



COUNTY OF HUMBOLDT

For the meeting of: 4/6/2023

File #: 23-457

To: Planning Commission
From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Sun Ocean West Expansion, LLC Conditional Use Permit, Special Permit, and Notice of Merger Extension
Assessor Parcel Numbers (APN) 510-171-039-000, 510-171-040-000, 510-171-060-000
Record No.: PLN-2022-18039
McKinleyville Area

A two-year extension to a previously approved Conditional Use Permit (CUP), Special Permit (SP) and a Notice of Merger (NOM) (PLN-14268-CUP). The previously approved project included a CUP and associated permits for a proposed expansion of Ocean West Manufactured Home Park. The NOM portion of the proposed project consists of the merging of two vacant 4.5 acre and 0.57-acre parcels into the 25.33 acre developed manufactured home park for a total of 30.4 acres. The merger would allow for the expansion of 25 spaces for a total of 155 units. The CUP is required to operate a manufactured home park in the C-1 Neighborhood Commercial zoning district. There is a previously approved CUP (CUP-37-77) for the existing 25.33-acre portion of Ocean West. The proposed road connecting the proposed western expansion to the rest of the park will result in approximately 82 square feet of a one-parameter wetland being filled and 3,049 square feet of encroachment into the Streamside Management Area (SMA). The SP is required for development within the SMA protective buffer of Widow White Creek, resulting in temporary and permanent impacts to the riparian habitat and associated wetlands. Mitigation measures will be required to reduce the potentially significant impact to wetlands, the SMA, water quality, and to habitats. Mitigation measures include invasive and non-native vegetation and tree removal, native planting within the restoration area, 350 square feet of wetland restoration, and 15,000 square feet of riparian restoration. Twenty-nine trees are slated for removal and 185 trees will be planted. Low impact development measures are proposed to reduce stormwater runoff and to meet County standards for Hydromodification projects. These measures include the use of permeable pavement for all roadways and driveways, and the use of bioretention basins. Approximately 30,000 square feet of additional recreational space is proposed to meet requirements for the expansion of manufactured home park. This will include a dog park, trails, community garden, and picnic areas. No change to the original project is proposed. If approved, the extension will expire on January 4, 2025.

RECOMMENDATION(S):

That the Planning Commission:

1. Describe the application as part of the Consent Agenda
2. Survey the audience for any person who would like to discuss the application.
3. If no one requests discussion, make the following motion to approve the application as part of the Consent Agenda; and

4. Adopt the resolution (Resolution 23-). (Attachment 1) which does the following:
 - a. Finds that a Mitigated Negative Declaration (State Clearinghouse Number 2020029032) was previously adopted for the Sun Ocean West Expansion, LLC Conditional Use Permit, Special Permit, and Notice of Merger Extension and no additional environmental review is necessary; and
 - b. Approves the Conditional Use Permit, Special Permit, and Notice of Merger Extension.

DISCUSSION:

Project Location: The project is located in Humboldt County, in the McKinleyville area, on the south side of Murray Road, approximately 790 feet west from the intersection of McKinleyville Avenue and Murray Road, on the property known as 1000 and 1010 Murray Road and the property know to be in the northeast quarter of the northwest quarter of Section 31, Township 07 North, Range 01 East.

Present General Plan Land Use Designation: Residential Low Density (RL1-7), Density: Range is 1 to 7 units per acre; Residential Medium Density (RM), Density: Range is 7 to 30 units per acre; Airport Safety Review (AP), Density: Must comply with most recent Airport Land Use Compatibility Plan (ALUCP); Commercial Services (CS), Density: N/A; Airport Safety Review (AP), Density: Must comply with most recent Airport Land Use Compatibility Plan (ALUCP); McKinleyville Community Plan (MCCP), 2017 General Plan, Slope Stability: Relatively Stable (0)

Present Zoning: Residential Multiple Family (R-3), Design Review (D), Airport Safety Review (AP), Noise Impact (N), Streamside Management Areas and Wetlands (WR); Residential One Family (R-1), Noise Impact (N); Neighborhood Commercial (C-1), Airport Safety Review (AP), Noise Impact (N), Streamside Management Areas and Wetlands (WR).

Environmental Review: Project does not require environmental review. Pursuant to section 15073 of the CEQA Guidelines an Initial Study and Mitigated Negative Declaration (IS/MND) was prepared and circulated for public and agency comment from February 17 to March 17, 2020 (State Clearinghouse Number 2020029032). This Mitigated Negative Declaration was adopted by the Humboldt County Planning Commission on December 2, 2021. No changes to the original project are proposed and no evidence has arisen to indicate that additional review under CEQA is necessary.

State Appeal: Project is NOT appealable to the California Coastal Commission.

Major concerns: None

OTHER AGENCY INVOLVEMENT:

The project was referred to responsible agencies and all responding agencies have either recommended approval or provided no comment. (Attachment 3)

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. The Planning Commission could elect not to approve the project. This alternative should be implemented if your Commission is unable to make all of the required findings. Planning Division staff has found that the required findings can be made as this project was previously approved and there have been no changes in regulations or site conditions. Consequently, planning staff does not recommend further consideration of this alternative.

ATTACHMENTS:

1. Resolution
 - A. Conditions of Approval
2. Location Maps
3. Referral Agency Comments and Recommendations
4. 12/16/2022 Planning Commission Staff Report PLN-14268-CUP

Owner

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