



COUNTY OF HUMBOLDT

Legislation Details

File #: 24-964 **Version:** 1 **Name:**

Type: Resolution **Status:** New Business

File created: 5/30/2024 **In control:** Planning Commission

On agenda: 6/6/2024 **Final action:**

Title: 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.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 18906 Staff Report 6.6.24, 2. Attachment 1 - Draft Resolution, 3. Attachment 1A - Original Conditions of Approval, 4. Attachment 2 - Planning Commission Resolution 14-31, 5. Attachment 3 - Planning Commission Staff Report CDP-14-016

Date	Ver.	Action By	Action	Result
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