



DATE: March 9, 2009

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A MOBILE HOME PARK CLOSURE PERMIT (CONDITIONAL USE PERMIT (C-37-07)) AND REGULAR COASTAL PERMIT (RC-22-07) TO PERMIT THE CONVERSION OF A MOBILE HOME PARK, ALSO KNOWN AS CATALINA MOBILE ESTATES, TO VACANT LAND LOCATED AT 514 MORSE STREET. THE PROJECT SITE IS ZONED RH-U-SMH (URBAN HIGH DENSITY RESIDENTIAL – SENIOR MOBILE HOME PARK OVERLAY) AND IS WITHIN THE SOUTH OCEANSIDE NEIGHBORHOOD AND THE COASTAL ZONE. – CATALINA MOBILE ESTATES – APPLICANT: CATALINA MOBILE ESTATES INC. – JOHN E. GRANT**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

- (1) Recommend that City Council confirm issuance of a CEQA categorical exemption pursuant to the general rule per Section 15061(b)(3); and,
- (2) Recommend that City Council approve the Catalina Mobile Estates Closure Impact Report; and,
- (3) Recommend that City Council approve the Mobile Home Park Closure Permit (Conditional Use Permit (C-37-07)) and Regular Coastal Permit (RC-22-07) and,
- (4) Adopt Planning Commission Resolution No. 2009-P12 with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Background: Catalina Mobile Estates is a mobile home park that was established in the 1940s, possibly in response to the housing shortage in Oceanside due to the onset of World War II and establishment of Camp Pendleton in 1942. Housing was at a

premium and many temporary tent and trailer parks were set up throughout the City of Oceanside. The mobile home park has three permanent buildings: an office, a maintenance/storage unit and a laundry room that once provided restrooms and shower facilities. These buildings were probably built at the time the mobile home park was established, to provide necessities for the residents. Currently there are many vacancies or open spaces. There are a variety of mobile homes and RV's, both temporary and permanent, in the park.

According to the historical report prepared by Kristi S. Hawthorne, Catalina Mobile Estates does not possess any notable design features, is not the work of a master architect or craftsman, is not constructed of rare or unique materials, and is not associated with any known historic event. The resource does not qualify for nomination to the local historical resources register.

Current zoning regulations require that mobile home parks process a Mobile Home Park Development Plan in order to operate. However, Catalina Mobile Estates was established many years before this regulation was adopted by the City of Oceanside. Therefore, no special permits exist for the park. City records do indicate that a valid business license was issued for the mobile home park in 1976.

Site Review: The project site is situated within the RH-U-SMH (Urban High Density Residential – Senior Mobile Home Park Overlay). The land use designation is UHD-R (Urban High Density Residential).

The project site has been an established mobile home park since the mid-1940s. Adjacent lots include the La Salina Mobile Home Park to the north, medium density and single-family residential use to the east and south, and a mix of commercial and industrial land uses to the west and south. Paradise by the Sea RV Resort is to the northwest.

Project Description: The project application is comprised of two components, a Mobile Home Park Closure Permit, in the form of a Conditional Use Permit, and a Regular Coastal Permit, as follows:

Mobile Home Park Closure Permit (Conditional Use Permit (C-37-07)) represents a request for the following:

- (a) To allow for the conversion of a mobile home park to vacant land pursuant to Article 34 of the Zoning Ordinance.

Regular Coastal Permit (RC-22-07) represents a request for the following:

- (a) To allow for the conversion of a mobile home park to vacant land within the coastal zone, pursuant to the Local Coastal Program.

The applicant is requesting permission to close the 2.1-acre mobile home park located at 514 Morse Street. No new land use is being proposed at this time. The remaining residents of the park will be relocated, and their units shall be either relocated or removed, in accordance with the approved Closure Impact Report. The three small accessory structures on the site will be boarded up and secured in place. The site will be cleared of all debris and the property will be securely fenced. All utilities serving individual spaces will be secured in place and only the master water meter will remain functioning in order to continue landscape maintenance on-site.

Pursuant to California state regulations, a Closure Impact Report must be prepared to address the need to mitigate the impact of closing the mobile home park on the displaced tenants. Pursuant to Article 34 of the Oceanside Zoning Ordinance, this Closure Impact Report (or relocation plan) must be submitted to the Planning Commission for review and a recommendation and submitted to City Council for approval or denial as part of the application for conversion of a rental mobile home park to another use, such as vacant land.

The project is subject to the following City Ordinances and Policies:

1. General Plan Land Use Element
2. Zoning Ordinance
3. Local Coastal Program
6. California Environmental Quality Act (CEQA)

ANALYSIS

KEY PLANNING ISSUES

1. General Plan Conformance

The General Plan Land Use Map designation for the subject property is Urban High Density Residential (UHD-R). The conversion of the mobile home park to vacant land does not require any change to the General Plan designation of the underlying property. Any future development of the site shall be required to follow all land use and development regulations as set forth in the General Plan.

2. Zoning Ordinance Compliance

The project site is situated within the RH-U-SMH District (Urban High Density Residential – Senior Mobile Home Park Overlay). The conversion of the mobile home park to vacant land does not require any change to the Zoning designation of the underlying property. Any future development of the site shall be required to follow all land use and development regulations as set forth in the Oceanside Zoning Ordinance (OZO).

Pursuant to OZO Article 34, the conversion of an existing rental mobile home park to another use shall require a use permit reviewed by the Planning Commission and approved by the City Council. The application for such permit must include a relocation plan for existing tenants of the mobile home park. This relocation plan, also known as a Closure Impact Report, shall be submitted to the City Council for approval. The City Council may approve a permit for a rental mobile home park conversion if it finds that the proposed conversion meets seven findings as set forth in Section 3405, in addition to the typical findings for a Conditional Use Permit, pursuant to Section 4105.

The proposed Closure Impact Report for Catalina Mobile Estates dated September 1, 2006, also with the addendum dated September 1, 2008, addresses all provisions of Section 3405 as follows:

- A. *The proposed use of the property is consistent with the General Plan and all applicable provisions of the Ordinance are met.*

The conversion of Catalina Mobile Estates to vacant land does not require any change to the General Plan or Zoning designation of the underlying property. Any future development of the site shall be required to follow all land use and development regulations as set forth in the Zoning Ordinance. The proposed Closure Impact Report addresses all provisions of Article 34 by adequately describing the existing conditions at Catalina Mobile Estates and providing numerous options for Resident relocation assistance.

- B. *There existing land zoned for replacement housing or adequate space in other mobile home parks for residents who will be displaced*

There exists land zoned for replacement housing or adequate space in other mobile home parks for the residents who will be displaced. Of the original 24 park Residents considered permanent tenants at the time of project submittal, 14 have already been accommodated with other living arrangements. The property owner shall be required to offer relocation assistance options to all remaining permanent tenants. The Closure Impact Report has identified adequate housing opportunities within 250 miles of the City, including apartments, housing, and other mobile home parks.

- C. *The conversion will not result in the displacement of low-income mobile home residents who cannot afford rents charged in other mobile home parks within the City of Oceanside.*

The Closure Impact Report reviewed the rates charged at three comparable mobile home parks within the City – Pacific Trailer Park, Royal Palms Park, and Sandy Shore Trailer Park. Of the remaining Catalina Mobile Estates residents, all but one currently pay more rent than the average rent charged in these

comparable Oceanside mobile home parks. The property owner has offered to cover any rent differential for a minimum of 12 months from the effective date of approval should the resident choose to relocate to one of three parks owned by the property owner, which are outside of the City, but comparable in rental fees.

- D. *The age, type, size, and style of the mobile home to be displaced as a result of the conversion will be able to relocate into other mobile home parks within the City of Oceanside.*

Seven of the 10 remaining units in the park are RVs or travel trailers and can easily be moved to RV parks in or near Oceanside. The remaining mobile homes are all old, singlewide homes and it is unlikely that Oceanside parks that may have vacancies would allow these homes to move into the park. However, the Closure Impact Report provides options for the owners of these mobile homes, including using the mitigation payment, to purchase a mobile home in another Oceanside park, move to a new affordable apartment unit, or move their existing unit to another mobile home park within 250 miles of Catalina Mobile Estates. Further, in an effort to facilitate relocation of displaced residents to housing opportunities within the City, the park owner gave written notice to each park resident in April 2008 informing them of their ability to obtain first priority for occupancy in the La Mision low-income residential housing project located at 3232 W. Mission Avenue in Oceanside. However, none of the residents contacted the City, the park owner, or the developer of the La Mision facility in response to the offer.

- E. *If the rental mobile home park is to be converted to another residential use, the mobile home resident 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.*

This finding does not apply to the conversion of Catalina Mobile Estates to vacant land as no new residential use is being proposed at this time.

- F. *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 relocations.*

The Closure Impact Report addresses numerous resident relocation assistance options, including covering all reasonable costs of relocation. Five bids for moving a typical singlewide mobile home, including the disassembly, transportation, and reassembly of original accessory structures, were included in the Closure Impact Report. The average of the bids, \$5,797.61, was then used to estimate the cost to relocate a typical singlewide mobile home up to 250 miles from Catalina Mobile Estates.

Travel trailers do not require a professional moving company. There is no expense incurred in the relocation/moving of a travel trailer, the owner and personal belongings with the travel trailer. However, assuming that not every resident has maintained a vehicle capable of pulling their travel trailer, up to \$350 will be offered to residents with travel trailers to rent a truck and pay for gas in order to move their trailers up to 250 miles from Catalina Mobile Estates. Assistance in finding a travel trailer space or another form of housing will be provided as well.

In addition, parks usually require that some type of landscape improvement be made to a newly leased space. All possible relocation parks were surveyed on their move-in requirements for landscaping the lot. In nearly every case, all or a fair portion of the mobile home space was already landscaped. In most cases, landscaping at the front of the space is the only addition needed after the home is prepared for move in. In estimating the total relocation costs, \$250.00 was added for landscaping improvements at the new site. This amount will be included as a reasonable cost of relocation to another park.

Finally, a number of the displaced mobile home owners have a freestanding storage shed. Since these shed do not move well, the average cost of new shed has been included in the moving costs. The average cost of typical 6' x 5' or 5' x 4' shed ranges from \$278.00 to \$334.00 plus tax. For the purposes of the Closure Impact Report, \$325.00 was used as an estimated cost and will be included as a reasonable cost of relocation to another park.

In total, as presented in the Closure Impact Report, the Catalina Mobile Estates park owner will offer the remaining tenants between \$1,009.00 to \$1,321.00 to cover the cost of moving a trailer travel and between \$8,580.61 and \$10,140.61 to cover the cost of moving a singlewide mobile home, depending on the number of people living in the unit.

The following relocation options shall be offered to the remaining residents within Catalina Estates Mobile Home Park:

Option IA – All reasonable relocation costs associated with moving up to 250 miles from the property site shall be paid by the Park Owner to the displaced Resident.

Option II – The Park Owner shall offer up to seven months free rent at Catalina Estates Mobile Home Park to the displaced Resident, beginning from the date the option is chosen, but not exceeding the tenancy termination date. Residents who choose this option shall be responsible for removing their trailer, RV or mobile home from the park or selling it to a third party and keeping the proceeds from the sale.

Option III – The Park Owner shall offer up to seven months free rent at Catalina Estates Mobile Home Park to the displaced Resident, beginning from the date the option is chosen, but not exceeding the tenancy termination date. Residents who choose this option shall abandon their units and the Park Owner will be responsible for the removal of the mobile home, trailer, or RV from the park.

Option IV – Residents who choose this option may relocate their mobile home, trailer, or RV to other parks owned by the Park Owner, including Mirage Estates in Hemet, Sun Valley Estates in Hemet, or an RV park in San Jacinto. Space rent at the new location shall remain the same as the space rent the displaced resident is currently paying at Catalina Mobile Estates for a minimum of 12 months following relocation. The Park Owner shall cover the relocation and moving costs.

- G. *The relocation plan mitigated the impacts of the displacement of individuals or households for a reasonable transition period and mitigates the impact of any long-term displacement.*

The Closure Impact Report includes a rent differential comparison between Catalina Mobile Estates and three other mobile home parks in Oceanside and found that of the remaining residents, all but one are currently paying more rent than the average rent charged in comparable parks. The property owner has offered free rent to the remaining residents for up to seven months prior to relocation and has offered to cover the rent differential for a minimum of 12 months from the effective date of approval should the resident choose to relocate to another park owned by the property owner

3. Local Coastal Program

The proposed conversion of the mobile home park to vacant land is consistent with the policies of the Local Coastal Program and its effective zoning code. Any future development of the site shall be required to follow all regulations of the Local Coastal Program.

DISCUSSION

Issue: Should the Park Owner be required to provide replacement low - or moderate - income housing within the Coastal Zone in association with the proposed mobile home park closure?

Recommendation: Subject to certain exceptions, the Mello Act (California Government Code Section 65590), enacted in 1981, prohibits local governments from authorizing the conversion or demolition of existing residential dwelling units occupied by persons and families of low or moderate income in the coastal zone, unless provisions have been made for replacement of those dwelling units within the coastal zone, if feasible, or within three miles of the coastal zone.

The Ellis Act (California Government Code Sections 7060 *et seq.*), enacted in 1985, prohibits public entities from enacting laws or taking administrative actions that have the effect of compelling a landlord to remain in the rental business. To the extent these provisions are in conflict, the Ellis Act supersedes the Mello Act, because the Ellis Act was adopted after the Mello Act and does not list the Mello Act among its exceptions.

Therefore, at this time, the applicant cannot be compelled to provide replacement low and moderate income housing under the Mello Act as a condition of approval of the park closure permit. However, because the site is located in the coastal zone, any project proposed for the site in the future will be subject to the requirements of the Mello Act.

Issue: Does the Closure Impact Report adequately mitigate the impact of the closure of the park on the displaced tenants?

Recommendation: Staff finds that the Closure Impact Report has adequately addressed the need to mitigate the impacts of the mobile home park closure on the remaining tenants. All reasonable costs of relocation can be met through the Options offered to the remaining park tenants.

ENVIRONMENTAL DETERMINATION

The project is subject to a categorical exemption pursuant to the general rule per Section 15061(b)(3) of the California Environmental Quality Act.

PUBLIC NOTIFICATION

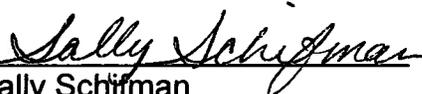
Legal notice was published in the North County Times and notices were sent to property owners of record and occupants within a 1,500-foot radius of the subject property, to individuals and organizations requesting notification, and to the applicant. As of March 3, 2009, staff has not received comments on the proposed mobile home park closure.

SUMMARY

The proposed Mobile Home Closure Permit (Conditional Use Permit (C-37-07)) and Regular Coastal Permit (RC-22-07) as conditioned, are consistent with the land use policies of the General Plan and the requirements of the Zoning Ordinance and the Local Coastal. Staff finds that the Closure Impact Report has adequately addressed the need to mitigate the impacts of the mobile home park closure on the remaining tenants. As such, staff recommends that the Planning Commission:

- Move to recommend that City Council approve the submitted Closure Impact Report, approve the Mobile Home Park Closure Permit (Conditional Use Permit (C-37-07)), and approve Regular Coastal Permit (RC-22-07) with findings and conditions of approval attached herein, and adopt Planning Commission Resolution No. 2009-P12.

PREPARED BY:


Sally Schifman
Planner II

SUBMITTED BY:


Jerry Hittleman
City Planner

REVIEWED BY:


Richard Greenbauer, Senior Planner

JH/SS/fil

Attachments:

1. Site Plan
2. Planning Commission Resolution No. 2009-P12
3. Draft Management Plan
4. List of Remaining Tenants

Available for Review at the Planning Division Counter:

- Catalina Mobile Estates Closure Impact Report (dated September 1, 2006)
- Catalina Mobile Estates Closure Impact Report Addendum (dated September 1, 2008)

Site Plan



Catalina Mobile Estates
514 Morse Street

OCCUPIED SPACES - September 1, 2008

1	RV/Trailer
7A	RV/Trailer*
8	MF
12	RV/Trailer
18	RV/Trailer
21	MF
25	RV/Trailer
39	RV/Trailer
47	RV/Trailer
48	MF
50	RV/Trailer

Total: 11 Spaces: 8 RV/Trailers and 3 Mobile Homes
*Empty Units

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PLANNING COMMISSION
RESOLUTION NO. 2009-P12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA RECOMMENDING APPROVAL OF A CLOSURE IMPACT REPORT IN ASSOCIATION WITH THE ADOPTION OF A CONDITIONAL USE PERMIT FOR A MOBILE HOME PARK CLOSURE AND A REGULAR COASTAL PERMIT ON CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

APPLICATION NO: C-37-07, RC-22-07
APPLICANT: Catalina Mobile Estates, Inc. – John E. Grant
LOCATION: 514 Morse Street

THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA DOES RESOLVE AS FOLLOWS:

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a Mobile Home Park Closure Permit (Conditional Use Permit (C-37-07)) and Regular Coastal Permit (RC-22-07) under the provisions of Articles 10, 34, and 41 of the Zoning Ordinance of the City of Oceanside to permit the following:

the conversion of a mobile home park to vacant land;
on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 9th day of March, 2009 conduct a duly advertised public hearing as prescribed by law to consider said application.

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; this project has been found to be exempt from environmental review pursuant to the general rule per Section 15061(b)(3);

WHEREAS, studies and investigations made by this Commission and in its behalf reveal the following facts:

FINDINGS:

For a Mobile Home Park Closure Permit (Conditional Use Permit (C-37-07)) Pursuant to Article 41 Findings:

1. The proposed use of the property as vacant land is in accord with the objectives of Articles 10 and 34 of the Zoning Ordinance and the purposes of the Urban High Density

1 Residential District (Senior Mobile Home Park Overlay) in which the site is located.
2 The conversion of the mobile home park, also known as Catalina Mobile Estates, to vacant
3 land does not require any change to the General Plan or Zoning designation of the
4 underlying property. Any future development of the site shall be required to follow all land
5 use and development regulations as set forth in the Zoning Ordinance. The proposed
6 Closure Impact Report addresses all provisions of Article 34 by adequately describing the
7 existing conditions at Catalina Mobile Estates and providing numerous options for Resident
8 relocation assistance.

9 2. The proposed use of the property as vacant land and the proposed conditions under
10 which it would be operated or maintained will be consistent with the General Plan; will
11 not be detrimental to the public health, safety or welfare of the persons residing or
12 working in or adjacent to the neighborhood of such use; and will not be detrimental to
13 properties or improvements in the vicinity or to the general welfare of the City. A
14 Property Management Plan shall be submitted to and approved by the City Planner. The
15 Plan shall include management details and maintenance responsibilities for repairs, weed
16 control, landscaping, graffiti, signage, etc. for the site.

17 3. The proposed use of the property as vacant land will comply with the provisions of the
18 Zoning Ordinance, including any specific condition required for the proposed use in the
19 district in which it would be located. The proposed Closure Impact Report addresses all
20 provisions of Article 34 by adequately describing the existing conditions at Catalina Mobile
21 Estates and providing numerous options for Resident relocation assistance. Any future
22 development of the site shall be required to follow all land use and development regulations
23 as set forth in the Zoning Ordinance.

24 Pursuant to Article 34 Findings:

25 1. The proposed use of the property is consistent with the General Plan and all applicable
26 provisions of Articles 10 and 34 of the Zoning Ordinance have been met. The
27 conversion of Catalina Mobile Estates to vacant land does not require any change to the
28 General Plan or Zoning designation of the underlying property. Any future development of
29 the site shall be required to follow all land use and development regulations as set forth in
the Zoning Ordinance. The proposed Closure Impact Report addresses all provisions of

1 Article 34 by adequately describing the existing conditions at Catalina Mobile Estates and
2 providing numerous options for Resident relocation assistance.

3 2. There exists land zoned for replacement housing or adequate space in other mobile home
4 parks for the residents who will be displaced. Of the original 24 park residents, 14 have
5 already been accommodated with other living arrangements. The property owner shall be
6 required to offer relocation assistance options to all remaining permanent residents. The
7 Closure Impact Report has identified adequate housing opportunities within 250 miles of
8 the City, including apartments, housing, and other mobile home parks.

9 3. The conversion will not result in the displacement of low-income mobile home residents
10 who cannot afford rents charged in other mobile home parks within the City of
11 Oceanside. Of the remaining residents, all but one are currently paying more rent than
12 the average rent charged in comparable Oceanside mobile home parks. The property
13 owner has offered to cover any rent differential for a minimum of 12 months from the
14 effective date of approval should the resident choose to relocate to another park owned by
15 the property owner.

16 4. The age, type, size, and style of mobile homes to be displaced as a result of the
17 conversion may be able to be relocated into other mobile home parks with the City of
18 Oceanside. Seven of the 10 remaining units in the park are RVs or travel trailers and
19 can easily be moved to RV parks in or near Oceanside. Three of the 10 remaining units
20 are old, singlewide mobile homes and it is unlikely that Oceanside parks that may have
21 vacancies would allow an old singlewide home to move into the park. However, the
22 Closure Impact Report provides options for the owners of these mobile homes, including
23 using the mitigation payment, to purchase a mobile home in another Oceanside park,
24 move to a new affordable apartment unit, or move their existing unit to another mobile
25 home park within 250 miles of Catalina Mobile Estates.

26 5. Any mobile home residents displaced as a result of the conversion shall be compensated
27 by the applicant for all reasonable costs incurred as a result of their relocation. The
28 Closure Impact Report addresses Resident relocation assistance options, including
29 covering all reasonable costs of relocation.

3. 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

1 displacement. The Closure Impact Report includes a rent differential comparison between
2 Catalina Mobile Estates and other mobile home parks in Oceanside and found that of the
3 remaining residents, all but one are currently paying more rent than the average rent
4 charged in comparable parks. The property owner has offered free rent to the remaining
5 residents for up to seven months prior to relocation and has offered to cover the rent
6 differential for a minimum of 12 months from the effective date of approval should the
7 resident choose to relocate to another park owned by the property owner.

8 For the Regular Coastal Permit:

- 9 1. The proposed conversion of the mobile home park to vacant land is consistent with the
10 policies of the Local Coastal Program and its effective zoning code. Any future
11 development of the site shall be required to follow all regulations of the Local Coastal
12 Program.
- 13 2. The subject property site is located outside the appeal area of the Coastal Zone and
14 therefore will not inhibit public coastal access.

15 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
16 recommend approval of the Closure Impact Report in association with the adoption of the Mobile
17 Home Park Closure Permit (Conditional Use Permit (C-37-07)) and Regular Coastal Permit (RC-
18 22-07) subject to the following conditions:

19 Engineering:

- 20 1. Due to applicable federal, state, and local stormwater quality regulations, the property
21 site is subject to standard "Best Management Practices" (BMPs) requirements, including
22 but not limited to:
- 23 Stabilization of exposed soils and denuded areas;
- 24 a) Prevention of soil erosion and sediment transport;
- 25 b) Measures to prevent stormwater pollutants from entering the on-site drainage
26 facilities;
- 27 c) Practices to prevent off-site transport of stormwater pollutants; and
- 28 d) Installation and maintenance of additional erosion and sediment control BMPs as
29 required for construction and land disturbance activities.

- 1 2. The subject property is to be maintained for dust, weed control, and stormwater run-off
2 until said property is developed and/or until the lot transferred to a new owner(s), who,
3 at the time of transfer, will take over this responsibility for the property.
- 4 3. All planted/planting areas with visual accessibility to the public are to have working
5 irrigation systems to properly distribute water evenly and accurately to the plant
6 material.
- 7 4. All work and maintenance in planted/planting areas with visual accessibility to the
8 public are to conform with, and follow the guidelines found in, the City of Oceanside's
9 current Landscape Development Manual.

10 **Planning:**

- 11 5. This Mobile Home Park Closure Permit (Conditional Use Permit (C-37-07)) and
12 Regular Coastal Permit (RC-22-07) are limited to the conversion of a mobile home park,
13 also known as Catalina Mobile Estates, to vacant land located at 514 Morse Street.
- 14 6. The Mobile Home Park Closure Permit and Regular Coastal Permit shall lapse 24 months
15 after the effective date of approval, unless the property owner requests an extension
16 pursuant to the provisions of the Zoning Ordinance.
- 17 7. A covenant or other recordable document approved by the City Attorney shall be prepared
18 by the property owner and recorded within 45 days of the effective date of approval. The
19 covenant shall provide that the property is subject to this resolution, and shall generally list
20 the conditions of approval.
- 21 8. Prior to the transfer of ownership and/or operation of the site the property owner shall
22 provide a written copy of the applications, staff report and resolutions for the project to the
23 new owner and/or operator. This notification's provision shall be required until revised by
24 future discretionary action.
- 25 9. Unless expressly waived, all current zoning standards and City ordinances and policies in
26 effect at the time permits are issued are required to be met by this, and any future,
27 discretionary action. The approval of this Mobile Home Park Closure Permit and Regular
28 Coastal Permit constitutes the property owner's agreement with all statements in the
29 Description and Justification, Closure Impact Report, and other materials and information
submitted with this application, unless specifically waived by an adopted condition of
approval.

- 1 10. The property owner, applicant, permittee or any successor-in-interest shall defend,
2 indemnify and hold harmless the City of Oceanside, its agents, officers or employees from
3 any claim, action or proceeding against the City, its agents, officers, or employees to attack,
4 set aside, void or annul an approval of the City, concerning the Closure Impact Report, the
5 Mobile Home Park Closure Permit (Conditional Use Permit (C-37-07)) and Regular
6 Coastal Permit (RC-22-07). The City will promptly notify the property owner of any
7 such claim, action or proceeding against the City and will cooperate fully in the defense.
8 If the City fails to promptly notify the property owner of any such claim action or
9 proceeding or fails to cooperate fully in the defense, the property owner shall not,
10 thereafter, be responsible to defend, indemnify or hold harmless the City.
- 11 11. Failure to meet any conditions of approval for this mobile home park closure shall
12 constitute a violation of the Mobile Home Park Closure Permit and Regular Coastal Permit.
- 13 12. All remaining park residents shall be given a minimum of six months written notice of
14 termination of their tenancies at the park pursuant to Civil Code Section 798.56(g)(2).
15 This notice shall include information pertaining to all options available to the residents
16 as outlined in Condition 14 below and will specify the anticipated final closure date. A
17 copy of this notice shall be provided to the City Planner. The date of closure shall set
18 the benchmark dates as adopted in this resolution.
- 19 13. The Park Owner shall provide to all remaining park residents the services of a mobile
20 home relocation specialist who shall assist the residents in locating relocation lots for
21 their mobile homes or other residential units within the area of their choice to the extent
22 that such lots exist.
- 23 14. The following relocation options, as identified in the Closure Impact Report Addendum
24 dated September 1, 2008, shall be offered to the remaining permanent residents within
25 Catalina Estates Mobile Home Park:
- 26 a) Option IA – All reasonable relocation costs associated with moving up to 250 miles
27 from the property site shall be paid by the Park Owner to the displaced resident.
 - 28 b) Option II – The Park Owner shall offer up to seven months free rent at Catalina
29 Estates Mobile Home Park to the displaced resident, beginning from the date the
option is chosen, but not exceeding the tenancy termination date. Residents who
choose this option shall be responsible for removing their trailer, RV or mobile

1 home from the park or selling it to a third party and keeping the proceeds from the
2 sale.

3 c) Option III – The Park Owner shall offer up to seven months free rent at Catalina
4 Estates Mobile Home Park to the displaced resident, beginning from the date the
5 option is chosen, but not exceeding the tenancy termination date. Residents who
6 choose this option shall abandon their units and the Park Owner will be responsible
7 for the removal of the mobile home, trailer, or RV from the park.

8 d) Option IV – Residents who choose this option may relocate their mobile home,
9 trailer, or RV to other parks owned by the Park Owner, including Mirage Estates in
10 Hemet, Sun Valley Estates in Hemet, or an RV park in San Jacinto. Space rent at
11 the new location shall remain the same as the space rent the displaced resident is
12 currently paying at Catalina Mobile Estates for a minimum of 12 months following
13 relocation. The Park Owner shall cover the relocation and moving costs.

14 15. A final Property Management Plan shall be submitted to and approved by the City Planner
15 within 10 days of the mobile home park closure date. The Plan shall include management
16 details and maintenance responsibilities for repairs, weed control, landscaping, graffiti,
17 signage, etc. for the site. The Property Management Plan shall be recorded in the form of a
18 covenant affecting the subject property.

19 16. All waste and recyclable materials associated with site demolition shall be removed from
20 the property site in accordance with City Code Section 13.3.

21 17. All permanent structures, with the exception of underground piping, shall be demolished
22 and removed from the site within 90 days of the mobile home park closure date.

23 18. Compliance with the applicable provisions of the City's anti-graffiti Ordinance (No. 93-
24 19/Section 20.25 of the City Code) shall be required.

25 19. A property management fence shall be placed around the entire property site within 10 days
26 of the mobile home park closure. The property owner may utilize the existing perimeter
27 fencing on-site, as long as it meets the criteria listed below. The fence shall meet the
28 following standards:

29 a) Fences shall remain on the site as long as the property is undeveloped or vacant.

- b) Fences shall be of a permanent nature with permanent footings. Chainlink fences shall have a minimum two-inch outside diameter vertical post and 1.25-inch outside diameter top rails. Fencing shall be securely attached to the post and rails.
- c) Fences shall not be unsightly and shall be maintained in reasonably straight and plumb alignment, and in good shape, quality and repair.
- d) The fence may be located within the required yard areas, except it must be located a minimum of 15 from the property line parallel to Morse Street.
- e) Razor wire and/or barbed wire shall be prohibited.

Water Utilities:

20. All existing sewer laterals that are currently active shall be capped per the City of Oceanside’s Water, Sewer, and Reclaimed Water Design & Construction Manual within 10 days of the mobile home park closure. The Water Utilities Department shall be notified at least two days in advance in order to schedule an inspector to be present at that time.

21. The property owner shall maintain private water and wastewater utilities located on private property.

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1 22. All Water and Wastewater construction shall conform to the most recent edition of the
2 Water, Sewer, and Reclaimed Water Design and Construction Manual or as approved by
3 the Water Utilities Director.

4 PASSED and ADOPTED on March 9, 2009 by the following vote, to wit:

5 AYES:

6 NAYS:

7 ABSENT:

8 ABSTAIN:

9
10 _____
11 Claudia Troisi, Chairperson
12 Oceanside Planning Commission

13 ATTEST:

14 _____
15 Jerry Hittleman, Secretary

16 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
17 this is a true and correct copy of Resolution No. 2009-P12.

18 Dated: _____
19 March 9, 2009
20
21
22
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24
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26
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28
29

City of Oceanside
Mobile Home Estates Closure
Planning Department Application Attachment
Original Submittal November 15, 2007
Revised for Submittal November 12, 2008
Subject Property: Catalina Mobile Estates RV/Trailer Park
514 Morse Street

Draft Management Plan

The aging mobile home park located on the 2.1 acre subject property located at the N/E corner of South Coast Highway and Morse Street is closing. No new land use or discretionary permits are being proposed or requested. The RV's and mobile homes on the site will be removed.

The three small accessory structures on the site will be boarded up and secured. There will be no demolition of these buildings or the property's infrastructure until such time that it is redeveloped. The parcel will be completely fenced. The two existing electric gates at the entrance and exit to the property will remain to completely secure the property.

The site will be cleared of all debris and the existing parameter landscaping and fences will be maintained. No trees will be removed and a weed management program implemented.

Utilities will be secured. Water and sewer at the individual spaces will be capped and checked for leaks so that there is no seepage or infiltration. The master water meter will remain and landscaping irrigation will continue.

Upon closure gravel bags will be placed at the driveways.

The site will be inspected on a regular basis and any signs of vandalism, including graffiti will be taken care of immediately.

Catalina Mobile Estates

List of Tenants

As of February 18, 2009

The addresses for mailing are:

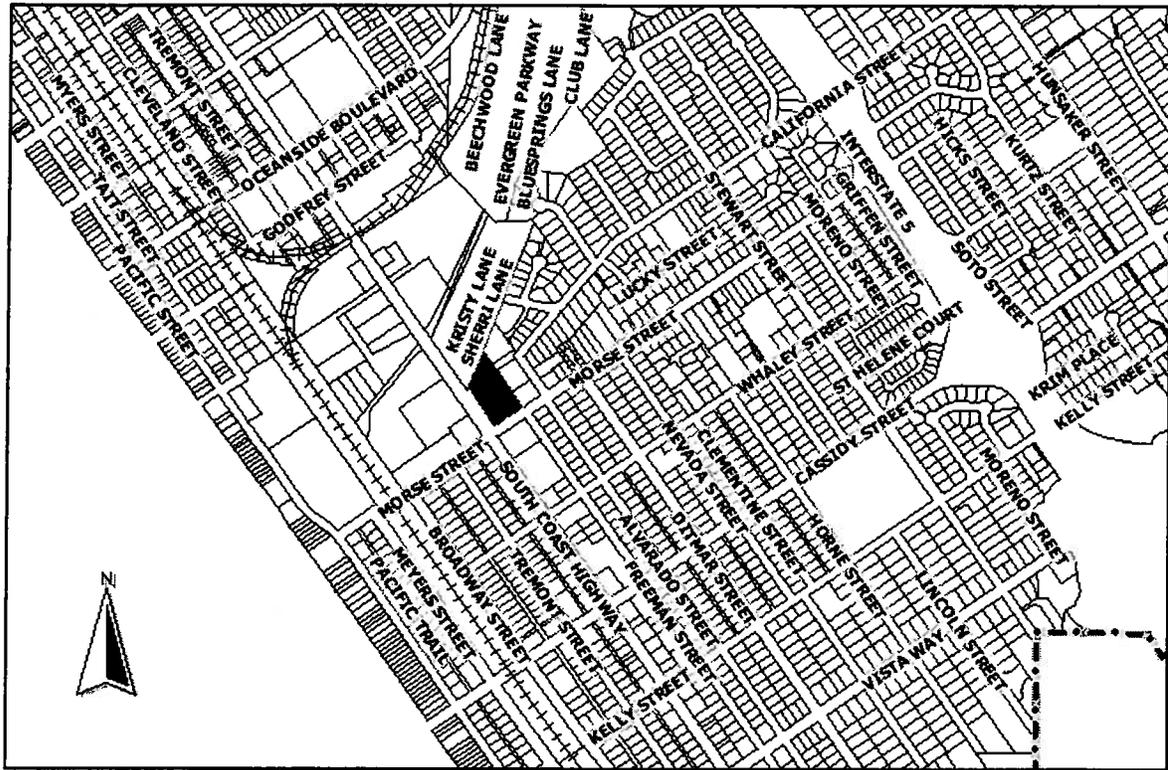
Name of Tenant

514 Morse Street, Space # ---

Oceanside, CA 92054

Space Number	Tenant(s)
7A	Ruth Allen & Terry Miller *
8	Adolfo & Lou Fuentes
12	Sandra Sheppard *
18	Hans & Ruth Petersen
21	William Rivera & Juanita Rivera (mother)
25	Alberto Beltran
39	Francois Kaserski *
47	Sonia Morales
48	Connie Warren
50	Fernando Hernandez

* These tenants own RV/Trailers that are not occupied on a permanent basis and are not the primary residence of the owners of the units.



File Number: C-37-07, RC-22-07

Applicant: Catalina Mobile Estates, Inc. - John E. Grant

Description:

MOBILE HOME PARK CLOSURE PERMIT (CONDITIONAL USE PERMIT C-37-07) and REGULAR COASTAL PERMIT (RC-22-07) to permit the conversion of a mobile home park, also known as Catalina Mobile Estates, to vacant land located at 514 Morse Street in Oceanside, California. The project site is zone RH-U-SMH (Urban High Density Residential – Senior Mobile Home Park Overlay) and is within the South Oceanside Neighborhood and the Coastal Zone. – **CATALINA MOBILE ESTATES CLOSURE**

Environmental Determination:

The project is exempt from the California Environmental Quality Act.

City of Oceanside, Planning Division
300 N. Coast Highway
Oceanside, CA 92054 (760) 435-3520



Application for Public Hearing

Community Development Department / Planning Division
(760) 435-3520
Oceanside Civic Center 300 North Coast Highway
Oceanside, California 92054-2885

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STAFF USE ONLY

ACCEPTED BY

12/4/07

SN.

Please Print or Type All Information

HEARING

PART I - APPLICANT INFORMATION

Estates, Inc.

1. APPLICANT *Catalina Mobile
John E. Grant*

2. STATUS
*owner/
President*

GPA

MASTER/SP.PLAN

ZONE CH.

TENT. MAP

PAR. MAP

DEV. PL.

C.U.P.

VARIANCE

COASTAL

O.H.P.A.C.

RC-37-07

RC-22-07

3. ADDRESS
11580 Petenwell Road

4. PHONE/FAX/E-mail
*858 586-9400
858 350-2368*

5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing)
Vickie M. Talley

6. ADDRESS
*25241 Paseo de Alicia #120
Laguna Hills, CA 92653*

7. PHONE/FAX/E-mail
*949 380 3300
949 380 3310*

PART II - PROPERTY DESCRIPTION

8. LOCATION
514 MORSE Street

9. SIZE
2.1 acres

10. GENERAL PLAN
UHD-R

11. ZONING
RHU

12. LAND USE
*Trailer/Mobile
Home Park*

13. ASSESSOR'S PARCEL NUMBER
APN 153-041-01

PART III - PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION
*Closing the trailer park and returning the site
to vacant land*

15. PROPOSED GENERAL PLAN
N/A

16. PROPOSED ZONING
N/A

17. PROPOSED LAND USE
N/A

18. NO. UNITS
N/A

19. DENSITY
N/A

20. BUILDING SIZE
N/A

21. PARKING SPACES
N/A

22. % LANDSCAPE
N/A

23. % LOT COVERAGE or FAR
N/A

PART IV - ATTACHMENTS

<input checked="" type="checkbox"/>	24. DESCRIPTION/JUSTIFICATION	<input checked="" type="checkbox"/>	25. LEGAL DESCRIPTION	<input checked="" type="checkbox"/>	26. TITLE REPORT
<input checked="" type="checkbox"/>	27. NOTIFICATION MAP & LABELS	<input checked="" type="checkbox"/>	28. ENVIRONMENTAL INFO FORM	<input checked="" type="checkbox"/>	29. PLOT PLANS
<input checked="" type="checkbox"/>	30. FLOOR PLANS AND ELEVATIONS	<input checked="" type="checkbox"/>	31. CERTIFICATION OF POSTING	<input checked="" type="checkbox"/>	32. OTHER (See attachment for required reports)

PART V - SIGNATURES

33. APPLICANT OR REPRESENTATIVE (Print):
Vickie M. Talley

34. DATE

SIGNATURES OF ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).

Sign: *Vickie M. Talley*

35. OWNER (Print)
John E. Grant, Pres.

36. DATE
12/23/07

I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Sign: *[Signature]*

SALLY

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City of Oceanside
Mobile Home Estates Closure
Planning Department Application Attachment
Original Submittal November 15, 2007
Revised for Submittal October 9, 2008
Subject Property: Catalina Mobile Estates RV/Trailer Park
514 Morse Street

Description and Justification

The aging mobile home park located on the 2.1 acre subject property located at the N/E corner of South Coast Highway and Morse Street is closing. No new land use or discretionary permits are being proposed or requested. The RV's and mobile homes on the site will be relocated/removed. The three small accessory structures on the site will be boarded up and secured. The parcel will be completely fenced. The two existing electric gates at the entrance and exit to the property will remain. The site will be cleared of all debris and the existing parameter landscaping and fences will be maintained. No trees will be removed. Utilities at each site will be secured. The master water meter will remain and landscaping irrigation will continue.

State laws regulate the closure of mobile home parks, requiring the preparation of a Closure Impact Report (CIR) that addresses the need to mitigate the impact of the closure of the park on the displaced tenants. Additionally, under state law, the tenants are required to be given a copy of the CIR and a 12-month notice to vacate.

On September 1, 2006 the park owner gave a 12-month notice to the tenants to vacate along with a copy of the CIR. He also submitted a copy of the CIR along with a letter to the City of Oceanside requesting that the City review the CIR. Again, as provided by State Law, the local jurisdiction may review the CIR to determine if the relocation mitigation measures outlined in the CIR meet the requirements of the law. Specifically, state law requires that the mitigation measures shall "not exceed the reasonable costs of relocation", which are thoroughly addressed in the CIR. A copy of CIR is being submitted with the application to close the park.

As of October 15, 2007, the date of the first submittal to the City, 14 of the 57 tenants had not voluntarily relocated out of the park utilizing the mitigation measures offered in the Conversion Impact Report. As of September 1, 2008, the resubmittal date, only 11 tenants remain in the park. In the time since the September 1, 2006 notice, the park owner has been meeting and communicating with the City regarding the City's review of the CIR and the implications, if any, of the city's mobile home park conversion ordinance, Article 34.

Even though the park is closing and not converting, the owner of the trailer park agreed to add an addendum to the CIR to include an offer of modified relocation mitigation

measures along with an extension of the modified CIR mitigation benefits until March 2, 2008 to the tenants remaining in the park and to submit these revisions to the City as part of the request to review the CIR.

In November 2007, the September 2006 Closure Impact Report and an October 2007 Addendum to the CIR were submitted to the City as part of an application to close the park, as agreed to by the park owner and the City Attorney's office.

In a letter dated December 27, 2007, the City's Development Services Department/Planning Division deemed the application incomplete. The letter listed various requirements that need to be met which raised questions that were subsequently discussed meetings and written communications between the property owner and his representatives and City representatives.

Additional requirements were received in a letter dated January 23, 2008 stating that a storm water management plan would need to be prepared and submitted with the application.

This submittal includes reports (CIR and Addendum) that provide detailed information on the cost of relocating the tenants and their RV's and trailers and the mitigation measures being offered to these displaced tenants.

This application is a request to have the "legislative body" – in this case the City - review the CIR to determine if the mitigation measures offered to the displaced tenants comply with the state law. Specifically, the City is being requested by the owner of the park to review the CIR and find that the mitigation measures adequately address the reasonable costs of relocation as provided by California Government code, Title 7, Section 65863.7. (d) and (e), which state:

(d) When the impact report is filed prior to the closure or cessation of use, the person or entity filing the report or park resident may request, and shall have a right to, a hearing before the legislative body on the sufficiency of the report.

*(e) The legislative body, or its delegated advisory agency, shall review the report, prior to any change of use, and may require, as a condition of the change, the person or entity to take steps to mitigation any adverse impact of the conversion, closure, or cessation of use on the ability of displaced mobilehome park residents to find adequate housing in a mobilehome park. **The steps required to be taken to mitigate shall not exceed the reasonable costs of relocation** (emphasis added).*

Subject Property
Catalina Mobile Estates
514 Morse Street
Oceanside, California

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LEGAL DESCRIPTION

PARCEL A: (APN: 153-041-01)

THAT PORTION OF LOT 1, TRACT 50 OF HOTALING LANDS, IN THE CITY OF OCEANSIDE IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1717, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 16, 1921 AS DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT MARKING THE INTERSECTION OF THE CENTER LINE OF MORSE STREET WITH THE CENTER LINE OF STEWART STREET, AS SHOWN ON SAID MAP NO. 1717; THENCE ALONG THE CENTER LINE OF MORSE STREET, SOUTH 54°48' WEST A DISTANCE OF 2178.00 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY OF CALIFORNIA STATE HIGHWAY RIGHT OF WAY, ROUTE 2, SECTION 8, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE NORTHEASTERLY BOUNDARY OF SAID RIGHT OF WAY NORTH 35° 12' WEST, A DISTANCE OF 347.28 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY LINE OF LOT 1; THENCE ALONG SAID NORTHWESTERLY LINE OF SAID LOT 1, NORTH 21°05'45" EAST, A DISTANCE OF 512.07 FEET; THENCE SOUTH 35°12' EAST A DISTANCE OF 631.35 FEET TO A POINT ON THE CENTER LINE OF MORSE STREET; THENCE ALONG THE CENTER LINE OF MORSE STREET, SOUTH 54°48' WEST, A DISTANCE OF 426.06 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF SAID LOT 1 AS DEDICATED FOR PUBLIC STREET BY THE CITY OF OCEANSIDE DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT WHERE THE SOUTHERLY LINE OF SAID LOT 1, TRACT 50 OF HOTALING LANDS INTERSECTS THE NORTHEASTERLY LINE OF THE CALIFORNIA HIGHWAY KNOWN AS HILL STREET, IN THE CITY OF OCEANSIDE AS SHOWN ON SAID MAP NO. 1717, SAID POINT BEING THE SOUTHWESTERLY CORNER OF SAID LOT 1 IN TRACT 50 OF HOTALING LANDS; CONTINUING THENCE IN AN EASTERLY DIRECTION ALONG THE SAID SOUTHERLY BOUNDARY OF SAID LOT 1, TRACT 50 OF HOTALING LANDS, A DISTANCE OF 20 FEET TO A POINT; THENCE CONTINUING NORTHWESTERLY IN A LINE PARALLEL WITH SAID NORTHEASTERLY LINE OF SAID CALIFORNIA STATE HIGHWAY KNOWN AS HILL STREET, AS SHOWN ON SAID MAP NO. 1717, TO ITS INTERSECTION WITH THE NORTHWESTERLY LINE OF SAID LOT 1, TRACT 50, HOTALING LANDS, SAID NORTHEASTERLY LINE OF HILL STREET BEING ALSO THE SOUTHWESTERLY BOUNDARY OF SAID LOT 1 IN TRACT 50 OF HOTALING LANDS; THENCE CONTINUING IN A SOUTHWESTERLY DIRECTION ALONG THE SAID NORTHWESTERLY BOUNDARY OF SAID LOT 1, TRACT 50 OF HOTALING LANDS TO ITS INTERSECTION WITH THE SAID NORTHEASTERLY BOUNDARY OF SAID CALIFORNIA STATE HIGHWAY KNOWN AS HILL STREET, SAID POINT OF INTERSECTION BEING ALSO THE NORTHWESTERLY CORNER OF SAID LOT 1 IN TRACT 50 OF HOTALING LANDS; THENCE CONTINUING ALONG THE SAID NORTHEASTERLY BOUNDARY OF SAID CALIFORNIA STATE HIGHWAY KNOWN AS HILL STREET, AS SHOWN ON SAID MAP NO. 1717, IN A SOUTHERLY DIRECTION TO THE POINT OF COMMENCEMENT.

ALSO EXCEPTING THEREFROM THE NORTHEASTERLY 172 FEET THEREOF, THE SOUTHWESTERLY LINE OF SAID NORTHEASTERLY 172 FEET BEING PARALLEL WITH THE NORTHEASTERLY LINE OF SAID PARCEL.

PARCEL B:

A PORTION OF LOT 1 IN TRACT 50 OF HOTALING LANDS, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON MAP THEREOF, NO. 1717, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 16, 1921, SUCH PORTION BEING BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT WHERE THE SOUTHERLY LINE OF SAID LOT 1, TRACT 50 OF HOTALING LANDS INTERSECTS THE NORTHEASTERLY LINE OF THE CALIFORNIA STATE HIGHWAY, KNOWN AS HILL STREET, IN THE CITY OF OCEANSIDE, AS SHOWN ON SAID MAP NO. 1717 SAID POINT BEING THE SOUTHWESTERLY CORNER OF SAID LOT 1, TRACT 50 OF HOTALING LANDS; CONTINUING THENCE IN AN *EASTERLY DIRECTION ALONG THE SAID SOUTHERLY 20 BOUNDARY OF SAID LOT 1, TRACT 50 OF HOTALING LANDS, A DISTANCE OF 20 FEET TO A POINT; THENCE CONTINUING NORTHWESTERLY IN A LINE PARALLEL TO SAID NORTHEASTERLY LINE OF SAID CALIFORNIA STATE HIGHWAY, KNOWN AS HILL STREET, AS SHOWN ON SAID MAP NO. 1717 TO ITS INTERSECTION WITH THE NORTHWESTERLY LINE OF SAID LOT 1, TRACT 50 OF HOTALING LANDS, SAID NORTHEASTERLY LINE OF HILL STREET BEING ALSO THE SOUTHWESTERLY BOUNDARY OF SAID LOT 1 IN TRACT 50 OF HOTALING LANDS; THENCE CONTINUING IN A SOUTHWESTERLY DIRECTION ALONG THE SAID NORTHWESTERLY BOUNDARY OF SAID LOT 1, TRACT 50 OF HOTALING LANDS TO ITS INTERSECTION WITH THE SAID NORTHEASTERLY BOUNDARY OF SAID CALIFORNIA STATE HIGHWAY KNOWN AS HILL STREET, SAID POINT OF INTERSECTION BEING ALSO THE NORTHWESTERLY CORNER OF SAID LOT 1 IN TRACT 50 OF HOTALING LANDS; THENCE CONTINUING ALONG THE SAID NORTHEASTERLY BOUNDARY OF SAID CALIFORNIA STATE HIGHWAY KNOWN AS HILL AS SHOWN ON SAID MAP NO. 1717 IN SOUTHERLY DIRECTION TO THE POINT OF BEGINNING.

END OF LEGAL DESCRIPTION

*SCRIVENER'S ERROR: "THE SAID SOUTHERLY 20 BOUNDARY" SHOULD READ "THE SAID SOUTHERLY BOUNDARY"



NOTICE OF EXEMPTION

City of Oceanside, California

Post Date: 03/10/2009
Removal: 11/10/2009
(180 days)

1. **APPLICANT:** Catalina Mobile Estates, Inc. – John Grant
2. **ADDRESS:** 11580 Petenwell Road, San Diego, CA 92131
3. **PHONE NUMBER:** 858) 586-9400
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Sally Schifman
6. **PROJECT TITLE:** Catalina Mobile Estates Closure (C-37-07, RC-22-07)
7. **DESCRIPTION:** Mobile Home Park Closure Permit/Conditional use Permit (C-37-07) and Regular Coastal Permit (RC-22-07) to permit the conversion of a mobile home park, also known as Catalina Mobile Estates, to vacant land located at 514 Morse Street in Oceanside, California. The project site is zone RH-U-SMH (Urban High Density Residential – Senior Mobile Home Park Overlay) and is within the South Oceanside Neighborhood and the Coastal Zone.

ADMINISTRATIVE DETERMINATION: Planning Division staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. Therefore, the Environmental Coordinator has determined that further environmental evaluation is not required because:

- The project is categorically exempt per Class _____, Existing Facilities (Section 153xx); or,
- "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA" (Section 15061(b)(3)); or,
- The project is statutorily exempt, Section ____, [name of section] (Section xxxxx); or,
- The project does not constitute a "project" as defined by CEQA (Section 15378).

Sally Schifman, Planner II

Date: March 10, 2009

cc: Project file Counter file Library

Posting: County Clerk \$50.00 Admin. Fee (only required if filing for 30 day posting in lieu of 180 day posting)