

**RESOLUTION OF THE PLANNING COMMISSION  
OF THE COUNTY OF HUMBOLDT**

**Resolution Number: 24-**

**Record Number: PLN-2024-18906**

**Assessor's Parcel Number: 520-142-009**

**Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the RPL Investors, LLC, Coastal Development Permit, Conditional Use Permit and Special Permit Extension.**

**WHEREAS**, RPL Investors, LLC, has submitted an application and evidence in support of approving a two-year extension of an approved Coastal Development Permit, Conditional Use Permit, and Special Permit (CDP-14-016) for an RV park and associated facilities in the Orick area; and

**WHEREAS**, the Planning Commission adopted a Mitigated Negative Declaration (MND; SCH# 2014062025) in November 2014 for the project as required by Section 15074(b) of the CEQA Guidelines and found that there is no substantial evidence that the proposed project will have a significant effect on the environment, and no new information or changes to the project or the circumstances under which the project is to be undertaken have become available necessitating the preparation of a subsequent MND pursuant to Section 15162 of the State CEQA Guidelines; and

**WHEREAS**, Section 312-11.3 provides the authority for the Hearing Officer to approve extensions of approved permits; and

**WHEREAS**, the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed Coastal Development Permit, Conditional Use Permit and Special Permit Extension (PLN-2024-18906); and

**WHEREAS**, the Humboldt County Planning Commission held a duly-noticed public hearing on June 6, 2024, and reviewed, considered, and discussed the application for the Coastal Development Permit, Conditional Use Permit and Special Permit Extension, and reviewed and considered all evidence and testimony presented at the hearing.

**Now, THEREFORE BE IT RESOLVED**, that the Planning Commission makes all the following findings:

**1. FINDING:**

A fifth two-year extension of a permitted Coastal Development Permit, Conditional Use Permit and Special Permit (CDP-14-016) for a 152-unit transient habitation facility (special occupancy park), to include: a campground, RV Park, Lodge (commercial center), and gas station. The special occupancy park will include 82 RV sites, 48 tent camping sites, 12 park model cabins, 10 cottages, 3 bathhouses, internal trails connecting to the existing Redwood Creek Levee Trail, an open playing field, and a commercial center constructed in a traditional lodge building style. The commercial center will include the resort activity center, administrative offices, a deli and convenience store/gift shop, a touring center, and gas station. An existing residence will remain and be used as a caretaker's residence and office space. A 2,076 square foot maintenance barn will be constructed to the north of the residence and will house the wastewater treatment system operations and maintenance area. The on-site sewage disposal system proposed will be suitable for processing approximately 19,500 gallons of waste per day. The primary leach field will be located near the existing house. Water will be provided by the Orick Community Services District. All utility lines will be underground. The resort will host up to 12 special events per year such as weddings, celebrations, family reunions, school/youth field trips, and small musical productions. Events will generate a maximum of 100 attendees who are not staying on site and may be held between the hours of 12 PM and 9 PM. To meet this demand 50 parking spaces are proposed in addition to those required by the other facilities (277 parking spaces). A Special Permit is included to establish parking for a non-enumerated use. Wetland 1 located at the base of the Redwood Creek Levee is partially located within the Coastal Zone. This wetland will not be altered as a result of the project. Other non-coastal wetlands (2 through 5) on site are NWI wetlands and will be filled to facilitate the project. Wetland fill will be mitigated by wetland creation and enhancement, to be implemented at a 2:1 ratio on the coastal portion of the site adjacent to the existing wetland within the 100-foot wetland setback area. Proposed on-site signage will include up to three monument signs that will be backlit or illuminated with down-shielding lighting. No changes to the project are proposed. If approved, the Coastal Development Permit, Conditional Use Permit, and Special Permit will expire on November 6, 2025.

**EVIDENCE:**

- a) Project Files: CDP-14-016 and PLN-2024-18906

**2. FINDING:** **CEQA:** The Mitigated Negative Declaration was adopted for the project as required by Section 15074(b) of the CEQA Guidelines and no new information or changes to the project or the circumstances under which the project is to be undertaken have become available necessitating the preparation of a subsequent MND pursuant to Section 15162 of the State CEQA Guidelines.

**EVIDENCE:** a) Initial Study and Mitigated Negative Declaration State Clearinghouse Number (SCH) #2014062025 has not changed.

**FINDINGS FOR EXTENSION OF AN APPROVAL OF A DEVELOPMENT PERMIT OR VARIANCE**

**3. FINDING:** The development has not changed from that for which the permit or variance was granted.

**EVIDENCE:** a) The site plan and project description have not changed from what was approved as PLN-2020-16320 on October 2, 2014 (Resolution 14-31).

**4. FINDING:** The General Plan Land Use designation for which a consistency finding was made has not changed.

**EVIDENCE:** a) The parcel is planned Commercial Recreation (CR). This designation has not been changed for the affected property.

**5. FINDING:** The zoning and associated development standards for which conformance findings were made has not changed.

**EVIDENCE:** a) The parcel is zoned Highway Service Commercial, Qualified, and Design Control (CH-Q-D); and Commercial Recreation and Design Review (CR/D). The zoning designations and development standards have not changed from when the project was previously approved.

**6. FINDING:** All other standards and requirements to which the project is subject to and as administered by other departments or agencies have not changed.

**EVIDENCE:** a) There is no evidence that the standards and requirements to which the project is subject to and as administered by other departments or agencies have changed.

**DECISION**

**NOW, THEREFORE**, based on the above findings and evidence, the Humboldt County Planning Commission does hereby:

- Adopt the findings set forth in this resolution; and
- Approve the Coastal Development Permit, Conditional Use Permit, and Special Permit Extension, subject to the original conditions of approval attached hereto as Attachment 1A.

Adopted after review and consideration of all the evidence **June 6, 2024**.

The motion was made by COMMISSIONER \_\_\_\_\_ and second by COMMISSIONER \_\_\_\_\_ and the following vote:

AYES:        COMMISSIONERS:  
NOES:        COMMISSIONERS:  
ABSENT:     COMMISSIONERS:  
ABSTAIN:    COMMISSIONERS:  
DECISION:

I, John Ford, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above-entitled matter by said Commission at a meeting held on the date noted above.

\_\_\_\_\_  
John Ford, Director  
Planning and Building Department