



**IN THE CITY COUNCIL
OF THE CITY OF OAKDALE
STATE OF CALIFORNIA
ORDINANCE 1298**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OAKDALE AMENDING CHAPTER 36 ZONING BY ADDING SECTION 18.26 TITLED “MOBILE HOME PARK PERMITTING AND ENFORCEMENT” TO THE MUNICIPAL CODE, DECLARING INTENT TO ASSUME ENFORCEMENT RESPONSIBILITY FOR THE MOBILE HOME PARKS, AND ESTABLISHING THE CITY OF OAKDALE AS THE LOCAL ENFORCEMENT AGENCY PURSUANT TO HEALTH AND SAFETY CODE SECTIONS 18300 AND 18865

WHEREAS, pursuant to California Health and Safety Code Sections 18300 and 18865, and Title 25 of the California Code of Regulations Sections 1004 and 2004, cities are authorized to assume local enforcement responsibility for the Mobilehome Parks Act (Health and Safety Code §18200 et seq.) and the Special Occupancy Parks Act (Health and Safety Code §18860 et seq.), including all implementing regulations; and

WHEREAS, the City Council of the City of Oakdale finds that assuming such responsibility will allow the City to retain permit and inspection fees locally, provide faster response times, ensure consistent code enforcement, and integrate mobilehome park inspections with existing neighborhood programs; and

WHEREAS, the California Department of Housing and Community Development (HCD) currently serves as the enforcement agency for the five mobilehome parks within the City limits, containing approximately 650 regulated spaces, with no special occupancy parks currently existing; and

WHEREAS, the City of Oakdale Code Enforcement Division, under the management of the Oakdale Police Department, possesses qualified personnel to conduct required inspections, respond to complaints, and enforce codes; and

WHEREAS, the City of Oakdale Public Services Division employs qualified personnel and sufficient staffing to handle permitting and inspection services for mobilehome parks; and

WHEREAS, the City hereby adopts the fee schedules established by Health and Safety Code Sections 18502–18503 and Title 25 of the California Code of Regulations, Chapter 2, for permits to operate, installation permits, and all other required fees; and

WHEREAS, the City commits to exclusively using the official HCD forms, including HCD 500A (Application for Permit to Operate), HCD 503B (Annual Permit to Operate), HCD 513B (Manufactured Home or Mobilehome Installation Acceptance), and HCD 513C (Certificate of Occupancy); and

WHEREAS, the City adopts the state program objectives contained in the Mobilehome Parks Act, the Special Occupancy Parks Act, and implementing regulations, and commits to achieving full compliance through annual inspections, prompt complaint responses, and cooperative enforcement with park owners and residents; and



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WHEREAS, the City will provide any necessary additional staffing to maintain compliance with state laws and regulations; and

WHEREAS, the assumption of enforcement responsibility shall become effective on July 1, 2026, subject to HCD approval; and

WHEREAS, a certified copy of this ordinance and supporting documents shall be submitted to the HCD Northern Area Office no later than May 31, 2026.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF OAKDALE DOES ORDAIN AS FOLLOWS:

Section 1. Oakdale Municipal Code, Chapter 36, Section 18-26 (§18-26) is amended by adding:

§ 36-18.26. Mobile Home Park Permitting and Enforcement

A. The City hereby assumes full responsibility for enforcement of the Mobilehome Parks Act (Health & Safety Code §18200 et seq.), the Special Occupancy Parks Act (Health & Safety Code §18860 et seq.), and all regulations adopted thereto (Title 25, California Code of Regulations). The City of Oakdale Code Enforcement Division, under the management of the Oakdale Police Department, has qualified personnel and sufficient staffing to carry out all required enforcement activities related to codes and code enforcement. The City of Oakdale Public Services Division employs qualified personnel and sufficient staffing for permitting and inspection services of the mobilehome parks.

1. Assumption of Responsibility. Effective July 1, 2026, the City of Oakdale hereby assumes full responsibility for enforcement of the Mobilehome Parks Act, the Special Occupancy Parks Act, and implementing regulations within the corporate limits of the City.

2. Designated Enforcement Agency. The Oakdale Police Department, through its Code Enforcement Division, is hereby designated as the enforcement agency responsible for the administration and enforcement of the Acts and regulations.

3. Staffing. The City currently employs two full-time code enforcement officers and supporting personnel who are trained and qualified to perform all required permitting, inspection, and enforcement duties. Additional staffing will be provided as needed to maintain full compliance.

4. Adoption of Fees. The City hereby adopts the fee schedules established by Health and Safety Code §§ 18502–18503 and Title 25 CCR Chapter 2 for permits to operate, installation permits, and all other required fees.



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5. **Use of State Forms.** The City shall exclusively use the following official HCD forms:
 - HCD 500A – Application for Permit to Operate
 - HCD 503B – Annual Permit to Operate
 - HCD 513B – Manufactured Home or Mobilehome Installation Acceptance
 - HCD 513C – Certificate of Occupancy

6. **Existing Parks.** There are currently five (5) mobilehome parks within the City limits, containing approximately 650 regulated spaces. No special occupancy (RV) parks currently exist within the City.

7. **Program Objectives.** The City adopts the state program objectives contained in the Acts and regulations and commits to achieving full compliance through annual inspections, prompt complaint response, and cooperative enforcement with park owners and residents.

8. **Effective Date of Assumption.** The City’s assumption of enforcement responsibility shall become effective on July 1, 2026.

9. **Enforcement and Penalties.** Violations of this Ordinance or regulations adopted may be enforced through administrative remedies as authorized by the Oakdale Municipal Code and applicable state. Law.

Section 2. The City Clerk is directed to transmit a certificate copy of this ordinance and all required supporting documentation to the California Department of Housing and Community Development Northern Area Office not less than thirty (30) days prior to the effective date.

This Ordinance shall become effective thirty (30) days from and after its final passage and adoption, provided it is published in a newspaper of general circulation at least fifteen (15) days prior to its effective date

The foregoing ordinance was introduced at a public hearing held on the 5th day of January 2026, given a second reading on the 20th day of January 2026, and upon motion by Mayor Pro Tem Gilbert second by Council Member Pitassi moved for the adoption of said ordinance by the following vote:

AYES:	COUNCIL MEMBERS: Gilbert, Pitassi, Bairos	(3)
NOES:	COUNCIL MEMBERS: None	(0)
ABSENT	COUNCIL MEMBERS: Kettering, Murdoch	(2)
ABSTAIN:	COUNCIL MEMBERS: None	(0)



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SIGNED:

Cherilyn Bairos, Mayor

ATTEST:

Colleen Andersen, Deputy City Clerk

APPROVED AS TO FORM:

Tom Hallinan, City Attorney