



COUNTY OF HUMBOLDT

Legislation Details

File #: 23-457 **Version:** 1 **Name:**
Type: Zoning Item **Status:** Consent Agenda
File created: 3/28/2023 **In control:** Planning Commission
On agenda: 4/6/2023 **Final action:**
Title: 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.

Sponsors: Planning and Building, Laura McClenagan

Indexes:

Code sections:

Attachments: 1. 18039 Sun Ocean West Expansion Staff Report 4.6.23.pdf, 2. Attachment 1 - Draft Resolution, 3. Attachment 1A - Conditions of Approval, 4. Attachment 2 - Location Map, 5. Attachment 3 - Referral Agency Comments, 6. Attachment 4 - 14268 Ocean West Staff Report 12.16.21

Date	Ver.	Action By	Action	Result
4/6/2023	1	Planning Commission	approved	