

**ATTACHMENT 1
RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT**

Resolution Number 23-

Record Number PLN-2022-18039

Assessor's Parcel Numbers: 510-171-039-000, 510-171-040-000, 510-171-060-000

Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Sun Ocean West Expansion, Inc., Conditional Use Permit, Special Permit, and Notice of Merger two-year extension.

WHEREAS, Sun Ocean West Expansion, Inc., submitted an application and evidence in support of approving a two-year extension of an approved Conditional Use Permit, Special Permit, and Notice of Merger (Original Application PLN-14268-CUP) associated with the Ocean West Manufactured Home Park;

WHEREAS, A Mitigated Negative Declaration was adopted for the Sun Ocean West Expansion on December 2, 2021 (SCH#2020029032) and no changes to the project are proposed in association with this extension; and

WHEREAS, the Humboldt County Planning Commission held a duly-noticed public hearing on **April 6, 2023,** and reviewed, considered, and discussed the application for the requested Conditional Use Permit, Special Permit and Notice of Merger and reviewed and considered all evidence and testimony presented at the hearing.

Now, THEREFORE BE IT RESOLVED, that the Planning Commission makes all the following findings:

1. FINDING:

Project Description: A two-year extension to a previously approved Conditional Use Permit (CUP), Special Permit (SP), and a Notice of Merger (NOW). 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. 22 spaces are proposed on the western parcel and 3 spaces are proposed on the eastern parcel. 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.

EVIDENCE: a) Project File: PLN-2022-18039 and PLN-14268-CUP

2. **FINDING:** **CEQA:** 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) and was adopted on December 2, 2021. No evidence has arisen to indicate that additional review under CEQA is necessary.

EVIDENCE: a) Initial Study and Mitigated Negative declaration State Clearinghouse Number 2020029032 has not changed.

FINDINGS FOR EXTENTION OF AN APPROVAL OF A DEVELOPMENT PERMIT OR VARIANCE

3. **FINDING:** The parcel's zoning, for which conformance findings were made, has not changed.

EVIDENCE: a) The three parcels are zoned 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). The zoning designations have not changed from when the project was previously approved.

4. **FINDING:** The General Plan Land Use designation for which a consistency finding was made, has not changed.

EVIDENCE: a) The parcels are designated Residential Low Density, Residential Medium Density,, (ALUCP); Commercial Services (and none of these designations have been changed for the affected properties.

4. **FINDING:** All other standards and requirements to which the project is subject and as administered by other departments or agencies have not changed.

EVIDENCE: a) The project was referred to all applicable county departments and state agencies and all either did not respond or responded with recommendations for approval of the extension. There is no evidence indicating that any applicable standards or requirements have changed in any manner which would impact the ability to carry out the project.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Planning Commission does hereby:

Conditionally approves the Conditional Use Permit, Special Permit, and Notice of Merger Extension for Sun Ocean West Expansion, LLC subject to the conditions of approval attached hereto as ATTACHMENT 1A.

Adopted after review and consideration of all the evidence on April 6, 2023.

The motion was made by COMMISSIONER _____ and second by COMMISSIONER _____ and the following ROLL CALL vote:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:
ABSTAIN:	COMMISSIONERS:
DECISION:	

I, John H. Ford, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above-entitled matter by said Commission at a meeting held on the date noted above.

John H. Ford, Director
Planning and Building Department