

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 0029032

**Project Title:** Sun Ocean West Manufactured Home Park Expansion

Lead Agency: County of Humboldt Planning and Building Department

Contact Person: Tricia Shortridge

Mailing Address: 3015 H St.

Phone: 707-268-3704

City: Eureka

Zip: 95501

County: Humboldt

**Project Location:** County: Humboldt City/Nearest Community: McKinleyville

Cross Streets: Murray Road and McKinleyville Ave.

Zip Code: 95519

Longitude/Latitude (degrees, minutes and seconds): 40 ° 9552 ' " N / -124 ° 1150 ' " W Total Acres: \_\_\_\_\_

Assessor's Parcel No.: 510-171-039, 040, 060

Section: 31 Twp.: 07 North Range: 01 East Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: 101

Waterways: White Widow Creek, Norton Creek, Mad River

Airports: Redwood Coast Airport

Railways: \_\_\_\_\_ Schools: McKinleyville High

**Document Type:**

CEQA: ☐ NOP

☐ Draft EIR

NEPA: ☐ NOI

Other: ☐ Joint Document

☐ Early Cons

☐ Supplement/Subsequent EIR

☐ EA

☐ Final Document

☐ Neg Dec

(Prior SCH No.) \_\_\_\_\_

☐ Draft EIS

☐ Other: \_\_\_\_\_

☒ Mit Neg Dec

Other: \_\_\_\_\_

☐ FONSI

**Local Action Type:**

☐ General Plan Update

☐ Specific Plan

☐ Rezone

☐ Annexation

☐ General Plan Amendment

☐ Master Plan

☐ Prezone

☐ Redevelopment

☐ General Plan Element

☐ Planned Unit Development

☒ Use Permit

☐ Coastal Permit

☐ Community Plan

☐ Site Plan

☐ Land Division (Subdivision, etc.)

☐ Other: \_\_\_\_\_

**Development Type:**

☒ Residential: Units 30 Acres 5

☐ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_

☒ Commercial: Sq.ft. \_\_\_\_\_ Acres 5 Employees 2-3

☐ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_

☐ Educational: \_\_\_\_\_

☐ Recreational: \_\_\_\_\_

☐ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

☐ Transportation: Type \_\_\_\_\_

☐ Mining: Mineral \_\_\_\_\_

☐ Power: Type \_\_\_\_\_ MW

☐ Waste Treatment: Type \_\_\_\_\_ MGD

☐ Hazardous Waste: Type \_\_\_\_\_

☒ Other: Manufactured Home Park (55+ community) on Commercial Zoning

**Project Issues Discussed in Document:**

☐ Aesthetic/Visual

☐ Fiscal

☐ Recreation/Parks

☒ Vegetation

☐ Agricultural Land

☐ Flood Plain/Flooding

☐ Schools/Universities

☒ Water Quality

☐ Air Quality

☐ Forest Land/Fire Hazard

☐ Septic Systems

☐ Water Supply/Groundwater

☐ Archeological/Historical

☐ Geologic/Seismic

☐ Sewer Capacity

☒ Wetland/Riparian

☒ Biological Resources

☐ Minerals

☐ Soil Erosion/Compaction/Grading

☐ Growth Inducement

☐ Coastal Zone

☐ Noise

☐ Solid Waste

☒ Land Use

☒ Drainage/Absorption

☐ Population/Housing Balance

☐ Toxic/Hazardous

☐ Cumulative Effects

☐ Economic/Jobs

☐ Public Services/Facilities

☐ Traffic/Circulation

☐ Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

Zoning: Neighborhood Commercial (C-1), Airport Safety Review (AP), Noise Impact (N), Streamside Management Areas and Wetlands (WR); General Plan: Commercial Services (CS), Airport Land Use Compatibility Zone (AP)

**Project Description: (please use a separate page if necessary)**

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 25.33 acre developed manufactured home park for a total of 30.4 acres. The merger would allow for the expansion of 35 spaces for a total of 160 units. The Conditional Use Permit is required to operate a manufactured home park in the C-1 Neighborhood Commercial zoning district. There is a previously approved Conditional Use Permit (CUP-37-77) for the existing 25.33-acre portion of Ocean West. The Special Permit is required for development within the Streamside Management Area (SMA) protective buffer of Widow White Creek, resulting in temporary and permanent impacts to the riparian habitat and associated wetlands.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>1</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>1</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date February 17, 2020 Ending Date March 17, 2020

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Omsberg and Preston,</u>	Applicant: <u>Sun Ocean West Expansion, LLC</u>
Address: <u>434 7th Street, Suite B</u>	Address: <u>27777 Franklin Rd. Suite 200</u>
City/State/Zip: <u>Eureka CA 95501</u>	City/State/Zip: <u>Southfield, MI 48034</u>
Contact: <u>Erika Willor</u>	Phone: <u>248-864-0456</u>
Phone: <u>707-443-8651</u>	

Signature of Lead Agency Representative: 

Date: 2/6/2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.