



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT

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Hearing Date: February 20, 2020

To: Humboldt County Planning Commission

From: John Ford, Director, Planning and Building Department

Subject: **Samoa Pacific Group Final Map Subdivision and Planned Development Permit**
Case Numbers FMS-13-003, PDP-13-001
Application Number 8827
Assessor Parcel Numbers 401-031-055 and 401-031-070
Samoa area

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Please contact Trevor Estlow at (707) 268-3740, or by email at testlow@co.humboldt.ca.us if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
February 20, 2020	Final Map Subdivision and Planned Development Permit	Trevor Estlow

Project Description: A tentative map subdivision for the phased subdivision of Master Parcel 3 encompassing approximately 185 acres in the Town of Samoa into 332 parcels. The project also includes a Planned Unit Development Permit to establish setbacks from property lines in the existing Town of Samoa based on the locations of existing buildings; minimum lot sizes will be reduced to 2,000 square feet; lot coverage will be increased to 80%, and parking standards will be modified to allow for areas of common parking rather than having all parking either on-site or in front of each residence. Due to dune, wetland and forest Environmentally Sensitive Habitat Areas (ESHAs) and setbacks therefrom, there will be large areas of open space within the proposed development. Parcels will be served by community domestic water supply and sewage disposal systems. Exceptions to solar shading requirements are requested to accommodate the existing developed housing areas and planned unit development standards for new construction. All development will comply with the Samoa Town Master Plan Overlay requirements and the development standards specified for Samoa in the coastal zone ordinance.

Project Location: The project site is located in the Samoa area, on both sides of New Navy Base Road, approximately 500 feet southwest from the intersection of New Navy Base Road with the Samoa Bridge, on properties known as 920 and 931 Vance Road and the property known to be in Sections 16 and 17 Township 05 North, Range 01 West.

Present Plan Land Use Designations: Residential Low Density (RL), Residential Medium Density (RM), Commercial General (CG), Commercial Recreation (CR), Natural Resources (NR), Public Recreation (PR), Public Facilities (PF), Industrial/Coastal Dependent (MC) and Business Park (MB).

Present Zoning:

- Residential Single Family with combining zones for Design Review and Planned Development (RS/D,P);
- Residential Multi Family with combining zones for Design Review and Planned Development (RM-30/D,P);
- Commercial General with combining zones for Design Review (CG/D);
- Commercial Recreation with combining zones for Archaeological Resource Area Outside Shelter Cove and Design Review (CR/A,D);
- Natural Resources with combining zones for Coastal Wetland Areas and Beach and Dune Areas (NR/W,B);
- Public Recreation with combining zone for Design Review (PR/D);
- Public Facilities – Urban with combining zone for Design Review (PF1/D);
- Industrial/Coastal-Dependent with combining zone for Archaeological Resource Area Outside Shelter Cove;
- Business Park with combining zone for Design Review (MB/D);

Case Numbers: FMS-13-003, PDP-13-001 **Application Number:** 8827

Assessor Parcel Numbers: 401-031-055 and 401-031-070

Applicant

Samoa Pacific Group LLC
Dan Johnson
5721 Ericson Way
Arcata, CA 95521

Owner

same as applicant

Agent

Kelly-O'Hern Associates
Mike O'Hern
3240 Moore Avenue
Eureka, CA 95501

Environmental Review: Project requires environmental review. The Humboldt County Planning Commission certified the Final Supplemental Master Environmental Impact Report for the Samoa Town Master Plan (SCH# 2003052054).

State Appeal Status: Project is not appealable to the California Coastal Commission

Major Issues: None

Samoa Pacific Group Final Map Subdivision and Planned Development Permit

Case Numbers FMS-13-003, PDP-13-001

Assessor Parcel Numbers 401-031-055 and 401-031-070

Recommended Planning Commission Action

1. Describe the application as a Public Hearing.
2. Request that staff present the project.
3. Open the public hearing and receive testimony;
4. Close the hearing and take the following action:

Make all the required findings for approval of the Final Map Subdivision and Planned Development Permit including the exception request to allow reduced subdivision improvements based on evidence in the staff report and public testimony, and adopt the Resolution approving the Samoa Pacific Group project subject to the recommended conditions.

Executive Summary:

Background

In 2001, the historic lumber town of Samoa was purchased by the Samoa Pacific Group, LLC as the result of an international auction. The land purchased at auction comprised 65 acres, and included the town of 98 houses, a restored hostelry, a post office, gymnasium, the Samoa Cookhouse, gift shop, fire house, wood shop, former gas station, the Women's Club, and the existing sewage treatment system. Samoa Pacific Group also purchased industrial and dune lands totaling approximately 120 acres which were formerly part of the lumbering operation but are mostly vacant and undeveloped land at this time.

In August 2002, the applicants submitted a Master Plan for the Samoa town site prepared by RNL Design in collaboration with The Planning Studio of Kevin Young. The Master Plan covers approximately 185 acres of land in and adjacent to the existing town. The Master Plan provides for the future development of a wide range of uses within the town, including tourist-oriented accommodation and retail uses, new and renovated housing, business and industrial uses, historic/cultural/ recreational uses, community uses and parks and open spaces. The Master Plan was revised in July 2004 following completion of technical background studies. Further refinements of the Master Plan were presented in the Final Master Environmental Impact Report (FMEIR) and updated Master Plan.

On February 10, 2015 the Board of Supervisors approved modifying the text of the Humboldt Bay Area Plan and zoning text related to the timing of certain aspects of the Samoa Town Master Plan. The Town of Samoa property owner, Samoa Pacific Group, proposed that the County of Humboldt submit a Humboldt Bay Area Plan (HBAP) Local Coastal Plan (LCP) Amendment to the California Coastal Commission to allow for timely development of low-income multi-family housing. This amendment involved changing the phasing provisions of the Samoa Town Master Plan (STMP) adopted into the HBAP in order to meet grant funding time requirements for the proposed upgrades to the wastewater treatment facility (WWTF) to serve low-income multi-family housing. This amendment was subsequently approved by the California Coastal Commission.

On May 4, 2017 the Planning Commission approved a Coastal Development Permit, Conditional Use Permit, and Planned Development Permit for which the following was approved: 1) reconstruction and new construction for Vance Avenue from the north end of Samoa near Cookhouse Road southerly to the south end of the Samoa Pacific Group property; and a

Special Permit for Design Review. The work will include sidewalk construction, shoulder widening and installation of underground utilities; 2) development of an eighty unit affordable housing project which includes ten buildings, including a community building with kitchen, office and meeting room; 3) construction of a water storage tank for domestic water and fire suppression for Samoa; and 4) construction of a new wastewater treatment and effluent disposal system for Samoa (The construction will be the first phase of a system that will be enlarged incrementally as new development progresses in Samoa). Building permits for the development of the affordable housing project have been secured and construction of the 80-unit complex is underway.

On October 3, 2019 the Planning Commission approved a Coastal Development Permit and Conditional Use Permit for extension of a treated effluent sewer transmission line from the boundary of the Samoa Pacific group property to the ocean outfall line on the Harbor District property. The project included certification of a Supplemental Environmental Impact Report (SEIR) which addresses utilization of Harbor District's Marine Terminal II Ocean Outfall line for disposal of treated sewage effluent. The SEIR also addressed other aspects of the Samoa Town Master Plan which includes the phased-final map subdivision of Master Parcel 3.

Current Project

The current project is for a tentative map subdivision for the phased subdivision of Master Parcel 3 encompassing approximately 185 acres in the Town of Samoa into 332 parcels. Of these, the subdivision will place 98 existing residences in the old town onto their own lots. To develop the property consistent with the Samoa Town Master Plan, the project also includes a Planned Unit Development Permit to provide design flexibility to: establish setbacks from property lines in the existing Town of Samoa based on the locations of existing buildings; reduce minimum lot sizes to 2,000 square feet; permitting lot coverage will be increased to 80% to facilitate the development of workforce housing; and modifying parking standards to allow for areas of common parking rather than having all parking either on-site or in front of each residence.

Development of the property will occur in phases. Twenty-two phases are identified. Phase 1, involving development of 80-unit affordable housing complex and a wastewater treatment facility, is in progress. The STMP requires that final maps be filed for the existing old town areas before the business park and new residential areas may be developed. The phasing plan reflects these development priorities.

The STMP identifies areas for open space, including dune, wetland and forest Environmentally Sensitive Habitat Areas (ESHAs). STMP policies include requirements for trail development and designation of the Samoa Dune Interpretation Area. Parcels will be served by community sewage and community domestic water supply systems. The wastewater facility will be managed by the Peninsula Community Services District which is presently under formation. Exceptions to solar shading requirements are requested to accommodate the existing developed housing areas and planned unit development standards for new construction. All development will comply with the Samoa Town Master Plan Overlay requirements and the development standards specified for Samoa in the coastal zoning ordinance.

The development timing provisions of the STMP requires that a Coastal Development Permit (CDP) for the subdivision be separately considered after the North Coast Regional Water Quality Control Board (RWQCB) has adopted the National Pollutant Discharge Elimination System (NPDES) permit and Waste Discharge Requirements (WDRs) Order No. R1-2020-0005 for the Peninsula Community Services District and Samoa Pacific Group Wastewater Treatment Facility. This action is expected to be taken up by the RWQCB in April. In addition to the subdivision, the Coastal Development Permit will also include the following: upgrade of all utilities, including

water supply and emergency controls, sewage collection, electrical services, street lighting and telephone/cable services; construction of subdivision improvements and installation of utilities; demolition of various sheds and the Fireman's Hall building; building renovations and site grading in conjunction with a lead paint hazard abatement program for existing houses reconstruction of existing hardscapes and the construction of new roads, parking areas, bus stops, trails, sidewalks and other pedestrian and bicycle facilities within the Town of Samoa. The securing of the CDP is a prerequisite for map recordation and has been included as a condition of approval.

To maintain compatibility with the historic old town area, the applicant is seeking to modify the road design standards and other subdivision improvements. A similar exception was previously granted for the subdivision of the Town of Scotia historic district. Public Works – Land Use Division supports the granting of the exception under Section 325-9 of the subdivision regulations.

Based upon the on-site inspection, a review of Planning Division reference sources, and comments from all involved referral agencies, Planning staff has found that the project will not result in a significant impact on the environment as proposed, and that the applicant has submitted evidence in support of making all of the required findings for approving the proposed subdivision per the Recommended Commission Action.

Alternative: The Planning Commission could recommend denial of the proposed Tentative Map and Planned Development Permit if the Commission finds that the submitted evidence does not support making all of the required findings. However, based on this staff report, planning staff believes the submitted evidence does support making all of the required findings and does not recommend further consideration of this alternative.

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 20-**

**Case Number FMS-13-003, PDP-13-001
Assessor Parcel Numbers 401-031-055 and 401-031-070**

Making the Required Findings for Certifying Compliance with the California Environmental Quality Act and conditionally approves the Samoa Pacific Group Final Map Subdivision and Planned Development Permit.

WHEREAS, Samoa Pacific Group submitted an application and evidence in support of approving a tentative map subdivision for the phased subdivision of Master Parcel 3 encompassing approximately 185 acres in the Town of Samoa into 332 parcels. The project also includes a Planned Development Permit; 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 project is subject to environmental review pursuant to of the California Environmental Quality Act (CEQA); and

WHEREAS, on October 27, 2009 the Board of Supervisors of the County of Humboldt certified the proposed Final Master Environmental Impact Report (MEIR) as required by Section 15090 of the CEQA Guidelines and approved the local coastal plan amendment subject to California Coastal Commission review. The Board of Supervisors made the findings that: a) the Final EIR has been completed in compliance with CEQA; b) the Final EIR was presented to the Humboldt County Board of Supervisors, and the Humboldt County Board of Supervisors reviewed and considered the information contained in the Final EIR prior to approving the project; and c) the Final EIR reflects the lead agency's independent judgment and analysis; and

WHEREAS, on October 3, 2019 the Planning Commission certified a Final Supplemental EIR (SMEIR) in accordance with the requirements of Section 15163 of the California Environmental Quality Act (CEQA) Guidelines for Coastal Development Permit (Case Number PLN-2019-15309) authorizing utilization of the Harbor District's marine outfall line for the discharge of treated sewage effluent from the Samoa Town Master Plan area, and addressing other aspects of the Samoa Town Master Plan development including a Development Agreement pursuant to Section 2171.1 et seq. of the Humboldt County Code, the phased Final Map Subdivision of Master Parcel 3, and removal or relocation of several sheds/outbuildings which have been identified as potential historic structures .

WHEREAS, Attachment 2 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed Final Map Subdivision and Planned Development Permit (Case Numbers FMS-13-003, PDP-13-001); and

WHEREAS, a public hearing was conducted by the Planning Commission on February 20, 2020.

NOW, THEREFORE, be it resolved, determined, and ordered by the Planning Commission that:

1. The project complies with the provisions of Section 15177 of the State CEQA Guidelines and no further environmental review is required:

- a. The County is the lead agency for the project and is the lead agency identified in the Master EIR and Supplemental Master EIR;
 - b. The County analyzed as lead agency the project and determined that it was described in the Master EIR and because of changes in the project description since certification of the Master EIR preparation of a Supplemental Master EIR was necessary pursuant to Section 15162 of the State CEQA Guidelines; and
 - c. A Supplemental Master EIR was certified for the current project by the Planning Commission on October 3, 2019; no additional mitigation measures or alternatives are required, the subdivision and planned unit development project is in the scope of the Supplemental Master EIR and all feasible mitigation measures or feasible alternatives as set forth in the Supplemental Master EIR appropriate to the project are incorporated into the project and made a condition of project approval.
2. The findings in Attachment 2 of the Planning Division staff report for Case Numbers FMS-13-003, PDP-13-001 support approval of the project based on the submitted evidence;
 3. Approves the proposed project as recommended and conditioned in Attachment 1 for Case Numbers FMS-13-003, PDP-13-001.

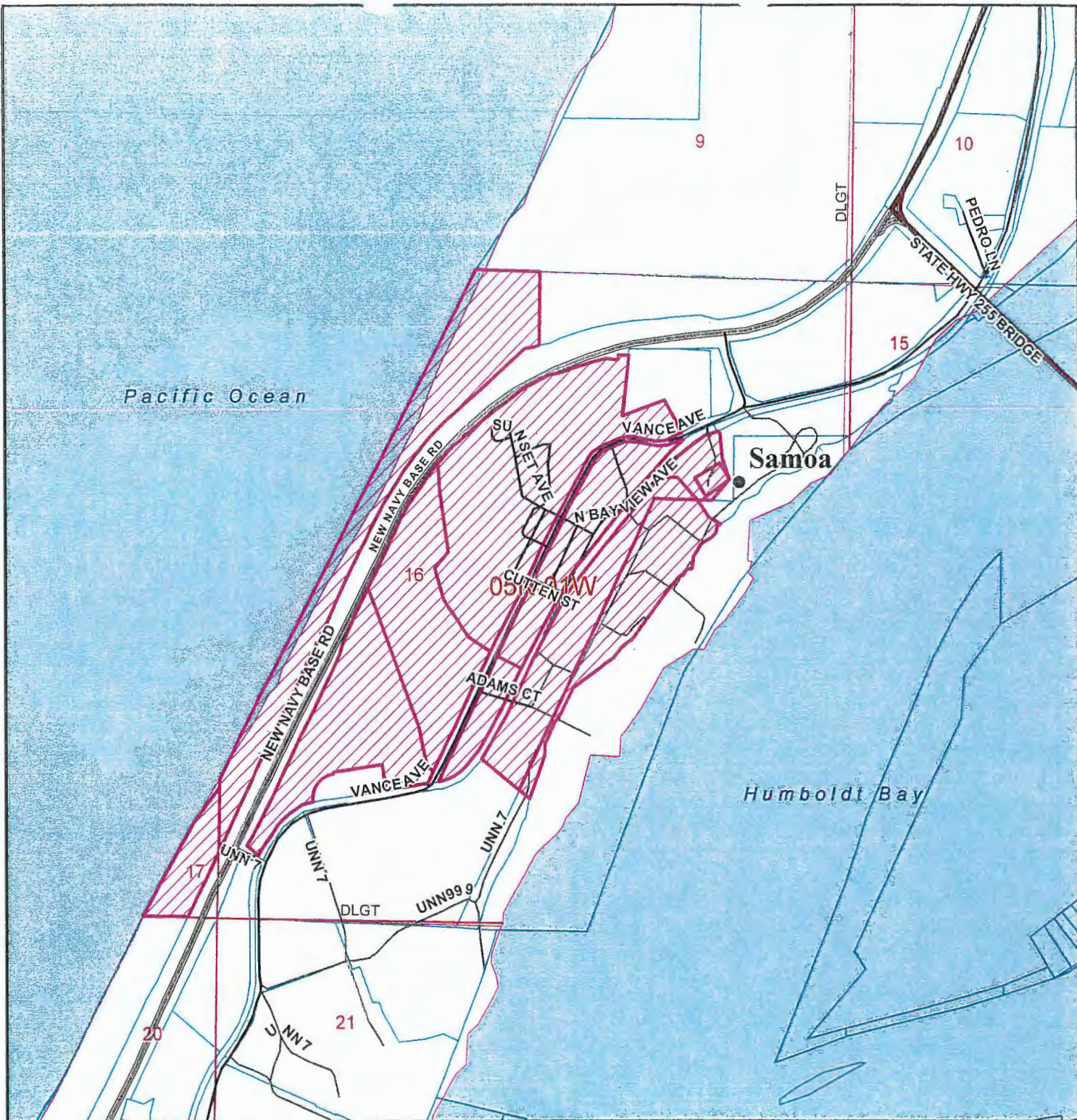
Adopted after review and consideration of all the evidence on February 20, 2020.

The motion was made by Commissioner ____ and seconded by Commissioner ____.

AYES: Commissioners:
 NOES: Commissioners:
 ABSTAIN: Commissioners:
 ABSENT: Commissioners:
 DECISION:

I, John Ford, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above entitled matter by said Commission at a meeting held on the date noted above.

 John H. Ford
 Director, Planning and Building Department



LOCATION MAP

PROPOSED SAMOA PACIFIC GROUP LLC FINAL MAP SUBDIVISION & PLANNED UNIT DEVELOPMENT SAMOA AREA

FMS-13-003/PDP-13-001

APNs: 401-031-055, 401-031-070

T05N R01W S16 &17 HB&M (Eureka)

Project Area = 

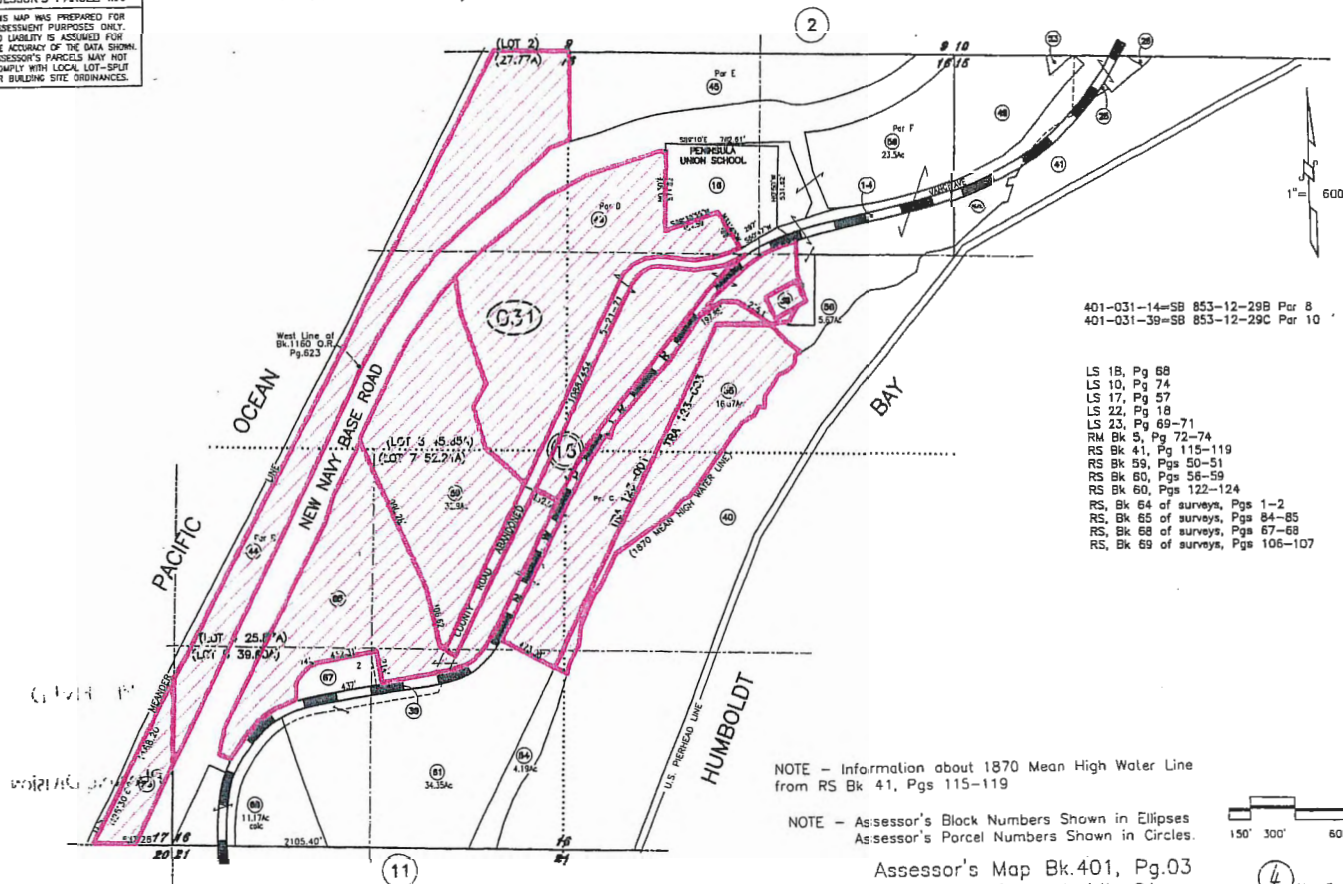
This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



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1. THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY.
2. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN.
3. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

401-03



NOTE - Information about 1870 Mean High Water Line
from RS Bk 41, Pgs 115-119

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk.401, Pg.03
County of Humboldt, CA.

④ May 8, 2012

PROJECT AREA =



**ASSESSOR PARCEL MAP
PROPOSED SAMOA PACIFIC GROUP LLC
FINAL MAP SUBDIVISION &
PLANNED UNIT DEVELOPMENT
SAMOA AREA
FMS-13-003/PDP-13-001
APNs: 401-031-055, 401-031-070
T05N R01W S16.817 HB&M (Eureka)**

MAP NOT TO SCALE
Page 10



AERIAL MAP
PROPOSED SAMOA PACIFIC GROUP LLC
FINAL MAP SUBDIVISION &
PLANNED UNIT DEVELOPMENT
SAMOA AREA

FMS-13-003/PDP-13-001

APNs: 401-031-055, 401-031-070

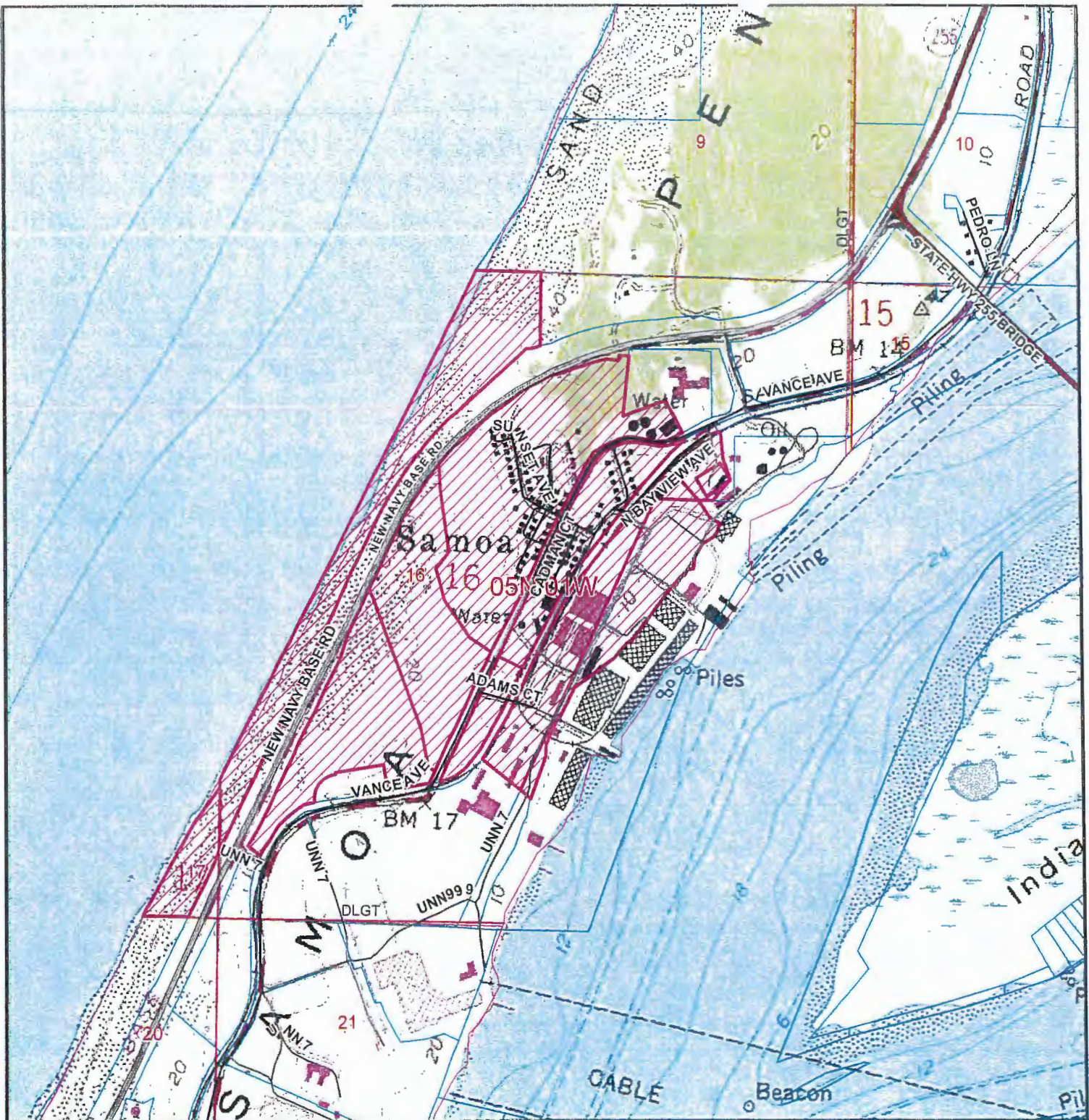
T05N R01W S16 & 17 HB&M (Eureka)

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 SAMOA PACIFIC GROUP LLC
FINAL MAP SUBDIVISION &
PLANNED UNIT DEVELOPMENT
SAMOA AREA

FMS-13-003/PDP-13-001

APNs: 401-031-055, 401-031-070

T05N R01W S16 & 17 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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TOWN OF SAMOA SUBDIVISION

THIS PROPERTY MAY BE ENCUMBERED BY THE FOLLOWING RECORDED INSTRUMENTS:

BOOK 5 MAPS, PAGE 74 - PRIVATE EASEMENTS FOR INGRESS AND EGRESS OVER SUBDIVISION ROADS AS SHOWN THEREON.
BOOK 5 MAPS, PAGE 74 - PUBLIC RIGHTS TO USE SUBDIVISION ROADS AND OTHER PUBLIC RIGHTS AS SHOWN THEREON.
BOOK 93 DEEDS, PAGE 151 - EASEMENT FOR PUBLIC RIGHT OF WAY GRANTED TO COUNTY OF HUMBOLDT - AFFECTS STRIPS OF LAND IN AND ADJACENT TO THE TOWN OF SAMOA, AS SET FORTH THEREIN.
BOOK 93 DEEDS, PAGE 151 - EASEMENT FOR CLEAR WATER-WAY GRANTED TO COUNTY OF HUMBOLDT - THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
BOOK 116 DEEDS, PAGE 9 - RIGHTS OF NORTHWESTERN PACIFIC RAILROAD COMPANY.
BOOK 139 DEEDS, PAGE 42 - EASEMENT FOR PUBLIC RIGHT OF WAY GRANTED TO COUNTY OF HUMBOLDT.
BOOK 139 DEEDS, PAGE 42 - EASEMENT FOR CLEAR WATER-WAY GRANTED TO COUNTY OF HUMBOLDT - THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
BOOK 144 DEEDS, PAGE 409 - COVENANTS, CONDITIONS AND PROVISIONS - AFFECTS LOTS 14, 15, 16, 17, 18 AND 19 OF BLOCK 3 OF TOWN OF SAMOA.
BOOK 190 DEEDS, PAGE 463 - EASEMENT FOR PUBLIC HIGHWAY.
BOOK 345 O.R., PAGE 403 - EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION.
BOOK 603 O.R., PAGE 344 - EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES GRANTED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY - SHOWN HEREON.
BOOK 656 O.R., PAGE 470 - EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES GRANTED TO HUMBOLDT BAY MUNICIPAL WATER DISTRICT - SHOWN HEREON.
BOOK 656 O.R., PAGE 470 - COVENANTS, CONDITIONS AND RESTRICTIONS - BLANKET IN NATURE.
BOOK 678 O.R., PAGE 406 - EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY - SHOWN HEREON.
BOOK 766 O.R., PAGE 271, BOOK 780 O.R., PAGE 7, BOOK 844 O.R., PAGE 134, BOOK 956 O.R., PAGE 38 - EASEMENTS FOR INGRESS, EGRESS AND PUBLIC UTILITIES GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY - SHOWN HEREON.
BOOK 1128 O.R., PAGE 51, BOOK 1277 O.R., PAGE 610, BOOK 1612 O.R., PAGE 276 - EASEMENTS FOR INGRESS, EGRESS AND PUBLIC UTILITIES GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY.
BOOK 1160 O.R., PAGE 623 - THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE THE RIGHTS OF ACCESS TO OR FROM THE STREET OR HIGHWAY ABUTTING SAID LAND - SHOWN HEREON.
BOOK 1263 O.R., PAGE 610 - A RESERVATION AND EXCEPTION FROM THE ABANDONED PORTIONS OF VANCE AVENUE, BAY STREET AND THAT CERTAIN ROAD KNOWN AS THE "C" LINE, A PERMANENT EASEMENT AND RIGHT OF WAY TO THE PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION (AMENDED THE BOARD ORDER RECORDED IN BOOK 1088 O.R., PAGE 454).
BOOK 1449 O.R., PAGE 537 - EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION.
BOOK 1611 O.R., PAGE 929 - EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS GRANTED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY - SHOWN HEREON.
BOOK 1722 O.R., PAGE 440 - EASEMENT FOR RIGHT OF WAY - THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
INSTRUMENT NO. 1995-22774-6 - EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS AND PUMP STATION GRANTED TO HUMBOLDT BAY MUNICIPAL WATER DISTRICT - SHOWN HEREON.
INSTRUMENT NO. 1998-17223-29 - SHARED SERVICES, FACILITIES, ACCESS, AND USE AGREEMENT.
INSTRUMENT NO. 1999-12525-6 - DEED RESTRICTION AND GRANT OF EASEMENT.
INSTRUMENT NO. 1999-17193-12 - EASEMENT FOR INGRESS AND EGRESS.
INSTRUMENT NO. 2000-4238-4 - EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AND UTILITY INSTALLATIONS GRANTED TO HUMBOLDT BAY HARBOR, RECREATION AND CONSERVATION DISTRICT, A PUBLIC ENTITY.
INSTRUMENT NO. 2000-23874-10 - A CERTIFICATE OF SUBDIVISION COMPLIANCE.
INSTRUMENT NO. 2000-23876-3 - NOTICE OF LOT LINE ADJUSTMENT AND CERTIFICATE OF SUBDIVISION COMPLIANCE.
INSTRUMENT NO. 2000-23878-5 - NOTICE OF LOT LINE ADJUSTMENT AND CERTIFICATE OF SUBDIVISION COMPLIANCE.
INSTRUMENT NO. 2000-26370-11 - TERMS AND PROVISIONS OF A COVENANT.
INSTRUMENT NO. 2000-26371-36 - EASEMENT FOR SANITARY SEWER PIPELINES, PONDS, PERCOLATION AREA AND LEACH FIELDS, UTILITIES, STORM WATER PIPES, AND DOMESTIC WATERLINE - THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
INSTRUMENT NO. 2000-26371-36 - RECIPROCAL EASEMENT AGREEMENT.
INSTRUMENT NO. 2001-24109-10 - EASEMENT FOR INGRESS AND EGRESS - SHOWN HEREON.
INSTRUMENT NO. 2001-24110-6 - NOTICE OF LOT LINE ADJUSTMENT AND CERTIFICATE OF SUBDIVISION COMPLIANCE.
INSTRUMENT NO. 2001-24227-27 - RECIPROCAL EASEMENT AGREEMENT.
INSTRUMENT NO. 2001-24227-27 - EASEMENT FOR ACCESS TO AND MAINTENANCE OF A PUMPHOUSE FACILITY AND ROADWAY GRANTED TO SIMPSON SAMOA COMPANY, A WASHINGTON CORPORATION - SHOWN HEREON.
INSTRUMENT NO. 2001-24228-39 - AGREEMENT FOR EASEMENT.
INSTRUMENT NO. 2001-24228-39 - EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES GRANTED TO SIMPSON SAMOA COMPANY, A WASHINGTON CORPORATION - THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
BOOK 41 SURVEYS, PAGE 115, BOOK 58 SURVEYS, PAGE 135, BOOK 60 SURVEYS, PAGE 56 AND BOOK 60 SURVEYS, PAGE 122 - ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, NOTES AND/OR PROVISIONS.
BOOK 60 SURVEYS, PAGE 122 - "PROPOSED...EASEMENT FOR INGRESS AND EGRESS" - SHOWN HEREON.
BOOK 64 SURVEYS, PAGES 1 AND 2 - ANY RIGHTS, INTERESTS OR CLAIMS.
INSTRUMENT NO. 2006-4228-9 - A NOTICE OF LOT LINE ADJUSTMENT AND CERTIFICATE OF SUBDIVISION COMPLIANCE.
INSTRUMENT NO. 2006-5347-5 AND INSTRUMENT NO. 2008-16892-5 - EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES GRANTED TO ARCATA COMMUNITY RECYCLING CENTER, A CALIFORNIA NON PROFIT CORPORATION.
INSTRUMENT NO. 2006-5347-5 AND INSTRUMENT NO. 2008-16892-5 - EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES GRANTED TO ARCATA COMMUNITY RECYCLING CENTER, A CALIFORNIA NON PROFIT CORPORATION.
INSTRUMENT NO. 2006-5348-11 AND INSTRUMENT NO. 2006-5249-10 - THE TERMS AND ANY FAILURE TO COMPLY THEREWITH, SET FORTH IN SAID INSTRUMENTS.
INSTRUMENT NO. 2008-16892-5 - EASEMENT FOR INGRESS AND EGRESS GRANTED TO ARCATA COMMUNITY RECYCLING CENTER, A CALIFORNIA NON-PROFIT CORPORATION.
INSTRUMENT NO. 2008-16893-9 - NOTICE OF LOT LINE ADJUSTMENT AND CERTIFICATE OF SUBDIVISION COMPLIANCE.
INSTRUMENT NO. 2010-23037-30 - A COVENANT AND AGREEMENT EXECUTED BY SAMOA PACIFIC GROUP, LLC IN FAVOR OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD FOR THE NORTH COAST REGION.

INSTRUMENT NO. 2010-23038-9 - A COVENANT AND AGREEMENT EXECUTED BY SAMOA PACIFIC GROUP, LLC IN FAVOR OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD FOR THE NORTH COAST REGION - SHOWN HEREON.
INSTRUMENT NO. 2010-23038-9 - A COVENANT AND AGREEMENT EXECUTED BY SAMOA PACIFIC GROUP, LLC IN FAVOR OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD FOR THE NORTH COAST REGION - SHOWN HEREON.
INSTRUMENT NO. 2010-23040-31 - A COVENANT AND AGREEMENT EXECUTED BY SAMOA PACIFIC GROUP, LLC IN FAVOR OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD FOR THE NORTH COAST REGION - SHOWN HEREON.
INSTRUMENT NO. 2010-23041-30 - A COVENANT AND AGREEMENT EXECUTED BY SAMOA PACIFIC GROUP, LLC IN FAVOR OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD FOR THE NORTH COAST REGION - SHOWN HEREON.
INSTRUMENT NO. 2010-23044-48 - A COVENANT AND AGREEMENT EXECUTED BY SAMOA PACIFIC GROUP, LLC IN FAVOR OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD FOR THE NORTH COAST REGION - SHOWN HEREON.
INSTRUMENT NO. 2010-23043-49 - A COVENANT AND AGREEMENT EXECUTED BY SAMOA PACIFIC GROUP, LLC IN FAVOR OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD FOR THE NORTH COAST REGION - SHOWN HEREON.
INSTRUMENT NO. 2010-23044-48 - A COVENANT AND AGREEMENT EXECUTED BY SAMOA PACIFIC GROUP, LLC IN FAVOR OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD FOR THE NORTH COAST REGION - SHOWN HEREON.
INSTRUMENT NO. 2011-15417-5 - EASEMENT FOR PUBLIC UTILITIES GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION - SHOWN HEREON.

NOTES

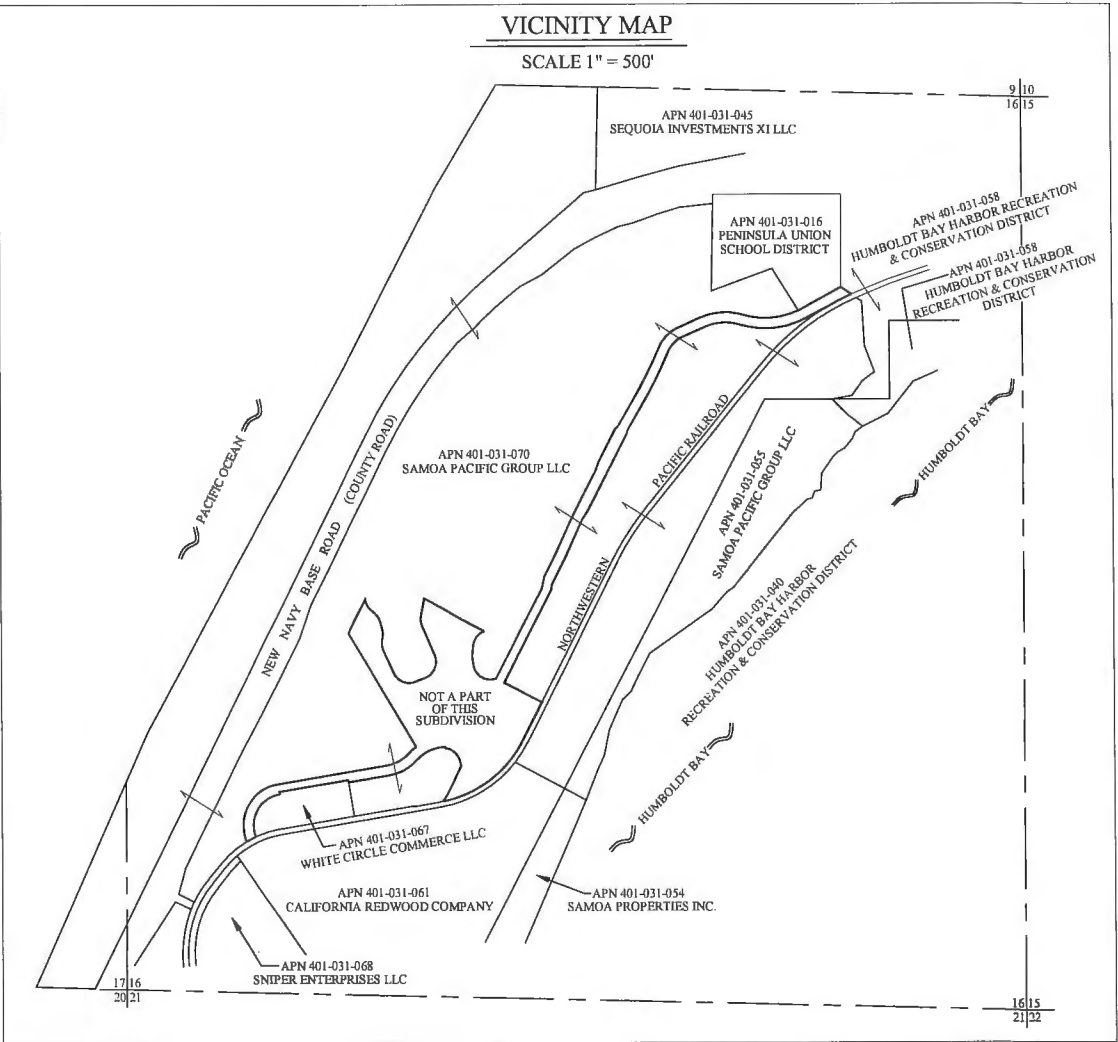
1. THIS MAP ILLUSTRATES THE SUBDIVISION OF APPROXIMATELY 200 ACRES INTO 333 LOTS.
2. THIS LAND IS LOCATED WITHIN THE CALIFORNIA COASTAL ZONE. A COASTAL DEVELOPMENT PERMIT IS REQUESTED FOR THIS SUBDIVISION.
3. ALL ROADS WITHIN THE LIMITS OF THIS SUBDIVISION WILL REMAIN PRIVATE ROADS. MAINTENANCE WILL BE PERFORMED BY A PROPOSED PUBLIC ROAD DISTRICT.
4. OPERATION OF THE SEWAGE TREATMENT FACILITIES, WATER STORAGE AND DISTRIBUTION FACILITIES, DRAINAGE FACILITIES, PARK FACILITIES AND ROAD MAINTENANCE WILL BE BY A COMMUNITY SERVICES DISTRICT CURRENTLY BEING FORMED.
5. ALL EASEMENTS OF RECORD ARE SHOWN ON THE TENTATIVE MAP AND WILL APPEAR ON THE RECORDED SUBDIVISION MAP.
6. CONTOURS ON THIS MAP ARE FROM AERIAL MAPPING BY JDI IN APRIL 2001. THE CONTOUR INTERVAL IS 1 FOOT.
7. PHASES SHOWN HEREON ARE APPROXIMATE AND MAY BE REVISED.
8. LOTS 327 - 331 ARE A PORTION OF NATURAL RESOURCES AND PUBLIC FACILITIES NOT PROPOSED FOR BUILDING DEVELOPMENT BUT MAY CONTAIN ROADS AND UTILITIES.
9. LOT 332 IS THE REMAINDER OF THE RESIDENTIALLY ZONED LANDS NOT BEING PROPOSED FOR RESIDENTIAL BUILDING DEVELOPMENT.
10. BUS STOP LOCATIONS SHOWN HEREON ARE PRELIMINARY. THE EXACT LOCATION OF BUS STOPS SHALL BE DETERMINED BY THE HUMBOLDT TRANSIT AUTHORITY.
11. ALL PROPOSED PERMANENT RESIDENTIAL LIVING SPACE SHALL BE AT A MINIMUM FINISH FLOOR ELEVATION OF 32 FEET ABOVE MEAN SEA LEVEL.
12. THE PUBLIC PEDESTRIAN PATH SHALL BE CONSTRUCTED PRIOR TO COMMENCEMENT OF CONSTRUCTION OF ANY NEW RESIDENTIAL AREA DEVELOPMENT AND PRIOR TO COMMENCEMENT OF CONSTRUCTION OF ANY BUSINESS PARK DEVELOPMENT.

SUBDIVISION SHEETS

- 1 TITLE SHEET
- 2 PHASING PLAN - SCALE 1" = 250'
- 3 NORTH HALF OF SUBDIVISION - SCALE 1" = 100'
- 4 SOUTH HALF OF SUBDIVISION - SCALE 1" = 100'
- 5 - 9 SUBDIVISION LOTS - SCALE 1" = 40'
- 10 - 11 PROPOSED STREET CROSS SECTIONS BY CALIFORNIA ENGINEERING COMPANY

LEGEND

- <E> EXISTING
<P> PROPOSED
<R> EXISTING BUILDING TO BE REMOVED



SURVEYOR/AGENT:
MICHAEL J. O'HERN
KELLY-O'HERN ASSOCIATES
3240 MOORE AVENUE
EUREKA, CA 95501
(707)442-7283

APPLICANT AND OWNER:
SAMOA PACIFIC GROUP, LLC
C/O DAN JOHNSON, PRESIDENT
5251 ERICSON WAY
ARCATA, CA 95521
(707)822-9000

APN: 401-031-055, - 070
TENTATIVE SUBDIVISION MAP
FOR
SAMOA PACIFIC GROUP, LLC
IN
SECTION 16, 17 T1N, R1W, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
JANUARY 2020

HUMBOLDT COUNTY
STATE OF CALIFORNIA
KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA



TENTATIVE SUBDIVISION MAP
FOR
SAMOA PACIFIC GROUP, LLC
IN
SECTION 16, 17 T5N, R1W, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
JANUARY 2020 SCALE 1" = 250'

HUMBOLDT COUNTY
STATE OF CALIFORNIA

KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA

SHEET 2 OF 11 SHEETS

TENTATIVE SUBDIVISION MAP
FOR
SAMOA PACIFIC GROUP, LLC
IN
SECTION 16, 17 T5N, R1W, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
JANUARY 2020 SCALE 1"=100'

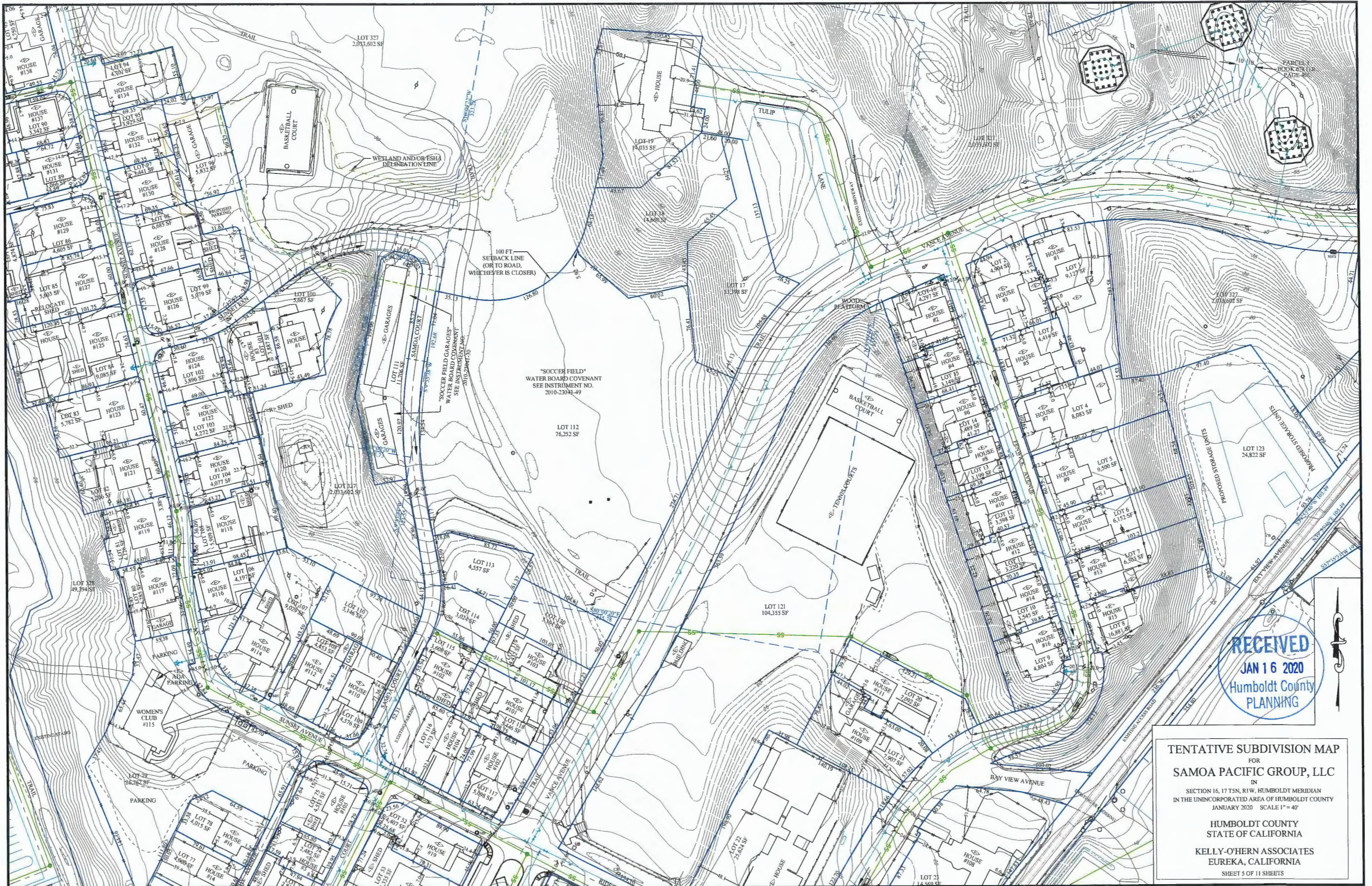
HUMBOLDT COUNTY
STATE OF CALIFORNIA

KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA
SHEET 3 OF 11 SHEETS

RECEIVED
JAN 16 2020
Humboldt County
PLANNING





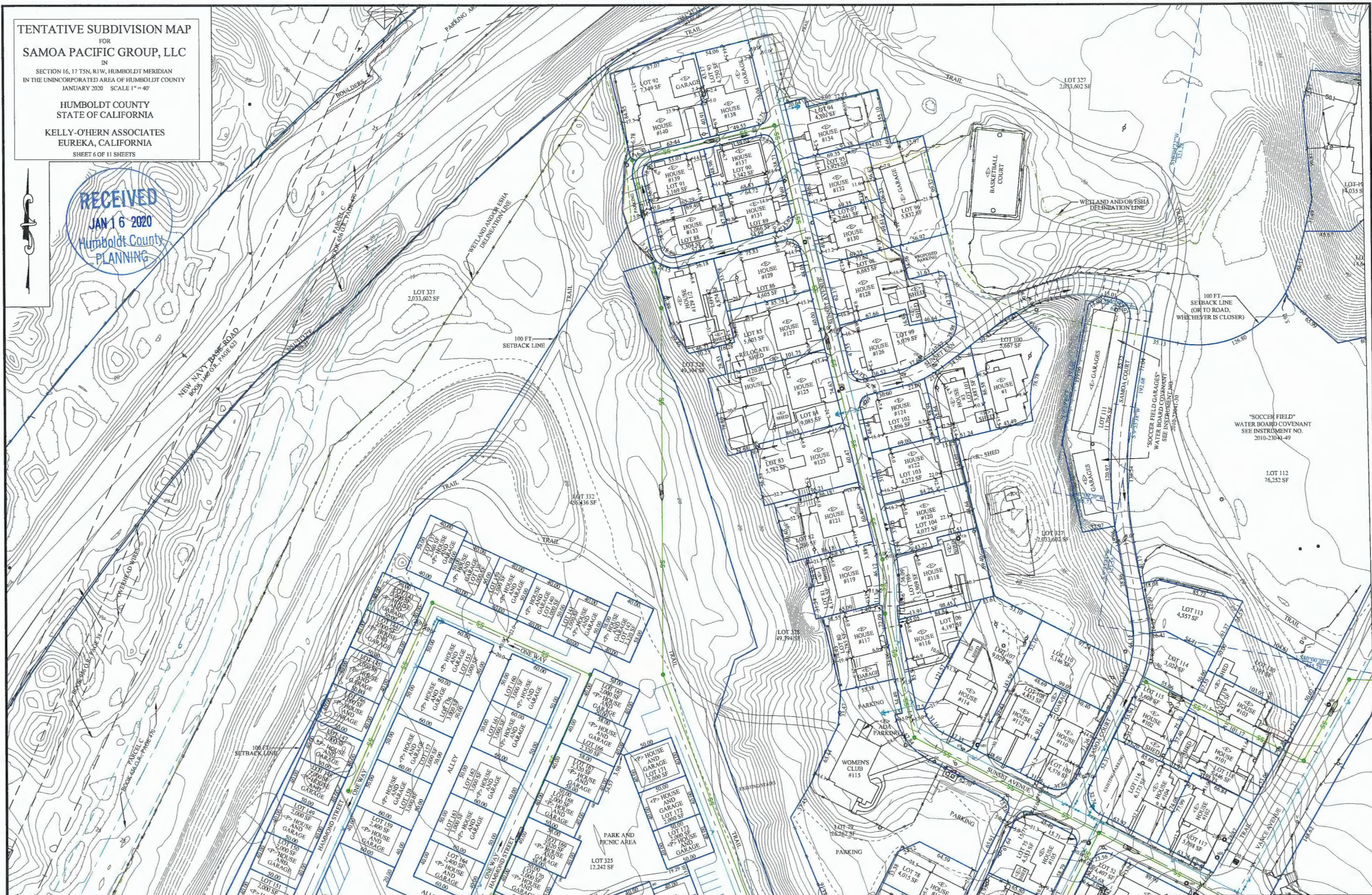


RECEIVED
JAN 16 2020
Humboldt County
PLANNING

TENTATIVE SUBDIVISION MAP
FOR
SAMOA PACIFIC GROUP, LLC
IN
SECTION 16, 17 T3N, R1W, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
JANUARY 2020 SCALE 1" = 40'
HUMBOLDT COUNTY
STATE OF CALIFORNIA
KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA
SHEET 5 OF 11 SHEETS

TENTATIVE SUBDIVISION MAP
FOR
SAMOA PACIFIC GROUP, LLC
IN
SECTION 16, 17 T5N, R17W, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
JANUARY 2020 SCALE 1" = 40'
HUMBOLDT COUNTY
STATE OF CALIFORNIA
KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA
SHEET 6 OF 11 SHEETS

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JAN 16 2020
Humboldt County
PLANNING

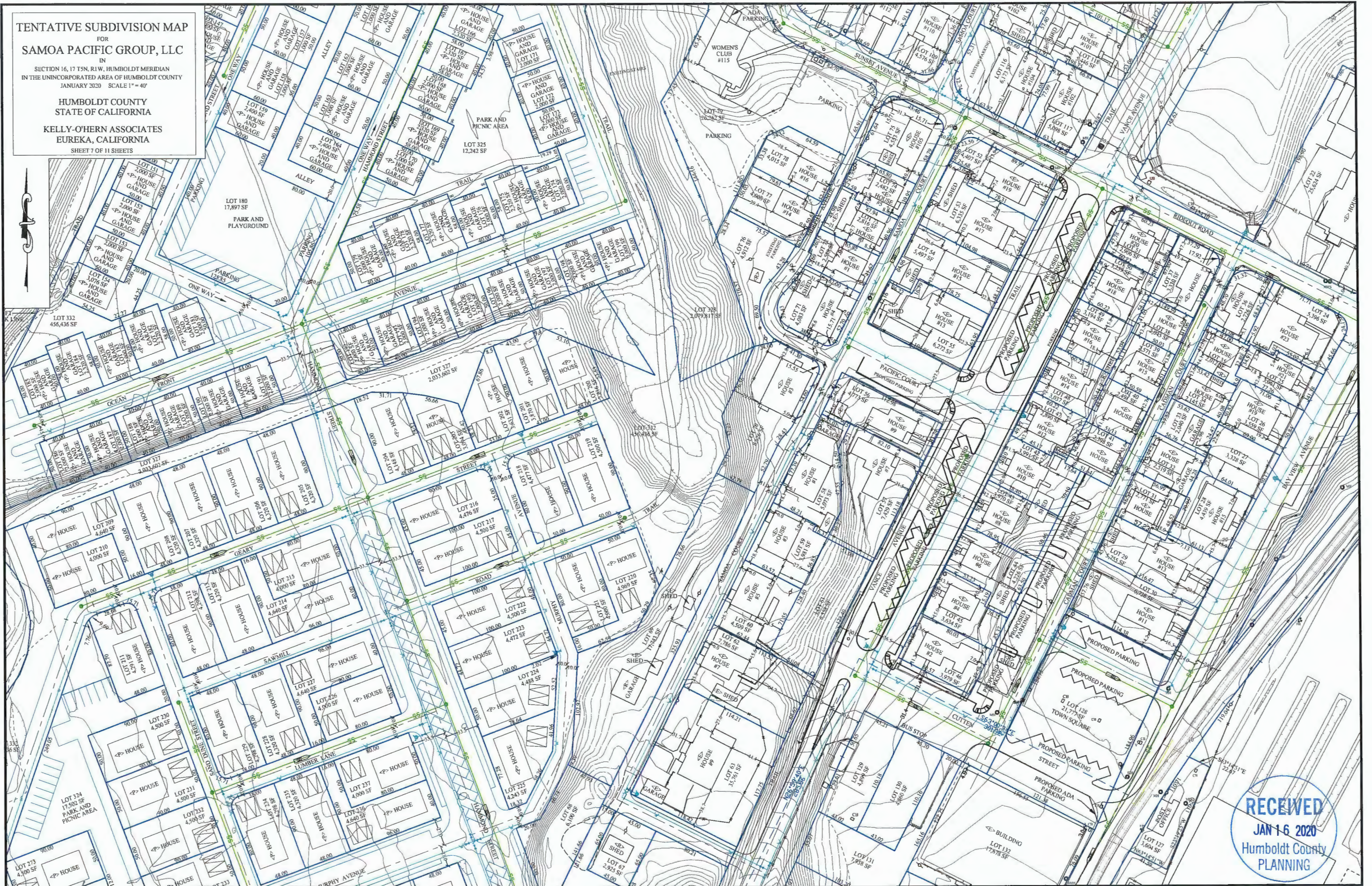


TENTATIVE SUBDIVISION MAP
FOR
SAMOA PACIFIC GROUP, LLC
IN
SECTION 16, 17 T5N, R1W, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
JANUARY 2020 SCALE 1" = 40'

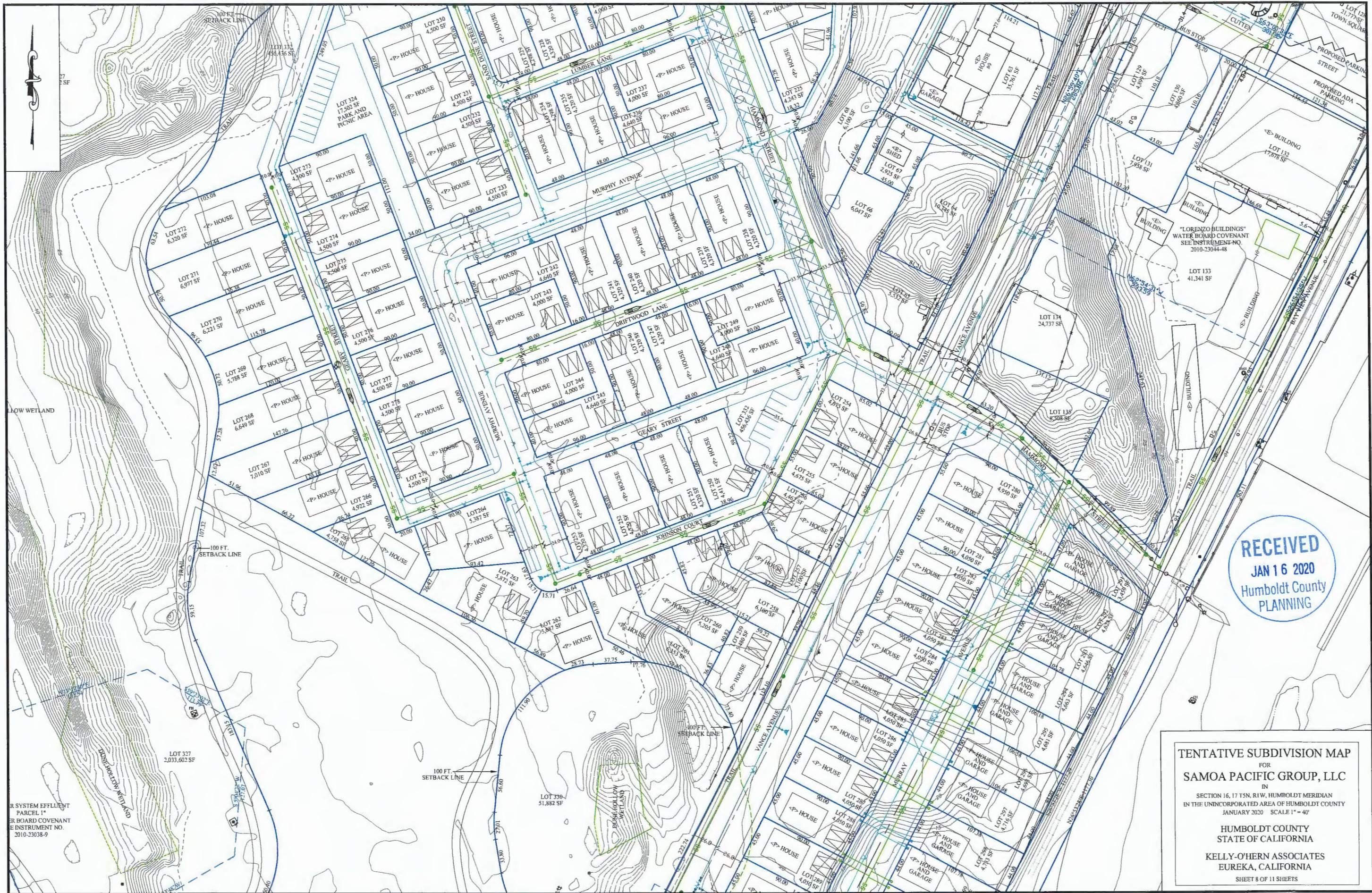
HUMBOLDT COUNTY
STATE OF CALIFORNIA

KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA

SHEET 7 OF 11 SHEETS



RECEIVED
JAN 16 2020
Humboldt County
PLANNING



TENTATIVE SUBDIVISION MAP
FOR
SAMOA PACIFIC GROUP, LLC
IN
SECTION 16, 17 T5N, R1W, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
JANUARY 2020 SCALE 1" = 50'
HUMBOLDT COUNTY
STATE OF CALIFORNIA
KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA
SHEET 9 OF 11 SHEETS

RECEIVED
JAN 16 2020
Humboldt County
PLANNING

LOT 326
2,443,917 SF

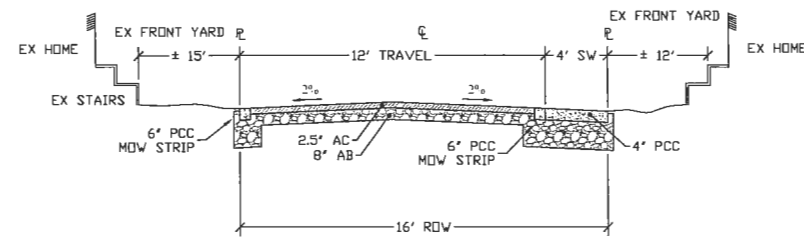
TENTATIVE SUBDIVISION MAP
FOR
SAMOA PACIFIC GROUP, LLC
IN
SECTION 16, 17 T3N, R1W, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
JANUARY 2020 NO SCALE

HUMBOLDT COUNTY
STATE OF CALIFORNIA

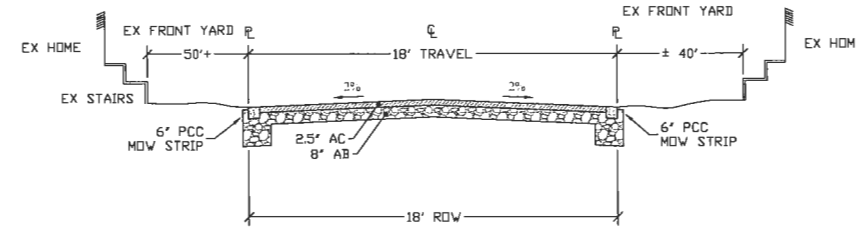
KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA
SHEET 10 OF 11 SHEETS



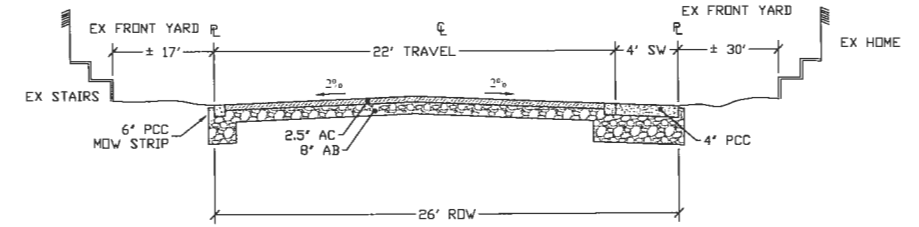
DESIGN BY CALIFORNIA ENGINEERING COMPANY
1110 CIVIC CENTER BOULEVARD, SUITE 404
YUBA CITY, CA 95993
1-530-751-0952



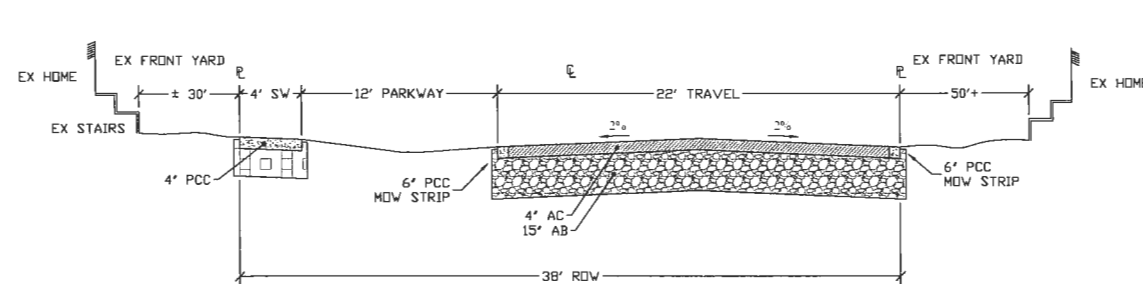
SUNSET AVENUE



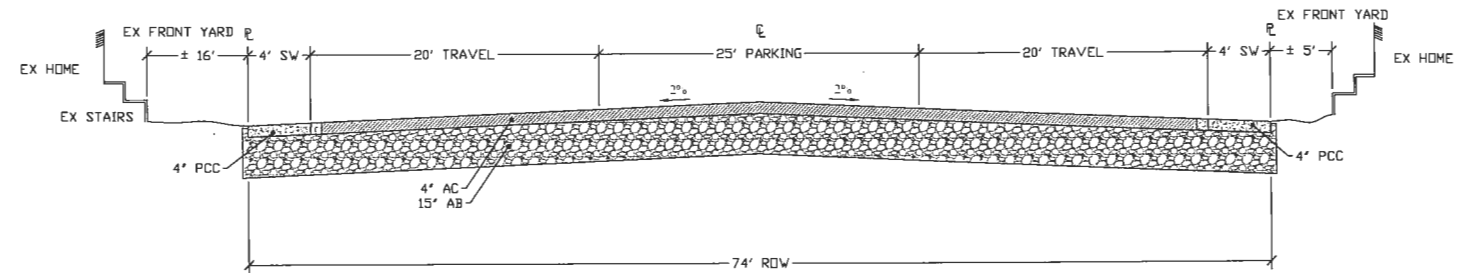
FENWICK AVENUE (SOUTH END)
BAY VIEW AVENUE



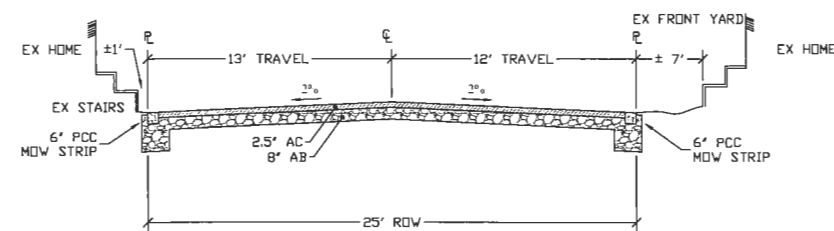
RIDEOUT AVENUE



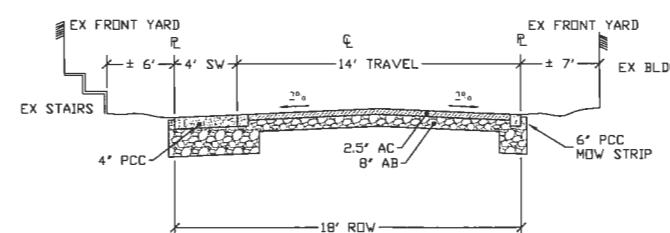
VANCE AVENUE (NORTH OF RIDEOUT)



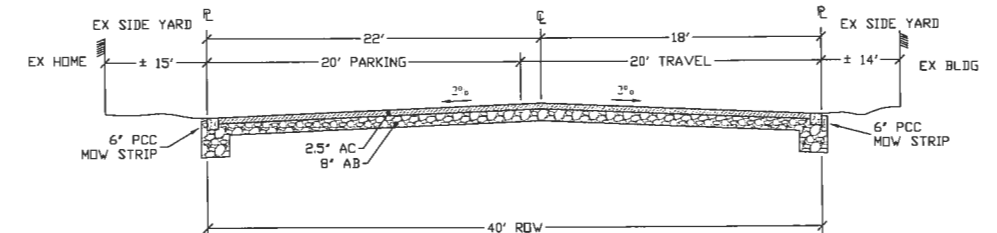
VANCE AVENUE (SOUTH OF RIDEOUT)



FENWICK AVENUE (NORTH END)



SAMOA EXTENSION

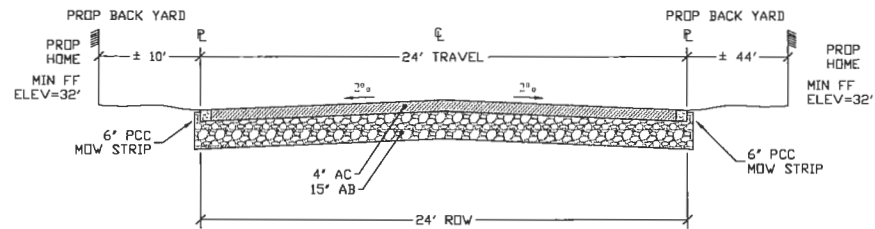


PACIFIC COURT

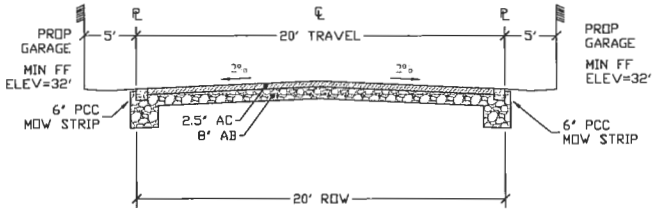
TENTATIVE SUBDIVISION MAP
FOR
SAMOA PACIFIC GROUP, LLC
IN
SECTION 16, 17 T3N, R1W, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
JANUARY 2020 NO SCALE
HUMBOLDT COUNTY
STATE OF CALIFORNIA
KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA
SHEET 11 OF 11 SHEETS



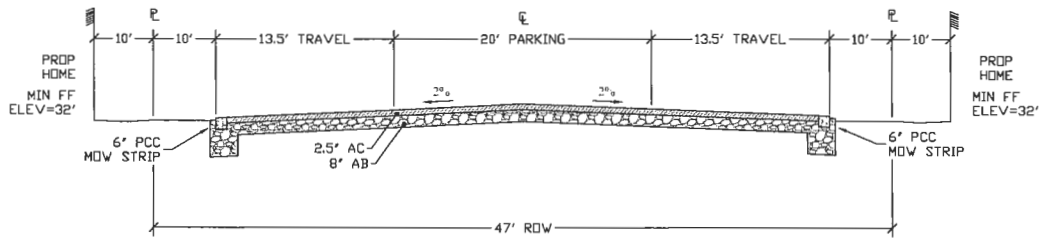
DESIGN BY CALIFORNIA ENGINEERING COMPANY
1110 CIVIC CENTER BOULEVARD, SUITE 404
YUBA CITY, CA 95993
1-530-751-0952



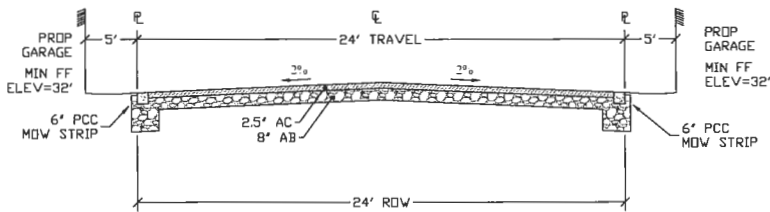
VANCE AVENUE (NEW TOWN)



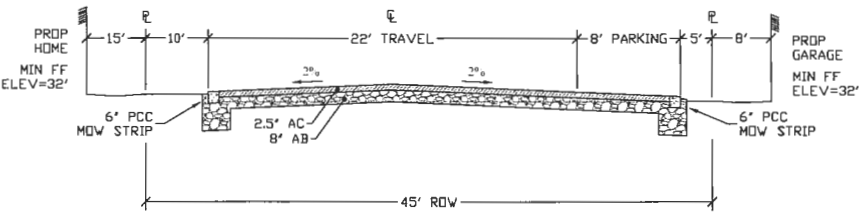
NEW TOWN COLLECTOR 1



NEW TOWN ARTERIAL 1



NEW TOWN COLLECTOR 2



NEW TOWN ARTERIAL 2

Attachment 1A

Conditions of Approval for the Samoa Pacific Group Final Map Subdivision

APPROVAL OF THE TENTATIVE MAP IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE THE FINAL MAP OR PHASE-SPECIFIC FINAL MAP MAY BE RECORDED:

Conditions of Approval:

1. All taxes to which the property is subject shall be paid in full if payable, or secured if not yet payable, to the satisfaction of the County Tax Collector's Office, and all special assessments on the property must be paid or reapportioned to the satisfaction of the affected assessment district. Please contact the Tax Collector's Office approximately three to four weeks prior to filing the parcel or final map to satisfy this condition. This requirement will be administered by the Department of Public Works.
2. The conditions on the Department of Public Works referral dated February 10, 2020 included herein as Exhibit A shall be completed or secured to the satisfaction of that department. Prior to performing any work on the improvements, contact the Land Use Division of the Department of Public Works
3. The Planning Division requires that two (2) copies of the Final Map be submitted for review and approval.
4. A map revision fee as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$100.00 per parcel) as required by the County Assessor's Office shall be paid to the County Planning Division, 3015 H Street, Eureka. The check shall be made payable to the "Humboldt County Planning Division". The fee is required to cover the Assessor's cost in updating the parcel boundaries.
5. Applicant shall obtain a Coastal Development Permit for the subdivision and the following consistent with all applicable STMP Policies: upgrade of all utilities, including water supply and emergency controls, sewage collection, electrical services, street lighting and telephone/cable services; construction of subdivision improvements and installation of utilities; demolition of various sheds and the Fireman's Hall building; building renovations and site grading in conjunction with a lead paint hazard abatement program for existing houses reconstruction of existing hardscapes and the construction of new roads, parking areas, bus stops, trails, sidewalks and other pedestrian and bicycle facilities within the Town of Samoa.
6. The applicant shall submit three (3) copies of a Development Plan for all parcels to the Planning Department for review and approval. The map shall be drawn to scale and give detailed specifications as to the development and improvement of the site, and the following site development details:
 - A. Mapping
 - (1) Development standards for all parcels: existing buildings, building sites, setbacks, maximum lot coverage, maximum building height, parking spaces for each parcel.

- (2) Existing roadway improvements, reserved rights-of-way, all existing structures, utility lines and easements,
- (3) All Environmentally Sensitive Habitat Areas (ESHAs) along with appropriate setbacks identified on the Tentative Map.
- (4) Topography of the land in 1-foot contours.

B. Notes to be Placed on the Development Plan:

- (1) "The applicant shall implement and follow the Samoa Protocol for Inadvertent Archaeological Discoveries during construction activities."
 - (2) "All new development shall conform to the recommendations and mitigation measures identified in the Supplemental Master Environmental Impact Report."
 - (3) "Residential development shall conform to the Solar Shading Study prepared for the tentative map. Changes to the building height or location shall be subject to approval by the Planning Director and shall be accompanied by a revised solar shading diagram."
 - (4) "The applicant has had prepared and submitted the "R1/R2 and Geologic Hazards Analysis Report for the Samoa Town Master Plan," May 29, 2013 prepared by LACO Associated, Inc. All new development shall follow the recommendations in the report."
 - (5) "Please note that the information and requirements described and/or depicted on this Development Plan are current at the time of preparation but may be superseded or modified by changes to the laws and regulations governing development activities. Before commencing a development project, please contact the Planning Division to verify if any standards or requirements have changed."
7. The applicant shall cause to be recorded a "Notice of Development Plan" for all parcels on forms provided by the Humboldt County Planning Division. Document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$135.00 plus applicable recordation fees) will be required. The Development Plan shall also be noticed on the Final Map.
8. All development shall conform to the recommendations and mitigation measures identified in the Supplemental Master Environmental Impact Report and the Mitigation Monitoring and Reporting Program. The applicant shall be responsible for all staff costs associated with administering this condition.

Informational Notes:

- 1. To reduce costs the applicant is encouraged to bring in written evidence* of compliance with all of the items listed as conditions of approval in this Exhibit that are administered by the Planning Division (Namely: Condition(s) 3-8). The applicant should submit the listed item(s) for review as a package as soon as possible before the desired date for final map checking and recordation. Post application assistance by the Planner on Duty, or by the Assigned Planner, with prior appointment, will be subject to a review fee for Conformance with Conditions billed at the County's current burdened hourly rate with an initial deposit as set forth in the Planning Division's schedule of fees and charges

(currently \$95.00). Copies of all required forms and written instructions are included in the final approval packet.

* Each item evidencing compliance should note in the upper right-hand corner:

Assessor's Parcel No. _____, Exhibit "A", Condition _____.
(Specify) (Specify)

2. The term of the approved Tentative Map and the Planner Development Permit shall be 24 months from the effective date of the action except where otherwise provided by law. An extension may be requested prior to the date in accordance with Sections 326-21, 326-31 and 312-11.3 of the Humboldt County Code.

Attachment 1B

Conditions of Approval for the Planned Development Permit

APPROVAL OF THE PERMIT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS

Conditions of Approval:

1. The work shall be conducted in accordance with the Project Description and the pertinent Mitigation Measures of the certified Master EIR and certified Supplemental EIR for the duration of the permit.
2. Changes in the project other than Minor Deviations from the Plot Plan as provided in HCC Section 312-11.1 shall require a modification of this permit.
3. All applicable mitigation measures identified within the certified Master EIR and certified Supplemental Master EIR shall be incorporated and implemented during project construction.
4. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the applicant after the decision. Any and all outstanding Planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
5. Pedestrian and bicycle facilities along Vance Avenue shall be installed concurrently with other roadway improvements and shall be open for public use prior to occupancy of any residential development on Master Parcel 2.
6. All approved pedestrian and bicycle paths, corridors, trails and tsunami evacuation routes within the lands subject to the STMP-LUP shall be open to the public at all times. These routes shall not be blocked, gated or obscured, or otherwise barricaded at any time except as may be necessary for initial construction and for occasional short-term maintenance.
7. At least two (2) bus stops shall be constructed within the Town of Samoa meeting the required access and improve standard set forth in this policy. Humboldt Transit Authority will be requested to add regularly scheduled bus service upon issuance of coastal development permits for development within the Business Park and new residential areas.
8. Paved bicycle/pedestrian paths shall be located outside of NR lands except (1) within the outermost 20 feet of the buffer portion of the designated and zoned Natural Resource areas, and (2) one designated footpath through the forested area on the north end of the Samoa lands designed to connect the area between the future Vance Road/Samoa Cookhouse area and the undercrossing of New Navy Base Road and tsunami evacuation routes. Tsunami evacuation route signs and interpretive signs explaining the sensitivity of the habitat and the protective purpose of the reserved area may also be installed along the trail route. No lighting shall be installed within the bicycle/pedestrian paths or the forest trail, and no lighting installed in adjacent developed areas shall directly illuminate the Natural Resource area.
9. Vance Avenue shall be reconstructed following the recommendations of the Department of

Public Works dated January 27, 2017 or the applicant shall submit written approval from the Department of Public Works of an alternative design.

10. Wastewater treatment provided for the lands subject to the STMP-LUP shall be limited to provision of service for development authorized pursuant to the STMP-LUP only. No lands or development outside the STMP-LUP shall be served by wastewater treatment facilities provided for the lands subject to the STMP-LUP. No pipeline connections to collect or transfer wastewater from off-site to or through the STMP-LUP lands shall be installed on or adjacent to the lands subject to the STMP-LUP.
11. Existing residences on Master Parcel 3 shall be connected to the new and upgraded wastewater treatment facilities on Master Parcel 2 within 180 days after such facilities are constructed and placed in service. Existing septic system(s) shall be removed or remediated in accordance with RWQCB requirements, and otherwise properly abandoned, subject to any necessary Coastal Development Permit, within 180 days of connection of the subject residences to the new or upgraded wastewater treatment facilities.
12. The final plans for the new wastewater treatment facility shall also address abandonment and removal of old wastewater collection and treatment facilities in association with development of the new facilities covered by this CDP (i.e., the simultaneous abandonment and/or removal of the existing leach fields, cesspools, and other facilities that currently accept sewage from the existing developments).
13. All exterior lighting, including any lights attached to the outside of buildings, shall be the minimum necessary for the safe ingress and egress from the structures, and shall be low-wattage, non-reflective, shielded, and have a directional cast downward such that no light will shine beyond the boundaries of the subject parcel.
14. All new or replacement fencing shall be in a location and of such design as to be safely permeable for wildlife.
15. The use of herbicides or rodenticides on lands designated Natural Resources or Public Facilities, or within other areas containing wetland or ESHA habitat or buffers is prohibited. Rodenticides that contain anticoagulant compounds are prohibited anywhere within the lands subject to the STMP-LUP.
16. All landscaping shall comply with the provisions of STMP (ESHA) policy 14. New development shall submit a Landscaping Plan to the Planning Director for approval.
17. The landowner/developer shall demonstrate compliance with a Final Tsunami Safety Plan incorporating the County's "Tsunami Safety Plan for the Town of Samoa" dated April 2013 and all of the recommended tsunami hazard mitigation, design, safety, and other pertinent recommendations, as more fully set forth in STMP Hazards Policy 4.
18. A plan to control post-construction stormwater runoff flows, and maintain or improve water quality ("post-construction stormwater plan") shall specify site design, source control, and if necessary, treatment control BMPs that will be implemented to minimize stormwater pollution and minimize or eliminate increases in stormwater runoff volume and rate from the development after construction. The post-construction stormwater plan shall demonstrate the preferential consideration of low impact development (LID) techniques in order to minimize stormwater quality and quantity impacts from development. LID is a development site design strategy with a goal of maintaining or reproducing the site's pre-development hydrologic functions of storage, infiltration, and groundwater recharge, as well as the volume and rate of stormwater discharges. LID strategies use small-scale integrated and

distributed management practices, including minimizing impervious surfaces, infiltrating stormwater close to its source, and preservation of permeable soils and native vegetation.

19. Water quality and hydrology plan for developments of water quality concern required. In addition to the information to be provided in the post-construction stormwater plan, applicants for "developments of water quality concern," shall submit a water quality and hydrology plan and be subject to the additional requirements listed in HCC Section 34.5.4.1.1.4.1.
20. All approved pedestrian and bicycle paths, corridors, trails and tsunami evacuation routes within the lands subject to the STMP-LUP shall be open to the public at all times. These routes shall not be blocked, gated, obscured, or otherwise barricaded at any time except as may be necessary for initial construction and for occasional short-term maintenance.
21. All public park and open space and pedestrian/bicycle paths and related amenities, other than those constructed with development of Master Parcel 2, shall be completed and the facilities opened to the prior to the commencement of development within either the Business Park or the new residential areas on Master Parcel 3.
22. The applicant shall follow the Archaeological Monitoring Plan and Protocol for Inadvertent Archaeological Discoveries during STMP implementation.
23. The applicant shall implement the Invasive Plan Management Plan (addendum to the Samoa Town Master Plan Biological Resource Study, September 9, 2013) to the extent that it is applicable to the current project.
24. The applicant shall follow the recommendations of the report "R1/R2 and Geologic Hazards Analysis Report for the Samoa Town Master Plan," May 29, 2013 prepared by LACO Associated, Inc.
25. Prior to construction of the Business Park on Master Parcel 3 and development within new residential areas, other than the Affordable housing development on Master Parcel 2, the designated Samoa Dune Interpretation Area, and the designated improvement described in Sections A-C of STMP (Coastal Access) Policy 3, shall be available for public use free of charge.
26. The restored historic downtown Samoa on Master Parcel 3 shall include at least one small retail grocery or convenience market. The landowner/developer shall be required as a condition of comprehensive division of Master Parcel 3 to 1) construct the building to house the grocery/convenience store prior to the recordation of final subdivision maps for any of the new residential areas, and 2) make the commercial building available for lease at market rates until at least five years after build-out of 75% of the new residential areas.
27. A landscaped buffer or its successor use shall be designed to screen the Samoa Processing Center or its successor use from the business park or other public coastal viewing locations, and minimize the odor, noise, light and other impacts that may be generated by the industrial use. This condition shall be satisfied at the time of development of the Business Park.
28. The following restriction shall apply per STMP (New Development) Policy 9: Wastewater treatment provided for lands subject to the STMP-LUP shall be limited to provision of service for development authorized pursuant to the STMP-LUP only

29. The applicant shall prepare and submit a Construction Pollution Control Plan subject to the approval of the Planning Director. The construction-phase erosion, sedimentation, and polluted runoff control plan ("construction pollution control plan") shall specify interim best management practices (BMPs) that will be implemented to minimize erosion and sedimentation during construction and prevent contamination of runoff by construction chemicals and materials, to the maximum extent practicable. The construction pollution control plan shall demonstrate compliance with the provisions of STMP-LUP New Development Standard 1 Section 34.5.4.1.1.1.
30. The applicant shall prepare and submit a Post-Construction Stormwater Plan subject to the approval of the Planning Director. The plan to control post-construction stormwater runoff flows, and maintain or improve water quality ("post-construction stormwater plan") shall specify site design, source control, and if necessary, treatment control BMPs that will be implemented to minimize stormwater pollution and minimize or eliminate increases in stormwater runoff volume and rate from the development after construction. The post-construction stormwater plan shall demonstrate compliance with the provisions of STMP-LUP New Development Standard 1 Section 34.5.4.1.1.2.
31. The applicant shall prepare and submit a post-construction stormwater plan using low impact development techniques subject to the approval of the Planning Director. The post-construction stormwater plan shall demonstrate the preferential consideration of low impact development (LID) techniques in order to minimize stormwater quality and quantity impacts from development. LID is a development site design strategy with a goal of maintaining or reproducing the site's pre-development hydrologic functions of storage, infiltration, and groundwater recharge, as well as the volume and rate of stormwater discharges. LID strategies use small-scale integrated and distributed management practices, including minimizing impervious surfaces, infiltrating stormwater close to its source, and preservation of permeable soils and native vegetation. LID techniques to consider include, but are not limited to, the those listed in STMP-LUP New Development Standard 1 Section 34.5.4.1.1.3.
32. The applicant shall prepare and submit a water quality and hydrology plan for developments of water quality concern subject to the approval of the Planning Director. In addition to the information to be provided in the post-construction stormwater plan, applicants for "developments of water quality concern," shall submit a water quality and hydrology plan and be subject to the following additional requirements:
- a. a) submit a water quality & hydrology plan (WQHP), prepared by a California licensed civil engineer or landscape architect, which supplements the post-construction stormwater plan. The WQHP shall include calculations, per County standards, that estimate increases in pollutant loads and changes in stormwater runoff hydrology (i.e., volume and flow rate) resulting from the proposed development and shall specify the BMPs that will be implemented to minimize post-construction water quality and hydrologic impacts. The WQHP shall also include operation and maintenance plans for post-construction treatment control BMPs. In the application and initial planning process, the applicant shall be required to submit for approval a preliminary WQHP, and prior to issuance of a building permit the applicant shall submit a final WQHP for approval by the County Engineer; b) Selection of structural treatment control BMPs. If the County determines that the combination of site design and source control BMPs is not sufficient to protect water quality and coastal waters, a structural treatment control BMP (or suite of BMPs) shall also be required. developments of water quality concern are presumed to require treatment control BMPs to meet the

requirements of the coastal land use plan and state and federal water quality laws, unless the water quality & hydrology plan demonstrates otherwise.

- b. The water quality & hydrology plan for a development of water quality concern shall describe the selection of treatment controls BMPs. Applicants shall first consider the treatment control BMP, or combination of BMPs, that is most effective at removing the pollutant(s) of concern or provide a justification if that BMP is determined to be infeasible.
- c. 85th percentile design standard for treatment control BMPs. For post-construction treatment of stormwater runoff in developments of water quality concern, treatment control BMPs (or suites of BMPs) shall be sized and designed to treat, infiltrate, or filter the amount of stormwater runoff produced by all storms up to and including the 85th percentile, 24-hour storm event for volume-based BMPs, and/or the 85th percentile, one-hour storm event (with an appropriate safety factor of 2 or greater) for flow-based BMPs.
- d. Maintain pre-development hydrograph. In developments of water quality concern where changes in stormwater runoff hydrology (i.e., volume and flow rate) may result in increased potential for stream bank erosion, downstream flooding, or other adverse habitat impacts, hydrologic control measures (e.g., stormwater infiltration, detention, harvest and re-use, and landscape evapotranspiration) shall be implemented in order to ensure that the pre- and post-project runoff hydrographs match within 10% for a two-year return frequency storm.
Content -The water quality and hydrology plan shall contain the information set forth in Sections 34.5.4.1.1.4.3.1 through 34.5.4.1.1.4.3.8 of the Coastal Zoning Regulations.
- e. Best management practices (BMPs); selection and incorporation of the measures and methods set forth in Sections 34.5.4.1.1.5.1 through 34.5.4.1.1.5.3 of the Coastal Zoning Regulations

Informational Notes:

1. If buried archaeological or historical resources are encountered during construction activities, the contractor on-site shall call all work in the immediate area to halt temporarily, and a qualified archaeologist is to be contacted to evaluate the materials. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, dietary bone, and human burials. If human burial is found during construction, state law requires that the County Coroner be contacted immediately. If the remains are found to be those of a Native American, the California Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains. The applicant is ultimately responsible for ensuring compliance with this condition.
2. The applicant is responsible for receiving all necessary permits and/or approvals from other federal, state and local agencies.
3. NEW DEVELOPMENT TO REQUIRE PERMIT. Any new development as defined by Section 313-139.6 of the Humboldt County Code (H.C.C.), shall require a Coastal Development Permit modification, except for Minor Deviations from the Plot Plan as provided under Section 312-11.1 of the Zoning Regulations.

ATTACHMENT 1 – EXHIBIT A
PUBLIC WORKS SUBDIVISION REQUIREMENTS




DEPARTMENT OF PUBLIC WORKS
COUNTY OF HUMBOLDT
MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
AREA CODE 707

On-line Web: humboldt.gov.org	Public Works Building Second & L St., Eureka Fax 445-7409				Clark Complex Harris & H St., Eureka Fax 445-7388	
	Administration	445-7491	Natural Resources	445-7741	Land Use	445-7205
	Business	445-7652	Natural Resource Planning	267-9542		
	Engineering	445-7377	Parks	445-7651		
	Facility Management	445-7621	Roads	445-7421		

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Trevor Estlow, Senior Planner

FROM: Robert W. Bronkall, Deputy Director 

RE: SUBDIVISION REQUIREMENTS - IN THE MATTER OF THE
APPLICATION OF SAMOA PACIFIC GROUP, APN 401-031-055 and -070,
APPS # 8827 FOR APPROVAL OF A TENTATIVE MAP, CONSISTING OF
±200 ACRES INTO 333 LOTS

DATE: 02/10/2020

- - - - -

The following requirements and standards are applicable to this project and must be completed to the specifications and satisfaction of the Department of Public Works (Department) before the subdivision map may be filed with the County Recorder. If there has been a substantial change in the project since the last date shown above, an amended report must be obtained and used in lieu of this report. Prior to commencing the improvements indicated below, please contact the Subdivision Inspector at 445-7205 to schedule a pre-construction conference.

These recommendations are based on:

- Tentative map prepared by Kelly-O'Hern dated 01/2020, and dated as received by the Humboldt County Planning Commission on 01/16/2020
- CEC Improvement Plans for Vance Avenue dated 02/20/2019
- CEC Cross Section for Bay View Avenue (between Cutten and 300' n'ly) dated 12/20/2013
- CEC Cross Section for Bay View Avenue (between Rideout and 200' s'ly) dated 12/16/2013
- CEC Cross Section for Bay View Avenue (between Rideout and Fenwick) dated 12/16/2013
- CEC Cross Section for Cadman Court (between Cutten and 250' n'ly) dated 12/20/2013
- CEC Cross Section for Cutten Street (between Bay View and Cadman) dated 12/20/2013
- CEC Cross Section for Fenwick Avenue dated 12/16/2013
- CEC Cross Section for Murphy Avenue dated 12/16/2013
- CEC Cross Section for Rideout Road dated 12/16/2013
- CEC Cross Section for Samoa Court (between Pacific Court and 480' s'ly) dated 12/16/2013
- CEC Cross Section for Sunset Avenue dated 12/16/2013
- CEC Cross Section for Sunset Driveway Loop dated 12/16/2013

- **CEC Cross Section for Sunset Extension dated 12/16/2013**
- **CEC Cross Section for Vance Avenue (between Cutten and Hammond) dated 12/16/2013**
- **Samoa Pacific Group Exception Request for a Planned Unit Development <undated> and dated as received by Humboldt County Planning Division on 05/31/2013**

NOTE: All correspondence (letters, memos, faxes, construction drawings, reports, studies, etc.) with this Department must include the Assessor Parcel Number (APN) shown above.

<p>READ THE ENTIRE REPORT BEFORE COMMENCING WORK ON THE PROJECT</p>
--

1.0 MAPPING

- 1.1 **EXPIRATION OF TENTATIVE MAP:** Applicant is advised to contact the Planning & Building Department to determine the expiration date of the tentative map and what time extension(s), if any, are applicable to the project. Applicant is responsible for the timely filing of time extension requests to the Planning & Building Department.

Applicant is responsible for completing all of the subdivision requirements prior to expiration of the tentative map. Applicant is advised to promptly address all of the subdivision requirements in order to avoid the tentative map expiring prior to completion of the subdivision requirements. Applicants are encouraged to contact a land development professional for advice on developing a realistic schedule for the processing of the project.

- 1.2 **MAP TYPE:** Applicant must cause to be filed a subdivision map showing monumentation of all property corners to the satisfaction of this Department in compliance with Humboldt County Code Section 326-15. Subdivision map checking fees shall be paid in full at the time the subdivision map is submitted for checking. County Recorder fees shall be paid prior to submittal of the map to the County Recorder for filing. The subdivision map must be prepared by a Land Surveyor licensed by the State of California -or- by a Civil Engineer registered by the State of California who is authorized to practice land surveying.

All Department charges associated with this project must be paid in full prior to the subdivision map being submitted to the County Recorder for filing.

Applicant shall submit to this Department four (4) full-size copies of the subdivision map as filed by the County Recorder.

Prior to submitting the subdivision map to the County Surveyor for map check, applicant shall submit the subdivision map to the utility providers to provide input on necessary public utility easements. Copies of the responses from the utility providers shall be included with the first submittal of the subdivision map to the County Surveyor.

- 1.3 **DEPOSIT:** Applicant shall be required to place a security deposit with this Department for inspection and administration fees per Humboldt County Code Section 326-13, Improvement Review and Inspection Fees, prior to review of the improvement plans, review of the subdivision map, or the construction of improvements, whichever occurs first.

- 1.4 **EASEMENTS:** All easements that encumber or are appurtenant to the subdivision shall be shown graphically on the subdivision map. Those easements that do not have a metes and

bounds description shall be noted on the subdivision map and shown as to their approximate location.

1.5 **FURTHER SUBDIVISION:** At least some of the parcels may be further divided; therefore, the applicant shall conform to Humboldt County Code Section 323-6(a)(5), Statements to Accompany a Tentative Subdivision Map.

1.6 **DEDICATIONS:** The following shall be dedicated on the subdivision map, or other document as approved by this Department:

(a) **NON-COUNTY MAINTAINED ROADS:**

Access: Applicant shall cause to be dedicated on the subdivision map a non-exclusive easement for ingress, egress, and public utilities for the benefit of the parcels/lots within the subdivision in a manner approved by this Department. Easements shall include additional rights of way for curb returns, turn arounds, and knuckles as determined by this Department. Unless otherwise specified below, the width of the easement shall include all drainage facilities, travel lanes, parking lanes, and pedestrian facilities.

Pedestrian facilities may be in the sidewalk easement that is adjacent to the road right of way.

In the new town area, applicant shall cause to be dedicated on the subdivision map a non-exclusive easement for public utilities for the benefit of the parcels/lots within the subdivision in a manner approved by this Department.

(b) **NON-VEHICULAR ACCESS:** Applicant shall cause to be dedicated to the County of Humboldt on the subdivision map a 1-foot wide non-vehicular access strip adjacent to New Navy Base Road (County Road No. F3K010) and Vance Avenue Extension, formerly G-P Road, (County Road No. 3K052). The location shall be as shown on the tentative map, or as otherwise approved by this Department. Said easement shall be dedicated in manner and location as approved by this Department.

Applicant shall cause to be dedicated to the County of Humboldt on the subdivision map a 1-foot wide non-vehicular access strip adjacent to Vance Avenue and Milwaukee Avenue for all lots within the New Development Area which have a feasible access from a secondary road frontage.

(c) **NEIGHBORHOOD BOX UNIT (NBU) MAILBOXES:** Prior to submission of the subdivision map, provide a sign-off from the post office on the location of the neighborhood box unit. Applicant shall cause to be dedicated on the subdivision map additional sidewalk easements as necessary to accommodate the NBU.

(d) **TRAILS:** Applicant shall cause to be dedicated on the subdivision map a non-exclusive easement for trail purposes for the benefit of the parcels/lots within the subdivision in a manner approved by this Department. The easement shall be a minimum of 20 feet in width.

1.7 **PHASING:** This project is approved as a phased tentative map.

Prior to the subdivision map for Phase 1 or Phases 10 through 22 of the project being filed with the County Recorder, the applicant shall construct the improvements for Vance Avenue from Cookhouse Road (County Road No. 3K055) to Vance Avenue Extension, Formerly G-P Road, (County Road No. 3K052).

Depending on the sequence in which the phasing will be done, it may necessitate constructing access road improvements that would otherwise be constructed in a different phase.

The roadway improvements for Phase 18 and Phase 19 must be constructed together at the time that Phase 18 or Phase 19 is developed.

- 1.8 **PRIVATE ROADS:** Pursuant to County Code Section 324-2(c)(3), the subdivision map shall show the lanes clearly labeled "Non-County Maintained Lane" or "Non-County Maintained Road". Pursuant to County Code Section 324-2(c)(5), the following note shall appear on the map or instrument of waiver, which shall read substantially as follows:

"If the private lane or lanes shown on this plan of subdivision, or any part thereof, are to be accepted by the County for the benefit of the lot owners on such lane rather than the benefits of the County generally, such private lane or lanes or parts thereof shall first be improved at the sole cost of the affected lot owner or owners, so as to comply with the specification as contained in the then applicable subdivision regulations relating to public streets."

2.0 IMPROVEMENTS

- 2.1 **CONSTRUCTION PLANS:** Construction plans shall be submitted for any required road, drainage, landscaping, and pedestrian improvements. Construction plans must be prepared by a Civil Engineer registered by the State of California. Construction plans shall be on a sheet size of 22" x 34", unless approved otherwise by this Department. Construction of the improvements shall not commence until authorized by this Department. This Department will require the submission of one full size (22" x 34") set and one reduced (11" x 17") set of the approved construction plans prior to start of work.

The construction plans shall show the location of all proposed new utilities and any existing utilities within 10 feet of the improvements. The plans shall be signed as approved by the local fire response agency and public utility companies having any facilities within the subdivision prior to construction authorization by this Department.

Construction plans shall be tied into elevation datum approved by this Department.

Unless otherwise waived by this Department, record drawing ("As-Built") plans shall be submitted for any road, drainage, landscaping, and pedestrian improvements that are constructed as part of this project. Record drawing plans must be prepared by a Civil Engineer registered by the State of California. Once approved by this Department, one (1) set of "wet stamped" record drawings on 22" x 34" mylar sheets shall be filed with this Department.

- 2.2 **CONSTRUCTION PERIOD:** Construction of improvements for this project will not be allowed to occur between October 15 and April 15 without permission of this Department.
- 2.3 **ADA FACILITIES:** All existing pedestrian facilities shall be retrofitted as necessary for ADA compliance. All newly constructed pedestrian facilities shall be ADA compliant.

- 2.4 **ROAD NAMES:** The access road(s)/street(s) shall be named as approved by the Planning & Building Department - Planning Division.
- 2.5 **TRAFFIC CONTROL DEVICES:** Street name and traffic control devices may need to be placed as required and approved by this Department.
- 2.6 **ACCESS ROADS:** The surface of the access road(s) shall conform to the *Structural Section* requirements within this document. The access road(s) serving the subdivision shall be constructed to the satisfaction of this Department as follows:
- (a) **INTERNAL SUBDIVISION ROADS (EXISTING TOWN):** Applicant shall construct the following roads as follows:

Drainage swales and culverts to be provided when needed.

Street Name	Approximate Number of Lots Served by Road	Functional Classification ¹	Typical paved width	Typical R/W	Cul-de-sac/ Turn Around Required?	Typical Section
Bay View Avenue	10	MC	20'	40'	No	Minor Collector Road (2) 10' wide paved travel lanes with 0.5' wide PCC mow strips on each side. No on-street parking; except in parking bays. Construct parking bays where feasible.
Cadman Court (Lot 30 to Rideout Road)	13	L	16'	16'	No	Local Road (1) 16' wide paved travel lane with 0.5' wide PCC mow strips on each side. Widen to 20' wide when feasible. No on-street parking; except in parking bays. Construct parking bays where feasible. Post as One-Way road.
Cadman Court (Cutten Street to Lot 30)	--	L	20'	20'	No	Local Road (2) 10' wide paved travel lanes with 0.5' wide PCC mow strips on each side. Widen to 20' wide when feasible. No on-street parking; except in parking bays. Construct parking bays where feasible.

Street Name	Approximate Number of Lots Served by Road	Functional Classification ¹	Typical paved width	Typical R/W	Cul-de-sac/ Turn Around Required?	Typical Section
Cutten Street	6	MC	20'	60'	No	<p>Minor Collector Road</p> <p>(2) 12' wide paved travel lanes with 0.5' wide PCC mow strips on each side.</p> <p>(1) 5' wide PCC sidewalk along the south side.</p> <p>No on-street parking; except in parking bays.</p> <p>Construct parking bays where feasible.</p>
Fenwick Avenue	15	L	20'	24'	No	<p>Local Road</p> <p>(1) 12' wide paved travel lane with 0.5' wide PCC mow strips on each side. Widen to 20' wide when feasible.</p> <p>(1) 8' wide parking lane along one side where feasible.</p> <p>No on-street parking; except in parking bays.</p> <p>Construct parking bays where feasible.</p> <p>Post as One-Way road.</p>
Murphy Avenue (Samoa Court to Sunset Avenue)	9	L	12'	20'	No	<p>Local Road</p> <p>(1) 12' wide paved travel lane with 0.5' wide PCC mow strips on each side*. Widen to 20' wide when feasible.</p> <p>No on-street parking; except in parking bays.</p> <p>Construct parking bays where feasible.</p> <p>Post as One-Way road.</p> <p>*20' wide along the frontage of Lot 79; elsewhere may be reduced to constraints between existing buildings.</p>
Pacific Court	2	L	24' min.	55'	No	<p>Local Road</p> <p>(2) 12' wide paved travel lanes with 0.5' wide PCC mow strips on each side. Widen to 20' wide when feasible.</p> <p>No on-street parking; except in parking bays.</p> <p>Construct parking bays where feasible.</p>

Street Name	Approximate Number of Lots Served by Road	Functional Classification ¹	Typical paved width	Typical R/W	Cul-de-sac/ Turn Around Required?	Typical Section
Rideout Road	5	MC	20'	26'	No	Local Road (2) 11' wide paved travel lanes with 0.5' wide PCC mow strips on each side. Widen to 20' wide when feasible. No on-street parking; except in parking bays. Construct parking bays where feasible.
Samoa Court (Sunset Avenue to Sunset Extension)	6	L	20' min.	20'	No	Local Road (12) 10' wide paved travel lanes with 0.5' wide PCC mow strips on each side.* No on-street parking; except in parking bays. Construct parking bays where feasible. *May be reduced to constraints between existing buildings.
Samoa Court (Vance Avenue to Pacific Court)	12	L	14'	20'	No	Local Road (1) 14' wide paved travel lane with 0.5' wide PCC mow strips on each side. Widen to 20' wide when feasible. No on-street parking; except in parking bays. Construct parking bays where feasible. Post as One-Way road.
Samoa Court (Pacific Court to Sunset Avenue)	12	L	20'	20'	No	Local Road (2) 10' wide paved travel lanes with 0.5' wide PCC mow strips on each side. Widen to 20' wide when feasible. No on-street parking; except in parking bays. Construct parking bays where feasible.
Sunset Avenue (Vance Avenue to N'ly Line Lot 79)	--	C	20'	30'	No	Local Road (2) 10' wide paved travel lanes with 0.5' wide PCC mow strips on each side. (1) 5' wide PCC sidewalk along the south side. No on-street parking; except in parking bays. Construct parking bays where feasible.

Street Name	Approximate Number of Lots Served by Road	Functional Classification ¹	Typical paved width	Typical R/W	Cul-de-sac/ Turn Around Required?	Typical Section
Sunset Avenue (N'ly Line Lot 79 to N'ly line Lot 93)	44	L	12'	20'	Yes	Local Road (1) 16' wide paved travel lane with 0.5' wide PCC mow strips on each side. Widen to 20' wide when feasible. No on-street parking; except in parking bays. Construct parking bays where feasible.
Sunset Extension (Sunset Avenue to Samoa Court)	3	L	12'	20'	No	Local Road (2) 10' wide paved travel lanes with 0.5' wide PCC mow strips on each side. No on-street parking; except in parking bays. Construct parking bays where feasible.
Tulip Lane (Vance Avenue to End)	3	L	12'	20'	Yes	Local Road (1) 12' paved travel lane with 0.5' wide PCC mow strips on each side; widen road to 20' for a length of 50' at Vance Avenue. No on-street parking; except in parking bays. *The landscape strip may be reduced or eliminated in areas where environmental constraints exist. with 0.5' wide PCC mow strip.
Unnamed Road (serving Lots 131, 133, 129, 137, 129) (Sunset Avenue to Sunset Avenue)	7	L	10'	10' min.	No	Local Road (1) 10' wide paved travel lane with 0.5' wide PCC mow strips on each side. No on-street parking; except in parking bays. Construct parking bays where feasible. Post as One-Way road.

Street Name	Approximate Number of Lots Served by Road	Functional Classification ¹	Typical paved width	Typical R/W	Cul-de-sac/ Turn Around Required?	Typical Section
Vance Avenue (Cookhouse Road [3K055] to Cutten Street)	--	MC	34'	54' min	No	<p>Minor Collector Road</p> <p>Vance Avenue shall be constructed to the improvement plans prepared by CEC Engineering dated 02/20/2019. It is noted that the improvement plans are a draft and have not been plan checked by the Public Works Department and are subject to revisions. This may include, but is not limited to, variations to typical sections and changing station ranges.</p> <p>The improvement plans for Vance Avenue shall be reviewed and approved by a certified access specialist (CAsp) to ensure that all pedestrian improvements needed to serve build-out of the area have been provided and that the proposed improvements comply with ADA requirements</p>

The roads within the existing town area are constrained by existing buildings and other infrastructure. In many instances it will not be feasible to 1) have a uniform right of way width; 2) develop the road to a uniform typical section; 3) develop the roadway to standards typical for a modern subdivision; and 4) provide continuous parking lanes and/or parking bays along one or both sides of a road. The roads shall be developed to the maximum extent feasible to the typical sections set forth above. Due to the existing development whenever feasible 1) off-site driveways shall be provided, and 2) on-street parking lanes and/or parking bays shall be provided.

Footnotes:

¹ Function Road Classification Abbreviations: L= Local Road; MC = Minor Collector Road

- (b) **INTERNAL SUBDIVISION ROADS (NEW DEVELOPMENT):** Applicant shall construct the following roads as follows:

Drainage swales and culverts to be provided when needed.

Street Name	Approximate Number of Lots Served by Road ²	Functional Classification ¹	Typical paved width	Typical R/W	Cul-de-sac/ Turn Around Required?	Typical Section
Alley (lots 155-164) (Hammond Street to Hammond Street)	10R	A	20'	20'	No	Alley: Paved 19 feet in width with 0.5' wide PCC mow strips on each side. It is recommended that this alley be eliminated in order to construct the typical section for Hammond Street One-Way Loop.
Alley (lots 171-173) (Ocean Front Avenue)	3R	L	20'	20'	No	Alley: Paved 19 feet in width with 0.5' wide PCC mow strips on each side. Provide 5' PCC sidewalk along westerly side of lots that connects to trail behind lot 174.
Alley (lots 309 - 313) (Compass Lane to Compass Lane)	6N	A	20'	20'	No	Alley: Paved 19 feet in width with 0.5' wide PCC mow strips on each side.
Alley (lots 314 - 316) (Compass Lane to Compass Lane)	4N	A	20'	20'	No	Alley: Paved 19 feet in width with 0.5' wide PCC mow strips on each side.
Alley (lots 319 - 323) (Compass Avenue to Milwaukee Avenue)	5N	A	20'	20'	No	Alley: Paved 19 feet in width with 0.5' wide PCC mow strips on each side.
Compass Lane (Milwaukee Avenue to Milwaukee Avenue)	13N	L	24'	44'	No	Local Road: (2) 12' paved travel lanes with 0.5' wide PCC mow strips on each side. (2) 5' landscape strip and 5' PCC sidewalk. No on-street parking. All parking must be provided on the individual lots.
Driftwood Lane (Murphy Avenue to Hammond Street)	12	A	20'	20'	No	Alley: Paved 19 feet in width with 0.5' wide PCC mow strips on each side.

Street Name	Approximate Number of Lots Served by Road ²	Functional Classification ¹	Typical paved width	Typical R/W	Cul-de-sac/ Turn Around Required?	Typical Section
Geary Street (Hammond Street to 100' E'ly Murphy Avenue)	<40	L	20'	30' min	No	Local Road (2) 10' paved travel lanes with 0.5' wide PCC mow strips on each side. (1) 5' landscape strip* and 5' PCC sidewalk fronting Lots 332, 250-253, 245-248, 264- 272; along the east side connecting between lots 273 and 211; along N'ly side of Lot 273 to connect to the Murphy Avenue sidewalk extension. No on-street parking except in parking bays. Applicant is encouraged to maximize parking bays between Lots 211 and 273 and between Lots 210 and 272. * provide landscape strip where feasible.
Hammond Street (Vance Avenue to Ocean Front Avenue)	--	MC	30'	40' min	No	Minor Collector Road (2) 5' paved bike lanes with 0.5' wide PCC mow strips on each side. (2) 10' paved travel lanes. (2) 5' landscape strip and 5' PCC sidewalk. No on-street parking except in parking bays.
Hammond Street (Vance Avenue to Murray Avenue) (fronting lots 135 & 280)	<30	L	32'	42'	No	Local Road (1) 16' paved travel lane. (2) 8' paved parking lanes with 0.5' wide PCC mow strips on each side. (2) 5' landscape strip and 5' PCC sidewalk.
Hammond Street (Vance Avenue to Murray Avenue) (fronting lots 290, 301 - 305)	<30	L	32'	42'	No	Local Road (1) 16' paved travel lane. (2) 8' paved parking lanes with 0.5' wide PCC mow strips on each side. (2) 5' landscape strip and 5' PCC sidewalk.

Street Name	Approximate Number of Lots Served by Road ²	Functional Classification ¹	Typical paved width	Typical R/W	Cul-de-sac/ Turn Around Required?	Typical Section
Hammond Street One Way Loop (north of Ocean Front Avenue)	35	L	12'	20' min	No.	Local Road (1) 12' paved travel lane with 0.5' wide PCC mow strips on each side. (2) 5' landscape strip and 5' PCC sidewalk. No on-street parking except in parking bays.
Johnson Court (Murphy Avenue to Geary Street)	13R	L	20'	30' min	No	Local Road (2) 10' paved travel lanes with 0.5' wide PCC mow strips on each side (1) 5' landscape strip* and 5' PCC sidewalk on southerly side. No on-street parking except in parking bays * provide landscape strip where feasible Realign intersection with Geary Street to intersect at 90 degrees.
Lumber Lane (Sand Dune Street to Hammond Street)	8R	A	20'	20'	No	Alley: Paved 19 feet in width with 0.5' wide PCC mow strips on each side.
Milwaukee Avenue (Vance Avenue to Vance Avenue)	--	MC	34'	60'	No	Minor Collector Road (continued on next page)

Street Name	Approximate Number of Lots Served by Road ²	Functional Classification ¹	Typical paved width	Typical R/W	Cul-de-sac/ Turn Around Required?	Typical Section
						<p>Vance Avenue shall be constructed to the improvement plans prepared by CEC Engineering dated 02/20/2019. It is noted that the improvement plans are a draft and have not been plan checked by Public Works and are subject to revisions. This may include, but is not limited to, variations to typical sections and changing station ranges.</p> <p>Realign both Milwaukee / Vance intersections to make Milwaukee the primary road with Vance intersecting at a 90 degree angle.</p> <p>Vance Avenue and Milwaukee Avenue shall be completed and opened to the public prior to issuance of a building permit in the new town area that is comprised of Phases 10 through 22; and prior to issuance of any Certificate of occupancy in Phase 1.</p>
Murphy Avenue (Johnson Court to Hammond Street)	15R	L	20'	40'	No	<p>Local Road</p> <p>(2) 10' paved travel lanes with 0.5' wide PCC mow strips on each side.</p> <p>(2) 5' landscape strip* and 5' PCC sidewalk (except along Lot 253); extend sidewalk along Lots 273-274; extend sidewalk along 230-233.</p> <p>No on-street parking except in parking bays.</p> <p>* provide landscape strip where feasible.</p>
Murphy Avenue (Hammond Street to Geary Street)	8R	A	20'	20'	No	<p>Alley:</p> <p>Paved 19 feet in width with 0.5' wide PCC mow strips on each side.</p>
Murray Road (Hammond Street to Hammond Street)	<30R	L	32'	42'	No	<p>Local Road</p> <p>(1) 16' paved travel lane.</p> <p>(2) 8' paved parking lanes with 0.5' wide PCC mow strips on each side.</p> <p>(2) 5' landscape strip and 5' PCC sidewalk.</p>

Street Name	Approximate Number of Lots Served by Road ²	Functional Classification ¹	Typical paved width	Typical R/W	Cul-de-sac/ Turn Around Required?	Typical Section
Ocean Front Avenue (Lots 186 to 199)	28R	L	20'	40'	Yes	Local Road (2) 10' paved travel lanes with 0.5' wide PCC mow strips on each side. (2) 5' landscape strip* and 5' PCC sidewalk. No on-street parking except in parking bays. * provide landscape strip where feasible.
Sand Dune Street (Geary Street to Murphy Avenue)	8	A	20'	20'	No	Alley: paved 19 feet in width with 0.5' wide PCC mow strips on each side.
Sawmill Road (Sand Dune Street to 100' e'ly of Murphy Avenue)	--	--	--	--	--	Construct Trail (See trail section below) Relocate Sawmill Road parking area at Lot 211 to front Geary Street.
Vance Avenue (Vance Avenue Extension [3K052] to Milwaukee Avenue)	--	MC	34'	60'	No	Minor Collector Road (2) 5' paved bike lanes with 0.5' wide PCC mow strips on each side. (2) 12' paved travel lanes. (1) 5' landscape strip and 5' PCC sidewalk on north side. Vance Avenue and Milwaukee Avenue shall be completed and opened to the public prior to issuance of a building permit in the new town area that is comprised of Phases 10 through 22; and prior to issuance of any Certificate of occupancy in Phase 1.

Street Name	Approximate Number of Lots Served by Road ²	Functional Classification ¹	Typical paved width	Typical R/W	Cul-de-sac/ Turn Around Required?	Typical Section
Vance Avenue (Milwaukee Avenue to Cutten Street) and	--	MC	34'	60'	No	<p>Minor Collector Road</p> <p>(2) 5' paved bike lanes with 0.5' wide PCC mow strips on each side.</p> <p>(2) 12' paved travel lanes.</p> <p>(2) 5' landscape strip* and 5' PCC sidewalk.</p> <p>No on-street parking.</p> <p>*The landscape strip may be reduced or eliminated in areas where environmental constraints exist.</p> <p>Vance Avenue and Milwaukee Avenue shall be completed and opened to the public prior to issuance of a building permit in the new town area that is comprised of Phases 10 through 22; and prior to issuance of any Certificate of occupancy in Phase 1.</p>
Vance Avenue Extension [3K052] (New Navy Base Road to Vance Avenue)	--	MC	34'	60'	No	<p>Minor Collector Road</p> <p>(2) 5' paved bike lanes with 0.5' wide PCC mow strips on each side.</p> <p>(2) 12' paved travel lanes.</p> <p>(1) 5' landscape strip and 5' PCC sidewalk on north side.</p> <p>No on-Street Parking.</p> <p>Vance Avenue and Milwaukee Avenue shall be completed and opened to the public prior to issuance of a building permit in the new town area that is comprised of Phases 10 through 22; and prior to issuance of any Certificate of occupancy in Phase 1.</p>

Footnotes:

¹ Function Road Classification Abbreviations: L= Local Road; MC = Minor Collector Road

² Lot Abbreviations: N = non-residential lots; R = residential lots

On Roads with a 16-foot-wide travel lane: Wherever feasible, driveways shall be placed back-to-back to provide ± 42 -foot-long "turnouts" for standard two-car wide (18-foot-wide) driveways. [± 26 -foot-long "turnouts" are provided with one-car (10-foot-wide) driveways]. See the diagram below. The circle on the left represents the ideal condition with back-to-back driveways; the circle on the right represents the condition that should be avoided.



(c) TRAILS

Construct 10-foot-wide PCC trail network as shown in the diagram below. Note that the segment highlight in BLUE is new Sawmill Road Trail that is to be constructed in lieu of a road.

The trail segment to Lot 79 shall be extended to Sunset Avenue.

The entire trail network shall be completed and opened to the public prior to issuance of the 100th building permit in the new town area that is comprised of Phases 10 through 22.



- (c) The intersection of the subdivision access road(s) and the County road shall be constructed in conformance with the standards for a private road intersection as illustrated in Caltrans standards. The access opening must conform to Humboldt County Code Section 341 regarding visibility.
- (d) Intersection corner radii at the curb face shall be provided at the intersection of roads based upon the following, unless otherwise approved by this Department:

Intersection Corner Radii AASHTO, Chapter 9, “Corner Radii into Local Urban Streets”				
Road Classification – Road “A”				
Road Classification – Road “B”		local roads	collector roads & arterial roads	industrial use areas & truck routes
	local roads	15'	20'	N/A
	collector roads & arterial roads	20'	25'	40'
	industrial use areas & truck routes	N/A	40'	40'

- (f) The widening of existing roads may require the reconstruction of the existing road to provide a uniform centerline grade compatible with the proposed curb grade. This is necessary in order to provide an adequate cross slope to the proposed gutter. Engineering plans showing existing and proposed conditions for both the centerline grade and roadway cross sections will be necessary to ensure proper drainage. In addition, existing utilities may need to be adjusted and/or relocated at the expense of the applicant.
- (g) Nothing is intended to prevent the applicant from constructing the improvements to a greater standard.
- (h) Nothing is intended to prevent this Department from approving alternate typical sections, structural sections, drainage systems, and road geometrics based upon sound engineering principals as contained in, but not limited to, the Humboldt County Roadway Design Manual, Caltrans Highway Design Manual, Caltrans Local Programs Manual, Caltrans Traffic Manual, California Manual on Uniform Traffic Control Devices (MUTCD), and AASHTO's A Policy of Geometric Design of Highways and Streets (aka “The Green Book”). Engineering must not be in conflict with Humboldt County Code or County adopted guidelines and policies.
- (i) Applicant shall remove and replace any public curb, gutter, sidewalk, flowline drain, or pavement found by this Department to be broken, uplifted, or damaged that fronts or is within the subdivision.

2.7 **STRUCTURAL SECTION:** The access road(s) shall be constructed to a structural section recommended in the soils report and as approved by this Department.

- (a) **For paved road surfaces,** the structural section shall include a minimum of 0.2 foot of Caltrans Type B hot mix ("asphalt") over 0.67 foot of Caltrans Class 2 aggregate base. If required by this Department, the structural section of all roads shall be determined by Caltrans R-Value method using a Traffic Index (T.I.) approved by this Department. Based upon soil conditions, this Department may also require a geotextile fabric to be placed on top of the sub grade.

When widening hot mix ("asphalt") roads, the widened road shall be paved with hot mix. A sawcut is required to ensure a uniform joint between the existing and new pavements. The location of the sawcut shall be approved by this Department based upon the condition of the existing road surface.

- (b) Access roads and driveways may include decorative accent treatments such as, but not limited to, stamped concrete or decorative brick pavers. Decorative accent treatments must provide appropriate traction for pedestrians, bicycles, and vehicles. **Decorative access treatments are not permitted within the public right of way**, unless approved in writing by this Department.

2.8 **UNKNOWN IMPROVEMENTS:** Other on-site and/or off-site improvements may be required which cannot be determined from tentative map and/or preliminary improvement plans at this time. These improvements will be determined after more complete improvement plans and profiles have been submitted to the County for review.

2.9 **UTILITIES:** The proposed improvements may require the undergrounding or relocation of existing facilities at the expense of the applicant. Undergrounding of existing facilities, relocation of existing facilities, or construction of new facilities shall be completed prior to constructing the structural section for the roadway.

If any utilities are required to be installed as a condition of tentative map, the utility work shall be completed prior to constructing the structural section for the road. All laterals shall be extended onto each lot and marked in a manner that they will be easily located at the time of individual hookups. A letter of completion of all work from each involved utility company shall be submitted prior to constructing the roadway structural section. Any utilities that need to be relocated shall be done solely at the subdivider's expense.

Applicant shall remove any abandoned utilities (natural gas, electrical, cable tv, etc.,) within the public right of way fronting the subdivision or within the subdivision as directed by this Department.

2.10 **NEIGHBORHOOD BOX UNIT (NBU) MAILBOXES.** When clustered mailboxes (neighborhood box units) are required by the Post Office, applicant shall obtain approval for the location of the mailbox unit from the Post Master. The pad for the mailbox unit shall be constructed as part of the subdivision and shall be encompassed by a sidewalk easement or other easement, as approved by this Department.

2.11 **COMPLETION OF SIDEWALK IMPROVEMENTS:** Sidewalk improvements may be deferred until such time as a building permit is pulled. Each building permit pulled will require that an ADA accessible sidewalk be constructed to connect the subject lot to the existing pedestrian network outside of the subdivision. Depending on the lot being built upon, this may include constructing sidewalk in front of numerous vacant lots within the subdivision. Sidewalk improvements must be completed prior to the "final" of the building permit. Any sidewalk damaged during construction will need to be replaced prior to the "final" of the building permit.

3.0 DRAINAGE

3.1 **DRAINAGE ISSUES:** Applicant shall be responsible to correct any involved drainage problems associated with the subdivision to the satisfaction of this Department.

3.2 **DRAINAGE REPORT:** Applicant must submit a complete hydraulic report and drainage plan regarding the subdivision for review and approval by this Department. This may require the construction of drainage facilities on-site and/or off-site in a manner and location approved by this Department.

3.3 **STORM WATER QUALITY:** Applicant shall include within the project site the implementation of Best Management Practices (BMPs) to prevent storm water pollution. BMPs include, but are not limited to, stenciling drainage inlets.

A storm water filtration system shall be constructed to the satisfaction of this Department for all parking lots.

4.0 GRADING

4.1 **APPLICABILITY:** The items in Section 4.0 apply only to the NEW DEVELOPMENT area of the project. Grading Plans are not required for the developed lots within the existing town, except as necessary to correct drainage problems (See Item 3.1).

4.2 **SOILS REPORT:** Pursuant to Humboldt County Code Section 331-14(E)(5), applicant shall provide a soils engineering report that addresses the entire subdivision. The report shall include sufficient detail to enable the Building Official to issue building permits for each lot within the subdivision.

Pursuant to Humboldt County Code Section 331-14(H)(6)(b)(3), the Applicant shall file a copy of the soils engineering report with the Chief Building Official.

4.3 **GRADING PLAN:** Pursuant to Humboldt County Code Section 331-14(H)(6)(b)(1), the applicant shall submit an engineered preliminary (rough) grading plan, addressing the entire project construction area, to this Department for review and approval. The purpose of the grading plan is to establish building pads that will drain to the roads (or other approved drainage course) without creating lot drainage from one lot to flow across the buildable area of adjacent lots.

4.4 **GRADING CRITERIA:** Each lot shall have a building pad graded to a maximum of 2% per Humboldt County Code Section 331-14 (H)(3)(d), unless waived by this Department. Building pads shall be of a sufficient size to accommodate anticipated future structures.

The elevation of the building pad shall be established so that a driveway from the building pad to the back of sidewalk will have a minimum slope of 1% and a maximum slope of 16%.

If sidewalk is not required, then the driveway slope will be measured to the back of driveway apron.

4.5 **CONSTRUCTION TIMING:** Grading within the subdivision or off-site rights of way shall **not** occur prior to approval of a grading plan by this Department. Construction of improvements or grading for this project will not be allowed to occur between October 15 and April 15 without permission from this Department.

4.6 **DATUM:** Grading plans shall be tied into elevation datum approved by this Department.

- 4.7 **SLOPES:** Benches/terraces when required by Humboldt County Code Section 331-14(H)(3)(b) shall also include interceptor drains when required by this Department.

Interceptor drains when required by this Department or per Humboldt County Code Section 331-14(H)(3)(e) shall be sized per the drainage study to pass a Q₁₀₀ storm event with at least 0.5-foot freeboard.

Proposed lot lines shall be situated at the top of slopes between lots, unless otherwise approved by this Department.

- 4.8 **EROSION CONTROL:** Pursuant to Humboldt County Code Section 331-14(H)(6)(d)(1), an erosion control plan (aka, sediment control plan, Storm Water Pollution Prevention Plan, etc.) addressing erosion from storm water runoff and wind shall accompany the grading plan.

For construction sites equal to or greater than one (1) acre, a Notice of Intent (NOI) and permit registration documents are required to be filed with the State Water Quality Control Board. A copy of the State's receipt of the approved NOI shall be provided to this Department prior to the start of construction.

5.0 MAINTENANCE

- 5.1 **MAINTENANCE OF IMPROVEMENTS:** The improvements to be constructed as part of this subdivision will not be maintained by the County. Pursuant to Humboldt County Code Section 323-2(b) regarding Private Lanes, the Applicant must provide a permanent maintenance plan acceptable to this Department for all improvements including, but not limited to, the following: roads, drainage systems (pipes, drainage inlets, detention basins), pedestrian facilities, and landscape areas. An engineer's estimate for the cost of yearly maintenance must be approved by this Department. Maintenance shall be provided by a maintenance association, district, or other means as approved by this Department. More than one maintenance plan may be needed.

A maintenance plan is not required for driveways; as driveways serve only one parcel. A maintenance plan is *optional* for roads that serve only two parcels. A maintenance plan is required for roads serving three or more parcels.

6.0 DEVELOPMENT PLAN

Add the following notes to the development plan:

Lots fronting Vance Avenue and Milwaukee Avenue that have additional road frontages shall take vehicular access from the additional road frontages whenever feasible in order to reduce driveways along minor arterial roads.

7.0 LANDSCAPING

<NONE>

// END //

ATTACHMENT 2
Staff Analysis of the Evidence Supporting the Required Findings

Required Findings: To approve this project, the Planning Commission must determine that the applicants have submitted evidence in support of making **all** of the following required findings.

A. Subdivision Findings: Section 66474 of the State Subdivision Map Act and Title III Division 2 of the Humboldt County Code (HCC) specify the findings that must be made to approve tentative subdivision maps. Basically, the Hearing Officer may approve a tentative map if the applicants have submitted evidence which supports making all of the following findings:

1. That the proposed subdivision together with the provisions for its design and improvements, is consistent with the County's General Plan.
2. That the tentative subdivision map conforms with the requirements and standards of the County's subdivision regulations.
3. That the proposed subdivision conforms to all requirements of the County's zoning regulations.
4. The proposed subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
5. 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, 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.
6. Proper environmental document has been accepted and officially posted for the time limits required by the California Environmental Quality Act (CEQA).

B. Planned Development Permit: The Zoning Ordinance, Section 312-17.1 of the Humboldt County Code (Required Findings for All Discretionary Permits) specifies the findings that are required to grant a Planned Development Permit:

1. The proposed development is in conformance with the County General Plan;
2. The proposed development is consistent with the purposes of the existing zone in which the site is located;
3. The proposed development conforms with all applicable standards and requirements of these regulations;
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; and

5. 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.

C. CEQA: In addition, the California Environmental Quality Act (CEQA) states that one of the following findings must be made prior to approval of any development which is subject to the regulations of CEQA. The project either:

- a) is categorically or statutorily exempt; or
- b) has no substantial evidence that the project will have a significant effect on the environment and a negative declaration has been prepared; or
- c) has had an environmental impact report (EIR) prepared and all significant environmental effects have been eliminated or substantially lessened, or the required findings in Section 15091 of the CEQA Guidelines have been made.

A.1./B.1. General Plan Consistency. The following table identifies the evidence which supports finding that the proposed project is in conformance with all applicable policies and standards in Chapters 2-4 of the Framework Plan (FP) and Humboldt Bay Area Plan (HBAP). Several policies in the HBAP are specific to the Samoa area. The Samoa town site is within the Urban Limit Line.

Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Land Use §4.10 (HBAP)	Residential Low Density (RL), Residential Medium Density (RM), Commercial General (CG), Commercial Recreation (CR), Natural Resources (NR), Public Recreation (PR), Public Facilities (PF), Industrial/Coastal Dependent (MC) and Business Park (MB).	Land use designations were established with approval of the Samoa Town Master Plan (STMP) General Plan Amendment with the division and future development to take place in accordance with STMP provisions and requirements.
Land Use §4.10 (HBAP)	PF – Public Facility: to protect sites appropriate for the development of public and private sector civic service facilities.	The project involves further development of a wastewater treatment facility approved under PLN-2019-15309.

<p>§315.A (Urban) and §3.27.A.2. (Rural) Recreation Planned Uses (HBAP)</p>	<p>Commercial Recreation facilities are planned at the intersection of New Navy Base Road and the Samoa Bridge.</p> <p>Encourage private sector as provider of visitor serving facilities. Within the urban limit, development of non-coastal dependent recreational facilities are deemed to serve the overall goal of improving coastal recreational opportunities.</p> <p>Encourages provision of on-site recreational opportunities in major development.</p>	<p>The project area does not include and does not involve any development at the intersection of New Navy Base Road and the Samoa Bridge and so would not interfere with future development of that site.</p>
<p>Housing: §3.16 (Urban) and §3.28 (Rural) (HBAP) §2400 (FP)</p>	<p>Housing shall be developed in conformity with the goals, policies and standards of the Humboldt County Housing Element.</p> <p>Housing opportunities for persons of low and moderate income shall be protected, encouraged, and provided, where feasible.</p> <p>Encourage Planned Unit Developments (PUD) where extra ordinary public benefits to the community are provided such as dedication of open space and public access, protection of visual resources and habitats, and provide housing for persons of low and moderate income.</p>	<p>The proposed project will serve to further the goals of the Housing Element by preserving existing housing and providing for a mix of new housing suitable for a range of income levels.</p> <p>Project development will be reviewed for conformance with Government Code Section 65590 regarding low- and moderate-income housing within the Coastal Zone and the County's adopted Housing Element.</p>
<p>Hazards: §3.17 (Urban) and §3.29 (Rural) (HBAP) §3100 (FP)</p>	<p>New development shall minimize risk to life and property in areas of high geologic, flood and fire hazards.</p>	<p>Geologic, flood and fire hazards are addressed and mitigated as necessary to minimize impacts in the project Master Environmental Impact Report. (See Chapter 2, Section 2.7 and Chapter 4, Section 4.7 for specific analysis and mitigation). Specific mitigation for Tsunami hazards is included in the Master Plan EIR. (See Chapter 4.7.2 MEIR Recirculation Draft 2).</p>

<p>Cultural Resource Protection</p> <p>§3.18 (Urban) and §3.29.1 (Rural) (HBAP) §3500 (FP)</p>	<p>New development shall protect cultural, archeological and paleontological resources.</p>	<p>A cultural resource inventory and resource preservation recommendations have been developed for the project and incorporated into the project mitigation. Cultural resources are addressed and mitigated as necessary to minimize impacts in the project Master Environmental Impact Report. (See Chapter 2, Section 2.1 and Chapter 4, Section 4.1 for specific analysis and mitigation).</p>
<p>Biological Resource Protection</p> <p>§3.30 (HBAP) §3400-3604 (FP)</p>	<p>To protect designated sensitive and critical resource habitats.</p> <p>The Dune area extending west of Manila and Samoa Bridge is composed of environmentally sensitive dune habitats, and therefore is designated "natural resources." This designation restricts the type of development allowed in this area.</p>	<p>The project is sited and designed to avoid sensitive habitats by selection of previously developed areas for future development and maintaining sensitive biological habitats in open space. Biological resources are addressed and mitigated as necessary to minimize impacts in the project Master Environmental Impact Report. (See Chapter 2, Section 2.4 and Chapter 4, Section 4.4 for specific analysis and mitigation).</p> <p>None of the beach and dune areas along the west side of New Navy Base Road will be disturbed.</p>

Visual Resource Protection §3.40 (HBAP) §3540 (FP)	<p>New development shall conserve and protect scenic and visual qualities of coastal areas.</p> <p>Samoa Blvd., directly west of Arcata, also offers views of the Bay and surrounding agriculture lands that are unparalleled near most urban coastal areas.</p>	<p>Development under the Master Plan proposes to preserve the plan area's high visual qualities and develop areas of low visual quality (e.g. vacant industrial areas). Visual screening and landscaping requirements (as specified in the project Master EIR mitigation) will also be used to protect scenic and visual qualities. Aesthetics and visual resources are addressed and mitigated as necessary to minimize impacts in the project Master Environmental Impact Report. (See Chapter 2, Section 2.9 and Chapter 4, Section 4.9 for specific analysis and mitigation).</p> <p>Significant areas of land located between New Navy Base Road and the residential areas will be maintained in open space and restored to a natural dune environment. Visual resource protection will be maintained.</p>
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Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
STMP (Coastal Access) Policy 1. B.	The lands within the approximately 5-acre area containing the Samoa Cookhouse on Master Parcel 3 shall be reconstructed or remodeled pursuant to a future Coastal Development Permit and shall be reserved for Low Cost Visitor Service Accommodations (LCVSA).	This requirement is dependent on the filing of the final map for the subdivision of Master Parcel 3.

STMP (Coastal Access) Policy 2. A.	<p>All approved pedestrian and bicycle paths, corridors, trails and tsunami evacuation routes within the lands subject to the STMP-LUP shall be open to the public at all times. These routes shall not be blocked, gated, obscured, or otherwise barricaded at any time except as may be necessary for initial construction and for occasional short-term maintenance.</p> <p>All public park and open space and pedestrian/bicycle paths and related amenities, other than those constructed with development of Master Parcel 2, shall be completed and the facilities opened to the prior to the commencement of development within either the Business Park or the new residential areas on Master Parcel 3.</p>	This requirement has been made a condition of approval.
STMP (Coastal Access) Policy 3.	Prior to construction of the Business Park on Master Parcel 3 and development within new residential areas, other than the Affordable housing development on Master Parcel 2, the designated Samoa Dune Interpretation Area, and the designated improvement described in Sections A-C of this policy, shall be available for public use free of charge.	This requirement has been made a condition of approval.
STMP (Coastal Access) Policy 4.	At least two (2) bus stops shall be constructed within the Town of Samoa meeting the required access and improve standard set forth in this policy. Humboldt Transit Authority will be requested to add regularly scheduled bus service upon issuance of coastal development permits for development within the Business Park and new residential areas.	This requirement has been made a condition of approval.

STMP (Coastal Access) Policy 5.	The restored historic downtown Samoa on Master Parcel 3 shall include at least one small retail grocery or convenience market. The landowner/developer shall be required as a condition of comprehensive division of Master Parcel 3 to 1) construct the building to house the grocery/convenience store prior to the recordation of final subdivision maps for any of the new residential areas, and 2) make the commercial building available for lease at market rates until at least five years after build-out of 75% of the new residential areas.	This requirement has been made a condition of approval.
STMP (Business Park) Policy 1.	<p>Development of the Business Park must adhere to the following:</p> <p>1.A) Development shall maintain visual continuity with the "company town" aesthetic of historic Samoa structures with the primary purpose being incubation of new, small businesses, and the provision of employment opportunities for Samoa residents.</p> <p>1.B) Retail sales will be limited in size (10,000 sq. ft or less) and shall remain incidental and supportive of the principal use and designed in a manner that is visually and proportionally subservient to the scale and composition of the primary use.</p> <p>1.C) No activities may produce significant noise, night lighting of substantial outdoor areas, or detectible odors, or pose a significant danger to public health, safety or property, nor shall the use or storage of chemical or materials that may pose a risk of fire or explosion or pose a biohazard risk be allowed.</p>	The project does not propose any new development within the Business Park area. This policy is included to permit evaluation of conformance with STMP (Business Park) Policy 5.

<p>STMP (Business Park) Policy 2.</p>	<p>The design shall avoid boxy, monolithic "industrial park" and warehouse-style development and be no more than three ordinary stories in height. Individual structures shall be limited to 10,000 sq. ft, with the exception that a maximum of two structures may be sized up to 20,000 sq. ft, with no more than 10,000 sq. ft. in the first floor and the visible bulk of the structures to be reduced by design features and landscaping elements, and the structures shall include upper elevation vertical tsunami evacuation and assembly areas. The business park shall be designed in a manner that pulls the development of the park together in an aesthetically compatible manner with emphasis on public greenways and common areas. Business park structures on the northern side of the business park shall be sized, designed, located and landscaped in a manner that provides a visual buffer for the benefit of new residential areas proposed north of the business park and for the downtown area, and blends visually with the character of the town of Samoa.</p>	<p>The project does not propose any new development within the Business Park area. This policy is included to permit evaluation of conformance with STMP (Business Park) Policy 5. The lots are of sufficient size to support development consistent with this policy.</p>
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STMP (Business Park) Policy 3.	<p>Business Park Structural Restrictions.</p> <p>3.A) The final plans for all structures within the business park shall incorporate specified measures to ensure that the occupants of the building have access to a roof or floor that will provide refuge from a tsunami. This requirement would be waived if a suitable vertical evacuation structure that is designed to withstand earthquake and tsunami risk posed by a Cascadia Subduction Zone earthquake and regional tsunami and is located within a five-minute walking distance from the building.</p> <p>3.B) The plan and designs shall be prepared and stamped by a California-licensed professional civil engineer and shall include the most earthquake and tsunami-resilient building designs feasible, including measures that may exceed the maximum requirements of the applicable building code.</p>	The project does not propose any new development within the Business Park area. This policy is included to permit evaluation of conformance with STMP (Business Park) Policy 5.
STMP (Business Park) Policy 4.	A landscaped buffer or its successor use shall be designed to screen the Samoa Processing Center or its successor use from the business park or other public coastal viewing locations, and minimize the odor, noise, light and other impacts that may be generated by the industrial use.	This requirement has been made a condition of approval.
STMP (Business Park) Policy 5.	Land divisions of lands subject to the STMP-LUP, including redivision and lot line adjustments, shall be permitted only if all resulting parcels can be demonstrated to be buildable and consistent with the requirements of the STMP (Business Park) policies.	Eighteen lots comprise the Business Park area, ranging in size from 10,424 sq. ft. to 37,998 sq. ft. The business park is served by Milwaukee Avenue and Compass Lane, 60-foot and 50-foot right of ways, respectively, and two internal private drives, 30 feet in width. The lots will be served by community water and sewer systems. All lots are suitable for development (see Subdivision Discussion).

STMP (Business Park) Policy 6.	To the extent feasible, access to the Business Park and adjacent lands designated Public Facilities shall primarily be via New Navy Base Road so that service and delivery truck traffic associated with these uses is not ordinarily routed through downtown Samoa.	The design provides access from the business park to New Navy Base Road via Vance Avenue and Milwaukee Avenue. Future development will be required to include service and delivery truck routing instructions as part of the operational plans for the business use.
STMP (ESHA) Policy 14	Landscaping with exotic plants shall be limited to outdoor landscaped areas immediately adjacent to the proposed development. All new landscaping within the lands subject to the STMP-LUP shall follow the California Native Plant Society (CNPS) "Guidelines for Landscaping to Protect Native Vegetation from Genetic Degradation" (http://www.cnps.org/cnps/archive/landscaping.pdf). The planting of invasive non-native plants including but not limited to pampas grass (<i>Cortaderia</i> sp.), acacia (<i>Acacia</i> sp.), broom (<i>Genista</i> sp.), English ivy (<i>Hedera helix</i>), and iceplant (<i>Carpobrotus</i> sp., <i>Mesembryanthemum</i> sp.) shall specifically be prohibited. No plant species listed as problematic and/or invasive and/or as a "noxious weed" by the California Native Plant Society, the California Invasive Plant Council, the State of California, or the U.S. federal government shall be used in any proposed landscaping within the lands subject to the STMP-LUP. To minimize the need for irrigation, all new landscaping shall consist primarily of native, regionally appropriate, drought-tolerant plants. New development projects that include landscape areas of 500 square feet or more shall include appropriate water conservation measures related to efficient irrigation systems and on-site stormwater capture. Development approvals for lands subject to the STMP-LUP shall attach conditions specifying these requirements.	This requirement has been made a condition of approval.

<p>STMP (Hazards) Policy 4</p>	<p>Prior to the approval or issuance of a CDP for either (1) any residential development on Master Parcel 2 or (2) the comprehensive division of Master Parcel 3, the landowner/developer shall demonstrate compliance with a Final Tsunami Safety Plan incorporating the County's "Tsunami Safety Plan for the Town of Samoa" dated April 2013 and all of the recommended tsunami hazard mitigation, design, safety, and other pertinent recommendations, including, but not limited to, recommendations for vertical or horizontal evacuation options throughout the STMP lands, as set forth in the following: a) the "Revised Tsunami Vulnerability Evaluation, Samoa Town Master Plan, Humboldt County, California" prepared by GeoEngineers, dated October 17, 2006; and</p>	<p>This requirement has been made a condition of approval.</p>
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	<p>b) the additional recommendations set forth in the "Third Party Review" of the GeoEngineers October 17, 2006 document prepared for Humboldt County by Jose Borrero, Fredric Raichlen, Harry Yeh, copy submitted to Coastal Commission by Humboldt County March 8, 2007; and</p> <p>c) the Final Plan for the tsunami hazard map prepared for "Emergency Planning Purposes" by Humboldt State University for reference as an indicator of site areas and evacuation routes subject generally to tsunami hazard; and</p> <p>d) a plan for distant-source tsunami events prepared by the landowner/developer and approved by the County for the orderly evacuation from the Samoa Peninsula of the maximum estimated number of occupants and visitors of STMP-LUP lands at full buildout of the development approved in the master subdivision of Parcels 2 and 3 in response to warnings of tsunami hazard with time to evacuate to safer mainland areas. The plans shall take into consideration total peninsula traffic evacuation capacity.</p>	
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<p>STMP (Archaeological Resources) Policy 1</p>	<p>Prior to the filing as complete a CDP application for any development of the lands subject to the STMP-LUP, a Phase II archaeological resources assessment of all known archaeological sites shall be submitted that defines the resultant boundaries of such sites if not formerly known, or if the boundaries of the sites are fully recognized, shall ensure that the former Wiyot village sites and all five of the sites noted previously by County studies or referenced in the County's environmental impact reports for the "Samoa Town Master Plan" are protected from further development and disturbance. Prior to approval of a CDP for any development of the lands subject to the STMP-LUP, the landowner and County shall confer with designated Wiyot representatives to ensure that the cultural resources identified herein are protected in accordance with the Wiyot representative's recommendations. The Coastal Development Permit for any land division or other development that is undertaken on lands subject to the resultant restrictions shall be conditioned to ensure the continuing protection of the archaeological resources identified in accordance with these requirements.</p>	<p>The project proponent has caused the prepared of a Phase II study over the STMP project area. Known sites will be protected in accordance with mitigation requirements of the Master Environmental Impact Report.</p> <p>The project will include a protocol for monitoring and handling of inadvertent discoveries per required mitigation.</p>
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<p>STMP (New Development) Policy 7</p>	<p>A. To minimize energy demands, which are associated with structural and transportation energy use, development of lands subject to the STMP-LUP shall minimize vehicle miles traveled, and conserve energy by means such as, but not limited to, the following:</p> <ol style="list-style-type: none"> 1. Siting development in a manner that will minimize traffic trips; 2. Prohibiting retail sales establishments designed to attract more than an incidental percentage of customers from offsite areas; 3. Incorporating the "smart growth" development concepts that combine interdependent uses that potentially reduce offsite traffic trips, including adequate grocery and convenience stores in the revitalized downtown area to supply resident and visitor needs with fewer offsite trips; 4. Providing well designed and appropriately located bus stops along Vance Avenue; 5. Providing amenities for the convenience and safety of pedestrians and bicyclists to encourage the use of non-motorized and/or public transportation, including a well-designed network of bicycle paths, safe sidewalks, and separate footpaths that link various areas within Samoa and to the nearby beach and natural resource area interpretive trails; 6. Incorporating energy efficient building technologies; 7. Requiring development to meet high standards regarding the energy efficiency of proposed structures; heating, ventilation, and air conditioning systems (HVAC); hot water heaters, appliances; insulation; windows; doors; and lighting such as the standards of established voluntary programs such as Energy Star, LEED, or Build It Green; 	<p>The project has been designed to the extent feasible to address the applicable measures of this policy. The tentative map is required to meet provisions of the Humboldt County Code Section 322.5-1, Design for Solar Access (see Subdivision Discussion).</p> <p>Several of the items are only applicable to overall and final town development and master plan implementation and will be addressed during later development phases of the master plan. Such development will require a Coastal Development Permit.</p>
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<p>STMP (New Development) Policy 7</p>	<p>8. Requiring development to incorporate alternative sources of energy such as photovoltaics, solar water heaters, passive solar design, wind generators, heat pumps, geothermal, or biomass;</p> <p>9. Requiring development to use structural orientation (heat gain from southern exposure) and vegetation patterns to reduce winter heating needs (such as planting deciduous trees near southern exposures to maximize the winter sun);</p> <p>10. Requiring development to include energy meters that provide real-time information to users regarding energy consumption;</p> <p>11. Requiring development to use recycled building materials;</p> <p>12. Requiring development to use building materials that minimize energy consumption during the manufacture and shipment of the materials;</p> <p>13. Requiring development to use construction techniques that minimize energy consumption;</p> <p>14. Incorporating structural amenities within non-residential development to encourage the use of non-motorized or public transportation by employees (such as sheltered bicycle storage, bicycle lockers, restrooms with showers/personal lockers, etc.);</p> <p>15. Encouraging employer incentives such as paid bus passes, etc., to encourage employee use of public transportation;</p> <p>16. Prohibiting restrictions such as covenants or development standards that prevent energy conserving measures such as the use of outdoor clotheslines.</p>	<p>The project has been designed to the extent feasible to address the applicable measures of this policy. The tentative map is required to meet provisions of the Humboldt County Code Section 322.5-1, Design for Solar Access (see Subdivision Discussion).</p> <p>Several of the items are only applicable to overall and final town development and master plan implementation and will be addressed during later development phases of the master plan. Such development will require a Coastal Development Permit.</p>
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STMP (New Development) Policy 4 and 5	<p>Demonstrate the existence of a mechanism, organized under public ownership or management, for the on-going funding and maintenance of the STMP's potable water delivery system, wastewater processing system, storm water facilities, fire and life safety facilities and services, open spaces, common areas, etc.</p> <p>Administrative rules, regulations, bylaws and/or operating requirements adopted by the service providers for funding, monitoring, and managing services.</p>	The applicant has filed with the County letters from the Samoa Peninsula Fire District and from the Humboldt Local Agency Formation Commission detailing on-going efforts for reorganization and formation of a Community Service District. Once the Tentative Map has been approved, the Peninsula Community Services District will form shortly thereafter.
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STMP (New Development) Policy 8	Requires that development authorized within the STMP-LUP overlay area incorporate best available practices for the protection of coastal waters.	These practices are described on the grading notes of the draft improvement plans and erosion control measures required during construction. The Plans indicate that runoff from the roads will flow into swales along the road, rather than being collected in curb and gutter sections. Since more than one acre will be disturbed by construction, a Storm Water Pollution Prevention Plan (SWPPP) and Erosion Control Plan will be prepared consistent with Cal EPA, State Water Resources Control Board, Construction General Permit Order No. 2009-0009-DWQ effective July 17, 2012.
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STMP (New Development) Policy 9	Requires that wastewater treatment provided for lands subject to the STMP-LUP shall be limited to provision of service for development authorized pursuant to the STMP-LUP only.	This requirement is included as a condition of approval.
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STMP (New Development) Policy 10	Requires that existing residences on Master Parcel 3 shall be connected to the new or upgraded waste water treatment facilities on Master Parcel 2 within 180 days after such facilities are constructed and placed in service and that existing septic system(s) shall be removed or remediated in accordance with RWQCB requirements, and otherwise properly abandoned, subject to any necessary Coastal Development Permit, within 180 days of connection of the subject residences to the new or upgraded waste water treatment facilities.	This requirement is included as a condition of approval.
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STMP (Community Character/ Visual) Policy 1 STMP (Community Character/ Visual) Policy 2	Requires that new construction within the greater Samoa town area shall extend and enhance the historic community character. New development, including signage and lighting, shall not interfere with the special character of the existing historic neighborhoods and public views available from the public vantage points and from special community gathering places such as the Women's Club.	New construction will be subject to future coastal development permits once the tentative map is approved. The applicant will be required to submit completed worksheet from the New Town Design Guidelines appendices which documents how the existing architectural features and character have been used to guide the overall design of the proposed development. New construction must be found consistent with the Secretary of Interior's guidelines that "new design should always be clearly differentiated so that the addition does not appear to be part of the historic resource."
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STMP (Community Character/ Visual) Policy 5	Requires that development, including lighting and signage, shall be designed and constructed in a manner that: (a) protects distant night skyline views from distant vantage points towards the Pacific Ocean and Humboldt Bay; (b) protect public views of the existing town site from public vantage points such as New Navy Base Road, and (c) protects coastal views from the town site, such as the panoramic views of Humboldt Bay and the Pacific Ocean available from the Women's Club and other higher elevation locations.	Signage is limited to the minimum required roadway signage in accordance with Public Works standards. All proposed pedestrian and street lighting is provided by wood poles with dark sky-friendly LED light fixtures per PG&E standards and in accordance with County of Humboldt regulations. The lighting is directed downwards with minimal back lighting, uplighting, and glare. This will minimize the impact to night skyline views from the various vantage points listed.
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STMP (Community Character/ Visual) Policy 8	Requires that all exterior lights, including any lights attached to the outside of buildings, shall be the minimum necessary for the safe ingress and egress of the structures, and shall be low-wattage, non-reflective, shielded, and have a directional downcast such that no light will shine beyond the boundaries of the subject parcel.	This requirement is included as a condition of approval.
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STMP (Wetlands/ESHA) Policy 1 and Policy 4	Requires that development maintain a minimum buffer of at least 100 feet from identified ESHA.	The project has been designed to maintain 100-foot ESHA buffer.
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STMP (Wetlands/ESHA) Policy 2	Prohibits non-resource dependent development within NR area, except for five specified exception	The project does not include development in NR areas.
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STMP (Wetlands/ESHA) Policy 3	Requires that full development under the Samoa Town Master Plan provide neighborhood parks that include active recreation and play areas and picnic facilities.	Such facilities are included in the Master Plan full build out, and in some cases are already in existence (tennis courts, basketball court, soccer field, etc.).
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STMP (Wetlands/ESHA) Policy 7	Requires that all new and replacement fencing shall require a coastal development permit based on findings that the location and design of such fencing is safely permeable for wildlife.	This requirement is included as a condition of approval.
STMP (Wetlands/ESHA) Policy 9	Requires a plan for removal of invasive, non-native plant species.	The applicant has submitted an Invasive Plant Management Plan as an addendum to the STMP Biological Resource Study – September 2013, and it is on file with the Planning Department. A condition of approval is included that the applicant shall implement that plan as it is applicable to the current project.
STMP (Wetlands/ESHA) Policy 13	Prohibits the use of rodenticides or herbicides on lands designated NR or PF or within other areas containing wetland or ESHA habitat or the buffers thereof. Prohibits the use of rodenticides that contain anticoagulant compounds.	This requirement is included as a condition of approval.

<p>STMP (Wetlands/ESHA) Policy 14</p>	<p>Specifies various landscaping restrictions for the STMP-LUP lands: (1) landscaping with exotic plants shall be limited to outdoor landscape areas immediately adjacent to the proposed development; (2) all new landscaping shall follow the California Native Plant Society (CNPS) "Guidelines for Landscaping to Protect Native Vegetation from Genetic Degradation; (3) planting of invasive non-native plants shall be prohibited; (4) no plant species listed as problematic and/or invasive and/or as a noxious weed by the CNPS, the California Invasive Plant Council, the State of California, or the U.S. federal government shall be used in any proposed landscaping; (5) to minimize the need for irrigation, all new landscaping shall consist primarily of native, regionally appropriate, drought-tolerant plants; and (6) new development projects that include landscape areas of 500 square feet or more shall include appropriate water conservation measures related to effluent irrigation systems and on-site stormwater capture.</p>	<p>The proposed project is primarily for the subdivision of the town. Once the town is subdivided, new development will require future coastal development permits, during which landscaping requirements will be taken into consideration.</p>
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<p>STMP (Hazards) Policy 1</p>	<p>Requires a site-specific geologic study and review prepared by and accompanied by the written determination of a California licensed professional civil engineer or California licensed professional engineering geologist stating specifically that the proposed development, if constructed in accordance with the expert's recommendations, will be safe from hazards posed by landslide, slope failure, or liquefaction, and safe from catastrophic failure in the event of the maximum credible earthquake or tsunami.</p>	<p>The applicant has had prepared and submitted the "R1/R2 and Geologic Hazards Analysis Report for the Samoa Town Master Plan," May 29, 2013 prepared by LACO Associated, Inc.</p> <p>A condition of approval is included stating that the applicant shall follow the recommendations of that report.</p>
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STMP (Hazards) Policy 2	Requires that all proposed critical facilities such as wastewater treatment and disposal facilities and the proposed water storage tank include a potential coastal hazards analysis that addresses the potential for erosion, flooding, wave attack, scour and other conditions.	The applicant has submitted a Technical Memorandum prepared by California Engineering Company, Inc. (July 23, 2009) which addresses potential impacts on Infrastructure Due to Sea Level Rise. The Memorandum includes mitigation measures to address these potential hazards.
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STMP (Hazards) Policy 3	Requires that new development associated with the provision of critical or significant community support functions shall be designed and located in a manner that will be free of the risk of catastrophic failure associated with earthquake or tsunami hazards, taking into account a minimum of 5.3 feet of sea level rise by 2100.	<p>The applicant has had prepared and submitted the "R1/R2 and Geologic Hazards Analysis Report for the Samoa Town Master Plan," May 29, 2013 prepared by LACO Associated, Inc.</p> <p>A condition of approval is included stating that the applicant shall follow the recommendations of that report.</p> <p>The applicant has submitted a Technical Memorandum prepared by California Engineering Company, Inc. (July 23, 2009) which addresses potential impacts on Infrastructure Due to Sea Level Rise. The Memorandum includes mitigation measures to address these potential hazards.</p>
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STMP (Hazards) Policy 4	Requires compliance with a Final Tsunami Safety Plan incorporating the County's "Draft Tsunami Safety Plan for the Town of Samoa" dated April 2013.	The Tsunami Safety Plan for the Town of Samoa (draft updated April 2013) provides the recommendations listed for this item. A copy of the plan is on file with the Humboldt County Planning Division. A condition of approval is included that projects under consideration should include a requirement for signage and notification of future residents as outlined in the plan.
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<p>STMP (Hazards) Policy 5</p>	<p>Requires the new development be sited and designed in a manner that places the lowest habitable floor at an elevation not lower than 32 feet above mean sea level. Requires that all residential structures shall be designed to withstand the hydrostatic and hydrodynamic loads and effects of buoyance associated with inundation by storm surge and tsunami wave up to and including maximum credible tsunami run-up without experiencing a catastrophic structural failure. For tsunami-resilient design purposes, a minimum sea level rise rate of 3.2 feet by 2100 shall be used when combined with a maximum credible tsunami condition.</p>	<p>Residential structures will be designed by qualified professional engineers using the most restrictive provisions of the 2019 California Building Codes as well as the latest resources for designing to mitigate the hydrodynamic hazards including tsunami hazards, by the multi-agency National Tsunami Hazard Mitigation Program. This has been made a condition of approval.</p>
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<p>STMP (Archaeological Resources) Policy 1</p>	<p>Requires a Phase II archaeological resources assessment of all known archaeological sites which defines the boundaries of such sites if not formerly known, or if all five sites noted previously in the Master EIR are protected from further development and disturbance.</p>	<p>A Phase II archaeological evaluation of a surface marine shell scatter at the site of the proposed WWTF was conducted by James Roscoe and William Rich in January 2015. A copy of this report is on file with the Humboldt County Planning Division. No archaeological resources were identified.</p> <p>On March 9, 2017, James Roscoe submitted a cultural resource assessment for the proposed multi-family housing project which include a field visit. This survey concurred with earlier findings that the proposed area of the affordable housing project did not contain evidence of significant prehistoric or historic-era cultural resources.</p> <p>In accord with the terms of the Memorandum of Understanding, the applicant has caused the preparation of a Phase II archaeological survey over the remainder of the project site. Additionally, the Samoa Pacific Group has consulted with the three Wiyot area Tribal Historic Preservation Officers (THPOs) and retained a cultural resource professional versed in regional historic and Native American archaeology to develop a formal Archaeological Monitoring Plan and Protocol for Inadvertent Archaeological Discoveries during STMP implementation. The plan and protocol will be followed during to any ground disturbing activities related to implementation of the Samoa Town Master Plan. These requirements have been added as conditions of approval.</p>
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A.2. Subdivision Regulations: The following table identifies the evidence which supports finding that the proposed subdivision is in conformance with all applicable policies and standards in Section 66474 of the State Subdivision Map Act and Title III Division 2 of the Humboldt County Code (H.C.C.).

Section(s)	Applicable Subdivision Requirements	Evidence Supporting Subdivision Requirement Finding
Lot Suitability 322-3	All lots shall be suitable for their intended uses.	Evidence submitted by the applicant, staff site inspections and referral agency comments indicate that the proposed lots will be suitable for residential, commercial, public facility and business park development.
Access and Drainage 324-1	Improvements shall be required for the safe and orderly movement of people and vehicles.	The parcels will be accessed via Vance Avenue, existing roads and proposed new roads in portions currently undeveloped.
Sewer & Water 324-1 (d)	Sewer and water systems shall be constructed to appropriate standards.	Sewer and water services will be provided in accordance with the previously approved Coastal Development Permit and Conditional Use Permit.
Access Road Appendix 4-1	Roadway design must incorporate a 40-foot right of way unless an exception is granted.	Vance Avenue will be a 40-foot right of way.
Adequate Solar Access 322.5-5	Subdivision to provide adequate solar access.	The applicant has prepared a Solar Shading Study and found that all new parcels will comply with the County's Solar Shading Ordinance of the Subdivision Regulations. The average hourly shading between 10:00 am and 2:00 pm on December 21 st of all proposed structures will not exceed 20% of wall area on the south side of the structures. Development other than that identified in the study will require a site-specific study to determine compliance.

Section(s)	Applicable Subdivision Requirements	Evidence Supporting Subdivision Requirement Finding
314-17.1.5 and 322-3.1 Housing Element Densities	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, 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.	The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development

Further, pursuant to H.C.C. Section 325-9, in order to grant the exception to the Subdivision Regulations the Planning Commission must find the following:

Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
That there are special circumstances or conditions affecting said property.	As stated in the applicant's request for exception, the parcel is constrained by environmentally sensitive habitat area (ESHA) including dune, wetland and forest. Required setbacks under the Coastal Act limit development potential and result in large open space areas. These constraints limit the design options for and have resulted in the parcel design illustrated on the tentative map. The exception would allow for division of the parcel such that (1) the maximum number of lots can be created, (2) suitable building sites are provided on each, and (3) the build out promoted by the Plan and Zoning may be achieved.
That the exception is necessary for the preservation and enjoyment of a substantial property right of the petitioner.	The exception allows for a continuation of similar design standards that are present in the existing Town of Samoa and will allow the individual homes to be sold separately. The lots will include a mix of residential, commercial and industrial lands and is in keeping with the existing pattern of development, and the character of the immediate area.
That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the territory in which the subject property is located.	The exception would allow subdivision of the subject parcel such that it achieves the design goals outlined in the Samoa Town Master Plan. There is no indication that the development of the surrounding lands will be adversely impacted by this exception. All referral agencies have recommended approval or conditional approval of the subdivision.

A.3./B.2./B.3. Zoning Compliance and 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.

Code Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the Consistency Finding
<p>313-2, 313-3, 313-4, 313-5, and 313-6.</p> <p>Residential Single Family with combining zones for Design Review and Planned Development (RS/D,P);</p> <p>Residential Multi Family with combining zones for Design Review and Planned Development (RM-30/D,P);</p> <p>Commercial General with combining zones for Design Review (CG/D);</p> <p>Commercial Recreation with combining zones for Archaeological Resource Area Outside Shelter Cove and Design Review (CR/A,D);</p> <p>Natural Resources with combining zones for Coastal Wetland Areas and Dune Areas (NR/W,B);</p> <p>Public Recreation with combining zone for Design Review (PR/D);</p> <p>Public Facilities – Urban with combining zone for Design Review (PF1/D);</p> <p>Industrial/Coastal-Dependent with combining zone for Archaeological Resource Area Outside Shelter Cove (MC/A)</p> <p>Business Park (with combining zone for Design Review (MB/D).</p> <p>Parking §313-109.1.4.1.2</p>	<p>To protect sites appropriate for development consistent with the zone designations and applicable development standards.</p>	<p>Zoning designations were established with approval of the Samoa Town Master Plan (STMP) General Plan Amendment with the division and future development to take place in accordance with STMP provisions and requirements.</p> <p>Parking will be provided in accordance parking standards for each zone and with the Planned Development Permit proposal.</p>

Code Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the Consistency Finding
<p>Section 313-19 Design Review Combining Zone</p>	<p>Review projects for development of new structures for consistency with Samoa Design Guidelines and for compatibility with existing contributing historic structures.</p>	<p>Proposed new development will be required to be in conformance with the "New Town Samoa Design Guidelines" that include the following provisions:</p> <p>Roofing shall be composition shingles.</p> <p>Driveways located away from street intersections.</p> <p>No parking permitted in the front setback unless within the front-loading access to the garage.</p> <p>Exterior lighting shall be directed downward and not cause excessive glare to neighboring properties.</p> <p>Utilities shall be underground.</p> <p>Use of common area for trash and recycling is encouraged.</p> <p>Natural drainage routes are maintained wherever possible.</p> <p>Landscaping plans shall utilize plant materials that are compatible with the local climate and setting.</p> <p>Building permit applications for new construction shall be reviewed for use of appropriate architectural features, siding, paint color, etc. for consistency with the New Town design guidelines.</p>

Code Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the Consistency Finding
<p>Section 313-15 et seq. Combining Zones</p>	<p>34.5.4.1 STMP (New Development) Standard 1:</p> <p>34.5.4.1.1. New development authorized within the STMP-LUP including restoration of existing structures shall incorporate the best available practices for the protection of coastal waters. To achieve these standards, the applicant shall provide supplemental information as a filing requirement of any coastal development permit application for development within the area subject to the STMP, and the pertinent decision-makers shall adopt specific findings and attach conditions requiring the incorporation of, and compliance with, these water quality protection measures in approving coastal development permits for subdivision or further development of the lands subject to the standards of the STMP.</p>	<p><u>Construction pollution control plan</u>. Applicant required to submit a construction-phase erosion, sedimentation, and polluted runoff control plan ("construction pollution control plan") that specifies interim best management practices (BMPs) that will be implemented to minimize erosion and sedimentation during construction, and prevent contamination of runoff by construction chemicals and materials, to the maximum extent practicable. This requirement is included as a condition of approval.</p>

Code Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the Consistency Finding
		<p><u>Post-Construction Stormwater Plan Required.</u> A plan to control post-construction stormwater runoff flows, and maintain or improve water quality ("post-construction stormwater plan") shall specify site design, source control, and if necessary, treatment control BMPs that will be implemented to minimize stormwater pollution and minimize or eliminate increases in stormwater runoff volume and rate from the development after construction. This requirement is included as a condition of approval.</p>
		<p><u>Site design using low impact development techniques Required.</u> The post-construction stormwater plan shall demonstrate the preferential consideration of low impact development (LID) techniques in order to minimize stormwater quality and quantity impacts from development. LID is a development site design strategy with a goal of maintaining or reproducing the site's pre-development hydrologic functions of storage, infiltration, and groundwater recharge, as well as the volume and rate of stormwater discharges. LID strategies use small-scale integrated and distributed management practices, including minimizing impervious surfaces, infiltrating stormwater close to its source, and preservation of permeable soils and native vegetation. This requirement is included as a condition of approval.</p>

Code Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the Consistency Finding
		<p><u>Water quality and hydrology plan for developments of water quality concern required.</u> In addition to the information to be provided in the post-construction stormwater plan, applicants for "developments of water quality concern," shall submit a water quality and hydrology plan and be subject to the additional requirements listed in HCC Section 34.5.4.1.1.4.1. This requirement is included as a condition of approval.</p>
	<p><u>STMP (New Development) Standard 2:</u> 34.5.4.2.1. Remediation of contamination, including contaminated soils or residual lead paint on structural surfaces, and/or reinforcement/replacement of the foundations of aging structures associated with the "company town" of Samoa shall be undertaken with special care to preserve the structural integrity and authentic period details (such as original woodwork, windows, and millwork) of the structures</p>	<p>The current project does not involve any remediation of contamination.</p>

Code Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the Consistency Finding
	<p><u>STMP (New Development) Standard 3:</u></p> <p>34.5.4.1. Existing structures associated with the historic town shall be restored and maintained in a manner that protects the historic character, period details, and authentic original materials of the original structures. Replacement of period details and features with new materials or methods designed to achieve energy conservation shall not be undertaken in a manner that would replace or distract from the existing period details such as original wood-framed windows and hand-turned wooden decorative details evident in many of the existing Samoa "company town" structures.</p>	<p>The proposed project does not involve any development that would impact major existing structures. Demolition of several outbuildings (sheds) is required to meet subdivision requirements. A statement of overriding considerations for demolition of the sheds has been adopted with certification of the Supplemental Environmental Impact Report.</p>

Code Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the Consistency Finding
	<p>STMP (Wetlands/ESHA) Standard 1: 34.5.4.4.1. The biological report required by STMP (Wetlands/ESHA) Policy 11 shall include, but is not limited to, the following:</p> <p>34.5.4.4.1.1. A study identifying biological resources existing on the site, and the historical extent of the resources as identified in previous reports, surveys, delineations, maps, or publications, disclosing the history, ecology and habitat requirements of the relevant resources, such as plants and wildlife, in sufficient detail to permit a review of functional relationships, their potential for restoration, the potential location of dormant seedbanks of rare (particularly annual) plants, habitat (including non-native species such as individual trees or groves that provide habitat architecture and other resources for birds or other species, or wetlands that may be used by amphibians during specific lifecycle stages) that may be used during specific lifecycle stages or seasonally by migratory species for roosting, breeding or feeding during specific seasonal windows, and present and potential adverse physical and biological impacts on the identified biological resources or on the associated ecosystem, either individually or cumulatively, et seq.</p>	<p>An updated biological report was prepared in accordance with this standard.</p>

Code Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the Consistency Finding
	<p><u>STMP (Hazards) Standard 1:</u></p> <p>34.5.4.5.1. <u>Sea Level Rise Analysis.</u> Applications for development adjacent to the shore or that may be subject to the influence of sea level over the life of the project shall include an analysis of possible impacts from sea level rise. The analysis shall take into account the best available scientific information with respect to the effects of long-range sea level rise for all requisite geologic, geotechnical, hydrologic, and engineering investigations consistent with the best available science on sea-level rise for the Humboldt Bay region and the Coastal Commission's adopted Sea Level Rise Policy Guidance document. Major community-wide significance shall assume a minimum 5.3 feet per century.</p>	<p>The project location and design take into consideration sea level rise. The residential units place all habitable floor elevation above that elevation of a catastrophic tsunami plus sea level rise.</p>

Design Guidelines for Planned Unit Developments

Zoning Section	Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
<p>Design Guidelines for PUDs §313-31</p>	<p>(1) <u>Maintain prominent natural features by:</u></p> <ul style="list-style-type: none"> • retaining major trees and shrubs • concentrate development on level areas • retaining ridgeline silhouettes, and leaving slopes greater than 25% undisturbed • revegetating disturbed areas <p>(2) <u>Circulation Considerations:</u></p> <ul style="list-style-type: none"> • residences to take access from local roads, limiting frontage on collector streets • divide road where possible to preserve natural features • limit width of roadways, including paved shoulders • utilize alley development for secondary vehicle access <p>(3) <u>Parking Considerations:</u></p> <ul style="list-style-type: none"> • develop shared parking areas and limit visual impact of rows of cars • place parking along side and rear of buildings • for parking areas of 5 or more vehicles, use landscaping, berms and screening to minimize visual impacts, unwanted light/glare and noise <p>(4) <u>Architectural Considerations:</u></p> <ul style="list-style-type: none"> • buildings to be of compatible design and style with nearby development • living areas should face toward gardens and open areas 	<p>(1) The subdivision of the existing Town of Samoa will not have an impact on prominent natural features. The areas to be subdivided include existing developed areas within the townsite and the new lots are outside of ESHA areas and the 100-foot setback therefrom. New residential areas and business park areas will be landscaped at the time of development.</p> <p>(2) The development is adjacent to an existing developed community with an existing road network that has served the community for many years. In the new portion of Samoa, residential and business park areas will primarily be from secondary roads. Alleys and smaller roads will be utilized for additional access to many lots.</p> <p>(3) In the existing Town, limited parking is available. Several common parking areas are proposed to be added to this area. In the new residential area, common parking areas are proposed under the Planned Development Permits.</p> <p>(4) The architectural elevations for new construction are required to be included in the application for review and approval. The project is to be conditioned such that prior to issuance of Building Permits, the design of the future buildings must be reviewed Samoa Design Review Committee and approved by the Planning Director for conformance with the design guidelines specified in the Planned Unit Development</p>

Zoning Section	Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
	<p>(5) <u>Other Considerations:</u></p> <ul style="list-style-type: none"> landscaping should be used to enhance privacy and give visual order to the development multifamily developments of 4 or more units should have laundry facilities areas should be set aside within the development for trash collection and recycling utilities should be underground; retention swales should be used to collect runoff 	<p>Regulations (Section 313-31.1 et seq.) and the Design Review combining zone (for historic preservation) adopted with approval of the STMP.</p> <p>(5) Landscaping in the existing town will be retained. New residential and business park lots will be landscaped at time of development. Multifamily development will include laundry facilities. All new utilities will be underground. Runoff will be addressed in accordance with a drainage plan approved by the Department of Public Works.</p>
Roads and Driveways for PUDs	<p>(1) <u>Access</u></p> <ul style="list-style-type: none"> Locate appropriate to streets and transportation facilities; exits/entrances should encourage smooth traffic flow; merging and turnout lanes shall be provided where necessary <p>(2) <u>Internal Circulation</u></p> <ul style="list-style-type: none"> Integrated system of roads, pedestrian and bike paths Developments designed to limit length of roads, control turning movements and minimize hazards <p>(3) <u>Siting of Roads and Driveways</u></p> <ul style="list-style-type: none"> Roads and driveways shall be consistent with terrain, minimizing excessive cuts and fills <p>(4) <u>Parking Standards</u></p> <ul style="list-style-type: none"> Number of spaces shall conform to off-street parking regulations Parking to be designed and located as per regulations, except that spaces may be clustered in parking pods in proximity to dwelling units they serve, and parking for guests 	<p>(1) The Department of Public Works LUD has provided conditions of approval that include dedications, access requirements, and improvements.</p> <p>(2) In order to make new residential development compatible with the design of the existing town, smaller than usual lots and roads are proposed. A pedestrian trail and bike path will connect the new town, the existing town and business park.</p> <p>(3) Proposed new roads and the existing road network and driveways are consistent with the terrain and do not involve excessive cuts and fills.</p> <p>(4) Each parcel proposed for new residential development includes area for two off-street parking spaces.</p>

Zoning Section	Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
	<p>may be required up to a maximum of 1 space per 2 dwelling units</p> <p>(5) <u>Recreational Vehicle Parking</u></p> <ul style="list-style-type: none"> Parking for recreational vehicles may be required based on anticipated needs of the particular development; if developed, RV parking shall be on the fringe of the development and appropriately screened from adjacent properties 	<p>(5) Due to the limited areas on each parcel, there will be no RV parking dedicated for residents in the development</p>
Owner's Association for PUDs	A nonprofit incorporated owners association or alternative acceptable to County Counsel shall be required for improving, operating and maintaining common facilities, including open space, streets, drives, service and parking areas, and recreation areas.	Either a homeowner's association or a community services district will be responsible for maintenance of open space areas. A Road Maintenance Association or similar entity will be formed for road and parking area maintenance.

A.5./B.5. Impact on Residential Density Target: The following table identifies the evidence which supports finding that the proposed project will 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.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
312-17.1.5 Housing Element Densities	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 proposed project will provide for additional housing units and will thus serve to increase residential density of the project area as well as support development of additional infrastructure that will be able to be expanded to serve additional residential units.

A.6./C. Environmental Impact:

As required by the California Environmental Quality Act, the Planning and Building Department prepared a Final Supplemental EIR in accordance with the requirements of Section 15164 of the California Environmental Quality Act (CEQA) Guidelines. On October 3, 2019, the Humboldt County Planning Commission certified the Final Supplemental EIR. The Supplemental Environmental Impact Report (Attachment 5) updated the Final Master Environmental Impact Report and evaluated the project for any adverse effects on the environment. The Supplemental Master EIR analyzed project changes including potential utilization of the Harbor District's marine outfall line for the discharge of treated sewage effluent from the Samoa Town Master Plan area. The SMEIR additionally addressed aspects of the Master Plan, such as: approval of a development agreement, approval of a phased Final Map Subdivision, and removal or relocation of several sheds/outbuildings which have been identified as potential historic structures.

Consistent with the CEQA Guidelines, this Supplemental Master EIR updates the 2009 MEIR and supplemental environmental documents, including the County of Humboldt's Mitigated Negative Declaration for the Multi-family Housing, Wastewater Treatment Facilities, and Vance Avenue Reconstruction Project (State Clearinghouse # 2003052054) by analyzing substantial changes in the circumstances under which the project would be undertaken and new information that was not known and could not have been known at the time the 2009 MEIR was certified, which may result in new or substantially more severe significant impacts than were analyzed in the 2009 MEIR. The analysis considered the following seven impact areas:

- Cultural (Historic and Pre-Historic) Resources (Section 3.1)
- Biological Environment (Section 3.2)
- Greenhouse Gas Emissions (Section 3.3)
- Transportation (Section 3.4)
- Energy (Section 3.5)
- Aesthetics (Section 3.6)
- Wildfire (Section 3.7)

All other topics were adequately analyzed in the 2009 MEIR and require no further analysis. CEQA Guidelines Section 15163(b) states that a supplement to an EIR need contain only the information necessary to make the previous EIR adequate for the project as modified. For these reasons, consistency with CEQA Guidelines Section 15177 is adequately supported by evidence in the record.

ATTACHMENT 3
Applicants' Evidence In Support of the Required Findings

Document	Location
Application Form	On File
Tentative Map	Included
Current Deed	On File
Preliminary Title Report	On File
Geologic Soils Report	On File
Solar Shading Map	On File
325-9 Exception Request	Attached

LUP requirements for a complete CDP application for the tentative map identified by the California Coastal Commission:

Item	Documentation
Wetland delineation not greater than 5 years old	Included as appendix to the SEIR
Botanical/Historic Landscape Resources	Included as appendix to the SEIR
Non-wetland ESHA delineations	Included as appendix to the SEIR
Invasive Species surveys and plans for control	Included as appendix to the SEIR
Site Plan	See proposed Tentative Map Set
Locations and limits of public and private utilities	See proposed Tentative Map Set
Soil and Groundwater Contamination: Copies of Final Remedial Action Plans and Cleanup work plans	On file at Humboldt County Planning and Building
Landform Alteration Analysis	On file at Humboldt County Planning and Building
Geological Hazard Analysis	Included in R1/R2 Geological Report
Final Tsunami Safety Plan	On file at Humboldt County Planning and Building
Wastewater Facilities	Plans are under review by the Humboldt County Planning and Building Department. The North Coast Regional Water Quality Control Board intends to adopt a National Pollutant Discharge Elimination System (NPDES) permit and Waste Discharge Requirements (WDRs) Order No. R1-2020-0005 for the Peninsula Community Services District and Samoa Pacific Group Wastewater Treatment Facility at their Eureka meeting on April 16, 2020.
Water Supplies	On file at Humboldt County Planning and Building
Non-motorized Access: pedestrian and bicycle circulation plan	On file at Humboldt County Planning and Building
Public Transportation Auxiliary Facilities: plans for bus stops	On file at Humboldt County Planning and Building

325-9 Exception Request

SAMOA PACIFIC GROUP EXCEPTION REQUEST FOR A PLANNED UNIT DEVELOPMENT

Exceptions from zoning standards are requested for the following standards:

1. Setbacks – Setbacks from property lines in the existing Town of Samoa will be based on the locations of the existing buildings.

In the new portion of the Town of Samoa, front setbacks will be reduced to 10 feet. Side setbacks will be reduced to 3 feet.

2. Lot Size – Minimum lot sizes will be reduced to 2000 square feet.
3. Lot Coverage – Maximum lot coverage will be increased to 80%
4. Parking standards will be modified to allow for areas of common parking rather than having all parking either on-site or in front of each residence.

A planned development approval is requested to allow for these exceptions. Generally, the justification for the existing Town of Samoa is that this is an existing condition for a developed town. For the new areas of Samoa the justification is that the design guidelines require a development compatible with the existing town and environmental constraints require clustered development.

Due to dune, wetland and forest ESHA areas and setbacks therefrom there will be large areas of open space within the proposed development.



Public Coastal Access Parking	On file at Humboldt County Planning and Building
Internal Recreation Support/Parks: small community parks and other outdoor recreation areas	See proposed Tentative Map Set
Plans for the on-going funding, maintenance, and management of utilities	Addressed in CSD formation
Evidence that all lots to be created for new residential development can be developed that finished floor elevation of habitable space can be constructed at an elevation of at least 32 feet above mean sea level.	Addressed in detailed elevation analysis and conditions of approval for future building permits
Visual Analysis for Samoa Business Park and new residential subdivision	Included in SEIR analysis Chapter 3.6
Evidence of authorizations from the North Coast Railroad Authority	On file at Humboldt County Planning and Building

ATTACHMENT 4
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	Attached	On File
County Building Inspection	✓	Approval		✓
Public Works, the Land Use Division	✓	Conditional approval (Exhibit A of Attachment 1)	✓	
Public Works, the Land Use Division	✓	Memo dated January 18, 2019	✓	
County Division of Environmental Health	✓	Approval		✓
Regional Water Quality Control Board	✓	Comments		✓
Ca. Dept. Fish and Wildlife				
California Coastal Commission	✓	Conditional Approval		✓
Wiyot Tribe				
City of Eureka	✓	Approval		✓
Caltrans	✓	Comments		✓
North Coast Unified Air Quality Management District				
U.S. Fish and Wildlife				
California Environmental Protection Agency				
California Department of Toxic Substances				
U.S. Army Corps of Engineers	✓	Comments		✓
Samoa Fire Protection District	✓	Approval		✓



DEPARTMENT OF PUBLIC WORKS
COUNTY OF HUMBOLDT
MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
AREA CODE 707

On-line Web: humboldt.gov	Public Works Building Second & L St., Eureka Fax 445-7409				Clark Complex Harris & H St., Eureka Fax 445-7388	
	Administration	445-7491	Natural Resources	445-7741	Land Use	445-7205
	Business	445-7652	Natural Resource Planning	267-9542		
	Engineering	445-7377	Parks	445-7651		
	Facility Management	445-7621	Roads	445-7421		

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Trevor Estlow, Senior Planner

FROM: Robert W. Bronkall, Deputy Director 

DATE: 02/10/2020

RE: **SAMOA PACIFIC GROUP, APN 401-031-055 and -070 (formerly APN 401-031-036), FMS 13-3, CDP 13-30, PDP 13-1, NOM 13-6**

EXCEPTION REQUEST – NEW DEVELOPMENT AREA: The cross-sections proposed for the new development area are not consistent with the road standards set forth in Appendix A to the County Subdivision Ordinance. The Department recommends that when feasible roads be constructed to the standards in the subdivision ordinance. The project is proposing the new town area with a density consistent with urban levels. The new town area is to be served by roads without curb and gutter. In the residential area, the roads in most instances would not have a traditional parking lane. In lieu of a traditional parking lane, parking bays/areas are proposed throughout the residential development area. Because the existing town area is developed without curbs, gutters, and in many instances, parking lanes, the applicant is proposing to carry this theme forward with the proposed new development area. The project has been conditioned with the intent that the Planning Commission will approve the exception request.

If the Planning Commission does not approve a County Code 325-9 exception request for reduced subdivision improvement standards, the following conditions of approval will be modified as follows:

Append Item 2.6(b) as follows: All roads (with the exception of alleys) shall have Caltrans Type A2-6 curb and gutter (or Caltrans Type A3-6 curb and gutter when the road does not have a crown). All residential roads (with the exception of alleys) shall have an 8' wide paved parking lane in front of all residential lots.

EXCEPTION REQUEST – EXISTING TOWN AREA: In general, the roads within the existing town area cannot be developed to the standards set forth in Appendix A to the County Subdivision Ordinance. This is because the existing structures were built too close the road and there is insufficient room to build the improvements without removing/relocating the existing structures. The Department acknowledges this condition and is recommending roadway cross-sections be approved by the Planning Commission that fit within the existing development. The cross-sections for the existing town area were developed with the following hierarchy: travel lanes (highest); parking lanes; pedestrian facilities; and bicycle facilities (lowest).

Also, because of the location of the structures, the width of the right of way for the roads cannot be made to the standards set forth in Appendix A to the County Subdivision Ordinance.

The Department can support a County Code 325-9 exception request for reduced right of way width and roadway standards for the existing town area. The conditions of approval reflect this request.

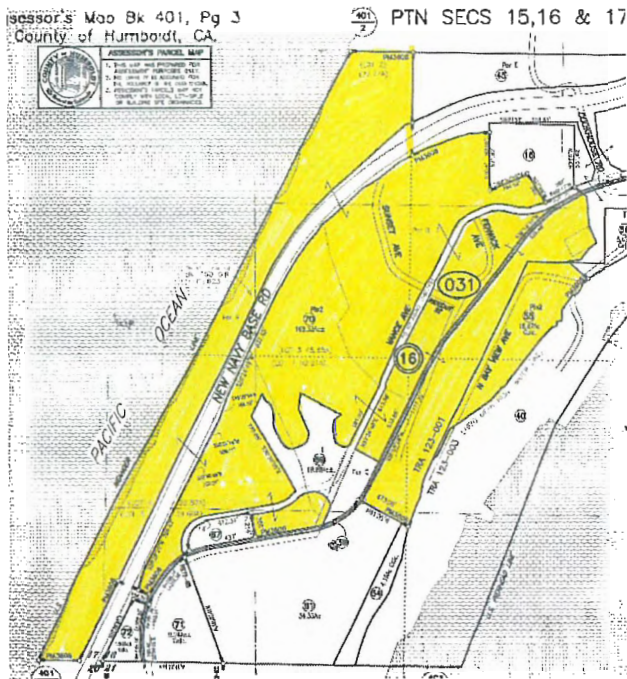
MILWAUKEE AVENUE – VANCE REALIGNMENT: The proposed project includes the realignment of Vance Avenue at the southerly end of the project. The realigned road is called Milwaukee Avenue. The realignment necessitates that the superseded portion of road intersect the realigned road at a 90 degree angle. No improvements are being required in the superseded portion of Vance Avenue other than realignment at the new intersections.



Above: Diagram showing the realignment of the superseded portion of Vance Avenue into the new alignment to make 90 degree intersections.

OFF-SITE IMPROVEMENTS: The Department's subdivision requirements include off-site improvements on APN 401-031-069. This property is labeled as "not a part of this subdivision" on sheet 1 of the tentative map. It is shown as "Phase 1" on the phasing map on sheet 2 of the tentative map.

PHASING MAP: The phasing map needs to be updated so that all of the land within the proposed subdivision falls into a phase.



Above: Assessor Map with the subject properties shaded in yellow.



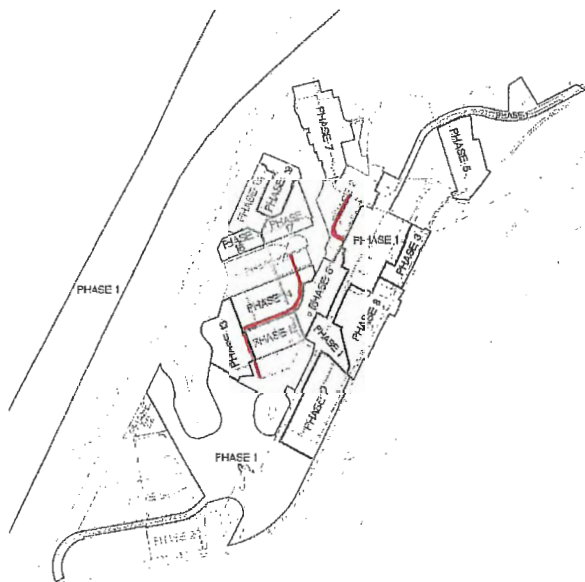
Above: Phasing Map (Sheet 2 of the tentative map).

ROAD MAINTENANCE: Because the roads in the existing town area cannot be built to County Standards, the roads are not eligible to be brought into the County-maintained road system.

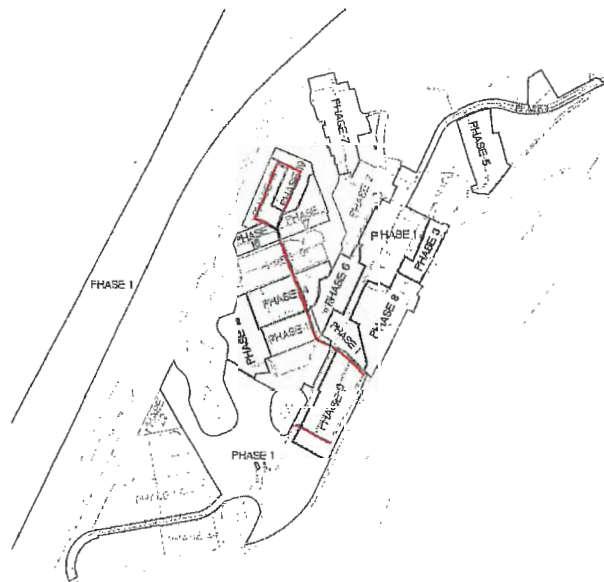
If the roads in the new development area are constructed to County Standards, then those roads are eligible to be included in the County-maintained road system if a Permanent Road Division is formed to fund road maintenance.

Roads not brought into the County-maintained road system will be privately maintained and a road maintenance association (or similar entity) must be formed to provide road maintenance.

ROAD NAMES: Hammond Street and Murphy Avenue both have multiple segments. This should be reviewed during the street naming process.



Above: Murphy Avenue Segments



Above: Hammond Street Segments

The proposed project includes the realignment of Vance Avenue at the southerly end of the project. The realigned road is called Milwaukee Avenue. It is recommended that Milwaukee Avenue be renamed to Vance Avenue and that the superseded portion of Vance Avenue be renamed to something else; perhaps Milwaukee Avenue.



Above: Diagram showing Vance Avenue and the proposed realignment

The Department recommends that Rideout Road be renamed to Sunset Avenue due to Rideout Road intersecting Vance Avenue opposite of Sunset Avenue.

ROADWAY CROSS SECTIONS: Sheets 10 and 11 of the tentative map contain roadway cross-sections listed by roadway functional classification. There is no correlation to roadway cross-sections shown on these sheets to the roads shown on the tentative map. The Department's subdivision requirements Item 2.7(a) assign roadway improvement requirements.

TRAILS: It is not clear in which phases portions of the trail will be constructed. It is recommended that the trail be completed and opened to the public prior to issuance of the 100th building permit in the new town area that is comprised of Phases 1 and 10 through 22.

VANCE AVENUE/ MILWAUKEE AVENUE: As part of the Planning Commission approving a tentative map for APN 401-031-069, the Department issued subdivision requirements which included design requirements for the improvement of Vance Avenue*. During the public hearing for the subdivision on 02/21/2019, the Planning Commission modified the Department's requirements to approve the draft improvement plans prepared by CEC Engineering dated 02/20/2019. The

Department's subdivision requirements for this project includes the Planning Commission's requirements for Vance Avenue in order for both subdivisions to have consistent requirements for Vance Avenue.

In addition, the subdivision for APN 401-031-069 included timing requirements for the completion of Vance Avenue to be prior to the issuance of a certificate of occupancy for any lot in the subdivision. The timing for the completion of Vance Avenue continues to reflect that occupancy requirement for Phase 1 as well as prior to issuance of a building permit for Phases 10 through 22.

Vance Avenue and Milwaukee Avenue shall be completed and opened to the public prior to issuance of a building permit in the new town area that is comprised of Phases 10 through 22; and prior to issuance of any Certificate of occupancy in Phase 1.

*Note that Vance Avenue and Milwaukee Avenue are both referred to as Vance Avenue on the CEC plans.

// END //

ATTACHMENT 5

Final Supplemental Environmental Impact Report