



COUNTY OF HUMBOLDT

Legislation Text

File #: 24-964, Version: 1

To: Planning Commission

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

RPL Investors, LLC; Coastal Development Permit, Conditional Use Permit, and Special Permit Extension
Record Number: PLN-2024-18906
Assessor Parcel Number: 520-142-009
Orick area

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.

RECOMMENDATION(S):

That the Planning Commission:

1. Adopt the resolution (Resolution 24-__) (Attachment 1) which does the following:
 - a. Makes all the required findings for approval of the Coastal Development Permit, Conditional Use Permit, and Special Permit Extension; and
 - b. Approves the Coastal Development Permit, Conditional Use Permit, and Special Permit Extension subject to the original Conditions of Approval (Attachment 1A).

DISCUSSION:

Project Location:

The project is in the Orick area, on the north side of State Highway 101, approximately 60 feet north from the intersection of Zanotti Lane and State Highway 101, on the property known as 120465 State Highway 101.

Present General Plan Land Use Designation:

Commercial Recreation (CR), North Coast Area Plan; Commercial Recreation (CR), Orick Community Plan. Density: N/A. Slope Stability: Low Instability (1).

Present Zoning:

Inland: Highway Service Commercial, Qualified, and Design Control (CH-Q-D).

Coastal: Commercial Recreation and Design Review (CR/D).

Environmental Review:

An IS/MND was approved with the original project approval by the Planning Commission in November 2014 (State Clearinghouse Number (SCH) #2014062025).

State Appeal:

Project is appealable to the California Coastal Commission.

Major concerns:

None.

Staff Analysis of the Evidence Supporting the Required Findings: Section 312-11.3.2 of the Humboldt County Code establishes the authority to grant time extensions for approved permits or variances when it can be found that the development has not changed from that for which the permit or variance was granted and that the findings made when the permit or variance was granted can still be

made.

The applicant states that the conditions of the property have not changed since the original application/approval of CDP-14-016. This is the fifth applicant requested extension, and if approved, the Coastal Development Permit, Conditional Use Permit, and Special Permit will expire on November 6, 2025.

Staff concludes that the findings and conditions of the original project, effective November 6, 2014, have not changed based on the following staff analysis, and are applicable to the proposed extension because:

1. The development has not changed from that for which the permit or variance was granted. The site plan and project description have not changed from what was approved as PLN-2020-16320 on October 2, 2014 (Resolution 14-31); and
2. The General Plan Land Use designation for which consistency findings were made has not changed. The parcel is planned Commercial Recreation (CR). This designation has not been changed for the affected property; and
3. The zoning for which conformance findings were made has not changed. 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 have not changed from when the project was previously approved; and
4. The applicable development standards, for which the original project was evaluated, have not changed: and
5. All other standards and requirements to which the project is subject, and as administered by other departments or agencies have not changed; and
6. The Planning Commission adopted a Mitigated Negative Declaration (SCH #2014062025) 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.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. The Planning Commission could elect not to approve the extension however circumstances and conditions have not changed substantially since the original approval of the project. Consequently, Planning staff does not recommend further consideration of any alternative.

ATTACHMENTS:

1. Draft Resolution
 - A. Original Conditions of Approval
2. Planning Commission Resolution 14-31
3. Planning Commission Staff Report CDP-14-016

Applicant

RPL Investors, LLC
Attn: Barbara Page
2475 Hanover St.
Palo Alto, CA 94304

Owner

Same as applicant

Agent

Redwood Parks Management, LLC
Attn: Bogart Levesque
PO Box 66
Orick, CA 95555

Please contact Rodney Yandell, Senior Planner, at 707-268-3732 or by email at ryandell@co.humboldt.ca.us <<mailto:ryandell@co.humboldt.ca.us>>, if you have any questions about the scheduled item.