



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

3015 H Street Eureka CA 95501
Phone: (707)445-7541 Fax: (707) 268-3792

Hearing Date: July 25, 2019

To: John Ford, Humboldt County Zoning Administrator

From: Steve Werner, Supervising Planner

Subject: **Timber Heritage Association**, Coastal Development and Special Permit
Application Number 14334 (PLN-14334-SP)
Case Numbers SP-18-116
Assessor Parcel Number (APN) 401-031-056; -058

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Please contact Michael Wheeler, Senior Planner, at (707) 268-3730, or by email at mwheeler@co.humboldt.ca.us, if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
July 25, 2019	Special Permit and Coastal Development Permit	Michael Wheeler

Project Description:

A Special Permit and Coastal Development Permit for up to four one-day events annually, including and similar to the Timber Heritage Association's annual Salmon, Oysters, Ales and Rails (SOAR) fundraising event with BBQ, live music, vendor booths and tours of THA's shops and equipment. The events will be held at THA's Samoa Complex. Attendance at these SOAR events will be no more than 400 attendees, with the three smaller events not to exceed 200 attendees. The events will begin no earlier than 10 AM and will be completed by 4 PM. Parking for the events will be provided on-site in designated areas and will include ADA accessible spaces. Temporary restroom facilities will be provided by porta-sans consistent with Division of Environmental Health standards. Temporary signage during the event may be provided to direct the public to the event location. The events may be held in conjunction with Speeder rides on the NCRA railway, beginning and ending on NCRA property adjacent to the THA Samoa Complex. Pedestrian access to the Speeder pick-up and drop off area may cross the Samoa Complex site. No new permanent improvements or development is proposed. NOTE: THA's entitlement to host open house type tours and similar activities up to four times per month with fewer than 50 people per event is not affected by this permit request.

Project Location: The project is located in Humboldt County, in the Samoa area, on both sides of Vance Avenue, extending approximately 255 feet southwest and 2,000 feet northeast from the intersection of Cookhouse Road and Vance Avenue, on the property known to be in the northwest quarter of section 15 and the northeast quarter of section 16 township 05 north range 01 west.

Present Plan Land Use Designations: Industrial/Coastal-Dependent (MC), Industrial/General (MG), Humboldt Bay Area Plan (HBAP), Density: N/A, Slope Stability: Relatively Stable (0)

Present Zoning: Industrial General (MG); (MC/A) Industrial/Coastal-Dependent (MC), Archaeological Resource Area Outside Shelter Cove (A)

Case Numbers: SP 18-116; CDP-19-002

Application Number: 14334

Assessor Parcel Numbers: 401-031-056-000, 401-031-058-000

Applicant

Timber Heritage Association
1438 7th Street
Eureka, CA 95501

Owner

Humboldt Bay Harbor, Recreation
& Conservation District
Po Bx 1030
Eureka, CA 95502

Agent

Larry Henderson
1933 Golf Course Road
Bayside, CA 95524

Environmental Review: CEQA Exemption Section: 15301 – Existing facilities and 15323-Normal Operations for Public Gatherings

State Appeal Status: Project is appealable to the California Coastal Commission

Major Issues: None

TIMBER HERITAGE ASSOCIATION SPECIAL PERMIT AND COASTAL DEVELOPMENT PERMIT
Case Numbers SP-18-116, CDP-19-002

Recommended Zoning Administrator 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:

Find the project exempt from environmental review pursuant to Sections 15301 and 015323 of the State CEQA Guidelines, make all of the required findings for approval of the Coastal Development Permit and Special Permit, based on evidence in the staff report, and adopt the Resolution approving the Timber Heritage Association project subject to the recommended conditions.

EXECUTIVE SUMMARY

The Timber Heritage Association (THA) is seeking a Special Permit and Coastal Development Permit to hold up to four one-day events annually at the THA's Samoa Roundhouse Complex, including and similar to the Timber Heritage Association's annual Salmon, Oysters, Ales and Rails (SOAR) fundraising event with BBQ, live music, vendor booths and tours of THA's shops and equipment. The events will be open to the public and members of the THA, a private not for profit organization. Attendance at these SOAR events will be no more than 400 attendees, with the three smaller events between 50 and 200 attendees. The events will begin no earlier than 10 AM and will be completed by 4 PM. Parking for the events will be provided on-site in designated areas and will include ADA accessible spaces. Temporary restroom facilities will be provided by porta-sans consistent with Division of Environmental Health standards. Temporary signage during the event may be provided to direct the public to the event location. The events may be held in conjunction with Speeder rides on the NCRA railway, beginning and ending on NCRA property adjacent to the THA Samoa Complex. Pedestrian access to the Speeder pick-up and drop off area may cross the Samoa Complex site. No new permanent improvements or development is proposed.

The project site and surrounding developed area is comprised of industrial zoned lands associated with historic lumber and pulp mill operations and the existing community of Samoa. To the south is the former pulp mill now under the ownership of the Harbor District. Adjacent property to the west is occupied by the historic lumber town of Samoa. Further west of the project site, across New Navy Base Road, there is the natural beach and dunes coastline where the Samoa Peninsula abuts the Pacific Ocean. To the south are industrial warehouse buildings.

The Samoa Roundhouse Complex was formerly part of the historic Hammond Lumber Company mill complex. The site has four large historical industrial buildings: a 4,800 square foot Car Shop; a 6,600 square foot Boiler Shop; an 8,400 square foot Roundhouse; and a 17,860 square foot Machine Shop with attached Blacksmith Shop. The Roundhouse is one of only two remaining wood roundhouses in the Western United States and the only one in California. The other buildings are all more than 100 years old. A previous historic survey has determined that these buildings are historical resources. The Complex is used by THA for the collection and restoration of logging artifacts, including several steam locomotives and other logging and railroad equipment. THA members volunteer their time in these restoration efforts. The SOAR event is an important fundraising activity used to support the organization.

THA has plans to locate a logging museum at this site and is engaged with the landowner to finalize the purchase of the property. The Board of Supervisors has indicated their support for a

land use and zoning change for the property from the present Industrial/Coastal Dependent classification to Commercial Recreation. This re-designation will be included in the County's pending update to the Humboldt Bay Area Plan (HBAP). Until this change is made, the Samoa Roundhouse Complex remains a legal, nonconforming use. Evidence of prior use supported many of the THA's member activities including work parties and small tours. This Special Permit for temporary events will permit a limited number of larger events to take place in the interim.

The proposed project has been referred to and found acceptable by all jurisdictional agencies, and a CEQA Notice of Exemption has been prepared for the project permits. Based on an on-site inspection, a review of Planning Division reference sources, and comments from all involved referral agencies, planning staff believes that the applicant has submitted evidence in support of making all of the required findings for approving the SP/CDP.

Alternatives: The following alternatives to the staff recommendation may be considered: 1) The Zoning Administrator could elect not to hear this item and put the decision making in front of the Planning Commission. Any decision to place this matter before the Planning Commission must be done before opening the public hearing on this project; 2) The Zoning Administrator could elect to add or delete conditions of approval; 3) The Zoning Administrator could deny approval of the requested permits if the Zoning Administrator is 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.

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE COUNTY OF HUMBOLDT
Resolution Number 19-__

Case Numbers SP-18-116, CDP-19-002
Assessor Parcel Number 401-031-056; -058

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Timber Heritage Association Special Permit and Coastal Development Permit.

WHEREAS, Timber Heritage Association has submitted an application and evidence in support of approving Coastal Development and Special Permits to allow for up to four temporary events to be held on the subject property; 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 Building and Planning Department, Planning Division, has reviewed the submitted application and evidence for conformance with general plan policy, goals and regulations and applicable zoning; and

WHEREAS, the project qualifies for a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), and a Notice of Exemption was prepared.

WHEREAS, Attachment 2 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed Coastal Development and Special Permit Modifications (Case Numbers CDP-19-002, SP-18-116); and

WHEREAS, on July 25, 2019 a public hearing was held to receive public testimony on the proposed project.

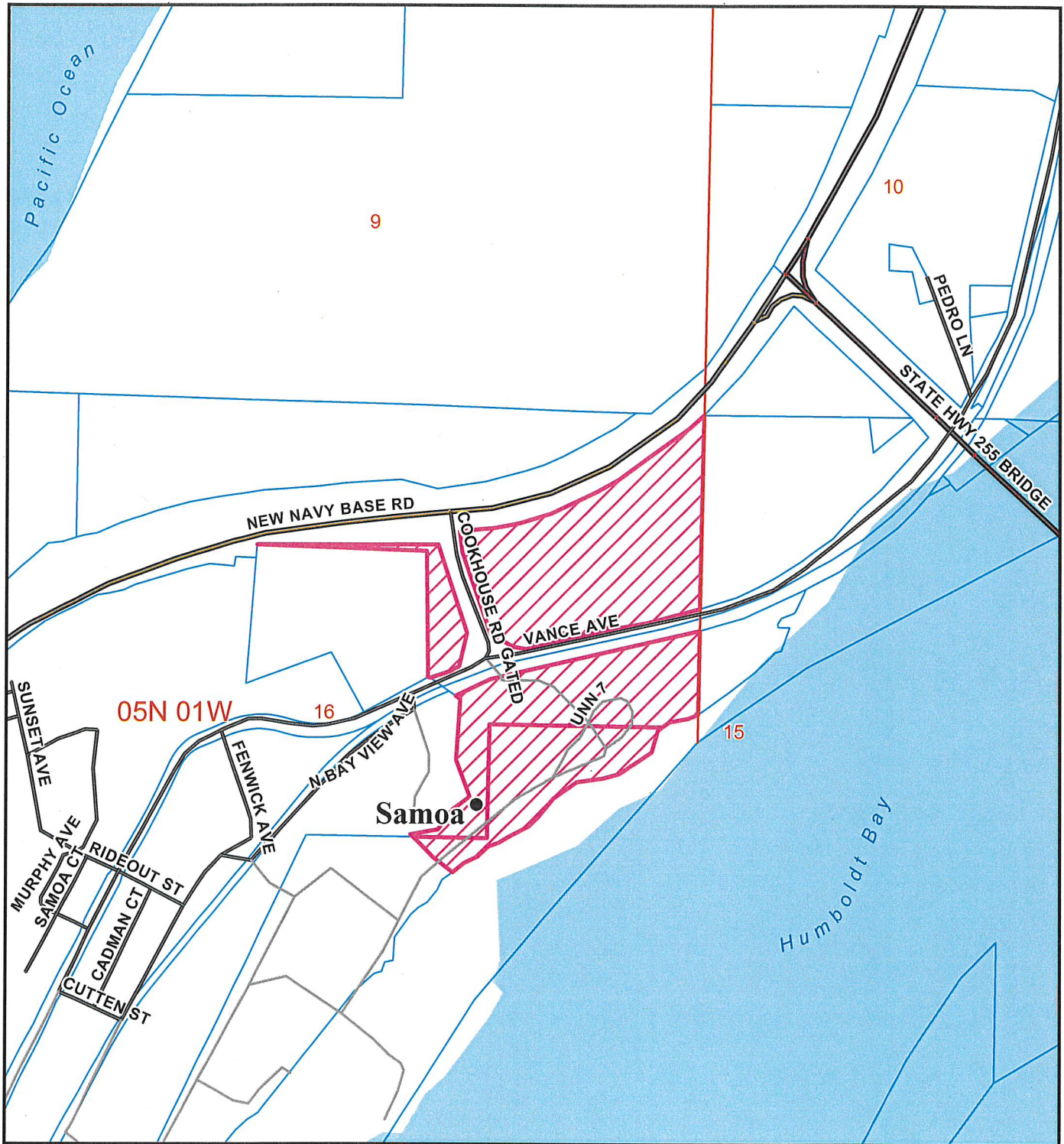
NOW, THEREFORE, be it resolved, determined, and ordered by the Zoning Administrator that:

1. A Notice of Exemption was prepared and the Zoning Administrator finds that the project qualifies for a CEQA Categorical Exemption per Class 1, Section 15301 – Existing Facilities and Class, 23, 15323 – Normal Operations for Public Gatherings; and
2. The findings in Attachment 2 of the Planning Division staff report support approval of Case Numbers CDP-19-002, SP-18-116, based on the submitted evidence; and
3. Coastal Development and Special Permit Case Numbers CDP-19-002, SP-18-116 are approved as recommended and conditioned in Attachment 1.

Adopted after review and consideration of all the evidence on July 25, 2019.

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 entitled matter by said Zoning Administrator at a meeting held on the date noted above.

John H. Ford, Zoning Administrator



LOCATION MAP

PROPOSED TIMBER HERITAGE ASSOCIATION SPECIAL PERMIT SAMOA AREA PLN-14334-SP

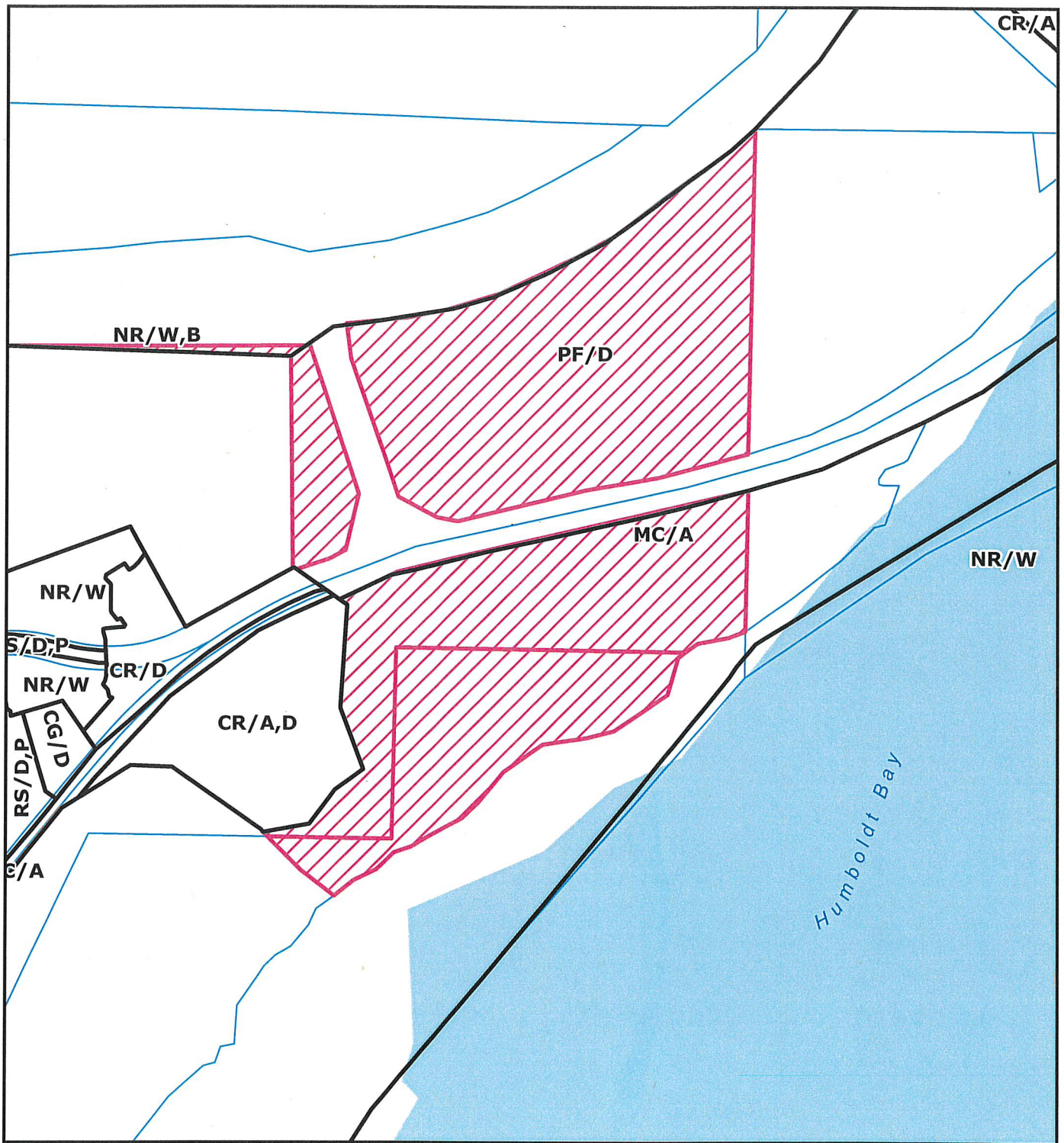
APN: 401-031-056, -058
T05N R1W S16 HB&M (Eureka)

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.



0 250 500 750
Feet



ZONING MAP

PROPOSED TIMBER HERITAGE ASSOCIATION SPECIAL PERMIT SAMOA AREA PLN-14334-SP

APN: 401-031-056, -058
T05N R1W S16 HB&M (Eureka)

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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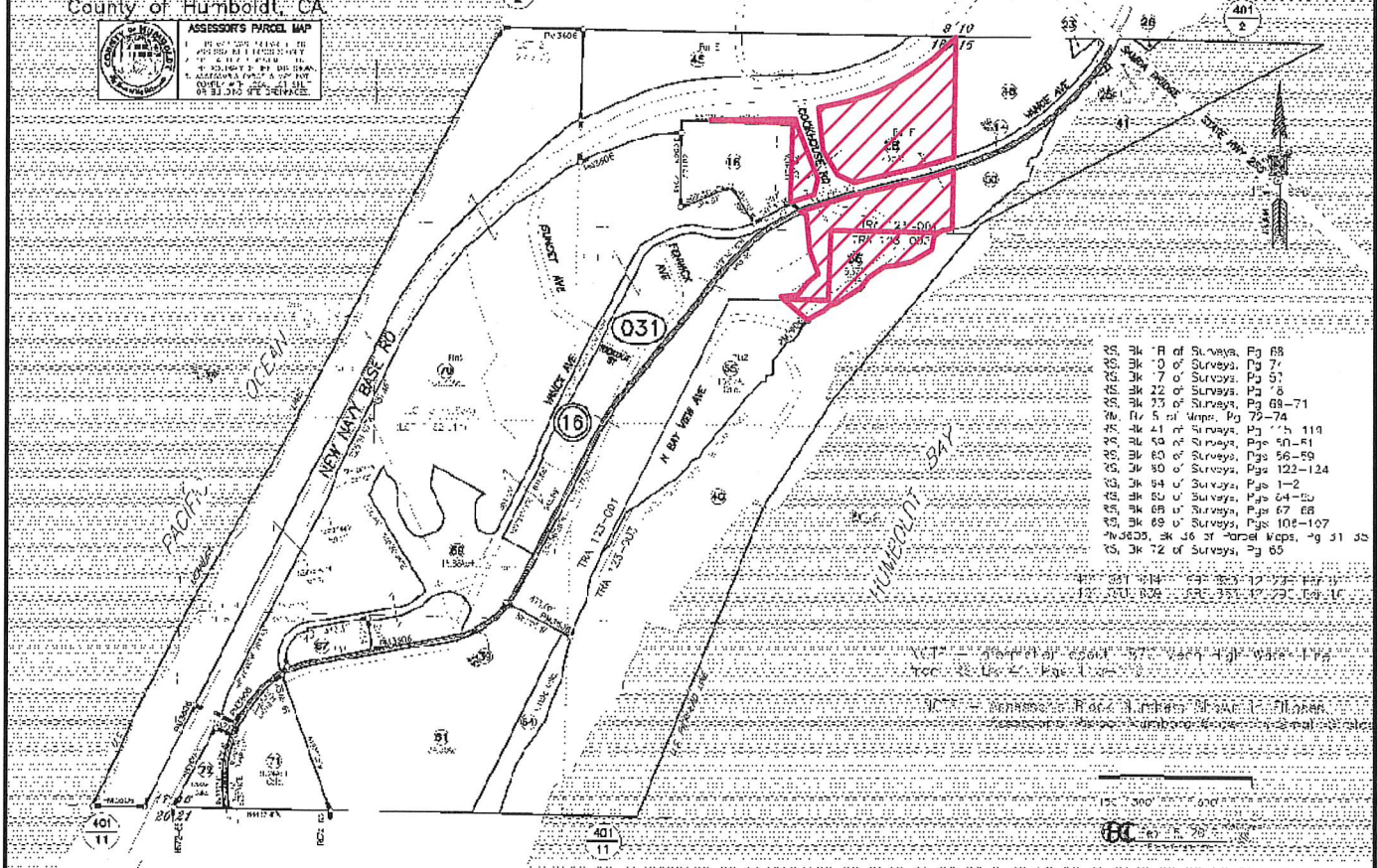
Assessor's Map Blk 401, Pg. 3
County of Humboldt, CA



ASSESSOR'S PARCEL MAP
1. THIS MAP IS FOR THE
PURPOSE OF IDENTIFYING
THE PROPERTY OF THE
COUNTY OF HUMBOLDT, CA
AND IS NOT TO BE USED
FOR ANY OTHER PURPOSE.

PTN SECS 15,16 & 17, T5N R1W, HB&M

401-03



ASSESSOR PARCEL MAP

PROPOSED TIMBER HERITAGE ASSOCIATION SPECIAL PERMIT SAMOA AREA PLN-14334-SP

APN: 401-031-056, -058

T05N R1W S16 HB&M (Eureka)

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.



MAP NOT TO SCALE



AERIAL MAP

PROPOSED TIMBER HERITAGE ASSOCIATION SPECIAL PERMIT SAMOA AREA PLN-14334-SP

**APN: 401-031-056, -058
T05N R1W S16 HB&M (Eureka)**

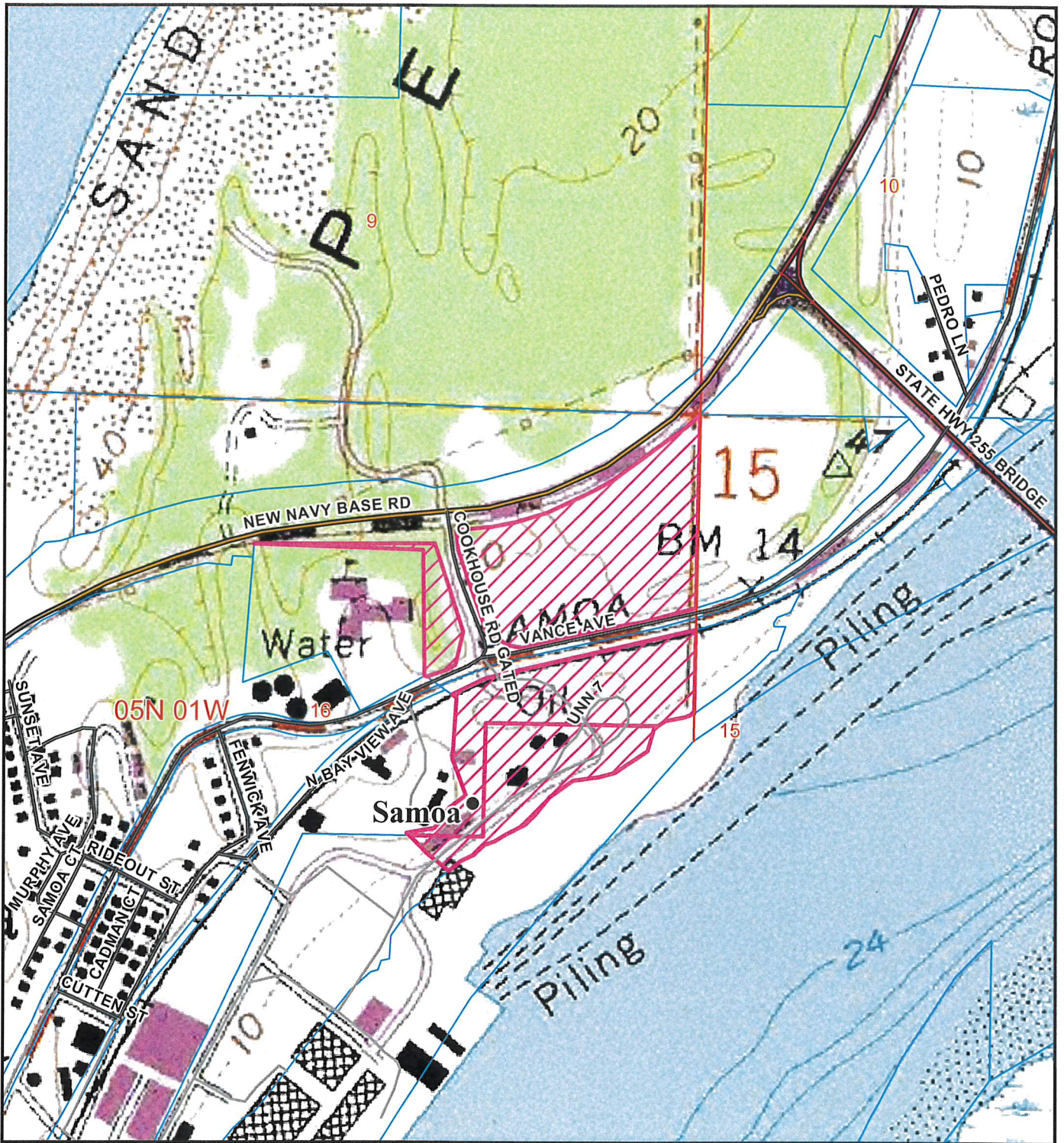
Project Area =



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 TIMBER HERITAGE ASSOCIATION SPECIAL PERMIT SAMOA AREA PLN-14334-SP

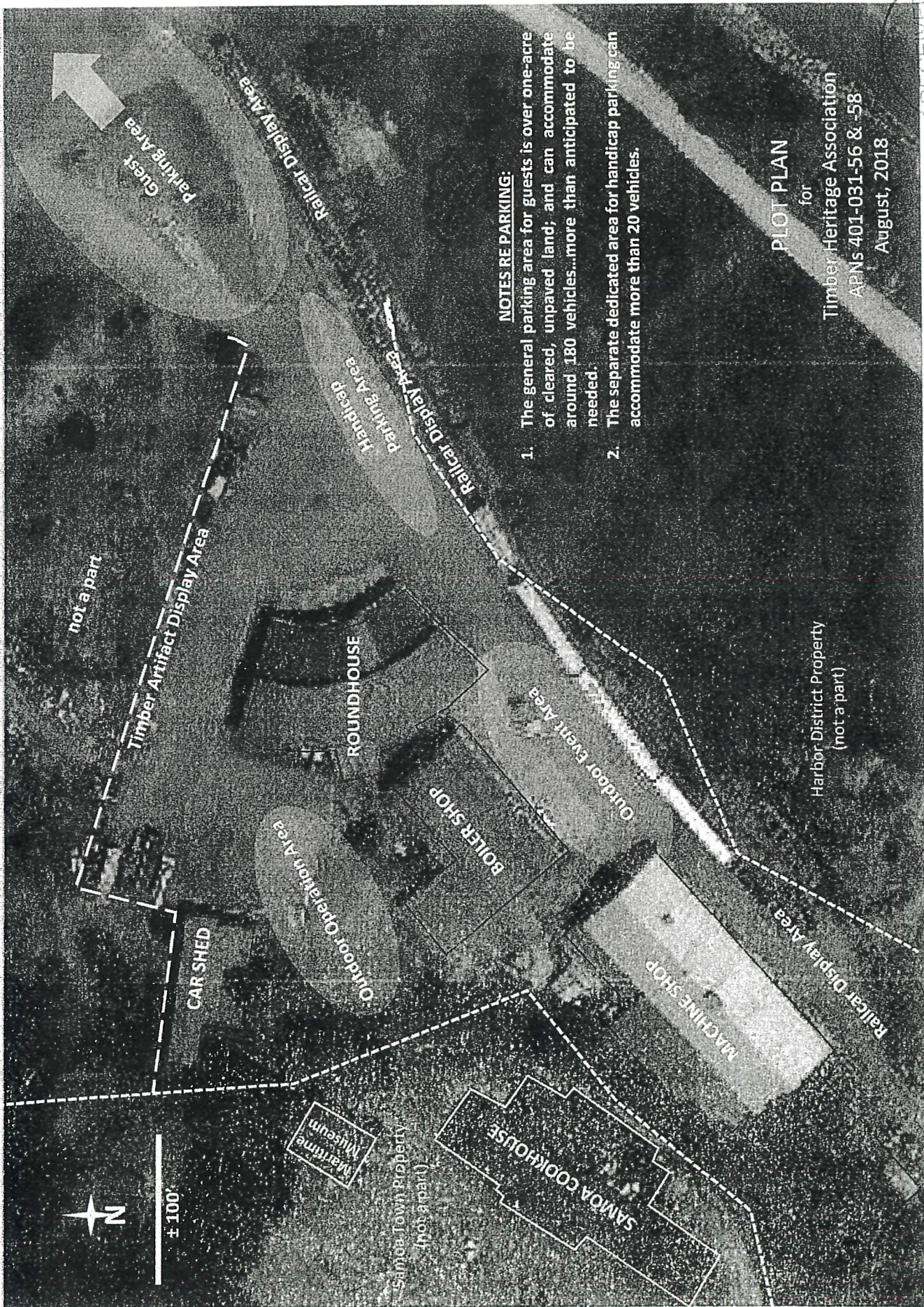
Project Area = 

APN: 401-031-056, -058
T05N R1W S16 HB&M (Eureka)

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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RECEIVED
AUG 23 2018
Humboldt County
Cannabis Svcs.

ATTACHMENT 1
RECOMMENDED CONDITIONS OF APPROVAL

Approval of the Coastal Development Permit and Special Permit is conditioned on the following terms and requirements which must be satisfied before a building permit may be issued or use initiated.

Conditions of Approval:

1. **Within five (5) days of the effective date of the approval of this permit**, the applicant shall submit a check to the Planning Division payable to the Humboldt County Recorder in the amount of \$50.00. A copy of the receipt from the prior payment of fees pursuant to Section 711.4 of the Fish and Game Code shall also be provided.

Operational Restrictions:

1. The project shall be developed, operated and maintained in accordance with the Project Description, Plan of Operations, and Site Plan, and the terms and conditions of the permit. When determined by the Planning Director, changes to the project other than Minor Deviations to the Plot Plan as provided in HCC Section 312-11.3 shall require modification of the permit.
2. Submit a neighborhood traffic management plan as described in the Memorandum dated June 19, 2019 for review and approval by the Land Use Division of the Department of Public Works.
3. At least 3 weeks prior to any event, the applicant shall contact and secure any necessary approvals from the following agencies: Humboldt County Division of Environmental Health, Humboldt County Sheriff, Humboldt County Department of Public Works and Samoa Peninsula Fire District.
4. All temporary signage placed to direct visitors to the site and internal parking areas shall be installed and removed the day of the event. Sign placement shall conform to County sight visibility restrictions at intersections and driveways.
5. The parking plan shall maintain unobstructed aisles for access by emergency vehicles during the events. The location, signing and size of accessible parking spaces shall comply with applicable provisions of the Americans with Disabilities Act and state and local regulations.
6. The applicant shall place in prominent areas in and around the building informational posters/maps that list proper emergency procedures and designated evacuation route(s) in cases of tsunami emergency, and install along the access road signage that designates evacuation route.
7. All outdoor lighting shall be directed and shielded to keep direct illumination within the boundaries of the site. Additionally, exterior lighting shall be designed to use the lowest intensity lamp/wattage compatible with safety, and security lighting shall be designed to utilize motion-sensor technology so that lights are not on throughout the night.

Informational Notes:

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

2. 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 or permit modification, except for Minor Deviations from the Plot Plan as provided under Section 312-11.1 of the Zoning Regulations.
3. THA's entitlement to host open house type tours and similar activities up to four times per month with fewer than 50 people per event is not affected by this permit.

ATTACHMENT 2

Staff Analysis of the Evidence Supporting the Required Findings

Required Findings: To approve this project, the Hearing Officer shall determine that the applicants have submitted evidence in support of making **all** of the following required findings. The submitted evidence can be found in file CDP-19-002, SP-18-116.

Title III, Division 2, Section 312-17 of the Humboldt County Code (HCC) specifies the findings that must be made to grant the Coastal Development Permit (CDP), and Special Permit (SP). Basically, the Hearing Officer may grant the CDP/SP if, on the basis of the application, investigation and submitted evidence, the following findings are made:

1. That the proposed use is in conformance with the General Plan; and
2. That the use is consistent with the purposes of the zone in which the site is located; and
3. That the proposed development conforms with all applicable standards and requirements of the zone; and
4. That the proposed location of the use and conditions under which it may be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
5. That the proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law (the mid-point of the density range specified in the plan designation), unless the following written findings are made supported by substantial evidence: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.

In addition, the requirements of the California Environmental Quality Act (CEQA) apply:

6. CEQA requires that one of the following findings must be made prior to approval of any development which is subject to the regulations of CEQA
 - a) That the project is either categorically or statutorily exempt; or
 - b) That there is no substantial evidence that the project will have a significant effect on the environment or any potential impacts have been mitigated to a level of insignificance and a negative declaration has been prepared pursuant to Section 15070 of the CEQA Guidelines; or
 - c) That an environmental impact report (EIR) has been prepared and all significant environmental effects have been eliminated or mitigated to a level of significance, or the required findings in Section 15091 of the CEQA Guidelines are made.

**COASTAL DEVELOPMENT PERMIT AND SPECIAL PERMIT
STAFF ANALYSIS**

1. General Plan Consistency: The following table identifies the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards in the Humboldt Bay Area Plan (HBAP).

Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Land Use, §§3.14(a) 4.10(a) HBAP	<p>Coastal Dependent Industrial, to protect and reserve parcels on or near the sea for industrial uses dependent on, or related to, the harbor.</p> <p>Conditional uses include alterations, improvements, and relocations of existing general industrial uses within the MC designation.</p>	<p>The project is located within, and contiguous with, existing developed industrial areas.</p> <p>The applicant is seeking a Special Permit and Coastal Development Permit for up to four one-day events annually, including and similar to the Timber Heritage Association's annual Salmon, Oysters, Ales and Rails (SOAR) fundraising event.</p> <p>No new permanent improvements or development is proposed. The temporary event use would not impair use of the site for Industrial Coastal Dependent use.</p> <p>The Board of Supervisors has directed that the HBAP be amended to change this land use to Commercial Recreation to accommodate this use, long-term.</p>
Geologic, §3.17 (b.1)(b.3) HBAP	New development shall minimize risk to life and property in areas of high geologic hazards.	Based on the Geologic Hazard maps in the Humboldt County General Plan (Volume I), the project site is located in an area where slope instability is moderate. It is not located in either an Alquist-Priolo Fault Hazard special studies zone nor other mapped potentially active fault zone. The project site is relatively flat, and not susceptible to landslide.

Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Flood Hazards, §3.17(b.4) HBAP Tsunami Risk, §3.17(b.3) HBAP	<p>All new development shall conform with the County Flood Insurance Program.</p> <p>Limits new development below the 100-year tsunami run-up elevation as described in <u>Tsunami Predictions for the West Coast of the Continental U.S.</u> Technical Report H-78-26, Corps of Engineers.</p>	<p>The proposed project site is located in zone C, which is defined as areas of minimal flooding (FIRM #775). Therefore, no specific mitigation measures will be required.</p> <p>The 100-year tsunami run-up elevation for the area is 10.8 feet. The 500 year tsunami run-up elevation for the area is 20.2 feet.</p> <p>The THA Samoa Complex lies in the Mapped Tsunami Evacuation Area. The nearest designated refuge is approximately 1,500 feet to the north west near the water tanks west of the Peninsula School.</p> <p>Conditions of approval require the applicant to place in prominent areas in and around the building informational posters/maps that list proper emergency procedures and designated evacuation route(s) in cases of tsunami emergency.</p>

Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Sensitive Habitats, §3.41 HBAP	To protect designated sensitive habitats and cultural resources.	<p>The project consists of existing industrial use areas and structures, so it does not represent an expansion of impacts into new areas. And the project is consistent with existing uses and would not require expansion into viable natural communities.</p> <p>There will be no new lighting impact to habitat for sensitive species, as events will be conducted during daylight hours. Water quality will not be affected because by-products of the activity (trash and wastewater) will be collected and disposed at a licensed waste facilities.</p>

Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Water Supply, Sewage Disposal and Urban Limits §§3.11	New development shall be located within or contiguous with, or in close proximity to existing developed areas, or in other areas with adequate public services and where it will not adversely affect coastal resource, individually or cumulatively	<p>The property is not located within an urban limit line but is a developed site used previously to support timber operations. The proposed project has public water and for proposed events temporary restroom facilities will be provided by porta-sans consistent with Division of Environmental Health standards. Use of existing structures will not involve any new sewage disposal requirements.</p> <p>The property is accessed from Vance Avenue, Cookhouse Road and New Navy base Road. Attendance at these SOAR events will be no more than 400 attendees, with the three smaller events not to exceed 200 attendees. The events will begin no earlier than 10 AM and will be completed by 4 PM. Parking for the events will be provided on-site in designated areas and will include ADA accessible spaces.</p>
Cultural Resources, §3.37 HBAP	To protect Cultural and Archeological resources	The site location is in an area where archaeologic resource may exist; however, the project will not involve any new ground disturbing activities. The site does contain historic resources associated with the former Hammond Lumber Mill. The project will not require any change or alterations to these structures.
Visual Resource Protection §3.40 HBAP	<p>Physical Scale and Visual Compatibility: No development shall be approved that is not compatible with the physical scale of development as designated in the Area Plan and zoning for the subject parcel, i.e.</p> <p>(1) No greater in height or bulk than is permitted for the principle use and is otherwise compatible with the styles and visual material so existing</p>	No new structures or ground disturbing activities are proposed. Temporary signs used to direct the public to the event will be placed and removed the day of the event and will have no lasting effect on coastal views.

Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Visual Resource Protection §3.40 HBAP (continued)	<p>development or land forms in the immediate neighborhood, where such development is visible from the nearest public road</p> <p>(2) Where the project cannot feasibly conform to paragraph 1, and no other feasible location exists, that the exterior design, and landscaping be subject to a public hearing, and shall be approved only when: a.) there is no less environmentally damaging feasible alternative location; and b.) the proposed exterior design, and landscaping are sufficient to assure compatibility with the physical scale established by surrounding development.</p>	

2. Zoning Compliance, and 3. Development Standards: The following table identifies the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards in the Humboldt County Zoning Regulations.

Zoning Section	Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
§313-3.4 Industrial Coastal Dependent (MC)	Principal Permitted Uses include coastal dependent industrial uses.	No new structures or ground disturbing activities are proposed.
§313-62.1, Temporary Uses	Special events or attractions involving an outdoor event or similar assemblage of persons and vehicles may be permitted in all zones except residential zones	A Special Permit as been requested.
Industrial General: Minimum Parcel Size: §313-3.4 H.C.C.	One (1) acre	Parcel is to be approximately 5.4 acres
Yard Setbacks: §313-3.4 H.C.C.		

Zoning Section	Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
Front	50' min.	No new structures or ground disturbing activities are proposed.
Rear	50' min.	No new structures or ground disturbing activities are proposed.
Side	25' min.	No new structures or ground disturbing activities are proposed.
Maximum Structure Height, §313-3.4 H.C.C.	Fifty (50) feet plus one (1) foot for each foot of front yard setback over 50 feet to a maximum of seventy-five (75) feet.	No new structures or ground disturbing activities are proposed.
Archaeological Resource Area Combining Zone, §313-16.1 H.C.C.	Provide reasonable mitigation measures where development would have an adverse impact upon archaeological and paleontological resources.	The site location is in an area where archaeologic resource may exist; however, the project will not involve any new ground disturbing activities. The site does contain historic resources associated with the former Hammond Lumber Mill. The project will not require any change or alterations to these structures.

4. Public Health Safety & Welfare: The following discussion identifies the evidence which supports finding that the proposed development will not be detrimental to the public health, safety and welfare, and will not adversely impact the environment.

Code Section	Summary of Applicable Requirements	Evidence that Supports the Required Finding
§312-17.1.4	The proposed development will not be detrimental to the public health, safety and welfare, or materially injurious to properties or improvements in the vicinity; and will not adversely impact the environment.	All reviewing referral agencies have recommended approval or conditional approval. The project as proposed and conditioned is consistent with the general plan and zoning ordinances; and the proposed project will not adversely impact the environment.

5. Housing Element Densities

<p>314-17.1.5 and 322-3.1 Housing Element Densities</p> <p>The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law (the mid point of the density range specified in the plan designation), except where: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.</p>	<p>The project is in an area of former and existing industrial facilities and does not impact or propose any residential development. As such the parcel was not utilized by the Department of Housing and Community Development in determining the County's compliance with housing element law.</p>
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6. Environmental Impact:

<p>§15301 and §15323 CEQA</p>	<p>Categorically exempt from State environmental review.</p>	<p>Based on the above discussion, the project may be found exempt from environmental review pursuant to Class 1, Section 15301 and Class 23, Section 15323 of the CEQA guidelines. Class 1 consists of the operation of existing public or private structures involving no or negligible expansion. The project will use the existing Samoa Roundhouse Complex including the four existing buildings for exhibition of locomotives and other period equipment. No changes to these structures are proposed. Class 23 consists of normal operations of existing facilities for public gatherings, where there is a past history of the facility being used for the same or similar kind of purpose. The site has been used for tours and gatherings associated with the THA collection and display of locomotives and other period equipment. This permit will legitimize events like SOAR that have taken place on the property in the past but without a temporary event permit.</p>
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ATTACHMENT 3

Applicants' Evidence In Support of the Required Findings

Following is a list of all the written evidence submitted by the applicant in support of making the required findings, and copies of relevant documents referenced by Planning Staff in the staff report:

1. Application (On file)
2. Site Plan (Attached)
3. Project Description and Plan of Operation (Attached)

TIMBER HERITAGE ASSOCIATION

P.O. Box 6399, Eureka, California 95502; www.timberheritage.org

A Public Benefit 501 (c) (3) Nonprofit Corporation

Date: June 4, 2019

To: Humboldt County Planning Department

RE: THA Amended Application for Samoa Roundhouse Complex

THA would like to move forward with its application, seeking permits for a short-term project and a long-term project. The first, short-term project is for permitting of special, private fund-raising and exhibition events resulting in public gathering that is not part of the normal operations of the THA Complex. The second, long-term project is for permitting to expand the use and operation of the THA Complex to include a Museum.

SPECIAL EVENTS

THA holds a salmon and oyster fundraiser BBQ annually at the Complex in August (called the annual SOAR event). The event is opened to the public between mid-morning to mid-afternoon, with preparation and cleanup activities prior to and after the public event. Food and beverages are sold for consumption on site. In addition, there is live music, vendor booths, and tours of the Complex. For the last SOAR event, it is estimated that the number of attendees on site during the peak hours averaged around 200 and did not exceed 225. Future, similar fundraising events would hopefully have more attendees.

THA expects to continue holding the annual SOAR events. Further, while there currently are no plans to do so, THA envisions it might hold more than one SOAR-type event at the Complex annually.

THA also expects that exhibition events akin to community “open houses” or “educational tours” will be requested and conducted. Such events would be infrequent; and while it is expected they would involve fewer than 50 attendees, it is possible there may be more.

THA is applying for required zoning approval to hold these SOAR and SOAR-type fundraising events—and occasional exhibition events—that would result in public gathering of more people on the site than the 50-person attendance limit prescribed by the Planning Department.

THA suggests that the approval be structured to set up an administrative clearance for the events on demonstration of compliance with ministerial conditions and performance standards for public safety and sanitation.

MUSEUM

THA wants to display its restoration operations—and collection of timber history artifacts—for public view and enjoyment. The Association's plan is to expand the use and operation of the Complex to include a public museum.

Currently, the proposed museum is not allowable for the site, and the property's plan designation and zone classification would have to be amended. The County will be considering changing the plan and zone to "Commercial Recreation" which would allow permitting for the museum.

THA wants to be positioned to immediately move forward to secure required permits for the museum once the land is placed into the Commercial Recreation plan designation and zone classification. The objective and request are to have project review and processing completed for final hearing and approval immediately after the general plan change takes effect (that is now predicted to be early 2020).

APPLICATION COMPLETENESS

A description and plan of operation for the museum is provided. Also provided are the fees invoiced for the original application, and the deposit required for the amended application.

Maps, illustrations, and other information as to the conditions and plans relevant to the project site and THA's use of the site were provided with the original application. These have not changed or been modified, and are relevant and still usable for the new, amended application.

Additional information that Planning may need to complete its review and processing of both proposed projects will be provided on request.

Respectfully,

Larry Henderson, Project Manager
Timber Heritage Association

Humboldt Timber Heritage Museum Project Description & Plan of Operation

The Timber Heritage Association (THA) was founded in 1977 to preserve, interpret and celebrate the timber heritage of Humboldt County. For over 40 years, the Association has collected and restored historic logging artifacts that include several steam locomotives and numerous other logging and railroad equipment. The artifacts are kept in the Association's 8-acre Complex located in Samoa where they are repaired, restored, and maintained by the Association's members.

It is THA's mission to tell and show the story of Northern California's lumber communities and logging history. To this goal, it is the Association's intent that its preserved logging artifacts be displayed to Redwood Empire residents and visitors. The proposed project is to expand the existing operation of the Samoa Complex to include a Timber Heritage Museum where the artifacts will be displayed for public view and enjoyment.

DESCRIPTION OF EXISTING CONDITIONS

THA's Complex was originally the historic Hammond Lumber Company Complex. It was built and used for mechanical support of the lumber mill operations southerly along the Bay frontage.

The site does not front on the Bay, nor has access to the Bay's deep-water port and associated port facilities. The historic use of the buildings and surrounding yards has never been coastal dependent.

The site has four large, historical industrial buildings: A 4,800 square-foot Car Shop, a 6,600 square-foot Boiler Shop, an 8,400 square-foot Roundhouse, and a 17,860 square-foot Machine Shop with attached Blacksmith Shop.

The Roundhouse is one of the only two remaining wood roundhouses in the Western United States and the only one in California. It was constructed between 1893 and 1896 and contains six bays for the servicing and maintenance of locomotives. The Boiler Shop dates from the same era as the Roundhouse and was used for repair of boilers of steam locomotives. The Machine and Blacksmith Shops were constructed in the early 1900s for machining and blacksmithing operations. The Car Shed was built in the late 1910s and used for building and repairing rail cars.

All five buildings are "frame constructed" with old growth redwood, and remain in good, useable condition. The Roundhouse and Boiler Shop's roof structures have had repairs and the roofing replaced. The Machine Shop has a metal roof in good condition. The Blacksmith Shop has a composition shingle roof that is being replaced. The Car Shed needs repairs to its roof structure and replacement of roofing.

The Complex is 8 acres in size. The improved, paved yard where the existing buildings are sited occupies 6 acres. The 2-acre remainder is an open area that is vacant and will not be occupied.

DESCRIPTION OF EXISTING OPERATIONS

THA utilizes the Complex for the repair, restoration, and maintenance of locomotives, rolling rail stock, and other logging-equipment artifacts that have been acquired by the Association. Railcars and the larger logging equipment are stored outdoors in the yard. The Association's steam locomotives are stored in the Roundhouse. Other rail vehicles are stored in the other buildings, and smaller artifacts are stored throughout the Shops.

This is a continuation of the long-time historical use of the Complex prior to and since the effective date of the current zoning classification. THA's use and operations have involved no new construction or structural remodeling. All existing buildings, work yards, and parking areas are enough for the Association's use.

THA's membership is around 400. Typically, one to five members work at the Complex during weekdays; and occasionally there are more members working. One Saturday a month, the group has a workday for specific projects, when more than a dozen members participate.

The Association also gives tours and demonstrations of the equipment acquired and restored by the Association's members. On the Saturday workdays, the Complex is open to non-member guests to view the Association's collection of logging artifacts and locomotives typically from 10 am to 4 pm. Records have not been kept; but it is estimated that on the "best days" 12 to 18 non-member guests visit.

Occasionally Association members may conduct a special tour by special request. These occur maybe once or twice a month and typically have between 3 to 10 visitors per tour. Rarely has such a tour had more than a dozen visitors.

THA holds a salmon and oyster fundraiser BBQ annually at the Complex in August (called the annual SOAR event). The event is opened to the public between 11:30 a.m. to 3:00 p.m., with preparation and cleanup activities prior to and after the public event. Food and beverages are sold for consumption on site. In addition, there is live music, vendor booths, and tours of the Complex. For the last SOAR event, it is estimated that the number of attendees on site during the peak hours averaged around 200 and did not exceed 225.

While there currently are no plans to do so, THA envisions it might hold an additional, similar SOAR event at the Complex during a year. Further, it is possible that tours akin

to a community “open house” or “educational visit” may be requested and conducted. Such an event would be infrequent; and while it is expected they would involve fewer than 50 attendees, it is possible there may be more.

Traffic, potable water usage, and sewer disposal generated by THA’s use of the Complex has been insignificant to affect the existing infrastructure serving the property. Alteration or improvement of services has not been needed.

There are no sewer lines on the property; but there is an existing septic system that services facilities at the Roundhouse. This system has been inspected and approved by the County Environmental Health Department. For the few public events, portable sanitation facilities are provided as directed by Environmental Health.

There is no water service to any of the buildings. But there is a water line onto the property used for fire suppression purposes.

All buildings have electrical service to them.

The only by-product generated is trash and garbage left by the Association members and visitors. This is not significant enough to require solid waste disposal measures beyond the typical commercial operation. There is no associated discharge into the air, ground or water of any sensitive materials.

Ambient noise levels are insignificant to neighboring uses. The only anticipated increase in ambient noise levels may be during the occasional times the Association members run working steam engines on display. There are no sensitive noise receptors in the immediate vicinity that would be impacted. To date, there have been no complaints that noise generated by events and activities previously held at the Complex have been noticeable or a nuisance to neighboring occupants and uses.

THA—in partnership with the Northcoast Railroad Authority—sponsors and supports public rides on a “crew-car speeder” along a scenic route around the North Bay. The speeder rides have no nexus to THA’s use and operation of its Complex...they are linked only because their locations border. The speeder-ride activity is not a use of the Complex, as all activities associated with the speeder rides are conducted entirely on Northcoast Railroad property (with the exception that parking is accommodated on the Samoa Cookhouse lot neighboring the Railroad’s portable ticket booth).

DESCRIPTION OF PROPOSED MUSEUM PROJECT

THA’s vision is an exciting, interactive and engaging Timber Heritage Museum to tell the story of the men and women of the logging and lumber manufacturing industry that

built, worked and lived this unique part of our history. Emphasis will be given to the use of steam powered equipment and unique railroad logging equipment and techniques used in the early days of harvesting redwood.

The railcars and larger logging and railroad equipment stored throughout the yard would be displayed. The Roundhouse and Boiler Shop would be utilized for displaying the repair and restoration of locomotives and rolling stock. The principal static displays would be in the Machine and Blacksmith Shops, along with a reception area and gift shop. The Car Shed would be used for the display of rail equipment.

The Museum would develop and grow over time as funding becomes available.

Currently, the Association does not have a plan detailing the operations of the Museum in terms of days and hours of operation, or number of employees, etc.

A Feasibility Analysis and Strategic Business Plan for a Timber Heritage Museum was prepared in 2004. That report envisioned paid attendance could ultimately be up to 50,000 people annually. That would equate to an average of 140 people a day with the Museum open every day, which would require a paid staff of at least 5 people plus an active volunteer group of 50 to 100. Given the foreseeable future and local conditions, that vision is not real.

To provide a more realistic basis for projecting what the tours might involve in terms of numbers of visitors and nature of operations, a comparison has been conducted. The Blue Ox Millworks Historic Park in Eureka was selected as the comparison, as it seems the most like THA's vision.

Blue Ox estimates that they had up to 1500 people on self-guided tours and 500 people on guided tours, in total, over the last three years. That would equate to an average monthly projection of less than 45 people on self-guided tours, and less than 15 people on guided tours. Typically, Blue Ox's "group" tours have averaged three people and involved no more than two visitor cars. Only on the rare occasions of a school function did the "group" involve a significant number of people; and then the vehicular traffic was still minimal with one or two buses.

The comparison illustrates that expanding the use of THA's Complex to include the Museum is not going to result in a measurable change of existing conditions.

The Complex's existing structures, yard and parking areas—and access and circulation routes—are shown on the submitted Site Plot Plan.

There are no changes or additions planned to accommodate the proposed Museum. The

buildings, after some roof repair, can be used for the Museum as they are today. Building modifications are not necessary, and no major improvements are proposed, other than updating of sanitation facilities as may be required by the Health Department.

All the buildings are currently historically accurate. Any work on the buildings will be done consistent with maintaining their historic preservation.

No grading is necessary for the proposed use.

Parking would remain as is...a paved lot with space for at least 25 vehicles. An open, unoccupied area is available on-site to accommodate parking as may be needed for public events that may have larger number of attendees.

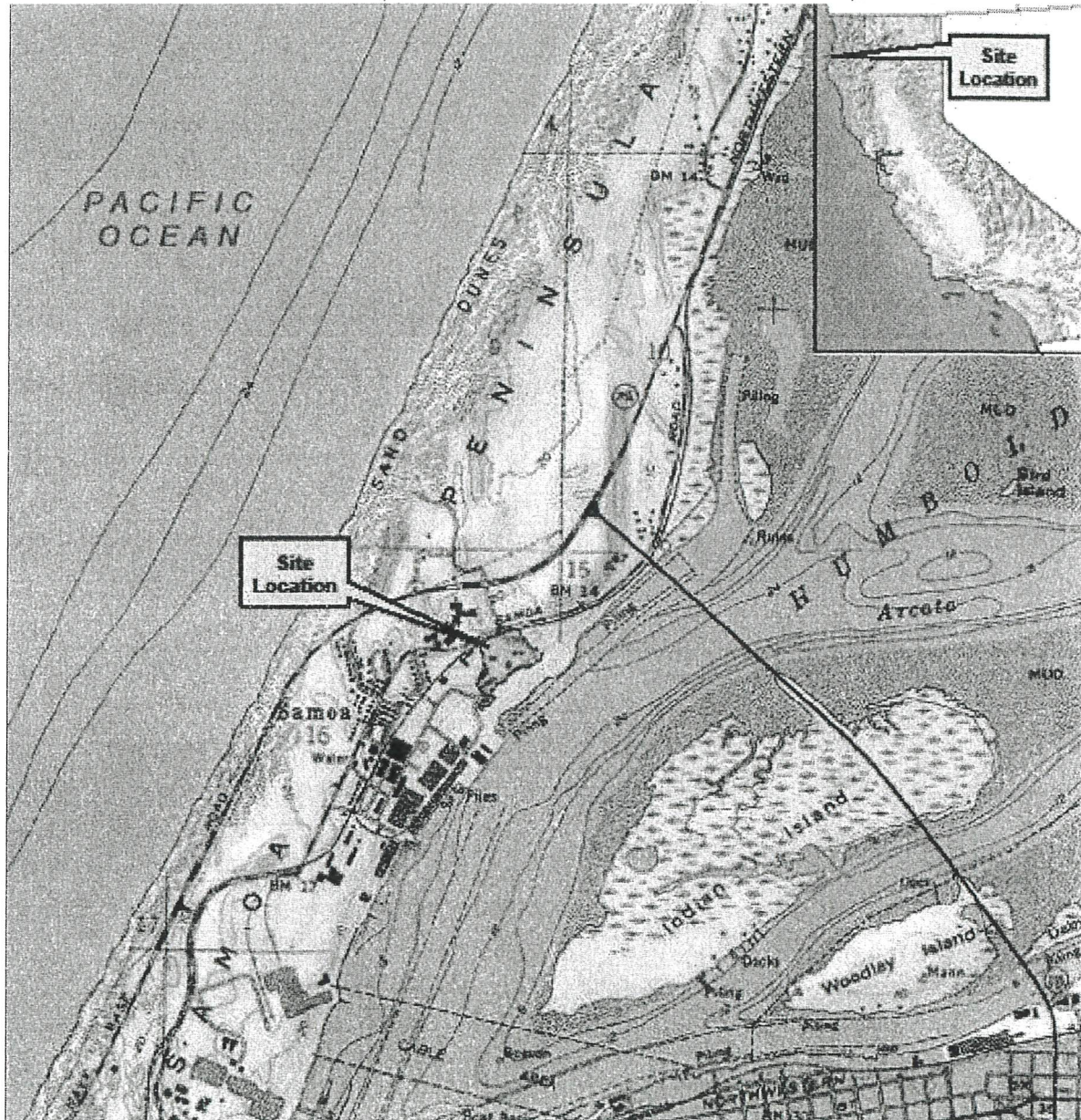
Access would utilize the existing road off Vance Avenue.

Restrooms located in the Machine Shop, Boiler Shop and Roundhouse will have to be rehabilitated and brought up to ADA standards prior to opening to the public. Perk tests will have to be completed to County of Humboldt standards to allow for the locating and construction of a septic system. If the Samoa project is completed as envisioned, the restrooms could be connected to their sewage treatment system.

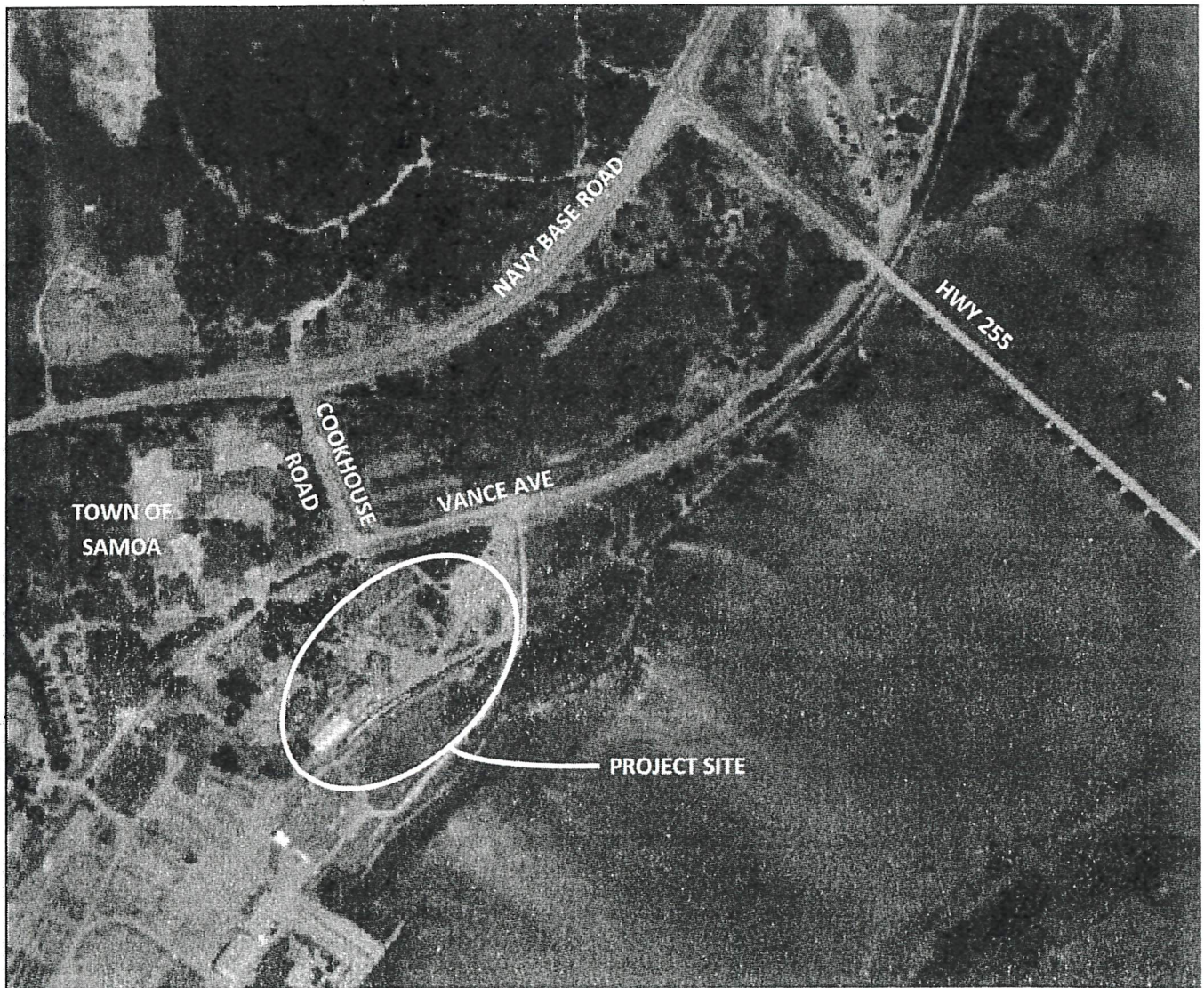
A water connection and distribution system with the Samoa community could be secured for restroom use and updating of firefighting measures.

It is expected that for the first few years the principal traffic would be the volunteers working on the equipment and setting up the various displays. In the beginning, the museum would be open on weekends with a request for donations. The first part of the museum would be the display of equipment in the area west of the Car Shed and in the Roundhouse. As funding became available the displays in the Boiler, Machine and Blacksmith Shops would be developed.

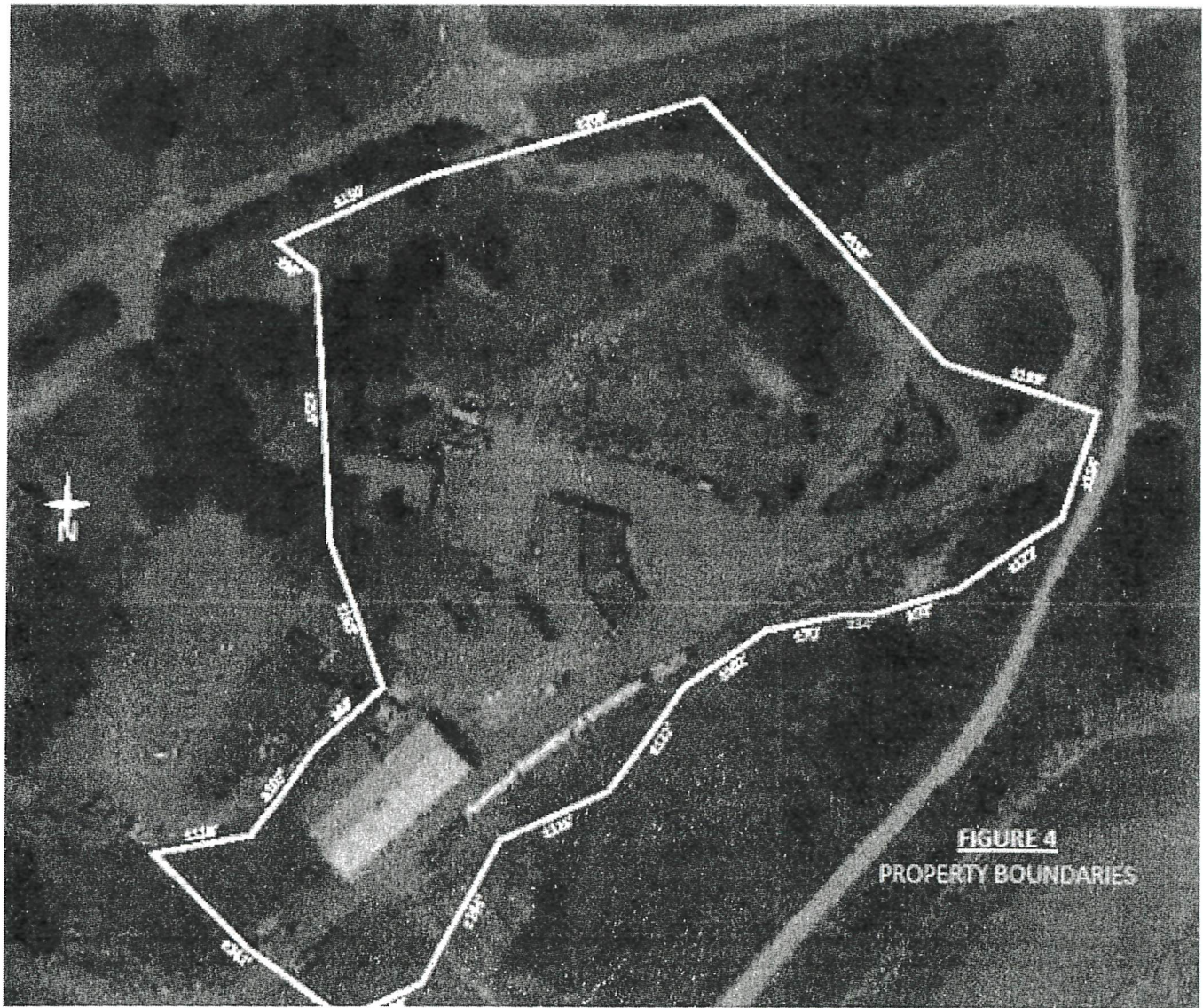
As the museum develops, the facility would convert to paid admission.



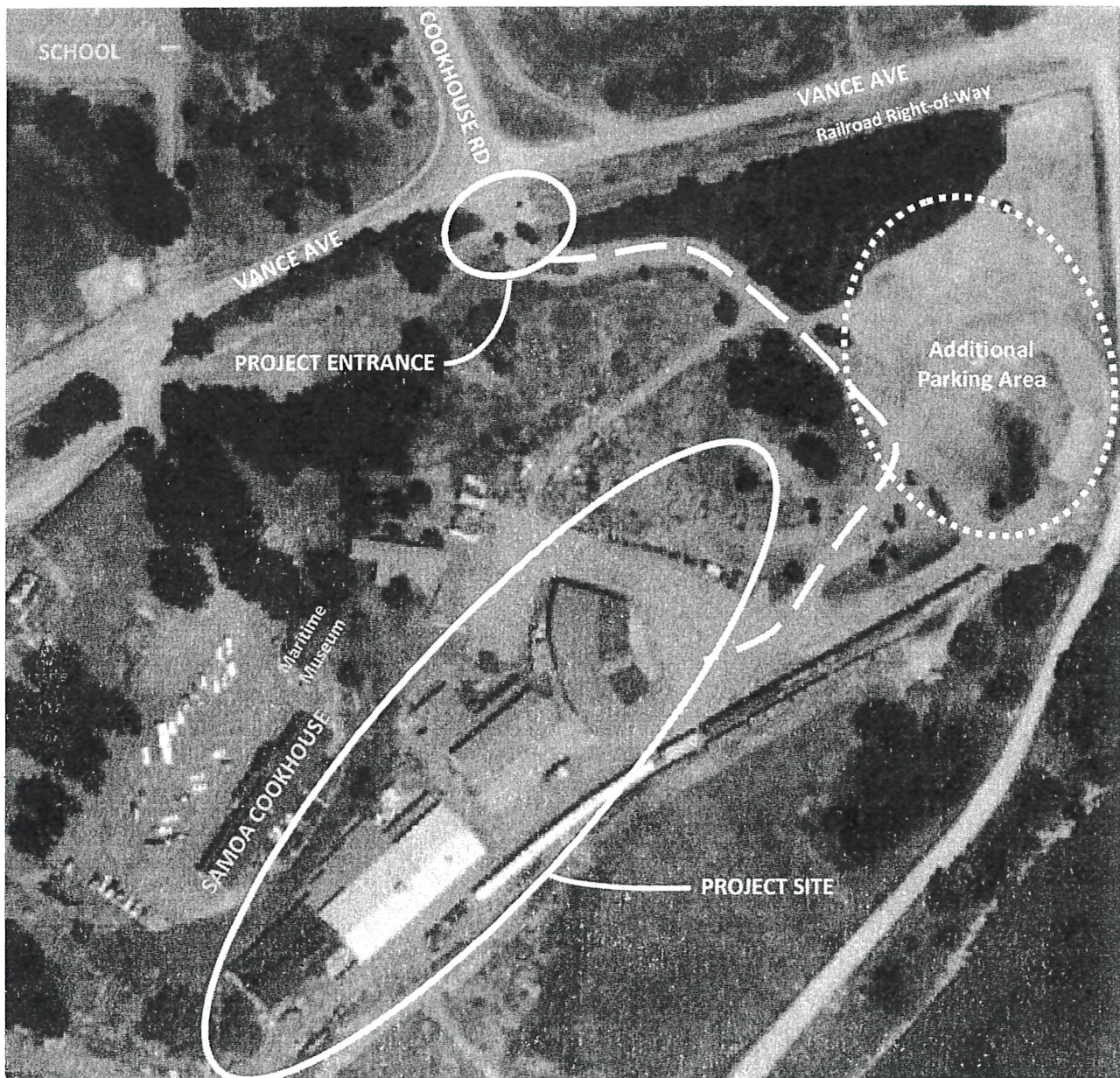
LOCATION MAP



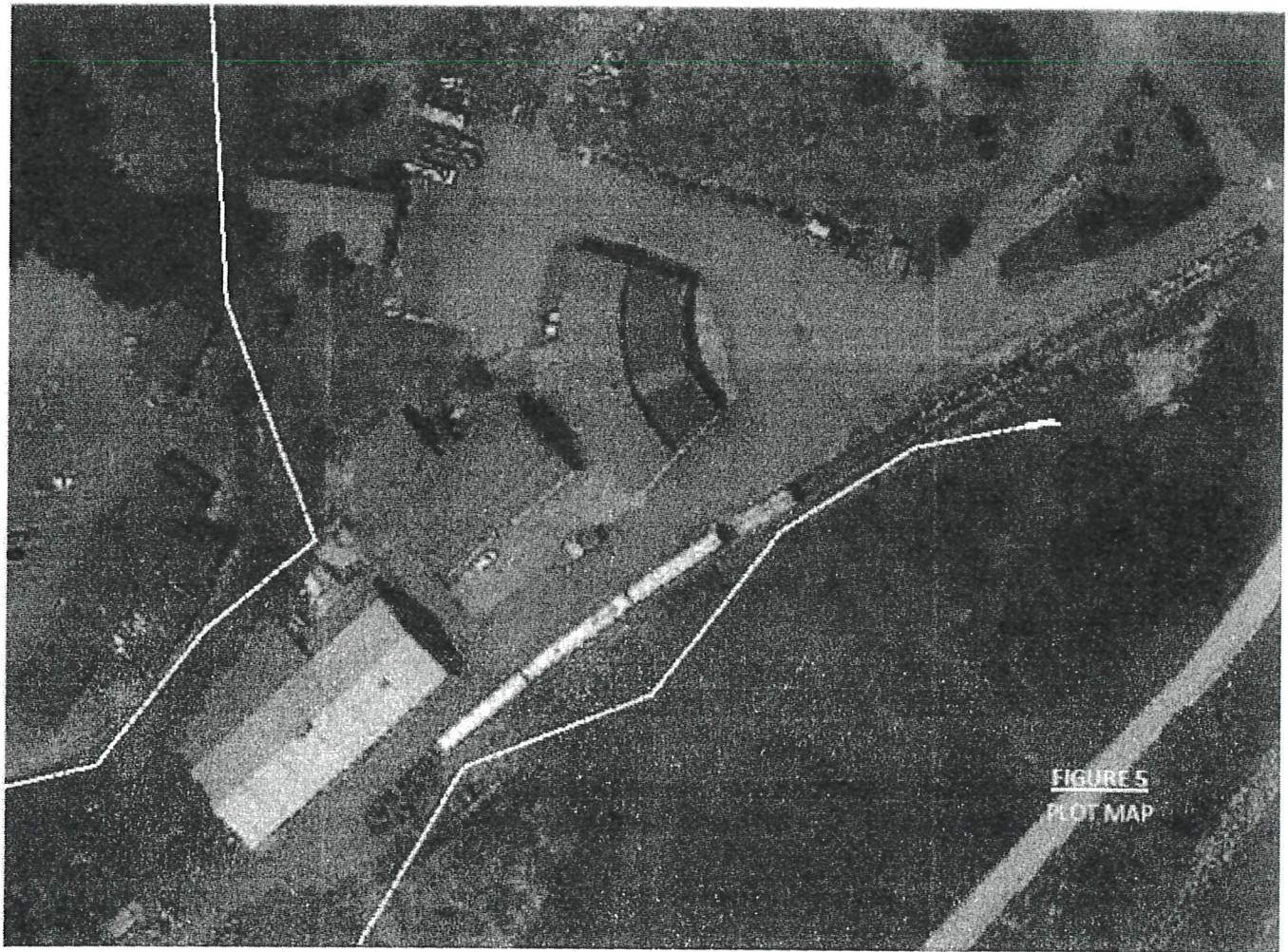
VICINITY MAP



PROPERTY BOUNDARIES



SITE MAP



PLOT MAP

ATTACHMENT "A"

PLAN OF OPERATIONS

Timber Heritage Association Fundraising Events



The Timber Heritage Association (THA) wishes to obtain zoning approval to hold up to four fundraising events annually at its Samoa Shop Complex. The events could include BBQ, live music, vendor booths, tours of THA's shops and equipment, and "Speeder" rides on NCRA railway.

The Samoa Shop Complex is approximately 5.7 acres. It originally was the historic Hammond Lumber Company Shop Complex, and it consists of four buildings: A Roundhouse, a Boiler Shop, a Machine and Blacksmith Shop, and a Car Shed. THA utilizes the buildings and grounds for the storage, restoration, and maintenance of the group's locomotives, rolling rail stock, and other, smaller logging artifacts and equipment acquired by the Association.

The events will be one-day events held at the Complex. Public tours of the Complex will be given, and attendance at these events will likely exceed 50. The events would include and be similar to THA's Salmon, Oysters, Ales, and Rails (SOAR) fundraising event held annually in August. This event is open to the public between 11:30 a.m. to 3:00 p.m., with preparation and cleanup activities prior to and after the public event. Food and beverages are sold for consumption on site; live music is provided; and there are vendor booths and tours of the Complex. During the event, Speeder rides are given on the NCRA railway, beginning and ending on NCRA property adjacent to the THA Samoa Complex.

1. Description of Project

During the events, the Complex would be open for public viewing. As proposed, the Association's restoration operations—and collection of timber history artifacts—would be on exhibit for public view and enjoyment. Visitors would be given guided tours by Association members to view and enjoy the artifacts on display.

Exhibition hours would likely be between 10 A.M. and 4 P.M. Food and beverages may be prepared and sold for consumption on site; live music may be provided; and there may be vendor booths.

"Speeder rides" may also be given during the events. THA—in partnership with the Northcoast Railroad Authority—sponsors and supports public rides on a "crew-car speeder" along a scenic route around the North Bay. The Speeder was used for getting logging crews out into the woods and has been restored by the Association. These rides and THA's Samoa Exhibition Center are linked only because their locations border. The speeder-ride activity is not a use of the Complex, as all activities associated with the speeder rides are conducted entirely on Northcoast Railroad

and Samoa Cookhouse properties. However, during its fundraising events, there likely would be an intermixing of activities with Speeder rides.

The general parking area for guests is over one-acre of cleared, unpaved land; and can accommodate around 180 vehicles...more than anticipated to be needed. A separate dedicated area for handicap parking can accommodate more than 20 vehicles.

New buildings or structures are not proposed, and existing buildings and structures will not be altered or expanded. Grading or other alteration of existing surface and drainage conditions are not proposed. New easements are not proposed, and existing easements are not affected. The site does not contain sensitive hazardous or habitat conditions that would affect or be impacted by the events.

2. Description of By-Products and Discharges

The only additional by-product that would be generated may be trash and garbage left by the visitors. This would not be significant enough to require any change in THA's current solid waste disposal measures. There will be no associated discharge into the air, ground or water of any sensitive materials.

Ambient noise levels would be altered during the events due to the higher level of activity and music. However, there are no noise sensitive uses in the vicinity that could be impacted.

3. Description of Use of Public Facilities

Potable water is available on site.

Temporary, portable restrooms will be provided pursuant to permits that would be obtained from the Health Department. Previous SOAR events held on the Complex site have complied with Health Department requirements.

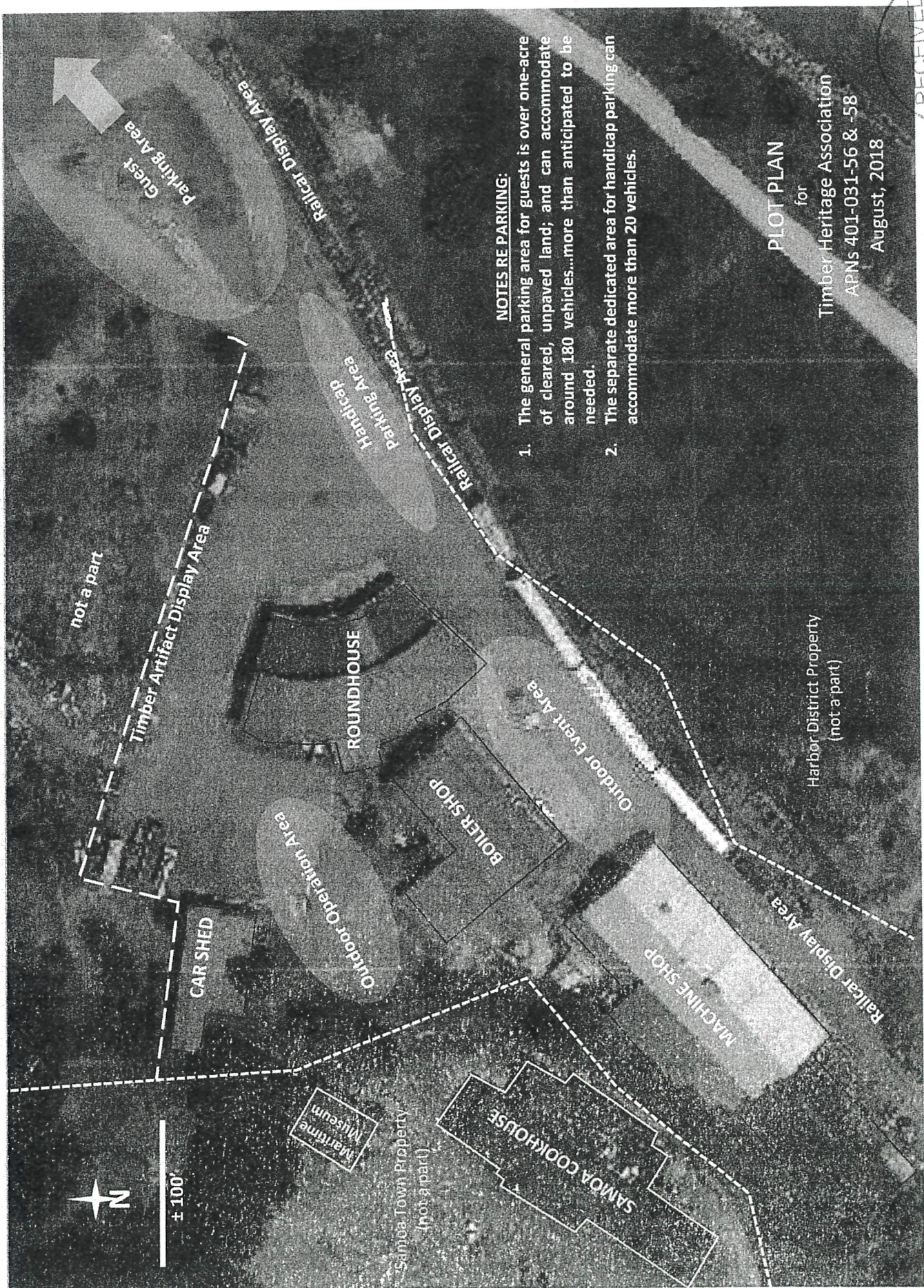
Traffic and parking will be controlled pursuant to permits that would be obtained from the Sheriff's Department. Previous SOAR events held on the Complex site have complied with Sheriff Department requirements.

4. Description of Proposed Improvements

No improvements are proposed. The Complex's existing structures, yard and parking areas, and access and circulation routes, are shown on the submitted Plot Plan. There will be no changes or additions to accommodate the proposed visitor-tour activities.

5. Restoration Plan

Because there will be no changes to the Complex's "pre-project" conditions, a restoration plan or financial assurance is not applicable. Cleanup activities will be conducted by THA members prior to and after the public event.



NOTES RE PARKING:

1. The general parking area for guests is over one-acre of cleared, unpaved land; and can accommodate around 180 vehicles...more than anticipated to be needed.
2. The separate dedicated area for handicap parking can accommodate more than 20 vehicles.

PLOT PLAN

for
 Timber Heritage Association
 APNs 401-031-56 & -58
 August, 2018



ATTACHMENT 4

Notice of Exemption

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Humboldt

From: (Public Agency): County of Humboldt
Planning and Building Department
3015 H St., Eureka, CA 95501

(Address)

Project Title: Timber Heritage Association Special and Coastal Development Permits PLN-2019-14334

Project Applicant: Timber Heritage Association

Project Location - Specific:

In the Samoa area, on both sides of Vance Avenue, extending approximately 255 feet southwest and 2,000 feet northeast from the intersection of Cookhouse Road and Vance Avenue.

Project Location - City: Eureka area Project Location - County: Humboldt

Description of Nature, Purpose and Beneficiaries of Project:

Special and Coastal Development Permits for up to four one-day events annually, including and similar to the Timber Heritage Association's annual Salmon, Oysters, Ales and Rails (SOAR) fundraising event.

Name of Public Agency Approving Project: Humboldt County Planning and Building Department

Name of Person or Agency Carrying Out Project: Timber Heritage Association

Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: 15301 and 15323 Existing Facilities Public
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Based on the activities occurring at existing facilities with no new construction proposed and the project involving public gatherings, the project may be found exempt from environmental review pursuant to Class 23, Section 15323 of the CEQA guidelines. Class 23 consists of normal operations of existing facilities for public gatherings, where there is a past history of the facility being used for the same or similar kind of purpose.

Lead Agency
Contact Person: Michael Wheeler Area Code/Telephone/Extension: 707-445-7541

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: Michael E. Wheeler Date: 7-11-19 Title: Senior Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

ATTACHMENT 5

Referral Agency Comments and Recommendation

All referral agencies that the proposed project was sent to for review and comment are listed below. Those agencies that provided written comments are checked off.

Referral Agency	Response	Recommendation	Location
County Building Inspection	✓	Approved	On file
County Public Works, the Land Use Division	✓	Conditional Approval	On file
County Division of Environmental Health	✓	Approval	On file
Samoa Fire Protection District			
California Coastal Commission		No response	



ARCATA-EUREKA AIRPORT TERMINAL
McKINLEYVILLE
FAX 839-3596

AVIATION

839-5401

DEPARTMENT OF PUBLIC WORKS

COUNTY OF HUMBOLDT

MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
AREA CODE 707

PUBLIC WORKS BUILDING
SECOND & L ST., EUREKA
FAX 445-7409

ADMINISTRATION 445-7491
BUSINESS 445-7652
ENGINEERING 445-7377
FACILITY MAINTENANCE 445-7493

NATURAL RESOURCES 445-7741
PARKS 445-7651
ROADS & EQUIP. MAINT. 445-7421


CLARK COMPLEX
HARRIS & H ST., EUREKA
FAX 445-7388

LAND USE

445-7205

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Michael Wheeler, Senior Planner, Planning and Building Department

FROM: Kenneth Freed, Assistant Engineer 

DATE: 06/19/2018

RE: **TIMBER HERITAGE ASSOCIATION, APN 401-031-056,
APPS# PLN-14334-SP**

The event location access road is from Vance Avenue (3K015), a paved County maintained road at the intersection with Cookhouse Road (3K055). Both Vance Avenue and Cookhouse Road are not constructed to permit on-street parking. All event parking required by Code must be provided on-site. The primary concerns are impacts to traffic resulting from event related congestion; and vehicles parking along County Roads in a manner that encroaches into the travel lanes. The goal is to reduce congestion and to provide unobstructed travel lanes in both directions.

To achieve this goal a neighborhood traffic management plan shall be submitted to the Department for review and approval at least 90 calendar days prior to the event. The neighborhood traffic management plan shall include the following:

1. Identify areas along County maintained roads where event parking is likely to occur and to evaluate if those areas can support on-street/shoulder parking. Areas that cannot support on-street/shoulder parking shall be posted with temporary no parking/tow-away signs in conformance with the California MUTCD.
2. Details for all traffic control to be performed in the County right of way shall be provided in the plan. Details may be copied from the California MUTCD or Caltrans Standard Plans.
3. The neighborhood traffic management plan shall be prepared by a Registered Civil Engineer. The Department may waive the requirement for the preparation of the plan by a civil engineer if the Department determines that all of the required traffic control measures are included in details from the California MUTCD or from Caltrans Standard Plans.

If traffic control operations within the County road right of way are necessary, the applicant shall be required to obtain a Special Permit from the Department.

// END //

u:\pwrk\landdevprojects\referrals\401-031-056 timber heritage association pln-14334-sp.doc