



COUNTY OF HUMBOLDT

Legislation Text

File #: 21-14268, Version: 1

Ocean West Manufactured Home Park Expansion

Record Number: PLN-14268-CUP

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

McKinleyville area

Proposed expansion of Ocean West Manufactured Home Park. The Lot Merger portion of the proposed project consists of the merging of two vacant 4.5 acre and 0.57-acre parcels into the 25.32 acre developed manufactured home park for a total of 30.4 acres. The merger would allow expansion of 25 spaces for a total of 155 units. 22 spaces are proposed on the western 4.5 acre parcel and 3 spaces are proposed on the eastern .57 acre parcel. The Conditional Use Permit is required to expand the existing manufactured home park in the C-1 Neighborhood Commercial zoning district. A Special Permit is requested to allow the proposed road connecting the proposed western expansion to the rest of the park and a proposed recreation path along the creek resulting in approximately 209 sq ft of one-parameter wetland fill and 4,261 sq ft of encroachment into the Streamside Management Area (SMA) of Widow White Creek. Mitigation measures are proposed and 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, 630 sq ft of wetland restoration, and 18,750 sq ft of riparian restoration. 51 trees are proposed for removal and 232 trees will be planted. Approximately 30,000 sq ft of additional recreational space is proposed to meet requirements for the expansion of manufactured home park. This will include a dog park, trails throughout the park, community garden, and picnic areas.

Adopt the resolution to take the following actions: 1) Find that there is no substantial evidence that the project will have a significant impact on the environment and adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program pursuant to Section 15074 and 15097 of the CEQA Guidelines, 2) make all of the required findings for approval of the Ocean West Manufactured Home Park Expansion, and 3) approve the project subject to the recommended conditions.