

TO: Mendocino Planning Commission

Mendocino County

SUBJECT: Wildwood Campground CUP Hearing

MAY 04 2020

Planning & Building Services

FROM: Lee Exum, Owner

I have been discussing the issues in this application with Juliana Cherry, Planner. I am basically in agreement with her comments and recommendations except for a couple of issues:

1. 30 day maximum stay for our customers.

At the present we have at least 50 of our sites occupied by families that have been here for years, some up to 10 years. This was never an issue that we can find prior to our request for renewal of the permit in 2013. During many months the additional 26 sites are only partially used

Since our purchase of the Park in 2006 the majority of our customers have been long term residents who were elderly on Social Security, or low income who could not afford apartment rent in this area. Our managers learned to work with the needs of these people and the agencies that provided their funds.

In discussions with Planning we learned that a General Plan amendment and new use permit will correct this problem and that the planning department would assist us in filing for this.

Therefore we are planning to file for this change. We understand that under CA SB-35 this process could possibly be fast tracked because we are providing help for the homeless and low income. In order for us to help and provide housing for our present residents and survive financially WE ARE ASKING FOR AN EXEMPTION TO THIS CONDITION UNTIL THE ABOVE IS DONE.

2. NUMBER OF SITES—TOTAL, and number of sites with drains: Please refer to this report by Lee Exum, owner:

### COMMENTS and EXPLANATIONS

I have owned and operated Wildood since 2006. We have made many changes, repairs and improvements over these years of continuous operation. For ALL major projects we have obtained the necessary permits from county and state departments, this has included electrical, water, and sewer additions, and or repairs.

Several times during these years our annual PTO has had different numbers of sites without any input from us. For the past several years this number has been incorrect. When we applied and paid our annual fees for our current permit we included a letter stating the correct number of sites and asked for a correction. When our Permit arrived it had not been corrected and no explanation was given. This also did not agree with the number listed by Mendocino County.

We have researched all of our historical records and permits with the following findings:

1. 1. the number of sites with drains in use when were purchasineeed this park, May 2006: 26 plus 1 mobile home office.
2. 2. 2010 a new permit to install a new system for 10 existing sites. This was engineered by Carl Rittiman Associates and installed by Park employees. When completed , inspected and signed of by Mendocino Environmental Health.
3. 3. 2011-2012 a repair permit for parts of the old system and some additional provided for an additional 16 sites. This was built in 2 sections and consisted of one new leach field and also engineered for a second to be added later. This was begun in 2019

and completed March 2020

4. 4. 2017 a new leach field for 2 sites in an area of the Park==Phase II This was also designed by Carl Rittiman, permitted and inspected and approved by Mendocino Environmental Health.

This brings our total to 54 sites with drains. In additional we have 16 dry sites with water at each site and 6 sites that are only for tents. In the summer and holidays are we ever using all of these sites. We have metered water usage records for the last 5 years that prove that in no months have we ever used more than 65 gallons for any site in this park.

This again will be necessary for our continued operation, and services to the present occupants. We have a site that has been checked and approved by our engineering firm so that we can put in additional system if and when necessary

Also we have well records for several years of the actual metered water usage. These records show that in no month has our total usage been more than 65 gallons per site.

Thank you for considering these requests  
Wildwood Campground,LLC  
Lee Exum. owner