



October 31, 2025 (further annotated on January 5, 2026)

Michael Valadez
Property Manager
Kleege Enterprises
12625 High Bluff Drive Suite. 310
San Diego, CA 92130

SUBJECT: Rent Review Petition – Springdale Estates MHP – January 1, 2026 Rental Adjustment

Dear Mr. Valadez:

This letter is to advise that the Rent Review Petition received in my office on October 27, 2025, from the Springdale Estate residents affected by the January 1, 2026 increase has been verified. The subject petition contained sufficient signatures to forward the petition to the City Council for purposes of scheduling a hearing date before the Mobilehome Rent Review Commission in accordance with Section 16.16.060(c)(2) of the San Marcos Municipal Code. The results of the verification process are as follows:

Number of Signatures Submitted	64
Number of Signatures Deemed Sufficient - Petition Review	47
Number of Signatures Disqualified*	17
Number of Exempt Spaces (As indicated by Park Mgmt)**	1
Number of Spaces Affected by Rent increase**	84
Number of Signatures Required (>50% of 84)	43
Percentage of Spaces Requesting Hearing	56%

* Disqualified signatures did not match registered owner on rent roll or were duplicates.

**The Park Owner's representative stated on 10-31-2025 that 11 additional spaces are exempt from rent control, and provided information concerning its assertions on 11-14-2025. The representative was advised on 12-03-2025 that if the 3 signatures representing spaces which appeared on the Park Owner's list and on the Clerk's list of signatures deemed sufficient were removed from consideration, the remaining number of spaces would still qualify as a sufficient Rent Review petition, and there has been no further response from the Park Owner.

If you have any questions, please feel free to give me a call at (760) 744-1050, ext. 3105.

Sincerely,

Phillip Scollick
City Clerk

cc: City Manager
City Attorney
Housing & Neighborhood Services Director