

PUBLIC NOTICE
HUMBOLDT COUNTY PLANNING COMMISSION NOTICE OF PUBLIC HEARING
AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

On **Thursday, March 19, 2020 at 6:00 p.m.**, or as soon thereafter as the matter can be heard, the Humboldt County Planning Commission will hold a public hearing in the Board of Supervisors' Chamber, Humboldt County Courthouse, 825 Fifth Street, Eureka, California, to consider the matter listed below. Specific questions regarding the proposed project may be directed to Tricia Shortridge Planner, at (707) 268-3704.

SUN OCEAN WEST MANUFACTURED HOME PARK EXPANSION, McKinleyville area. Record No. PLN-14268 (filed 07/13/2018); Assessor Parcel Numbers 510-171-037, 510-171-040, 510-171-060. Conditional Use Permit, Special Permit and Lot Merger for 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.

Note: As Lead Department, the Humboldt County Planning and Building Department has prepared and circulated for public review a draft Mitigated Negative Declaration for the project. The public comment period begins on February 17, 2020 and ends on March 17, 2020. Comments may be submitted to the Humboldt County Planning and Building Department, 3015 H Street, Eureka, California 95501 by the end of the comment period. The draft Mitigated Negative Declaration and Initial Study are available for review at the same business 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 known to be in the northeast quarter of the northwest quarter of Section 31, Township 07 North, Range 01 East.

Any person may appear and present testimony in regard to this matter at the hearing. If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. The Planning Commission needs **ONE ORIGINAL AND 14 COPIES** of any materials submitted either prior to or at the meeting. The Planning Commission's decision will become effective if an appeal is not filed within the appropriate filing period. An appeal may be filed by any aggrieved person who has testified in person or in writing on the project and must be submitted in writing with the required fees to the Planning Division of the Humboldt County Planning and Building Department before the end of the appeal period. If appealed, the decision will not become effective until the appeal is resolved. If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior, to the public hearing. **The staff report for this project will be available on our web site <http://humboldt.legistar.com> on the Friday before the Planning Commission meeting.**

General questions regarding the Planning Commission, the permit process, submission of materials, and other information not specific to this project may be obtained from the Planning Division of the Humboldt County Planning and Building Department, 3015 H Street, Eureka, California 95501. Telephone (707) 445-7541.

Humboldt County Planning Commission
February 14, 2020