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9/24/22

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PLANNING APPLICATION FORM
Humboldt County Planning Department
Current Planning Division 3015 H Street Eureka, CA 95501-4484
Phone (707) 445-7541 Fax (707) 268-3792



INSTRUCTIONS:

1. Applicant/Agent complete Sections I, II and III below.
2. It is recommended that the Applicant/Agent schedule an Application Assistance meeting with the Assigned Planner. Meeting with the Assigned Planner will answer questions regarding application submittal requirements and help avoid processing delays. A small fee is required for this meeting.
3. Applicant/Agent needs to submit all items marked on the reverse side of this form.

SECTION I

APPLICANT (Project will be processed under Business name, if applicable.)

Business Name: SN Indianola LLC
 Contact Person: Kenneth Carswell
 Mailing Address: P.O. Box 1028
 City, St, Zip: Eureka CA 95502
 Telephone: (707) 476-2704 Alt. Tel: _____
 Email: kcarswell@sns.com

AGENT (Communications from Department will be directed to agent)

Business Name: NorthPoint Consulting Group, Inc.
 Contact Person: Annje Dodd
 Mailing Address: 1117 Samoa Blvd.
 City, St, Zip: Aracata CA 95521
 Telephone: (707) 798-6438 Alt. Tel: _____
 Email: annje@northpointeureka.com

OWNER(S) OF RECORD (If different from applicant)

Owner's Name: The Elizabeth Arkley Hammett Children's 2018 Trust #1
 Mailing Address: P.O. Box 1028
 City, St, Zip: Eureka CA 95502
 Telephone: (707) 476-2704 Alt. Tel: _____

Owner's Name: Allison Arkley Holland Children's 2018 Trust #1
 Mailing Address: P.O. Box 1028
 City, St, Zip: Eureka CA 95502
 Telephone: (707) 476-2704 Alt. Tel: _____

LOCATION OF PROJECT

Site Address: 201 Walker Point Road/Indianola Road
 Community Area: Humboldt Bay Area Plan

Assessor's Parcel No(s): 402-032-002 and 402-032-035
 Parcel Size (acres or sq. ft.): 22.06 acres

Is the proposed building or structure designed to be used for designing, producing, launching, maintaining, or storing nuclear weapons or the components of nuclear weapons? YES NO

SECTION II

PROJECT DESCRIPTION

Describe the proposed project (attach additional sheets as necessary):

See letter submitted with this form.

SECTION III

OWNER'S AUTHORIZATION & ACKNOWLEDGEMENT

I hereby authorize the County of Humboldt to process this application for a development permit and further authorize the County of Humboldt and employees of the California Department of Fish and Wildlife to enter upon the property described above as reasonably necessary to evaluate the project. I also acknowledge that processing of applications that are **not** complete or do not contain truthful and accurate information will be delayed and may result in denial or revocation of approvals.

[Signature]
Applicant Signature

SEP 02 2022
Date

If the applicant is not the owner of record: I authorize the applicant/agent to file this application for a development permit and to represent me in all matters concerning the application.

[Signature]
Owner of Record Signature

SEP 02 2022
Date

[Signature]
Owner of Record Signature

9/2/22
Date

This side completed by Planning Staff

Checklist Completed by: Cliff Johnson *CJ*

Date: 9/13/2022

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION

Item	Received	Item	Received
<input checked="" type="checkbox"/> Filing Fee of \$ 1,000.00 <u>1569.00</u>	<input type="checkbox"/>	<input type="checkbox"/> Architectural Elevations	<input type="checkbox"/>
<input checked="" type="checkbox"/> Fee Schedule (see attached, please return completed fee schedule with application)	<input type="checkbox"/>	<input type="checkbox"/> Design Review Committee Approval	<input type="checkbox"/>
<input checked="" type="checkbox"/> Plot Plan <u>12</u> copies (folded if > 8½" x 14")	<input type="checkbox"/>	<input type="checkbox"/> CEQA Initial Study	<input type="checkbox"/>
<input type="checkbox"/> Tentative Map 12 folded copies (Minor Subd)	<input type="checkbox"/>	<input type="checkbox"/> Exception Request Justification	<input type="checkbox"/>
<input type="checkbox"/> Tentative Map 18 folded copies (Major Subd) [Note: Additional plot plans/maps may be required]	<input type="checkbox"/>	<input type="checkbox"/> Joint Timber Management Plan	<input type="checkbox"/>
<input type="checkbox"/> Tentative Map/Plot Plan Checklist (complete & return with application)	<input type="checkbox"/>	<input type="checkbox"/> Lot Size Modification Request Justification	<input type="checkbox"/>
<input type="checkbox"/> Floor Plan	<input type="checkbox"/>	<input type="checkbox"/> Military Training Route (see County GIS)	<input type="checkbox"/>
<input type="checkbox"/> Division of Environmental Health Questionnaire	<input type="checkbox"/>	<input type="checkbox"/> Parking Plan	<input type="checkbox"/>
<input type="checkbox"/> On-site sewage testing (if applicable)	<input type="checkbox"/>	<input type="checkbox"/> Plan of Operation	<input type="checkbox"/>
<input type="checkbox"/> On-site water information (if applicable)	<input type="checkbox"/>	<input type="checkbox"/> Preliminary Hydraulic & Drainage Plan	<input type="checkbox"/>
<input type="checkbox"/> Solar design information	<input type="checkbox"/>	<input type="checkbox"/> R1 / R2 Report (Geologic/Soils Report, 3 copies with original signatures)	<input type="checkbox"/>
<input type="checkbox"/> Chain of Title	<input type="checkbox"/>	<input type="checkbox"/> Reclamation Plan, including engineered cost estimate for completing reclamation	<input type="checkbox"/>
<input checked="" type="checkbox"/> Grant Deed <input checked="" type="checkbox"/> Current <input type="checkbox"/> Creation	<input type="checkbox"/>	<input type="checkbox"/> Accessory Dwelling Unit Fact Sheet	<input type="checkbox"/>
<input type="checkbox"/> Preliminary Title Report (two copies, prepared within the last six months prior to application)	<input type="checkbox"/>	<input type="checkbox"/> Variance Request Justification	<input type="checkbox"/>
		<input type="checkbox"/> Vested Right Documentation/Evidence	<input type="checkbox"/>
		<input checked="" type="checkbox"/> Other <u>Petition Findings</u>	<input type="checkbox"/>
		<input type="checkbox"/> Other _____	<input type="checkbox"/>
		<input type="checkbox"/> Other _____	<input type="checkbox"/>

FOR INTERNAL USE

<input type="checkbox"/> Ag. Preserve Contract	<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Reclamation Plan
<input type="checkbox"/> Certificate of Compliance	<input type="checkbox"/> General Plan Petition	<input type="checkbox"/> Surface Mining Permit
<input type="checkbox"/> Coastal Development Permit <input type="checkbox"/> Administrative <input type="checkbox"/> Planning Commission	<input type="checkbox"/> Information Request	<input type="checkbox"/> Surface Mining Vested Right Determination
<input type="checkbox"/> Design Review <input type="checkbox"/> Inland <input type="checkbox"/> Coastal	<input type="checkbox"/> Modification to _____	<input type="checkbox"/> Timber Harvest Plan Information Request
<input type="checkbox"/> Determination of Legal Status	<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Use Permit H.C.C. § _____
<input type="checkbox"/> Determination of Substantial Conformance	<input type="checkbox"/> Preliminary Project Review	<input type="checkbox"/> Variance H.C.C. § _____
<input type="checkbox"/> Extension of _____	<input type="checkbox"/> Special Permit <input type="checkbox"/> Administrative <input type="checkbox"/> Planning Commission H.C.C. § _____	<input type="checkbox"/> Zone Reclassification
<input type="checkbox"/> Fire Safe Exception Request	<input type="checkbox"/> Subdivision <input type="checkbox"/> Parcel Map <input type="checkbox"/> Final Map	<input type="checkbox"/> Other _____
	<input type="checkbox"/> Exception to the Subdivision Requirements	<input type="checkbox"/> Other _____

Application Received By: _____ Date: _____ Receipt Number: _____

General Plan Designation: _____

Plan Document: _____

Land Use Density: _____

Zone Designation: _____

Coastal Jurisdiction Appeal Status: Appealable Not Appealable

Preliminary CEQA Status:

Environmental Review Required

Categorically Exempt From Environmental Review: Class _____ Section _____

Statutory Exemption: Class _____ Section _____

Not a Project

Other _____



September 13, 2022

To: Humboldt County Planning Department
Attn: John Ford, Director
3015 H Street
Eureka, CA 95501-4484

RE: SN Indianola, LLC Application for a Petition to Board of Supervisors – Details and Findings
Walker Point Road and Indianola Cutoff, Humboldt County, California
APNs: 402-032-002 and 402-032-035

Mr. Ford,

The purpose of this letter is to provide project details and findings to support a petition to the Humboldt County (County) Board of Supervisors (BOS) to initiate the planning process to process a zone reclassification and a Local Coastal Plan amendment of Assessor's Parcel Numbers (APNs) 402-032-002 and 402-032-035, collectively referred to as SN Indianola.

PROJECT LOCATION

SN Indianola is approximately 0.3 miles southeast of State Highway 101 with access off Indianola Cutoff, approximately 3 miles northeast of the City of Eureka and (Attachment 1 – Sheet C0).

EXISTING CONDITIONS

Existing conditions are as follows (Attachment 1):

- SN Indianola is comprised of two parcels totaling 22.06 acres:
 - **APN 402-032-002:** Undeveloped and comprised mainly of open meadow with scattered trees and has been primarily used for animal grazing.
 - **APN 402-032-035:** Undeveloped and comprised of a redwood tree farm that was planted in 2009/2010 with the intent of future harvest of the timber.
- **Zoning:** Rural Residential Agriculture with minimum parcel size of 2.5 acres and design review combining zone (RA-2.5 D).
- **Land Use:** Within the Humboldt Bay Area Plan (HBAP) designated as Rural Residential (RR).
- **Coastal Zone Jurisdiction:** Within local (Humboldt County) jurisdiction.
- **Sphere of Influence:** Within the City of Eureka's Sphere of Influence.

PROPOSED PROJECT

The proposed project is to develop multi-family housing, with an emphasis on student housing and workforce housing. The project will require a zone reclassification and an amendment to the HBAP to allow for multi-family housing. The proposed project components are as follows:

- **Proposed Zone:** Residential Multi-Family (RM). The RM zone allows for multi-family residential



development with the maximum density to be specified on an adopted zoning map. The minimum density in the RM zone is one (1) dwelling unit (du) per lot, with minimum lot size of 5,000 square feet (sf), which equates to a minimum density of 8.7 du per acre for the SN Indianola parcels.

- **Proposed Land Use:** Residential/Medium Density (RM) to allow for effective use of limited urban land and provide multiple unit homes for occupancy by individual families. The gross density range for this land use is between 8 and 30 du per acre.
- **Urban Limit Boundary Revision:** The RM land use designation is an urban area designation within an urban limit line boundary. The western boundary of project APN 402-032-002 is the urban limit boundary of the City of Eureka as designated by the City of Eureka’s Local Coastal Plan. Section 3.11 of HBAP states that new development shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it. Additional area details are provided below.

Additional project details:

- **Water:** SN Indianola is within the City of Eureka’s Sphere of Influence (Attachment 1 – Sheet C0) and would seek connection to the City of Eureka’s existing water system. The closest connection to the City’s water system is adjacent to SN Indianola at the intersection of Indianola Road and Indianola Cutoff.
- **Sewer:** The closest public sewer connection is to the City of Eureka system with a potential connection point approximately 3.0 road-miles to the southwest. The project would conduct a feasibility analysis to determine the most practical alternative for wastewater treatment; either connection to the City of Eureka’s sewer system or construction of an onsite wastewater treatment system.
- **Fire:** SN Indianola is within the Humboldt #1 Fire Protection District.
- **Transit:** SN Indianola would propose to incorporate a Public Transit stop at the site.
- **Onsite Amenities:** SN Indianola would propose to incorporate onsite amenities, which include, but may not be limited to, a convenience store, gym, spa/sauna, community room(s), community garden area, barbeque area, bicycle parking, and electrical vehicle charging.

REQUIRED FINDINGS AND CRITERIA

A petition for an amendment shall include information concerning the need and reason for the amendment. The applicant must demonstrate that the change will be in the public interest, is consistent with the General Plan and, if the amendment requires a Local Coastal Plan Amendment, that the amendment is in conformity with the policies of Chapter 3 (commencing with Section 30200) of the Coastal Act.

A petition for amendment of the General Plan may be accepted for processing by the BOS if one or more of the following findings are made:

- A. Base information or physical conditions have changed; or
- B. Community values and assumptions have changed; or
- C. There is an error in the plan; or
- D. To maintain established uses otherwise consistent with a comprehensive view of the plan; or
- E. The proposed amendment has the potential for public benefit and is consistent with the Guiding Principles and applicable goals of the Plan.

1. Need and Reason for Amendment / Is the Project in the Public Interest

The County is in the midst of a severe housing shortage. According to a North Coast Journal article dated April 14, 2022, “local rental vacancy rates range between 0 and 3 percent – extreme, even in California, which has a



roughly 4-percent vacancy rate Statewide. Buying a home in Humboldt is also cost-prohibitive for most people, with the median price for a single-family home coming in at \$451,000, according to statistics published by the California Association of Realtors. Homes for sale in Humboldt also only stay on the market for an average of 12 days before they are snapped up, another indication of a significant housing shortage.”

The need for housing will be further exacerbated by the anticipated influx of thousands of students to Cal Poly Humboldt (CPH), the associated infrastructure and new jobs to support the large influx of students, potential jobs and growth associated with future industry in the County (e.g., Aquafarms, Broadband, Medical, etc.), and loss of housing stock due to the increase in short-term rentals.

Although CPH is working on long-term housing plans, they are focused on student housing. The County is in dire need of not just student housing, but also affordable housing, workforce housing, and professional housing. In a Lost Coast Outpost (LoCO) article dated July 13, 2022, the City of Arcata’s Community Development Director was reported to say that CPH’s need for housing is affecting Arcata’s ability to meet its own housing demands and over the last couple of years, of the limited housing that is being built, it is almost entirely small accessory units for long-term rentals or short-stay vacation rentals.

SN Indianola is situated midway between the Cities of Eureka and Arcata, with frontage on Indianola Cutoff. The site is an ideal location to support housing for those working in the area or attending CPH. Construction of the Indianola Undercrossing (expected to begin 2023) will improve access to Indianola Cutoff; provide access to the Humboldt Bay Trail, a pedestrian trail connecting to both Eureka and Arcata; and allow access to Humboldt Transit Authority for a bus stop at SN Indianola.

SN Indianola proposes a multi-family housing project that would, among other benefits, reduce the pressure on the County housing market by increasing the inventory for workforce and student housing.

2. Conformity with Policies of Chapter 3 (commencing with Section 30200) of the Coastal Act

The California Coastal Act requires that all development within the Coastal Zone have a Coastal Development Permit (CDP) in addition to any other permit required for development by a local or State agency. In this case, the CDP will be issued by the County and appealable to the California Coastal Commission. The CDP is a regulatory mechanism by which proposed development in the Coastal Zone is brought into compliance with the policies of Chapter 3 of the Coastal Act and the HBAP. Since the proposed project would be required to obtain a CDP, the proposed project would be required to conform with the policies under Chapter 3 of the Coastal Act.

3. Required General Plan Findings

A petition for amendment of the General Plan may be accepted for processing by the BOS if the following finding is made: *“Community values and assumptions have changed.”*

Finding: As discussed above, the County is in the midst of a severe housing shortage. Community values and assumptions associated with population growth and housing in the County have changed over the last few years. For example, in a Guest Opinion article published in LoCO on May 25, 2022, the Executive Director of the Environmental Information Center (EPIC), opined about the California Department of Finance’s (CDF’s) most recent projection (2019) of population changes in Humboldt County and the use of these projections to set the Regional Housing Needs Allocation (RHNA); which is the total number of housing units Humboldt County is required to plan for. According to the Executive Director, CDF’s projection shows a net population loss, based on population data from 2010-2018, while the County population has grown; in 2020, the population grew by 2,096. The population is expected to continue to



increase due to an influx of students as a result of CPH, the potential Nordic Aquafarms project, the anticipated offshore wind energy industry, and the migration of climate refugees to the area from other parts of the state and Country. The Executive Director strongly recommends that the County should plan for housing that exceeds the RHNA numbers, through building housing in appropriate areas so that housing in the County is not priced out of existence.

In another LoCO article, dated July 13, 2022, reporting on CPH paying almost double to swipe a 16-acre property in Arcata that was slated for a senior living community, the City of Arcata's Community Development Director was reported to state that, "*CPH's need for student housing is unintentionally stressing the market and affecting Arcata's ability to meet its own housing demands... (and) in the last couple of years, we've seen a very narrow band of housing being built*". This, in combination with the growth of the non-student population in Arcata, is severely stressing the housing availability and cost of housing in Arcata.

The City of Eureka is also experiencing housing shortages and current opportunities for new development in the city are limited because Eureka is largely built-out and there are few developable sites that provide realistic opportunities for new development. Both Cities are working on Area Plans (Arcata Gateway Area Plan and the Waterfront Eureka Plan) to address their housing needs, however, these plans alone would take many years to implement, do not account for all the projected growth over the next 20 years, and would rely on individual landowners and private developers making financial investments into new development.

The County's Housing Element was last updated in 2019 (referred to as the 2019 Housing Element) with the next update planned for August 2027. The assumptions in the 2019 Housing Element did not account for these significant population increases or the recent change to Humboldt State University (HSU), which became CPH on January 26, 2022. The designation as a polytechnic university came with funding allocated from Governor Gavin Newsom and the California State legislature, including a \$433 million in one-time funding, and a 6-year recurring \$25 million in funding to invest in infrastructure and programs. Amongst other institutional goals, CPH expects to increase full-time enrolled students from 5,562 in Fall of 2021, to 12,132 in Fall of 2030. In addition to students, 4,900 additional jobs are expected to be added to the regional economy as a result of the transition to a polytechnic university. According to the Humboldt State University Economic & Community Impact Analysis (dated August 2019), 7% of students come from the local community and 92% come from areas across California and the rest of the United States. Of these, 23% of the alumni remain in Humboldt County after graduation. If this trend holds for CPH, there could be an additional housing need of 1,000 to 2,000 per year for those CPH alumni who chose to remain to reside and work in the County.

According to the CPH Infrastructure Projects' webpage and an update to the Craftsman's Mall project in Arcata, CHP plans on providing an additional 2,550 beds by 2027; this is far short of the projected need of over 6,000 beds by 2030. CPH plans to open the Craftsman's Mall project in December 2024 and plans to open two other housing projects in August 2026 and December 2027. These projects do not account for the additional population growth associated with the increase in students.

The 2019 Humboldt County Housing Element identified 1,413 of new residential units (177 units per year over an 8-year planning period) needed to be built in unincorporated areas to meet the projected housing need for the 2019-2027 time period. These housing numbers are based on out-of-date growth projections and do not account for the already stressed housing stock, the transition of HSU to CPH, or other growth inducing factors associated with the potential Nordic Aquafarms project, the anticipated offshore wind energy industry, and the migration of climate refugees to the area from other parts of the state and Country. Therefore, findings can be made that community values and assumptions have been changed regarding

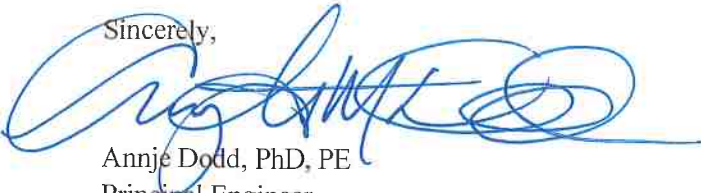


housing in the County. The SN Indianola proposed zone and land use reclassifications to support a multi-family housing project would reduce the pressure on the County housing market by increasing the inventory for workforce and student housing.

CONCLUSION

Based on the findings above, it is requested that the BOS grant the petition to initiate the planning process to process a zone reclassification, from Residential Agriculture (RA-2.5 D) to Residential Multi-Family (RM), and a Local Coastal Plan (HBAP) amendment, from Rural Residential (RR) to Residential/Medium Density (RM), of the SN Indianola project parcels. If you have any questions regarding this matter, please contact me at (707) 798-6438.

Sincerely,



Annje Dodd, PhD, PE
Principal Engineer

Attachments: SN Indianola, LLC Site Plans

- Sheet C0 - Plot Plan, Vicinity Map, Site Notes
- Sheet C1 - Existing and Proposed Zoning
- Sheet C2 - Existing and Proposed Land Use

