently revoked for cause under procedures herein or in the County Zoning Ordinance or unless the permit shall not have been exercised within one (1) year from the date of issue.

SECTION VII PERMITS MAY PROCEED:

1. After the preliminary investigation and approval by the Health Department and issuance of the Use Permit by the Planning Commission the permittee may, provided he has been issued Building and Zoning permits and other permits required by law, proceed with construction and completion or establishment of the Trailer Park or Temporary Trailer Coach Site or the enlargement, alterations, recommencement or re-establishment of the same in accord with the terms of the permit.

2. Upon establishment or completion of construction of the Trailer Park or Temporary Trailer Coach Site the permittee shall notify the Health Department of the fact in order that the Local Health Permit may be issued as required.

SECTION VIII LOCAL HEALTH OPERATING PERMITS FOR NEW TRAILER PARKS AND TEMPORARY SITES:

1. Upon receipt of notice from the permittee that issuance of the Local Health Operating Permit is in order, the Health Department shall make a final inspection of the Trailer Park or Temporary Trailer Coach Site. If the Health Department finds the same to be completed and ready for operation in conformity with all requirements of this ordinance, conditions of preliminary approval, and other ordinances of the County, governing the same, it shall issue the Local Health Operating Permit for the conduct, maintenance and operations of Trailer Park Temporary Trailer Coach Site, setting forth the conditions, if any, that shall prevail.

2. Each Local Health Operating Permit shall be issued for an indefinite period or the temporary period specified in the permit unless such permit is subsequently suspended for cause under proceedings herein or unless the permit shall not have been exercised within one (1) year from the date of issue.

3. Each Local Health Operating Permit shall be subject to suspension as hereinafter set forth.

SECTION IX LOCAL HEALTH OPERATING PERMITS FOR EXISTING TRAILER PARKS AND TEMPORARY SITES:

1. The Health Department shall issue to all operators of lawful Trailer Parks or to the owner of any lawfully established Temporary Trailer Coach Site existing on the effective date of this ordinance, a Local Health Operating Permit.

2. No Local Health Operating Permit for existing Trailer Parks or Trailer Coach Sites shall be issued by the Health Department which are unlawful under terms of the County Zoning Ordinances.

3. All Local Health Operating Permits shall be issued within thirty (30) days after the effective date of this ordinance, and in the interim before their issuance, lawful operations may continue without them.

4. On each Local Health Operating Permit the name of the owner, the name of the operator, a description of the land covered thereby, the period and the conditions, if any, under which the same shall be valid, shall be shown as minimal information.

SECTION X TRAILER PARK DESIGN STANDARDS:

1. The standards of this section shall be held to be minimum.

2. Location: Trailer Parks may be permitted as provided in and subject to the regulations of the Solano County Zoning Ordinance.

3. Size: The minimum area for each new Trailer Park shall be four (4) acres in a single or contiguous ownership or ownerships occupied exclusively by the Trailer Park.
4. **Trailer Space:** Each trailer space in trailer parks shall be bounded by markings on the ground and shall not be less than twelve (12) feet of frontage along a roadway.

5. **Trailer Spacing:** Trailer coaches in trailer parks shall be placed a minimum distance of five (5) feet from trailer space line and at least ten (10) feet from any other trailer coach, dining, cabana, ramada, roadway, building or trailer park boundary and twenty (20) feet from any public street right of way.

6. **Roadway Width and Design:** The minimum width for roadways in trailer parks shall be twenty-five (25) feet exclusive of any sidewalks. All roadway intersections shall be generally at right angles with pavement roundings at minimum ten (10) feet radii. At the intersection of roadways with structures the radii shall be thirty (30) feet.

7. **Roadway Construction:** Roadways shall be properly graded and drained and constructed with a layer one and one-half (1 1/2) inches thick of either "Asphalt Concrete Type B" surfacing compacted over a four (4) inch thick subsurface of "Aggregate Base Class 2" rocks or a layer of four (4) inches thick of Portland Cement Concrete over a four (4) inch thick subsurface of "Aggregate Base Class 2" rocks as such surfacing of subsurfacing and base are identified in the Standard Specifications of the State of California Division of Highways, year 1960, or equal roadway construction as determined by the County Engineer. All roadways shall be edged with concrete curbing, recessed timber or other approved edging material.

8. **Drainage:** Trailer parks shall be properly graded to provide for adequate drainage and freedom from standing pools of water.

9. **Automobile Parking:** At least one off-roadway automobile parking space shall be provided for each trailer space within the trailer park and within fifty (50) feet of the related trailer coach. Added off-roadway parking shall be provided at the rate of one (1) space for each eight (8) trailer spaces by either of the following methods:
   a. In parking lots preferably at locations of public congregation.
   b. In parking bays allowing parking at right angles to the adjoining roadway.
   c. Parallel to the outer edge of one side only of the roadway provided, however, such roadways are a minimum width of thirty (30) feet.

10. **Parking Space Size and Construction:** Each off-roadway automobile parking space in trailer parks shall be at least nine (9) feet wide and twenty (20) feet long and shall have convenient access to a roadway. Each off-roadway parking space or bay along with any driveway shall be paved or constructed in the same manner as roadways, and with an approved curb or edging material.

11. **Walkways:** Walkways of at least twenty-four (24) inches shall be constructed and edged leading to trailer park service buildings and other facilities for all weather pedestrian use of the same surfacing and subsurface as are required for roadways and parking spaces.

12. **Recreational Area:** Usable area within every trailer park shall be provided for the exclusive use of recreation at the rate of one hundred twenty-five (125) square feet in the aggregate for each trailer space.

13. **Landscaping:** Lawns, shrubs, trees or other landscaping shall occupy all area in trailer park not occupied by roadways, walkways, automobile or trailer coach parking space, patio or other trailer park facilities. Plantings shall be hardy and placed so as to thrive with normal maintenance.

14. **Service Building Heating:** Service buildings in every trailer park shall be provided with adequate heating equipment.

15. **Tenant Storage:** Tenant storage material shall be housed at convenient locations in the trailer park in enclosed structures built in a uniform manner pursuant to the County Building Codes and under a building permit by the owner of the Trailer Park. Unhoused storage material shall be prohibited.

16. **Ramadas:** Ramadas may be permitted in trailer parks provided the same are built in a uniform manner by the owner of the trailer park in accord with the County Building Codes and under a building permit.

17. **Cabanas:** The use or habitation of trailer spaces or trailer coach sites occupied by any cabana, or building, except as heretofore provided, is hereby prohibited. Prefabricated, portable or demountable cabanas which are easily transported and which are manufactured entirely, including all supporting members, of aluminum or material of equal fire resistive rating shall be permitted in trailer parks under a building permit issuable by the Planning Commission to only the owner of the trailer park. No cabana shall be permanently attached to or become a permanent part of any trailer coach. Trailer Coaches shall not be a physical part of any cabana. Cabanas may be attached to a trailer with appropriate flashing or sealing.
material to provide a weather seal. No cabana shall be constructed, placed or maintained on more than one side or end of a trailer coach.

SECTION XI ANNUAL HEALTH INSPECTION AND REPORT:
The Health Department shall inspect each trailer park or temporary trailer coach site for conformity to the terms of this ordinance, state laws, rules and regulations adopted by reference by this ordinance and conditions of the Local Health Operating Permit and prepare an inspection report of the same. The annual fee for such inspection and report shall be twenty dollars ($20.00) and five dollars ($5.00) for each temporary trailer coach site. No part of which shall be refundable. A copy of the inspection report shall be issued to the owner of each trailer park or temporary trailer coach site inspected.

SECTION XII SUSPENSION OF LOCAL HEALTH OPERATING PERMITS:
1. All Local Health Operating Permits for trailer parks shall be subject to suspension prior to the expiration of the term thereof when the operation of a trailer park is abandoned and ceases, and for the violation of any of the conditions upon which the same was issued, or violation of the provisions of this ordinance or of any applicable ordinance.
2. It shall be the duty of the officers and agents of the Health Department to enforce the provisions of this ordinance for the revocation or suspension of Local Health Permits.
3. Whenever it shall come to the notice of any officer or agent of the County charged with the enforcement of this ordinance that a trailer park is being operated in violation of any condition set forth in the Local Health Operating Permit issued thereof, or of the provisions of this or any other ordinance of the County, it shall be the duty of such officer or agent to investigate, and if he deems such violation has been or is being committed, he shall notify the holder of the permit in writing to correct such violation.
4. If the violation and notice thereof requires structural repairs to existing facilities or additional construction, the enforcement officer or agent shall give a notice of such violation, and shall thereby require, under a building permit issuable by the Planning Commission, the permit holder or owner to complete such repairs or new construction within a thirty day period. If any violation in effect constitutes an immediate hazard and danger to society, or to the health and safety of individuals, such notice shall require the immediate correction thereof.
5. The procedures to be used for the suspension of Local Health Permits shall be as provided in the trailer park act, provided however, "a representative of the division designated by the chief of the division" shall mean the Board of Supervisors.

SECTION XIII TRANSFER OF LOCAL HEALTH PERMITS:
The Local Health Operating Permit provided by this ordinance may be transferred from one person to another upon sale of the same property to which the original permit has been issued upon notice to the Health Department under the same procedure and subject to the same conditions provided for renewal of permits and upon payment of the same fee by the transferee. There shall be attached to and posted with each permit so transferred a certificate of transfer showing the date of transfer and the name of the transferee.

SECTION XIV POSTING OF LOCAL HEALTH PERMITS:
All Local Health Permits shall be posted in a conspicuous place in the office of the trailer park or premises of the Temporary Trailer Coach Site for which issued and shall at all times remain so posted. Upon satisfactory proof of loss or destruction of any permit, a duplicate shall be issued without fee.

SECTION XV PENALTIES:
Any person, firm, partnership, co-partnership or corporation whether as principal, agent, employee or otherwise, who shall violate any of the provisions of this ordinance, or disregard any lawful order of the County Building-Zoning Inspector, the County Planning Commission, the County Health Officer, the County Fire Warden and/or the fire chief of an established fire protection district, or the Board of Supervisors, with respect to a trailer park or a trailer park permit or contribute in any way to any violation of this ordinance, is guilty of a misdemeanor and upon conviction thereof shall be punished by a fine not exceeding five hundred dollars ($500.00) or by imprisonment in the County Jail for a term not exceeding six (6) months, or both such fine and imprisonment. Such person, firm, partnership, co-partnership or corporation violating any provision of this ordinance shall be deemed guilty of a separate offense for each day during which, or within which, the violation occurs, and may be punishable therefore, as herein provided.

SECTION XVI ENFORCEMENT AND INVESTIGATIONS:
1. The Health Department and the County Building-Zoning Inspector shall enforce the provisions of this ordinance, and it shall be the duty of every peace officer of Solano County
to aid and assist in the duties hereunder.

2. The agents of the Health Department or the Building-Zoning Inspector may:
   a. Enter public or private property to determine whether there exists any Trailer Park or Temporary Trailer Coach Site to which this ordinance applies.
   b. Enter and inspect all Auto and Trailer Parks or Temporary Trailer Coach Sites wherever situated in the unincorporated area of Solano County, and inspect all accommodations, equipment or facilities used in connection therewith, including the right to examine any registers of occupants maintained therein in order to secure enforcement of the provisions of this ordinance or applicable laws, rules and regulations.

SECTION XVII NUISANCES, PROSECUTIONS AND ACTIONS:

1. The owner or operator of Trailer Park or Temporary Trailer Coach Site shall abate any nuisance upon notice thereof under provisions of this ordinance, and in the event of his failure to do so, upon the petition of the Health Department or the County Building-Zoning Inspector under the direction of the County Planning Director, it shall be the duty of the District Attorney to prosecute either by criminal proceedings against such owner or operator or by civil action to abate the nuisance in the Superior Court in the name of the people of the State of California, as the circumstances may require.

2. In any action or proceeding to abate a nuisance in a Trailer Park or Temporary Trailer Coach Site, proof of the following facts are sufficient for a judgment or order for the abatement of the operation of such Trailer Park or Temporary Trailer Coach Site:
   a. Previous conviction of the owner or operator of the Trailer Park or Temporary Trailer Coach Site.
   b. Failure on the part of such owner or operator to correct the violation after the conviction.
   c. The violation is the basis for the proceeding.

SECTION XVIII REPEAL:

Ordinance Number 366, 457 and all ordinances and parts of ordinances in conflict herewith, are hereby repealed; provided that nothing herein contained shall be deemed to repeal or amend any ordinance of Solano County requiring a permit or license or both, to conduct any business, trade or occupation.

SECTION XIX REFERENCE:

1. This ordinance shall be known and cited as the Trailer Coach Ordinance of Solano County.

SECTION XX VALIDITY:

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors of Solano County hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause and phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

SECTION XXI PUBLICATION:

This ordinance shall be published once in the Dixon Tribune, a newspaper of general circulation, printed, published and circulated in the County of Solano, before the expiration of fifteen (15) days after its passage and shall take effect thirty (30) days after its passage.

COLON G. KILBY
Chairman of the Board of Supervisors
of the County of Solano,
State of California

I, LEWIS MERRILL, County Clerk of Solano County, and ex-officio Clerk of the Board of Supervisors of said County, do hereby certify that the above and foregoing Ordinance was regularly introduced, passed and adopted by said Board at a regular meeting thereof held July 11, 1961, by the following vote:

AYES: Supervisors Bradley, Church, Lopes, Horse Kilby
NOES: Supervisors None
ABSENT: Supervisors None

WITNESS my hand and the Seal of said Board this 11th day of July, 1961.

LEWIS MERRILL
(Clerk)