



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

July 8, 2010

TO: Wayne Rew, Chair
Pat Modugno, Vice Chair
Esther L. Valadez, Commissioner
Leslie G. Bellamy, Commissioner
Harold V. Helsley, Commissioner

FROM: Mark Child 
Section Head, Zoning Permits I

SUBJECT: Sky Terrace Mobile Home Park
Project Number: R2010-00286-(5)
Case: RMIS201000001
RPC Meeting: 07/21/10
Agenda Item: 7

Dear Commissioners:

Pursuant to Title 8.57.300 of the County's Consumer protection and Business Regulations Code and California Civil Code Section 798.56(g)(2), SE Sky Terrace, LLC ("the applicant") has filed with the Department of Regional Planning ("DRP") a Mobile Home Park Closure Impact Report ("CIR") for Sky Terrace Mobile Home Park ("the Park").

PROPOSAL:

The applicant is proposing to close the Park and reuse the area currently occupied by the Park for open storage, which would not require any discretionary zoning permit approval in the M1.5 Zone.

RESPONSIBILITY OF THE PLANNING COMMISSION IN MOBILE HOME CLOSURE PROCESS

The Planning Commission's responsibility in the mobile home park closure process is the review of the CIR for adequacy of the above Code sections and to determine appropriate mitigation using the County's established criteria.

SECTIONS OF SECTION 8.57.300 APPLICABLE TO THIS PROJECT

As the change of use and closure of the Park does not require discretionary zoning approvals, Section 8.57.300 requires the impact report be filed with the planning director and served on each resident of the mobile home park concurrently with service of the twelve months' notice described in Section 798.56 (f)(2) of the Civil Code.

Proof of service of the impact report on the residents of the mobile home park must be provided to the planning director at the time of filing the impact report. Please see attached proof of service.

Impact Report Contents. The impact report shall address the availability of adequate replacement housing in other mobile home parks and relocation costs for each resident of the mobile home park. It

shall specify the steps to be taken by management to mitigate any adverse impact of the proposed closure on the residents who will be displaced. In addition, the impact report shall contain such information and mitigation measures as the Commission shall deem necessary, as set forth in rules which may be promulgated by the board of supervisors pursuant to this section.

Hearing and Notice. Upon the receipt of an impact report, the planning director shall examine the same and advise management whether it is complete, within 30 days after receipt thereof. When a complete impact report has been filed, it shall be accepted by the planning director and the planning director shall then within 45 days, set a time, date and place for a hearing. At least 15 days prior to the hearing, the planning director shall mail notice to management and the residents of the date, time and place of the hearing. The notice of hearing shall contain a general explanation of the matters to be considered by the advisory agency. The planning director may give such additional notice as he or she deems necessary or desirable. Notices were mailed on June 21, 2010 to all residents and management of the park informing them of the date, time and location of the hearing scheduled on the matter.

Findings and Decision. After conclusion of the hearing, the Commission shall render its decision as to the sufficiency of the CIR. The decision shall be approve, conditionally approve or disapprove the impact report. The Commission shall approve the impact report if it finds that the impact report contains the information required pursuant to Section 8.57.300. In approving the impact report, the Commission may impose such conditions as it finds necessary to mitigate the adverse impacts on the residents; however, any steps required to be taken by Park management pursuant to this section shall not exceed the reasonable costs of relocation. Notice of the Commission's action shall be mailed to Park management, to all residents and to all persons who have filed written requests.

BACKGROUND:

The subject property is 53.8 acres and is located in Lakeview Terrace, an unincorporated area of Los Angeles County. The property is zoned M-1.5 (Restricted Heavy Manufacturing). The current uses are industrial manufacturing; open storage with truck, RV parking and container storage; and a 63-space mobile home park known as the Sky Terrace Mobile Home Park. The address is 12089 Lopez Canyon Road, Sylmar, California. The Park contains approximately 8.2 acres of the property.

The Park was originally opened in 1963 with 84 mobile home spaces. From 1994 to October 1, 2008 it operated with 63 spaces, In October, 2008, the Marek fire damaged much of the property, leaving only 15 spaces currently occupied. All 15 spaces are occupied by residents who own their mobile homes. One space is occupied by an on-site maintenance supervisor who will remain on the property as a caretaker.

The Park was allowed to operate in the M-1.5 Zone pursuant to a zone exception case that was initially granted by DRP in 1960 (Zone Exception Case Number 8980-(5)). In 1966, DRP extended the zoning exception for an additional 20 years. ZEC 8980-(5) expired on January 25, 1986.

ANALYSIS:

Closure of the mobile home park requires that the applicant submit a CIR to DRP. The CIR was prepared by Overland, Pacific, & Cutler, Inc. The relocation costs were calculated using the LA County Community Development Commission's (CDC) guidelines for Mobile Home Park Closure/Conversion, approved in 1991 by the Board of Supervisors, which included guidelines for relocation benefits. The relocation benefits were adjusted to reflect 2010 rates by using the U.S. Department of Labor, Bureau of Labor statistics, Los Angeles-Riverside-Orange County, California Consumer Price Index, which equated to a 59.7% increase from the 1991 rates in the CDC guidelines.

Under a third-party agreement with the County, Epic Land Solutions, Inc. was retained to review the CIR and determine its compliance with state and local relocation regulations. Upon review, Epic Land Solutions, Inc. concluded that the CIR was found to be in compliance with governing regulations. Furthermore, Epic Land Solutions, Inc. had three recommendations to enhance the CIR:

1. Provide photos of the coaches that have to be relocated to help document the conditions of the park before closure.
2. Include additional information on temporary housing for those households which may have a more difficult time finding a replacement and
3. Add additional language on how to handle possible evictions. This additional information has been compiled into an addendum to the CIR.

DRP staff has reviewed the CIR and has found it to be in compliance with Section 8.57.300 of the County Code and California Civil Code Section 798.56(g)(2).

The owner intends to lease the area currently occupied by the Park as open storage upon completion of the mobile home park closure. This use as outside storage and a caretaker mobile home is allowed by right in the zone and would be consistent with the surrounding industrial open storage uses on the property. Closure of the mobile home park will allow the property to be in compliance with the property's zoning and the Los Angeles County General plan's Industrial land use designation. No discretionary permits are being requested at this time.

This matter may be appealed to the Board of Supervisors regarding the sufficiency of the impact report.

STAFF RECOMMENDATION:

DRP staff has reviewed the CIR and has found it to be in compliance with Section 8.57.300 of the County Code and California Civil Code Section 798.56(g)(2). Therefore, staff recommends approval the Sky Terrace Mobile Home Closure Impact Report with the attached findings and conditions.

SUGGESTED APPROVAL MOTIONS

I move that the public hearing be closed and that the Regional Planning Commission approve the Sky Terrace Mobile Home Closure Impact Report associated with Project Number R2010-00286-(5), with findings and conditions.

MC:ag

Enclosure:

Summary of Relocation Benefits

Sky Terrace Mobile Home Park Closure Impact Report

Sky Terrace Mobile Home Park Closure Impact Report – Addendum

Proof of Service for residents receiving CIR

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES

PROJECT NUMBER: R2010-00286-(5)

PERMIT NUMBER: RMIS201000001

REQUEST

Pursuant to Title 8.57.300 of the County Code and California Civil Code Section 798.56(g)(2), SE Sky Terrace, LLC ("the applicant") has filed with the Department of Regional Planning ("DRP") a Mobile Home Park Closure Impact Report ("CIR") for Sky Terrace Mobile Home Park ("the Park").

REGIONAL PLANNING COMMISSION HEARING DATE: July 21, 2010

FINDINGS

1. The Mobile Home Park is located at 12089 Lopez Canyon Road, Sylmar within the M-1.5 (Restricted Heavy Manufacturing) Zone.
2. The owner intends to lease the area currently occupied by the Park as open storage upon completion of the mobile home park closure. This use as outside storage and a caretaker mobile home is allowed by right in the zone and would be consistent with the surrounding industrial open storage uses on the property. Closure of the mobile home park will allow the property to be in compliance with the property's zoning and the Los Angeles County General plan's Industrial land use designation. No discretionary permits are being requested at this time.
3. The Park was allowed to operate in the M-1.5 Zone pursuant to a zone exception case that was initially granted by DRP in 1960 (Zone Exception Case Number 8980-5). In 1966, DRP extended the zoning exception for an additional 20 years. ZEC 8980-5 expired on January 25, 1986.
4. The impact report addresses the availability of adequate replacement housing in other mobile home parks and relocation costs for each resident of the mobile home park. It specifies steps to be taken by management to mitigate any adverse impact of the proposed closure on the residents who will be displaced.
5. Pursuant to the provisions of Sections 8.57.300(D)3 of the County Code, the management and residents of the mobile home park were appropriately notified of the public hearing by mail.
6. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section of the Los Angeles County Department of Regional Planning.

7. The Commission finds that the CIR contains all information required by California Civil Code Section 798.56(g)2.
8. The Commission has reviewed the relocation benefits detailed in the CIS and finds that the benefits offered are consistent with the County guidelines adopted in 1991.
9. Closure of the mobile home park requires that the applicant submit a CIR to DRP. The CIR was prepared by Overland, Pacific, & Cutler, Inc. The relocation costs were calculated using the LA County Community Development Commission's (CDC) guidelines for Mobile Home Park Closure/Conversion, approved in 1991 by the Board of Supervisors, which included guidelines for relocation benefits. The relocation benefits were adjusted to reflect 2010 rates by using the U.S. Department of Labor, Bureau of Labor statistics, Los Angeles-Riverside-Orange County, California Consumer Price Index, which equated to a 59.7% increase from the 1991 rates in the CDC guidelines.
10. Under a third-party agreement with the County, Epic Land Solutions, Inc. was retained to review the CIR and determine its compliance with state and local relocation regulations.
11. Upon review, Epic Land Solutions, Inc. concluded that the CIR was found to be in compliance with governing regulations. Furthermore, Epic Land Solutions, Inc. had three recommendations to enhance the CIR: 1. Provide photos of the coaches that have to be relocated be included to help document the conditions of the park before closure 2. Include additional information on temporary housing for those households which may have a more difficult time finding a replacement and 3. Add additional language on how to handle possible evictions. This additional information has been compiled into an addendum to the CIR. These items were included in an addendum to the Closure Impact Report.
12. DRP staff has reviewed the CIR and has found it to be in compliance with Section 8.57.300 of the County Code and California Civil Code Section 798.56(g)(2).

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

That the impact report contains the information required pursuant to section 8.57.300 of the County Code.

REGIONAL PLANNING COMMISSION ACTION

1. In view of the findings of fact and conclusions presented above, the Sky Terrace Closure Impact Report is approved subject to the attached conditions.

c: Each Commissioner, Zoning Enforcement, Building and Safety

MC:ag
7/08/10

This Sky Terrace Mobile Home Park Closure Impact Report is approved, subject to the following conditions of approval:

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this approval.
2. The permittee shall implement all mitigation measures as specified in the Closure Impact Report and Closure Impact Report Addendum, prepared by Overland, Pacific & Cutler, Inc., including but not limited to monetary and advisory assistance. Such mitigation measures are incorporated herein by reference.
3. The permittee shall convert, close, or cease the use of the park within 36 months from the date of the mailing of the final approval of the impact report. If the permittee has failed to convert, close, or cease the use of the park within 36 months, the approval of the impact report shall become null and void. Thereafter, the permittee shall not convert, close or cease the use of the park until such time as a new impact report is approved. However, upon application of the management, filed with the Regional Planning Commission ("Commission") on or before the date of expiration, the impact report may be extended by the Commission up to an additional 36 months. An application for an extension shall be subject to the notice and hearing procedures described in subdivision 3 of subsection (D) of section 8.57.300.
4. Any time prior to the closure of the mobile home park, the Commission may, in its discretion, and upon good cause shown, initiate proceedings for the revocation or amendment of an impact report. Good cause may include, but is not limited to, change of circumstances that render the conditions or requirements of the impact report no longer necessary or appropriate, negligent or fraudulent misrepresentation of fact relating to the impact report, or noncompliance with the conditions of the impact report. Prior to revoking or amending an impact report, the Commission shall conduct a hearing in accordance with the procedures set forth in subdivision 3 of subsection (D) of section 8.57.300. Upon revocation, the permittee shall not convert, close or cease the use of the park until such time as a new impact report is approved. Such revocation or amendment is subject to the same request for hearing as is provided in subdivision 5 of subsection (D) of section 8.57.300.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

PROOF OF PERSONAL SERVICE

10-00286

1. I am at least 18 years old, not a party to this action, and not a protected person listed in any of the orders.

2. Person served (name): Florence M Fry

3. I served copies of the following documents:

NOTICE OF TERMINATION OF TENANCY AND NOTICE THAT SKY TERRACE MOBILE HOME PARK WILL CLOSE
MOBILE HOME PARK CLOSURE IMPACT REPORT

4. By personally delivering copies to the person served, as follows:

Date: 3/4/10

Time: 12:24pm

Address: 12089 Lopez Canyon Road, space #307
Sylmar, CA 91342

5. My name, address, and telephone number:

Daisy Hernandez
3955 Lugo Ave
Lynwood, CA 90262
(818) 674-8681

6. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 3/4/10

Daisy Hernandez
(NAME OF PERSON WHO SERVED THE PAPERS)


(SIGNATURE OF PERSON WHO SERVED THE PAPERS)

PROOF OF PERSONAL SERVICE

PROOF OF PERSONAL SERVICE

1. I am at least 18 years old.

2. Person served (*name*): Brian Kahn

3. I served copies of the following documents:

NOTICE OF TERMINATION OF TENANCY AND NOTICE THAT SKY TERRACE MOBILE HOME PARK WILL CLOSE
MOBILE HOME PARK CLOSURE IMPACT REPORT

4. By personally delivering copies to the person served, as follows:

Date: 3/4/10

Time: 12:35pm

Address: 12089 Lopez Canyon Road, space #902
Sylmar, CA 91342

5. My name, address, and telephone number:

Daisy Hernandez
3955 Lugo Ave
Lynwood, CA 90262
(818) 674-8681

6. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 3/4/10

Daisy Hernandez

(NAME OF PERSON WHO SERVED THE PAPERS)


(SIGNATURE OF PERSON WHO SERVED THE PAPERS)

PROOF OF PERSONAL SERVICE

PROOF OF PERSONAL SERVICE

1. I am at least 18 years old.

2. Person served (name): Ken Rede and Darlene Rede

3. I served copies of the following documents:

NOTICE OF TERMINATION OF TENANCY AND NOTICE THAT SKY TERRACE MOBILE HOME PARK WILL CLOSE
MOBILE HOME PARK CLOSURE IMPACT REPORT

4. By personally delivering copies to the person served, as follows:

Date: 3/4/10

Time: 12:40pm

Address: 12089 Lopez Canyon Road, space #503
Sylmar, CA 91342

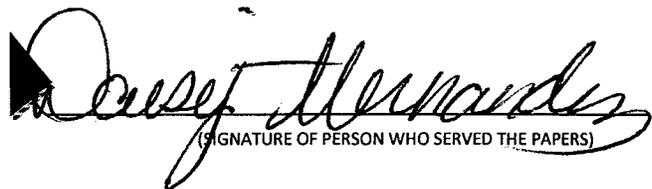
5. My name, address, and telephone number:

Daisy Hernandez
3955 Lugo Ave
Lynwood, CA 90262
(818) 674-8681

6. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 3/4/10

Daisy Hernandez
(NAME OF PERSON WHO SERVED THE PAPERS)


(SIGNATURE OF PERSON WHO SERVED THE PAPERS)

PROOF OF PERSONAL SERVICE

PROOF OF PERSONAL SERVICE

1. I am at least 18 years old.

2. Person served (*name*): Donna Cornell

3. I served copies of the following documents:

NOTICE OF TERMINATION OF TENANCY AND NOTICE THAT SKY TERRACE MOBILE HOME PARK WILL CLOSE
MOBILE HOME PARK CLOSURE IMPACT REPORT

4. By personally delivering copies to the person served, as follows:

Date: 3/4/10

Time: 5:10pm

Address: 12089 Lopez Canyon Road, space #606
Sylmar, CA 91342

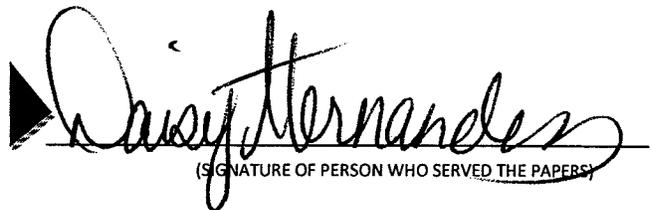
5. My name, address, and telephone number:

Daisy Hernandez
3955 Lugo Ave
Lynwood, CA 90262
(818) 674-8681

6. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 3/4/10

Daisy Hernandez
(NAME OF PERSON WHO SERVED THE PAPERS)


(SIGNATURE OF PERSON WHO SERVED THE PAPERS)

PROOF OF PERSONAL SERVICE

1. I am at least 18 years old.
2. Person served (name): Glenn D Leavitt and Frank Benavidez

3. I served copies of the following documents:

NOTICE OF TERMINATION OF TENANCY AND NOTICE THAT SKY TERRACE MOBILE HOME PARK WILL CLOSE
MOBILE HOME PARK CLOSURE IMPACT REPORT

4. By personally delivering copies to the person served, as follows:

Date: 3/5/10

Time: 2:08pm

Address: 12089 Lopez Canyon Road, space #403
Sylmar, CA 91342

5. My name, address, and telephone number:

Daisy Hernandez
3955 Lugo Ave
Lynwood, CA 90262
(818) 674-8681

6. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 3/5/10

Daisy Hernandez

(NAME OF PERSON WHO SERVED THE PAPERS)


(SIGNATURE OF PERSON WHO SERVED THE PAPERS)

PROOF OF PERSONAL SERVICE

PROOF OF PERSONAL SERVICE

1. I am at least 18 years old.

2. Person served (*name*): Rita Yates

3. I served copies of the following documents:

NOTICE OF TERMINATION OF TENANCY AND NOTICE THAT SKY TERRACE MOBILE HOME PARK WILL CLOSE
MOBILE HOME PARK CLOSURE IMPACT REPORT

4. By personally delivering copies to the person served, as follows:

Date: 3/5/10

Time: 2:06pm

Address: 12089 Lopez Canyon Road, space #1001
Sylmar, CA 91342

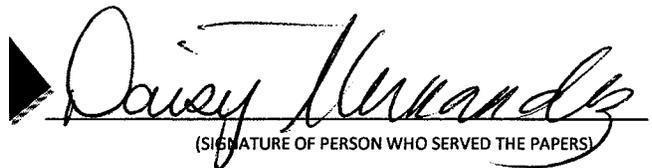
5. My name, address, and telephone number:

Daisy Hernandez
3955 Lugo Ave
Lynwood, CA 90262
(818) 674-8681

6. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 3/5/10

Daisy Hernandez
(NAME OF PERSON WHO SERVED THE PAPERS)


(SIGNATURE OF PERSON WHO SERVED THE PAPERS)

PROOF OF PERSONAL SERVICE

PROOF OF PERSONAL SERVICE

1. I am at least 18 years old.

2. Person served (name): Lisa E Torrell

3. I served copies of the following documents:

NOTICE OF TERMINATION OF TENANCY AND NOTICE THAT SKY TERRACE MOBILE HOME PARK WILL CLOSE
MOBILE HOME PARK CLOSURE IMPACT REPORT

4. By personally delivering copies to the person served, as follows:

Date: 3/4/10

Time: 5:16pm

Address: 12089 Lopez Canyon Road, space #604
Sylmar, CA 91342

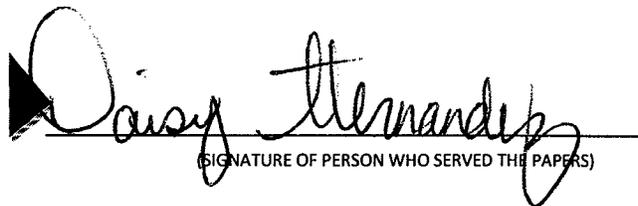
5. My name, address, and telephone number:

Daisy Hernandez
3955 Lugo Ave
Lynwood, CA 90262
(818) 674-8681

6. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 3/4/10

Daisy Hernandez
(NAME OF PERSON WHO SERVED THE PAPERS)


(SIGNATURE OF PERSON WHO SERVED THE PAPERS)

PROOF OF PERSONAL SERVICE

PROOF OF PERSONAL SERVICE

1. I am at least 18 years old.

2. Person served (*name*): Ronald Don Owen

3. I served copies of the following documents:

NOTICE OF TERMINATION OF TENANCY AND NOTICE THAT SKY TERRACE MOBILE HOME PARK WILL CLOSE
MOBILE HOME PARK CLOSURE IMPACT REPORT

4. By personally delivering copies to the person served, as follows:

Date: 3/4/10

Time: 12:23 pm

Address: 12089 Lopez Canyon Road, space #306
Sylmar, CA 91342

5. My name, address, and telephone number:

Daisy Hernandez
3955 Lugo Ave
Lynwood, CA 90262
(818) 674-8681

6. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 3/4/10

Daisy Hernandez
(NAME OF PERSON WHO SERVED THE PAPERS)


(SIGNATURE OF PERSON WHO SERVED THE PAPERS)

PROOF OF PERSONAL SERVICE

PROOF OF PERSONAL SERVICE

1. I am at least 18 years old.
2. Person served (*name*): Glenn D Leavitt
3. I served copies of the following documents:

NOTICE OF TERMINATION OF TENANCY AND NOTICE THAT SKY TERRACE MOBILE HOME PARK WILL CLOSE
MOBILE HOME PARK CLOSURE IMPACT REPORT

4. By personally delivering copies to the person served, as follows:

Date: 3/4/10

Time: 4:11 pm

Address: 12089 Lopez Canyon Road, space #404
Sylmar, CA 91342

5. My name, address, and telephone number:

Daisy Hernandez
3955 Lugo Ave
Lynwood, CA 90262
(818) 674-8681

6. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 3/4/10

Daisy Hernandez
(NAME OF PERSON WHO SERVED THE PAPERS)


(SIGNATURE OF PERSON WHO SERVED THE PAPERS)

PROOF OF PERSONAL SERVICE

PROOF OF PERSONAL SERVICE

1. I am at least 18 years old.

2. Person served (name): Joseph Flores and Anna Flores

3. I served copies of the following documents:

NOTICE OF TERMINATION OF TENANCY AND NOTICE THAT SKY TERRACE MOBILE HOME PARK WILL CLOSE
MOBILE HOME PARK CLOSURE IMPACT REPORT

4. By personally delivering copies to the person served, as follows:

Date: 3/4/10

Time: 12:27pm

Address: 12089 Lopez Canyon Road, space #201
Sylmar, CA 91342

5. My name, address, and telephone number:

Daisy Hernandez
3955 Lugo Ave
Lynwood, CA 90262
(818) 674-8681

6. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 3/4/10

Daisy Hernandez

(TYPE OR PRINT NAME OF PERSON WHO SERVED THE PAPERS)


(SIGNATURE OF PERSON WHO SERVED THE PAPERS)

PROOF OF PERSONAL SERVICE

PROOF OF PERSONAL SERVICE

1. I am at least 18 years old.

2. Person served (*name*): Efrain H Diaz and Linda C Rubio

3. I served copies of the following documents:

NOTICE OF TERMINATION OF TENANCY AND NOTICE THAT SKY TERRACE MOBILE HOME PARK WILL CLOSE
MOBILE HOME PARK CLOSURE IMPACT REPORT

4. By personally delivering copies to the person served, as follows:

Date: 3/5/10

Time: 10:22am

Address: 12089 Lopez Canyon Road, space #903
Sylmar, CA 91342

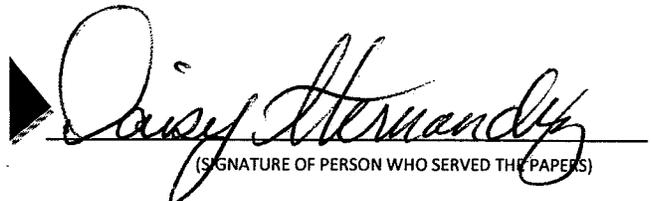
5. My name, address, and telephone number:

Daisy Hernandez
3955 Lugo Ave
Lynwood, CA 90262
(818) 674-8681

6. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 3/5/10

Daisy Hernandez
(NAME OF PERSON WHO SERVED THE PAPERS)


(SIGNATURE OF PERSON WHO SERVED THE PAPERS)

PROOF OF PERSONAL SERVICE

PROOF OF PERSONAL SERVICE

1. I am at least 18 years old.
2. Person served (name): Gordon Atteberry
3. I served copies of the following documents:

NOTICE OF TERMINATION OF TENANCY AND NOTICE THAT S
MOBILE HOME PARK CLOSURE IMPACT REPORT

4. By personally sending Certified Mail with Return Receipt to the

Date: March 3, 2010

Time: 12:30pm

Address: 3860 Canyon Cove Dr
Lake Havasu City, AZ 86404-23853

5. My name, address, and telephone number:

Royce Hadden
1133 10th St #111
Santa Monica, CA 90403
(323) 852-1400

7009 2250 0003 8085 8939

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
LAKE HAVASU CITY, AZ 86404	
OFFICIAL USE	
Postage	\$ 44.90
Certified Fee	\$ 2.80
Return Receipt Fee (Endorsement Required)	\$ 2.30
Restricted Delivery Fee (Endorsement Required)	\$ 0.00
Total Postage & Fees	\$ 49.00

Postmark Here
MAR 03/2010

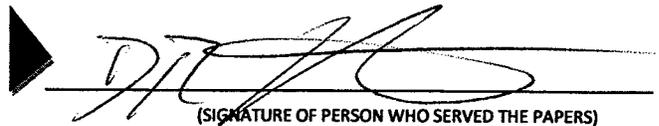
Sent To: Gordon Atteberry
Street, Apt. No., or PO Box No.: 3860 Canyon Cove Dr
City, State, ZIP+4: Lake Havasu City, AZ 86404-23853

PS Form 3800, August 2006 See Reverse for Instructions

6. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 3/3/10

Royce Hadden
(NAME OF PERSON WHO SERVED THE PAPERS)


(SIGNATURE OF PERSON WHO SERVED THE PAPERS)

PROOF OF PERSONAL SERVICE

PROOF OF PERSONAL SERVICE

1. I am at least 18 years old.
2. Person served (name): Gerardo Fuertes
3. I served copies of the following documents:

NOTICE OF TERMINATION OF TENANCY AND NOTICE THAT SKY TERRACE MOBILE HOME PARK WILL CLOSE
MOBILE HOME PARK CLOSURE IMPACT REPORT

4. By personally delivering copies to the person served, as follows:

Date: 3/5/10

Time: 5:30pm

Address: 12089 Lopez Canyon Road, space #207
Sylmar, CA 91342

5. My name, address, and telephone number:

Daisy Hernandez
3955 Lugo Ave
Lynwood, CA 90262
(818) 674-8681

6. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 3/5/10

Daisy Hernandez

(NAME OF PERSON WHO SERVED THE PAPERS)


(SIGNATURE OF PERSON WHO SERVED THE PAPERS)

PROOF OF PERSONAL SERVICE

PROOF OF PERSONAL SERVICE

1. I am at least 18 years old.
2. Person served (*name*): Angel Torres and Maria Angelica Torres

3. I served copies of the following documents:

NOTICE OF TERMINATION OF TENANCY AND NOTICE THAT SKY TERRACE MOBILE HOME PARK WILL CLOSE
MOBILE HOME PARK CLOSURE IMPACT REPORT

4. By personally delivering copies to the person served, as follows:

Date: 3/5/10

Time: 5:30pm

Address: 12089 Lopez Canyon Road, space #607
Sylmar, CA 91342

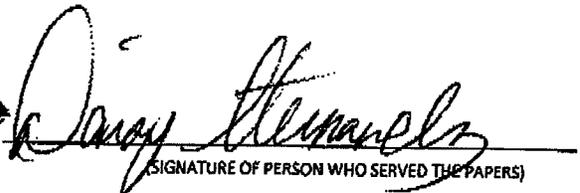
5. My name, address, and telephone number:

Daisy Hernandez
3955 Lugo Ave
Lynwood, CA 90262
(818) 674-8681

6. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 3/5/10

Daisy Hernandez
(NAME OF PERSON WHO SERVED THE PAPERS)


(SIGNATURE OF PERSON WHO SERVED THE PAPERS)

PROOF OF PERSONAL SERVICE

To view a copy of the Closure Impact Report and Addendum, please visit our website at www.planning.lacounty.gov. Project Number R2010-00286. A hard copy will also be available for viewing at our office located at 320 West Temple Street, Los Angeles, CA 90012, between the hours of 7:30am and 5:30pm, Monday through Thursday. We are closed on Fridays.