



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: January 25, 2011
SUBJECT: Relocation Impact Report No. 8-2010
APPLICANT: Carson Redevelopment Agency
1 Civic Plaza Drive Suite 500
Carson, CA 90745
OWNER: City of Carson
REQUEST: Relocation Impact Report No. 8-2010 for the closure of the Dominguez Trailer Park with 29 units and 31 spaces located in the RS (Residential Single Family) zone
PROPERTY INVOLVED: 2666 E. Dominguez Street

COMMISSION ACTION

Concurred with staff
 Did not concur with staff

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Gordon
		Vice-Chair Park			Saenz
		Brimmer			Schaefer
		Diaz			Verrett
		Goolsby			

Item No. 11-C

I. Introduction

Date Application Received

- December 1, 2010: Relocation Impact Report No. 8-2010

Applicant

- Carson Redevelopment Agency, 1 Civic Plaza Dr. Suite 500, Carson, CA 90745

Property Owner

- City of Carson

Project Address

- 2666 E. Dominguez Street, Carson CA

Project Description

- Proposed Relocation Impact Report for the closure of the Dominguez Trailer Park with 29 units (two units vacant or used for storage) and 31 spaces. Twenty-seven occupied units will be displaced as a result of the park closure (ten mobilehomes are renter occupied and 17 are homeowner occupied). The city of Carson has acquired this 0.99 acre site to assemble with an adjoining site to allow for the development of future affordable for-sale residential dwelling units.

II. Background/Analysis

Pursuant to CMC Section 9128.21 the city of Carson is processing Relocation Impact Report (RIR) No. 8-2010 for closure of the Dominguez Trailer Park (the "Park"), located at 2666 E. Dominguez Street. The Relocation Impact Report shall contain:

1. A description of the proposed new use.
2. A timetable for the conversion of the park.
3. A legal description of the park.
4. The number of spaces in the park, length of occupancy by the current occupant of each space and current rental rate for each mobilehome.
5. The date of manufacture and size of each mobilehome.
6. The appraised on-site value and off-site value of each mobilehome in the park.
7. The total number of mobilehome residents, broken down space by space, to identify owner or renter occupancy, principal or second home occupancy, residents under sixteen (16) years of age or over, and the number of residents who are handicapped and/or disabled.



8. The name and mailing address of each mobilehome resident and each nonresident mobilehome owner.
9. A list of known available spaces in the South Bay-Long Beach area of Los Angeles County, the Orange County area and other areas of Los Angeles County within a fifty (50) mile radius from the park, including any written commitments from mobilehome parks and trailer park owners willing to accept displaced residents, the comparability of such parks and the rental rates for such spaces.
10. Estimates from two (2) moving companies as to the minimum and per mile cost of moving mobilehomes of various sizes, including teardown and setup of mobilehomes and moving of improvements such as porches, carports, patios and other moveable amenities installed by the residents.
11. Proposed measures to mitigate the adverse impacts of the conversion upon the park residents.

The subject site is proposed for a future affordable for-sale residential project. Upon development, the newly constructed units will increase the quality and supply of new affordable housing to low and moderate income families within Carson.

Overland, Pacific & Cutler, Inc. ("OPC"), an experienced acquisition and relocation was selected to prepare this RIR (the "Plan"), and will provide relocation assistance consistent with the approved RIR and State and Federal Relocation Laws. In compliance with statutory requirements, the Plan has been prepared to evaluate the present circumstances and replacement housing requirements of the current Park residents.

The Park consists of 31 spaces with 29 mobilehomes or trailers. Twenty-seven of units are occupied and two are not being used for residential purpose. One unit is vacant and another is owned by another resident in the Park and utilized for storage. There have been no rent increase requests by the current owner. Current rents range from \$216 to \$257 per month.

Federal funds were used to acquire the Project Site and Redevelopment Agency funds will be used for relocation benefits. All relocation benefits will be in accordance with State and Federal Relocation Laws, as described in Draft Relocation Plan prepared by OPC, dated May 25, 2010 (included as **Exhibit H**).

The following is a chronology of the proposed closure and relocation schedule:

1. On April 6, 2010 the City Council approved the acquisition of the Park;
2. On April 14, 2010 Overland, Pacific & Cutler, Inc. on behalf of the city notified

each mobilehome/trailer owner/tenant by certified mail of the city of Carson interest in acquiring their property in accordance to State and Federal Relocation Law;

3. On April 30, 2010 the city acquired the Park;
4. On October 26, 2010, Overland, Pacific & Cutler Inc. submitted on behalf of the city the Relocation Impact Report (RIR) with Relocation Plan to the Planning Division;
5. On December 2, 2010, the city's Planning Division staff, accepted the RIR and scheduled the public hearing for January 25, 2011;
6. On December 16, 2010, city Redevelopment Division staff mailed the RIR and Notice of Public Hearing by certified mail to mobilehome/trailer owner/tenants (30 days prior to public hearing);
7. On January 25, 2011, the Planning Commission will hold a public hearing to consider adopting a resolution for the approval of the RIR No. 8-2010;
8. On January 27, 2011, Overland, Pacific & Cutler Inc. will deliver the "notice of relocation benefits" and the purchase offers to the owner/tenants;
9. On February 9, 2011, the appeal period expires resulting in the effective date of the Planning Commission Resolution;
10. On February 10, 2011 or a date thereafter, the Redevelopment Division staff will execute and record a certificate of acceptance of the conditions imposed on the approval of the RIR and provide via certified mail a "6-month notice to terminate tenancy and close park" to each owner/tenant.

The purpose of the Relocation Impact Report Ordinance is to protect resident owners with considerable investment in their homes and to assist them in obtaining replacement housing when the park closes. The RIR Ordinance is also intended to allow the park owner to change the use of the property without incurring unreasonable burdens. A public agency who owns a mobilehome park is required to meet more stringent relocation standards than would apply to a private owner seeking to discontinue the mobilehome park business use.



Based upon a review of current residents, the following mobilehome/trailer unit data is identified:

Move in Date	Number of Households	Unit Manufacture Date
1974	1	1960
1986	1	1970
1987	1	1960
1989	1	1975
1992	1	1953
1995	1	1956
1996	3	1952, 1963 & 1988
1998	1	1952
2000	2	1958 & 1960
2002	2	1955 & 1980
2003	4	1957, 58, 61, 69
2004	3	1956, 59, 80
2005	1	1958
2006	2	1955
2007	1	1965
2008	1	1955
2009	1	1996
2010	1	1953
TOTAL	28	

The above table identifies move in dates ranging from 1974 through 2010 and a unit manufacture date ranging between 1952 through 1996. The RIR process requires the Planning Commission to determine the reasonable costs of relocation in order to assist residents to find alternative replacement housing.

As stated in the RIR, the age of the units, except the single new unit manufactured in 1996, will make relocation of the actual mobilehome very difficult. Past RIR approvals have required park owners to make effort at finding relocation parks to allow the residents to continue to use their mobilehomes. If this option is not feasible, the park owner is required to assist with other relocation benefits to find alternative housing.

The RIR provides the city's relocation benefits to assist the owner/tenants who may occupy their own mobilehome/trailer unit, who may own a unit that is vacant or used as storage or who may be renting a unit to find alternative housing opportunities.

The RIR through "Exhibit B" provides the tenant and mobilehome characteristics. The RIR proposed mitigation measures identify the following:

- Residential moving expense payments;
- Actual cost (professional move);
- Fixed payment (based on room count schedule);
- Rental assistance for tenant occupants;
- Downpayment assistance payment to tenants who purchase;
- Payments to mobilehome owners and
- Last resort housing payments

Carson Municipal Code Section 9128.21 RIR E. (Commission Findings and Decision) identifies that in approving an RIR, the Commission may impose reasonable measures not exceeding the reasonable costs of relocation to mitigate adverse impacts created by the conversion, which may include, but not limited to any of the following:

1. Provision for payment of the cost of physically moving the mobilehome to new site;
2. Payment of a lump sum to compensate for payment of first and last month's rent and any security deposit at the new mobilehome park;
3. Payment of a lump sum to compensate for any differential between rental rates at the closing mobilehome park and the new mobilehome park during the first year of the new tenancy;
4. For those mobilehome residents who move to apartments or other rental housing alternatives, provision for the first and last month's rent, plus security deposit, cleaning fees, not to exceed the Fair Market Rents for new construction and substantial rehabilitation for the Los Angeles area as established by the U.S. Department of Housing and Urban Development;
5. For those mobile home residents who move to apartments or other rental housing alternatives, a lump sum payment to compensate for any differential between rental rates at the closing mobilehome park and the rental housing alternative during the first year of tenancy;
6. Provision of a replacement space within a reasonable distance of a mobilehome park or trailer park;
7. A requirement that a resident whose mobilehome cannot be relocated within a reasonable distance to a comparable park be compensated by a lump sum payment based upon consideration of the fair market value of the mobile home on-site, including resident improvements, any mortgage obligation of the resident on the mobilehome and the costs of purchasing a mobilehome on-site in a comparable park or acquiring other comparable replacement housing and
8. A provision for setting aside a certain number of units for the residents of the park if the park is to be converted to another residential use.



Last Resort Housing Payments

The RIR Exhibit "B" provides the tenant and mobilehome characteristics including the on-site appraised market value. The on-site values will only be authorized for resident owners. For the absentee property owners who are renting their units or are using their units for storage off-site value will be established via a separate appraisal to determine "off-site" values. The RIR Exhibit "B" will identify the absentee owner/tenant values as "to be determined" (TBD).

Relocation Specialist Assistance

In addition to the ongoing search for replacement housing, the relocation consultant will assist residents with the preparation and filing of claims, the processing and delivery of payments and continuous advisory assistance with the relocation process. The procedures for claiming benefits are described in the Relocation Plan dated May 25, 2010.

All Park tenants not in default will receive a minimum of six month's notice to vacate. This notice will be given after the Planning Commission approval of the RIR.

III. Recommendation

That the Planning Commission:

1. WAIVE further reading and ADOPT Resolution No._____, entitled, "A Resolution of the Planning Commission of the City of Carson approving Relocation Impact Report No. 8-2010 for the closure of Dominguez Trailer Park pursuant to conditions providing relocation assistance to displaced residents."

IV. Exhibits

1. Relocation Impact Report/Dominguez Trailer Park (under separate cover)
2. CMC Section 9128.21
3. Negative Declaration
4. Proposed Resolution




Prepared by:


Zak Gonzalez II, Planner

Reviewed by:


John Signo, Senior Planner, AICP

Approved by:


Sheri Repp Loadsman, Planning Officer

RIR No. 8-2010_2666 E. Dominguez Street_4

A mobile home shall not be used for any commercial purpose other than a permitted home occupation pursuant to CMC 9128.4.

There shall be no commercial uses in a mobile home park, other than home occupations, except those uses approved by the Commission upon a finding that such uses are appurtenant and necessary to facilitate the operation of a mobile home park.

Other Regulations. The mobile home park shall comply with all other applicable statutes, ordinances, rules and regulations.

§ 9128.21 Relocation Impact Report (RIR).

For the purpose of this Section, any closure of a mobile home park or trailer park or any part thereof or any change of the park's status to a vacant use shall be deemed to be conversion of the park.

Prior to the conversion of a mobile home park or trailer park or any part thereof to any other use or to a vacant use, the person or entity (hereinafter "the applicant") proposing such conversion shall file an application with the City and obtain approval from the City of a relocation impact report (RIR) in accordance with the provisions contained in this Section.

For the purpose of this Section, the term "Mobile Home" shall mean a vehicle designed or used for human habitation and shall include camping trailers, motor homes, slide-in campers and travel trailers, when used as the occupant's primary place of residence as established by nine (9) months' continuous residency, and mobile homes as defined in the California Mobile Home Residency Law, Civil Code Section 798, et seq.

No sign stating that the mobile home park or trailer park is closing, may be closing or has been closed, and no sign concerning a proposed new use of the park, may be placed on or adjacent to a mobile home park or trailer park before the City has adopted a final resolution approving the RIR for the park and the applicant has executed and recorded a certificate of acceptance of the conditions of the resolution approving the RIR and given the required six (6) months' notice of termination of tenancy.

A. Time for Filing RIR. An RIR shall be filed by the applicant and approved by the Commission prior to the giving of the written notice of change in use of a mobile home park or trailer park or any portion thereof required by Section 798.56 of the

California Civil Code. The RIR shall constitute an application for a permit requesting a change of use within the meaning of Section 798.56 of the California Civil Code.

If the applicant files a tentative tract or parcel map to a subdivision to be created upon the conversion of a mobile home park or a trailer park to another use prior to giving the written notice under Section 798.56 of the California Civil Code, then the RIR shall be filed concurrently with the filing of the map.

B. Application and Resident Questionnaire. The City may require that the applicant file an application on a form, provided by the City, concurrently with the filing of an RIR.

The City may also require that the applicant give to each affected mobile home owner a questionnaire, provided by the City, which includes, but is not limited to:

1. The purchase price and date of purchase of the mobile home by the resident. (Information may be provided at the option of the resident.)
2. The amount and terms of any remaining amount due on a mortgage on the mobile home.
3. The cost incurred by the resident in making any improvements, such as additions to or enlargement of the mobile home, patios, porches, carports, landscaping, and related amenities.
4. Any circumstances, including but not limited to job location, which would restrict the area in which the resident is able to relocate.

All questionnaires shall be given to each resident by the applicant at least forty (40) days prior to filing the proposed RIR with the City and shall be returned by each resident to the applicant within thirty (30) days. All completed questionnaires shall be submitted to the City by the applicant concurrently with the filing of an RIR.

Said questionnaires shall be kept separate from the RIR and will not be included in the RIR sent to each resident. The identity of a resident and his or her individual responses shall be confidential and shall not be divulged except as necessary to determine the relocation assistance to be received by that particular resident or to settle disputes concerning the relocation assistance approved by the City. The City may also require information, such as that in the questionnaire, directly from the resident.

EXHIBIT NO. 2 -

C. Content of RIR. The RIR shall contain the following:

1. A description of the proposed new use.
2. A timetable for conversion of the park.
3. A legal description of the park.
4. The number of spaces in the park, length of occupancy by the current occupant of each space, and current rental rate for each space.
5. The date of manufacture and size of each mobile home.
6. The appraised on-site value and off-site value of each of the mobile homes in the park. The appraiser is to be selected by the City and the cost is to be borne by the applicant.
7. The total number of mobile home residents, broken down space by space, to identify owner or renter occupancy, principal or second home occupancy, resident under sixteen (16) years of age, residents sixty-two (62) years of age or over, and the number of residents who are handicapped and/or disabled.
8. The name and mailing address of each mobile home resident and each nonresident mobile home owner.
9. A list of known available spaces in the South Bay-Long Beach area of Los Angeles County, the Orange County area and other areas of Los Angeles County within a fifty (50) mile radius from the park, including any written commitments from mobile home parks and trailer park owners willing to accept displaced residents, the comparability of such parks and the rental rates for such spaces.

a. If comparable spaces are not available for the mobile homes of the residents within the above described areas, the RIR shall contain information on the location and rental rates of available spaces in other areas, if any, within a reasonable distance from the mobile home park, the purchase price of comparable mobile homes in place in a comparable park within a reasonable distance, the purchase and installation cost of a new mobile home if spaces are available for new mobile homes in a comparable park within a reasonable distance, the rental rates in such parks.

b. If comparable spaces are not available within a reasonable distance, the purchase price of condominiums similar in size to the mobile homes within a reasonable distance, and the rental rates and moving costs involved in moving to an apart-

ment or other rental unit within a reasonable distance.

10. Estimates from two (2) moving companies as to the minimum and per mile cost of moving mobile homes of various sizes, including tear-down and setup of mobile homes and moving of improvements such as porches, carports, patios, and other moveable amenities installed by the residents. Said moving companies shall be approved by the Director of Community Development (hereinafter "Director") prior to inclusion with the RIR.

11. Proposed measures to mitigate the adverse impacts of the conversion upon the park residents.

12. The City may require that the applicant hire a Relocation Specialist to find alternate housing. The specialist shall be selected by the applicant, subject to the City's approval, and shall be paid for by the applicant.

13. Information whether residents have been offered the option of a long-term lease of the land and purchase of the improvements if the park is to be sold.

D. Hearing and Notice. Upon filing of an RIR, the Director shall examine the same and advise the applicant within thirty (30) days after receipt thereof whether it is complete. When a complete RIR has been filed it shall be accepted by the Director, and the Director shall set a time, date and place for review of the RIR by the Commission not later than forty-five (45) days after the date of acceptance. The Director shall mail a copy of the RIR to all residents of the mobile home park or trailer park and any nonresident owners of mobile homes in the park and shall give notice by certified mail or personal delivery to the applicant, the residents, and any nonresident owners of mobile homes in the park of the date, time and place of the hearing at least thirty (30) days prior thereto. The RIR sent to each resident and nonresident mobile home owner shall not include the resident questionnaire, however it shall include the individual appraisal of that resident's mobile home. The notice shall also contain a general explanation of the matters to be considered by the Commission. The Director may give such additional notice as the Commission deems necessary or desirable. The hearing shall be conducted and the decision made in accordance with CMC 9173.23, 9173.31, 9173.32 and 9173.33.



E. Commission Findings and Decision. Upon review of the RIR and consideration of the written and oral evidence received at the hearing, the Commission shall, by resolution, render its decision within forty-five (45) days of the date first set for hearing. The Commission shall approve the RIR if it is able to make an affirmative finding that reasonable measures have been provided in an effort to mitigate the adverse impact of the conversion on the ability of the park residents to be displaced to find alternative housing. If the Commission does not make this finding and is unable to impose reasonable measures to mitigate the adverse impact, the Commission may disapprove the RIR. No other permit or approval shall be granted in furtherance of the proposed conversion and no change of use shall occur until and unless an RIR has been approved.

In approving an RIR, the Commission may impose reasonable measures not exceeding the reasonable costs of relocation to mitigate adverse impacts created by the conversion, which may include, but not be limited to, any of the following:

1. Provision for payment of the cost of physically moving the mobile home to a new site, including tear-down and setup of mobile homes, including, but not limited to, movable improvements such as patios, carports and porches.

2. Payment of a lump sum to compensate for payment of the first and last month's rent and any security deposit at the new mobile home park.

3. Payment of a lump sum to compensate for any differential between rental rates at the closing mobile home park and the new mobile home park during the first year of the new tenancy.

4. For those mobile home residents who move to apartments or other rental housing alternatives, provision for the first and last month's rent, plus security deposit, cleaning fees, not to exceed the Fair Market Rents for new construction and substantial rehabilitation for the Los Angeles area as established by the U.S. Department of Housing and Urban Development. Mobile home households may be compensated based on the number of bedrooms in the mobile home so that a one (1) bedroom mobile home may be compensated based on a one (1) bedroom apartment, a two (2) bedroom mobile home based on a two (2) room apartment, etc.

5. For those mobile home residents who move to apartments or other rental housing alterna-

tives, a lump sum payment to compensate for any differential between rental rates at the closing mobile home park and the rental housing alternative during the first year of tenancy. Mobile home households may be compensated based on the Fair Market Rents for new construction and substantial rehabilitation for the Los Angeles area as established by the U.S. Department of Housing and Urban Development. Mobile home households may be compensated based on the number of bedrooms in the mobile home so that a one (1) bedroom mobile home may be compensated based on a one (1) bedroom apartment, a two (2) bedroom mobile home based on a two (2) bedroom apartment, etc.

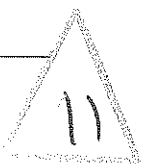
6. Provision of a replacement space within a reasonable distance of the mobile home park or trailer park.

7. A requirement that a resident whose mobile home cannot be relocated within a reasonable distance to a comparable park be compensated by a lump sum payment based upon consideration of the fair market value of the mobile home on-site, including resident improvements (i.e., landscaping, porches, carports, etc.), any mortgage obligations of the resident on the mobile home, and the costs of purchasing a mobile home on-site in a comparable park or acquiring other comparable replacement housing.

8. A provision for setting aside a certain number of units for the residents of the park if the park is to be converted to another residential use.

The total of the mitigation measures required shall be subject to and shall not exceed the limitation in Government Code Section 65863.7 which provides: the steps required to be taken to mitigate shall not exceed the reasonable costs of relocation.

F. Effective Date of Commission – Decision and Appeal. The decision of the Planning Commission shall become effective and final fifteen (15) days after the date of its decision unless an appeal is filed in accordance with CMC 9173.4. An appeal shall be considered by the Council as provided in CMC 9173.4 except that the Director shall advise the appellant within fifteen (15) days after receipt thereof whether it is complete, shall set a date for the appeal hearing not later than thirty (30) days after it is accepted as complete, shall give fifteen (15) days' notice of the hearing to all affected parties in the manner required by subsection D of this



Section and the Council shall, by resolution, render its findings and decision thereon within forty-five (45) days after the date first set for hearing on the appeal.

G. Subsequent Modification of Mitigation Measures.

1. After an RIR has been approved and after the applicant has executed and recorded a certificate of acceptance of the conditions of the RIR, modification of the mitigation measures imposed, including additions and deletions, may be considered upon the filing of a written application by the applicant, or the applicant's authorized representative. Modification may be granted on the grounds that there has been a change in circumstances or new information, which could not reasonably have been known or considered at the time of the hearings on the RIR, has become available. Examples of such new information or changed circumstances include, but are not limited to, revised plans by the applicant and a change in the availability of relocation spaces. Modification shall not be granted when it would unreasonably prejudice the ability of the residents to relocate to comparable housing.

2. Any application for modification shall be subject to the notice and hearing procedures set forth in subsection D of this Section. The decision and any appeal in connection with a modification request shall take place as with the initial approval.

H. Performance of Mitigation Measures. The applicant shall execute and record a certificate accepting the mitigation measures imposed on the approval of an RIR within thirty (30) days of the final resolution approving the RIR and imposing the mitigation measures and shall give the six (6) month notice of the termination of tenancy and closure of the park within forty-five (45) days of the adoption of that resolution. A resolution approving an RIR shall automatically become null and void if the certificate accepting the conditions is not filed and executed and the notice of termination not given within forty-five (45) days of the date of the final resolution approving the RIR. All mitigation measures imposed in the approval of an RIR shall be fully performed as to each resident prior to that resident's required vacation of the mobile home park or trailer park, unless otherwise provided in the mitigation measure. No resident shall be required to vacate a mobile home/trailer space unless the applicant is in full compliance with all

mitigation measures imposed pertaining to such resident, and has otherwise fulfilled the notice requirements of the California Mobile Home Residency Law relating to "Termination of Tenancy" and the notice required in CMC 4700 through 4709.

I. Expiration, Extension and Revocation of RIR.

1. Expiration. An RIR shall become automatically null and void if the conversion of the mobile home park has not occurred within twelve (12) months of its effective date unless extended as provided in subsection (I)(2) of this Section or unless otherwise provided in the RIR or the resolution of approval of the RIR.

2. Extension. Upon application by the applicant filed with the Director on or before the date of expiration of the RIR, an RIR may be extended by the Commission, or the Council on appeal, if the Commission finds that the termination of the RIR would constitute an undue hardship to the applicant and that the continuation of the RIR would not be detrimental or have any further adverse impact on the residents in the park. An application for an extension shall be subject to the hearing and notice procedures set forth in subsection D of this Section. In approving an extension, the Commission may subject the RIR to any additional mitigation measures deemed necessary to mitigate any adverse impacts resulting from the extension. Multiple extensions may be granted, but no one (1) extension shall be issued for more than twelve (12) months.

3. Revocation. Proceedings for the revocation of an RIR may be initiated by the Council, the Commission or the Director. Upon initiation of a revocation, the Commission shall conduct a hearing with notice given in the same manner set forth in subsection D of this Section, except that notice to the applicant shall be by certified mail or personal service. After the hearing, the Commission may, by resolution, revoke the RIR if any of the following findings are made:

a. Approval was obtained by fraud, deceit or misrepresentation.

b. The applicant is not or has not been in compliance with the mitigation measures contained in the RIR or with the provisions of this Section.

c. A revocation shall be effective fifteen (15) days after the date of the action by the Commission unless an appeal is filed in accordance

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with CMC 9173.4. An appeal shall be considered by the Council as provided in CMC 9173.4.

d. Upon revocation, the applicant shall not be entitled to convert or change the use of the park until such time as a new RIR is filed and accepted as complete by the Director, a new written notice of change of use is given to park residents and a new RIR is approved by the Commission.

J. Time Limits. The time limits set forth in subsections A through I of this Section may be extended with the applicant's consent and waiver of the applicable time limits in writing or orally on the record during a public hearing.

K. Severability. If any section, subsection, sentence, clause, phrase or portion of subsections A through I of this Section is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions. The City Council hereby declares that it would have adopted said sections and each subsection, sentence, clause, phrase or portion thereof irrespective of the fact that any one (1) or more of said sections, subsections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

Effect on Pending Applications. Any completed RIR application pending upon the effective date of this Section shall continue to be processed and the applicant shall have thirty (30) days in which to provide any further information required by this Section. (Ord. 82-589U, § 1; Ord. 82-618, § 2; Ord. 89-882, §§ 1 – 12; Ord. 92-965, §§ 1 – 9; Ord. 92-966, § 6)

Subdivision Directional Signs

§ 9128.31 Regulation.

No sign providing travel directions to a subdivision or other development shall be located or erected in any zone unless authorized by the Director in accordance with the provisions of CMC 9128.32 through 9128.35.

Any person, firm or corporation violating any provision of this Section shall be guilty of an infraction and shall be punishable as provided in Chapter 2 of Article I of this Code. (Ord. 79-479, § 6)

§ 9128.32 Application.

A person desiring to erect and maintain one (1) or more subdivision directional signs shall apply therefor to the Director concurrently with one (1) or more building permit applications for construction in the development to which the signs refer.

In the application, the applicant shall quote exactly the message to be placed upon each sign and shall list all existing subdivision directional signs for the same subdivision development. A plot plan and elevation plan shall be provided showing the location and design of each sign. Both the owner of the sign and the applicant shall sign the application. No fee shall be required for such application.

§ 9128.33 Specifications.

The written and illustrative message on each subdivision directional sign shall be the same as quoted in the application and as shown on the elevation plan except as otherwise permitted or required by the Director, and shall be limited to necessary travel directions, the name of the land development project to which it pertains, a characteristic trademark or insignia and other such information describing the character of the development as may be specifically approved by the Director, provided, however, that such information shall be auxiliary to said sign's primary purpose of providing travel directions. Said sign shall not contain any other advertising.

An unobstructed open space shall be maintained to a height of eight (8) feet below each sign except for structural supports. Where topographic features create an unnecessary hardship or unreasonable regulation or make it obviously impractical to require compliance with this provision, the Director may modify this requirement.

Not more than four (4) sign structures containing not more than a total of eight (8) sign faces shall be permitted at any one time for a development, regardless of the number of units, tract maps or phases within the total development.

Such signs shall be located only within four (4) miles from the exterior boundary of the development to which they relate.

Such signs shall not be located within the right-of-way of any street or alley, or along an established or existing freeway which has been designated as a freeway route by the State of California, or along a scenic highway.

Identification shall be placed on each such sign indicating the permit number, sign owner and expiration date.

§ 9128.34 Agreement and Deposit.

The Director shall require with each application, as a condition of approval, the deposit of a cash performance bond in the amount of \$600.00 per sign structure and an agreement signed by the applicant, the owner of the sign and the owner of the property on which the sign is to be placed, by which such persons agree that the City may enter the property upon which the sign is located and remove it if such sign is not removed and the site thereof restored to a neat and orderly condition within five (5) days after the termination of the permit. The said applicant and owners also shall agree that if such sign is not so removed by them within said five (5) days and the site restored, the City may retain the deposit as liquidated damages.

§ 9128.35 Time Limit.

No subdivision directional sign shall be permitted for a period of more than two (2) years, except the Director may grant time extensions of one (1) year each.

Home Occupations

§ 9128.4 Home Occupations.

Not more than one (1) home occupation may be conducted by the occupants of a dwelling, provided:

The home occupation is secondary and incidental to the principal use of the property for residential purposes.

The character of the structure and premises is not changed from a residential character. The appearance of the structure shall not be altered in any way, nor may the conduct of the occupation within the structure be such that the structure can be recognized as serving a nonresidential use (either by color, materials of construction, lighting, sounds or noises, vibrations, electrical interference or otherwise).

There is no storage of materials and/or supplies either indoors or outdoors and no accessory building or space outside the main building is used for home occupational purposes, except that the garage may be used for storage provided that such

storage does not interfere with required off-street parking spaces.

No persons, other than members of the resident family, are employed in such occupation.

No equipment is used which will increase the need for utilities or community facilities beyond that usually required for residential purposes.

Not more than one (1) room in the dwelling is used for the home occupation.

No sale of goods is made on the premises.

There is no stock in trade nor display maintained on the premises.

No sign and/or structure is exhibited other than those otherwise permitted in the zone in which located.

The use does not require material or equipment recognized as not being normally used by residents or hobbyists in households, except that light business machines are permitted.

The use does not generate pedestrian or vehicular traffic beyond that normal to the zone in which it is located.

The use does not involve deliveries of materials to or from the premises by commercial delivery vehicles.

The home occupation is limited to personal service. Personal service within the meaning of this Section includes:

- Addressing service.
- Baking; provided, that no retail sales are made from the premises.
- Billing service.
- Bookkeeping service, provided no undue traffic is created.
- Camera repairing.
- Clock repairing.
- Commercial art.
- Direct mail advertising.
- Distribution service.
- Drafting.
- Home office of a salesman, provided there are no displays and that no sales are made from the premises.
- Jewelry repairing.
- Mailing service.
- Radio repairing.
- Sewing, mending and reweaving.
- Repair of small appliances.
- Telephone answering service.



**Initial Study/Negative Declaration
Environmental Checklist Form**

1. **Project Title:** RIR No. 8-2010
2. **Lead agency name and address:** City of Carson
701 E. Carson Street
Carson, California 90745
3. **Contact person and telephone number:** Zak Gonzalez II.
(310) 952-1700 Ext: 1301
4. **Project location:** 2666 E. Dominguez St.
5. **Project sponsor's name and address:** City of Carson
701 E. Carson Street
Carson, California 90745
6. **General plan designation:** Low Density Residential
7. **Zoning:** RS (Residential Single Family)
8. **Description of project:** (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or offsite features necessary for its implementation. Attach additional sheets if necessary.)

The proposed project consists of a proposed Relocation Impact Report No. 8-2010 (RIR) for the closure of the Dominguez Trailer Park, a 29 unit mobilehome park with 31 dwelling spaces located at 2666 E. Dominguez Street, Carson, CA. As per Carson Municipal Code Section 9128.21, the RIR addresses the: description of the proposed new use; a timetable for conversion of the park; a legal description of the park; the number of spaces in the park, length of occupancy by the current occupant of each space, current rental rate for each space; the date of manufacture and size of each mobile home; the appraised value of each unit; the total number of mobilehome residents; the name and mailing address of each resident/owner; a list of known available spaces within a 50 mile radius of the park; estimates from two moving companies and proposed mitigation measures to mitigate the adverse impacts of the conversion upon the park residents.

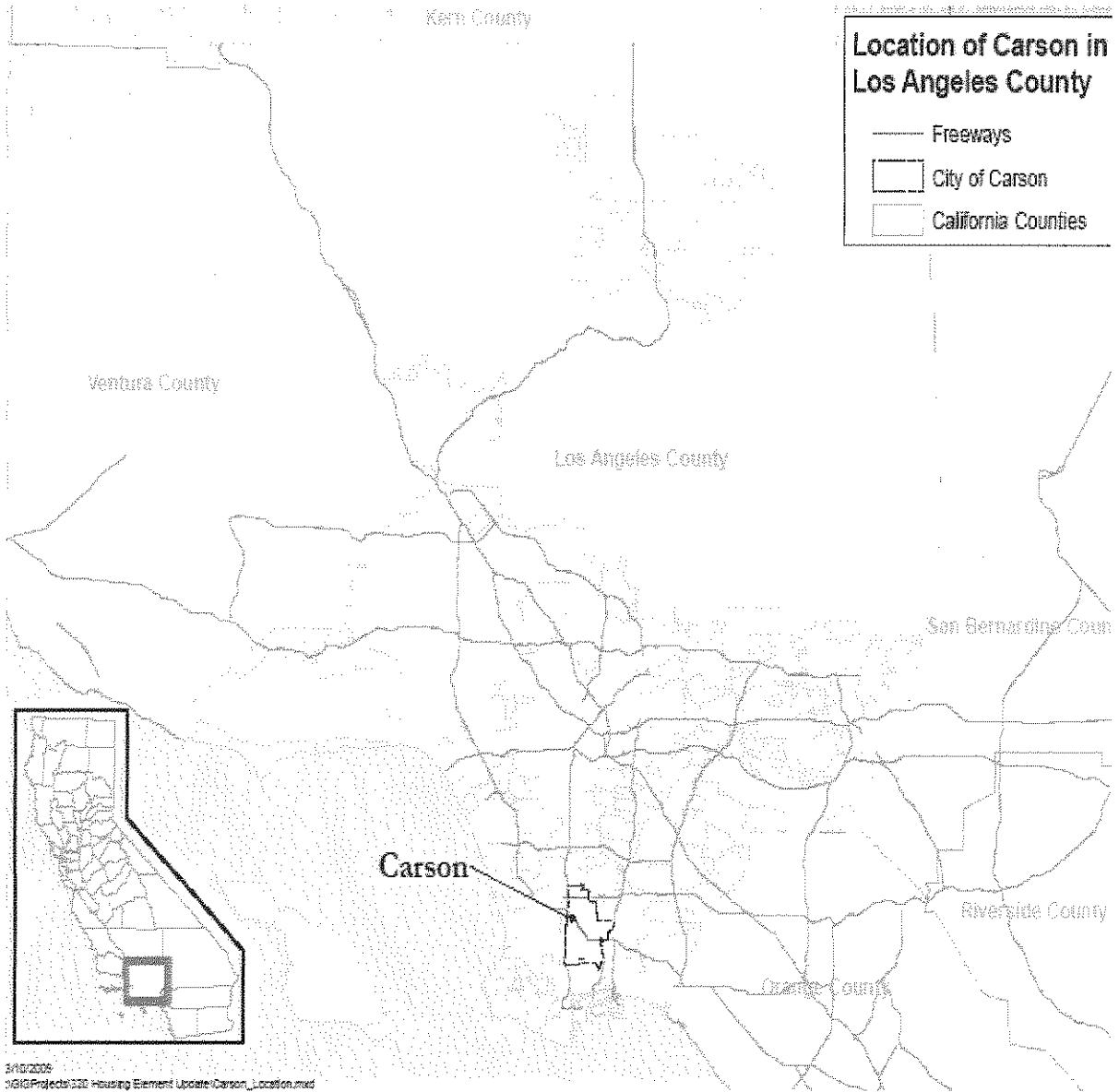
10. **Surrounding Land Uses and Setting:** Briefly describe the project's surroundings.

The subject site is surrounded by single family residential uses.

EXHIBIT NO. 3-



Figure 1
Regional Location Map
City of Carson



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

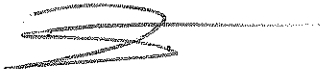
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages:

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an EIR is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been address by mitigation measures based on the earlier analysis as described on attached sheets. An EIR is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



 Signature

December 21, 2010

 Date

Zak Gonzalez II, Associate Planner

 Printed Name

City of Carson

 For



EVALUATION OF ENVIRONMENTAL IMPACTS:

- a. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factor as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis.)
- b. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- c. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- d. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- e. Earlier analyses may be used where, pursuant to the tiring, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - (1) Earlier Analysis Used. Identify and state where they are available for review.
 - (2) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - (3) Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- f. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- g. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.



- h. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- i. The explanation of each issue should identify:
 - (1) the significance criteria or threshold, if any, used to evaluate each question; and
 - (2) the mitigation measure identified, if any, to reduce the impact to less than significant.

SUPPORTING DOCUMENTATION:

City of Carson General Plan, adopted October 2004.
Draft EIR for the Carson General Plan (Re-circulated) July 2003
City of Carson General Plan 1998 – 2005 Housing Element, 2002
City of Carson Housing Element Update 2006-2014



ENVIRONMENTAL CHECKLIST:

I AESTHETICS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgements:

- I(a) **No Impact.** The approval of the proposed Relocation Impact Report No. 8-2010 will not in itself have a substantial adverse effect on a scenic vista. In addition, there are no officially designated scenic vistas within the City of Carson. Therefore, the proposed project would not result an adverse effect on scenic vista. In addition, no State scenic highways run through the City of Carson, therefore, there would be no impact to scenic highways.

- I(b). **No Impact.** The approval of the proposed RIR, will not in itself substantially damage scenic resources. Since there are no important scenic resources in Carson, there is no potential to impact such resources, including trees, rock outcroppings, historic buildings or a state scenic highway.

- I(c). **No Impact.** The approval of the proposed RIR will not in itself substantially degrade the existing visual character or quality of the City and its surroundings. There are no officially designated scenic vistas or scenic highways within Carson. Development as a result of adoption of the Housing Element would alter Carson's visual environment and character.



II AGRICULTURE RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</i>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgements:

II(a). **No Impact.** There is no farmland in the city of Carson.

III AIR QUALITY	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relief upon to make the following determinations. Would the project:</i>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgements:

The proposed closure of an existing 29 mobilehome unit park will not adversely impact air quality.



IV <u>BIOLOGICAL RESOURCES</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgements:

IV(a). **No Impact.** The approval the proposed RIR will not in itself have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species. The adopted General Plan EIR indicates that there are no sensitive or special status species in the City.

V <u>CULTURAL RESOURCES</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgements:

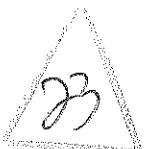
V(a). **No Impact.** The approval of the proposed RIR will not in itself cause a substantial adverse change in the significance of a historical resource.



VI <u>GEOLOGY AND SOILS</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risk to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgements:

VI(a). **No Impact.** Impacts (present and future) on people and property associated with geologic forces and activities have been addressed in the EIR for the Carson General Plan. Furthermore, California Building Codes have been substantially updated to protect future residential dwelling damage due to earthquake faults, seismicity, liquefaction, and landslides.



VII HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Explanation of Checklist Judgements:

VII(a). **No Impact.** The approval of the proposed RIR and its future residential development will not introduce any adverse effect associated with hazards or hazardous materials.

VIII HYDROLOGY AND WATER QUALITY	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Explanation of Checklist Judgements:

VIII(a). **No Impact.** The approval of the proposed RIR will not in itself violate any water quality standards or waste discharge requirement. Water quality issues associated with the anticipated growth and development of the City have been addressed by policies in the General Plan and by mitigation measures in the EIR for the General Plan. Taken together, these policies and mitigation measures will reduce all potentially significant water quality impacts to a level of less than significant.

IX LAND USE AND PLANNING	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgements:

IX(a). **No Impact.** Approval of the proposed RIR will not in itself physically divide an established community. The level and significance of future development impacts will be further assessed through a Negative Declaration or an EIR that will be prepared for site-specific development.

X MINERAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result /in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgements:

X(a). **No Impact.** The approval the proposed RIR will not in itself substantially result in the loss of the availability of mineral resources, particularly petroleum resources. There are no known mineral resources in Carson.



XI NOISE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>Would the project result in:</i>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgements:

XI(a). **No Impact.** The approval of the proposed RIR will not in itself result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

XII POPULATION AND HOUSING	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Explanation of Checklist Judgements:

XII(a). **No Impact.** The approval of the proposed RIR will not in itself induce substantial population growth in the area

XIII PUBLIC SERVICES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?</i>				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgements:

XIII(a). **No Impact.** The approval of the proposed RIR will not in itself result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities. Impacts associated with new fire protection facilities resulting from the anticipated growth and development of the City have been adequately addressed by policies in the Carson General Plan.



XIV RECREATION	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgements:

XIV(a). **No Impact.** The approval of the proposed RIR will not in itself result in an increase of the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Impacts to existing recreational facilities resulting from population growth have been adequately addressed in the Carson General Plan. No additional mitigation measures were proposed in the General Plan EIR.

XV TRANSPORTATION/TRAFFIC	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgements:

XV(a). **No Impact.** The approval of the proposed RIR will not in itself cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system.



XVI UTILITIES AND SERVICE SYSTEMS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Judgments:

XVI(a). **No Impact.** The approval of the proposed RIR will not in itself cause to exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.

XVII MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>Does the project:</i>				
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Explanation of Checklist Judgements:

XVII(a). **No Impact.** The approval of the proposed RIR will not in itself have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. All aforementioned environmental impacts that could result from the anticipated growth and development of the City have been addressed either by policies in the Carson General Plan or by mitigation measures in the EIR for the Carson General Plan.



**CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO.**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON
APPROVING RELOCATION IMPACT REPORT NO. 8-2010 FOR THE CLOSURE OF
DOMINGUEZ TRAILER PARK PURSUANT TO CONDITIONS PROVIDING
RELOCATION ASSISTANCE TO DISPLACED RESIDENTS**

**THE PLANNING COMMISSION OF THE CITY OF CARSON HEREBY FINDS,
RESOLVES AND ORDERS AS FOLLOWS:"**

Section 1. An application was duly filed by the applicant, Carson Redevelopment Agency with respect to real property located at 2666 E. Dominguez Street and described in Exhibit "A" attached hereto, requesting the approval of Relocation Impact Report (RIR) No. 8-2010 application to close the Dominguez Trailer Park. The applicant contemplates developing the property for affordable for-sale housing opportunities.

A public hearing was duly held on January 25, 2011 at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meetings.

Section 3. The Planning Commission finds that:

- a) Dominguez Trailer Park ("Park") was established before 1940, prior to the incorporation of the city of Carson. The park contains thirty-one (31) spaces with twenty-eight (28) of those spaces being currently occupied. The mobilehome units in the park range between 256 to 621 square feet as defined in Sections 630 through 636 of the California Civil Code. The park has a small laundry room with no other amenities. The property is paved, with limited guest parking in the facility. The monthly rate charged for each space at the time of the preparation of the Relocation Impact Report (December 2010) was between \$216 and \$257.
- b) The subject property is located within the Consolidated Redevelopment Project Area, is currently zoned RS (Residential Single Family), and is approximately one (1) acre in size.
- c) On April 6, 2010 the City Council approved the acquisition of the Park.
- d) On April 14, 2010 Overland, Pacific & Cutler, Inc. on behalf of the city notified each mobilehome/trailer owner/tenant by certified mail of the city of Carson interest in acquiring their property in accordance to State and Federal Relocation Law.
- e) On April 30, 2010 the city acquired the Park.
- f) On October 26, 2010, Overland, Pacific & Cutler Inc. submitted on behalf of the city the Relocation Impact Report (RIR) with Relocation Plan to the city Planning Division.
- g) On December 2, 2010, the city's Planning Division staff accepted the RIR and scheduled the public hearing with the Planning Commission for January 25, 2011.
- h) In preparation for the January 25, 2011 public hearing, and in accordance with applicable City and State regulations, on December 16, 2010, staff provided notification to all park tenants, legal owners (if other than the tenant), the applicant, and the City Attorney, as appropriate, including copies of the public hearing notice, RIR, field appraisal documentation and moving estimates. The transmittals were made by registered mail, personal delivery or first class mail in accordance with the requirements outlined in Section 9128.21 of the Municipal Code. Notifications of the public hearing were transmitted a minimum of thirty (30) days prior to the January 25, 2011 public hearing.

- i) On December 22, 2010, the public hearing notice was posted throughout the city in locations designated for such postings, including the public county library and city parks.
- j) The project involves no potential for any adverse effect, either individually or cumulatively, on wildlife resources and therefore a De Minimis Impact Finding is made relative to AB 3158, Chapter 1706, Statutes of 1990.

Section 4. The Planning Commission further finds that the closure of the Dominguez Trailer Park use permitted by the approval of RIR No. 8-2010 will not have a significant effect on the environment as indicated in the Initial Study and Negative Declaration prepared for this project. The cessation of the mobilehome use will not alter the character of the surrounding area and meets or exceeds all City standards for protection of the environment, with the relocation benefits adopted as part of this resolution to mitigate the economic impact to the residents resulting from the park closure.

On December 22, 2010, the Public Notice-Negative Declaration was posted in five (5) public locations throughout the city designated for such postings and filed with the County of Los Angeles Registrar-Recorder Office. Furthermore, on December 30, 2010, the Public Notice-Negative Declaration was published in "Our Weekly" a newspaper of general circulation.

Section 5. Based on the evidence, both written and oral, received at the Public Hearing, the Planning Commission hereby further finds that:

- a) The fair market value of mobilehomes in place is dependent on several factors, including the location, condition and amenities of the park. In this instance, the park is located in the RS (Residential Single Family) zone, and is bordered by single family residential uses and light manufacturing warehouse uses to the north. The residential character of the surrounding neighborhood, along with the size, age, quality, amenities and condition of the mobilehome unit, are also factors in determining the fair market value of the unit.
- b) Section 9128.21 of the Municipal Code requires appraisals of the mobilehomes in the park as part of the contents of a RIR application. This appraisal information was utilized by the Planning Commission to establish the values of the mobilehome units and determine adequate benefits to mitigate the adverse impacts of the park closure on its tenants.
- c) The purpose of the RIR Ordinance is to protect resident owners with considerable investments in their homes (which include the costs of improvements, maintenance and financing) and to assist them in obtaining replacement housing when the park closes. The RIR Ordinance is also intended to allow the park owner to change the use of the property without incurring unreasonable burdens.
- d) This mobilehome/trailer park site is subject to the city's Rent Control Ordinance. The purpose of the city's Rent Control Ordinance is to protect mobilehome tenants from excessive rents. The Ordinance is also intended to permit the park owner to receive a fair profit from the operation of their mobilehome park. Concerns have been raised at RIR hearings in the past that the city's Mobilehome Park Space Rent Control Ordinance may have a tendency to increase the fair market value (based upon comparable sales) of mobilehome units placed in a park located in the City. No such evidence has been provided at the previous RIR hearings to document the existence, or amount of any such effect, and no such evidence was submitted in connection with this application.
- e) As a result of numerous public hearings before the Planning Commission and City Council on other park closure proposals, it has been determined that the mandate of the City's RIR Ordinance and Section 65863.7 of the California Government Code that the relocation benefits imposed not exceed the "Reasonable Costs of Relocation". Prior park closures have distinguished the use of the "sales comparison approach" appraisal method or the "depreciated replacement cost" appraisal method. The city has determined that for private park closures that the use of the depreciated replacement cost appraisal method is the most appropriate appraisal methodology in reviewing the adverse impacts of parks closures on displaced mobilehome owners. This appraisal

method is based on a guide, such as the Marshall & Swift Manual. This Manual is used to establish the cost of replacing the home at today's costs and then depreciate that cost value based upon the age and condition of the home. Thus, this method excludes any value that might be attributable to the Rent Control Ordinance and eliminates any value of a mobilehome which might be attributable to the location and the value of the park owner's land. The use of the depreciated replacement cost appraisal method results in a value for a mobilehome in a park which includes no value for location and no value for the underlying land except to the limited extent that it assumes that the mobilehome can be located on a site somewhere in Southern California.

- f) The applicant provided one (1) appraisal for the consideration of the Planning Commission at the January 25, 2011 meeting. The appraisal was prepared by Hodges Lacey & Associates, LLC during July of 2010 utilizing the sales comparison approach appraisal method. The "Park" is not a private park closure but rather a city and RDA acquisition and closure requiring compliance with the Federal "Uniform Act" and with State Relocation Law. The appraisal was considered to establish the values on which the recommended benefits were based for resident owners. Contrary to other prior park closures, the use of the sales comparison approach was utilized to provide the higher potential fair market values for those resident owners who receive Last Resort benefits.
- g) Prior park closures have typically not provided Last Resort benefits for non-resident owners. The City and RDA seek to provide a Last Resort benefit for non-resident owners. Non-resident owners shall be eligible for Last Resort benefits based upon an off-site appraisal method.
- h) The size of each mobilehome, the date of manufacture and appraised on-site value for the mobilehome units are presented in the RIR report. However, the on-site value is illusory because the Park owner is required by law to close the Park. As a result the law would preclude anyone from selling their mobilehome in the Park, making the "on-site value" both misleading and legally unobtainable.

Section 6. Based on evidence, both written and oral, received at the public hearing, the Planning Commission further finds that:

- a) In preparation of the RIR document, the applicant, with assistance from Overland, Pacific & Cutler, Inc. Relocation Consultants conducted a survey of vacant mobilehome spaces in Los Angeles and Orange County (or 50 mile radius from the Park) identified 72 available spaces in family parks (and an additional four spaces in senior parks) that may potentially accept mobilehomes from the Park. Green Systems previously indicated that mobilehome manufactured prior to 1980 will not be accepted at any of the Southern California mobilehome parks. Based on that criterion only four mobilehomes could potentially be moved to another park. Overland, Pacific & Cutler, identifies that any mobilehome older than 10 years will not be able to find a park to move into.
- b) The applicant contacted professional moving companies to determine the potential moving expenses related to relocating the mobilehomes at Dominguez Trailer Park. The three companies submitting estimates include Green Systems, HV Construction and Design Build Construction. The firms have substantial experience in moving mobilehomes. The moving estimates ranged from \$5,875 for a standard-single wide and \$9,475 for a standard-double. The estimated costs include the units tear down, set up and transport fee within a 50 mile radius. The amounts recommended were based upon previous mobilehome closure moving-related benefits from the most recent available mobilehome park closures.
- c) The applicant's October, 2010 survey of rental apartment housing found 170 units available within ten (10) miles of the project area. Unit size ranged from studio's to three bedroom/two bath. The monthly rents ranged from \$625 for the least expensive studio unit, to \$875 for the least expensive two-bedroom unit, to \$1,300 for the least expensive three bedroom unit. The most expensive unit identified in the survey was a three-bedroom unit offered for \$1,950.

- d) The applicant's October, 2010 survey of 196 mobilehome units available for sale in the Los Angeles, Orange, Riverside and San Bernardino counties. The prices ranging from \$4,000 to \$299,000.
- e) Current monthly rate charged for each space is between \$216 and \$256. Displaced tenants will incur higher rents for replacement mobilehome space, apartment rentals or other housing.

Section 7. Based on the aforementioned findings, the Commission hereby finds that the relocation assistance proposed in the applicant's RIR is adequate. Therefore, the Planning Commission approves Relocation Impact Report No. 8-2010 pertaining to the closure of Dominguez Trailer Park, with respect to the property described in Section 1 hereof, subject to the conditions set forth as follows:

Proposed Mitigation Measures

It is anticipated that 28 residential households will be permanently displaced by the Project. Tenant occupants will be eligible for Rental or Purchase Assistance and Moving Expense Payments and mobilehome owners will have several options (including purchasing or renting another mobilehome, purchasing a home, renting an apartment for assistance in addition to Moving Expense Payment.

Residential Moving Expense Payments

All residential occupants to be relocated will be eligible to receive a payment for moving expenses. Moving expense payments will be made based upon the actual cost of a professional move or a fixed payment based on a room-count schedule.

- a) **Actual Cost (Professional Move)**
Displacees may elect to have a licensed professional mover perform the move. The actual cost of the moving services, based on at least two acceptable bids, will be compensated by the Agency in the form of a direct payment to the moving company upon presentation of an invoice. Transportation costs are limited to a distance of 50 miles in either case. In addition to the actual move, costs associated with utility reconnections (i.e., gas, water, electricity, telephone, and cable, if any), are eligible for reimbursement.
- b) **Fixed Payment (based on Room Count Schedule)**
An occupant may elect to receive a fixed payment for moving expenses which is based on the number of rooms occupied in the displacement dwelling. In this case, the person to be relocated takes full responsibility for the move. The fixed payment includes all utility connections as described in (a), above. At a minimum, the fixed schedule payment for single occupancy efficiency units, furnished with the tenants own personal property is \$625, including all utility connections at the replacement location.

Rental Assistance for Tenant Occupants

To be eligible to receive the rental assistance benefits, the displaced tenant household must either rent or purchase and occupy a decent, safe, and sanitary replacement dwelling within one year from the date of the move from the displacement dwelling. Based upon the available data regarding Park displacees, the displaced households may qualify for, and may be eligible to apply for, relocation benefits under URA provisions or Section 104(d). Rental Assistance Payments will be calculated based upon the monthly housing need over a 60 month period for eligible occupants whose income levels do not exceed 80% of the median income for the County of Los Angeles, as established by the United States Department of Housing and Urban

Development (HUD). Recipients of 104(d) benefits would also be eligible to receive reimbursement for security deposit and credit check fees. Except in the case of Last Resort Housing situations, payments to those households whose income level exceeds 80% of the area median income will be payable over a 42 month period and limited to a maximum of \$5,250 as stated under URA guidelines. Rental Assistance payment amounts are equal to 42 times the difference between the base monthly rent and the lesser of:

- (i) The monthly rent and estimated average monthly cost of utilities for a comparable replacement dwelling; or
- (ii) The monthly rent and estimated average monthly cost of utilities for the decent, safe and sanitary replacement dwelling actually occupied by the displaced person.

The base monthly rent for the displacement dwelling is the lesser of:

- (i) The average monthly cost for rent and utilities at the displacement dwelling for a reasonable period prior to displacement, as determined by the Agency. For owner-occupants or households, which paid little or no rent, fair market rent will be used as a substitute for actual rent; or
- (ii) Thirty percent (30%) of the displaced person's average, monthly gross household income if the amount is classified as "low income" by the U. S. Department of Housing and Urban Development's (HUD) Annual Survey of Income Limits for the Public Housing and Section 8 Programs. If a displacee refuses to provide appropriate evidence of income or is a dependent, the base monthly rent shall be determined to be the average monthly cost for rent and utilities at the displacement dwelling; or
- (iii) The total of the amount designated for shelter and utilities if receiving welfare assistance payment from a program that designated the amounts for shelter and utilities.

Downpayment Assistance Payment to Tenants who Purchase

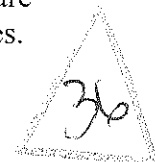
The displaced households may opt to apply the entire benefit amount for which they are eligible toward median income will be payable over a 42 month period and limited to a maximum of \$5,250 as stated under URA guidelines.

Rental Assistance payment amounts are equal to 42 times the difference between the base monthly rent and the lesser of:

- (i) The monthly rent and estimated average monthly cost of utilities for a comparable replacement dwelling; or (ii) The monthly rent and estimated average monthly cost of utilities for the decent, safe, and sanitary replacement dwelling actually occupied by the displaced person.

The base monthly rent for the displacement dwelling is the lesser of:

- (i) The average monthly cost for rent and utilities at the displacement dwelling for a reasonable period prior to displacement, as determined by the Agency. For owner-occupants or households, whom paid little or no rent, fair market rent will be used as a substitute for actual rent; or
- (ii) Thirty percent (30%) of the displaced person's average, monthly gross household income if the amount is classified as "low income" by the U. S. Department of Housing and Urban Development's (HUD) Annual Survey of Income Limits for the Public Housing and Section 8 Programs. If a displacee refuses to provide appropriate evidence of income or is a dependent, the base monthly rent shall be determined to be the average monthly cost for rent and utilities at the displacement dwelling; or
- (iii) The total of the amount designated for shelter and utilities if receiving a welfare assistance payment from a program that designated the amounts for shelter and utilities.



Down payment Assistance Payment to Tenants who Purchase

The displaced households may opt to apply the entire benefit amount for which they are eligible toward the purchase of a replacement unit (Guidelines 49 CFR 24.402(b) and HUD 1378). There are, however, two restrictions when 104(d) regulations govern the relocation process: (1) if the Los Angeles County Housing Authority has a Section 8 voucher and available comparable Section 8 housing to offer a displaced household, the household may not opt for 60 months of replacement housing payments (the family may then select URA coverage and receive 42 months of cash benefits) and (2) if a displaced household decides to purchase a replacement dwelling; they may use their 104(d) 60 months of cash benefits to buy a cooperative or mutual housing unit only (under URA they can choose any type of unit, including conventional housing, but the benefits are calculated over a 42 month period).

A displaced household, who chooses to utilize up to the full amount of their rental assistance eligibility (including any Last Resort benefits) to purchase a home, will have the funds deposited in an open escrow account, provided that the entire amount is used for the down payment and eligible, incidental costs associated with the purchase of a decent, safe, and sanitary replacement home. A provision shall be made in the escrow arrangements for the prompt return of the Agency's funds, in the event escrow should fail to close within a reasonable period of time.

Final determination about the type of relocation benefits and assistance for which the household is eligible will be determined upon verification of the household's occupants and income.

Payments to Mobile Home Owners

Mobile home owner-occupants will have four options with respect to relocation arrangements following the Agency's offer to purchase:

- 1) If the mobile home can be moved to a replacement site, the owner may elect to move and set up the unit in a new location, including any existing improvements, providing the total cost of moving the coach does not exceed the replacement cost of a comparable unit. Benefits will include the cost of moving and setting up the existing mobile home, within 50 miles from the Project, and Rental Assistance for space rent.
- 2) If the mobile home cannot be moved to a replacement site, the owner may elect to sell the mobile home to the Agency for its appraised value-in-place, and purchase a comparable replacement coach in another location. Benefits will include Replacement Housing Payment, Residential Moving Expenses, and Rental Assistance for space rent.
- 3) If the mobile home cannot be moved to a replacement site, the owner may elect to sell the mobile home to the Agency for its appraised value-in-place and apply their entitlement toward the purchase of another type of residential dwelling, including the amount determined for Rental Assistance for space rent. Benefits will include Replacement Housing Payment, Residential Moving Expenses, and Rental Assistance for space rent.
- 4) If the mobile home cannot be moved to a replacement site, the owner may elect to sell the mobile home to the Agency for its appraised value-in-place and rent an alternate type of residential unit.

The owner will be entitled to utilize up to the total of the replacement housing eligibility in the form of rental assistance. Actual rental assistance eligibility will be determined by subtracting the difference between the economic rent of the mobile home residence from the market rent for an apartment unit of comparable size (e.g. number of bedrooms) multiplied by 42 months.

Payment to Non-Resident Mobile Home Owners

If the mobile home cannot be moved to a replacement site, the non-resident mobile home owner may elect to sell the mobile home to the Agency for its appraised off-site value.

Last Resort Housing Payments

There is adequate “comparable replacement housing” available to meet the needs of the Project occupants, according to the housing survey. However, a combination of factors, including the income levels of the tenants, Project rents, and the higher cost of replacement dwellings will create the need for last resort housing.

A displaced person is entitled to Last Resort Housing assistance when, in a single residential case, the computed total of rental assistance eligibility exceeds \$5,250. This type of situation is likely to develop among low-income or large families or in environments where project area rents are particularly low.

Federal funds were used to acquire the Project Site and Redevelopment Agency funds will provide relocation benefits in accordance with the State and Federal Relocation Law, as described in Draft Relocation Plan prepared by OPC, dated May 25, 2010 and included as Exhibit H.

Relocation benefits will be paid upon submission of required claim forms and documentation in accordance with approved procedures. Last resort housing payments will be made in a lump sum or installments. The Agency will provide appropriate benefits for the displaced households as required by the Uniform Act.

- a) Relocation Specialist Services: Overland, Pacific and Cutler, Inc. or another relocation specialist designee of the applicant’s approved by the Community Development Department, City of Carson, shall assist the tenants at Dominguez Trailer Park in finding appropriate housing. The relocation specialist must make the relocation services available to all tenants during sufficient hours to adequately serve the need of those being displaced from the park continuing up to the time the park is closed, whether at the conclusion of the six-month closure period, or longer (if the time period is extended with the City’s approval). The services of the relocation specialist shall be paid for by the applicant.

The duties of the relocation specialist shall include, but not be limited to, the following:

1. Development of a program to conduct meetings with individual tenants to completely review the relocation benefits adopted by the City and determine the tenant’s specific needs.
2. Survey mobilehome parks located in this region within a fifty (50)-mile radius of Dominguez Trailer Park to determine the current availability of new and used mobilehomes which may be for rent or purchase in comparable parks.
3. Survey the aforementioned areas to determine the availability of comparable apartments and condominiums (similar to the tenant’s current unit in terms of the number of rooms) for rent or purchase, if sufficient mobilehome spaces are not available in comparable parks.
4. Provide referral services to federally assisted housing or wherever referrals to social service agencies are needed.



5. Maintain individual files on each mobilehome space in the park to document the progress of the relocation process, including benefit payment receipts, written offers of comparable mobilehome spaces, and other related information.
 6. Administer the payment of relocation benefits to ensure the efficient and orderly disbursement of payments to residents. Provide documentation of the same to the City as required.
 7. Verify whether any of the tenants qualify for additional benefits based upon age (62 years of age or older) or disability. In the event there are such qualifying households, ensure that they are informed about the availability of these additional benefits.
- b) Comparable Space Provision: It is the applicant's responsibility, and that of the applicant's representatives, to make every reasonable effort to relocate the residents of each space in the park during the six (6) month park closure period to comparable space within a fifty (50)-mile radius. The alternate park must meet the following criteria:
1. Provide a space adequate to relocate the resident's existing mobilehome and all movable appurtenances.
 2. The management of the alternate park must be willing to accept the resident's home as acceptable for relocation in regard to the age, style and physical condition of the unit.
 3. The amenities of the alternate park must be equal or greater than Dominguez Trailer Park; however, the amenities should not be so extensive that the new rents are unreasonably higher because of added on-site facilities in the new park.
 4. Although location in a rent-controlled community is not a requirement, the rents should be reasonable, and in reasonable conformity with rents for similar parks in the general area.
 5. Regulations governing resident age and lifestyle issues, such as permission to keep pets on premises, should not restrict the displaced household from enjoying a similar lifestyle at the new park.
 6. The parking facilities at the alternate park must be adequate to accommodate the resident's existing vehicles.
 7. The alternate park should provide reasonable proximity to comparable shopping and medical facilities for the convenience of the relocated residents.
 8. Any disputes about the adequacy or the comparability of the alternate park, including the type of services available in the community in which the alternate park is located, shall be submitted to the Economic Development Department, City of Carson, for resolution.

It is noted that mobilehomes generally have no practical use when they cannot be placed in mobilehome park. This is because their main value is derived from their use as residences in a permanent location.

The relocation specialist shall allow the resident a minimum of five (5) days to visit the alternate comparable park and make a decision regarding whether to accept the new location. It is the responsibility of the relocation specialist to document in writing all offers for comparable spaces. If it is determined that due to the age or physical condition of the mobilehome/trailer coach/travel trailer unit it cannot be relocated, the mobile home owner shall be eligible for Last Resort Benefits. If the mobile home owner refuses to accept a valid, documented offer to relocate a movable unit to a comparable park within six-(6) month park closure period, the eligible owner of unit shall forfeit all rights to claims for Last Resort Benefits. In this case, the tenant is eligible only for the appropriate lump sum (moving expenses) payment, and additional Dislocation Benefit payments for the elderly or disabled, if applicable.

c) Conclusion:

In order to proceed with the park closure, the applicant shall agree to all conditions as outlined in the adopted Planning Commission Resolution. In this case, the applicant



shall complete the execution, recordation and filing of the Affidavit of Acceptance documentation with the Office of the Los Angeles County Recorder and with the Economic Development Department, City of Carson within thirty (30) days of that date that the Resolution becomes final (as noted above). If the affidavit of Acceptance is not filed within the thirty (30) days specified, the approval of this Resolution shall lapse.

Prior to the issuance of the Notice of Termination by the applicant, the park tenants eligible for relocation benefits (as specified in the adopted Planning Commission Resolution) may submit written requests to the applicant and/or the relocation specialist to receive appropriate relocation benefits. Upon receipt of the written request, the applicant or relocation specialist shall be required to disburse the requested payments to the tenant within three (5) business days of the time they vacate the park. These relocation benefits may be disbursed prior to the actual vacation of the park provided that the displaced tenant provides assurances to the satisfaction of the Economic Development Department that adequate arrangements have been made to vacate the park and that advance funding is needed to pay the relocation expenses.

The Planning Commission finds that the above described measures for mitigating the adverse impacts of the park closure on the displaced tenants are reasonable and do not exceed the reasonable costs of relocation.

The subject mobilehome park shall not be closed until all eligible parties have received the relocation assistance set forth above. No tenant or owner may be required to move prior to the end of the six (6)-month closure period, which commences after each tenant is given the Notice of Termination, as required by Section 798.56 and 798.57 of the California Civil Code. Said notice shall not be given prior to the date the adopted Planning Commission Resolution becomes final. This Resolution shall be final at the termination of the fifteen (15) day appeal period, if an appeal had not been filed within that period.

Section 8. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 9. This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 25TH DAY OF JANUARY, 2011.

CHAIRMAN

ATTEST:

SECRETARY

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LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF LOTS 1 AND 2 IN BLOCK "E" OF SUBDIVISION OF A PART OF THE RANCHO SAN PEDRO, SOMETIMES KNOWN AS DOMINGUEZ COLONY TRACT, BOOK 1, PAGE 601, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER, SHOWN MARKED "NOT A PART OF THE SUBDIVISION" ON THE MAP OF TRACT 7644, BOOK 84, PAGES 47 AND 48 OF MAPS, IN THE OFFICE OF THE OFFICE OF THE SAID COUNTY RECORDER.

APN: 7308-002-037

