



COUNTY OF HUMBOLDT

AGENDA ITEM NO.

H-4

For the meeting of October 11, 2016

Date: September 20, 2016
To: Board of Supervisors
From: Robert Wall, Interim Director Planning and Building
Subject: Analysis of Certification of Petition, Mobile Home Park Space Rent Stabilization

RSW

RECOMMENDATION(S):

Board of Supervisors receives a staff report on the impacts and possible costs associated with implementation of Mobile Home Park Space Rent Stabilization Initiative.

SOURCE OF FUNDING:

Fees and General Fund

DISCUSSION:

August 9, 2016 the Board took action to place the Mobile Home Park Space Rent Stabilization on the ballot in November, pursuant to Election Code §9118. The Planning and Building Department were asked to review the Ordinance for potential costs associated with implementation. Before proceeding with the cost analysis staff wanted to present an analysis of some of the data, to ensure projections will be based on accurate data.

Prepared by Paula Mushrush

CAO Approval

Cheryl Dillingham

REVIEW:

Auditor *WBM*

County Counsel *WBM*

Human Resources

Other

TYPE OF ITEM:

☐ Consent
☒ Departmental
☐ Public Hearing
☐ Other

PREVIOUS ACTION/REFERRAL:

Board Order No. _____

Meeting of: _____

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT
Upon motion of Supervisor _____ Seconded by Supervisor _____

Ayes
Nays
Abstain
Absent

SEE ACTION SUMMARY

and carried by those members present, the Board hereby approves the recommended action contained in this Board report.

Dated: _____

By: _____

Kathy Hayes, Clerk of the Board

“Section 9101-2 FINDINGS, A. There are some 42 mobile home parks with a total of 1,095 spaces located within the unincorporated areas of the County, comprising nine percent (9%) of the housing units in the County. This is more than double the State average of four percent (4%).”

It is unclear where the data for this finding was derived. The California Department of Housing & Community Development (“HCD”) has a list of licensed manufactured home parks, there are currently 57 (Attachment B), 15 of these parks have less than 10 spaces, meaning there are only 42 parks covered by this ordinance. Staff will premise the analysis on 42 parks.

The number of spaces in the 42 covered parks is 1,502. What is unknown is the number of exempt units. There were no parks built after 1990, which eliminates that exemption, but units can still be exempt under two other scenarios:

1. Space with a written lease with a term of over 12 months.
2. Space where the owner is not a full time resident and they do not rent their unit out.

The maximum number of covered units is 1,502. This number is likely to decrease over the first few years, as parks begin to report and above exemptions are filed. For purposes of administrative fee revenue projection will apply the number of spaces cited by the finding in the proposed ordinance – 1,096, 27% less than the total listed by HCD, . Staff will use 1,096 as the number of non-exempt units. This will go up or down during the first few years and will need to be evaluated for the first three years.

“Section 9101-2 FINDINGS, E. During recent years, rent increases in Humboldt County mobile home parks have substantially exceeded the percentage increase in the Consumer Price Index (CPI).”

Staff used Humboldt County Multiple Listing Service to analyze the average space rent for units sold during the months of June-Aug, including the current units on the market as of August 18, 2016. This doesn’t account for space rent increases on units that haven’t sold or those privately sold, but it gives an unbiased database to draw from. It should also be noted that some parks have risen more than others while some parks have space rents that have changed very little.

In an effort to determine the current rents and the changes over time, staff went back to review the last three years CPI index percentage increases. Of mobile homes that have sold, the average space rent increased by \$77 over the last three years. Had space rents increased commensurate with CPI the average rent would have increased by \$37 over the same period of time. The current average space rent for the 12 units on he market is \$453.

Year	Units with Space Rent listed in the MLS	Space Rent Ranges	Average Space Rent	Annual Percent Increase of Average Space Rent	Annual % change in San-Francisco Oakland, San Jose CPI
Year 2013	83 sold	\$270 - \$550	\$ 391	Base year	
Year 2014	86 sold	\$275 - \$520	\$ 418	6.84%	3.0%
Year 2015	54 sold	\$317 - \$550	\$ 428	2.54%	2.3%
Jan-Aug 2016*	43 sold/ 12 for sale	\$275 - \$625	\$ 468	9.52%	2.7%

* Includes those currently for sale in August.

9101-10 E. and F., Fair Return Standard. Section E and F refer to operating expenses inclusions and exclusions. The items to include and exclude are not clearly written. Staff is recommending that this section be carefully reviewed and administrative implementation interpretation and procedures developed as part of setting up the fair return petition guidelines.

There is a concern on the timing of this initiative. The initial work is falling in a department greatly impacted by the cannabis ordinance. Should the ordinance pass in November, according to the ordinance staff would need to have the program set-up and running within 3 months.

There are two discrete section of costs associated with this ordinance.

1) Initial Program Set-Up

- a) Develop Plan and Timeline for Implementation
- b) Annual Reports
 - i) Creating written procedures and related handouts for submitting Annual Reports
 - ii) Development of an Annual Registration form.
- c) Fair Return Petitions
 - i) Creating written procedures, including clarity on expense income inclusions and exclusions.
 - ii) Handouts for submitting Fair Return Petition
 - iii) Development of Fair Return Petition Form
- d) Funding reimbursement fees
 - i) Prepare a resolution for adopting an administrative fee, maximum \$5/unit.
 - ii) Define fee for submitting Fair Return Petition and prepare Board Report to adopt an amendment to the fee schedule.

2) Annual Work

- a) Annual Review and Registration Form
 - i) Review, post, and mail CPI to park owners
 - ii) Send Registration form to 42 parks
 - iii) Follow-up and collect data
 - iv) Review data for compliance
 - v) Follow-up with a clearance letter, or to pursue civil penalties
 - vi) Maintain a public information file
- b) Fair Return Petition
 - i) Explain program and process for petition
 - ii) Provide a Petition Form
 - iii) Collect fee and Petition Form
 - iv) Review the Form and determine the need for a technical expert
 - v) If necessary issue an RFP for an expert, and then contract with that expert
 - vi) Arrange for a Hearing with a Hearing officer
 - vii) Review the Application before a hearing officer as prescribed in the ordinance
 - viii) Send a copy of the result to the tenants and the park owner
 - ix) Ensure that all timelines as prescribed are met

FINANCIAL IMPACT:

The initial set-up is anticipated to cost approximately \$30,000. This work will need to be completed within the first three months. The administrative fee can be collected in January 2017 and will need to be collected by the park owners and remitted to the county. In a best case scenario, the administrative fee for fiscal year 2016-17 would generate \$34,894, and these funds would be used for the annual work. However,

the administrative fee may logistically be difficult for the mobile home park owners to collect, as they have not been in the position to collect revenue on behalf of the county. Therefore, the cost to set-up this program will require the General Fund to make a one-time contribution to Planning and Building in the current fiscal year.

Staff will return to your Board with a request for a General Fund contribution based on the passing of this measure and discussion with park owners on their ability to collect and remit the fee to the county.

The annual estimated cost to operate this program is \$72,065 (see Attachment A). Annual revenue based on staff's estimates, at \$5/space would be \$69,788. Therefore the annual general fund contribution will be \$6,277, which will likely increase after the first few years. Under the above scenario it is assumed that in accordance with the ordinance most of the direct costs for Fair Return Petition process will be recouped from the park owners.

OTHER AGENCY INVOLVEMENT:

ALTERNATIVES TO STAFF RECOMMENDATIONS: Board's discretion.

Attachment A: Fiscal Projections

Attachment B: List of Manufactured Home Parks

ATTACHMENT A – FISCAL PROJECTIONS

Initial Program Set-Up

Cost of:	Admin	Supervisor	Legal	Supplies	TOTAL
Prepare Work Plan	\$ -	\$ 4,718	\$ -		
Annual Report	\$ 4,632	\$ 944	\$ 1,004		
Fair Return Petition	\$ 6,176	\$ 1,416	\$ 1,882		
Funding Reimbursement Fees	\$ 6,176	\$ 1,180	\$ 1,255		
Minimal Supply Costs				\$ 100	
TOTAL	\$ 16,984	\$ 8,257	\$ 4,140	\$ 100	\$ 29,481

Annual Projected Costs

Number of Parks	42
Number of MH Owners	1502

ANNUAL REVENUE

Fee	# months	# MH	Exempt		TOTAL
\$4.50	12	1,502	10%	1,352	72,997
\$5.00	12	1,502	27%	1,096	65,788

ANNUAL EXPENSES

	Admin	Supervisor	Legal	Supplies	TOTAL
Management of Program	\$ 9,264	\$ 7,078	\$ 1,255		\$ 17,596
CPI analysis/Mailer/Posting	\$ 2,316	\$ -	\$ -	\$ 41	\$ 2,357
Ann Rpt, mail, review, follow-up	\$ 9,264	\$ 2,359	\$ 1,882	\$ 82	\$ 13,587
Civil Suit Filing - Noticing	\$ 6,176	\$ 1,180	\$ 5,018	\$ 736	\$ 13,110
Review Fair Return Petitions	\$ 6,176	\$ 1,769	\$ 2,509	\$ 41	\$ 10,496
Manage Hearing Process & Timeline	\$ 7,720	\$ 1,180	\$ 5,018	\$ 1,000	\$ 14,918
	\$ 40,916	\$ 13,566	\$ 15,682	\$ 1,901	\$ 72,065

Revenue Less Expenses - GF Contribution: (6,277)

ATTACHMENT B – LIST OF MOBILE HOME PARKS

SUMMARY OF PARKS			
Mobile Home Parks with 10 or more spaces: 42		Mobile Home Parks with less than 10 spaces: 15	
Number of spaces: 1,502		Number of spaces: 65	
	Park Information	Operated By	Type
1	FERNDALE MHP(12-0129-MP) Location (Map) CENTERVILLE RD FERNDALE, CA 95536 707-786-9801	Operated By CHARLES RAYL 164 MERIDAN FERNDALE, CA 95536-9773	MH COASTAL
2	THE PARK(12-0135-MP) Location (Map) 1800 SUTTER RD MCKINLEYVILLE, CA 95521 919-309-1500	Operated By DON MILLER P.O. BOX 1219 REDWAY CALIFORNIA REDWAY, CA 95560	MH COASTAL
3	SEA VIEW MOBIL ESTATES(12-0242-MP) Location (Map) 5825 HUMBOLDT HILL RD EUREKA, CA 95503 707-445-9550	Operated By SEA VIEW ESTATES, LLC 33105-118 SANTIAGO RD ACTON, CA 93510	MH COASTAL
4	BEACH CREEK MHP(12-0161-MP) Location (Map) 3633 PATRICKS POINT DR TRINIDAD, CA 95570 707-677-3498	Operated By BEACH CREEK LLC 4203 LOWELL AVE GLENDALE, CA 91214	MH COASTAL
5	WEST WIND TP(12-0054-MP) Location (Map) 689 MAIN ST LOLETA, CA 95551 707-445-3850	Operated By DORN, RICHARD & LYNN 3100 MAIN ST EUREKA, CA 95503	MH COASTAL
6	MARIOS MARINA(12-0146-MP) Location (Map) 533 MACHI ROAD WHITEHORN, CA 95589 909-982-1252	Operated By MARIOS MARINA LLC 533 MACHI ROAD WHITETHORN, CA 95589	MH COASTAL
7	SPRUCE POINT TP(12-0046-MP) Location (Map) 5750 HUMBOLDT HILL RD EUREKA, CA 95503 707-725-2929	Operated By QUEEN, RON & DONNA PO BOX 24 FORTUNA, CA 95540	MH COASTAL
8	HUMBOLDT BAY MOBILE ESTATES(12-0093-MP) Location (Map)	Operated By PERRIN FAMILY TRUST	MH COASTAL

	2150 SURFSIDE DR EUREKA, CA 95503 707-443-8836	MobileHome Spaces: 126 RV Spaces with Drains: 0 RV Spaces w/o Drains: 0	2150 SURFSIDE DR EUREKA, CA 95503	
9	AZALEA GLEN(12-0092-MP) Location (Map) 3883 PATRICKS POINT DR TRINIDAD, CA 95570 707-677-3068	Park Information Jurisdiction: HCD MobileHome Spaces: 12 RV Spaces with Drains: 15 RV Spaces w/o Drains: 26	Operated By ED ZARBACK PO BOX 1099 TRINIDAD, CA 95570	BOTH COASTAL
10	HIDDEN CREEK RV PARK(12-0101-MP) Location (Map) 199 N WESTHAVEN DR TRINIDAD, CA 95570 707-677-3775	Park Information Jurisdiction: HCD MobileHome Spaces: 1 RV Spaces with Drains: 33 RV Spaces w/o Drains: 25	Operated By HIDDEN CREEK RV PARK, LLC PO BOX 181 TRINIDAD, CA 95570	BOTH COASTAL
11	MIDWAY RV PARK(12-0134-MP) Location (Map) 51 MIDWAY DR TRINIDAD, CA 95570 707-677-3934	Park Information Jurisdiction: HCD MobileHome Spaces: 1 RV Spaces with Drains: 67 RV Spaces w/o Drains: 9	Operated By PAVLICH, RANDY & SHERRY PO BOX 830 TRINIDAD, CA 95570	BOTH COASTAL
12	DEERHORN LODGE(12-0062-MP) Location (Map) 2714 AVE OF THE GIANTS PHILLIPSVILLE, CA 95559 707-943-1750	Park Information Jurisdiction: HCD MobileHome Spaces: 24 RV Spaces with Drains: 11 RV Spaces w/o Drains: 0	Operated By DOROTHY/GRAHAM RUSSELL PO BOX 156 PHILLIPSVILLE, CA 95559	MH INLAND
13	MOBILE ESTATES(12-0082-MP) Location (Map) 7660 MYRTLE EUREKA, CA 95503 707-443-6161	Park Information Jurisdiction: HCD MobileHome Spaces: 65 RV Spaces with Drains: 0 RV Spaces w/o Drains: 0	Operated By CHARLES SEYMOUR 27415 EASTVALE RD PALOS VERDES PENINSULA, CA 90274	MH INLAND
14	SWAINS FLAT TRAILER CT(12-0075-MP) Location (Map) 20720 HWY 36 CARLOTTA, CA 95528 707-777-3268	Park Information Jurisdiction: HCD MobileHome Spaces: 12 RV Spaces with Drains: 0 RV Spaces w/o Drains: 0	Operated By KRISTOFER BECKER PO BOX 584 HYDESVILLE, CA 95547	MH INLAND
15	AZALEA ESTATE MHP(12-0076-MP) Location (Map) 2701 CHATEAU WAY MCKINLEYVILLE, CA 95519	Park Information Jurisdiction: HCD MobileHome Spaces: 31 RV Spaces with Drains: 0 RV Spaces w/o Drains: 0	Operated By RICK BRYAN 2701 CHATEAU WAY MCKINLEYVILLE, CA 95519	MH INLAND
16	LARSONS MHP(12-0080-MP) Location (Map) CAMPBELL FIELD, HWY 96 HOOPA, CA 95546 530-625-4575	Park Information Jurisdiction: HCD MobileHome Spaces: 20 RV Spaces with Drains: 0 RV Spaces w/o Drains: 0	Operated By SMITH, HALSTEAD & DONNA PO BOX 1218 HOOPA, CA 95546	MH INLAND

17	NORTHWOOD MHP(12-0086-MP) Location (Map) 2580 CENTRAL AVE MCKINLEYVILLE, CA 95519 707-839-1226	Park Information Jurisdiction: HCD MobileHome Spaces: 53 RV Spaces with Drains: 0 RV Spaces w/o Drains: 0	Operated By FLINT, DOUG & DEBORAH 2580 CENTRAL AVE NO 53 MCKINLEYVILLE, CA 95519	MH INLAND
18	SEAWOOD TERRACE(12-0142-MP) Location (Map) 700 SEA AVE EUREKA, CA 95501 707-445-4542	Park Information Jurisdiction: HCD MobileHome Spaces: 23 RV Spaces with Drains: 0 RV Spaces w/o Drains: 0	Operated By NELDA BOSS C/O PROFESSIONAL PROPERTY MANAGEMENT PO BOX 117 EUREKA, CA 95502	MH INLAND
19	GLENDALE MOBILE ESTATES(12-0149-MP) Location (Map) 1021 GLENDALE DR MCKINLEYVILLE, CA 95519 707-822-8346	Park Information Jurisdiction: HCD MobileHome Spaces: 37 RV Spaces with Drains: 0 RV Spaces w/o Drains: 0	Operated By MULLINS, DWIGHT SHERRIE, JEAN PARTNERSHIP 6644 HILLTOP DR EUREKA, CA 95503	MH INLAND
20	POINT PLEASANT MHP(12-0022-MP) Location (Map) 4529 LEWIS AVE EUREKA, CA 95501 707-445-9338	Park Information Jurisdiction: HCD MobileHome Spaces: 36 RV Spaces with Drains: 0 RV Spaces w/o Drains: 0	Operated By FORREST/SUZY WOODEN 2100 RIDGEWOOD DR EUREKA, CA 95503	MH INLAND
21	MOUNTAIN VISTA TP(12-0116-MP) Location (Map) GOLD DREDGE ROAD ORLEANS, CA 95556 530-627-3395	Park Information Jurisdiction: HCD MobileHome Spaces: 1 RV Spaces with Drains: 0 RV Spaces w/o Drains: 0	Operated By ROBERT SKILLEN, TRUSTEE PO BOX 978 COLFAX, CA 95713	MH INLAND
22	SHADY GROVE TP(12-0043-MP) Location (Map) 10 W COAST RD REDWAY, CA 95560 707-923-2483	Park Information Jurisdiction: HCD MobileHome Spaces: 29 RV Spaces with Drains: 0 RV Spaces w/o Drains: 0	Operated By MICHAEL MEGOWAN PO BOX 123 REDWAY, CA 95560	MH INLAND
23	FAIR OAKS TRAILER CT(12-0045-MP) Location (Map) HWY 299 WILLOW CREEK, CA 95573 530-629-3307	Park Information Jurisdiction: HCD MobileHome Spaces: 32 RV Spaces with Drains: 0 RV Spaces w/o Drains: 5	Operated By HARVEY GRANT PO BOX 144 WILLOW CREEK, CA 95573	MH INLAND
24	CURRIERS MHP(12-0171-MP) Location (Map) 235 LUM ST WEOTT, CA 95571 707-599-2586	Park Information Jurisdiction: HCD MobileHome Spaces: 1 RV Spaces with Drains: 0 RV Spaces w/o Drains: 0	Operated By RICK/KRIS CURRIER 11281 BLUESLIDE RD RIO DELL, CA 95562	MH INLAND
25	WILLOWS MOBILE HOME PARK(12-0027-MP) Location (Map)	Park Information Jurisdiction: HCD	Operated By THEODORE LICHTI	MH INLAND

	6521 AVE THE OF GIANTS MIRANDA, CA 95553 707-777-3509	MobileHome Spaces: 17 RV Spaces with Drains: 3 RV Spaces w/o Drains: 0	21170 STATE HWY 36 CARLOTTA, CA 95528	
26	THE RITE SPOT(12-0056-MP) Location (Map) 42110 HWY 299 WILLOW CREEK, CA 95573 530-365-3342	Park Information Jurisdiction: HCD MobileHome Spaces: 10 RV Spaces with Drains: 0 RV Spaces w/o Drains: 0	Operated By STEVEN/RHONDA SCHMITT 18833 NUT TREE LN ANDERSON, CA 96007	MH INLAND
27	THE PINES(12-0057-MP) Location (Map) PO BX 309, HWY 96 ORLEANS, CA 95556 530-627-3425	Park Information Jurisdiction: HCD MobileHome Spaces: 16 RV Spaces with Drains: 0 RV Spaces w/o Drains: 9	Operated By JAMES SLUSSER PO BOX 116 ORLEANS, CA 95556	MH INLAND
28	L&L MOBILE PARK(12-0099-MP) Location (Map) 1600 GWIN RD MCKINLEYVILLE, CA 95521 707-442-2900	Park Information Jurisdiction: HCD MobileHome Spaces: 1 RV Spaces with Drains: 0 RV Spaces w/o Drains: 0	Operated By TIM/KAREN LORENZO PO BOX 4406 ARCATA, CA 95518	MH INLAND
29	RIVERBEND PARK(12-0118-MP) Location (Map) 45630 HWY 36 DINSMORE, CA 95526 707-574-6183	Park Information Jurisdiction: HCD MobileHome Spaces: 29 RV Spaces with Drains: 0 RV Spaces w/o Drains: 0	Operated By BRIAN BELTRAMO C/O SCOTT SMITH 45630 HWY 36 # 22 BRIDGEVILLE, CA 95526	MH INLAND
30	GASSOWAY MHP(12-0136-MP) Location (Map) 1101 GASSAWAY AVE MCKINLEYVILLE, CA 95519 707-822-4209	Park Information Jurisdiction: HCD MobileHome Spaces: 1 RV Spaces with Drains: 0 RV Spaces w/o Drains: 0	Operated By TINDALL, WARREN & WILLETTA 4989 JACOBY CREEK RD BAYSIDE, CA 95524	MH INLAND
31	BAYWOOD MOBILE ESTATES(12-0127-MP) Location (Map) 182 WALTON LANE FIELDBROOK, CA 95521 707-223-4551	Park Information Jurisdiction: HCD MobileHome Spaces: 1 RV Spaces with Drains: 0 RV Spaces w/o Drains: 0	Operated By ROBERT GALE 2728 A STREET EUREKA, CA 95501	MH INLAND
32	FIELDEN STREAM MOBILE HOME PARK(12-0144-MP) Location (Map) 3498 A STREET HYDESVILLE, CA 95547-0288 707-725-1094	Park Information Jurisdiction: HCD MobileHome Spaces: 20 RV Spaces with Drains: 0 RV Spaces w/o Drains: 0	Operated By CARLO MARCHETTI SIX RIVERS PROPERTY MANAGEMENT 710 MAIN STREET FORTUNA, CA 95540	MH INLAND
33	BENSON'S MOBILE PARK(12-0190-MP) Location (Map) HWY 36 2 1/2 MI S CARLOTTA, CA 95528	Park Information Jurisdiction: HCD MobileHome Spaces: 1 RV Spaces with Drains: 0	Operated By TAMMY BENSON PO BOX 66 CARLOTTA, CA 95528	MH INLAND

	707-764-3416	RV Spaces w/o Drains: 0		
34	HYDESVILLE MP(12-0072-MP) Location (Map) 6826 ROHNERVILLE RD HYDESVILLE, CA 95547 707-725-4634	Park Information Jurisdiction: HCD MobileHome Spaces: 17 RV Spaces with Drains: 4 RV Spaces w/o Drains: 0	Operated By POTTER RENTALS, LLC 1100 METROPOLITAN RD FORTUNA, CA 95540	MH INLAND
35	KNIGHTS PARK(12-0020-MP) Location (Map) 3353 HWY 96 WILLOW CREEK, CA 95573 530-629-3219	Park Information Jurisdiction: HCD MobileHome Spaces: 13 RV Spaces with Drains: 0 RV Spaces w/o Drains: 12	Operated By KNIGHT, C. T. & JUNE 3353 HWY 96 WILLOW CREEK, CA 95573	MH INLAND
36	ROSEHAVEN MHP(12-0241-MP) Location (Map) 37751 HWY 96 ORLEANS, CA 95556 530-627-3812	Park Information Jurisdiction: HCD MobileHome Spaces: 1 RV Spaces with Drains: 0 RV Spaces w/o Drains: 0	Operated By JEFFREY REYNOLDS/PEGGY PONIKVAR PO BOX 219 ORLEANS, CA 95556	MH INLAND
37	THUNDERBIRD MOBILE ESTATES(12-0089-MP) Location (Map) 1723 1/2 THUNDERBIRD DR MCKINLEYVILLE, CA 95519 831-462-6542	Park Information Jurisdiction: HCD MobileHome Spaces: 100 RV Spaces with Drains: 0 RV Spaces w/o Drains: 0	Operated By MARIANNE WOLSKI C/O G.WOLSKI 15 SUNCREST DR SOQUEL, CA 95073	MH INLAND
38	VAN DUZEN MP(12-0192-MP) Location (Map) 19919 HWY 36 CARLOTTA, CA 95528-9621 707-668-5008	Park Information Jurisdiction: HCD MobileHome Spaces: 1 RV Spaces with Drains: 0 RV Spaces w/o Drains: 0	Operated By ROBIN ROUSSEAU PO BOX 201 BLUE LAKE, CA 95525	MH INLAND
39	INDIANOLA MOBILE HOME PARK(12-0139-MP) Location (Map) 3656 OLD ARCATA ROAD EUREKA, CA 95503 707-444-9409	Park Information Jurisdiction: HCD MobileHome Spaces: 70 RV Spaces with Drains: 0 RV Spaces w/o Drains: 0	Operated By DAKOTA WEST REALTY, LLC 1065 HACIENDA DR SIMI VALLEY, CA 93065	MH INLAND
40	WEST COAST MHP(12-0001-MP) Location (Map) 72\146 WEST COAST RD REDWAY, CA 95560 707-723-2293	Park Information Jurisdiction: HCD MobileHome Spaces: 33 RV Spaces with Drains: 0 RV Spaces w/o Drains: 0	Operated By FREDRICKSON, LEO & LOUISE PO BOX 6249 EUREKA, CA 95502	MH INLAND
41	HIDDEN GARDENS(12-0097-MP) Location (Map) KNIGHTS LANE PO BX 538 GARBERVILLE, CA 95542 707-923-2451	Park Information Jurisdiction: HCD MobileHome Spaces: 12 RV Spaces with Drains: 0 RV Spaces w/o Drains: 0	Operated By KIRK SCOWN PO BOX 42 JORDAN VALLEY, OR 97910	MH INLAND
42	OCEAN WEST MOBILE HOME PARK(12-0077-MP)	Park Information	Operated By	MH

	Location (Map) 1090 MURRAY RD MCKINLEYVILLE, CA 95521 707-839-1578	Jurisdiction: HCD MobileHome Spaces: 127 RV Spaces with Drains: 0 RV Spaces w/o Drains: 0	OCEAN WEST INVESTORS, LLC 11335 GOLD EXPRESS DR #100 GOLD RIVER, CA 95670	INLAND
43	BEECHWOOD MHP(12-0087-MP) Location (Map) 2755 BEECHWOOD DR EUREKA, CA 95501 707-839-1226	Park Information Jurisdiction: HCD MobileHome Spaces: 10 RV Spaces with Drains: 0 RV Spaces w/o Drains: 0	Operated By MELOHN, DOUG & SHARON 7091 BERTA RD EUREKA, CA 95503	MH INLAND
44	PARKWOOD PLACE MOBILE ESTATES(12-0145-MP) Location (Map) 2894 MCKINLEYVILLE AVE MCKINLEYVILLE, CA 95519 707-839-2734	Park Information Jurisdiction: HCD MobileHome Spaces: 10 RV Spaces with Drains: 0 RV Spaces w/o Drains: 0	Operated By PARKWOOD PLACE MOBILE ESTATES, LLC 9221 SOUTH 197TH ST RENTON, WA 98055	MH INLAND
45	DOWS PRAIRIE MHP(12-0216-MP) Location (Map) 3530 DOWS PRAIRIE RD MCKINLEYVILLE, CA 95519 707-498-2960	Park Information Jurisdiction: HCD MobileHome Spaces: 1 RV Spaces with Drains: 0 RV Spaces w/o Drains: 0	Operated By ROBERT MCBETH 3684 MITCHEL RD EUREKA, CA 95503	MH INLAND
46	EUREKA MOBILE VILLAGE(12-0011-MP) Location (Map) 1201 ALLARD AVE EUREKA, CA 95503 707-442-3343	Park Information Jurisdiction: HCD MobileHome Spaces: 92 RV Spaces with Drains: 0 RV Spaces w/o Drains: 0	Operated By EUREKA HOUSING PARTNERS 1, LLC 3511 DEL PASO RD STE 160 RM 240 SACRAMENTO, CA 95835	MH INLAND
47	MELODY TP(12-0026-MP) Location (Map) 3220-3254 REDWOOD DR REDWAY, CA 95560 707-444-2659	Park Information Jurisdiction: HCD MobileHome Spaces: 34 RV Spaces with Drains: 0 RV Spaces w/o Drains: 0	Operated By PETER MARTIN PO BOX 747 BAYSIDE, CA 95524	MH INLAND
48	ALTON TRAILER PARK(12-0036-MP) Location (Map) 2930 OLD STATE HWY FORTUNA, CA 95540 707-768-1760	Park Information Jurisdiction: HCD MobileHome Spaces: 14 RV Spaces with Drains: 0 RV Spaces w/o Drains: 0	Operated By DAVINA GRAY PO BOX 186 HYDESVILLE, CA 95547	MH INLAND
49	DINSMORE RESIDENTIAL PARK(12-0073-MP) Location (Map) 43704 HWY 36 DINSMORE, CA 95526 707-574-6500	Park Information Jurisdiction: HCD MobileHome Spaces: 14 RV Spaces with Drains: 0 RV Spaces w/o Drains: 0	Operated By HULKOR INC C/O RICK BUSTAMANTE 43704 HWY 36 DINSMORE, CA 95526	MH INLAND
50	BIG FOOT MHP(12-0178-MP) Location (Map)	Park Information Jurisdiction: HCD	Operated By BIGFOOT GOLF & COUNTRY CLUB	MH INLAND

	PATTERSON RD WILLOW CREEK, CA 95573 530-629-4658	MobileHome Spaces: 18 RV Spaces with Drains: 6 RV Spaces w/o Drains: 0	PO BOX 836 WILLOW CREEK, CA 95573	
51	MCKINLEYVILLE APTS\TP(12-0024-MP) Location (Map) 2331 CENTRAL AVE MCKINLEYVILLE, CA 95519 707-839-1651	Park Information Jurisdiction: HCD MobileHome Spaces: 67 RV Spaces with Drains: 6 RV Spaces w/o Drains: 0	Operated By MCGAUGHEY, VERN PO BOX 2057 MCKINLEYVILLE, CA 95519	MH INLAND
52	GAMBI HILL(12-0016-MP) Location (Map) 40526 HWY 299 WILLOW CREEK, CA 95503 530-629-2701	Park Information Jurisdiction: HCD MobileHome Spaces: 31 RV Spaces with Drains: 5 RV Spaces w/o Drains: 0	Operated By MARC ROWLEY LONDA ROWLEY P.O. BOX 373 WILLOW CREEK, CA 95573	MH INLAND
53	JOHNNYS RV PARK\MARINA(12-0019-MP) Location (Map) 1821 BUHNE DR EUREKA, CA 95501 707-442-2284	Park Information Jurisdiction: HCD MobileHome Spaces: 8 RV Spaces with Drains: 45 RV Spaces w/o Drains: 0	Operated By GISELA KINDER 1821 BUHNE DR EUREKA, CA 95503	MH COASTAL
54	EZ LANDING RV PARK\MARINA(12-0009-MP) Location (Map) 1875 BUHNE DR EUREKA, CA 95503 707-442-1118	Park Information Jurisdiction: HCD MobileHome Spaces: 35 RV Spaces with Drains: 45 RV Spaces w/o Drains: 6	Operated By OBEJI, NAIM & LOUISE PO BOX 1284 SANTA MONICA, CA 90406	MH COASTAL
55	KLAMATH RIVERSIDE PARK(12-0105-MP) Location (Map) 37695 HWY 96 ORLEANS, CA 95556 530-627-3239	Park Information Jurisdiction: HCD MobileHome Spaces: 23 RV Spaces with Drains: 22 RV Spaces w/o Drains: 0	Operated By KLAMATH RIVERSIDE PARK PO BOX 236 ORLEANS, CA 95556	MH INLAND
56	REDCREST RESORT(12-0102-MP) Location (Map) 26459 AVE OF THE GIANTS REDCREST, CA 95569 707-722-4208	Park Information Jurisdiction: HCD MobileHome Spaces: 24 RV Spaces with Drains: 8 RV Spaces w/o Drains: 15	Operated By GOFF, DANIEL & DORIS PO BOX 235 REDCREST, CA 95569	MH INLAND
57	ORICK MOTEL AND TP(12-0031-MP) Location (Map) HWY 101 NORTH ORICK, CA 95555 707-488-2500	Park Information Jurisdiction: HCD MobileHome Spaces: 20 RV Spaces with Drains: 14 RV Spaces w/o Drains: 6	Operated By ORICK MOTEL & RV PARK C/O BOLAMAN PROPERTIES. INC 3053 FREEPORT BLVD STE 401 SACRAMENTO, CA 95818	MH INLAND