

March 23, 1938

Department of Industrial Relations
Division of Immigration and Housing
State Building
San Francisco, California

Gentlemen:

Enclosed find check for \$25.00 and application
re a Trailer Camp Permit.

Will you please rush this matter as fast as possible and oblige me.

Sincerely yours,
GROSSMONT PARK COMPANY

By
President

EF/jv
Encl.

STATE
COMMISSION OF IMMIGRATION
AND HOUSING

MRS. MATTIE W. RICHARDS
PRESIDENT
SACRAMENTO
J. EARL COOK
VICE PRESIDENT
BERKELEY
MELVILLE DOZIER, JR.
SECRETARY
LOS ANGELES

STATE OF CALIFORNIA
DEPARTMENT OF INDUSTRIAL RELATIONS

Division of Immigration and Housing

STATE BUILDING
LOS ANGELES

April 8, 1938

Trailer Camp

Mr. Ed Fletcher
1018 - 1020 Ninth Avenue
San Diego, California

Dear Sir:

Your application for a new trailer
camp has been forwarded to this office for at-
tention.

We are enclosing herewith a copy of
the Trailer Camp Law and a form to follow in
making out a required plot plan and a sketch
of your restrooms.

Upon receipt of the above information
we will be pleased to place you in line for a
permit.

Yours truly,

Fred J. Rugg

Fred J. Rugg, Inspector
Division of Immigration
and Housing

FJR:M

Encl.

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An act to regulate the operation, conduct, sanitation, use and maintenance of trailer camps and trailer coaches.

(Approved by the Governor June 22, A.D. 1937.)

The people of the State of California do enact as follows:

SECTION 1. For the purpose of this act, a "trailer coach" shall be defined as a vehicle without motive power designed for human habitation and for carrying persons and property on its own structure and for being drawn by a motor vehicle.

SEC. 2. For the purpose of this act, a "trailer camp" shall be defined as any area or tract of land in the unincorporated area of the State of California where four or more trailer coaches are maintained or used for a continuing period in excess of seven (7) days, or where space is rented or held out for rent to owners or users of trailer coaches or free camping is permitted to owners or users of trailer coaches for the purpose of securing their trade.

SEC. 3. For the purpose of this act, a "camp site" shall be defined as that portion of any trailer camp designed for the use or occupancy of one trailer or camping party.

SEC. 3.5. It shall be unlawful for any person, firm or corporation to commence the operation or construction of a trailer camp or to construct additional buildings or reconstruct or move buildings in an existing trailer camp unless such person, firm or corporation shall first make application in writing to the Division of Immigration and Housing, Department of Industrial Relations, and obtain a permit therefor. Such application shall be accompanied by a description of the grounds upon which said trailer camp is to be constructed or reconstructed or upon which new buildings are to be erected in an existing trailer camp, together with plans and specifications of the proposed construction or reconstruction of such buildings and a description of the water supply, ground drainage, and method of sewage disposal.

Ten days after filing of such application, accompanied by plans and specifications as aforesaid, an inspector of the Division of Immigration and Housing, Department of Industrial Relations, shall make an inspection and if, in the opinion of the Division of Immigration and Housing, the place selected for such trailer camp is satisfactory for such purpose and if the plans and specifications of the proposed construction, reconstruction, alteration or moving meet the requirements of this act, the Division of Immigration and Housing shall issue to said applicant or applicants a permit for such work.

For the purpose of defraying expenses of inspection, checking of plans and other incidental costs, the application referred to shall be accompanied by a fee of twenty-five dollars, which fee shall be paid to the Department of Industrial Relations for credit to the general fund; provided, however, that in the case of any addition, alteration, or repair to buildings, or equipment in any trailer camp heretofore erected, such application need not be accompanied by any fee.

SEC. 4. It shall be unlawful for any person, firm, or corporation to operate or maintain a trailer camp upon any public or private property in the unincorporated area of the State of California, except as provided as follows:

(a) Caretaker. It shall be unlawful for any person, firm, or corporation to maintain, conduct, or carry on or cause or permit to be maintained, conducted, or carried on any trailer camp unless said trailer camp shall be provided at all times with a caretaker, whose duty it shall be to enforce all rules and regulations contained in this act governing the operation and maintenance of trailer camps.

(b) Grading and Drainage. Any area or tract of land upon which any trailer camp is maintained, conducted, or carried on shall be well drained and graded so as to prevent standing water or muddy conditions. All trailer camps shall be kept free from dust.

(c) Cleanliness. All trailer coaches, rooms, compartments, and every part of any trailer camp shall be kept clean and free from the accumulation of refuse, garbage, rubbish or debris of any kind, and no excessive infestation of flies or insects of any kind shall be permitted to exist.

(d) Camp Sites. Every trailer camp shall be laid out with an available camping site of not less than twenty (20) feet by twenty-five (25) feet for each camping party. No greater number of camping parties shall be allowed than there are available camp sites.

(e) Water Supply. An adequate supply of clean water shall be furnished to meet the requirements of said trailer camp. Said water supply shall be obtainable from faucets only. No dipping vessels or cups shall be permitted. Faucets shall be provided within one hundred (100) feet of any part of any such trailer camp.

(f) Toilets. Flush water closets shall be provided in separate compartments for each sex within a distance of not more than two hundred (200) feet of any part of any trailer camp. Not less than one water closet shall be provided for each fifteen (15) persons or fractional part thereof of each sex. Said water closets shall be distinctly marked "For men" and "For women" and the location of the water closets plainly indicated by signs; provided, however, that chemical toilets may be maintained with the approval of the health officers of the county in which a trailer camp is located where it is impractical to obtain sufficient water for flushing purposes.

All water closets or compartments containing bathing facilities shall be kept clean, free from obnoxious odors, flies, mosquitoes, or other insects, be well lighted and ventilated directly to the outside air.

The floors of all water closets shall be constructed and maintained in a waterproof condition by using cement, concrete, or other type of waterproofing material. Such waterproofing material used to be extended upward so that the bottom of the wall for a space of not less than twelve (12) inches above such floor shall be made equally as waterproof as the floor.

(g) Toilets in Trailer Coaches. It shall be unlawful for any person to use or to permit to be used or operated any toilet installed or maintained in any trailer coach while said trailer coach is located or camped within the confines of any trailer camp.

(h) Baths. Shower baths or other bathing facilities with running water shall be provided in separate compartments for every twenty (20) persons or fractional part thereof of each sex.

All shower bath compartments, floors, and walls shall be constructed and maintained in a waterproof condition by using cement, concrete, or other approved waterproofing material, and

such waterproofing material shall extend to a height of not less than five (5) feet of the interior walls of such shower compartments.

(i) Slop Sinks. In every trailer camp there shall be provided one or more slop sinks properly trapped and connected with a sewer or cesspool, said sinks to be conveniently located at no greater distance than one hundred (100) feet from any trailer coach or camp site.

(j) Garbage and Rubbish. One or more metal garbage cans with tight fitting covers, appropriately labeled, shall be provided for every six (6) trailer coaches or camp sites or fractional part thereof located within the confines of any trailer camp. All garbage, waste and rubbish of any kind shall be either burned, buried or removed from the premises without creating a nuisance, in such a manner as may be approved by the health department of the county in which the trailer camp is located. Incinerators shall be provided for burning combustible rubbish.

SEC. 6. No person, firm, or corporation using, occupying, operating, or maintaining any trailer coach in the unincorporated area of the State of California shall deposit or dispose of any garbage, rubbish or refuse otherwise than by burning or burying the same at a distance of more than fifty (50) feet from any public highway or road and more than two hundred (200) feet from any spring, well, stream, lake, reservoir, or other source of water supply.

SEC. 7. Buckets or other suitable receptacles shall be placed in such a manner as to receive all water or waste which may be deposited from any refrigerator drain, sink or waste pipe of any trailer coach while the same is camped, parked or located within the confines of the unincorporated area of the State of California, and it shall be unlawful to permit such buckets or receptacles to overflow while so placed. Said buckets or receptacles shall not be emptied nor shall their contents be disposed of within fifty (50) feet of any trailer coach, public highway or road or within two hundred (200) feet of any spring, well, stream, lake reservoir or other source of water supply.

It is further provided that while any trailer coach is camped or parked within the confines of any trailer camp it shall be unlawful to empty said buckets or receptacles or to dispose of their contents except in slop sinks provided for this purpose as specified in section 4, subdivision (i) of this act.

SEC. 8. It shall be unlawful for any person, firm, or corporation to use, occupy or maintain any trailer coach upon any area or tract of land in the unincorporated portions of the State of California without permission to do so from the owner or person legally in charge of the land upon which such trailer coach is located for a period of more than seven (7) days during any one three months' period of time.

SEC. 9. It shall be unlawful for any person or persons using, occupying, or maintaining any trailer coach to camp or park the same overnight within twenty feet of the traveled portions of a public highway within the unincorporated area of the State of California.

SEC. 10. Any trailer coach from which the wheels have been removed, except for the purpose of making temporary repairs or placing the same in dead storage shall be deemed a permanent residence and shall be made to conform to all the requirements of the housing ordinances of the county in which the same is located and to the State housing laws.

SEC. 11. Any person, firm, or corporation violating any of the provisions of this act, for which a penalty is not herein expressly prescribed, shall be guilty of a misdemeanor punishable by a fine not exceeding one hundred dollars or by imprisonment not exceeding thirty days.

SEC. 12. A trailer camp which is within the provisions of this act and the operation of which constitutes a nuisance shall be abated by proper action brought for that purpose by the district attorney, as provided in the Political Code, in the superior court of the county in which such trailer camp or the greater portion thereof is situated, unless such nuisance is remedied within five days or within such longer period of time as may be allowed after a written notice has been given to the owner or operator thereof.

SEC. 13. The provisions of this act shall not be construed to apply to any supervised public park or public camp ground or picnic ground owned, operated or maintained by the Federal Government, the State of California, or any agency of said State, or by any political subdivision or municipality, but it is the intention of the Legislature to provide by and through this act uniform rules and regulations for the use, operation, occupation and maintenance of trailer coaches and trailer camps as defined in this act and all acts or parts of acts in conflict herewith are hereby repealed.

SEC. 14. It shall be the duty of the Department of Industrial Relations, acting through the Division of Immigration and Housing, of the State of California to enforce the provisions of this act. The California Highway Patrol shall also enforce the provisions of section 9 of this act.

SEC. 15. If any section, subsection, sentence, clause or phrase of this act is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this act. The Legislature hereby declares that it would have passed this act and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional.

File Seaside Camp

April 12, 1938

Division of Immigration & Housing
State Building
Los Angeles, California

Attention:-Mr. Fred J. Rugg, Inspector

My dear Mr. Rugg:

Answering yours of the 8th, enclosed find map of Camp that was prepared by Mr. Zuckweiler as a friendly act. Also copy of floor plan, toilet and bath which Mr. Zuckweiler made for us.

We are doing everything under his personal instructions and appreciate the courtesy.

The application should be made in the name of the Grossmont Park Company - Ed Fletcher, President.

Sincerely yours,

GROSSMONT PARK COMPANY

By _____
President

EF/jv
Encl.

STATE
COMMISSION OF IMMIGRATION
AND HOUSING

MRS. MATTIE W. RICHARDS
PRESIDENT
SACRAMENTO
J. EARL COOK
VICE PRESIDENT
BERKELEY
MELVILLE DOZIER, JR.
SECRETARY
LOS ANGELES

STATE OF CALIFORNIA
DEPARTMENT OF INDUSTRIAL RELATIONS

Division of Immigration and Housing

STATE BUILDING
LOS ANGELES

April 18, 1938

Grossmont Park Company
1018-1020 Ninth Avenue
San Diego, California

Dear Sirs:

We are in receipt of a plot plan of your proposed trailer park.

You failed to enclose a sketch of your rest rooms showing window sizes, etc. Upon receipt of this plan we will be pleased to place you in line for a permit.

Yours very truly,

Fred J. Rugg

Fred J. Rugg, Inspector
Division of Immigration
and Housing.

FJR:K

INFORMATION REQUIRED ON PLANS FOR NEW TRAILER CAMPS

OR

ADDITIONAL CONSTRUCTION IN EXISTING CAMPS

UNINCORPORATED AREAS

No. 1: A plot plan of the camp site indicating lot lines, streets, roads and alleys, and streams or water courses, if any.

Location of all buildings, and camp spaces.

Location of the water supply.

Location of septic tanks or cesspools, and effluent disposal.

No. 2: Floor plan of public toilets and baths indicating:

Dimensions of buildings and location and size of doors and windows - (window area of at least 3 square feet required for each enclosed toilet, bath and shower compartment) and 1/2 of the required window area must open for ventilation.

Floor and wall construction:

Toilet, bath and shower compartment to be of cement or other waterproof material and to extend upward from the floor not less than twelve (12) inches, and provide non-absorbent walls for a height of at least 5 feet in shower compartment.

Plumbing - Properly trap and vent fixture.

NOTE: The Division discourages the use of slop buckets for the retention of drainage from trailer coach sinks and similar fixtures and recommends that all such units be directly connected to a camp sewer system with disposal to a septic tank, cesspool or regular sewer. Connections from the trailer coaches to the sewer system are to be of an approved type. When slop buckets are used operators will be held liable for any nuisance caused by their over-flowing on the premises.

STATE OF CALIFORNIA
APPLICATION FOR TRAILER CAMP PERMIT

UNINCORPORATED AREA

Date 3-29-38

To the DEPARTMENT OF INDUSTRIAL RELATIONS
DIVISION OF IMMIGRATION AND HOUSING
STATE BUILDING, CIVIC CENTER
SAN FRANCISCO, CALIFORNIA

The undersigned hereby applies for a permit to:

(X) 1. Construct a trailer camp

office building (X) 2. Erect additional buildings or reconstruct existing buildings

and agrees that such work will be done in accordance with the provisions of Chapter 530, Statutes of 1937, of the State of California. Plans and specifications are attached hereto, together with fee for twenty-five (\$25.00) dollars. (No fee need accompany this application when it covers only additional buildings or additions, alterations or repairs to existing buildings or equipment heretofore erected.)

NAME OF PROJECT Fletcher Trailer Camp

LOCATION Salana Beach

COUNTY San Diego COST OF CONSTRUCTION \$2500

NUMBER OF CAMP SPACES 30

NUMBER OF PUBLIC TOILETS 3-1 urinal TYPE OF TOILETS water flush

NUMBER OF PUBLIC BATHS 4 NUMBER OF SLOP SINKS 3

PLUMBING properly trapped and vented yes

METHOD OF GARBAGE DISPOSAL Taken to hog ranch

METHOD OF SEWAGE DISPOSAL septic tank - cesspools

SOURCE OF DOMESTIC WATER SUPPLY Santa Fe Irrigation District

(SIGNED) _____ (OWNER) ADDRESS _____

(SIGNED) _____ (BUILDER) ADDRESS _____

LESSEE OR RENTER _____ ADDRESS _____

APPROVED _____ APPROVED _____

Chief

Inspector

MRS. MATTIE W. RICHARDS
PRESIDENT
SACRAMENTO
J. EARL COOK
VICE PRESIDENT
BERKELEY
MELVILLE DOZIER, JR.
SECRETARY
LOS ANGELES

STATE OF CALIFORNIA
DEPARTMENT OF INDUSTRIAL RELATIONS

Division of Immigration and Housing

STATE BUILDING
SAN FRANCISCO

A. E. MONTEITH, CHIEF

April 28, 1938

Grossmont Park Co.
1020 - 9th Street
San Diego, California

Attention: Mr. Ed. Fletcher, President.

Gentlemen:

Enclosed herewith please find our Permit No. 35,
to construct a trailer camp as per your application dated
March 29th.

Very truly yours,

A. E. Monteith

Chief,
Division of Immigration and
Housing.

Enc.
P

*Permit filed in safe
under Sea Side Camp*

MRS. MATTIE W. RICHARDS
PRESIDENT
SACRAMENTO
J. EARL COOK
VICE PRESIDENT
BERKELEY
MELVILLE DOZIER, JR.
SECRETARY
LOS ANGELES

STATE OF CALIFORNIA
DEPARTMENT OF INDUSTRIAL RELATIONS

Division of Immigration and Housing

California ~~STATE~~ BUILDING
SAN FRANCISCO

A. E. MONTEITH, CHIEF

July 14, 1938

Mr. V. F. McClure
Mgr., Sea Side Camp
1020 - 9th Street
San Diego, California

Dear Sir:

On July 1st, Mr. Rugg of this Division, inspected
your trailer camp, known as Sea Side Camp, at Solano Beach,
San Diego County.

This inspection developed that your trailer camp
fully complies with the requirements of the Trailer Camp Act,
Chapter 530, Statutes of 1937.

Inspector Rugg reports, however, that you are erecting
cottages in your trailer camp, which would come within the pro-
visions of the Auto Camp Act. Please be advised:

1. It will be necessary to submit plans and
specifications of the cottages under con-
struction in your trailer camp, together
with fee of \$25.00, to our Division Office,
505 State Building, Los Angeles.

Enclosed herewith is copy of the Auto Camp Act, in the
back of which you will find application form and schedule of
information required on plans.

Yours truly,

A. E. Monteith

Chief,
Division of Immigration and
Housing.

Enc.
EAB:RP

OK

State of California
DEPARTMENT OF INDUSTRIAL RELATIONS

DIVISION OF IMMIGRATION AND HOUSING

State Building
San Francisco

To Auto Camp Owners and Motor Court Owners of California:

The State Legislature, representing the people of the State of California, passed A.B. 1757, known as the Trailer Camp Act, regulating Trailer Camps in the unincorporated areas of the State of California, in the belief that this type of housing needed regulation and supervision.

The Bill regulates Trailer Camps only, and takes no account of the Auto Camp Act.

This Division feels that there are certain provisions of this Bill with which the Auto Camp Owners and the Motor Court Owners of the State should be familiar. We are therefore submitting a digest of some of the more important sections of the Bill for your information.

Sec. 2. This section of the Bill sets up two conditions which constitute a Trailer Camp and for which a permit must be secured from the Division of Immigration and Housing. These conditions are:

1. Where four or more Trailer Coaches are maintained or used for a continuing period in excess of seven (7) days, and
2. "Or", where space is rented or held out for rent to owners or users of Trailer Coaches - or free camping is permitted to owners or users of Trailer Coaches for the purpose of securing their trade.

Up to the time four (4) Trailer Coaches are parked for a continuing period in excess of seven (7) days on an area or tract of land in the unincorporated area of the State of California - it is a "squatter camp."

After four (4) Trailer Coaches have been parked for a continuing period in excess of seven (7) days, it becomes a

Page Two

Trailer Camp, and the owner of the land upon which the four (4) Trailer Coaches have been parked is responsible and a permit must be secured from this Division for the operation of such Trailer Camp.

Sec. 3.5. The Act regulates Trailer Camps only - it takes no account of the Auto Camp Act, and if an operator of an existing auto camp wishes to establish a Trailer Camp in the area of his established auto camp, it will be necessary for such operator to comply with the provisions of this law in regard to inspection and fee.

Sec. 4. Needs little comment, except that construction requirements are not retroactive, but the sanitary requirements of the Act are retroactive, being health measures.

A. E. MONTEITH,
Chief, Division of Immigration
and Housing

Tear off and fill out in duplicate

STATE OF CALIFORNIA

Application for Auto Camp Construction Permit

Unincorporated Area

To the Department of Industrial Relations
Division of Immigration and Housing
State Building, Civic Center
San Francisco, California

Date July 18, 1938

The undersigned hereby applies for a permit to: (Check square)

1. Construct an auto camp
2. Erect additional buildings, move buildings or reconstruct existing buildings
3. Provide camp space only

and agrees that such work will be done in accordance with the provisions of Chapter 214, Statutes of 1931, of the State of California. Plans and specifications, together with fee of twenty-five dollars (\$25), are attached hereto. (No fee need accompany this application when it covers only additional buildings or additions, alterations or repairs to existing buildings or equipment heretofore erected.)

Name of project SEA SIDE CAMP County San Diego County

Location West of Hy 101 1/2 mile N. of Solana Beach Cost of construction _____

Number of public toilets 3 Type of toilets Water closets Number of public baths 5

Number of 1-room units _____ With toilet and bath _____

Number of 2-room units 3 With toilet and bath yes With kitchen yes

Number of 3-room units 3 With toilet and bath yes With kitchen yes

Number of ____-room units _____ With toilet and bath _____ With kitchen _____

Number of ____-room units _____ With toilet and bath _____ With kitchen _____

Foundation Concrete Roof covering Cedar shingles

Size of floor joists 2 x 6 O. C. 16" Studs O. C. Rafters 24" O. C.

Exterior wall covering: Siding Siding Stucco _____ Board and batt _____ Metal _____ Masonry _____

Interior wall covering: Plaster _____ Stucco _____ Wallboard _____ Wood Knotty Pine

Windows: Casement _____ Double hung D.H. Floor: Wood Wood Cement _____

Plumbing: Every fixture to be trapped and vented properly yes

Method of garbage disposal Picked up twice daily

Method of sewage disposal Septic tank and cess pools

If cesspools or septic tanks are installed, is the available ground of such a nature as to provide for their proper functioning?

Yes

Does there appear to be any likelihood that the effluent therefrom may contaminate any stream or water supply?

No

Source of domestic water supply Santa Fe Irr. District Properly protected? Yes

[Signed] GROSSMONT PARK COMPANY (Owner) Address 1020 Ninth Ave.,

[Signed] By [Signature] (Builder) Address _____

Lessee or renter _____ Address _____

Approved _____ Approved _____

Chief

Inspector

Carpenter to furnish
Plans - & spec -

W

STATE OF CALIFORNIA

Application for Auto Camp Construction Permit

Unincorporated Area

To the Department of Industrial Relations
Division of Immigration and Housing
State Building, Civic Center
San Francisco, California

Date July 18, 1938

The undersigned hereby applies for a permit to: (Check square)

1. Construct an auto camp
2. Erect additional buildings, move buildings or reconstruct existing buildings
3. Provide camp space only

and agrees that such work will be done in accordance with the provisions of Chapter 214, Statutes of 1931, of the State of California. Plans and specifications, together with fee of twenty-five dollars (\$25), are attached hereto. (No fee need accompany this application when it covers only additional buildings or additions, alterations or repairs to existing buildings or equipment heretofore erected.)

Name of project SEA SIDE CAMP County San Diego County

Location West of Hy 101 1/2 mile N of Solana Beach Cost of construction 5

Number of public toilets 3 Type of toilets Water closets Number of public baths 5

Number of 1-room units _____ With toilet and bath _____

Number of 2-room units 3 With toilet and bath yes With kitchen yes

Number of 3-room units 3 With toilet and bath yes With kitchen yes

Number of _____-room units _____ With toilet and bath _____ With kitchen _____

Number of _____-room units _____ With toilet and bath _____ With kitchen _____

Foundation Concrete Roof covering Cedar Shingles

Size of floor joists 2 x 6 O. C. 16" Studs O. C. Rafters 24" O. C. _____

Exterior wall covering: Siding Siding Stucco _____ Board and batt _____ Metal _____ Masonry _____

Interior wall covering: Plaster _____ Stucco _____ Wallboard _____ Wood Knotty Pine

Windows: Casement _____ Double hung D. H. Floor: Wood Wood Cement _____

Plumbing: Every fixture to be trapped and vented properly Yes

Method of garbage disposal Picked up twice daily

Method of sewage disposal Septic tank and cess pools

If cesspools or septic tanks are installed, is the available ground of such a nature as to provide for their proper functioning?
yes

Does there appear to be any likelihood that the effluent therefrom may contaminate any stream or water supply?
No

Source of domestic water supply Santa Fe Irri. District Properly protected? Yes

[Signed] CROSSMONT FATE COMPANY (Owner) Address 1020 Ninth Ave.,

[Signed] By [Signature] (Builder) Address _____

Lessee or renter _____ Address _____

Approved _____ Approved _____
Chief Inspector

STATE OF CALIFORNIA

An act to regulate the construction and maintenance of auto camps in unincorporated areas; to provide for the inspection and supervision of the same; to provide for the abatement thereof in certain cases; to provide penalties for the violation of the provision hereof and to repeal chapter 615, statutes of 1929, entitled "An act to regulate the construction and maintenance of auto camps in unincorporated areas, to provide for the inspection and supervision of same and to provide penalties for the violation of the provisions thereof," approved May 31, 1929.

An Act to Regulate the Construction and Maintenance of Auto Camps in Unincorporated Areas

DEPARTMENT OF INDUSTRIAL RELATIONS
DIVISION OF IMMIGRATION AND HOUSING
OF CALIFORNIA

State Building, San Francisco
State Building, Los Angeles
Forum Building, Sacramento

(THIS ACT DOES NOT APPLY TO INCORPORATED CITIES)



CALIFORNIA STATE PRINTING OFFICE
GEORGE H. MOORE, STATE PRINTER
SACRAMENTO, 1937

OFFICIAL COPY OF

**An Act to Regulate the Construction and
Maintenance of Auto Camps in
Unincorporated Areas**

DEPARTMENT OF INDUSTRIAL RELATIONS

DIVISION OF IMMIGRATION AND HOUSING

STATE BUILDING
San Francisco

STATE BUILDING
Los Angeles

FORUM BUILDING
Sacramento

COMMISSIONERS

MRS. MATTIE RICHARDS BUTLER, *President*.....Sacramento
J. EARL COOK.....Berkeley
MELVILLE DOZIER, JR......Los Angeles

OFFICERS

TIMOTHY A. REARDON.....Director of Department
ANDREW E. MONTEITH.....Chief of Division
FRANK J. DEANDREIS.....Assistant Chief

STATE OF CALIFORNIA
Department of Industrial Relations
Division of Immigration and Housing
State Building, San Francisco

State Building, Los Angeles

Forum Building, Sacramento

To Owners or Operators of Auto Camps in UNINCORPORATED AREAS:

The Legislature of 1931 passed an act to regulate the construction and maintenance of auto camps in unincorporated areas. The enforcement of this law was given to the Division of Immigration and Housing, Department of Industrial Relations.

Full information regarding the application of the act may be had by either writing to or calling at the offices of the Division of Immigration and Housing, Department of Industrial Relations, State Building, San Francisco; State Building, Los Angeles; Forum Building, Sacramento, or at the local county or district health office.

A copy of the act is made a part hereof and, in addition thereto, the following data is given for the guidance of owners or operators in the conduct of auto camps.

NOTE—This act does not apply to INCORPORATED CITIES or to hotels or apartment houses as defined in the State Housing Act, but applies to all auto camps, courts and resorts catering to automobile transients in the unincorporated areas of the State.

PERMITS

Before starting to construct an auto camp or reconstruct or add buildings to an existing auto camp, a written permit must be obtained from the Division of Immigration and Housing. Use application blanks attached hereto in duplicate. A fee of \$25.00, is required for all new camps, but no fee is required when additional buildings, alterations or repairs are made to an existing camp.

LOCATION

1. Every camp must be located on well-drained ground and the site must be approved by this Division. Low plains, swamps and wet areas must be avoided.

LIVING AND SLEEPING QUARTERS

1. Every building and every part of a building, hereafter erected in an auto camp, shall be constructed in a substantial manner.

2. Doors should not open from toilets or bathrooms into kitchens.

3. Solid doors and full length partitions must separate kitchens from sleeping rooms.

4. Minimum window space in kitchens, living and sleeping rooms is 12 sq. ft. or not less than one-eighth of the floor area.

PUBLIC TOILETS

1. One toilet must be provided for each sex for every 10 units or fraction thereof.
2. Water flush or Treatment type toilets are recommended.
3. Toilet structures should be fly-tight, light and well ventilated.
4. Floors of water closets, both public and private, should be of concrete or other nonabsorbent material.
5. Toilets should be cleaned daily.

PUBLIC BATHING COMPARTMENTS

1. Bathing compartments, both public and private, should have nonabsorbent floors, and nonabsorbent walls to a height of at least 5 feet.
2. Bathing compartments should be cleaned daily.

LAUNDRY FACILITIES

1. Where laundries are provided the floors should be of concrete or of some other nonabsorbent material and should be properly drained.

SEWAGE DISPOSAL

1. All sewage should be disposed of through the medium of sewer systems, cesspools or septic tanks. Septic tanks or cesspools should be so located that the effluent will not contaminate any domestic water supply.

GARBAGE DISPOSAL

1. Tightly covered metal garbage containers should be placed at convenient locations throughout the camp.
2. Garbage should be disposed of daily by burning, burying or hauling away.

CLEANLINESS OF PREMISES

1. The grounds, tents and buildings and every part thereof shall be kept clean and free from accumulations of dirt, filth, garbage and other deleterious matter.
2. All bedding and mattresses shall be kept clean and sanitary.
3. No living quarters of a makeshift nature shall be permitted in an auto camp.
4. Dogs should not be permitted to run at large.
5. All weeds, dry grass, etc., must be cleaned from any space used for tent camping.
6. Slop hoppers or tight containers should be provided for kitchen water waste where it is not otherwise disposed of in a sanitary manner.

WATER SUPPLY

1. A plentiful supply of pure and wholesome water for drinking and domestic purposes should be supplied.

REGISTRY

1. Every auto camp owner should keep a register in which shall be entered the name and address of every guest owning an automobile, the make and type of automobile and the license number of the automobile.

A. E. MONTEITH, Chief.

Senate Bill No. 282

CHAPTER 214

An act to regulate the construction and maintenance of auto camps in unincorporated areas; to provide for the inspection and supervision of the same; to provide for the abatement thereof in certain cases; to provide penalties for the violation of the provisions hereof and to repeal chapter 615, Statutes of 1929, entitled "An act to regulate the construction and maintenance of auto camps in unincorporated areas, to provide for the inspection and supervision of same and to provide penalties for the violation of the provisions thereof," approved May 31, 1929.

[Approved by the Governor, April 24, 1931.]

The people of the State of California do enact as follows:

SECTION 1. For the purpose of this act an auto camp is defined to be any place where buildings or tents are erected or maintained for hire, in an unincorporated area, and used or designed for use by automobile transients, or where space is rented or held out for rent to automobile transients, or free camping is permitted to automobile transients, for the purpose of securing their trade.

SEC. 2. It shall be unlawful for any person, firm or corporation to commence the operation or construction of an auto camp or to construct additional buildings or tents or reconstruct or move buildings or tents in an existing auto camp unless such person, firm or corporation shall first make application in writing to the division of housing and sanitation, department of industrial relations, and obtain a permit therefor. Such application shall be accompanied by a description of the grounds upon which said auto camp is to be constructed or reconstructed or upon which new buildings or tents are to be erected in an existing auto camp, together with plans and specifications of the proposed construction or reconstruction of such buildings or tents and a description of the water supply, ground drainage, and method of sewage disposal.

SEC. 3. Ten days after filing of such application, accompanied by plans and specifications as aforesaid, an inspector of the division of housing and sanitation, department of industrial relations, shall make an inspection and if, in the opinion of the division of housing and sanitation, the place selected for such auto camp is satisfactory for such purpose and if the plans and specifications of the proposed construction, reconstruction, alteration or moving meet the requirements of this act, the division of housing and sanitation shall issue to said applicant or applicants a permit for such work.

SEC. 4. For the purpose of defraying expenses of inspection, checking of plans and other incidental costs, the application referred to shall be accompanied by a fee of twenty-five dollars, which fee shall be paid to the department of industrial relations for credit to the general fund; provided, however, that in the case of any addition, alteration, or repair to buildings, tents or equipment in any auto camp heretofore erected, such application need not be accompanied by any fee.

SEC. 5. Every living room, sleeping room or kitchen in every building hereafter erected in any auto camp must be provided with windows of an area equal to one-eighth of the floor area of such room and in no event shall the aggregate area of such windows be less than twelve square feet. Every bath or toilet room in any such building shall have a window of at least three square feet in area.

All such windows must abut a street, or a yard or court, which yard or court shall be of adequate dimensions and shall be open and unobstructed to the sky; provided, that bath or toilet room windows may open into a vent shaft eighteen inches in its least dimension and be open unobstructed to the sky.

All required windows may be measured the full width of the sash and must be arranged so that at least one-half of their aggregate area may be opened unobstructed; provided, that French windows or doors, if arranged to open and glazed to give the areas of opening and glass required for windows in rooms, may be used in lieu of windows therein; provided, however, that windows required by this act for rooms in auto camp buildings hereafter erected may open through roofed porches, not exceeding six feet in depth, the side and ends of which porches must abut a street, yard or court as aforesaid, and such porches must be designed and constructed with the side and ends open and unobstructed at least seventy-five per cent, measured between the floor and underside of roof, and such porches shall have a ceiling height of not less than seven feet; provided that nothing herein shall be construed to prohibit the required open and unobstructed side and ends of such porches from being covered with metal screening of at least sixteen (16) mesh; provided, however, where existing buildings have windows that open on sides of buildings. Under shelters for cars said window area may be counted as required window area if shelters are not over eighteen feet in length and with a minimum height of eight feet above the ground; provided, further, that the window area equals one-sixth of the floor area in the room and is so constructed to give light and ventilation. This paragraph does not apply to any existing building to be remodeled, added to or moved.

SEC. 6. Every sleeping room in any building or tent hereafter erected in an auto camp must have a floor area of at least eighty square feet and be at least seven feet in width at any point within that portion of the room counted for computing the minimum area of eighty square feet. All such sleeping rooms and kitchens must have a ceiling height of at least eight feet, measured from the finished floor to the finished ceiling, except that in attic rooms and rooms where sloping ceilings occur, ceilings need be eight feet in but one-half the area of the room.

SEC. 7. Every building or tent hereafter erected in an auto camp shall be constructed in a substantial manner; and the building or tent shall be so constructed as to provide shelter to the occupants against the elements, and so as to exclude dampness in inclement weather; and there shall be provided in every building or tent hereafter erected a clear air space under the floor thereof at least twelve inches, measured in the clear from the under side of the floor joists. Such clear air space shall be enclosed and provided with a sufficient number of openings with screens, lattice work, or similar provisions, of a size to insure

ample ventilation. The surface underneath the floor shall be kept clean and free from any accumulation of rubbish, debris or filth.

SEC. 8. One toilet must be provided for each sex for every ten units.

SEC. 9. In every building or tent hereafter erected in an auto camp, and in every building or tent in an existing auto camp, all plumbing fixtures affecting the sanitary drainage system shall be properly trapped and vented and made sanitary in every particular.

SEC. 10. It shall be unlawful to cook and sleep in the same room, and the partitions separating a room used for cooking purposes from a room used for sleeping purposes must extend to the ceiling or to the roof if there is no ceiling.

SEC. 11. It shall be unlawful to use or permit to be used for sleeping purposes any room in any building or tent that does not contain at least six hundred forty cubic feet of air space, and if any room is occupied by more than two persons the cubic air space of such room shall be increased by not less than five hundred cubic feet for each additional person the room is designed, built or intended to accommodate or that such room does accommodate for sleeping purposes. This section does not apply to tents owned by the automobile transient.

SEC. 12. Every building and tent in an auto camp and the premises surrounding it shall be kept clean and sanitary in every part and free from all accumulation of debris, filth, rubbish, garbage or other offensive matter.

SEC. 13. An auto camp which is within the provisions of this act and the operation of which constitutes a nuisance shall be abated by proper action brought for that purpose by the district attorney, as provided in the Political Code, in the superior court of the county in which such auto camp, or the greater portion thereof, is situated, unless such nuisance is remedied within five days or within such longer period of time as may be allowed by the division of housing and sanitation, after a written notice has been given by the division of housing and sanitation to the owner or operator thereof.

Within the meaning of this section a "nuisance" embraces the following: Public nuisance as known at common law or in equity jurisprudence; whatever is dangerous to human life or detrimental to health; the overcrowding with occupants of any room; insufficient ventilation or illumination of any room; inadequate or unsanitary sewage or plumbing facilities, or underlines, and whatever renders air, food or drink unwholesome or detrimental to the health of human beings.

When, in a proceeding brought under the provisions of this act to abate the operation of an auto camp, it is proved that the owner or operator of said auto camp has been previously convicted of the violation of a provision of this act and such offense is a nuisance within the meaning of this section, and that said owner or operator, from and after the date of conviction thereof, has failed and still fails to remedy the condition of such auto camp which constituted the offense of which he was convicted, and the continuance of such offense is the basis for the abatement proceeding, the proof of these facts is sufficient to cause the operation of said auto camp to be abated.

SEC. 14. This act and all of the provisions thereof shall apply only to unincorporated areas of the State of California.

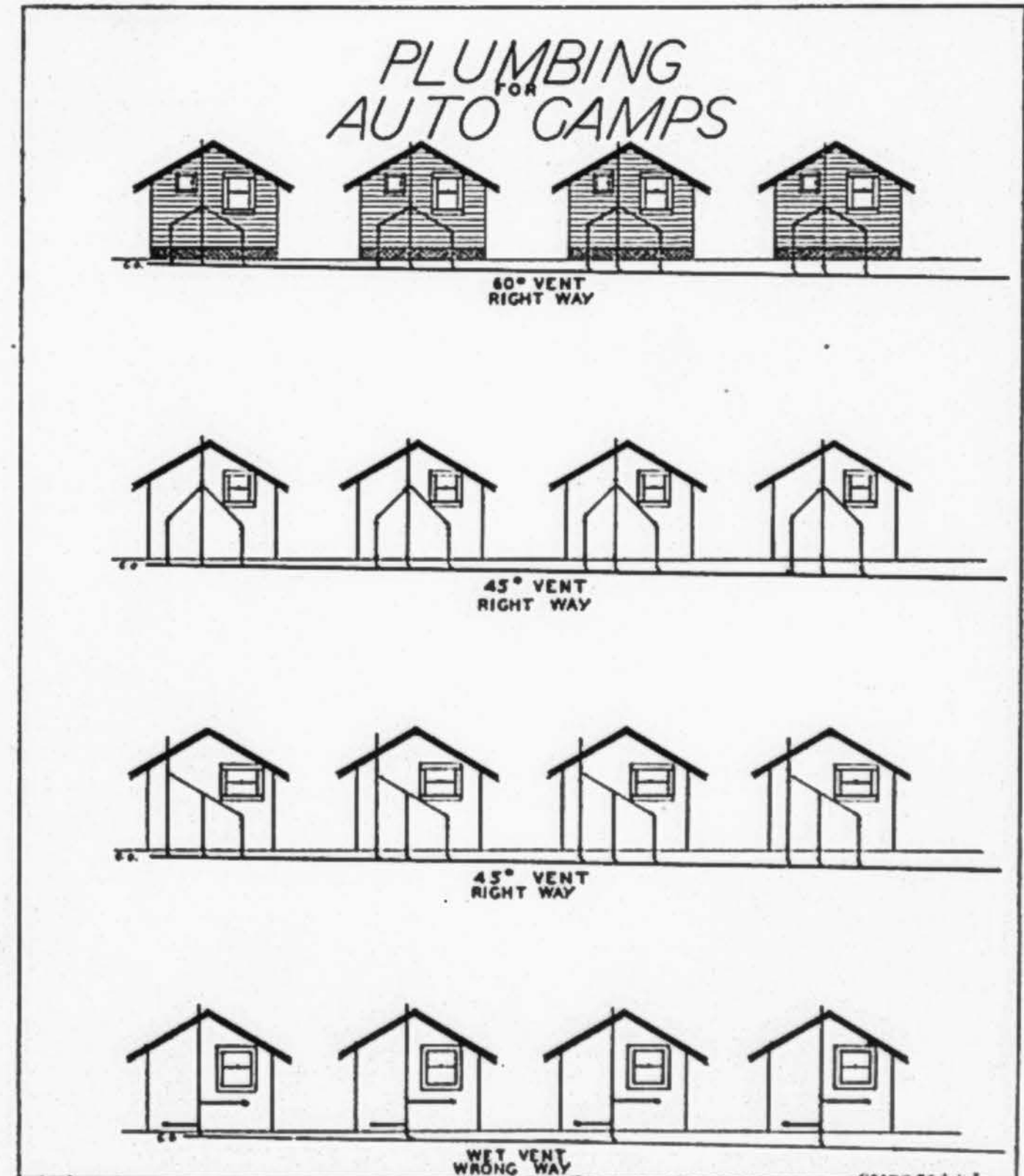
It shall be the duty of the division of housing and sanitation, department of industrial relations, to enforce all the provisions of this act pertaining to the construction, reconstruction, alteration, moving, maintenance, sanitation, ventilation, use and occupancy of all such auto camps and buildings, tents or structures located therein and for the purpose of securing enforcement of this act the officers and agents of said division of housing and sanitation shall have the right and are hereby empowered to enter upon the premises of and inspect all auto camps now operating or which may be hereafter constructed or operated, and all accommodations connected therewith.

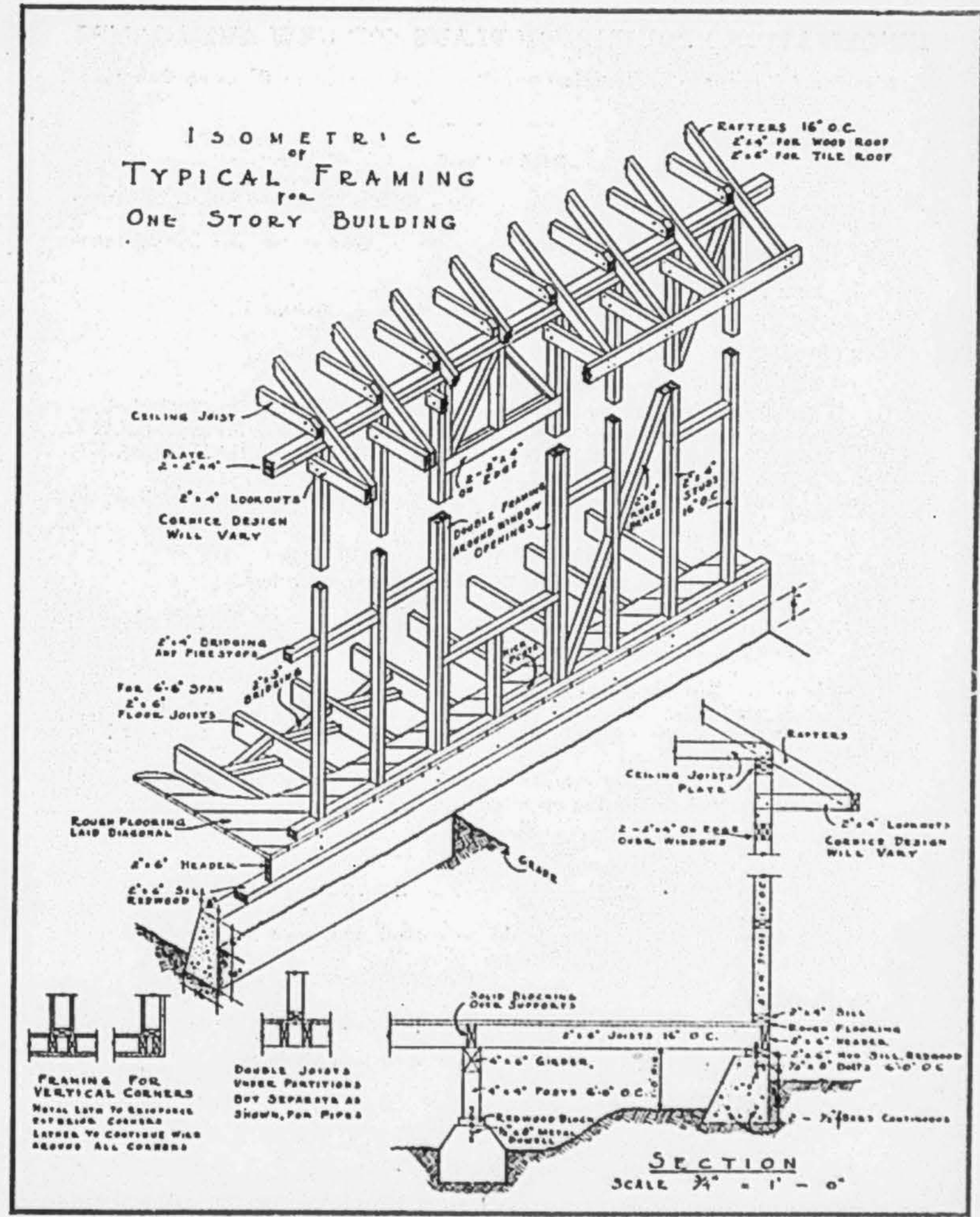
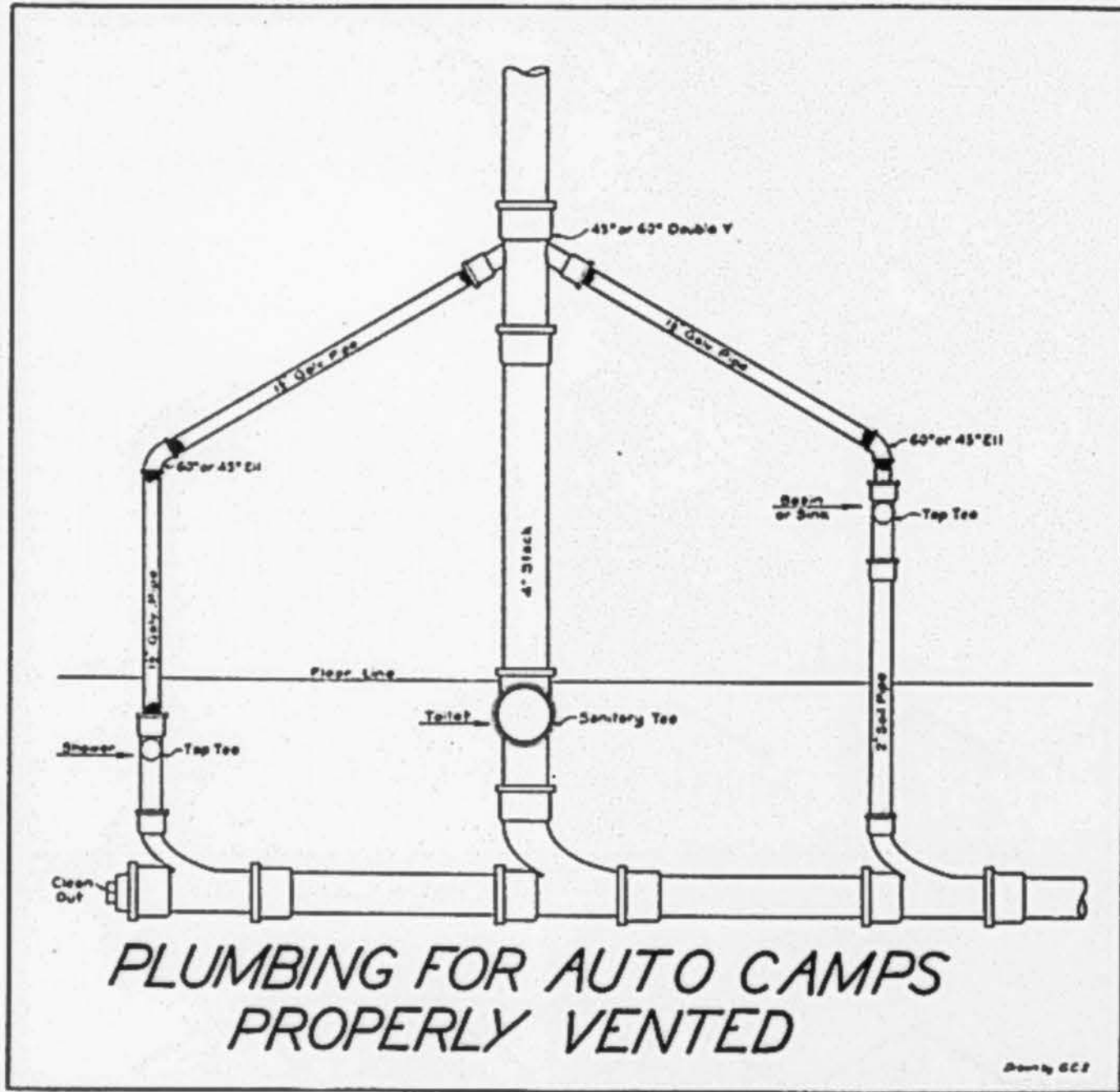
SEC. 15. It shall be the duty of every person, firm or corporation owning or operating an auto camp located in an unincorporated area of the State of California to comply with all of the provisions of this act and any such person, firm or corporation violating any of the provisions of this act shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punished by a fine not exceeding five hundred dollars, or by imprisonment in a county jail not exceeding six months, or by both such fine and imprisonment.

SEC. 16. If any section, subsection, sentence, clause or phrase of this act is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this act. The Legislature hereby declares that it would have passed this act, and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional.

SEC. 17. Chapter 615, statutes of 1929, entitled "An act to regulate the construction and maintenance of auto camps in unincorporated areas, to provide for the inspection and supervision of same and to provide penalties for the violation of the provisions thereof," approved May 31, 1929, is hereby repealed.

The following illustrations are merely suggestive and explanatory of the law.





INFORMATION REQUIRED ON PLANS FOR NEW AUTO CAMPS

Also for Additional Construction and Buildings Moved in Existing Camps

DRAWINGS

No. 1: A plot of the camp site showing lot lines, streets, roads and alleys. Streams or water courses, if any.
Location of all buildings, and distance to nearest lot line and distance between buildings.
Location of the water supply.
Location of septic tanks and effluent disposal. Cesspools.

No. 2: Floor plan showing:

Size of rooms. Locations of doors.

Windows: Size and location (window area in sleeping rooms and kitchens must equal at least $\frac{1}{4}$ of the floor area, AND IN NO EVENT SHALL THE AGGREGATE WINDOW AREA BE LESS THAN 12 SQ. FT. MEASURED OVER ALL SASH.)

Bath and toilet compartments must have windows of at least 3 sq. ft. in area.

Porches: If roofed, with windows opening onto them—

Give dimensions: (Porches must not exceed 6 ft. depth.)

Ceiling height of porches (not less than 7 ft.)

Show sides and ends open and unobstructed at least 75% measured between the floor and underside of roof.

No. 3: Elevation Plan Showing:

Ceiling height (must be at least 8 ft., finished floor to finished ceiling.)

Height of lower edge of floor joists above the ground (must be at least 12 inches.)

Show space under cabins enclosed, with sufficient number of screened or latticed ventilating openings.

No. 4: Public toilets and bathrooms:

Dimensions—size of compartments.

Windows—location and size (at least 3 sq. ft. window area.)

Nonabsorbent floors.

Show compartments should be curbed and have nonabsorbent walls to a height of at least 5 feet.

No. 5: Plumbing:

Every fixture must be properly trapped and vented.

NOTE—Toilet and bath compartments must not open into kitchens.

STATE OF CALIFORNIA
APPLICATION FOR AUTO CAMP CONSTRUCTION PERMIT

Unincorporated Area

July 18, 1938

TO THE DEPARTMENT OF INDUSTRIAL RELATIONS
DIVISION OF IMMIGRATION AND HOUSING
STATE BUILDING, CIVIC CENTER
SAN FRANCISCO, CALIFORNIA.

The undersigned hereby applies for a permit to:

- 1 Construct an auto camp x
- 2 Erect additional buildings, move buildings or reconstruct existing bldgs
- 3 Provide camp space

and agrees that such work will be done in accordance with the prov. of Chap 214, stg
of 1931 of the State of Calif. Plans and spec. together with fee of \$25 are attached

Name of project SEA SIDE CAMP (hereto. County, San Diego County

Location West of Hy 101 1/2 mile N of Solana Beach Cost of Construction 5

Public toilets 3 Type Water closets No. of pub. toilets 5

No. of 2-room units 3 With toilet and bath yes With kitchen yes

No. of 3-room units 3 " " " yes " " yes

Foundation Concrete Roof covering Cedar Shingles
size of fl. joists 2 x 6 16" Rafters 24"
Exterior wall cov. Siding
Int. wall covering Wood - Knotty Pine
Windows. Double Hung D. H. Floor: Wood

Plumbing: every fix. trapped and venter prop: Yes

Method of garbage dis: Picked up twice daily
" " sewage dis: Septic tank and cess pools

If cesspools or septic tanks are installed, is the available ground of such a nature as to
provide for their proper functioning? Yes

Does there appear to be any likelihood that the effluent therefrom may contaminate any stream
or water supply? No

Source of domestic wa. sup. Santa Fe Irri. District Properly protected? Yes

July 22, 1938.

Mr. A. E. Monteith, Chief,
Division of Immigration and Housing
California Building
San Francisco, California.

Dear Sir:

Your letter to Mr. V. F. McClure, Manager of Sea Side Camp was referred to us. When we took out the Trailer Camp Permit we were under the impression that we were taking out a permit to cover both trailers and auto camp. In reading the Auto Camp Act it seems that this covers not only the rental of cottages but also space for trailers and camping. We paid \$25.00 for the Trailer Camp fee and can this not be transferred over for an Auto Camp permit to comply with the requirements.

As soon as we hear from you we will send in the application properly filled out.

Yours very truly,

GROSSMONT PARK COMPANY

By

KLM

MRS. MATTIE W. RICHARDS
PRESIDENT
SACRAMENTO
J. EARL COOK
VICE PRESIDENT
BERKELEY
MELVILLE DOZIER, JR.
SECRETARY
LOS ANGELES

Division of Immigration and Housing

STATE BUILDING
LOS ANGELES

July 27, 1938

*Copy - Fred Wood 7/28
Dr. Leland
State Bd. Health*

Mr. Ed Fletcher
1018-1020 Ninth Avenue
San Diego, California

My dear Mr. Fletcher:

Your letter addressed to Mr. Monteith, Chief of the Division of Immigration and Housing, has been referred to me for attention.

The Auto Camp Act, prior to the passage of the Trailer Camp Act, covered the erection and operation of trailer camps.

Against the wishes of this Division the Trailer Camp Act was passed by the last Legislature and the Attorney General has ruled that by their making separate Acts of the Auto and Trailer Camps, new or old auto camps, that are a part of trailer camps, are subject to the provisions of the Auto Camp Act. Thus, the requirements in your case would be the application for an auto camp permit and the submission of plans and specifications of your cottages, together with the fee of \$25.00 so that a permit may be issued.

Yours very truly,

Fred J. Rugg

Fred J. Rugg, Inspector
Division of Immigration
and Housing.

FJR:K

Ed Fletcher Papers

1870-1955

MSS.81

Box: 65 Folder: 1

**Business Records - Land Companies -
Solana Beach - Solana Beach Seaside Camp -
Correspondence: California Department of Industrial
Relations, Division of Immigration and Housing**



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