

McClenagan, Laura

From: Hilary Mosher <hilmosh@gmail.com>
Sent: Monday, November 01, 2021 12:20 PM
To: Ford, John; Madrone, Steve; Planning Clerk
Subject: Ocean West Planning Commission Hearing

To whom it may concern-

Many residents of Ocean West Mobilehome Park in McKinleyville are concerned regarding the scheduling of a Planning Commission meeting on December 2, 2021 to move forward on Sun Communities' application for expansion. It is our understanding that the Planning Department issued a decision regarding this application stating that until/unless Sun Communities corrected existing permitting violations at Ocean West, they wouldn't be allowed to move forward on expansion.

At this time there are at least two areas where Sun has failed to correct violations: sound mitigation, and increase of recreational space within the common areas of the park. Through a recent public records request to the Planning Department we see that Sun had contractors conduct a sound mitigation evaluation that resulted in findings of violations, but we can find no records that demonstrate that Sun has corrected these findings and conducted a final test. If such documents exist, please disclose ASAP.

Additionally, although the County held a zoom meeting in September to allow Sun to present their contractor's corrections to the required additional recreational space, the majority of their correction consists of displacing the parking lot for the clubhouse (considered a current recreational space provision, necessary for residents to gather at the clubhouse) and replacing it with a tiny dog park, some benches and a built-in barbeque. During the presentation when contractor

representatives were asked about where residents would park when using the clubhouse, the answer was "on the street". When asked whether the contractors were aware that street parking on narrow streets of mobile home parks is prohibited by state regulation they answered "No." Not having/researching an awareness of regulations in mobilehome parks is evidence that their entire plan is unacceptable. They also planned some additional walking path recreational space contingent upon expansion approval (not meeting the 'prior to' mandate), but at least some, if not most of this inventory was on sensitive habitat, and when questioned the contractor admitted they had not gotten any environmental impact evaluations on the allowability/suitability for this "recreational space" in a riparian habitat subject to Widow White Creek erosion.

At this time it seems that the Planning Department has not conducted a full evaluation to determine whether Sun Communities has corrected existing violations before allowing them to move forward. If the Department has conducted a comprehension evaluation, residents would very much appreciate a copy of the document.

Many residents in Ocean West believe that the December 2nd Planning Commission Hearing is premature and should not be scheduled until or unless Sun Communities has proven that necessary corrections to existing violations have been completed in full, prior to any further expansion.

-Hilary Mosher, Regional Manager Zone A-1
Golden State Mobilehome Owners League
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