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March 11, 2022

MOBILEHOME PARK MAINTENANCE (MPM) INSPECTION TASK FORCE

MEMBER BRIEFING DOCUMENT

Reporting Period: January 2021 – December 2021

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Attachment: Mobilehome Residency Law Protection Program, Program Information
This document captures information to be provided semiannually to the Task Force as mandated by California Health and Safety Code section 18400.3.

I. ACRONYMS / INITIALISMS USED IN THE MPM INSPECTION PROGRAM

CSA	Codes and Standards Administrator
CY	Calendar Year
Division	Division of Codes and Standards
DR	District Representative
FY	Fiscal Year
HCD	California Department of Housing and Community Development
LAD	Legal Affairs Division
LEA	Local Enforcement Agency
MAC	Mobilehome Assistance Center
MH	Mobilehome / Manufactured Home
MP	Mobilehome Park, "Park"
MPM	Mobilehome Park Maintenance
NOI	Notice of Intent to Suspend
NOV	Notice of Violation
OAL	Office of Administrative Law
PI	Periodic Inspection
PIC	Pre-inspection Conference
PIR	Periodic Inspection Reinspection
PTO	Permit to Operate
RV	Recreational Vehicle
SOP	Special Occupancy Park, "Park"

II. EXECUTIVE SUMMARY

Task Force Meetings

Every six months, a task force of representatives comprised of mobilehome owners, mobilehome park operators, local enforcement agencies, and the California Legislature is convened to provide input to HCD on the Mobilehome Park Maintenance (MPM) inspection program. Your valuable input helps HCD identify goals and priorities, and the task force works collaboratively to resolve issues. The result is better protection of mobilehome parks and manufactured home/mobilehome owners. Thank you for your participation!

COVID-19 Pandemic Challenges

In 2021, HCD faced challenges brought forth by the COVID-19 pandemic and continued measures to ensure health and safety within mobilehome and special occupancy parks.

MPM Inspections

HCD is committed to protecting the health and safety of mobilehome park owners and residents and conducts MPM inspections to ensure compliance with the applicable laws and regulations. MPM inspections include the park's general areas, buildings, equipment, and utility systems, as well as lots and the exterior of manufactured homes and mobilehomes.

- HCD's goal each year is to inspect at least five (5) percent of mobilehome parks that fall under HCD's enforcement responsibility, which is currently equivalent to 184 mobilehome parks.

Common Violations

MPM violations are separated into two categories: park violations and resident violations.

The most common ***park violations*** between January 2021 and December 2021 include:

- Gas meters not supported.
- Live exposed electrical parts.
- Utilities subject to vehicle damage.

The most common ***resident violations*** between January 2021 and December 2021 include:

- Accumulation of garbage, rubbish, or other combustible material.
- Storage cabinets constructed less than 3 feet from the lot line.
- Equipment receptacles not approved for wet locations.

Breakdown of violations identified between January 2021 and December 2021:

- **28,532 total resident violations**
 - Of these, 23,448 were corrected, and 5,084 were uncorrected.
- **11,342 total park violations**
 - Of these, 9,573 were corrected, and 1,769 were uncorrected.

The majority of MPM inspections were conducted in the second half of the year. As such, the data reflects an increase in violations between July 2021 and December 2021.

Active Park Workload

HCD continues to maintain enforcement responsibility for 81.6 percent of mobilehome parks across the state.

Park PTO Suspensions

Currently, there are 53 mobilehome parks (MPs) and 3 special occupancy parks (SOPs) under suspension, compared to 57 MPs and 3 SOPs in the 2020 calendar year (CY).

MPM Inspections Carried Over From 2020

There were 46 MPM park inspections initiated in 2020 that continued into 2021.

Permanent Regulations for PTO Penalty Fees

In June 2021, the Office of Administrative Law (OAL) approved HCD's emergency regulatory package that allows the waiver of PTO penalty fees for qualifying parks. This package was developed to assist mobilehome park owners maintain their PTOs when experiencing financial hardship following a Governor-declared state of emergency. HCD is in the process of submitting a permanent regulatory package for approval.

III. PROGRAM ACTIVITY

Overview

Mobilehome parks and mobilehome lots inspected between January 2021 and December 2021: 184 mobilehome parks; 24,232 mobilehome lots.

Number of Parks Inspected

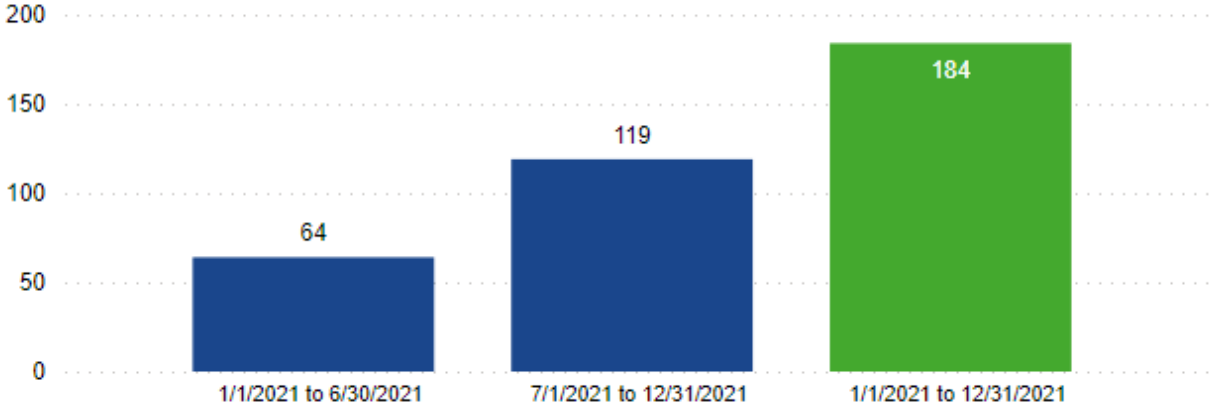
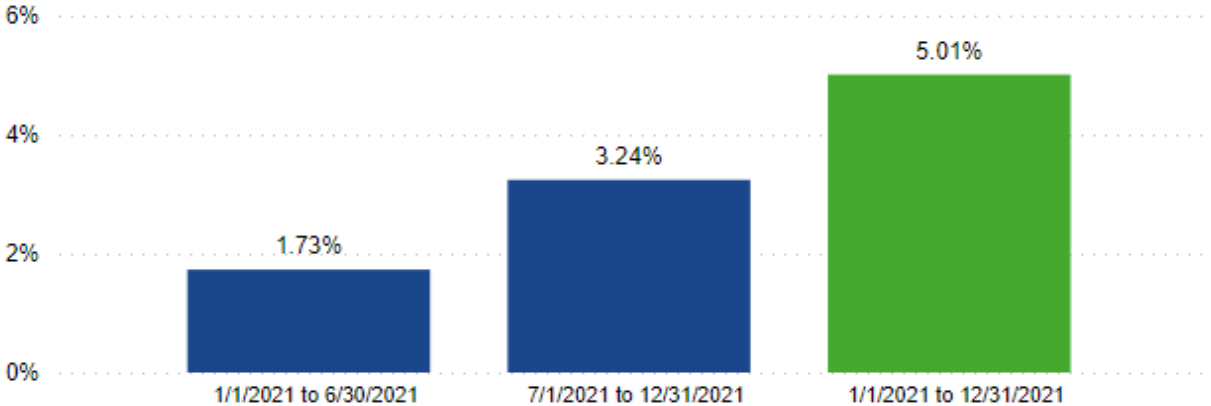


Figure 1: Number of Parks Inspected

Percentage of Parks Inspected



**Figure 2: Percentage of Parks Inspected
(Percentage includes Active and Suspended Parks)**

Total Number of Lots Inspected

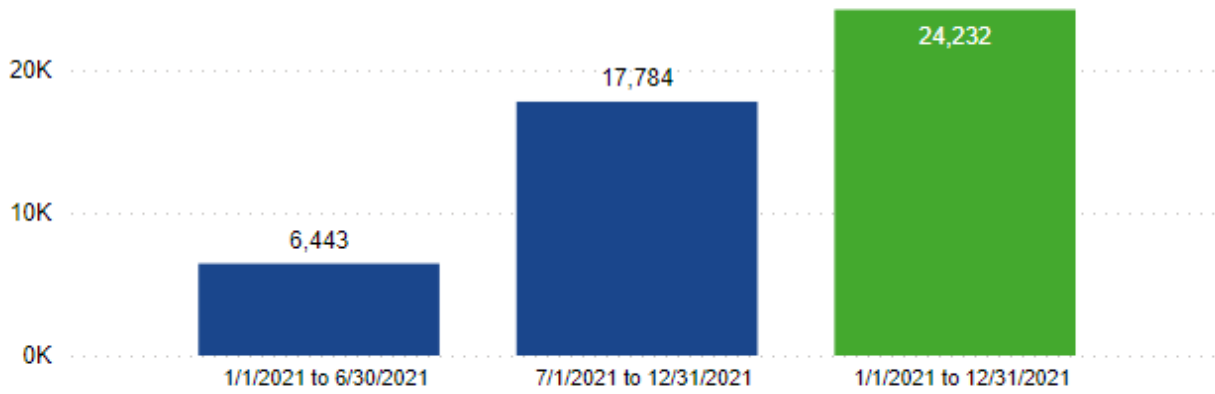


Figure 3: Total Number of Lots Inspected

Number of Parks at 5% Inspection Rate

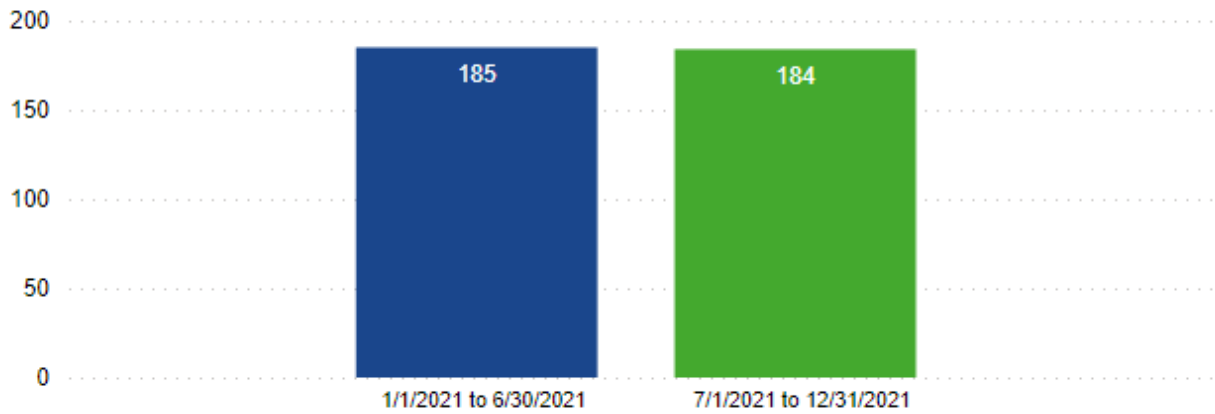


Figure 4: Number of Parks at 5 percent Inspection Rate

HCD's goal is to meet or exceed the minimum five (5) percent annual inspection rate. The current five (5) percent inspection goal is equivalent to 184 mobilehome parks. This changed in the second half of the year when the City of Fresno assumed enforcement responsibility from HCD.

Violations

MPM violations are separated into two categories: park violations and resident violations.

Top Twenty Park and Resident Violations

The following two charts include the top 20 mobilehome park owner/operator and mobilehome park resident violations discovered during MPM inspections conducted between January 2021 and December 2021. These violations have been ranked from 1–20 in the following charts.

Top Park Violations

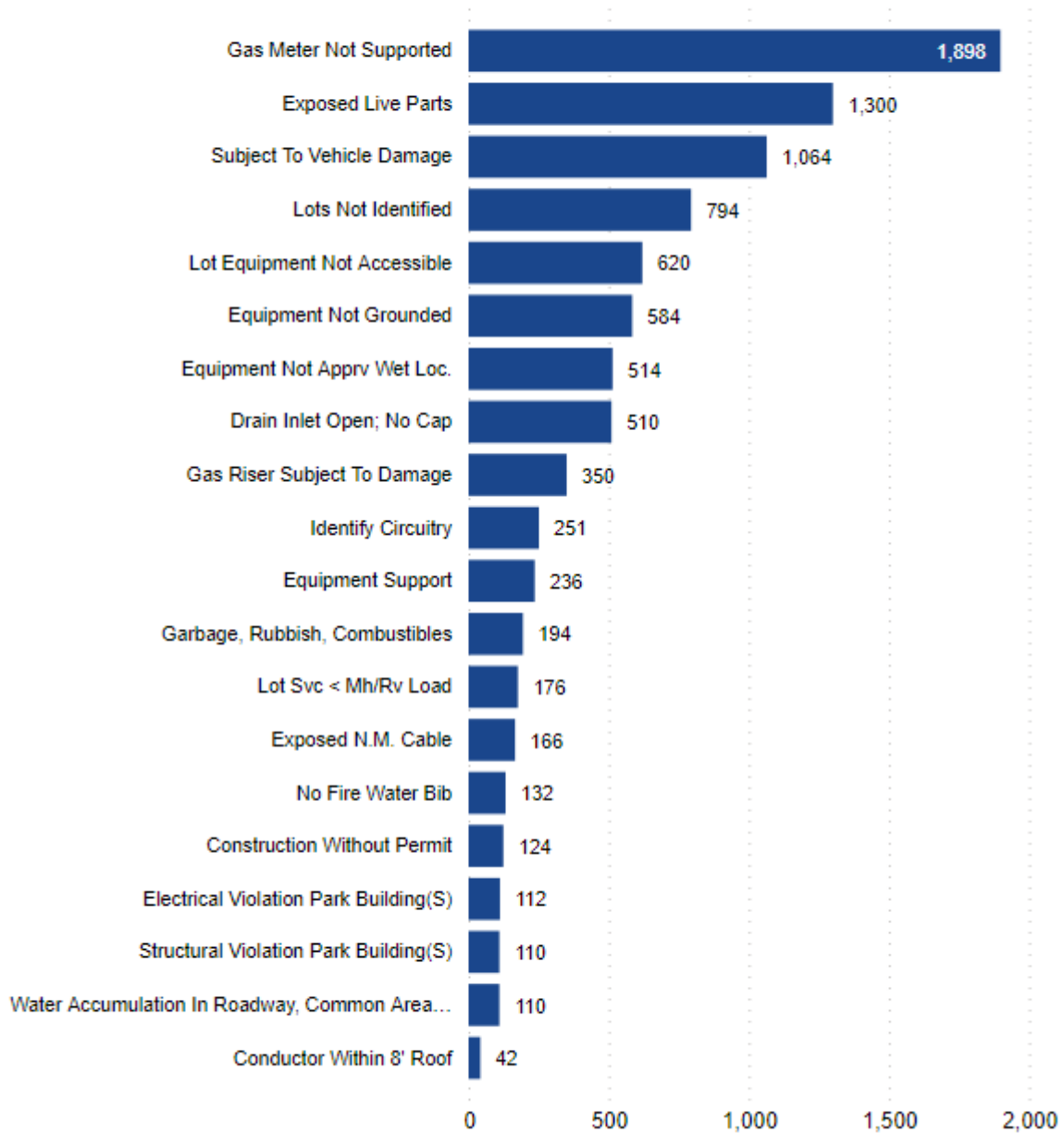


Figure 5: Top 20 Park Violations

Top Resident Violations

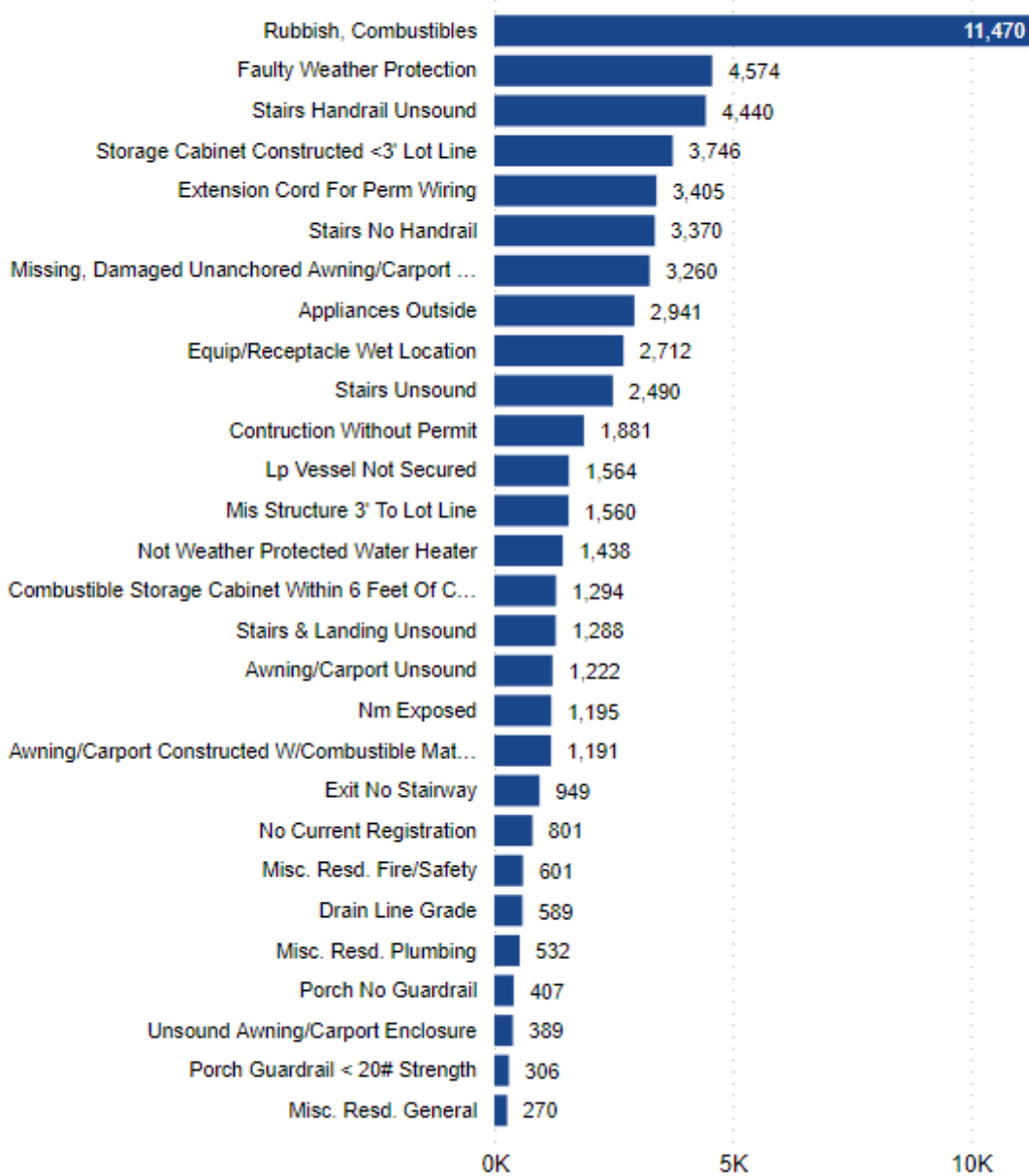


Figure 6: Top 20 Resident Violations

Active Park Workload
Parks with Active PTOs, Statewide

HCD Jurisdiction (Mobilehome)

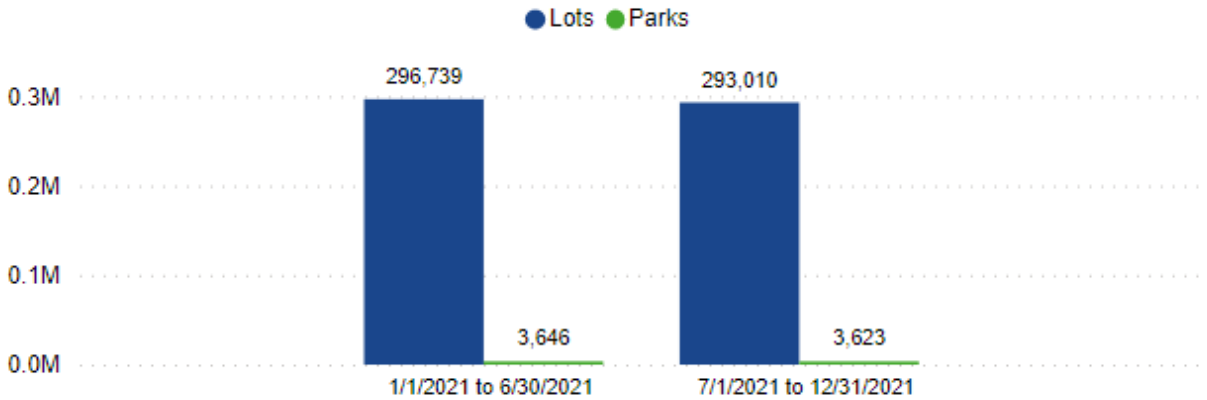


Figure 7: Active HCD Mobilehome Parks

HCD Jurisdiction (Special Occupancy)

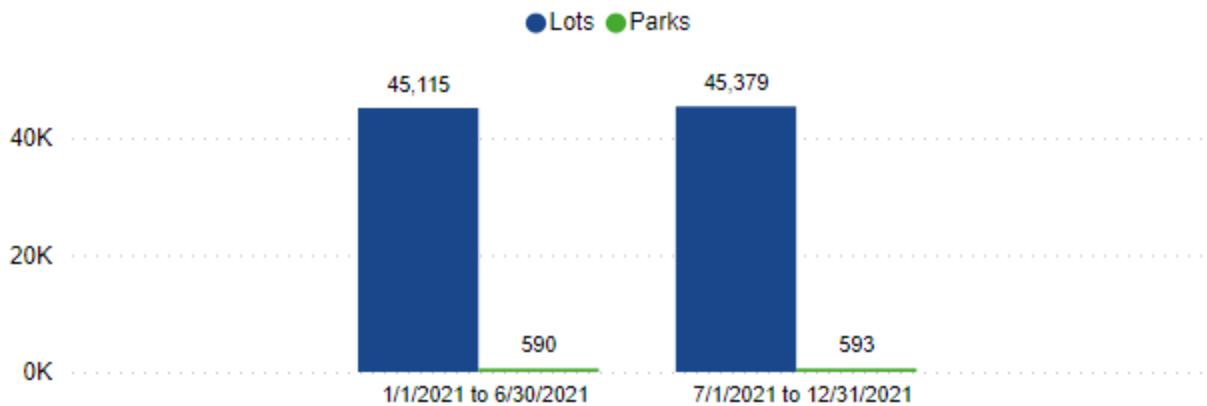


Figure 8: Active HCD Special Occupancy Parks

Local Jurisdiction (Mobilehome)

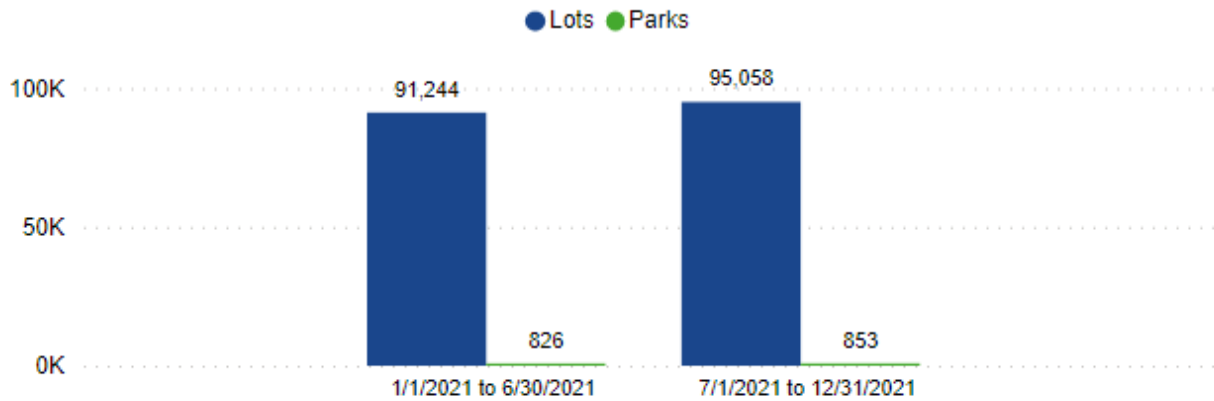


Figure 9: Local Jurisdiction Mobilehome Parks

Local Jurisdiction (Special Occupancy)

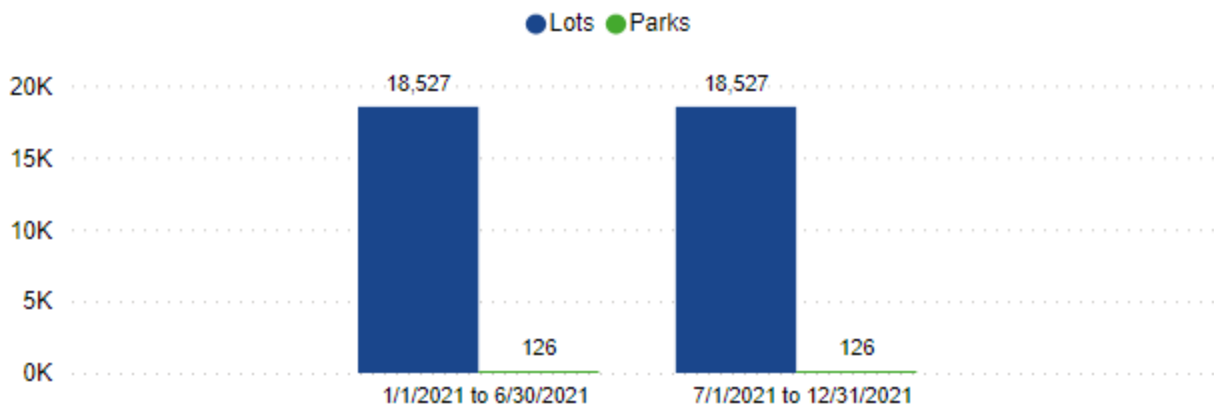


Figure 10: Local Jurisdiction Special Occupancy Parks

- There are 5,188 parks in the state with active PTOs; of which 4,472 are MPs. The remaining 716 are SOPs.
- There are 451,625 active lots in the state; of which 387,983 are MP lots and 63,642 are SOP lots. HCD is the enforcement agency of 81.6 percent of all parks and 75.7 percent of all lots in the state.
- The average park size (lot count) is 87 lots per MP and 89 lots per SOP.

Parks Currently Under Suspension

PARK NAME	PARK CITY	PARK TYPE	MH LOTS	RV LOTS	TOTAL LOTS	OFFICE
AVA MHP	SALYER	MP	5	0	5	NAO
ANDERSON MOBILE HOME PARK	ANDERSON	MP	20	0	20	NAO
ANTELOPE CANYON RANCH	TEHACHAPI	SOP	0	23	23	SAO
ANTELOPE HOMEWOOD MHP	RED BLUFF	MP	44	0	44	NAO
ARTESIA MOBILE HOME PARK	BELLFLOWER	MP	6	0	6	NAO
BAILEYS TRAILER PARK	HAYFORK	MP	3	0	3	NAO
BAILEYWICK	QUAIL VALLEY	MP	6	0	6	SAO
BELSHAW	MOJAVE	MP	4	0	4	SAO
BIEBER MHP	BIEBER	MP	18	11	29	NAO
BURNEY FALLS MODULE ESTATES	BURNEY	MP	29	0	29	NAO
CACTUS CREEK	ACTON	MP	10	0	10	SAO
CARAVAN TRAILER LODGE	HAWTHORNE	MP	19	0	19	SAO
COLONIAL TRAILER LODGE	BARSTOW	MP	33	0	33	NAO
COSO MHP	OLANCHA	MP	13	0	13	SAO
DANS TRAILER CT	BAKERSFIELD	MP	8	1	9	SAO
DILTS TP	RIDGECREST	MP	6	0	6	SAO
DOWNTOWN TP	QUINCY	MP	16	0	16	NAO
FORESTHILL MHP	FORESTHILL	MP	15	0	15	NAO
FRENCHMAN DAM TP	CHILCOOT	MP	4	16	20	NAO
GLENNVIEW MHP	OXNARD	MP	25	0	25	SAO
HILLCREST HOME & HIDEAWAY	MONTGOMERY CREEK	MP	7	0	7	NAO
HILLTOP TP	WOOFORD HEIGHTS	MP	4	0	4	SAO
HOMERS TP	LONE PINE	MP	4	0	4	SAO
HUNTERS TP	GREENVILLE	MP	2	0	2	NAO
JIMMIE LANCE TP	TAFT	MP	2	0	2	SAO
LA VICTORIA ACRES	GLENN	MP	14	0	14	NAO
LITTLE OAK TP	BELL	MP	12	0	12	SAO
MAZE BLVD MHP	MODESTO	MP	10	0	10	NAO
MIDDLEBROOKS TRAILER PARK	CRESCENT MILLS	MP	2	0	2	NAO
MUSHOLTS MHP	BURNEY	MP	2	0	2	NAO
NO NAME	CANYON COUNTRY	MP	8	0	8	SAO
OAK GLEN RESORT	YUCAIPA	MP	203	0	203	SAO
ORICK MOTEL AND TP	ORICK	MP	20	20	40	NAO
ORO GRANDE TP/MOTOR INN	ORO GRANDE	MP	15	0	15	SAO

PARK NAME						
PINE FLAT LAKE MOTEL/TP	SANGER	MP	14	0	14	NAO
PINE FOREST	QUINCY	MP	2	0	2	NAO
PLEASANT GROVE MHP	OROVILLE	MP	88	0	88	NAO
RANCHO DELARA PARK	COACHELLA	MP	14	0	14	SAO
RAYS MHP	CUDAHY	MP	26	0	26	SAO
REDWOOD MHP	BOONVILLE	MP	7	0	7	NAO
RIVER ROAD RESORT	NEEDLES	SOP	0	27	27	SAO
RIVERWOODS MHP	GASQUET	MP	29	0	29	NAO
SCOTTYS TP	CHICO	MP	12	13	25	NAO
SERENITY ACRES MHP	SANTA CLARITA	MP	28	0	28	SAO
SHADY LANE MHP	BAKERSFIELD	MP	17	0	17	SAO
SOQUEL GARDENS MOBILE HOME PARK	SOQUEL	MP	20	0	20	NAO
STAR MHP	KLAMATH	MP	19	0	19	NAO
STOCKTON CITY MOTEL\TP	STOCKTON	MP	25	0	25	NAO
STOCKTON PARK VILLAGE LLC	STOCKTON	MP	34	0	34	NAO
SUCCESS TP	PORTERVILLE	MP	9	0	9	SAO
SUGARPINE RV PARK	TWAIN HARTE	MP	17	61	78	NAO
SUNNYSLOPE TRAILER PARK	WILLITS	MP	15	2	17	NAO
SUNRISE MHP	HINKLEY	MP	21	0	21	SAO
TALL PINE MOBILE HOME PARK	PORTOLA	MP	6	0	6	NAO
TERHEL FARMS TP 2	COLUSA	SOP	1	14	15	NAO
THE WATERS EDGE MH\RV PARK	WOFFORD HEIGHTS	MP	19	0	19	SAO
WHITLEY MANOR MHP	CORCORAN	MP	78	0	78	SAO

2020 MPM Inspections Continued Into 2021

There were 46 park inspections initiated in 2020 that were continued into 2021. Of those, 15 inspections remain open while the parks correct violations.

Park ID	Park Name	Park Violations Remaining	Resident Violations Remaining	Status
03-0029-MP	CAMANCHE NORTH SHORE RECREATION AREA	6	24	Assigned
24-0005-MP	CASTLE TRAILER PARK	2	26	Assigned
19-1040-MP	CHARTER OAK MOBILE ESTATES	3	1	Assigned
07-0034-MP	FRANK'S MARINA	24	30	Assigned
57-0001-MP	GLIDE IN TP 1	32	28	Assigned
05-0055-MP	LAKESIDE MOBILE ESTATES	1	4	Assigned
04-0057-MP	PLEASANT GROVE MHP	6	24	Assigned
57-0009-MP	SKYLARK MHP	29	38	Assigned
44-0015-MP	SOQUEL GARDENS MHP	48	0	Assigned
19-0993-MP	STARLITE MOBILE ESTATES PARK	3	28	Assigned
29-0035-MP	TALL PINES ESTATES	0	4	Assigned
43-0065-MP	TRAILER TEL MOBILE MANOR	63	10	Assigned
39-0046-MP	V & P MHP	2	34	Assigned
48-0040-MP	VACAVILLE MHP	1	18	Assigned
19-1238-MP	VILLA ROMA MHP	0	27	Assigned
		220	276	496 Total Violations

IV. REVENUE AND EXPENDITURES

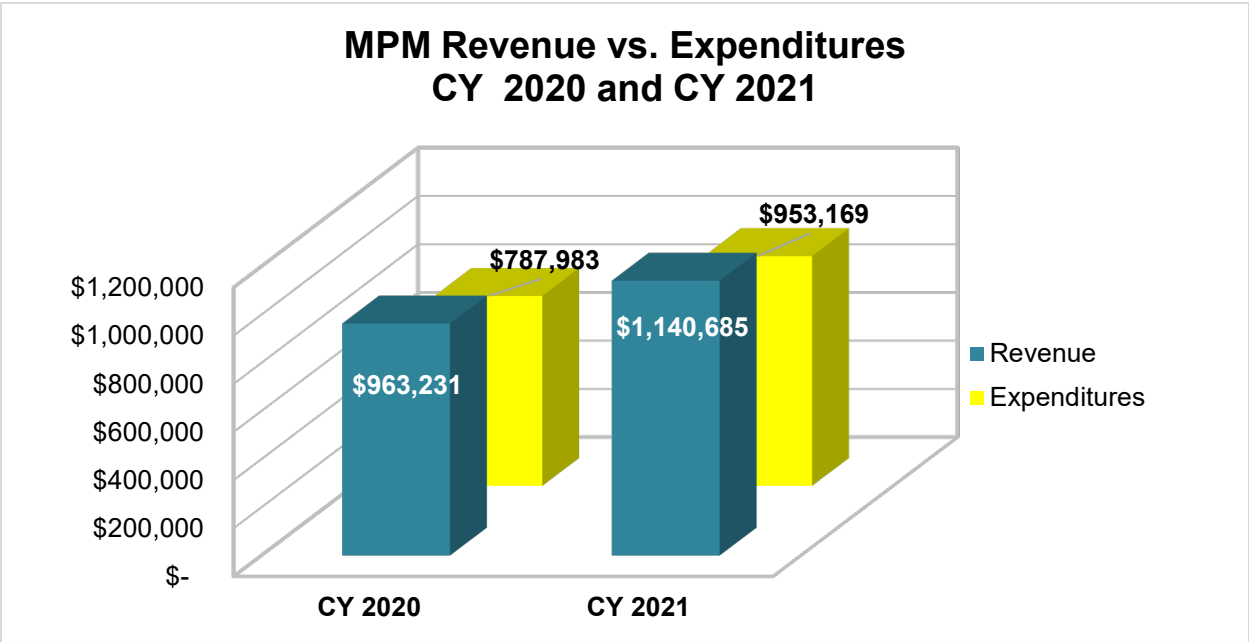


Figure 11: Revenue and Expenditures for CYs 2020 and 2021

Fees Collected and Expended

Program expenditures include all inspection and administrative activities, such as:

- Responding to telephone calls from residents and park owners
- Data entry
- Preparation of mailings, notices, and violations
- Posting of notices within parks
- Corresponding with park owners, managers, and/or residents
- General administrative oversight

V. OPERATIONAL CHANGES AND UPDATES

Mobilehome Park Program News

- Kyle Krause was appointed as Deputy Director of the Division on April 7, 2021.
- Mitchel Baker was appointed as Assistant Deputy Director of the Division on June 15, 2021.
- HCD is currently funded for 50 District Representatives (DRs) I and II and seven Codes and Standards Administrators (CSAs). There are two DR vacancies and no CSA vacancies at this time. HCD is continuing to recruit statewide to fill vacancies as they occur.
- The MP Program drafted emergency regulations to grant HCD the authority to waive PTO late renewal penalty fees when a state of emergency is declared by the Governor. The emergency regulations package was approved by OAL on June 24, 2021. HCD is in the process of submitting a permanent regulatory package for approval.

Current Number of Local Enforcement Agencies (LEAs)

There are currently 70 active LEAs performing enforcement for the Mobilehome Parks Act and Special Occupancy Parks Act within their respective jurisdictions.

Of those enforcing, three counties perform the enforcement for seven cities within their respective counties. Those counties are San Mateo (one city), Napa (one city), and Imperial (five cities). There are also 10 cities that have retained LEA enforcement responsibility, despite no longer having any MPs or SOPs.

LEA Assumptions

The City of Fresno assumed enforcement responsibility over 27 mobilehome parks effective July 1, 2021. On July 14, 2021, staff from the Mobilehome Parks Program and Field Operations team conducted LEA training in the City of Fresno as part of the transfer of enforcement responsibility.

LEA Returns

There were no LEAs that returned enforcement responsibility to HCD during 2021.

LEA Assistance

HCD is mandated to monitor approved LEAs as necessary to ensure enforcement of the Mobilehome Parks Act and the Special Occupancy Parks Act. Last year the Division developed a process to effectively monitor all LEAs.

In 2021, HCD evaluated eleven LEAs (listed below). HCD will select LEAs for monitoring early in the 2022. Monitoring will begin in March 2022.

LEA	Date Evaluated	Evaluation Results
City of Folsom	02/12/2021	Satisfactory
City of Weed	03/16/2021	Unsatisfactory
City of Livingston	03/17/2021	Improvement Needed
City of Milpitas	04/24/2021	Satisfactory
Napa County	04/24/2021	Satisfactory
City of Indio	06/03/2021	Improvement Needed
City of Camarillo	06/21/2021	Satisfactory
City of Carlsbad	06/21/2021	Satisfactory
City of Dinuba	07/07/2021	Improvement Needed
City of Rancho Mirage	07/20/2021	Satisfactory
City of Rialto	07/26/2021	Unsatisfactory

The Parks Program has been in contact with the LEAs above that received “Improvement Needed” or “Unsatisfactory” evaluations to obtain plans from each LEA on corrective measures to ensure they meet their obligations to enforce Title 25 of the California Code of Regulations.

Training and Outreach

- On April 15, 2021, HCD presented at the Loftin Bedell Education Seminar to provide an overview of significant health and safety matters within parks that mobilehome park owners and residents should be aware of.
- On April 16, 2021, HCD presented at the Sea Oaks Residents Association Meeting to provide an overview of permitting processes and health and safety issues.
- On May 20, 2021, HCD presented at the Loftin Bedell Education Seminar to provide an overview of the Mobilehome Residency Law Protection Program (MRLPP).
- On July 14, 2021, HCD conducted LEA training for the City of Fresno.
- On September 10, 2021, HCD participated in a virtual townhall event with Ed Fund, where topics presented included MPM inspections, HCD inspection processes, and complaint inspections.

VI. FIELD OPERATIONS

MPM Inspection Criteria for 2022

The following is the criteria for selecting parks for MPM inspections:

- MPs that have had verified complaints.
- MPs that have not had an MPM inspection in the last seven (7) CYs.
- MPs that have no permit history within the last CY.

Planned MPM Inspections for CY 2022

Below is a preliminary list of MPs that will have MPM inspections during CY 2022. Some parks listed below may be removed if HCD discovers the park has closed.

SOUTHERN AREA OFFICE (SAO) PLANNED MPM INSPECTIONS:

Park ID	Park Name	City	County
15-0038-MP	ROYAL PALMS MOBILE ESTATES	BAKERSFIELD	KERN
15-0138-MP	WESTSIDE PARK	ROSAMOND	KERN
15-0175-MP	LAKE ISABELLA RV RESORT	LAKE ISABELLA	KERN
15-0181-MP	SUNSET TRAILER PARK	LAKE ISABELLA	KERN
15-0188-MP	TROUSDALE ESTATES	RIDGECREST	KERN
15-0274-MP	RIVERDALE VILLAGE	BAKERSFIELD	KERN
15-0330-MP	PIONEER PINES MHP	BAKERSFIELD	KERN
15-0341-MP	SANTIAGO RIDGECREST ESTATES	RIDGECREST	KERN
15-0422-MP	ROSEDALE VILLAGE MH/RV PARK	BAKERSFIELD	KERN
15-0426-MP	TRADEWINDES MOBILE ESTATES	ROSAMOND	KERN
19-0009-MP	ACORN TRAILER PARK	EL MONTE	LOS ANGELES
19-0092-MP	CALIFORNIA TRAILER GROVE	POMONA	LOS ANGELES

Park ID	Park Name	City	County
19-0418-MP	MIDTOWN TP	BELLFLOWER	LOS ANGELES
19-0446-MP	MOUNTAIN VIEW TRAILER COURT	EL MONTE	LOS ANGELES
19-0856-MP	MAXSON PINES MOBILE MANOR	EL MONTE	LOS ANGELES
19-0860-MP	SIERRA PARK LLC	SANTA CLARITA	LOS ANGELES
19-0917-MP	SUNCREST MHP	GARDENA	LOS ANGELES
19-0934-MP	LOMA LINDA TP	PEARBLOSSOM	LOS ANGELES
19-1002-MP	CANYON PALMS MHP	SANTA CLARITA	LOS ANGELES
19-1026-MP	SANTA FE MHP	EL MONTE	LOS ANGELES
19-1053-MP	TORRANCE MHP	TORRANCE	LOS ANGELES
19-1212-MP	BROOKSIDE COUNTRY CLUB ESTATES	EL MONTE	LOS ANGELES
19-1246-MP	MONTEREY MANOR	MISSION HILLS	LOS ANGELES
19-1314-MP	BLUE SKIES LIVING	PALMDALE	LOS ANGELES
19-1320-MP	PARKLANE MOBILE ESTATES	SANTA CLARITO A	LOS ANGELES
19-1345-MP	GRAD'S TRAILER PARK #1	LAWNDALE	LOS ANGELES
19-1350-MP	VALLE VERDE COURTYARD	CHATSWORTH	LOS ANGELES
19-1352-MP	MALIBU VILLAGE MOA	PACIFIC PALISADES	LOS ANGELES
19-1370-MP	CANOGA MOBILE ESTATES	CANOGA PARK	LOS ANGELES
19-1387-MP	RIVIERA MOBILE ESTATES	CANOGA PARK	LOS ANGELES
19-1423-MP	AZTEC MOBILE ESTATES	BELLFLOWER	LOS ANGELES
19-1452-MP	ACTON COUNTRY MHP	ACTON	LOS ANGELES
19-1547-MP	BARNHOUSE TRAILER COURT	EL MONTE	LOS ANGELES
19-1574-MP	VILLAGE MHP	GARDENA	LOS ANGELES
30-0064-MP	ST ANDREWS MHP	SANTA ANA	ORANGE
30-0077-MP	GARDNERS PARK	SANTA ANA	ORANGE
30-0112-MP	BIT O HOME	SANTA ANA	ORANGE
30-0125-MP	KONA KAI MHP	SANTA ANA	ORANGE
30-0136-MP	SEA AIRA MOBILE ESTATES	HUNTINGTON BEACH	ORANGE
30-0178-MP	QUIET VILLAGE MHP	SANTA ANA	ORANGE
30-0179-MP	COACH ROYAL MHP	SANTA ANA	ORANGE
30-0198-MP	RANCHO DEL REY MOBILE	HUNTINGTON BEACH	ORANGE
30-0201-MP	LOS ALISOS MH ESTATES	WESTMINISTER	ORANGE
30-0259-MP	VILLA HUNTINGTON MHP	HUNTINGTON BEACH	ORANGE
30-0306-MP	LOS ROBLES MH ESTATES	WESTMINISTER	ORANGE
30-0451-MP	HUNTINGTON SHORE CLIFFS	HUNTINGTON BEACH	ORANGE
33-0033-MP	BRAIRWOOD MHP	LAKE ELSINORE	RIVERSIDE
33-0046-MP	DESERT GEM	BLYTHE	RIVERSIDE
33-0051-MP	CORONA MHP	CORONA	RIVERSIDE
33-0087-MP	DUNE PALMS	LA QUINTA	RIVERSIDE

Park ID	Park Name	City	County
33-0092-MP	COACHELLA MHP	COACHELLA	RIVERSIDE
33-0097-MP	WEBB'S	BANNING	RIVERSIDE
33-0108-MP	RIVERDALE TRAILER COURT	MIRA LOMA	RIVERSIDE
33-0131-MP	HEMACINTO MP	SAN JACINTO	RIVERSIDE
33-0157-MP	PALM DRIVE COURT	DESERT HOT SPRINGS	RIVERSIDE
33-0169-MP	SILVER SPUR COMMUNITY	PALM DESERT	RIVERSIDE
33-0227-MP	GOLDEN SANDS	PALM SPRINGS	RIVERSIDE
33-0229-MP	SAFARI PARK	PALM SPRINGS	RIVERSIDE
33-0242-MP	AMBERLITE MHP	CORONA	RIVERSIDE
33-0248-MP	ACE MHP SOUTH	RIVERSIDE	RIVERSIDE
33-0256-MP	ACE MHP NORTH	RIVERSIDE	RIVERSIDE
33-0261-MP	LAS PALOMAS ESTATES	CALIMESA	RIVERSIDE
33-0310-MP	KING ARTHUR MOBILE ESTATES	RIVERSIDE	RIVERSIDE
33-0311-MP	BEL AIR MOBILE ESTATES	SUN CITY	RIVERSIDE
33-0331-MP	WHISPERING SANDS	DESERT HOT SPRINGS	RIVERSIDE
33-0335-MP	PALM DRIVE	DESERT HOT SPRINGS	RIVERSIDE
33-0357-MP	CORONA WEST MHP	CORONA	RIVERSIDE
33-0365-MP	MISSION VILLAGE	RIVERSIDE	RIVERSIDE
33-0398-MP	SIERRA PINES	RIVERSIDE	RIVERSIDE
33-0405-MP	INDIAN SPRINGS MHP	PALM DESERT	RIVERSIDE
33-0407-MP	PORTOLA PALMS	PALM DESERT	RIVERSIDE
33-0458-MP	CASTROS TP	COACHELLA	RIVERSIDE
33-0489-MP	COUNTRYWOOD ESTATES	CORONA	RIVERSIDE
33-0516-MP	PLANTATION OF THE LAKE	CALIMESA	RIVERSIDE
33-0518-MP	DESERT WILLOW	DESERT HOT SPRINGS	RIVERSIDE
33-0523-MP	SANTIAGO ESTATES RIVERSIDE	RIVERSIDE	RIVERSIDE
33-10320-MP	PALM VIEW ESTATES	DESERT HOT SPRINGS	RIVERSIDE
36-0138-MP	MOUNTAIN VIEW MHP	SAN BERNARDINO	SAN BERNARDINO
36-0150-MP	PALM GROVE TRAILER COURT	HIGHLAND	SAN BERNARDINO
36-0152-MP	PARADISE TRAVEL TP	MONTCLAIR	SAN BERNARDINO
36-0227-MP	TIMBER CANYON LLC	RIALTO	SAN BERNARDINO
36-0329-MP	MONTCLAIR MOBILE ESTATES	MONTCLAIR	SAN BERNARDINO
36-0453-MP	ACACIA VILLAS	RIALTO	SAN BERNARDINO
36-0488-MP	SEVEN OAKS MOUNTAIN RESORT	ANGELUS OAKS	SAN BERNARDINO
36-0511-MP	MEDITERRANEAN MH ESTATES	SAN BERNARDINO	SAN BERNARDINO
36-0567-MP	SUNRISE MHP	HINKLEY	SAN BERNARDINO
37-1593-MP	PARK ENCINITAS	ENCINITAS	SAN DIEGO

Park ID	Park Name	City	County
40-0007-MP	BAYWOOD TP	BAYWOOD PARK	SAN LUIS OBISPO
40-0013-MP	MISSION COURT	SAN MIGUEL	SAN LUIS OBISPO
40-0121-MP	OCEANAIRE MHP	SAN LUIS OBISPO	SAN LUIS OBISPO
40-0148-MP	SHADY LANE	SAN LUIS OBISPO	SAN LUIS OBISPO
40-0171-NP	LOS ROBLES MOBILE ESTATES	PASO ROBLES	SAN LUIS OBISPO
40-0179-MP	MESA DUNES MH ESTATES	ARROYO GRANDE	SAN LUIS OBISPO
42-0081-MP	FLAMINGO MHP	SANTA BARBARA	SANTA BARBARA
54-0003-MP	GOLDEN HILLS MOBILE ESTATES	PORTERVILLE	TULARE
54-0129-MP	MISSION BELL MHP	PORTERVILLE	TULARE
56-0123-MP	HOLLYWOOD BEACH OWNERS	OXNARD	VENTURA
56-0124-MP	VENTURA MARINA MHP	VENTURA	VENTURA
56-0126-MP	STARDUST MH ESTATES	VENTURA	VENTURA
56-0143-MP	EL DORADO MH ESTATES	FILLMORE	VENTURA
56-0154-MP	OJAI VALLEY ESTATES	OJAI	VENTURA
56-0165-MP	VILLA DEL ARROYO	MOORPARK	VENTURA

NORTHERN AREA OFFICE (NAO) PLANNED MPM INSPECTIONS:

Park ID	Park Name	City	County
01-0013-MP	AVALON MOBILE HOME PARK	CASTRO VALLEY	ALAMEDA
01-0023-MP	BAYSHORE COMMONS	SAN LEANDRO	ALAMEDA
01-0055-MP	SLATERS TP	SAN LEANDRO	ALAMEDA
01-0073-MP	SAN LEANDRO MOBILE HOME AND RV PARK	SAN LEANDRO	ALAMEDA
01-0075-MP	HAYWARD MOBILE COUNTRY CLUB	HAYWARD	ALAMEDA
01-0078-MP	SUN VALLEY MOBILE ESTATES	LIVERMORE	ALAMEDA
01-0079-MP	EDEN ROC MHP	HAYWARD	ALAMEDA
01-0090-MP	SPANISH RANCH 1	HAYWARD	ALAMEDA
04-0082-MP	MOUNTAIN VIEW MOBILE ACRES	CHICO	BUTTE
05-0006-MP	SAFARI MOBILE HOME PARK	AVERY	CALAVERAS
05-0021-MP	BIG HORN MHP	ANGELS CAMP	CALAVERAS
05-0023-MP	TANWOOD MHP	AVERY	CALAVERAS
05-0054-MP	MURPHYS DIGGINS MHP	MURPHYS	CALAVERAS
06-0010-MP	/MACS COTTAGE\ TP	GRIMES	COLUSA
06-0015-MP	TERHEL FARMS MHP	COLUSA	COLUSA
07-0047-MP	RIVERVIEW MHP	PITTSBURG	CONTRA COSTA

Park ID	Park Name	City	County
07-0073-MP	THE TREES	CONCORD	CONTRA COSTA
07-0080-MP	FAR HILLS MP	BAY POINT	CONTRA COSTA
07-0082-MP	THE WILLOWS AT BETHEL ISLAND	BETHEL ISLAND	CONTRA COSTA
07-0088-MP	CONCORD MOBILE COUNTRY CLUB, LLC	CONCORD	CONTRA COSTA
07-0093-MP	CLAYTON PALMS COMMUNITY, LP	CLAYTON	CONTRA COSTA
09-0020-MP	BONANZA MHP	POLLOCK PINES	EL DORADO
09-0052-MP	WAGON WHEEL MHP	POLLOCK PINES	EL DORADO
09-0103-MP	TAHOE VERDE MHP	SOUTH LAKE TAHOE	EL DORADO
09-0111-MP	SIERRA PINES MOBILE MANOR	KELSEY	EL DORADO
10-0115-MP	ARABIAN VILLA AND CAMPUS CORRAL	CLOVIS	FRESNO
10-0141-MP	THE WOODS	CLOVIS	FRESNO
10-0171-MP	MCCALL VILLAGE MHP	SELMA	FRESNO
12-0031-MP	ORICK MOTEL AND TP	ORICK	HUMBOLDT
17-0104-MP	STERLING SHORE ESTATES	LAKEPORT	LAKE
20-0040-MP	OAKHURST MOBILE ESTATES	OAKHURST	MADERA
20-0043-MP	THE MEADOWS MHC	MADERA	MADERA
21-0017-MP	CONTEMPO MARIN	SAN RAFAEL	MARIN
24-0110-MP	SIERRA PORTAL MOBILE ESTATES	MERCED	MERCED
27-0244-MP	MONTE DEL LAGO MOBILE HOME PARK	CASTOVILLE	MONTEREY
29-0021-MP	CREEKSIDE VILLAGE	PENN VALLEY	NEVADA
31-0059-MP	SHADY GLEN MHP	COLFAX	PLACER
31-0067-MP	EDGEWOOD MOBILE HOME VILLAGE	AUBURN	PLACER
34-0105-MP	MOBIL COUNTRY CLUB	RANCHO CORDOVA	SACRAMENTO
34-0120-MP	SACRAMENTO CITY MOBILE HOME COMMUNITY LP	SACRAMENTO	SACRAMENTO
34-0124-MP	COUNTRY SQUIRE ESTATES	SACRAMENTO	SACRAMENTO
34-0129-MP	STONEGATE CITRUS HEIGHTS, LLC	CITRUS HEIGHTS	SACRAMENTO
34-0142-MP	SOUTHGATE MOBILE ESTATES	SACRAMENTO	SACRAMENTO
34-0156-MP	BIG OAK MHP	CITRUS HEIGHTS	SACRAMENTO
34-0163-MP	CAPITAL ESTATES	SACRAMENTO	SACRAMENTO

Park ID	Park Name	City	County
34-0168-MP	MEADOWBROOK MHP	SACRAMENTO	SACRAMENTO
34-0170-MP	LAKEVIEW VILLAGE MHP	CITRUS HEIGHTS	SACRAMENTO
34-0183-MP	CASA DE FLORES MHP	SACRAMENTO	SACRAMENTO
39-0035-MP	CHARTER WAY MHP	STOCKTON	SAN JOAQUIN
39-0146-MP	ALMOND GROVE MHC	ESCALON	SAN JOAQUIN
39-0156-MP	ALMOND BLOSSOM ESTATES	MANTECA	SAN JOAQUIN
39-0165-MP	STOCKTON VERDE MHP	STOCKTON	SAN JOAQUIN
39-0174-MP	IMPERIAL STOCKTON MOBILE ESTATES	STOCKTON	SAN JOAQUIN
43-0021-MP	WESTERN TP	SAN JOSE	SANTA CLARA
43-0068-MP	RANCHO LA MESA MHP	SUNNYVALE	SANTA CLARA
43-0107-MP	ADOBE WELLS	SUNNYVALE	SANTA CLARA
43-0124-MP	CHATEAU LA SALLE	SAN JOSE	SANTA CLARA
43-0145-MP	WESTWINDS	SAN JOSE	SANTA CLARA
43-0150-MP	WILLOW RANCH	SUNNYVALE	SANTA CLARA
43-0162-MP	SUNSHADOW	SAN JOSE	SANTA CLARA
44-0008-MP	EL RIO MHP	SANTA CRUZ	SANTA CRUZ
44-0061-MP	SHORELINE MOBILE ESTATES	SANTA CRUZ	SANTA CRUZ
44-0082-MP	BEACHCOMBER MOBILE HOME PARK	SANTA CRUZ	SANTA CRUZ
44-0101-MP	SEACLIFF MHP	APTOS	SANTA CRUZ
44-0111-MP	WHARF ROAD MANOR	CAPITOLA	SANTA CRUZ
44-0114-MP	VILLA SANTA CRUZ	SANTA CRUZ	SANTA CRUZ
45-0051-MP	BIXBY KNOLLS MHP LLC	ANDERSON	SHASTA
45-0053-MP	MOUNTAIN GATE MOBILE HOME PARK	REDDING	SHASTA
45-0054-MP	LAKESHORE VILLA RV PARK	LAKEHEAD	SHASTA
45-0083-MP	RED HILL MHP	ANDERSON	SHASTA
45-0201-MP	REDWOODS MOBILE HOME PARK	REDDING	SHASTA
45-0271-MP	MOUNTAIN SHADOWS MH ESTATES	REDDING	SHASTA
48-0066-MP	CREEKSIDE VILLAGE MHC	VACAVILLE	SOLANO
48-0069-MP	COUNTRY CLUB ESTATES	FAIRFIELD	SOLANO
49-0052-MP	LITTLE WOODS MOBILE VILLA	PETALUMA	SONOMA

Park ID	Park Name	City	County
49-0060-MP	MOBILE HOME ESTATES	SANTA ROSA	SONOMA
49-0094-MP	WINDSOR MOBILE COUNTRY CLUB	WINDSOR	SONOMA
49-0107-MP	CODDINGTON MOBILE ESTATES LLC	SANTA ROSA	SONOMA
49-0122-MP	RANCHO CABEZA MHP	SANTA ROSA	SONOMA
49-0150-MP	LEISURE LAKE VILLAGE	PETALUMA	SONOMA
49-0173-MP	VALLEY VILLAGE MOBILE ESTATES	ROHNERT PARK	SONOMA
49-0176-MP	BROOKWOOD MHP	SANTA ROSA	SONOMA
49-0187-MP	RANCHO GRANDE MH COMMUNITY	ROHNERT PARK	SONOMA
49-0189-MP	RANCHO VERDE MHP	ROHNERT PARK	SONOMA
50-0012-MP	GREEN RUN MOBILE ESTATES	TURLOCK	STANISLAUS
50-0076-MP	FISHERMANS BEND MH-RV PARK	NEWMAN	STANISLAUS
51-0006-MP	SUTTER ST MHP	YUBA CITY	SUTTER
51-0048-MP	D&H LLC MHP	YUBA CITY	SUTTER
52-0011-MP	WOODSON BRIDGE ESTATES	CORNING	TEHAMA
52-0017-MP	RIVER VIEW MHC	RED BLUFF	TEHAMA
53-0059-MP	STRAW HOUSE RESORTS	BIG BAR	TRINITY
55-0045-MP	SONORA ESTATES	SONORA	TUOLUMNE
55-0065-MP	PEPPERMINT CREEK MHP	JAMESTOWN	TUOLUMNE
57-0005-MP	WEST SACRAMENTO MOBILE HOME & RV PARK	WEST SACRAMENTO	YOLO