Amend Title of Article 2.
The title is amended by striking the word “mobilehome” because it limits the scope of the article to mobilehomes, not including manufactured homes and multi-unit manufactured housing. The word “general” is moved as a grammatical change.

Amend Section 1100.
Subsection (a) is amended by adding the letter (a) designation, and striking reference to the word “mobilehome”, because the article is not limited to mobilehomes. The words ”use, maintenance” are added to include those parts of the provisions for this article and are necessary because of the elimination of the use, maintenance, and occupancy provisions from article 10 and their incorporation into this and other sections to eliminate duplication of requirements.
Subsection (b) is added language that is copied from subsection 1634(b). This language is repeated to make it clear that changes to the regulations do not affect existing conditions unless they are unsafe. This is added because applicability to existing conditions was an issue raised repeatedly during focus group discussions and with previous rulemakings.

Adopt Section 1102.
Section 1102 is not new text; it is relocated and renumbered sections 1604 and 1426. This is necessary, to group several sections that cover related responsibility together making it easier to locate and use.
The title and Authority and Reference Notes for section 1102 are replaced with the title and Authority and Reference Notes of section 1604 to accurately reflect the contents of this section.
Subsection 1102(a), previously subsection 1604(a), is amended by adding “or operator”. This is necessary because the owner often assigns responsibility to the operator of the park, consistent with the statutes and both are responsible according to law. It is amended to include “installations, common areas, park-owned (equipment)” and “permanent buildings or structures” to specify the park owner/operator is responsible for operating and maintaining park property and equipment. The language “under his or her ownership or control” is struck because it is redundant and unnecessary. The word “mobilehome” is struck because it limits the applicability of the regulations. The word “installations” was relocated in the same subsection.
Subsection (b), previously subsection 1426(c), is amended to include “building components” among the structures an owner must maintain. This is necessary to be consistent with other references to accessory buildings or structures and building components throughout these regulations. The word “construction” is struck, because construction is covered in the next subsection. The word “mobilehome” is exchanged with the word “unit” to avoid the limitation of the regulations to mobilehomes. The words “the unit, accessory” replace “such”, and “this chapter” replace “these regulations” because they are more specific. There are editorial amendments also.
Subsection (c), previously subsection 1426(b), is amended by striking specific items that require a permit to construct, because the person obtaining any permit to construct is responsible for performing the construction in compliance with the regulations. The remainder of the changes is editorial.
Subsection (d), previously subsection 1426(a), is amended by striking references to “mobilehome” because that term limits the applicability of these regulations. The word “unit” is added, as defined in section 1002, to replace the word “mobilehome”. The words “building component, or any park utility” are included because those items are equally subject to the requirements of the chapter and the control of the park owner/operator who must approve permits within the park.

Subsection (e) is a new section that is added to provide information about notice of violations and responsibilities for abatement of violations in Article 10. This cross-reference is necessary for the convenience of the reader.
Health and Safety Code Sections 18400 and 18552 are added to the reference note because 18400, specifies authorization for entrance to the property for inspection, 18552 because it authorizes adoption of regulations for accessory buildings or structures.

Amend Section 1104.
The title is amended by striking the word "mobilehome" because that word limits the applicability of the regulations.
Subsection (a) is amended to clarify that all lots must be identified and the identification must be conspicuous. Further it clarifies that, if the identification is on a wall surface, it shall be on the wall facing the roadway. These amendments are necessary to provide specific instructions for the location of the identification marker for the use of emergency personnel and the enforcement agency.
Subsection (b) is amended by adding the word "permanent" to describe the corner markers to indicate that they cannot be inadvertently moved or changed. This is necessary because the designation of the lot lines determine fire separation and installation setback requirements for a lot. The term, "or other approved means", is stricken because standards for a permanent marker must be established. Different jurisdictions have different determinations as to what constitutes a permanent marker, which is confusing to installers, homeowners, park owners and enforcement personnel. The sentence, "Lot lines shall be considered to be the inside surface of any fence erected parallel to and delineating the lot boundaries, or any perimeter wall or enclosure of the park erected inside the property line." is struck because it is not clear when the fence is not actually on the lot line or which side of the fence is to be on the line and is often erroneously used as a substitute to actual corner markers. This section is also amended to ensure the corner markers that are in place are not buried or projecting above the ground where a tripping or other hazard may exist.
Subsection (c) is added to clearly define and provide a choice for installation methods and types of markers that can be used to permanently designate lot corners. It is necessary to stipulate the method and type because it has been found that these methods and materials are the only markers that survive and can be considered permanent. These are durable and easy to install with available resources.
Subsection (c)(1), (2) & (3) This section is added because pressure treated wood and wood with a natural resistance to decay, corrosion resistant metal rods and pipes and plastic pipe made of PVC (Polyvinyl Chloride), ABS (Acrylonitrile-Butadiene-Styrene), and CPVC (Chlorinated-Polyvinyl-Chloride) with a thickness of at least schedule 40, have been found to be durable materials that do not deteriorate when in direct contact with the ground. The 2x2 nominal size for the wood is required to prevent breakage and splitting when it is driven into the ground to an 18 inch depth, surrounding a 6 inch long piece of material with 4 inches of concrete is required to prevent easy removal and relocation, making the marker as permanent as possible.
Subsection (c)(4). The adoption of saw cuts and other mechanical cuts or marks are added because these are common, effective markings for lots with concrete or paved curbing along the edge of the lot.
Subsection (c)(5) The adoption of nails, shot or driven into concrete or asphalt, are added because these are also a common, effective markings for lots with concrete or paved curbing along the edge of the lot. Surveyors also commonly use this method, to mark locations.
Subsection (d) is language added from subsection 1616(c) and Section 18610.5 of the Health and Safety Code. It is presented as new text because the strikeout and underline format would be too confusing. The existing language is amended by replacing the word "occupants" with "registered owners" for the authorization requirement, because it is the

owner of the unit who has the vested interest relating to the lot, and the occupant may or may not be the registered owner. The last sentence is amended to allow a local planning agency that has no objection to the lot line creation, movement, or alteration, to defer to the parties involved, eliminating the requirement that the lot line move cannot be completed without their authorization.

Subsection (e) is added to provide the specifics of lot line demarcation bordering roadways with curbs. This is necessary because MH-units may be located up to the lot line bordering a roadway and a definitive line must be identified. It is important for all parties to know exactly where lot lines are, to avoid misunderstandings between the park, the residents, and the regulations.

Health and Safety Code Section 18610.5 is added to the reference note because it concerns lot identification in a park.

Amend Section 1106.

All references to the word "mobilehome" have been struck because the regulations are not limited to mobilehomes. Where applicable, the word "unit" has been substituted according to the definition given in section 1002 of this chapter.

The introductory paragraph is not new text; it is relocated from previous subsection (a). This statement is about the condition of all roadways in parks and should be presented at the beginning of the section. It is amended as referenced above, and by adding the word "government" to clarify that the requirements for gates are government requirements such as fire districts and not local private requirements.

Subsections (a) and (b) were relocated to put them in order of the park construction dates, to which this section applies.

Subsection (a), previously subsection (b), is amended as referenced above, and by adding the word "unobstructed" prior to "width" for clarity.

Subsection (b), previously subsection (a), is amended to include the language "in parks constructed on or after September 15, 1961". This is necessary to provide clarity for the reader, because the reference in subsection (a) defines parks "prior to September 15, 1961" and without an applicable start date in this subsection, both subsections would apply. The word "clear" is replaced with "unobstructed" for clarity. The last sentence is relocated to the introductory paragraph because it is applicable to all roadways in all parks regardless of date of construction.

Subsection (c) is added to provide the minimum one-way, one-lane roadway widths when parking is permitted. This is necessary because the reader must know the widths in order to comply with parking restrictions and construction plans. The road widths were determined from the existing subsection 1620(b) requirements of a minimum 15-foot width and a minimum parking allowance of 7 feet per side. This would allow the safe passage of emergency vehicles and the installation of new units. Currently, new units are allowed to be up to 16 feet wide, but typically are less than 16 feet in traveling mode.

Subsection (d) is re-written and presented as new text because it was confusing, and using strike-out and underline would have been more confusing. It is amended by subdividing it, and adding the prohibition of parking on two-way roadways with widths less than 32 feet, to make it clear to the reader. The new text is written to maintain a clear format with no change to the substance.

Subsection (e) is subdivided from subsection (d) above. It is amended by striking the words "To permit free passage of vehicles" because it is extraneous. The word "vehicle" replaces the word "car" because there are many other types of vehicles that use park roadways: vans, pick-up trucks, sport utility vehicles and emergency vehicles such as fire trucks. The words "to provide a continuously open and unobstructed roadway." are added because it is important to convey the information that the purpose of posting parking prohibition on one side of a roadway is to allow free flow of traffic, not a serpentine passageway.

Subsection (f), previously subsection (e), is amended by adding the words “two-way” to clarify the kind of roadway, and the word “clear “ is replaced with “unobstructed” for clarity. Previous subsection (f) is deleted because it is vague and is replaced by added language to subsections (c) and (d).
Subsection (g), previously subsection (c), is amended as referenced above, and also editorially.

Amend Section 1108.
The word “mobilehome” has been struck because the regulations are not limited to mobilehomes.
Subsection (a) and (b) are amended by adding the language “laundry buildings, and recreation buildings, when the buildings are in use during the hours of darkness.” because these are buildings that could be occupied and require lighting similar to the shower and toilet buildings.
Subsection (c) is amended by adding the words “areas subject to pedestrian travel” because lighting is required wherever pedestrian travel may occur not just on walkways and roadways. The words “during the hours of darkness” are added to notify the reader that lighting is not required during daylight hours.

Amend Section 1110.
Subsection (a) is amended by striking the word “mobilehome” and the language that does not specifically concern occupied area, but covers requirements set forth in other sections. The wording, “consisting of the unit, all accessory buildings and structures, including stairways, ramps and storage cabinets.” is added to eliminate confusion and clarify that more than just the unit is figured in the percentage of items included in the occupied area measurement.
Subsection (b) is added to clarify that paved areas are not considered occupied areas. This is necessary because some lots are covered with pavement and would be considered non-compliant without this amendment.
The reference note is amended editorially.

Amend Section 1112.
It is necessary to relocate section 1674 from the repealed maintenance article of this chapter to the general requirements article because this section contains construction requirements as well as maintenance requirements. The word “mobilehome” has been struck throughout the section because the regulations are not limited to mobilehomes. In the introductory sentence, the word “continue” is struck because it is extraneous.
Existing subsection (a) is struck, because it was existing language that included special occupancy parks. Mobilehome parks are required to have drain inlets and mobilehomes are required to have sanitary facilities. There are no mobilehome parks constructed exclusively for dependent mobilehomes.
New subsection (a), previously subsection 1674(b), is amended by adding the words ”before January 1, 2004” to clearly separate it from new subsection (b) and the new requirements for toilet facilities. The word “exclusively “ was struck because it is not necessary. The word “minimum “ is added to eliminate confusion about allowing more than the required number of facilities. There are editorial changes as well.
New subsection (b) is added to specify that parks constructed on or after January 1, 2004, that rent out lots to any ratio of units not containing sanitary facilities (dependent), will have toilet facilities for each gender for each group of 25 lots. This is necessary because the number of dependent or independent units can change with movement of the units. This ratio is based on the nationally recognized Uniform Plumbing Code, Appendix E, and section E 48.

Existing subsection (c) is repealed because it is redundant and the provisions are already included in renumbered subsection (g).
New subsection (c) is added to allow individual unisex facilities as long as they are provided in a 1 to 1 ratio equal to the number of gender designated facilities. This is necessary because small parks may not need large multiple stall facilities but they are required to service the occupants of the park. This also allows families with small children to assist the children. This amendment was requested by recreational vehicle park associations who have had a need for this type of facility in their parks.
Subsection (d) is amended by striking the word "each" and replacing it with the word "sufficient" because "each" implies all facilities, which is very restrictive. Many parks may have more facilities than the required minimum. Using the word "sufficient" allows discretion by the park operator. The word "reserved" is added to continue to allow the park operator discretion of usage on the facilities provided "sufficient" facilities are available for the occupants. Additionally, many parks provide only shower and restroom facilities to travelers without the of an overnight stay in the park.
Subsection (e) is amended as noted above, by replacing the word "mobilehomes" with "units" as defined in section 1002, and it is amended editorially.
Subsection (f) is amended by increasing the minimum distance from lots to the facilities from 400 feet to 500 feet and specifying that it be to dependent units not all units. This is to align as closely as possible with nationally accepted standards contained in the Uniform Plumbing Code, section E 46.
Subsection (g) is amended to include "each gender or unisex" as an alternative provided in new subsection (c) and to maintain consistency of language within the section.
Subsection (h) has no amendments.
Subsection (i) has no amendments.

<u>Adopt Section 1114.</u>
Section 1608 is relocated to article 2 because animal control is a general park requirement.
Subsection (a) is the existing language. It is amended by replacing the phrase "Dogs and other domestic" with "Resident-owned" because no animal should be permitted to roam in a park. The phrase "run at large" is replaced with "roam unsupervised" because not all animals run and "unsupervised" is more specific than "at large".
Subsection (b) is language added to require that feces not be permitted to accumulate. This is necessary because accumulations of animal feces represents a nuisance. This subsection empowers the park operator, and the enforcement agency, to take action to have unhealthy, unsanitary lots cleaned.
Health and Safety Code Section 18601 is added to the authority note because it directs the department to adopt regulations to ensure animal control in parks.

<u>Adopt Section 1116.</u>
The title is amended by adding the text "and Lot" and "Grading" because this section applies to the grading of both the park area and the lots within the park.
Subsection (a) is amended by adding the words "and park roadways" to be inclusive of all aspects of the park.
Subsection (b) is rewritten and shown as all strikeout and all underline. It is rewritten to ensure the grading of a lot prevents the flow of water in the direction of the underfloor areas of a "unit, or accessory building or structure, or building component" because all of these structures are supported on footings that may deteriorate if water is allowed to accumulate under them and because they can all be habitable and proper grading is necessary to prevent dampness inside the structures and the growth of mold. It is also amended to allow for alternative means for the prevention of water under the structure. **Old** subsection (c) is deleted because the requirements of the subsection are contained in the new subsection (b).

Subsection (c) is added to provide requirements for unanticipated water going under a unit or structure. Proper grading is necessary to prevent dampness inside the structures and the growth of mold. Positive passive drainage systems allow water to naturally drain without the need for mechanical devices may be permitted by the department as alternatives. This is necessary for units that are located below grade where water may seep under the unit.
Subsection (d) is added to establish that drainage from lots, roadways and park areas will be directed to proper surface or subsurface drains, not to adjacent lots. This is necessary to avoid drainage problems in parks and adverse effects on innocent adjacent lots.
Subsection (e), renumbered from existing subsection (d) is amended by adding the word "dust". This is necessary because the existing subsection that limited "dust" is deleted. Moving the word "dust" to this section allows it to be an enforceable and correctable situation because it is applicable to "accumulations of dust" not just a situation where some dust is present.
Old subsection (e) is struck because it is too general and unenforceable.
Subsection (f) is added to establish requirements for the clearing of vegetation from the area that is intended for the unit, or accessory building or structure. This is necessary to eliminate the decay of vegetation under structures and ensure that footings are placed on firm soil capable of supporting the structure. This also allows the lot to be graded for proper drainage.
Subsection (g) is added to reference the requirements for filling lot and park areas for grading purposes. This is necessary because this section specifically deals with the park and lot areas and a reference to the requirements for fills makes it easier for the user to locate and to know exactly what the requirements are.
Subsection (h) is added so that a minor compacted fill of less than 6 inches will not require additional approvals by the enforcement agency. This is necessary in order to allow minor grading, which does not involve extensive soil movement, without requiring approval. Class 2 aggregate is a common sand and gravel mixture that easily compacts, drains well, and has been proven to retain its compaction and load bearing abilities over time.
The reference note is amended editorially.

Adopt Section 1118.
Sections 1614 and 1700(c) are renumbered to new section 1118 because requirements for lot occupancy are general park requirements. These are related to other sections of this article.
The title for section 1614 is used.
Subsection (a) is amended by adding the designation (a), and by striking the words "mobilehome, recreational vehicle" and replacing it with the word "unit". This is necessary to keep the applicability of the section for any unit that may be on the lot, not just mobilehomes, or recreational vehicles. The word "EXCEPTION" was struck and the term, "However, when used as a means of transportation, a "was added to eliminate confusion and to clarify the instances when two units are allowed on one lot. The other amendments are editorial.
Subsection (b), previously subsection 1700(c) has editorial amendments.
The reference note is amended editorially.

Adopt Section 1120.
The title of this new section is merged from sections 1690 and 1696. The sections are renumbered because they are general park requirements and all general park requirements are being incorporated into one article.
New subsection (a) is previous section 1690. It is amended by exchanging the word "tenant" for the word "occupant". This is necessary because the occupant of a unit may or may not be what would legally be termed a "tenant" in the park. This is also to eliminate confusion because portions of the Civil Code define a tenant on a special occupancy lot according to how long they have been in the park. An occupant is clearly the person occupying the lot.

The subsection is further amended by adding language to specify the lot area under and over the unit and accessory buildings or structures is to be free of accumulations of rubbish, refuse, paper, debris, etc. This is to condense existing sections 1690 and 1696, where 1690 stated under and around and 1696 states on the roof. The word “mobilehome” is changed to “unit” to refer to all units’ not just mobilehomes and “accessory buildings or structures” have been added so the specified area is not limited to the unit location. The last sentence is struck and relocated to new subsection (c) and amended for clarity.
Subsection (b), previously section 1696, is amended by adding language specifying, “the park owner or operator”, as the responsible party within the park in accordance with HSC 18402, shall not permit these materials to remain in the park in areas under their ownership or control. The responsibility for these materials on an occupant’s lot is addressed in subsection (a) of this section. This is necessary to clarify the responsibility for maintenance of park controlled areas. The last sentence is struck and moved to subsection (c) to group related items together.
Subsection (c) is added consisting of language from sections 1690 and 1696. It was re-written, but the changes are non-substantive and it is clarified to identify that the park operator must ensure a collection system is provided with covered containers.

Adopt Section 1122.
Section 1686 is renumbered with editorial amendments. The section is a general park requirement, so it should be in article 2.