

ARTICLE 43

SEC. 21-43 REGULATIONS FOR ESTABLISHMENT OF MOBILE HOME PARKS, RECREATIONAL VEHICLE PARKS AND CAMPGROUNDS AND CONVERSION, CLOSURE OR CESSATION OF USE OF MOBILE HOME PARKS (Ord. No. 2836, 09/20/2007)

43.1 Purpose:

- (a) To provide regulations for the orderly development of mobile home parks, recreational vehicle parks and campgrounds, insuring a safe and attractive residential environment, while assuring compatibility with adjacent uses through the application of specific design standards.
- (b) To provide regulations for the conversion, closure or cessation of use of mobile home parks which assures that no undue financial hardship to residents is incurred by mobile home park conversion, while recognizing the rights of park owners to pursue changes in land use. (Ord. No. 2836, 09/20/2007)

43.2 Applicability: The regulations of this Article shall apply to all mobile home parks, recreational vehicle parks and campgrounds permitted by this Chapter. Nothing contained in this article shall be construed to abrogate, void or minimize any of the minimum provisions of Title 25 of the California Administrative Code. Mobile home parks, recreational vehicle parks and campgrounds are permitted as specified in the following districts, subject to obtaining a major use permit or specific plan of development in each case:

- (a) Mobile home park: “R1-MH”, “R2”, “R3” and “PDR”.
- (b) Recreational vehicle park: “TPZ”, “RL”, “PDC”, “CR”, and “CH”.
- (c) Campgrounds: “TPZ”, “RL”, “RR”, “PDC”, “CH”, “CR”, and “O”.

43.3 Definitions:

- (a) Campground: An area or tract of land used for outdoor overnight accommodations of one or more camping parties in tents, trailers or recreational vehicles, provided that no more than twenty-five (25) percent of the campground spaces possess waste disposal facilities suitable for recreational vehicles.
- (b) Camping party: A person or group of not more than ten (10) persons occupying a campsite.
- (c) Campsite: An area within a campground occupied by a camping party.

- (d) Comparable housing: Housing that is comparable in floor area and number of bedrooms to the mobile home to which comparison is being made, which housing meets the minimum standards of the State Uniform Housing Code.
- (e) Comparable mobile home Park: any other mobile home park substantially equivalent in terms of park conditions, amenities and other relevant factors.
- (f) Conversion: A change of use of a mobile home park to uses other than rental, or the holding out for rent, of two or more mobile home sites to accommodate mobile homes used for human habitation. Such a conversion may affect an entire mobile home park or any portion thereof but does not include spaces occupied by recreational vehicles. A conversion shall include a change of any existing mobile home park or any portion thereof to any other uses such as commercial or resort use, subdivision of land, condominium, stock cooperative, planned unit development, or any form of ownership wherein spaces within the mobile home park are to be sold, or the cessation of use of all or a portion of the park as a mobile home park, whether immediately or on a gradual basis, or the closure of the park. "Conversion" shall not include the purchase of the park by its existing residents.
- (g) Home owner: The registered owner or owners of a mobile home, who has a tenancy in a mobile home park under a rental or lease agreement. The provisions of this ordinance shall not apply to owners of second homes used on a seasonal basis.
- (h) Mobile home: A structure designed for human habitation and for being transportable on a street or highway under permit pursuant to California Vehicle Code Section 35790, and as defined in Section 18008 of the Health & Safety Code. "Mobile home" does not include a recreational vehicle as defined in 18010 of the Health & Safety Code. or a commercial coach, as defined herein and in Section I800I.8 of the Health & Safety Code.
- (i) Mobile home park: An area of land where two or more mobile home spaces are used, rented, leased, or held out for use, rent or lease, to accommodate mobile homes for human habitation. For purposes of this Chapter, "mobile home park" shall not include a mobile home subdivision, stock cooperative, or any park where there is any combination of common ownership of the entire park or individual mobile home spaces. This shall not include recreational vehicle parks or portions of parks that include recreational vehicle spaces.
- (j) Mobile home tenant: A person who occupies a mobile home in a mobile home space pursuant to a bona fide lease or rental agreement with the mobile home owner and who, during his or her tenancy, was not the owner or member of the immediate household of the mobile home owner. Tenants shall not qualify for relocation assistance pursuant to this ordinance.
- (k) Resident: A person lawfully residing in a mobile home park, and includes a mobile home owner, or member of the immediate household of the mobile home owner. A resident shall not include an individual(s) who owns or occupy a mobile home on a temporary or seasonal basis or as a second residence.

- (l) Space: When referring to a mobile home park, recreational vehicle park or campground, any area, lot, pad or site designated or used for the occupancy of one (1) mobile home, travel trailer, recreation vehicle, or camping party.

(Ord. No. 1749, 7/7/1988; Ord. No. 2836, 09/20/2007)

43.4 Mobile home park standards: Mobile home parks shall conform to the following minimum standards, however, the Review Authority may impose other and more restrictive requirements:

- (a) Minimum site area: Five (5) acres. **(Ord. No. 1749, 7/7/1988)**
- (b) Maximum density: Ten (10) spaces per acre. No more than one (1) single-family mobile home may be placed on a mobile home space. No occupied travel trailer, camper, or recreational vehicle shall be allowed on any approved mobile home space except as provided for in Section 43.5(b).
- (c) Minimum space area:
 - 1. Two thousand four hundred (2,400) square feet for single wide mobile homes.
 - 2. Three thousand four hundred (3,400) square feet for double wide mobile homes.
 - 3. Four thousand four hundred (4,400) square feet for triple wide mobile homes.
- (d) Minimum space width:
 - 1. Single wide mobile home: Forty (40) feet
 - 2. Double wide mobile home: Fifty (50) feet
 - 3. Triple wide mobile home: Sixty (60) feet
- (e) Minimum size for mobile homes: No mobile home which is less than eight (8) feet wide or which has a floor bed of less than four hundred eighty (480) square feet may be parked or located on a mobile home space in a mobile home park except as provided for in Section 43.5(b).
- (f) Coverage: The mobile home and accessory structures shall not cover more than sixty-five (65) percent of the space area.
- (g) Minimum yards: Minimum yard setbacks for individual spaces shall be five (5) feet on all sides, except for any side or rear yard abutting the project property line, in which case the minimum yard setback shall be ten (10) feet.

- (h) Projection into yard: The following structures may be erected or project into any required yard setback:
 - 1. Eaves, stairways and awnings not to exceed one (1) foot.
 - 2. Landscape elements including trees, shrubs, and other plants, except hedges, provided that such landscape feature does not hinder the movement of the mobile home in or out of its space.
 - 3. Mobile home tongue or hitch.
 - 4. Necessary appurtenances for utility services.
- (i) Skirting: Spaces beneath mobile homes shall be enclosed with architecturally harmonizing skirts or by a combination of skirts, decks and grading with ventilation and access in accordance with State law.
- (j) Height:
 - 1. Mobile homes: Twenty (20) feet; or
 - 2. Accessory use structures: Two (2) story or thirty (30) feet maximum, whichever is less.
- (k) Parking:
 - 1. Occupant spaces: One (1) covered and one (1) uncovered parking space per dwelling unit, which may be tandem spaces.
 - 2. Visitor spaces: One (1) for each four (4) mobile homes.
 - 3. One (1) recreational vehicle (RV) parking space per five (5) mobile home spaces.
- (l) Recreational vehicle parking space: RV parking spaces shall be centralized in lots and fenced for security and each space shall be a minimum of ten (10) by twenty (20) feet.
- (m) Recreation areas shall each have sufficient parking facilities to accommodate one (1) automobile for every ten (10) mobile home spaces. Laundry areas shall have a minimum of two (2) parking spaces. **(Ord. No. 1749, 7/7/1988)**
- (n) Perimeter fencing: A six (6) foot high solid fence of (1) masonry, or (2) wood, or other fencing or screening as approved by the Planning Commission shall be provided around the perimeter of all developed areas of the mobile home park; except that the Planning Commission may waive fencing on waterfront sites.

- (o) Buffer strip: There shall be a twenty (20) foot buffer strip along all streets or roadways adjoining the park that shall be landscaped and into which no mobile homes or parking spaces shall be placed. The buffer strip shall be street side of any perimeter park fencing required. This buffer strip shall not be included in any required recreational area. **(Ord. No. 1749, 7/7/1988)**
- (p) Recreation area:
1. Fifteen (15) percent of total park area or seven hundred (700) square feet per space, whichever is less, shall be devoted to recreational areas and facilities, excluding any buffer strip required by Section 43.4(o). Use of such facilities shall be limited to park residents. All recreational areas and facilities shall be completed prior to park occupancy; except as approved by the Planning Commission in a phasing program. **(Ord. No. 1749, 7/7/1988)**
 2. No recreation area shall be less than three thousand (3,000) square feet in area and total recreation area for any park shall not be less than six thousand (6,000) square feet in area.
 3. For parks with children, a tot lot of a minimum twelve hundred (1,200) square feet in area equipped with play apparatus shall be provided for each twenty-five (25) spaces and shall be credited to the area required under Subsection 1 above.
 4. All recreation areas shall be landscaped or planted in lawn and included in the landscape plan of Subsection 43.4(v).
- (q) Access:
1. All streets shall be designed by a registered civil engineer and paved with asphaltic concrete to not less than twenty-five (25) feet in width if no car parking is permitted; and to not less than thirty-two (32) feet in width if car parking is permitted on one side and forty (40) feet in width if car parking is permitted on both sides. Roads may be divided into separate adjacent one-way traffic lanes by a curbed divider if each lane is not less than fifteen (15) feet in clear width; if car parking is proposed, each lane shall be increased in width by seven (7) feet. **(Ord. No. 1749, 7/7/1988)**
 2. No access driveway shall be located closer than one hundred (100) feet to any public street intersection.
 3. All cul-de-sac streets shall have a minimum outside turning radius of thirty-eight (38) feet.
 4. All corners shall have a minimum fifteen (15) feet radii.

5. Curbs and gutters shall be installed on both sides of all streets. Concrete roll curbs may be approved by the Planning Commission and the Commission may approve alternatives in cases of extreme topography or low density developments.
 6. All streets shall be illuminated pursuant to Title 25.
 7. Each space shall front on an access street.
 8. Stop signs shall be provided at all intersections with all public streets.
 9. Circulation: All mobile home park developments shall complement adjoining, existing or contemplated vehicle circulation patterns. All mobile home park developments may be required to dedicate land adjoining public roads to the County for road widening purposes. Improvements of the same to County standards may be required by the Planning Commission to offset the burden placed on the public by the generation of new traffic.
- (r) Utilities: All utility distribution facilities serving individual mobile home spaces shall be placed underground. The park owner is responsible for complying with the requirements of this Subsection and shall make the necessary arrangements with each of the serving utilities for the installation of such facilities. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts, and other necessary appurtenant structures may be placed above ground. Water and sewer distribution facilities shall be installed in conformance with applicable utility specifications. All mobile home spaces must be served with water, electricity, telephone and cable lines.
- (s) Antennas: Individual overhead television or radio antennas shall not be permitted; either a single community antenna with underground connections, and/or underground cable television shall be provided. This Subsection shall not be interpreted to prohibit "CB" or "ham radio" antennas.
- (t) Faucets: Individual outdoor faucets with hose hook-ups shall be provided for each mobile home space.
- (u) Trash storage: A centralized refuse and trash storage area(s) shall be provided and be readily accessible to all mobile home spaces. Trash storage areas shall be concealed from any public and private street and enclosed by a six (6) foot solid wall or fence.
- (v) Landscaping: All mobile home parks shall have the following:
1. A landscape plan for open space and recreational areas, prepared by a licensed landscape architect or state licensed (C-27) landscape contractor or other qualified individual acceptable to the Department which shall be a condition of approval for the use permit.

2. Planting areas drawn to scale and plants clearly located and labeled. A plant list shall include the following:
 - i. Botanical name.
 - ii. Common name.
 - iii. Size to be planted (gallon size).
 - iv. Quantity of each.
 3. Location, name and size of all existing trees and shrubs that are to be incorporated as part of the landscape plan.
 4. Irrigation facilities adequate to maintain plant materials at all times. Use of automatic watering systems is encouraged to facilitate maintenance. Hose bibs shall be located within serviceable proximity to every planter where fixed and/or automatic water systems are not employed.
 5. A continuous maintenance program shall be provided by the mobile home park developer for the landscaped areas. The plan shall include repair or replacement as needed for the life of the park.
 6. All approved landscaping shall be installed or financial assurance provided to the Department in an amount sufficient to fund the total cost of the required landscaping.
- (w) Signs: Mobile home parks shall be allowed up to fifty (50) square feet of sign area visible from external roadways and adjoining property. Signs shall be limited to:
1. One (1) freestanding sign and one (1) wall sign.
 2. No single sign shall exceed twenty-five (25) square feet in area.
 3. The maximum height of a freestanding sign shall be six (6) feet.
 4. A freestanding sign located in the mobile home park buffer strip.

Accessory uses: The following accessory uses are permitted in a mobile home park:

- (a) Uses permitted: Accessory uses which are permitted uses and serve park residents and which shall not be available for use by the general public, including: Coin operated machines for laundry, soft drinks, cigarettes and similar uses, on condition that such uses shall be located in the interior of the park and shall not

occupy more than five hundred (500) square feet of the area for each fifty (50) mobile homes or fraction thereof.

- (b) Uses permitted subject to first obtaining a major use permit in each case:
 - 1. A management facility or office, recreational facilities or clubhouses, a common car wash, storage facilities, and a single family residence for the manager which may also be used in part as an office.
 - 2. Permanent or transient recreational vehicle spaces: The location, number and size of spaces shall be approved by major use permit and shall meet the standards of Sections 43.20 and 43.30.
 - 3. Sale of mobile homes at mobile home parks:
 - i. The operation of a business or occupation, either full or part-time, for the purpose of mobile home sales, may be allowed on the premises of any legally established mobile home park as an accessory use not subject to a use permit. The maximum number of unoccupied mobile homes so installed for display shall not exceed three (3) units at any time unless a major use permit has been approved.
 - ii. Restrictions: In no event shall the holder of the major use permit or any other person maintain or allow to be maintained on the mobile home park premises for display any mobile home either assembled or disassembled which is not installed on a space and connected to all utilities sufficient to be legally adequate for immediate occupancy.

43.6 General provisions:

- (a) The owner or operator of the mobile home park shall be responsible for maintaining compliance with all sections of county, state, and of other pertinent laws and regulations pertaining to the use, operation, and maintenance of such mobile home park. Nothing contained in this Article shall be construed to abrogate, void or minimize such other pertinent regulations.
- (b) The owner or operator shall have a resident manager on duty at all times who shall be responsible for such compliance in the absence of the owner or operator.
- (c) It shall be the responsibility of the park owner to see that the common landscaped areas are well-kept and maintained.

43.7 Application requirements: A site plan shall be submitted with the major use permit application, which shall include the following:

- (a) A title as selected by the park developer.

- (b) Name and addresses of the legal owner of the property, park developer, and civil engineer or licensed land surveyor or person who prepared the map.
- (c) Topographic contours showing accurately the existing terrain within the park and a minimum of one hundred (100) feet on all sides.
- (d) Approximate finished grade contours of all proposed roads, existing drainage channels, culverts, overhead and underground utility lines, wells and springs, major structures, irrigation ditches, utility poles and other improvements in their correct location.
- (e) Minimum mapping requirements:
 - 1. Shall be drawn to an engineer's scale of one (1) inch equals fifty (50) feet or larger.
 - 2. The contour of the land at intervals of one (1) foot of elevation up to five (5) percent slope; two (2) foot intervals up to ten (10) percent slope and five (5) foot intervals over ten (10) percent slope.
 - 3. Every fifth contour shall be of heavier weight and labeled. Contours shall be clearly labeled.
 - 4. Contours may be omitted when the lines fall closer than ten (10) contours per inch, provided that all contours at the bottom and top of slope changes are shown. In no event shall the heavy contours be omitted.
 - 5. On comparatively level terrain where contours are more than one hundred (100) feet apart, the contours may be omitted and spot elevations substituted. Additional spot elevations shall be shown at intervals along the center of dikes, roads, and ditches at summits, depressions, saddles or at other existing permanent installations.
 - 6. When the map contains more than one (1) sheet, the sheets shall be indexed to show the relative position of each sheet.
- (f) The site plan shall also show:
 - 1. The outline of existing slides, slips, slump areas, and areas subject to inundation.
 - 2. The approximate edges of pavements of existing paved roads, driveways and the edges of existing traveled ways, within or adjacent to public rights-of-way and easements or within private common rights-of-way.

3. Approximate existing property lines and approximate boundaries of existing easements within the park, with the names of owners of record of easements, exclusions, and the properties abutting the park.
 4. The proposed space and street layout with scaled dimensions of the spaces, and the minimum, maximum, and average space area.
 5. The approximate width, location and purpose of all existing and proposed easements.
 6. Street names, widths of streets and easements, approximate grade, approximate point of grade change, and radii of curves along the centerline of each street.
 7. Areas designated for public and/or common purpose.
 8. Location, approximate grade, direction of flow, and type of facility of existing drainage channels and storm drains.
 9. A vicinity map showing roads, adjoining subdivisions, towns, creeks and other data sufficient to locate the proposed mobile home park and show its relationship to the community.
 10. The line of high and low water and flood plain on all spaces abutting any lake, river, stream, reservoir, or other body of water.
 11. North arrow and scales for maps, and contour interval.
 12. Existing and proposed use of all existing structures.
 13. Approximate toe of fills and top of cuts in excess of five (5) feet.
 14. Parking areas and access solutions for individual spaces.
 15. Identification of all transient mobile home or permanent recreational vehicle spaces.
 16. Identification of all double and triple wide mobile home spaces.
- (g) Additional information: A statement(s) from an authorized officer of all utility service providers certifying the agreement and ability of said utility service provider to serve the proposed mobile home park.
- (h) Proposed phasing.
- (i) Engineered improvement plans, roadway structural sections, and drainage plans.

SEC. 21-43.10

CAMPGROUND STANDARDS.

43.11 Campgrounds: Shall conform to the following standards, including those of Section 43.30, however, the Review Authority may impose other and more restrictive requirements:

- (a) Minimum site area: Three (3) net acres.
- (b) Maximum density: Twelve (12) campsites per acre.
- (c) Parking spurs: One (1) parking spur shall be provided for each campsite. The maximum grade for the last twenty-five (25) feet of any spur shall be two (2) percent. Seventy (70) percent of all spurs shall be designed to accommodate both a car and recreational vehicle. Parking spurs shall not be placed closer than forty (40) feet on center.
- (d) Access: **(Ord. No. 1749, 7/7/1988)**
 - 1. Main access: As provided in Section 43.4(q)1.
 - 2. Internal access:
 - i. Each campsite shall abut and have direct access to a roadway not less than eighteen (18) feet in width, where designed for two-way traffic.
 - ii. The width of a roadway may be reduced to twelve (12) feet if designed and clearly marked for use by one-way traffic. Each one-way roadway should originate from and terminate upon a two-way roadway. Four-way intersections shall be utilized only where there is no other feasible road design.
 - iii. Internal roadway shall be surfaced with asphaltic concrete or a double chip seal unless the Review Authority finds that an alternative will be more appropriate.
 - iv. If car parking is proposed, add seven (7) feet to minimum roadway widths of Subsections i and ii above for each parking lane. **(Ord. No. 1749, 7/7/1988)**
- (e) “Wilderness” or “primitive” campsites shall provide parking and access as approved by the Planning Commission. **(Ord. No. 1749, 7/7/1988)**
- (f) Setbacks: All campsites or structures, except entry booths within a campground, shall be at least fifty (50) feet from any property line. **(Ord. No. 1749, 7/7/1988)**

- (g) Recreational facilities: Any recreational facilities constructed as part of a campground shall be limited to the use of campground residents unless approved as a resort by major use permit.
- (h) Signs:
 - 1. An overall sign plan shall be prepared for all campgrounds. This plan may include both freestanding and wall signs. The plan may also provide for internal signs (those not visible from off site roads or adjoining property) which are strictly directional in nature.
 - 2. Campgrounds shall be allowed up to sixty (60) square feet of sign area visible from external roadways and adjoining property. Signs shall be limited to:
 - i. Two (2) freestanding signs and one (1) wall sign.
 - ii. No single sign shall exceed thirty (30) square feet in area.
 - iii. The maximum height of freestanding signs shall be ten (10) feet.
(Ord. No. 2224, 3/16/1994)

SEC. 21-43.20 RECREATIONAL VEHICLE PARK STANDARDS.

43.21 Purpose: The purpose and objective of this Section is to recognize the value of the development of recreational vehicle parks and the development of incidental camping areas, for the benefit of the general public utilizing recreational vehicles and such parks and facilities. **(Ord. 2224, 3/17/1994)**

43.22 Recreational vehicle parks: Shall conform to the following standards, including those of Section 43.30. These standards may be varied upon application for and approval of a variance pursuant to Article 52 or through the Planned Development Commercial process pursuant to Article 15.

- (a) Maximum density: Eighteen (18) spaces per acre.
- (b) Lot Occupancy: The occupied area of any recreational vehicle space shall not exceed 75 percent of the space area.
- (c) Setbacks: Recreation vehicles shall be located a minimum of three (3) feet from any side or rear space line.
- (d) Access: Main access, as provided in Section 43.4(q)1. and internal access, as provided in Section 43.11(d)2.
- (e) Buffer strip: A minimum ten (10) foot buffer strip shall be provided along all streets or roadways adjoining the park which may include up to five (5) feet of unused right-of-way. A minimum three (3) foot buffer strip shall be provided along all interior property lines.

- (f) Signs: All signs shall comply with Article 45. (Ord. No. 2224, 3/17/1994)

SEC. 21-43.30 GENERAL PROVISIONS FOR CAMPGROUNDS AND RECREATIONAL VEHICLE PARKS.

43.31 The following provisions shall be applicable to both recreational vehicle parks and campgrounds: (Ord. 2224, 3/17/1994)

- (a) Road design: The maximum grade on all roadways shall be fifteen (15) percent.
- (b) Parking standards:
 - 1. Guest parking shall be provided at the rate of one (1) additional space per ten (10) RV spaces or campsites. Guest parking may be located in a centralized area(s) or on or adjacent to each RV space or campsite. Parking areas should be screened from roads, activity areas, and adjoining property whenever possible. A minimum of two (2) tandem parking spaces shall be provided to permit parking for persons registering for the campground.
 - 2. All spaces that do not have sewer hookups shall be no further than 400 feet from a comfort station.
- (c) Numbering: Lots and campsites shall be numbered and the numbers visible on each campsite.
- (d) Commercial uses: A recreational vehicle park or campground located in the "TPZ", "RL", "RR" or "O" zoning districts may include accessory commercial uses which are for the convenience of campers, provided that such uses shall not occupy more than five hundred (500) square feet for each fifty (50) spaces or campsites. A recreational vehicle park or campground located in the "CR" or "CH" districts may include other commercial uses of any size, as long as the uses are permitted within that zoning district. The area used for commercial uses open to the general public in the "CR" and "CH" districts, including structures, parking and landscaping, shall not be included when calculating overall density for the RV park.
- (e) Manager's quarters: Living quarters may be provided for the use of a caretaker and/or owner/manager. The living quarters may be either a mobile home or a permanent dwelling unit. The location of the living quarters shall be subject to approval of a Development Review Permit and shall not detract from any existing recreation area in an existing RV park or campground.
- (f) Landscaping or forest management plan: A landscaping plan and/or a forest management plan may be prepared for both recreational vehicle parks and

campgrounds. The type of plan(s) to be prepared will be determined by the Review Authority holding the hearing on the major use permit.

1. Forest management plans shall be prepared by a state licensed forester and shall include provisions for a continuous management program.
 2. The landscape plan shall be prepared by a qualified individual as specified in Subsection 43.4(v)1. and shall include the following **(Ord. No. 1749, 7/7/1988)**:
 - i. Contours at intervals sufficient to indicate all slope area to be landscaped.
 - ii. Planting areas drawn to scale and plants clearly located and labeled.
 - iii. Location, name and size of all existing trees and shrubs that are to be incorporated as part of the landscape plan.
 - iv. Irrigation facilities adequate to maintain plant materials at all times. Use of automatic watering systems is encouraged to facilitate maintenance. Hose bibs shall be located within serviceable proximity to every planter where automatic water systems are not employed.
 - v. A continuous maintenance program shall be provided for the landscaped areas. The plan shall include repair or replacement as needed for the life of the park.
 - vi. All approved landscaping shall be installed or financial assurance provided to the Department in an amount sufficient to fund the total cost of the required landscaping.
- (g) With the exception of manager's quarters, RV parks or campgrounds shall not be used for permanent residential purposes. **(Ord. No. 2224, 3/16/1994)**

43.32 Submittal of applications: Each application for a campground or recreational vehicle park shall be accompanied by a project description and site plan which shall include:

- (a) Project description: The applicant shall submit a detailed narrative outlining the nature of the proposed park and type of camping parties and vehicles it is intended to accommodate; and any proposed phasing.
- (b) Minimum mapping requirements: A site plan shall be submitted with the major use permit application. The map shall be drawn to the following minimum scales:

1. All areas on which roads, camping spaces or other improvements are proposed shall be shown drawn to an engineer's scale of one (1) inch equals one-hundred (100) feet or larger.
2. Areas in which no improvements are proposed shall be drawn to an engineer's scale of one (1) inch equals four-hundred (400) feet or larger.
3. The contour of the land at intervals of one (1) foot of elevation up to five (5) percent slope; two (2) foot intervals up to ten (10) percent slope and five (5) foot intervals over ten (10) percent slope.
4. Every fifth contour shall be of heavier weight and labeled. Contours shall be clearly labeled.
5. Contours may be omitted when the lines fall closer than ten (10) contours per inch, provided that all contours at the bottom and top of slope changes are shown. In no event shall the heavy contours be omitted.
6. On comparatively level terrain where contours are more than one thousand (1000) feet apart, the contours may be omitted and spot elevations substituted. Additional spot elevations shall be shown at intervals along the center of dikes, roads and ditches at summits, depressions, saddles or at other existing permanent installations.
7. When the map contains more than one (1) sheet, the sheets shall be indexed to show the relative position of each sheet.

(c) The site plan shall also show:

1. The outline of existing slides, slips, slump areas, and areas subject to inundation.
2. The approximate edges of pavements of existing paved roads, driveways and the edges of existing traveled ways, within or adjacent to public rights-of-way and easements or within private common rights-of-way.
3. Approximate existing property lines and approximate boundaries of existing easements within the park, with the names of owners of record of easements.
4. The proposed space and street layout with scaled dimensions of the spaces.
5. The approximate width, location and purpose of all existing and proposed easements.

6. Street widths of streets and easements, approximate grade, approximate point of grade change, and radii or curves along the centerline of each street.
7. Areas designated for public and/or common purpose.
8. Location, approximate grade, direction of flow and type of facility of existing and proposed drainage channels, storm drains, culverts, streams and water courses.
9. A vicinity map showing roads, adjoining subdivisions, towns, creeks and other data sufficient to locate the proposed park and show its relationship to the community.
10. The line of high and low water and flood plain on all spaces abutting any lake, river, stream, reservoir, or other body of water.
11. North arrow and scale for maps, and contour interval.
12. Existing and proposed use of all existing structures.
13. Approximate tops of fills and tops of cuts in excess of five (5) feet.
14. Parking areas and access solutions for individual spaces.
15. Where a travel trailer park is being added to an existing mobile home park, or where an existing recreational vehicle or travel trailer park is being expanded, all existing spaces and facilities shall be shown.
16. Location of existing and proposed dump and comfort stations.
17. Size and location of existing trees and riparian areas.
18. A title as selected by the park developer.
19. Names and addresses of the legal owner of the property, park developer, and civil engineer or licensed land surveyor or person who prepared the map.
20. Location of existing and proposed sewage disposal facilities.

43.40. PROCEDURES FOR CONVERSION, CLOSURE OR CESSATION OF USE OF MOBILE HOME PARKS (Ord. No. 2836, 09/20/2007)

43.41 Purpose: The purpose of the Mobile Home Park Conversion procedure is to ensure that any conversion of these parks to other uses is preceded by adequate notice, that the social and fiscal impacts of the proposed conversion are adequately defined prior to consideration of a proposed conversion, and that relocation and other assistance is

provided to park residents when warranted, consistent with the provisions of this ordinance and the California Government Code, Section 65863.7 and 66427.4.

43.42 Applicability: The regulations of this Article shall apply to conversion, closure or cessation of use of all mobile home parks permitted by this Chapter.

43.43 Vacancy Rate in Excess of 20% - Notice Required. The following shall apply when any mobile home park in the County has a vacancy rate of 20% or greater of the total number of spaces in existence in the mobile home park.

- a) Whenever twenty (20%) percent or more of the total number of mobile home sites or mobile homes at a mobile home park are vacant or otherwise uninhabited and such situation was not caused by physical disaster, including but not limited to fire, flood, storm, earthquake, landslide, or by another natural condition beyond the control of the owner or operator of the mobile home park, the owner or operator of the park shall file with the Community Development Director a written notice informing the County of the current vacancy rate at the park. For purposes of this Chapter, a mobile home site is "uninhabited" or "vacant" when it is either:
 1. Unoccupied by a mobile home, or
 2. Occupied by a mobile home in which no persons reside.
3. A mobile home shall not be considered vacant for purposes of this Chapter if rent is being paid pursuant to a bona fide rental or lease agreement and the mobile home is merely unoccupied.
- b) The written notice to the Community Development Director from the owner or operator of the mobile home park shall clearly state any known reasons for the vacancy rate to be in excess of 20% and whether or not the property owner intends in the immediate future to convert the mobile home park to another use.
- c) If it is determined that the owner of the mobile home park intends to apply for a conversion of the mobile home park to another use, the Community Development Director shall immediately inform the property owner of the requirements of this Chapter.

43.44 Application requirements: The conversion of an existing mobile home park to another use shall require a use permit to be reviewed and approved by the Planning Commission pursuant to Article 51 of this Chapter. An application for such permit shall include the following and such other information as may be required by the Community Development Department:

- a) A general description of the proposed use to which the mobile home park is to be converted, including a narrative and site plan.
- b) The proposed timetable for implementation of the conversion and development of the site.
- c) A report on the impact of the conversion of the mobile home park on its residents and a disposition/relocation plan addressing the availability of replacement housing for existing residents of the mobile home park consistent with Section 65863.7 of the California Government Code. The conversion impact report shall include the following information:

1. Detailed description of the mobile home spaces within the mobile home park, including but not limited to:
 - i. The total number of mobile home spaces in the park and the number of spaces occupied;
 - ii. The length of time each space has been occupied by the present resident(s) thereof;
 - iii. The age, size, and type of mobile home occupying each space;
 - iv. The monthly rent currently charged for each space, including any utilities or other costs paid by the present resident(s) thereof to the park owner;
 - v. Name and mailing address of the primary resident(s) of each mobile home within the mobile home park in a paper or electronic format acceptable to the Community Development Department
2. A list of all comparable mobile home parks within the County of Lake. This list shall include the number of spaces and vacancies, a schedule of rents, and the criteria for acceptance of new tenants and mobile homes.
3. An analysis of the economic impact of the relocation on each resident including the estimated costs of moving a mobile home and personal property to a comparable mobile home park.
4. A relocation plan for which the applicant agrees to pay all reasonable moving expenses to a comparable mobile home park within Lake County to any mobile home resident who relocates from the park after County approval of the Use Permit authorizing conversion of the park. The reasonable cost of relocation and moving expenses shall include the cost of relocating a displaced homeowner's mobile home, accessories, and possessions, including the costs for disassembly, removal, transportation, and reinstallation of the mobile home and accessories at the new site, and replacement or reconstruction of the blocks, skirting, siding, porches, decks, awnings, storage sheds, cabanas, or earthquake bracing if necessitated by the relocation; indemnification for any damage to personal property of the resident caused by the relocation, reasonable living expenses of displaced park residents from the date of actual displacement to the date of occupancy at the new site; payment of any security deposit required at the new site; and the reasonable difference (up to 25%) between the rent paid in the existing park and any higher rent at the new site for the first twelve (12) months of the relocated tenancy. Relocation assistance shall not exceed the in-place value of a unit. When any resident has given notice of his intent to move prior to County approval of the Use Permit, eligibility to receive moving expenses shall be forfeited.
5. If the Planning Commission determines that a particular mobile home cannot be relocated to a comparable mobile home park within the County of Lake, and the mobile home owner has elected to sell his or her mobile home, the relocation plan shall identify those mobile homes, the reasons why the mobile homes cannot be relocated as provided for in Section 43.44 (c)4, then the Planning Commission shall, as a part of the reasonable cost of relocation as provided for in Government Code Section 65863.7(e) require the applicant to provide for purchasing the mobile home of a displaced home owner at its in-place market value. Such value shall be

determined after consideration of relevant factors, including the value of the mobile home in its current location including the blocks and any skirting, siding, porches, decks, storage sheds, cabanas, and awnings, and assuming the continuation of the mobile home park in a safe, sanitary, and well maintained condition, and not considering the affect of the change of use on the value of the mobile home. If a dispute arises as to the in-place value of a mobile home, the applicant and the homeowner shall have appraisals prepared by separate, or mutually agreed upon, qualified MAI appraisers with experience in establishing the value of mobile homes. The Planning Commission shall determine the in-place value based upon the average of the appraisals submitted by the applicant and mobile home owner.

- d) Upon filing an application for a Use Permit for conversion, the Community Development Director shall inform the applicant of the requirements of Civil Code Section 798.56 and Government Code 65863.8 regarding notification of the mobile home park residents concerning the proposed conversion. The Community Development Director shall specify in writing to the applicant the information that must be submitted in order to adequately notify all existing residents as required by the California Government Code, the California Civil Code, and this Chapter.
- e) No Increase in Rent. A resident's rent shall not be increased within two (2) months prior to filing an application for conversion of a mobile home park, nor shall the rent be increased an amount greater than the Consumer Price Index for one (1) year from the date of filing of the conversion application or until relocation takes place, whichever is later.

43.45 Required Findings: The Planning Commission may approve a permit for a mobile home park conversion if it finds that the proposed conversion meets the following requirements, in addition to the requirements of Section 21-51.

- a) That the proposed use of the property is consistent with the General Plan or any community plan, and all applicable provisions of this ordinance are met;
- b) That the residents of the mobile home park have been adequately notified of the proposed conversion, including information pertaining to the anticipated timing of the proposed conversion.
- c) That there exists land zoned for new or replacement comparable mobile home parks or adequate space is available in other comparable mobile home parks within the County of Lake for the residents who will be displaced.
- d) That the conversion will not result in the displacement of any residents without other acceptable options to mitigate loss of housing.
- e) That the age, type, size, and style of mobile homes to be displaced as a result of the conversion will be able to be relocated into other comparable mobile home parks within the County of Lake or that the applicant has agreed to purchase any mobile home that cannot be relocated at its in-place value as provided for in this Chapter.
- f) That if the mobile home park is to be converted to another residential use, the mobile home residents to be displaced shall be provided the right of first refusal to purchase, lease, rent, or otherwise obtain residency in the replacement dwelling units, and the

construction schedule for such replacement dwelling units shall not result in a displacement of unreasonable length for those mobile home residents electing to relocate in these replacement units;

- g) That any mobile home residents displaced as a result of the conversion shall be compensated by the applicant for all reasonable costs incurred as a result of their relocation; and
- h) That the relocation plan mitigates the impacts of the displacement of individuals or households for a reasonable transition period and mitigates the impacts of any long-term displacement.

43.46 Conditions of Approval: Consistent with Section 21-51, the Planning Commission shall impose the following conditions of approval for a use permit for a mobile home park conversion, in addition to any other conditions:

- a) The applicant shall implement a relocation plan that shall make adequate provisions for the relocation of all mobile homes and mobile home residents to be displaced as a result of the conversion. Such plan shall include provisions to relocate such mobile homes and mobile home residents in comparable mobile home parks within the County of Lake. A replacement mobile home park shall be deemed comparable if it provides substantially equivalent park facilities and amenities, space rental and fees, and location, i.e., proximity to public transportation, medical and dental centers, shopping facilities, recreation facilities, religious and social facilities, etc.
- b) The applicant shall bear all reasonable costs of relocating mobile homes and mobile home residents displaced by the conversion. Such costs shall include, but not be limited to: the cost of moving the mobile home to its new location; the cost of necessary permits, installations, landscaping, site preparation at the mobile home's new location; the cost of moving personal property; and the cost of temporary housing, if any. Such costs may also include the cost of in place value of mobile homes which can not be relocated, pursuant to section 43.44(c)(5) or establishing a new mobile home park for the relocation of displaced mobile homes.
- c) The Planning Commission shall establish the date on which the permit for conversion will become effective. Such date shall not be less than one year from approval of the use permit, provided that conversion at an earlier date may be approved if the Commission receives a written petition requesting an earlier date signed by a majority of those persons residing in the subject mobile home park at the time of the public hearing to consider the conversion application. The effective date of the approval in such a case shall be the date set forth in the petition. Conversion at the earlier date may be approved only if the applicant has complied with all the provisions of an approved relocation plan and submitted evidence of such compliance to the Community Development Director.

43.47 Issuance of Grading and/or Building Permits.

- a) No building or grading permit shall be issued for the development of a new use to which a mobile home park is being converted, pursuant to this Chapter unless and until the applicant has filed with the Community Development Director a verified statement made under penalty of perjury that all conditions of approval have been met or

otherwise incorporated into the final project plans including the payment of all required relocation assistance required pursuant to this Chapter. Such statement shall identify in itemized form each payee, the amount paid, the date of payment, and the type of relocation or other assistance for which each such payment was made.

43.48 Violations.

- a) In addition to any remedies or penalties for noncompliance with any County Ordinance as provided elsewhere in the County Code, any park owner or applicant who violates any rights of any mobile home owner or mobile home resident established under this Chapter shall be liable to said person for actual damages caused by such violation, plus costs and reasonable attorney's fees. In addition, no park owner shall take any willful action to threaten, retaliate against, or harass any park resident with the intent to prevent such residents from exercising his or her rights under this Chapter.

(Ord. No. 2836, 09/20/2007)