



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT

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Hearing Date: August 6, 2020

To: Humboldt County Zoning Administrator

From: Steve Werner, Supervising Planner

Subject: **Redwood Parks Lodge Co., Inc. Coastal Development Permit, Conditional Use Permit and Special Permit Extensions**
Application Number 15826
Case Numbers CDP-14-016XXX, CUP-14-008XXX, SP-14-022XXX
Assessor's Parcel Number 520-142-009
Orick Area

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Please contact Joshua Dorris, Planner at 268-3779, or by email at jdorris@co.humboldt.ca.us, if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date: August 6, 2020	Subject: Coastal Development Permit extension, Conditional Use Permit extension, and Special Permit extension	Contact: Joshua Dorris
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Project: A third two-year extension of the following project: A Coastal Development Permit, Conditional Use Permit and Special Permit 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 is an Orenco Advantex Wastewater Treatment system 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. A Special Permit is included to establish parking for a non-enumerated use. A maximum of 100 additional guests (those not staying overnight at the Resort) will be attending special events. To meet this demand 50 parking spaces are proposed in addition to those required by the other facilities (277 parking spaces). 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.**

Project Location: The project site is located in Humboldt County, in the Orick area, on the northwest side of State Highway 101, approximately 500 feet west from the intersection of State Highway 101 with Lundblade Street, on the property known as 120465 State Highway 101.

Present Plan Designations: Commercial Recreation (CR), North Coast Area Plan (NCAP); Commercial Recreation (CR); Density: N/A; Slope Stability: Low Instability (I)

Present Zoning: Inland: (CH-Q-D) Highway Service Commercial (CH), Qualified (Q), Design Control (D); **Coastal:** (CR/D) Commercial Recreation (CR), Design Review (D)

Case Numbers: CDP-14-016XXX, CUP-14-008XXX, SP-14-022XXX

Application Number: 2019-15828

Assessor's Parcel Number: 520-142-009

REDWOOD PARKS LODGE, INC. CONDITIONAL USE/COASTAL/SPECIAL PERMIT EXTENSION

Case Numbers CDP-14-016XXX, CUP-14-008XXX, SP-14-022XXX

Assessor's Parcel Number 520-142-009

Recommended Commission Action:

1. Describe the application as part of the Consent Agenda.
2. Survey the audience for any person who would like to discuss the application.
3. If no one requests discussion, make the following motion to approve the application as a part of the consent agenda:

Make all of the required findings, based on evidence in the staff report, and approve the application(s) on the Consent Agenda subject to the recommended conditions.

Analysis of the Evidence Supporting the Required Findings: Sections 312-11 (Extension of an Approval of a Development Permit or Variance) of the Humboldt County Code Zoning Regulations establishes the authority to grant time extensions for approved or conditionally approved development permits, including Conditional Use, Coastal and Special Permits, when it can be found that the findings and conditions of the original project have not changed significantly.

Recommendation: The findings and conditions of the original project have **not** changed significantly based on the following analysis.

Current Project: A third two-year extension to a Coastal Development Permit, Conditional Use Permit and Special Permit for a visitor serving facility consisting 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. 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. The applicant states the conditions of the property have not changed. **This is the third two-year extension and, if granted, the extension will expire on November 6, 2021.**

All referral agencies have recommended approval of the project. It is staff's opinion having reviewed the application and supporting evidence that **the findings and conditions of the project, effective November 6, 2014, have not changed significantly based on the following staff analysis and are applicable to the proposed extension because:**

1. The proposed use is consistent with the Commercial Recreation (CR), North Coast Area Plan (NCAP) and Commercial Recreation (CR) land use designation, for which the original project was evaluated, has not changed;
2. The proposed use is consistent with the (CH-Q-D) Highway Service Commercial (CH), Qualified (Q), Design Control (D) and (CR/D) Commercial Recreation (CR), Design Review (D), for which the original project was evaluated, has not changed;
3. The applicable development standards, for which the original project was evaluated, have not changed.

4. All other standards and requirements to which the project is subject, and as administered by other departments or agencies have not changed; and
5. The Planning Commission adopted a Mitigated Negative Declaration 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.

Staff Recommendations: Planning staff believes that the applicant has submitted evidence in support of making all of the required findings for approving the Conditional Use/Coastal/Special Permit Extension.

Alternatives: Several alternatives may be considered: 1) The Zoning Administrator could elect to add or delete conditions of approval; 2) the Zoning Administrator could deny approval of the requested permits if you are unable to make all of the required findings. Planning Division staff is confident that the required findings can be made based on the submitted evidence and subject to the recommended conditions of approval. Consequently, planning staff does not recommend further consideration of these alternatives.

Note: The original staff report and supporting documentation, including environmental review documents, are on file with the Planning Division and available for public inspection.

**RESOLUTION OF THE ZONING ADMINISTRATOR
OF THE COUNTY OF HUMBOLDT
Resolution Number 20-____**

**Case Numbers CDP-14-016XXX, CUP-14-008XXX, SP-14-022XXX
Assessor's Parcel Number 520-142-009**

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Redwood Parks Lodge, Inc. Conditional Use/Coastal/Special Permit Extensions.

WHEREAS, Redwood Parks Lodge, Inc. submitted an application and evidence in support of approving the Conditional Use/Coastal/Special Permit (CUP/CDP/SP) extensions for an RV park and associated facilities; and

WHEREAS, the County Planning Division has reviewed the submitted application and evidence and has referred the application and evidence to involved reviewing agencies for site inspections, comments and recommendations; and

WHEREAS, the County Planning Division has reviewed the submitted application and evidence for conformance with general plan policy and the goals and regulations of the zoning ordinance; and

WHEREAS, the Planning Commission adopted a Mitigated Negative Declaration (MND) 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, the Planning Division staff report includes evidence in support of making all of the required findings for the Conditional Use/Coastal/Special Permit Extensions; and

WHEREAS, a public hearing was held on the matter before the Humboldt County Zoning Administrator on August 6, 2020.

NOW, THEREFORE, be it resolved, determined, and ordered by the Zoning Administrator that:

1. 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; and
2. The findings in H.C.C. [§312-11.3] in the Planning Division staff report support approval of Case Number: CDP-14-016XX, CUP-14-008XX, SP-14-022XX based on the submitted evidence; and
3. Conditional Use/Coastal/ Special Permit Extension is approved as recommended and conditioned in the Planning Division staff report for CDP-14-016XXX, CUP-14-008XXX, SP-14-022XXX.

Adopted after review and consideration of all the evidence on August 6, 2020.

I, John Ford, Zoning Administrator 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 at a meeting held on the date noted above.

John Ford, Zoning Administrator
County of Humboldt

ATTACHMENT 1

ORIGINAL CONDITIONS OF APPROVAL

CONDITIONS OF APPROVAL
(As modified by the Planning Commission on 10-2-14)

Approval of the Coastal Development Permit, Conditional Use Permit and Special Permit is conditioned upon the following terms and requirements which must be fulfilled before a grading permit may be issued or use initiated.

1. Prior to hearing, the applicant shall submit a check to the Planning Division payable to the Humboldt County Recorder in the amount of \$2,231.25. [Note: In order to comply with the time limits for filing the Notice of Determination per CEQA, this payment will be requested from the applicant prior to hearing and will be held by the Planning Division pending a decision on the permit.] Pursuant to Section 711.4 of the Fish and Wildlife Code, the amount includes the Department of Fish and Wildlife (DFW) fee plus a \$50 document handling fee. This fee is effective through December 31, 2014 at such time the fee will be adjusted pursuant to Section 713 of the Fish and Wildlife Code. Alternatively, the applicant may contact DFW by phone at (916) 651-0603 or through the DFW website at www.dfg.ca.gov for a determination stating the project will have *no effect* on fish and wildlife. If DFW concurs, a form will be provided exempting the project from the \$2,181.25 fee payment requirement. In this instance, only a copy of the DFW form and the \$50.00 handling fee is required.

Note: If a required filing fee is not paid for the project, the project will not be operative, vested or final and any local permits issued for the project will be invalid (Section 711.4(c)(3) of the State Fish and Wildlife Code).

2. Grading plans submitted for approval shall conform to the approved site plan and Plan of Operations on file with the Planning Division. Grading plans shall also show the use of Best Management Practices to reduce the potential from soil erosion from the site.
3. The applicant shall submit a letter from the Regional Water Quality Control Board that the proposed project meets their concerns and permit requirements.
4. The applicant shall submit a letter from U. S. Army Corps of Engineers that the proposed project meets their concerns and permit requirements.
5. The applicant shall comply with the requirements of the Department of Public Works Memorandum dated May 14, 2014, including the requirement to secure the necessary Encroachment Permit and coordinate with Caltrans regarding overflow from the bioswale.
6. During project development the applicant shall abide by the mitigation measures contained in the cultural resource investigation prepared by Nick Angeloff for the Site.
7. The applicant shall prepare a Trash Management Plan as it relates to corvids (e.g. jays, crows, and ravens) and submit evidence to the County Planning Division that the plan has been reviewed and approved by the California Department of Fish and Wildlife.
8. All lighting on the project site shall be fully shielded so that it does not extend beyond the project boundaries.
9. The applicant shall incorporate LID stormwater management in the design of stormwater facilities and shall use native and/or non-invasive plants in landscaping.

10. Any work done within the State right-of-way will require an encroachment permit from the Caltrans District 1 Permits Office. The applicant shall provide evidence to the Planning Division that such work has been approved by Caltrans.
11. A landscaping plan shall be provided to the satisfaction of the Planning Division. At a minimum, the landscaping plan shall include native and/or non-invasive tree and shrub species, which are drought resistant and are non-pyrophytic, and identify the location, type (by species and common name), size, method for irrigation, and maintenance program, including replacement of plantings over time. Landscaping shall not affect visibility and shall conform to the visibility ordinance as required by the Department of Public Works and CalTrans.
12. The project shall demonstrate conformance with the approved Mitigated Negative Declaration and the Mitigation and Monitoring Program. In addition, the applicant shall submit to the Planning Director annual follow-up reports prepared by a qualified biologist that verifies whether or not: a) the mitigations BIO-7, BIO-8 and BIO-9 in the Mitigated Negative Declaration (page 17) were adhered to, and b) the success of the Wetland Mitigation Plan in BIO-9. A minimum of three (3) years of monitoring report shall be provided to address the success of wetland construction. Verification that necessary measures were completed shall be submitted for the Planning Director's review. A written contract for services and cost estimate for this monitoring work shall be provided to the Department prior to initiation of work. A performance bond may be required by the Planning Director.

On-going Requirements/Development Restrictions Which Must be Satisfied for the Life of the Project:

1. The site shall be developed and used in conformance with the approved Project Description, Plan of Operations, Site Plan and the Mitigated Negative Declaration. Changes to the approved project, except for Minor Deviations as allowed pursuant to Section 312-11 of the Zoning Regulations, shall require prior approval by the Planning Division and may necessitate a modification to this permit.

Informational Notes:

1. If buried archaeological or historical resources are encountered during construction activities, the contractor on-site shall call all work in the immediate area to halt temporarily, and a qualified archaeologist is to be contacted to evaluate the materials. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, dietary bone, and human burials. If human burial is found during construction, state law requires that the County Coroner be contacted immediately. If the remains are found to be those of a Native American, the California Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains.

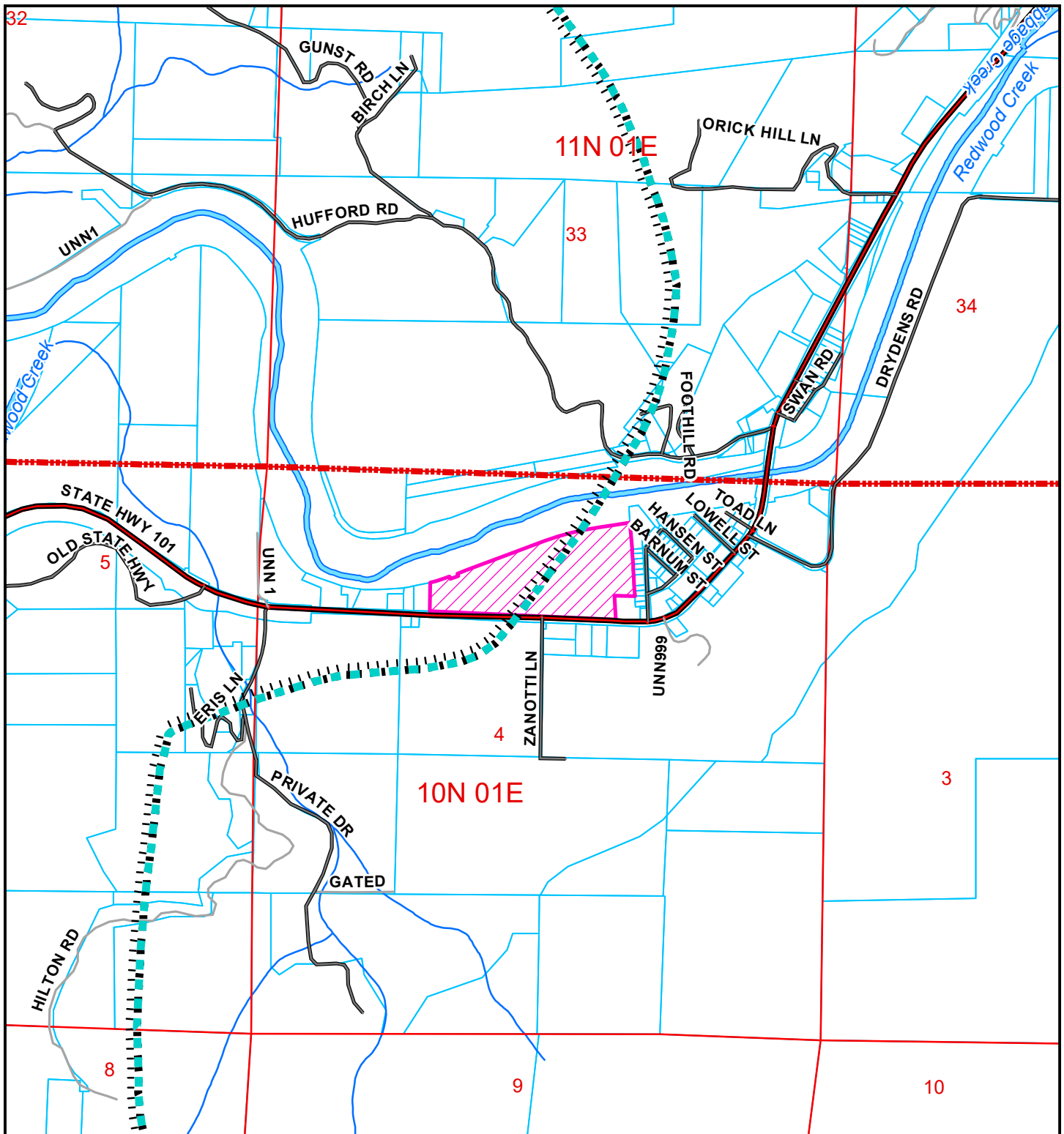
The applicant is ultimately responsible for ensuring compliance with this condition.

2. The applicant is responsible for receiving all necessary permits and/or approvals from other state and local agencies.
3. This permit shall expire and become null and void at the expiration of one (1) year after all appeal periods have lapsed (see "Effective Date"); except where construction under a

valid building permit or use in reliance on the permit has commenced prior to such anniversary date. The period within which construction or use must be commenced may be extended as provided by Section 312-11.3 of the Humboldt County Code.

4. NEW DEVELOPMENT TO REQUIRE PERMIT. Any new development as defined by Section 313-139 of the Humboldt County Code (H.C.C.), shall require a coastal development permit or permit modification, except for Minor Deviations from the Plot Plan as provided under Section 312-11.1 of the Zoning Regulations.
5. The applicant will need to apply for an "encroachment" permit from the Humboldt County Department of Public Works for the proposed trail connections within the levee right-of-way. Issuance of an "encroachment" permit will require concurrence from the U.S. Army Corps of Engineers.

ATTACHMENT 2
MAPS AND PROJECT SITE PLAN



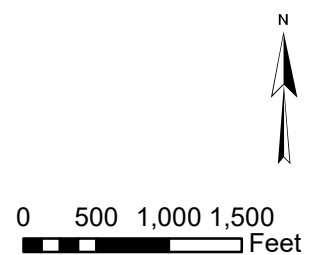
LOCATION MAP

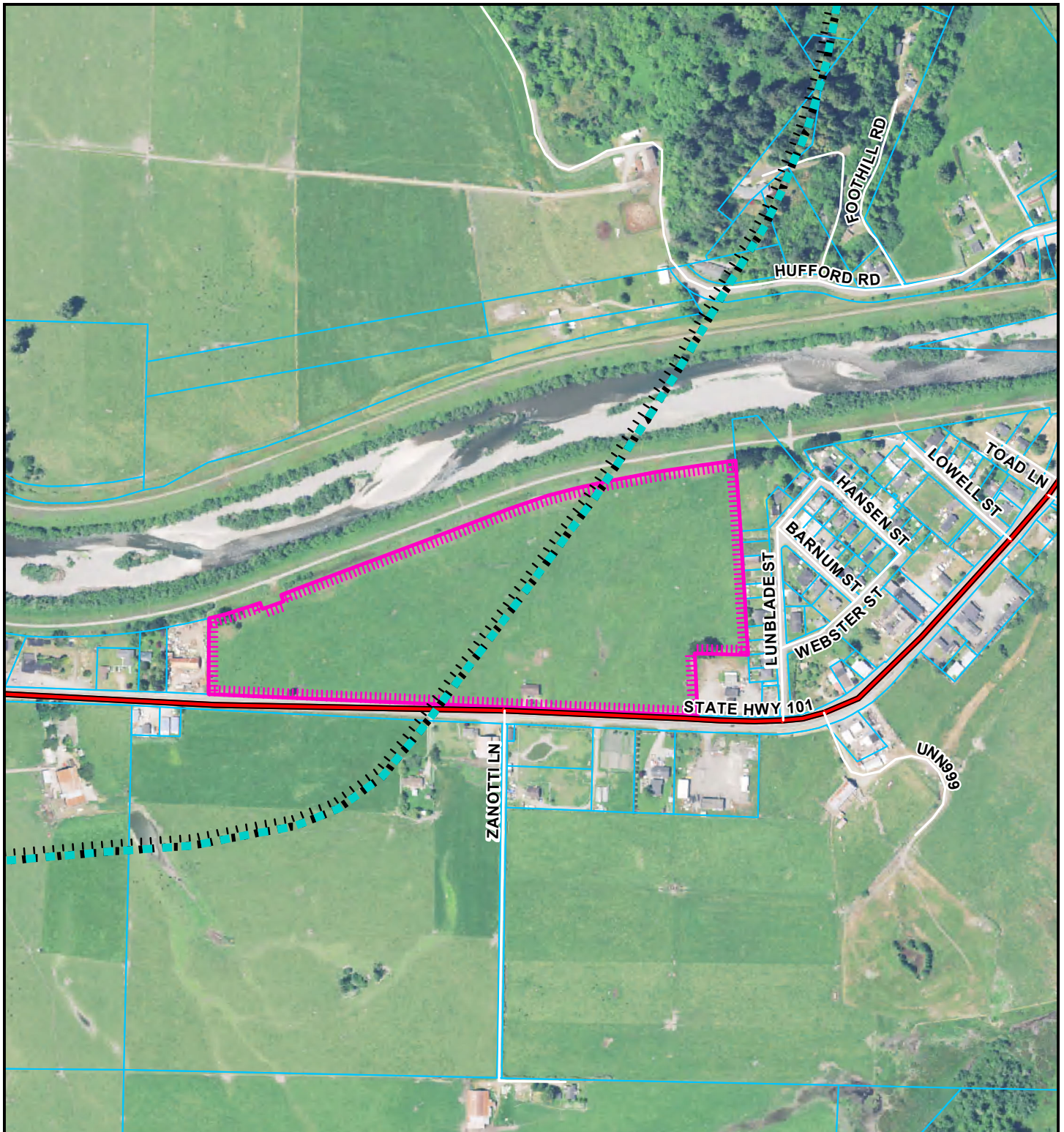
**PROPOSED RPL INVESTORS
EXTENSION
ORICK AREA
PLN-2019-15826
APN: 520-142-009
T10N R01E S04 HB&M (Orick)**

Project Area = 

Coastal Zone Boundary 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.





AERIAL MAP

**PROPOSED RPL INVESTORS
EXTENSION
ORICK AREA
PLN-2019-15826
APN: 520-142-009
T10N R01E S04 HB&M (Orick)**

Project Area = 

Coastal Zone Boundary 

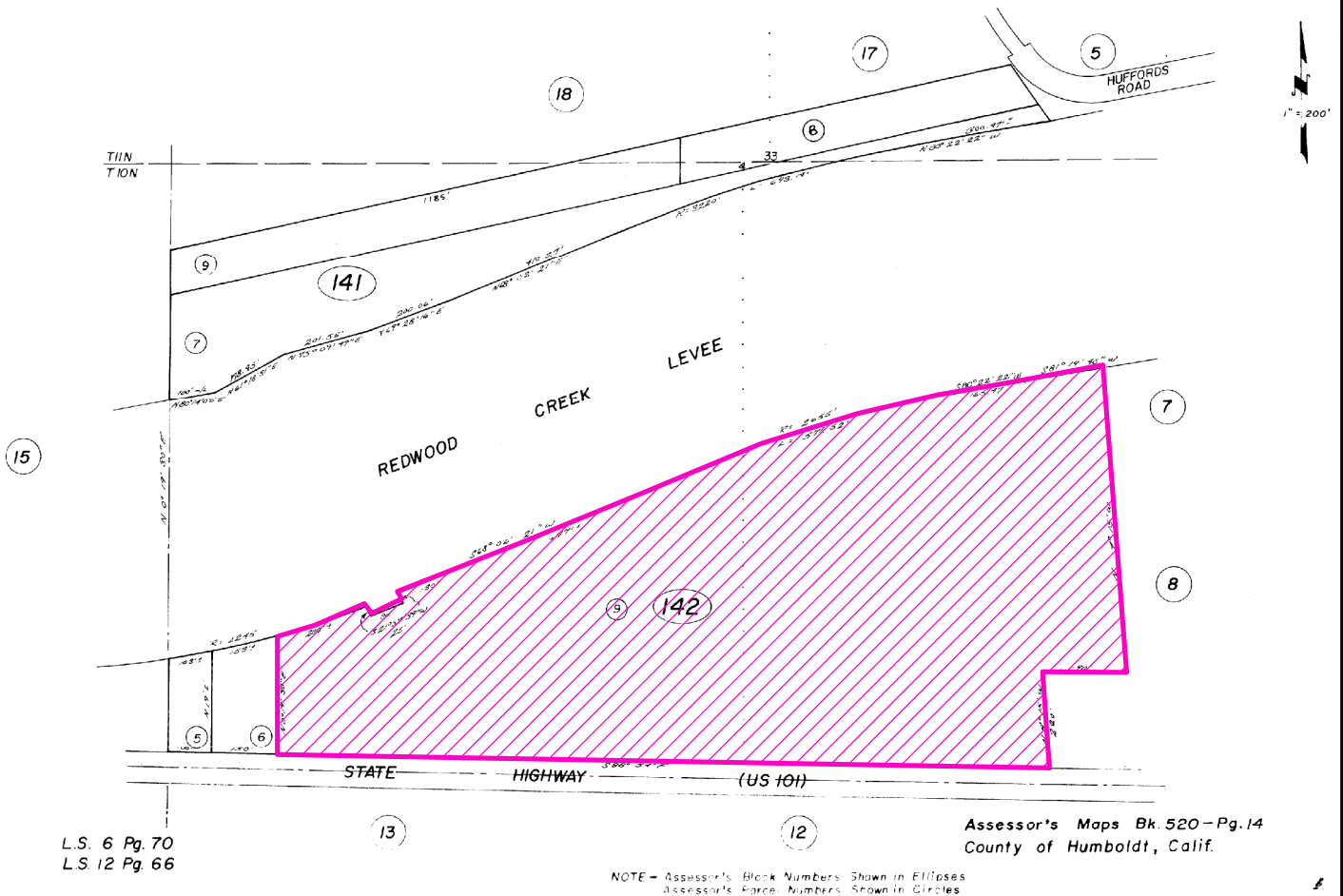
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520-14



ASSESSOR PARCEL MAP

PROPOSED RPL INVESTORS EXTENSION

ORICK AREA

PLN-2019-15826

APN: 520-142-009

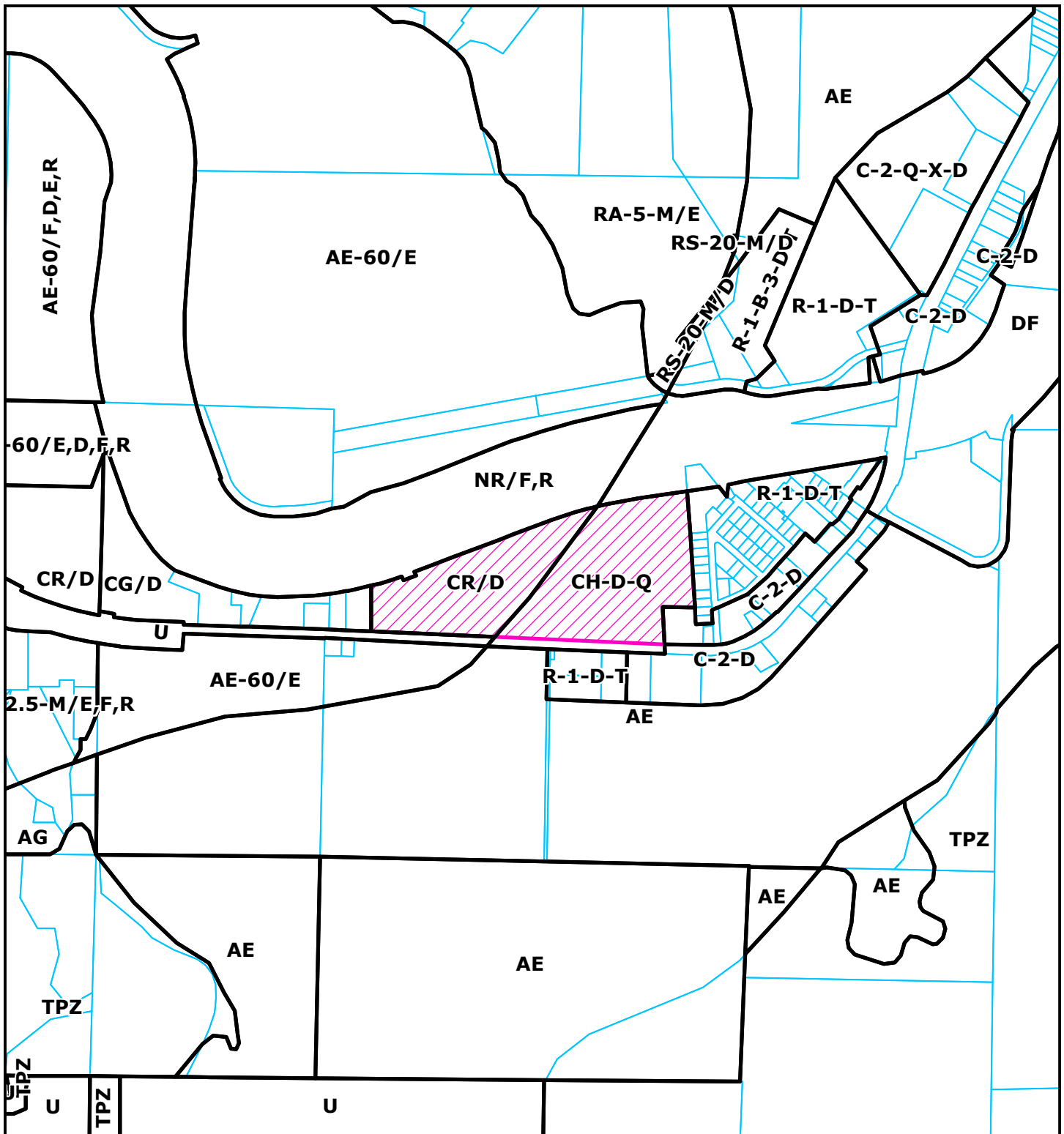
T10N R01E S04 HB&M (Orick)

Project Area = 

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MAP NOT TO SCALE



ZONING MAP

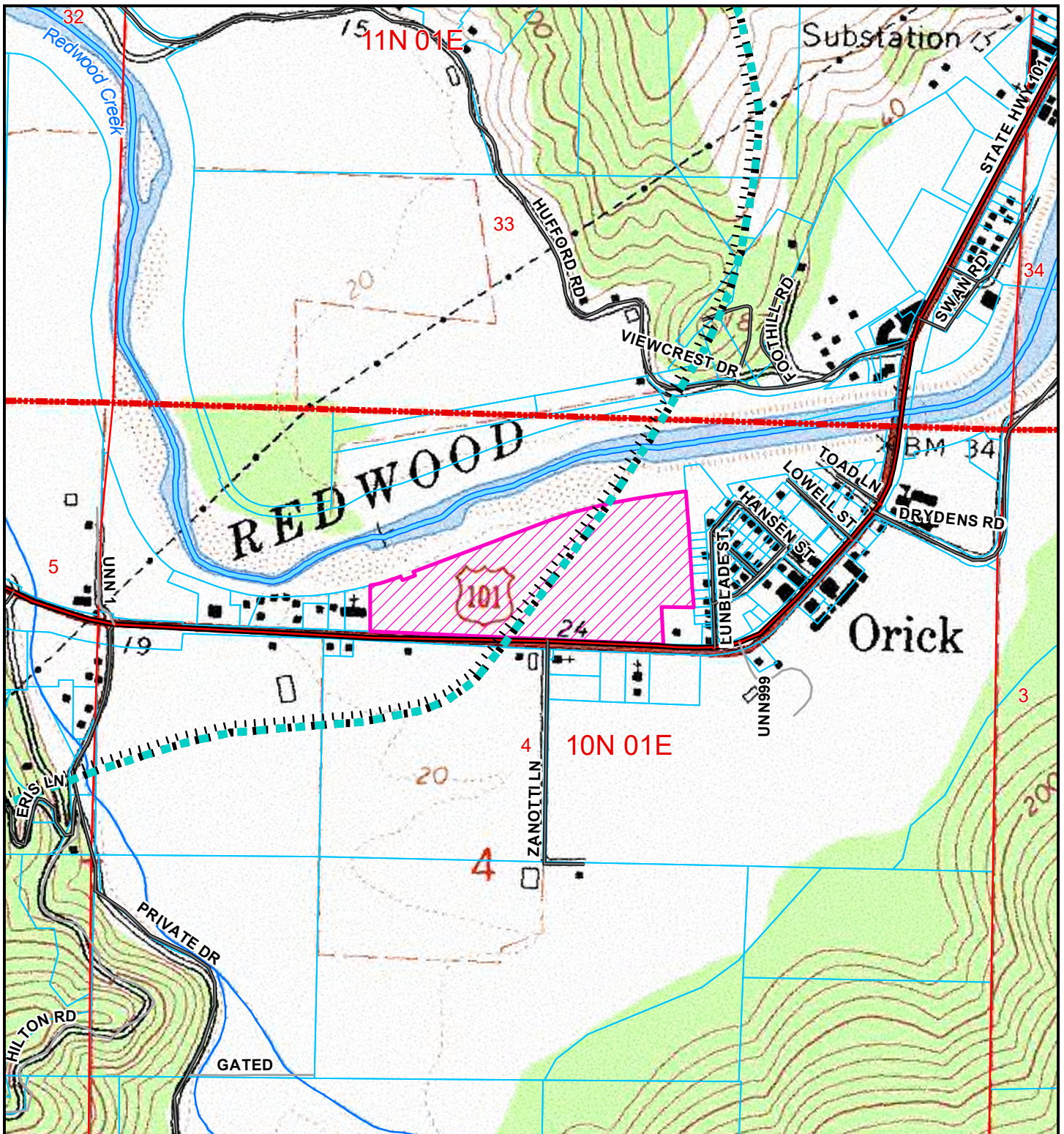
**PROPOSED RPL INVESTORS
EXTENSION
ORICK AREA
PLN-2019-15826
APN: 520-142-009
T10N R01E S04 HB&M (Orick)**

Project Area = 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



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TOPO MAP

PROPOSED RPL INVESTORS EXTENSION ORICK AREA

PLN-2019-15826

APN: 520-142-009

T10N R01E S04 HB&M (Orick)

Project Area = 

Coastal Zone Boundary 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



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DRAFT

LACO
EUREKA • UKIAH • SANTA ROSA
1-800-515-5054 www.lacoassociates.com

NO.	HISTORY / REVISION	BY / CHK.	DATE

REDWOOD NATIONAL PARK RESORT
SITE PLAN
APN: 520-142-009
REDWOOD PARKS LODGE COMPANY
ORICK TOWNSITE

DRAWN	JDB
CHECK	MDN
APPROVED	MDN
DATE	4/2/14
JOB NUMBER	6782.06
SHEET	1 OF 1

UNIT SUMMARY

56 FULL SIZE - PULL-THROUGH RV SITES
26 BACK-IN RV SITES
SUB TOTAL: 82 RV SITES
12 PARK MODELS
48 DRY TENT SITES (3 ● GROUP CAMP)
10 TENT COTTAGES (1 AS MASSAGE TENT)
152 TOTAL UNITS

BUILDINGS:

3 BATH HOUSES
8 BBQ PAVILIONS
COMMERCIAL CENTER (APPROX. 5,500 SQ FT)
6 GAS PUMPS
1 STAFF HOUSING (APPROX. 1,200 SQ FT)
MAINTENANCE BARN (APPROX. 2,000 SQ FT)

PARKING:

170 STANDARD (PARK AREA)
23 STANDARD (COMMERCIAL CENTER)
82 (1 ● EACH RV SITE)
20 PARALLEL TENT PARKING
295 TOTAL PARKING

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<P> PERIMETER FENCE

<P> 4' SPLIT RAIL FENCE

<P> PARK MODELS, TYP

<P> BATH HOUSE, TYP

<P> TENT COTTAGES, TYP

<P> PERIMETER FENCE

<P> 4' SPLIT RAIL FENCE

<P> PARK MODELS, TYP

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<P> PARK MODELS, TYP

<P> BATH HOUSE, TYP

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