

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Sun Ocean West Manufactured Home Park Expansion

Lead Agency: County of Humboldt Planning and Building Department

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Phone Number: 707-268-3704

Project Location: 1090 Murray Road, McKinleyville, Humboldt County

City

County

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The proposed project involves the expansion of a manufactured park constrained by the Streamside Management Area (SMA) of Widow White Creek, a class 1 perennial stream that flows into Norton Creek which flows into the Mad River near its confluence with the Pacific Ocean. Widow White Creek has been impacted by surrounding development and the natural conditions along the stream course have been completely altered or eliminated. Historically, Widow White Creek has been habitat to the Federally Threatened Coast Cutthroat Trout but due to impacts of surrounding development, their presence in Widow White Creek has not been documented within the last 40 years (CNDDB).

See MND for Proposed Mitigation Measures, Monitoring, and Reporting Program.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None identified at this time.

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife (region 1)
Water Quality Control Board (region 1)
Housing & Community Development