

Pacific Ocean

MANILA

Peninsula Dr.

Samoa Town Master Plan

SAMOA

Kalene Ave

New Navy Base Rd

Indian Island

Woodley Island

EUREKA

Arcata Bay

ARCATA

255

255

101

101

0 1 2 Miles



EXHIBIT NO. 1

APPLICATION NO.

HUM-MAJ-1-08 - HUMBOLDT COUNTY LCP AMENDMENT (SAMOA TOWN PLAN)

AREA MAP

Humboldt Bay Vicinity

MANILA

ARCATA

SAMOA

FAIRHAVEN

BAYSIDE

EUREKA

ELK RIVER

FIELDS LANDING

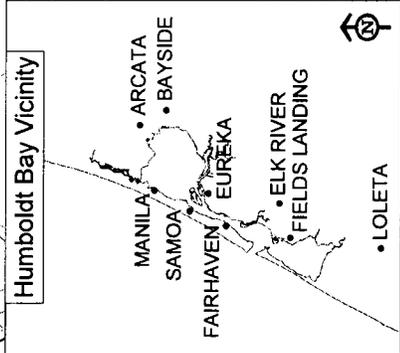
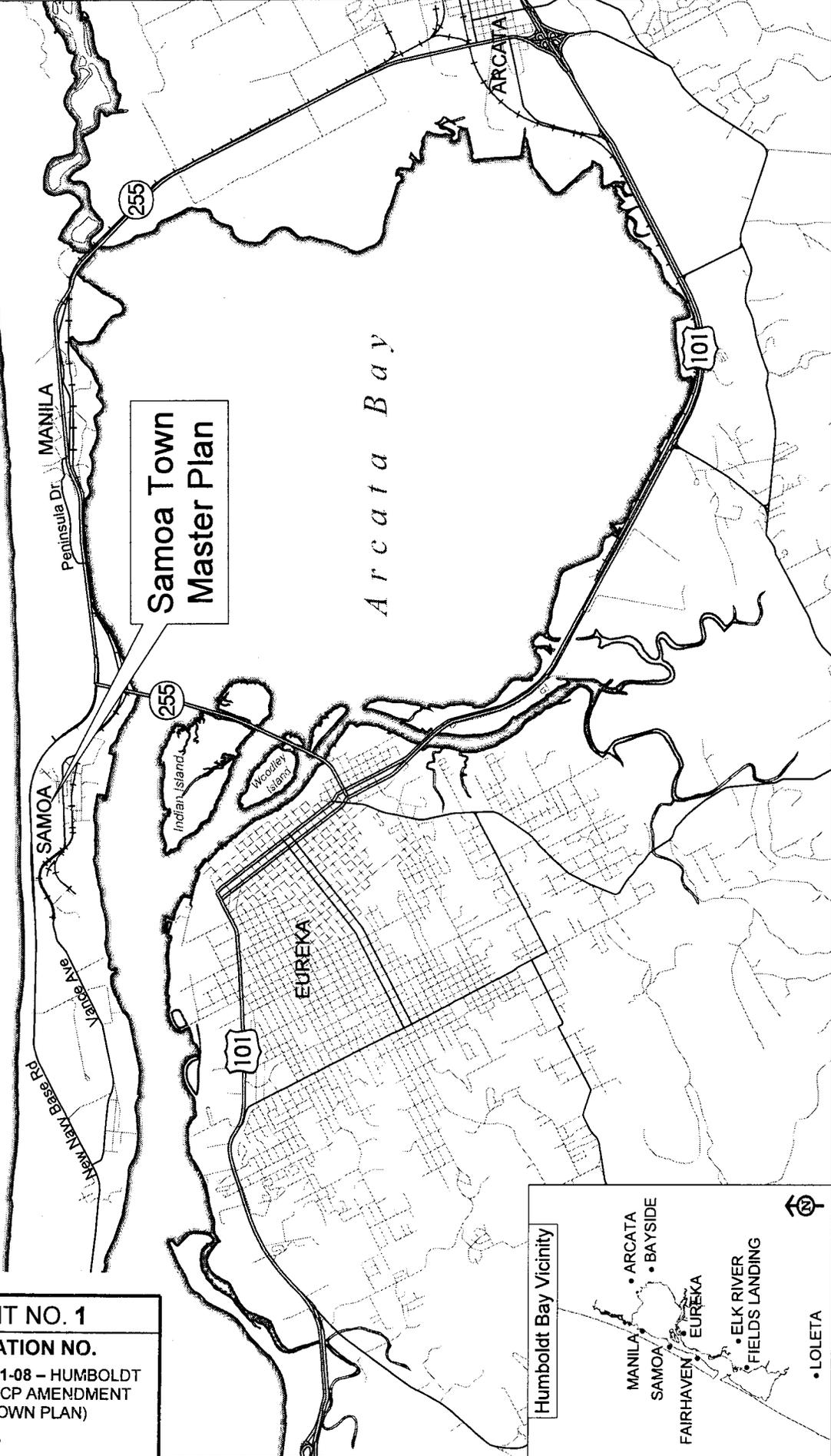
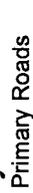
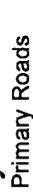
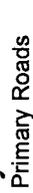
LOLETA

Primary Roads

Secondary Roads

Minor Roads

NW Pacific Railroad



**NOTE: Color copies of maps are  
available at the Commission's website  
[www.coastal.ca.gov](http://www.coastal.ca.gov) - Public Meetings**

**EXHIBIT NO. 2**

**APPLICATION NO.**

**HUM-MAJ-1-08 - HUMBOLDT  
COUNTY LCP AMENDMENT  
(SAMOA TOWN PLAN)**

**LOCAL COASTAL PLAN  
AMENDMENT (1 of 88)**



# COUNTY OF HUMBOLDT

AGENDA ITEM NO.  
K-1

For the meeting of: October 27, 2009

DATE: October 19, 2009

TO: Board of Supervisors *Kirk Girard*

FROM: Kirk Girard, Director of Community Development Services

SUBJECT: Continued Public Hearing on the **Samoa Town Master Plan General Plan Amendment (Local Coastal Plan Amendment)/Zone Reclassification/Urban Limit Line Extension Ordinances and Resolutions; File No. APN 401-021-29; Case No: GPA-02-01/ZR-02-02 Continued from October 20 2009**

**RECOMMENDATION(S):**

That the Board of Supervisors:

1. Open the public hearing in the manner prescribed by law, and receive staff report and public testimony.
2. Deliberate on the project as necessary.
3. Close the public hearing.

(Recommendations continued next page)

RECEIVED

DEC 15 2009

CALIFORNIA  
COASTAL COMMISSION

Prepared by: *Michael E. Wheeler* CAO Approval: \_\_\_\_\_  
 Michael E. Wheeler, Senior Planner

<b>REVIEW:</b>		
Auditor _____	County Counsel _____	Personnel _____ Risk Manager _____ Other _____
<b>TYPE OF ITEM:</b>		<b>BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT</b> Upon motion of Supervisor <i>Nelly Lovelace</i> Seconded by Supervisor <i>Lovelace</i> And unanimously carried by those members present, The Board hereby adopts the recommended action contained in this report.  Dated: <u>October 27, 2009</u> Kathy Hayes, Clerk of the Board  By: <u><i>Jukei Curran</i></u>
_____ Consent		
_____ Departmental		
<input checked="" type="checkbox"/> Public Hearing		
_____ Other _____		
<b>PREVIOUS ACTION/REFERRAL:</b>		
Board Order No. <u>2008 02 26</u>		
Meeting of: <u>February 26, 2008</u>		

Recommendations continued from previous page...

4. Approve revised resolutions and ordinances (Attachment A, Attachment C and Attachment D) to be submitted to the California Coastal Commission for amendment of the Humboldt County General Plan (Humboldt Bay Area Plan (HBAP)). The resolutions and ordinances adopt a proposed land use map for the Samoa town site by reconfiguring the boundary lines as shown on the proposed Samoa Town Master Plan land use map (Attachment A, Exhibit A-1). The revised resolutions also address text amendments to the HBAP that add the Natural Resource (NR) and Business Park (MB) land use designations to Section 4.10A, Urban Land Use Designations of the HBAP, amend Section 3.17.B.3 of the HBAP to add a requirement that a tsunami risk assessment be conducted for future subdivisions and development projects that could result in three (3) or more additional dwelling units within a potential tsunami run-up area (Attachment A, Exhibit A-2), and map the urban limit line extension around the Samoa town site (Attachment A, Exhibit A-3).
5. Introduce the ordinance by title, waive the first reading, and approve the adoption of Ordinance No. \_\_\_\_\_ amending Section 311-7 of the Humboldt County Code. The proposed rezoning would amend the zoning for the approximate 171.1-acre making up 6 parcels of the Samoa town site by designating the boundary lines of the following zones and combining zones: Residential Single Family (RS), Residential Multi-Family (RM), Commercial General (CG), Commercial Recreation (CR), NR, Public Recreation (PR), Public Facilities (PF), and Coastal Dependent Industrial (MC) zones; and Planned Unit Development (P), Wetland (W), Archaeological Resource (A) and Design Review (D) combining zones. The zoning amendment will not become effective until final approval and certification by the Coastal Commission of the proposed Local Coastal Plan Amendment.
6. Introduce the ordinance by title, waive the first reading, and approve the adoption of Ordinance No. \_\_\_\_\_ amending Section 313-19.1, Design Review, of the Coastal Zoning Regulations to establish a Samoa Design Review Committee and add standards for protection of historic structures. The zoning amendment will not become effective until the Coastal Commission has certified the proposed Local Coastal Plan Amendment.
7. Adopt a Revised Resolution of Transmittal to the Coastal Commission for the proposed amendment of the Local Coastal Plan and transmit the Local Coastal Program amendments to the HBAP land use plan and implementing zoning maps to the California Coastal Commission for certification in accordance with the Coastal Act.
8. Direct the Clerk of the Board to give notice of the decision to the applicant, to the Assessor's Office and any other interested party.

**SOURCE OF FUNDING:**

Source of Funding is Current Planning Trust #3697. The applicant has paid a deposit for costs associated with processing the application. The applicant is responsible for paying all fees for services rendered.

**DISCUSSION:**

**SUMMARY**

Your Board approved the Samoa Town Master Plan General Plan Amendment and Zone Reclassification and certified the Final Environmental Impact Statement for the project on February 26, 2008. Subsequently, a Local Coastal Plan Amendment application for the project was submitted to the California Coastal Commission. Coastal Commission staff has asked for specific minor revisions in the resolutions of approval and ordinances to be consistent with their review and approval process. The changes they have requested include the following:

- Revision of the Resolution Making the Findings: Resolved Item 10, change "recommends approval" to "approves." Note: final approval remains subject to Coastal Commission approval and certification of the Local Coastal Plan amendment.
- Revision of the Resolution Making the Findings: Further Resolved Item 2, add exhibits which identify text and map changes, eliminate interpretation of Environmentally Sensitive Habitat Areas (ESHAs), and add reference to establishment of the urban limit line. Note: precise delineation of the ESHAs would be deferred until the Coastal Development Permit/Final Map review stages.

Also the urban limit line was more precisely mapped based on feedback from Coastal Commission staff.

- Ordinances are to become effective immediately following review, final approval and certification by the California Coastal Commission of the Local Coastal Plan Amendment.
- Make clear in the hazards discussion of the HBAP the requirement that a tsunami risk assessment will be conducted for future subdivisions and development projects that could result in three (3) or more additional dwelling units within a potential tsunami run-up area.

The revised resolutions and ordinances are attached with revisions in underline/strike-through format.

#### FINANCIAL IMPACT:

As required for all individually initiated plan amendments and zone reclassification, the applicant would be responsible to pay for all actual costs involved in processing the application.

#### OTHER AGENCY INVOLVEMENT:

The Community Development Services – Planning Division staff has referred the proposed General Plan Amendment and Zone Reclassification to numerous agencies for comments and recommendations. All responding agencies have either recommended approval or conditional approval of the project.

#### ALTERNATIVES TO STAFF RECOMMENDATIONS:

Your Board could request modified language for the resolutions and ordinances. Planning Division staff does not recommend this alternative as the language provided has been developed in consultation with Coastal Commission staff to meet their needs. However, to implement this alternative, it is recommended your Board direct the Planning Division staff to draft the necessary revised resolution and/or ordinance, and bring them back to your Board for consideration at a future (continued) public hearing.

#### ATTACHMENTS:

NOTE: The attachments supporting this report have been provided to the Board of Supervisors; copies are available for review in the Clerk of the Board's Office.

Attachment A:	Resolution Making the Required Findings and Recommending Conditional Approval of the Samoa Town Master Plan Application
Attachment A, Exhibit A-1:	Land Use Map Revisions
Attachment A, Exhibit A-2:	Humboldt Bay Area Plan Text Amendments
Attachment A, Exhibit A-3:	Urban Limit Line to be Adopted
Attachment C1:	Zoning Map Ordinance
Attachment C1, Exhibit C1-1:	Map of Area to be Rezoned
Attachment C1, Exhibit C3-1:	Design Review Code Change
Attachment C2:	Summary Ordinance for Zoning Map Ordinance
Attachment C3:	Zoning Text Change Ordinance for Design Review
Attachment C4:	Summary Ordinance for Zoning Text Change Ordinance for Design Review
Attachment D:	Resolution of Transmittal to the Coastal Commission: Proposed Amendment to the Local Coastal Program (LCP)
Attachment E:	Board Report for original approval of February 26, 2008.

Note: Attachments B1 (Statement of Findings) and B2 (Statement of Overriding Considerations) of the original staff report are not proposed to be revised and are not included as attachments to this report. They may be found, however, in Attachment E.

**ATTACHMENT A**

**Resolution Making the Required Findings, Approving Proposed Changes to the Land Use Plan and  
Recommending Conditional Approval of the Samoa Town Master Plan Application**

**BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA**  
**Certified copy of proceedings, Meeting October 27, 2009**

RESOLUTION NO 09-85

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF HUMBOLDT  
**MAKING THE REQUIRED FINDINGS FOR CERTIFYING COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND RECOMMENDING CONDITIONAL APPROVAL OF THE SAMOA PACIFIC GROUP APPLICATION: CASE NUMBERS GPA-02-01/ZR-02-02; ASSESSOR PARCEL NUMBERS 401-021-29 ET AL.**

**WHEREAS**, State law provides for local governments to amend their General Plans up to four (4) times per year; and

**WHEREAS**, **Samoa Pacific Group** submitted an application and evidence in support of approving the General Plan Amendment, Zone Reclassification, Urban Limit Line Extension application associated with the Samoa Town Master Plan ; and

**WHEREAS**, the proposed General Plan Amendment and Zone Reclassification may be approved if it can be found that: (1) The proposed change is in the public interest; and (2) The proposed change is consistent with a comprehensive view of the General Plan; and

**WHEREAS**, the Community Development Services - 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 CEQA; and

**WHEREAS**, Planning Division staff caused the preparation of a Master Environmental Impact Report, which indicates that the project meets all requirements of the CEQA pursuant to Section 15074; and

**WHEREAS**, Attachment 2 of the Planning Division staff's report includes evidence in support of making all of the required findings for approving the proposed General Plan Amendment, Zone Reclassification, Urban Limit Line Extension application for Case Nos.: GPA-02-01/ZR-02-02; and

**WHEREAS**, Planning Division staff has prepared, posted for public review, and filed with the Planning Commission reports with evidence, findings, and conclusions showing that evidence does exist in support of making the required findings for approving the project; and

**WHEREAS**, the Planning Commission has reviewed and considered said reports and other written evidence and testimony presented to the Commission; and

**WHEREAS**, the Planning Commission held public hearings on March 16, 2006, April 6, 2006, April 13, 2006, and January 9, 2008 on this matter to receive other evidence and testimony; and

**WHEREAS**, at their January 9, 2008 meeting, the Planning Commission resolved, determined, and ordered that the following findings be and are hereby made:

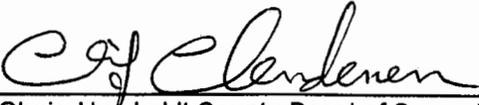
1. The Planning Commission found that based on the evidence presented in the Draft Master Environmental Impact Report and Proposed Final Master Environmental Impact Report included in the Planning Division staff report, there is evidence that the proposed project will have a significant effect on the environment, and recommended that a Statement of Overriding Considerations be adopted; and
2. The Planning Commission made the findings in Attachment 2 of the Planning Division staff's report for Case Nos.: GPA-02-01/ZR-02-02 based on the submitted evidence.

**NOW, THEREFORE, BE IT RESOLVED**, determined, and ordered by the Board of Supervisors of the County of Humboldt that:

1. The Board of Supervisors certifies the proposed Final Master Environmental Impact Report as required by Section 15090 of CEQA Guidelines, and finds that: a) the Final Environmental Impact Report has been completed in compliance with CEQA; b) the Final Environmental Impact Report 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 Environmental Impact Report prior to approving the project; and c) the Final Environmental Impact Report reflects the lead agency's independent judgement and analysis.
2. The Board of Supervisors makes the findings for Case Nos.: GPA-02-01/ZR-02-02 based on the submitted evidence.
3. The Board of Supervisors finds that the proposed amendments conform to the policies contained in Chapter 3 of the Coastal Act.
4. The Board of Supervisors finds that the Local Coastal Plan Amendment will be carried out in accordance with the Coastal Act pursuant to Section 30510(a) of the Act.
5. The Board of Supervisors finds that the proposed service systems within the Urban Limit will be adequate to serve the proposed addition under Urban Development standards.
6. The Board of Supervisors finds that development allowable in the addition under Urban Development Standards would not adversely impact agriculture or timberlands bordering the addition.
7. The Board of Supervisors finds that expansion of the Urban Limit and the development permitted under such expansion will be consistent with the Resource Protection Policies and Standards in section 3.30.
8. The Board of Supervisors finds that project development will conform with Government Code Section 65590 regarding low- and moderate-income housing within the Coastal Zone and the County's adopted Housing Element.
9. The Board of Supervisors finds that, with respect to demolition of the Fireman's Hall, a contributing historic structure, there are specific economic, legal, social, technological, or other considerations, which make infeasible the mitigation measures or project alternatives identified in the final Environmental Impact Report which might have allowed for reconstruction or re-use of the structure in place.
10. The Board of Supervisors ~~recommends approval~~ approves of the General Plan Amendment, Zone Reclassification, Urban Limit Line Extension application as recommended by the Planning Commission at their January 9, 2008 meeting for Case Nos.: GPA-02-01/ZR-02-02.

**BE IT FURTHER RESOLVED** by the Humboldt County Board of Supervisors that:

1. The Final Master Environmental Impact Report prepared for the project is hereby certified, ensuring compliance with the CEQA;
2. The Board of Supervisors ~~tentatively~~ approves the General Plan Amendment of the Humboldt County General Plan (Humboldt Bay Area Plan (HBAP)), including the land use plan changes for the subject lands, the land use map, by reconfiguring the boundary lines as shown on the proposed Samoa Town Master Plan land use map as shown in Exhibit A-1; Tentatively approves text amendments to the HBAP to add the Natural Resource (NR) and Business Park (MB) land use designations to Section 4.10, Urban Land Use Designations of the HBAP as described in Exhibit A-2; approves text amendments to the HBAP to add requirements for tsunami risk assessment for future subdivisions or development projects that could result in three or more additional dwelling units within a potential tsunami run-up area; and tentatively approves interpretation of environmentally sensitive habitat areas (ESHAs) for 6 parcels making up the Samoa town site as shown on the Samoa Master Plan, and approves the establishment of an urban limit line as shown in Exhibit A-3.
3. Subject to California Coastal Commission approval of the Local Coastal Plan Amendment, the Zone designations for the approximate 171.1-acre making up 6 parcels of the Samoa town site are rezoned from the existing zoning to the following zones and combining zones: Residential Single Family (RS), Residential Multi-Family (RM), Commercial General (CG), Commercial Recreation (CR), Natural Resources (NR), Public Recreation (PR), Public Facilities (PF), and Coastal Dependent Industrial (MC) zones; and Planned Unit Development (P), Wetland (W), Archaeological Resource (A) and Design Review (D) combining zones as indicated on the Samoa Master Plan Proposed Zoning Map. The rezoning ~~would also~~ amends Section 313-19.1, Design Review, of the Coastal Zoning Regulations to establish a Samoa Design Review Committee and add standards for protection of historic structures.
4. Planning Division staff is hereby directed to transmit the Local Coastal Program amendments to the North Coast Area Plan (NCAP) land use plan and implementing zoning maps to the California Coastal Commission for certification in accordance with the Coastal Act.
5. Planning Division staff is hereby directed to prepare and file a Notice of Determination for the project; and
6. The Clerk of the Board is hereby directed to give notice of the decision to the applicant and any other interested party.

  
Vice - Chair, Humboldt County Board of Supervisors

Adopted on motion by Supervisor Neely, seconded by Supervisor Lovelace and the following vote:

AYES: Supervisors: Duffy, Neely, Clendenen, Lovelace

NOES: Supervisors:

ABSENT: Supervisors: Smith

STATE OF CALIFORNIA

County of Humboldt

)  
) SS.  
)

I, Kathy Hayes, Clerk of the Board of Supervisors of the County of Humboldt, State of California do hereby certify the foregoing to be a full, true, and correct copy of the original made in the above-titled matter by said Board of Supervisors at a meeting held in Eureka, California as the same now appears of record in my office.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct

In Witness Whereof, I have hereunto set my hand and affixed the Seal of said Board of Supervisors.

Kathy Hayes

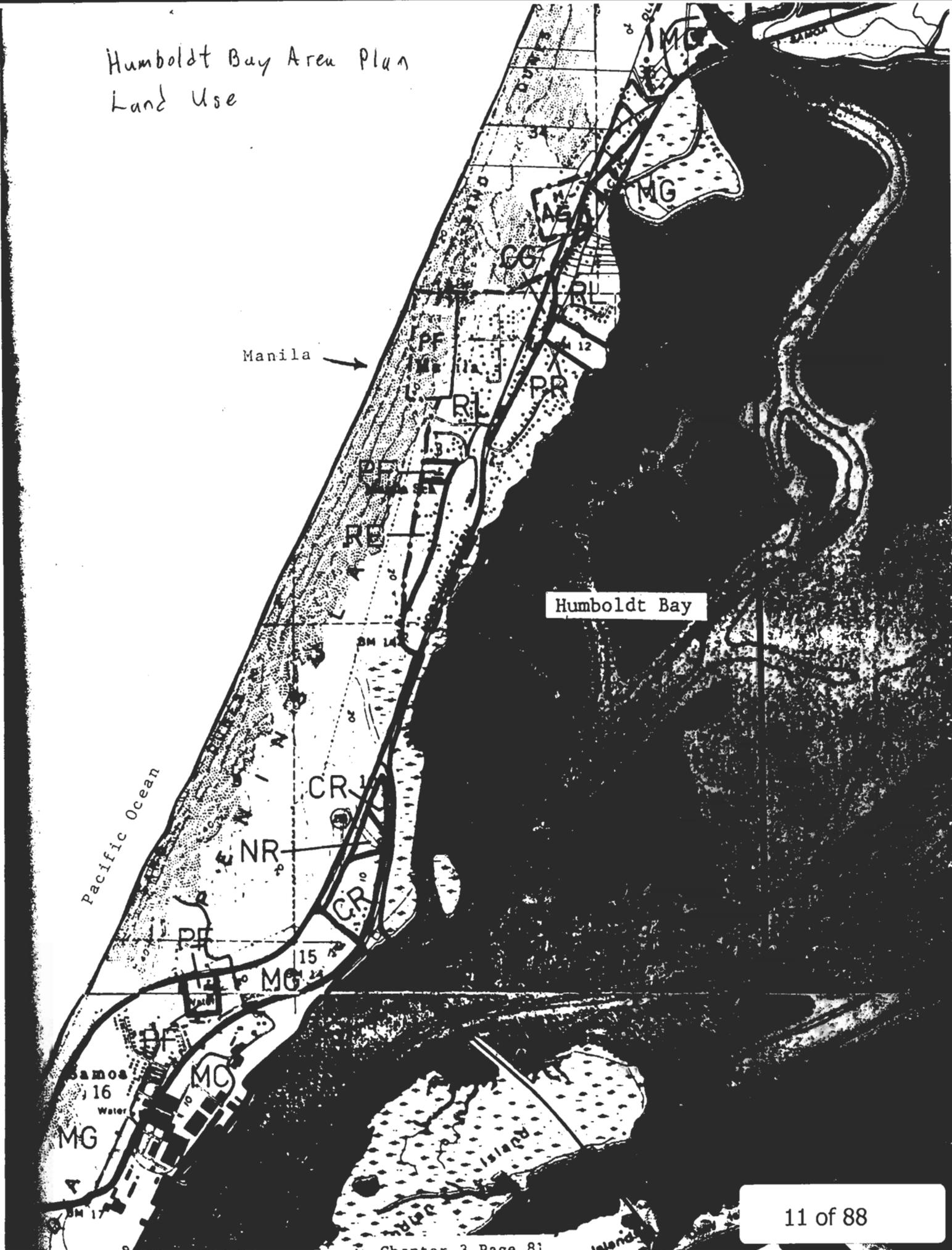
Clerk of the Board of Supervisors of the County of Humboldt, State of California

  
\_\_\_\_\_  
Deputy

**ATTACHMENT A – Exhibit A1**

**Existing Humboldt Bay Area Plan Land Use Map (Chapter 3, Page 81) to be revised and  
Proposed Land Use Map for the Samoa Town Master Plan**

# Humboldt Bay Area Plan Land Use



Manila →

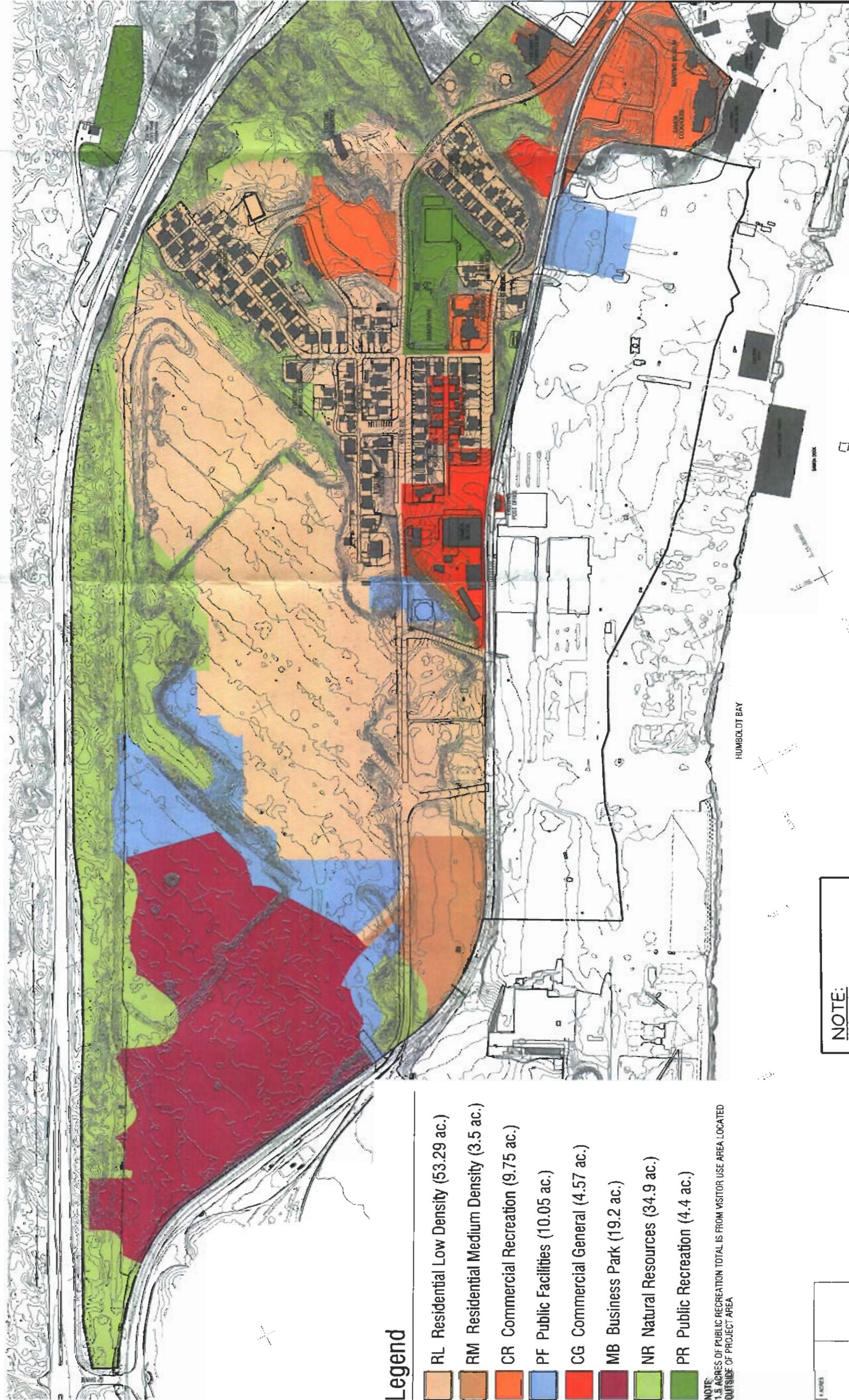
Humboldt Bay

Pacific Ocean

Samos  
16  
Water

MG

MG



**Legend**

- RL Residential Low Density (53.29 ac.)
- RM Residential Medium Density (3.5 ac.)
- CR Commercial Recreation (9.75 ac.)
- PF Public Facilities (10.05 ac.)
- CG Commercial General (4.57 ac.)
- MB Business Park (19.2 ac.)
- NR Natural Resources (34.9 ac.)
- PR Public Recreation (4.4 ac.)

NOTE:  
1.5 ACRES OF PUBLIC RECREATION TOTAL IS FROM VISITOR USE AREA LOCATED OUTSIDE OF PROJECT AREA



**NOTE:**  
Color copies of maps  
Are available at the  
Commission's website  
[www.coastal.ca.gov](http://www.coastal.ca.gov) -  
Public Meetings

**Land Use Plan**  
**Samoa Town Master Plan**  
Samoa, Humboldt County, California

**Text Amendments Section 3.17.B.3. Tsunamis of the Humboldt Bay Area Plan (HBAP) (underlined language to be added):**

3. Tsunamis–New development below the level of the 100 year tsunami run-up elevation described in Tsunami Predictions for the West Coast of the Continental United States (Technical Report H-78-26 by the Corps of Engineers) shall be limited to public access, boating, public recreation facilities, agriculture, wildlife management, habitat restoration, and ocean intakes, outfalls, and pipelines, and dredge spoils disposal. New subdivisions or development projects which could result in three or more additional dwelling units within a potential tsunami run-up area shall require submission of a tsunami vulnerability report which provides a site-specific prediction of tsunami run-up elevation resultant from a cascadia subduction zone major earthquake. Such developments shall be subject to the following standards or requirements:

1. New residential development shall not have habitable living space below the predicted tsunami run-up elevational contour.
2. New residential development shall be required to meet the applicable Tsunami-Ready Guidelines of NATIONAL WEATHER SERVICE INSTRUCTION 10-1802, October 6, 2004, Appendix D.

**Text Amendments to Section 4.10, Urban Land Use Designations of the Humboldt Bay Area Plan (HBAP) to add the following land use designations (underlined language to be added):**

**4.10 URBAN PLAN DESIGNATIONS** (The standards below apply only within Urban Limits as shown in the Area Plan)

**MB: BUSINESS PARK**

Purpose: to provide sites which are suitable for "business park" developments: Well designed and mixed industrially commercial areas composed of nuisance-free light industrial, research and development, administrative and business and professional office, warehousing and storage facilities, developed in a park-like environment.

Principal Uses: research/light industrial, office and professional service, administrative, and warehousing, storage and distribution.

Conditional Uses: retail sales, retail service uses, transient habitation uses which are incidental to or supportive of principal uses.

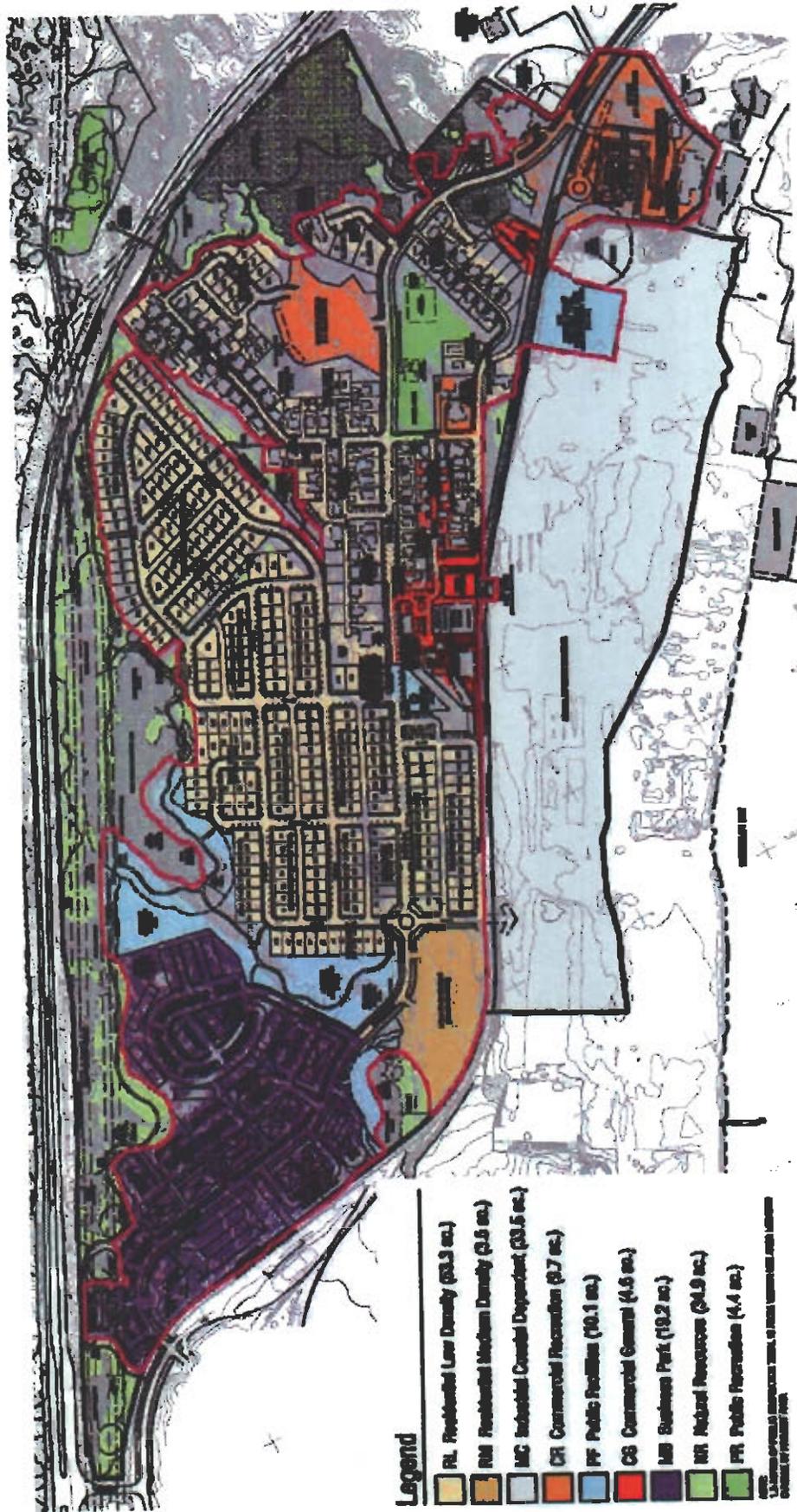
**NR: NATURAL RESOURCES**

Purpose: To protect and enhance valuable fish and wildlife habitats, and provide for public and private use of their resources, including hunting, fishing, and other forms of recreation.

Principal Use: Management for fish and wildlife habitat.

Conditional Uses: Wetland restoration, development of hunting blinds and similar minor facilities, improvement of boating facilities in estuaries consistent with Section 3.50 of the plan, accessway development and improvement and removal of trees for firewood, disease control and public safety purposes. Uses as Per Sections 3.30B.4 and 3.30B.11.

ATTACHMENT A – Exhibit A-3  
Urban Limit Line





**Legend**

- RL Residential Low Density (53.3 ac.)
- RM Residential Medium Density (3.5 ac.)
- MC Industrial Coastal Dependent (33.5 ac.)
- CR Commercial Recreation (9.7 ac.)
- PF Public Facilities (10.1 ac.)
- CG Commercial General (4.6 ac.)
- MB Business Park (19.2 ac.)
- NR Natural Resources (34.9 ac.)
- PR Public Recreation (4.4 ac.)

NOTE:  
 1.9 ACRES OF PUBLIC RECREATION TOTAL IS FROM VENTURA LAGOON LOCATED  
 OUTSIDE OF PRESENT AREA

Urban Limit Line

**NOTE:**  
 Color copies of maps  
 Are available at the  
 Commission's website  
[www.coastal.ca.gov](http://www.coastal.ca.gov) -  
 Public Meetings

**ATTACHMENT C1**

**ORDINANCE NO. 2424**

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF HUMBOLDT  
AMENDING SECTION 311-7 OF THE HUMBOLDT COUNTY CODE  
TO REZONE PROPERTY IN THE SAMOA AREA**

The Board of Supervisors of the County of Humboldt do ordain as follows:

**SECTION 1. ZONE AMENDMENT.** Section 311-7 of the Humboldt County Code is hereby amended for the approximate 171.1-acre parcels, as shown described in Exhibit C1-1 (legal description rezone map), by designating the boundary lines of the following zones and combining zones (Planned Unit Development (P), Vacation Homes (V), Wetland (W), Archaeological Resource (A) and Design Review (D) combining zones) consistent with the General Plan Amendment (GPA-02-01) that reconfigures the boundary line between the following land use designations. The properties are shown on Humboldt County Zoning Maps D-15, 16 and in Exhibit C1-1 (rezone map) and ~~Exhibit C1-3 (land use map)~~.

**Zoning**

Parcel	Existing		Proposed	
	Zoning	Acres	Zoning	Acres
<i>West of RR ROW</i> 401-031-46 (por.) 401-031-46 (por.) 401-031-59 (por.) 401-031-60	Industrial General (MG)	131.6	Residential	
			Residential Single Family - RS/D,P	44.5
			Residential Single Family - RS/D,P,V	8.8
			Residential Multi-Family - RM/D/P	3.5
			Business Park - MB/D	19.2
			Commercial General - CG/D	4.56
			Recreation/Conservation	
			Commercial Recreation - CR/D	4.74
			Natural Resources - NR/W	34.9
Public Recreation - PR/D	2.9			
Public Facilities - PF/D	8.5			
<i>East of RR ROW</i> 401-031-38 401-031-46 (por.) 401-031-55 401-031-59 (por.)	Industrial Coastal Dependent/Archaeological Resource Area (MC/A)	6.6	Commercial Recreation - CR/A,D	4.96
			Commercial General - CG/A,D	0.04
			Public Facilities - PF/A,D	1.6
			<b>TOTAL</b>	<b>138.2</b>
<i>West of New Navy Base Road</i> 401-031-44	Natural Resources/Wetlands, Beach and Dunes (NR/B,W)	1.5	Public Recreation/B,W	1.5

**SECTION 2. EFFECTIVE DATE.** This ordinance shall become effective ~~thirty (30) days~~ immediately after the date of its ~~passage~~ of completion of review and final approval by the California Coastal Commission.

**SECTION 3.** A Summary of the proposed ordinance shall be published and a certified copy of the full text of the proposed ordinance shall be posted in the office of the clerk of the board of supervisors at least five (5) days before the date set for adoption. A summary of the adopted ordinance shall be published and a certified copy of the adopted ordinance shall be posted, along with the names of those Supervisors voting for and against the ordinance, fifteen (15) days after passage [Government Code §25124 (b) (1)]

PASSED, APPROVED AND ADOPTED this 27th day of October 2009, on the following vote, to wit:

AYES: Supervisors: Duffy, Neely, Clendenen, Lovelace

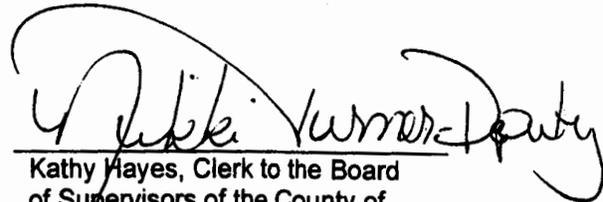
NOES: Supervisors:

ABSENT: Supervisors: Smith



Vice - Chair of the Board of  
Supervisors of the County of  
Humboldt, State of California

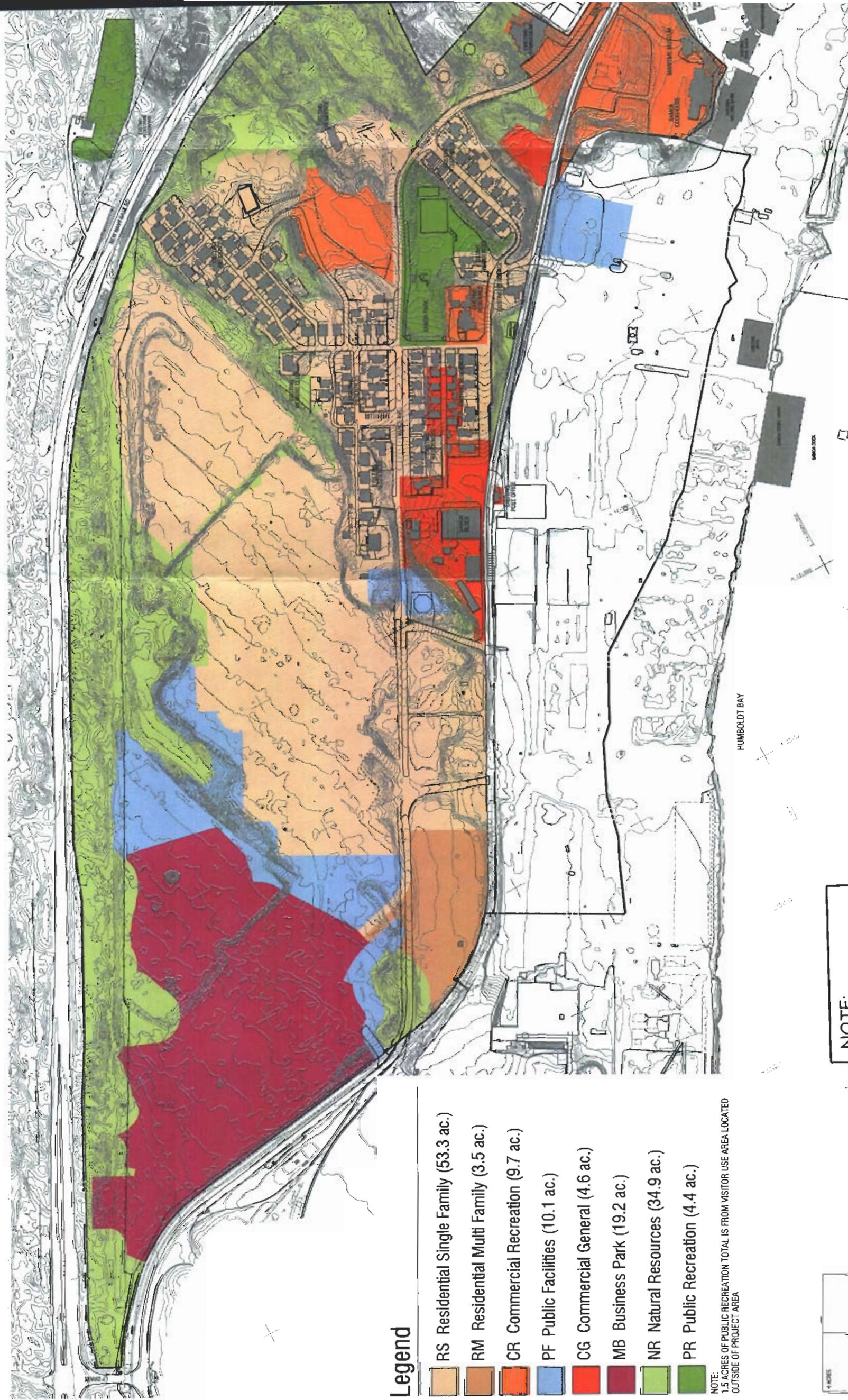
(SEAL)  
ATTEST:



Kathy Hayes, Clerk to the Board  
of Supervisors of the County of  
Humboldt, State of California

**C1 - EXHIBIT C1-1**

**Map of Property To Be Rezoned (ZR-02-02)**



**Legend**

- RS Residential Single Family (53.3 ac.)
- RM Residential Multi Family (3.5 ac.)
- CR Commercial Recreation (9.7 ac.)
- PF Public Facilities (10.1 ac.)
- CG Commercial General (4.6 ac.)
- MB Business Park (19.2 ac.)
- NR Natural Resources (34.9 ac.)
- PR Public Recreation (4.4 ac.)

NOTE:  
1.5 ACRES OF PUBLIC RECREATION TOTAL IS FROM VISITOR USE AREA LOCATED OUTSIDE OF PROJECT AREA



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Public Meetings

**Zoning Plan**  
**Samoa Town Master Plan**  
Samoa, Humboldt County, California

**ATTACHMENT C2 - DRAFT ZONING MAP ORDINANCE SUMMARY**

**PRE-ADOPTION SUMMARY OF ORDINANCE**  
(For publication prior to adoption)

On October 27, 2009, the Humboldt County Board of Supervisors will consider adopting Ordinance No. 2424 which will amend the zoning of property in the Samoa area as shown on the above map marked Exhibit A, by rezoning, through an immediate rezone, lands in the Samoa area out of General Industrial (MG), Industrial Coastal Dependent/Archaeological Resource Area (MC/A), and Natural Resources/Wetlands, Beach and Dunes (NR/B,W) into Residential Single Family/Design Review, Planned Development - RS/D,P; Residential Single Family/Design Review, Planned Development, Vacation Rental - RS/D,P,V; Residential Multi-Family/Design Review, Planned Development - RM/D/P; Business Park/Design Review - MB/D; Commercial General/Design Review - CG/D; Commercial Recreation/Design Review - CR/D; Natural Resources/Wetlands - NR/W; Public Recreation/Design Review - PR/D; Public Facilities/Design Review - PF/D; Residential Multi-Family/ Archaeological Resource Area, Design Review, Planned Development - RM/A,D,P; Commercial Recreation/ Archaeological Resource Area, Design Review - CR/A,D; Commercial General/ Archaeological Resource Area, Design Review - CG/A,D; Public Facilities/ Archaeological Resource Area, Design Review - PF/A,D; and Public Recreation. If the Ordinance is adopted, the new zones will become effective immediately after the date of completion of review and approval by the California Coastal Commission.

A copy of the Ordinance is posted in the office of the Clerk of the Board of Supervisors, 825 Fifth Street, Eureka, California.

**POST-ADOPTION SUMMARY OF ORDINANCE**  
(For publication after adoption)

On October 27, 2009, the Humboldt County Board of Supervisors adopted Ordinance No. 2424, which amends the zoning of property in the Samoa area as shown on the above map marked Exhibit A, by rezoning, through an immediate rezone, lands in the Samoa area out of General Industrial (MG), Industrial Coastal Dependent/Archaeological Resource Area (MC/A), and Natural Resources/Wetlands, Beach and Dunes (NR/B,W) into Residential Single Family/Design Review, Planned Development - RS/D,P; Residential Single Family/Design Review, Planned Development, Vacation Rental - RS/D,P,V; Residential Multi-Family/Design Review, Planned Development - RM/D/P; Business Park/Design Review - MB/D; Commercial General/Design Review - CG/D; Commercial Recreation/Design Review - CR/D; Natural Resources/Wetlands - NR/W; Public Recreation/Design Review - PR/D; Public Facilities/Design Review - PF/D; Residential Multi-Family/ Archaeological Resource Area, Design Review, Planned Development - RM/A,D,P; Commercial Recreation/ Archaeological Resource Area, Design Review - CR/A,D; Commercial General/ Archaeological Resource Area, Design Review - CG/A,D; Public Facilities/ Archaeological Resource Area, Design Review - PF/A,D; and Public Recreation. The new zones will become effective immediately after the of completion of review and approval by the California Coastal Commission. The names of the Supervisors voting for and against are as follows:

AYES: Supervisors: Duffy, Neely, Clendenen, Lovelace

NOES: Supervisors:

ABSENT: Supervisors: Smith

A copy of the Ordinance is posted in the office of the Clerk of the Board of Supervisors, 825 Fifth Street, Eureka, California.

**Attachment C3**

***Zoning Text Change Ordinance for Design Review***

**ORDINANCE NO. 2425**

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF HUMBOLDT AMENDING SECTION 313-19.1, CHAPTER 3, DIVISION 1, TO TITLE III OF THE HUMBOLDT COUNTY CODE HAVING TO DO WITH DESIGN REVIEW IN THE COASTAL ZONE FOR LANDS DESIGNATED "D" ON THE COUNTY ZONING MAPS.**

The Board of Supervisors of the County of Humboldt do ordain as follows:

SECTION 1. Section 313-19.1, Chapter 3, Division 1, to Title III of the Humboldt County Code having to do with Design Review in the Coastal Zone for lands designated "D" on the county zoning maps, is hereby amended as shown in Exhibit C3-1 attached (new language being added or amended is underlined).

SECTION 2. EFFECTIVE DATE. This ordinance shall become effective ~~thirty (30) days~~ immediately after the date of its passage of completion of review and approval by the California Coastal Commission.

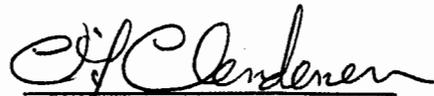
SECTION 3. A Summary of the proposed ordinance shall be published and a certified copy of the full text of the proposed ordinance shall be posted in the office of the clerk of the board of supervisors at least five (5) days before the date set for adoption. A summary of the adopted ordinance shall be published and a certified copy of the adopted ordinance shall be posted, along with the names of those Supervisors voting for and against the ordinance, fifteen (15) days after passage [Government Code §25124 (b) (1)]

PASSED, APPROVED AND ADOPTED this 27th day of October 2009, on the following vote, to wit:

AYES: Supervisors: Duffy, Neely, Clendenen, Lovelace

NOES: Supervisors:

ABSENT: Supervisors: Smith



Chair of the Board of Supervisors  
of the County of Humboldt, State  
of California

(SEAL)  
ATTEST:



Kathy Hayes, Clerk to the Board  
of Supervisors of the County of  
Humboldt, State of California

ATTACHMENT C3 – EXHIBIT C3-1

NOTE: SECTIONS TO BE ADDED TO EXISTING CODE ARE UNDERLINED.

**313-19.1 D: DESIGN REVIEW**

19.1.1 **Purpose.** The purpose of these regulations is to provide design review for conformance of new development with the policies and standards of the General Plan, and to provide for a design review process where neighborhoods within the same zone district desire to preserve or enhance the area's historical, cultural or scenic values. (Former Section CZ#A314-57(A))

19.1.2 **Applicability.** These regulations shall apply to lands designated "D" on the Zoning Maps. Solar collectors for on site use are exempt from the design review requirement of this section. (Former Section CZ#A314-57(B))

19.1.3 **Special Permit Required.**

19.1.3.1 A Special Permit is required for all development subject to these regulations (Former Section CZ#A314-57(C))

19.1.3.2 The application for the permit shall be accompanied by a fee in the amount established by ordinance or resolution of the Board of Supervisors. (Former Section CZ#A314-57(C); Added by Ord. 1913, 10/30/90)

19.1.4 **Appointment and Composition of the Design Review Committee(s).** The Board of Supervisors may select any person(s) or organization who, in the opinion of the Board, is qualified to serve on the committee. Such person(s) must be devoid of any and all financial interest in the development application under consideration. The representatives of the Design Review Committee(s) shall not exceed five (5) persons. In the absence of any Board of Supervisors' approved representatives, the Director shall be the reviewing authority. (Former Section CZ#A314-57(D))

19.1.4.1 There is hereby created a Samoa Design Review Committee, which shall consist of the following members:

Five members, who shall be appointed by the Board of Supervisors. These members shall have demonstrated experience in historic preservation or cultural resource land use issues or other qualifications satisfactory to the Board.

The terms of the appointed members shall begin upon Board approval and shall be for five (5) years and may be renewed.

19.1.4.1.1 Authority and Responsibilities of the Samoa Design Review Committee

A. The Samoa Design Review Committee shall:

1. Review applications to alter or demolish all or part of any structure identified as a contributing historic structure in the Samoa Town Master Plan Master Environmental Impact Report.
2. Adopt maximum times for its historic preservation review to be completed, which if exceeded, may be treated as no comment on a project.

B. The SDRC shall, to the extent it deems appropriate, have the authority to:

1. Make recommendations to the Humboldt County Planning Commission for discretionary projects or to the Planning Director for ministerial projects involving contributing historical structures for approval of or conditional approval of projects under review. These recommendations may include restrictions on the use of such property or requirements to retain historical characteristics. These recommendations shall be based on the application of the *Secretary of the Interior's Standards and Guidelines for ARCHEOLOGY AND HISTORIC PRESERVATION [As Amended and Annotated]* - [http://www.cr.nps.gov/local-law/arch\\_stnds\\_0.htm](http://www.cr.nps.gov/local-law/arch_stnds_0.htm), Department of Interior's *Standards of Rehabilitation*, latest version, as a basis for evaluating changes to cultural and historic properties, the State of California Historic Building Code, and the Samoa Design Guidelines (Exhibit D).
  2. Assist studies or programs designed to identify and evaluate structures, other physical features, sites, and areas which are worthy of preservation.
  3. Review projects for development of new structures for consistency with Samoa Design Guidelines and for compatibility with existing contributing historic structures.
  4. Inspect and investigate structures, other physical features, sites, and areas which are worthy of preservation.
  5. Consider methods other than those described above for encouraging and achieving preservation of worthy structures, other physical features, sites, and areas, including exploring means of financing the restoration or maintenance thereof.
  6. Make appropriate recommendations on the general subject of preservation to the Planning Commission, Board of Supervisors, other public and private agencies and bodies, and the general public.
- 19.1.4.1.2 In the Absence of an appointed Samoa Design Review Committee
- A. Historic Assessment Report required: In the absence of an appointed Samoa Design Review Committee, the Director will require a preliminary assessment report (Historic Assessment Study). This report shall be based on a visual examination of the property and historic research conducted by a professional historic resource consultant who then prepares a written report that contains their findings and recommendations. The report will also describe any further actions that might be needed to avoid or lessen development related impacts to any historical resources encountered.

**B. Historic Assessment Study Contents: The historic assessment study should, at the minimum, contain:**

- (1) Evidence of a full background literature search through the local depositories such as Humboldt County Historical Society, Humboldt State University Library, Humboldt County Library, etc.
- (2) A brief description of the project parcel(s) and the expectations of the consultant at the onset of the inventory report;
- (3) A clear description of the methods and results of the field inventory including rationale for surface coverage and a brief discussion of any historic resources encountered. This treatment should be patterned after the *Secretary of the Interior's Standards and Guidelines for ARCHEOLOGY AND HISTORIC PRESERVATION [As Amended and Annotated]* - [http://www.cr.nps.gov/local-law/arch\\_stnds\\_0.htm](http://www.cr.nps.gov/local-law/arch_stnds_0.htm) ;
- (4) A generally accurate map (7.5' USGS topographic, parcel map or engineers map) in a scale sufficient to show the intensity and coverage of the field inventory as well as the location of any resources encountered;
- (5) A description and evaluation of any structures and a determination of whether or not they qualify as historical resources.
- (6) If the resource is historic, provide recommended means to avoid or lessen development related impacts to any historical resources encountered on the parcel(s);
- (7) The names of any local persons consulted during the preparation of the report;
- (8) Statement of Qualifications (education, employment, field experience, previous reports and publications in historic resources). Qualification requirements used shall be the requirements used by the National Park Service, and have been previously published in the Code of Federal Regulations, 36 CFR Part 61.

C. Performance Standard. Applicants should avoid impacts to historical resources where feasible. When this is not feasible, mitigation measures shall be incorporated into the project to

lessen the impact of the project on these resources. Mitigation shall be in accordance with the Secretary of the Interior's Standards and Guidelines for ARCHEOLOGY AND HISTORIC PRESERVATION [As Amended and Annotated] - [http://www.cr.nps.gov/local-law/arch\\_stnds\\_0.htm](http://www.cr.nps.gov/local-law/arch_stnds_0.htm) , Department of Interior's *Standards of Rehabilitation*, latest version, as a basis for evaluating changes to cultural and historic properties, the State of California Historic Building Code, the Samoa Design Guidelines and Appendix K of the State CEQA Guidelines.

D. Process. The recommendations of the Historic Assessment Report will serve as a substitute for recommendations from the Samoa Design Review Committee and will be used to address historic resource impacts in discretionary permit decisions and for CEQA compliance.

19.1.5 **Design Review Standards.** Buildings, sites, structures, signs, landscaping, and similar development will be consistent with the policies of the General Plan and this Division, and the Design Review Committee shall take the following items under consideration in reviewing development plans: (Former Section CZ#A314-57(E))

19.1.5.1 The project is consistent and compatible with applicable elements of the General Plan. (Former Section CZ#A314-57(E)(1))

19.1.5.1.1 Within designated Coastal Scenic Areas, as mapped, measures are included in the project design so that it will be subordinate to the character of the surrounding setting; (Former Section CZ#A314-57(E)(1)(a))

19.1.5.1.2 Within designated Coastal View Areas, as mapped, and where views from the public roads to the coast or coastal waterways are of concern, the height, width, and siting of structures, including setbacks from roads and parcel lines will be considered to retain as much of the existing view as possible. Views from public trails, beaches, or public recreation areas into the development site will also be considered. (Former Section CZ#A314-57(E)(1)(b))

19.1.5.1.3 Within Shelter Cove designated Coastal View areas, building heights may be increased one foot (1') for each two feet (2') of total additional side yard that is provided in excess of the required five feet (5') side yards, to a maximum allowable height of twenty-four feet (24'); or, in order to provide an alternate method of providing view corridors, one side yard may be reduced to a minimum of zero feet where: (Former Section CZ#A314-57(E)(1)(C))

19.1.5.1.3.1 The opposite side yard provided equals ten feet (10'); and (Former Section CZ#A314-57(E)(1)(C)(i))

19.1.5.1.3.2 The adjacent property owner along the side yard being reduced agrees to a similar reduction along the common lot line; and (Former Section CZ#A314-57(E)(1)(C)(ii))

19.1.5.1.3.3 The adjacent dwellings can meet building and energy code requirements for structures which are separated by less than ten

feet (10'). (Former Section CZ#A314-57(E)(1)(C)(iii))

- 19.1.5.2 Protection of natural land forms through minimizing alterations caused by cutting, filling, grading or clearing, except to comply with fire hazard reduction laws. (Former Section CZ#A314-57(E)(2); Amended by Ord. 1913, 10/30/90)
- 19.1.5.3 Exterior lighting that will be compatible with the surrounding setting and will not be directed beyond the boundaries of the parcel. (Former Section CZ#A314-57(E)(3))
- 19.1.5.4 Screening or softening the visual impact of new development through the use of vegetative plantings. If appropriate, species common to the area should be used. Known fire resistive plants should be considered where appropriate. (Former Section CZ#A314-57(E)(4); Amended by Ord. 1913, 10/30/90)
- 19.1.5.5 Where feasible, new utilities should be underground. When above-ground facilities are the only feasible alternative, they should be sited as unobtrusively as possible. (Former Section CZ#A314-57(E)(5))
- 19.1.5.6 Setbacks from roads and property lines are appropriate to protect the scenic and visual qualities of the site and area. (Former Section CZ#A314-57(E)(6))
- 19.1.5.7 Off-premises signs, which are needed to direct visitors to permitted commercial recreation areas should be attractively designed in keeping with the surrounding setting and clustered at appropriate locations. (Former Section CZ#A314-57(E)(7))
- 19.1.6 **Restrictions Applicable Within Designated Coastal View Areas.** Within Coastal View Areas, as designated by the General Plan, new off-site signs are prohibited. (Former Section CZ#A314-57(F))
- 19.1.7 **Required Findings for Designated Coastal Scenic and Coastal View Areas.** A Coastal Development Permit for development located within a designated Coastal Scenic or Coastal View Area shall only be approved if the applicable Resource Protection Impact Findings of Chapter 2, Procedures, Supplemental Findings, are made. (Former Section CZ#A314-57(G))
- 19.1.8 **Additional Standards Applicable to Shelter Cove Portions of South Coast Area Plan.** (Former Section CZ#A314-57(H); Added by Ord. 1913, 10/30/90)
  - 19.1.8.1 Building Structural Design Standards:
    - 19.1.8.1.1 Residences must be constructed to a minimum width of twenty feet (20') at the narrowest point, as measured from exterior wall to exterior wall, to be compatible with existing residences. (Former Section CZ#A314-57(H)(1)(a); Added by Ord. 10/30/90)

- 19.1.8.1.2 Foundations must be designed to meet the Uniform Building Code requirements of seismic zone IV. All structures that require a building permit, including but not limited to manufactured homes, shall be attached to continuous perimeter foundations meeting the seismic zone IV standards. Engineered pole structures where a continuous perimeter foundation is not feasible due to slopes or site conditions shall be exempt from this provision. (Former Section CZ#A314-57(H)(1)(b); Added by Ord. 1913, 10/30/90)
- 19.1.8.1.3 A minimum roof overhang of twelve inches (12") (not including rain gutters) must be provided on all residences. This overhang is to be an integral part of the structure. Gable ends may be excluded when approved as part of the design review process. (Former Section CZ#A314-57(H)(1)(c); Added by Ord. 1913, 10/30/90)
- 19.1.8.1.4 Exterior walls and roofing materials of unfinished metal or galvanized metal are prohibited. The exterior finish of any metal material must have a manufacturer's warranty certifying a minimum life of fifteen years (15yr). Flammable roofing material such as wood shakes or shingles are not recommended. (Former Section CZ#A314-57(H)(1)(d); Added by Ord. 1913, 10/30/90)

**19.1.9 Additional Standards Applicable to Samoa Portions of Humboldt Bay Area Plan.**

**19.1.9.1 Standards for Alterations and Demolitions**

**19.1.9.1.1 No contributing structure shall be demolished unless the County makes one of the following findings, following notice and hearings to the extent required under existing regulations.**

**19.1.9.1.1.1 The property is unsafe or a hazard to the public as a result of an unforeseen event such as a fire or earthquake; or**

**19.1.9.1.1.2 Taking into account the potential value to the owner of the property of all available County accommodations and incentives (including without limitation transferable development rights, zoning ordinance modifications, alternative building code standards or provisions, loans, grants, reimbursements and tax reductions) either:**

- (a) The current or most recent use of the property is not permitted under the current planning code (except as a nonconforming use) and adaptive reuse is not economically feasible;**
- (b) The adverse impact on the owner of the property is unreasonably large in comparison to the public benefit from denying demolition; or**
- (c) Denying permission to demolish would result in a taking or would violate state or federal law; or**

**19.1.9.1.1.3 Demolition must be allowed pursuant to the State Housing Law (Cal. Health and Safety Code Sections 17900 et seq.) or other applicable state or federal law.**

**19.1.9.1.2 Conditions may be imposed on demolition to the extent authorized by any other applicable law or this chapter including without limitation the following:**

- a. Documentation may be required of any structure to be demolished and/or for the property;**
- b. Historic Preservation Review and Planning Commission approval may be required for any subsequent development of the property;**
- c. Demolition may be delayed for up to 90 days to allow time to identify a prospective buyer for the property, to identify a third party interested in relocating the affected structure or to allow the County to determine whether to begin eminent domain procedures, and for up to an additional 90 days to allow completion of the purchase or relocation or commencement of a judicial condemnation acting, if, within the initial 90 days a buyer or third party is**

identified of the County determines to begin eminent domain procedures. In the case of purchase or relocation by a third party, demolition may be denied where a third party is willing and able to purchase the property or relocate the structure within the time established by this subdivision is identified and makes a bona fide offer to purchase the property or structure at fair market value, as determined by appraisal.

- d. With respect to demolition of a structure within the Samoa town site, the County shall take into account the importance of an affected structure to the integrity of other existing historic resources, and may: limit the size of new development to that of the existing structure; require that the scale of new development be harmonious with other structures which contribute to historic character; require retention or reconstruction of one or more facades; and/or require that any replacement structure be of like kind or quality to the demolished structure and contribute to the integrity of the existing historic structure.

19.1.9.1.3 No contributing historic structure shall be altered unless the alteration is approved by the County pursuant to this chapter. The Samoa Design Review Committee shall follow the *Secretary of the Interior's Standards and Guidelines for ARCHEOLOGY AND HISTORIC PRESERVATION [As Amended and Annotated]* - [http://www.cr.nps.gov/local-law/arch\\_stnds\\_0.htm](http://www.cr.nps.gov/local-law/arch_stnds_0.htm), Department of Interior's *Standards of Rehabilitation*, latest version, as a basis for evaluating changes to cultural and historic properties, the State of California Historic Building Code, and the Samoa Design Guidelines (Exhibit D) for alterations and review of alteration applications, applicable specifically to designated properties. Except to the extent such guidelines provide differently, a proposed alteration shall be considered in light of its effect on the existing character of the affected structure as it relates to the streetscape.

**ATTACHMENT C4**

**DRAFT ZONING TEXT CHANGE ORDINANCE SUMMARY**

**PRE-ADOPTION SUMMARY OF ORDINANCE**

(For publication prior to adoption)

On October 27, 2009, the Humboldt County Board of Supervisors will consider adopting Ordinance No. 2425, which amends the portions of the zoning dealing with Design Review. Section 313-19.1, Chapter 3, Division 1, to Title III of the Humboldt County code having to do with design review in the coastal zone for lands designated "D" on the county zoning maps is would be amended to create a Samoa Design Review Committee, add a process for review of historic structures, and add additional standards applicable to Samoa portions of the Humboldt Bay Area Plan. If the Ordinance is adopted, the zone text amendments will become effective immediately after the date of completion of review and approval by the California Coastal Commission.

A copy of the Ordinance is posted in the office of the Clerk of the Board of Supervisors, 825 Fifth Street, Eureka, California.

**POST-ADOPTION SUMMARY OF ORDINANCE**

(For publication after adoption)

On October 27, 2009, the Humboldt County Board of Supervisors adopted Ordinance No. 2425, which amends the portions of the zoning dealing with Design Review. Section 313-19.1, Chapter 3, Division 1, to Title III of the Humboldt County code having to do with design review in the coastal zone for lands designated "D" on the county zoning maps is amended to create a Samoa Design Review Committee, add a process for review of historic structures, and add additional standards applicable to Samoa portions of the Humboldt Bay Area Plan. The zone text amendments will become effective immediately after the date of completion of review and approval by the California Coastal Commission. The names of the Supervisors voting for and against are as follows:

AYES: Supervisors: Duffy, Neely, Clendenen, Lovelace

NOES: Supervisors:

ABSENT: Supervisors: Smith

A copy of the Ordinance is posted in the office of the Clerk of the Board of Supervisors, 825 Fifth Street, Eureka, California.

**ATTACHMENT D**  
**Resolution of Transmittal to the Coastal Commission:**  
**Proposed Amendment to the Local Coastal Program (LCP)**

**BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA**

**Certified copy of portion of proceedings; Meeting on October 27, 2009**

Resolution No. 09-86

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF HUMBOLDT  
MAKING THE REQUIRED FINDINGS FOR CERTIFYING COMPLIANCE WITH THE  
CALIFORNIA ENVIRONMENTAL QUALITY ACT AND DIRECTING PLANNING STAFF TO  
SUBMIT TO THE CALIFORNIA COASTAL COMMISSION THE PROPOSED SAMOA PACIFIC  
GROUP AMENDMENT TO THE LOCAL COASTAL PROGRAM FOR REVIEW AND  
CERTIFICATION.**

**WHEREAS**, on September 10, 2002, the Board of Supervisors approved a General Plan Petition to amend the Humboldt Bay Area Plan (HBAP) for the purpose of implementing the Samoa Town Master Plan; and

**WHEREAS**, Community Development Services - Planning Division reviewed the submitted applications and evidence and has referred the application and evidence to involved reviewing agencies for site inspections, comments and recommendations; and

**WHEREAS**, Planning Division staff caused the preparation of Draft and Final Master Environmental Impact Reports (EIR) for the plan amendment package pursuant to the requirements of the California Environmental Quality Act (CEQA); and

**WHEREAS**, Planning Division staff prepared, posted for public review, and filed with the Planning Commission reports with evidence, findings, and conclusions showing that evidence does exist in support of making the required findings for approving the General Plan Amendment, Zone Reclassification, and Urban Limit Line Extension application (Case Nos.: GPA-02-01/ZR-02-02); and

**WHEREAS**, the Planning Commission reviewed and considered said reports and other written evidence and testimony presented to the Commission; and

**WHEREAS**, on January 9, 2008, the Planning Commission adopted Resolution No. 08-01 recommending the Board of Supervisors approve the General Plan Amendment, Zone Reclassification, and Urban Limit Line Extension application for the Samoa Pacific Group to facilitate implementation of the Samoa Master Plan.

**NOW, THEREFORE**, be it resolved, determined, and ordered by the Humboldt County Board of Supervisors that the following findings regarding the Samoa Pacific Group amendment be hereby made:

1. The Board of Supervisors certifies the proposed Final Master EIR as required by Section 15090 of CEQA Guidelines, and finds 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.
2. The General Plan Amendment is in the public interest because the Samoa Town Master Plan as implemented through the various land use and zoning changes builds upon the historical and beneficial aspects of the existing town site. The Master Plan essentially proposes an adaptive reuse of the former lumber storage and processing areas to provide a diverse mix of land uses: residential, commercial, light industrial/business park and public while protecting environmentally sensitive areas and resources. The

stabilization of this former mill townsite and preservation of existing housing opportunities and the area's historic character as depicted in the Samoa Town Master Plan are in the public interest. Moreover, the addition of visitor serving commercial facilities, preservation and revitalization of the Samoa Block and provision for new business development in Business Park will retain existing jobs and foster new employment opportunities. The change will also promote a jobs and housing balance and provide a livable residential environment, by providing a mixture of housing types served by parks, roads and trails.

3. The Plan amendment is necessary because base information and physical conditions have changed; i.e.
  - Since the adoption of the HBAP in 1982, there has been a general decline in logging and forestry related uses of the town site.
  - The subject parcels have changed ownership from industrial timber concerns to private commercial and residential development interests and represents an opportunity for significant economic redevelopment.
  - The current plan and zone boundaries are not consistent with existing residential, commercial and community uses within the town site.

**NOW, THEREFORE**, be it further resolved that the following findings regarding the Samoa Pacific Group Zone Reclassification be hereby made:

1. The Zone Reclassification is consistent with the comprehensive view of the General Plan in that it is consistent with policies that
2. The Zone Reclassification is in the public interest because it more accurately designates lands based on existing uses and would allow for new uses in some areas necessary for the economic revitalization of the existing community.
3. Based on the evidence presented in the Final Master EIR included in the staff report, changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the Final Master EIR.
4. That the General Plan Amendment and Zone Reclassification consist of the following items transmitted to the California Coastal Commission in support of the Local Coastal Plan Amendment: a) land use plan changes for the subject lands as shown on the proposed land use map; b) text amendments to the HBAP to add the Natural Resource (NR) and Business Park (MB) land use designations to Section 4.10, Urban Land Use Designations of the HBAP; c) text amendments to the HBAP to add requirements for tsunami risk assessment for future subdivisions or development projects that could result in three or more additional dwelling units within a potential tsunami run-up area; d) the establishment of an urban limit line within the community of Samoa; e) an ordinance rezoning the subject properties; and f) an ordinance establishing a Design Review combining zone for historic preservation within the community of Samoa.

**NOW THEREFORE BE IT RESOLVED** that this Board of Supervisors hereby finds that the proposed Local Coastal Plan Amendment and the proposed zoning ordinance amendments have been prepared in accordance with the California Public Resources Code, Division 20, California Coastal Act of 1976, as amended, and is consistent with the provisions of said Act.

**BE IT FURTHER RESOLVED** that this Board of Supervisors hereby intends to carry out the Local Coastal Program in a manner fully consistent with the California Coastal Act.

**BE IT FURTHER RESOLVED** that this Board of Supervisors hereby provides notice to the California Coastal Commission and its staff that the proposed Local Coastal Plan Amendment and zoning ordinance amendments are adopted as amendments that will take immediately after Coastal

~~Commission approval shall not take effect unless and until they are formally adopted by the Board of Supervisors after Coastal Commission approval.~~

**BE IT FURTHER RESOLVED** that this Board of Supervisors hereby directs Planning Division staff to submit the approved coastal plan and zoning ordinance amendments to the California Coastal Commission for their review and certification.

  
\_\_\_\_\_  
Chair, Humboldt County Board of Supervisors

Adopted on motion by Supervisor Neely, seconded by Supervisor Lovelace and the following vote:

AYES: Supervisors: Duffy, Neely, Clendenen, Lovelace

NOES: Supervisors:

ABSENT: Supervisors: Smith

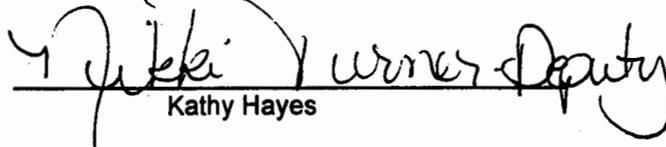
STATE OF CALIFORNIA )  
 ) SS.  
County of Humboldt )

I, Kathy Hayes, Clerk of the Board of Supervisors of the County of Humboldt, State of California do hereby certify the foregoing to be a full, true, and correct copy of the original made in the above-titled matter by said Board of Supervisors at a meeting held in Eureka, California as the same now appears of record in my office.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct

In Witness Whereof, I have hereunto set my hand and affixed the Seal of said Board of Supervisors.

Kathy Hayes  
Clerk of the Board of Supervisors of the County of Humboldt, State of California

By:   
\_\_\_\_\_  
Kathy Hayes

Date: October 27, 2009

**ATTACHMENT E**

**Board Report for original approval of February 26, 2008  
(excluding Attachments E – I of that report)**



COUNTY OF HUMBOLDT

AGENDA ITEM NO.  
**I-1**

For the meeting of: February 26, 2008

DATE: January 14, 2008

TO: Board of Supervisors  
*Kirk Girard*

FROM: Kirk Girard, Director of Community Development Services

SUBJECT: **Samoa Town Master Plan General Plan Amendment (Local Coastal Plan Amendment)/Zone Reclassification/Urban Limit Line Extension**  
File No. APN 401-021-29; Case No: GPA-02-01/ZR-02-02 Samoa Area

RECOMMENDATIONS:

That the Board of Supervisors:

1. Open the public hearing in the manner prescribed by law, and receive staff report, Statement of Overriding Considerations (Attachment B2) and public testimony.
2. Deliberate on the project as necessary.
3. Approve Resolution No. \_\_\_\_ certifying the Final Master Environmental Impact Report for the project, and making the required findings as set forth in Attachments A and B1;
4. Adopt a Statement of Overriding Considerations pursuant to Section 15093 of CEQA for the Samoa Pacific Group application: case numbers GPA-02-01, ZR-02-02, Assessor Parcel Numbers 401-021-29 et al. as set forth in Attachment B2.

(Recommendations continued next page)

Prepared by: *Michael E. Wheeler* GAO Approval: *[Signature]*  
Michael E. Wheeler, Senior Planner

REVIEW:		County Counsel <u><i>[Signature]</i></u>		Personnel _____		Risk Manager _____		Other _____	
TYPE OF ITEM:		Consent _____		Departmental _____		Public Hearing <u>X</u>		Other _____	
PREVIOUS ACTION/REFERRAL:					BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT				
Board Order No. _____					Upon motion of Supervisor				
Meeting of: _____					Seconded by Supervisor				
					And unanimously carried by those members present.				
					The Board hereby adopts the recommended action contained in this report.				
					Dated: _____				
					Kathy Hayes, Clerk of the Board				
					By: _____				

(Continued...)

5. Tentatively approve (for purposes of submittal to the California Coastal Commission) the amendment of the Humboldt County General Plan (Humboldt Bay Area Plan (HBAP)) land use map, by reconfiguring the boundary lines as shown on the proposed Samoa Town Master Plan land use map. Tentatively approve text amendments to the HBAP to add the Natural Resource (NR) and Business Park (MB) land use designations to Section 4.10A, Urban Land Use Designations of the HBAP, and tentatively approve interpretation of environmentally sensitive habitat areas (ESHAs) for 6 parcels making up the Samoa town site.
6. Introduce Ordinance by Title and Waive Further Reading, and tentatively approve the adoption of Ordinance No. \_\_\_\_ (Attachment C1; Attachment C2; Attachment C3) amending Section 311-7 of the Humboldt County Code. The proposed rezoning would amend the zoning for the approximate 171.1-acre making up 6 parcels of the Samoa town site by designating the boundary lines of the following zones and combining zones: Residential Single Family (RS), Residential Multi-Family (RM), Commercial General (CG), Commercial Recreation (CR), Natural Resources (NR), Public Recreation (PR), Public Facilities (PF), and Coastal Dependent Industrial (MC) zones; and Planned Unit Development (P), Wetland (W), Archaeological Resource (A) and Design Review (D) combining zones. The zoning amendment will be returned to you for final approval once the Coastal Commission has certified the proposed Local Coastal Plan Amendment.
7. Direct the Clerk of the Board to publish the post adoption summary of the ordinance (Attachment C4) within 15 days after adoption of the ordinance.
8. Introduce Ordinance by Title and Waive Further Reading, and tentatively approve the adoption of Ordinance No. \_\_\_\_ amending Section 313-19.1, Design Review, of the Coastal Zoning Regulations to establish a Samoa Design Review Committee and add standards for protection of historic structures (Attachment C5). The zoning amendment will be returned to you for final approval once the Coastal Commission has certified the proposed Local Coastal Plan Amendment.
9. Direct the Clerk of the Board to publish the post adoption summary of the ordinance (Attachment C6) within 15 days after adoption of the ordinance.
10. Adopt a Resolution of Transmittal to the Coastal Commission for the proposed Local Coastal Plan Amendment and transmit the Local Coastal Program amendments (Attachment D) to the Humboldt Bay Area Plan land use plan and implementing zoning maps to the California Coastal Commission for certification in accordance with the Coastal Act.
11. Direct Community Development Services – Planning Division to prepare and file a Notice of Determination pursuant to CEQA for the project.
12. Direct the Clerk of the Board to give notice of the decision to the applicant, to the Assessor's Office and any other interested party.

**SOURCE OF FUNDING:**

Source of Funding is Community Development Services - Current Planning Trust. The applicant has paid a deposit for costs associated with processing the application. The applicant is responsible for paying all fees for services rendered.

**DISCUSSION:**

**SUMMARY**

The project before your Board is a General Plan Amendment/Local Coastal Plan Amendment (Amendment) and associated Zone Reclassification for 6 parcels making up the Samoa town site and encompassing approximately 171.7 acres. The purpose of the proposed Amendment is to facilitate development and revitalization of the parcels consistent with the Samoa Town Master Plan prepared for the Samoa Pacific Group LLC. As described below, this Samoa Town Master Plan (Project) seeks to build on the historic and beneficial aspects of the townsite while preserving opportunities for coastal dependent industrial uses on the adjacent lands with harbor access. Additional permits are required for the phased implementation of the Master Plan and will be applied for at a later date should the requested amendment be approved.

Approximately 131 acres currently planned and zoned as Industrial General (IG) and 6.5 acres planned and zoned Industrial Coastal Dependent (MC) will be changed to the following designations: **Residential**

**Low Density (RL), 53.3 acres; Residential Medium Density (RM), 3.5 acres; Commercial Recreation (CR), 9.7 acres; Public Facilities (PF), 10.1 acres; Commercial General (CG), 4.6 acres; Business Park (MB), 19.2 acres; Natural Resources (NR), 34.9 acres; and Public Recreation (PR), 4.4 acres.** In addition, 33.5 acres will remain planned and designated for Industrial Coastal Dependent (MC) use (see Map sheets for location and description of the proposed land use and zoning designations). The project includes identification of an Urban Limit Line around the community and text amendments to add the Natural Resource (NR) and Business Park (MB) land use designations to Section 4.10, Urban Land Use Designations of the Humboldt Bay Area Plan, and amendments to Section 313-19.1, Design Review, of the Coastal Zoning Regulations to establish a Samoa Design Review Committee and add standards for protection of historic structures.

The project area is located entirely in the Coastal Zone, and the Local Coastal Plan Amendment will require subsequent approval by the California Coastal Commission. Community Development Services has also required that an EIR be prepared pursuant to the CEQA. Among the impacts addressed include historical resources and tsunami hazards.

Community Development Services – Planning Division staff recommends approval of the Amendment and Zone Reclassification because the Project is "in the public interest", is "consistent with a comprehensive view of the General Plan," and because "physical conditions have changed". In accepting the Plan Amendment Petition, the Board of Supervisors found that there has been a change in base information under which the current land use designations were applied and that the amendment would be protective of established uses. Specifically, the Board determined that:

- Since the adoption of the Humboldt Bay Area Plan in 1982, there has been a general decline in logging and forestry related uses of the town site.
- The subject parcels have changed ownership from industrial timber concerns to private commercial and residential development interests and represents an opportunity for significant economic redevelopment.
- The current plan and zone boundaries are not consistent with existing residential, commercial and community uses within the town site.

The Project as implemented through the various land use and zoning changes builds upon the historical and beneficial aspects of the existing town site. The Project essentially proposes an adaptive reuse of the former lumber storage and processing areas to provide a diverse mix of land uses: residential; commercial; light industrial/business park; and public while protecting environmentally sensitive areas and resources. Key elements of the Project for Samoa include:

- A commercial area at Vance Avenue and Cutten Street
- A business park along the south portion of Vance Avenue
- The Samoa Cookhouse area which includes the existing Samoa Cookhouse, a indoor soccer arena, a new Maritime Museum and the existing gymnasium, baseball field and the elementary school, and a new small RV park (8 spaces with no hookups)
- A total of 293 new residential units are proposed, including a residential district west of Vance Avenue
- Live/work studios along Cadman Court
- Multi-family "workforce" housing (46 units) east of Vance Avenue and north of Soule Street;
- Coastal dependent industrial land east of the NCRA railroad tracks
- Open space, natural areas, and a 1.5 acre visitor serving use area (with a tent camping area, day use area, and restrooms) east of New Navy Base Road and at other locations
- Roads, trails and pathways
- A central park and town square
- Public facilities, including a wastewater treatment plant, corporation yard and utility substation

The stabilization of this former mill town site and preservation of existing housing opportunities and the area's historic character as depicted in the Project are in the public interest. Moreover, the addition of visitor serving commercial facilities, preservation and revitalization of the Samoa Block and provision for new business development in business park will retain existing jobs and foster new employment opportunities. The change will also promote a jobs and housing balance and provide a livable residential environment, by providing a mixture of housing types served by parks, roads and trails.

Furthermore, for those projects in the Coastal Zone, an additional set of findings must be made to ensure consistency with the Coastal Act, and the Amendment and Zone Reclassification changes certified by the Coastal Commission prior to adoption. The Project is consistent with Chapter 3, commencing with Section 30200, of the Public Resources Code, and the implementing ordinances are in conformity with and carry out the provisions of the certified land use plan.

This proposal follows your Board's September 10, 2002 acceptance of a petition to reconfigure the General Plan land use designation boundaries. The Humboldt County Planning Commission considered an earlier proposal and held public hearings on the project on March 16, 2006, April 6, 2006, and April 13, 2006. The current Project was heard by the Planning Commission on January 9, 2008, and the Planning Commission recommended making the required findings (Attachment B1) and approving the project. Staff recommends approval based upon the findings and recommendations of the Planning Commission that the request is both "in the public interest", is "consistent with a comprehensive view of the General Plan," and is consistent with the Coastal Act.

Based on the on-site inspection, a review of Community Development Services - Planning Division reference sources and comments from all involved referral agencies, Planning staff believes that the applicant has submitted evidence in support of making all of the required findings for approving the Project. The Humboldt County Planning Commission concurred at their meeting of January 9, 2008 when they adopted a resolution (Attachment E) recommending approval of the Project.

**Required Findings:** To approve this Project, the Board of Supervisors must determine that the applicants have submitted evidence in support of making all of the following required findings. (Note: The proposed Local Coastal Plan Amendment and proposed zoning changes will be returned to the Board for final adoption after the Coastal Commission certifies the proposed Amendment.)

**Required Findings for General Plan Amendment**

Pursuant to Section 1452 of the Framework Plan, Volume I, Plan Amendments may only be initiated by the Board of Supervisors based on a recommendation by Resolution of the Planning Commission or requested by members of the public. Section 1452.2 of the Framework Plan establishes findings, any one of which may be grounds for considering a plan amendment. Specifically, the findings are:

1. Base information or physical conditions have changed; or
2. Community values and assumptions have changed; or
3. There is an error in the plan; or
4. To maintain established uses otherwise consistent with a comprehensive view of the plan.

In addition, the Plan Amendment must be found to be in the public interest.

**Required Findings for Zone Reclassification**

Section 312-50 of the Zoning Ordinance states the following findings must be made to approve changes in the Zoning Maps:

1. That the proposed change is consistent with the General Plan.
2. The proposed change is in the public interest.

**Required Findings for Local Coastal Plan Amendment**

State law requires amendments to the Local Coastal Plan be consistent with California Government Code Section 13551 and Public Resources Code §30200 (See below).

**Required Findings for Housing (Conversion of Existing Residential Dwelling Units)**

California Government Code Section 65590(b) specifies that conversion or demolition of existing residential dwelling units occupied by persons or families of low or moderate income shall not be authorized unless provision has been made for the replacement of those dwelling units with units for persons and families of low or moderate income.

**Required Findings for CEQA Significant Effects**

CEQA Section 15091(a)(3) further requires that no public agency shall approve or carry out a project for which an Environmental Impact Report (EIR) has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding.

## **Discussion**

Based on the information contained in the Planning Commission staff report (Attachment F) and Supplements to the Planning Commission Staff Report (Attachment G), the Planning Commission recommended that the required findings be made and the proposed Amendment and Zone Reclassification be approved. Specifically, the Planning Commission recommended findings include:

- The Amendment and Zone Reclassification is in the public interest, and is consistent with a comprehensive view of the General Plan; and
- The Amendment to the certified Local Coastal Program (LCP) meets the requirements of, and is in conformity with, the policies of Chapter 3 commencing with Section 30200 of the Public Resources Code, and the implementing ordinances are in conformity with and carry out the provisions of the certified land use plan; and
- There is evidence that the project will have any potentially significant adverse effect on an historic resource (Fireman's Hall). A Final Master Environmental Impact Report (MEIR) and a Statement of Overriding Considerations have been prepared.
- The findings necessary for approval of the project can be made as indicated in the Planning Commission staff report.

**Staff Analysis: Local Coastal Program Amendment**

The Samoa Town Master Plan area is located in the coastal zone, and State law requires an additional set of findings be made for the project to ensure consistency with the Coastal Act. The following table identifies the findings that must be made to approve the project as well as the evidence in support of the findings.

Section(s)	Applicable Requirements and Findings	Supporting Evidence and Findings
<p>Consistency: Administrative Regulations – Title 14, § 13551 And Public Resources Code, § 30200</p>	<p>The proposed amendments must conform to the policies contained in Chapter 3 of the Coastal Act. Chapter 3 sets forth policies regarding the following issues:</p> <p>Access (including provisions for access with new development projects, public facilities, lower cost visitor facilities, and public access)</p>	<p>The property proposed for the plan/zone map change would not impact any mapped coastal access trail. An existing pedestrian underpass from Samoa to the ocean side of the Peninsula would be maintained. New Navy Base Road provides access to the property as well as public access to the coast. The project is conditioned with a requirement for development of parking and access at L-P Drive on the west Side of New Navy Base Road (to be required as time of subdivision).</p> <p><b>Finding: The proposed amendments conform to the policies contained in Chapter 3 of the Coastal Act related to access.</b></p>
<p>Consistency: Administrative Regulations – Title 14, § 13551 And Public Resources Code, § 30200</p>	<p>Recreation (including protection of water-oriented activities, ocean front land protection for recreational uses, aquacultural uses, and priority of development purposes)</p>	<p>The project would not impact existing opportunities for water-oriented activities. Ocean front land would be protected for recreational uses, and there is no aquaculture at the project site.</p> <p><b>Finding: The proposed amendments conform to the policies contained in Chapter 3 of the Coastal Act related to recreation.</b></p>
<p>Consistency: Administrative Regulations – Title 14, § 13551 And Public Resources Code, § 30200</p>	<p>Marine Resources (including protecting biological productivity, prevent hazardous waste spills, diking, filling and dredging, fishing, revetments and breakwaters, and water supply and flood control).</p>	<p>The subject property is located at the Samoa town site, and is separated from the coastline by New Navy Base Road, and from Humboldt Bay by lands under separate ownership managed by the Harbor District. Development of the project area as proposed would not impact biological productivity, does not involve dredging or filling of coastal waters, would not impact fishing, water supplies or flood control, and does not involve revetments or breakwaters.</p> <p><b>Finding: The proposed amendments conform to the policies contained in Chapter 3 of the Coastal Act related to marine resources.</b></p>

<p>Consistency: Administrative Regulations – Title 14, § 13551 And Public Resources Code, § 30200</p>	<p>Land Resources (including environmentally sensitive habitats, agricultural lands, timberlands, and archaeological resources)</p>	<p>The site does not contain agricultural lands or timberlands. An archaeological study has been prepared with recommendations for the protection of archaeological resources.</p> <p>Development must be consistent with Plan policies and standards that protect environmentally sensitive areas, including dune hollow wetlands, other wetlands, and sensitive beach and dune habitats. A Biological Report has been prepared identifying such areas and recommending buffers from them. The project has been designed to protect these areas.</p> <p><b>Finding: The proposed amendments conform to the policies contained in Chapter 3 of the Coastal Act related to land resources.</b></p>
	<p>Development (including scenic resources, public works facilities, safety, and priority of coastal dependent developments).</p>	<p>The project proposes that plan/zone boundaries follow existing vegetation on the site, separating the cleared area in the middle of the property for residential use from the surrounding forested area.</p> <p><b>Finding: The proposed amendments conform to the policies contained in Chapter 3 of the Coastal Act related to development.</b></p>
	<p>Industrial Development (including location and expansion, use of tanker facilities, oil and gas development and transport (both onshore and off), and power plants.</p>	<p>Coastal Dependent Industrial lands are primarily to remain the same, except the area already developed with the Samoa Cookhouse, Gift Shop and fire hall. This area will be rezoned to Commercial / Residential. However, since it is already developed with commercial uses, there will be not loss of coastal dependent industrial. The proposal also includes an approximately 18 acre business park for light industrial uses that are not coastal dependent.</p> <p><b>Finding: The proposed amendments conform to the policies contained in Chapter 3 of the Coastal Act related to industrial development.</b></p>
	<p>The LCP Amendment shall be carried out in accordance with the Coastal Act (pursuant to Section 30510(a) of the Act: <i>(a) It is submitted pursuant to a resolution adopted by the local government, after public hearing, that certifies the local coastal program is intended to be carried out in a manner fully in conformity with this division.</i></p>	<p><b>Finding: The LCP Amendment will be carried out in accordance with the Coastal Act (pursuant to Section 30510(a) of the Act.</b></p>

Urban Limit Line

<p>Plan Section 3.22.B.2. HBAP</p>	<p>Urban Limit Line Expansion Summary of Applicable Goal, Policy or Standard -</p>	<p>Evidence Which Supports Making the General Plan Conformance Finding and General Plan Conformance Findings</p>
<p>a.</p>	<p>Service systems within the Urban Limit are adequate to serve the proposed addition under Urban Development standards.</p>	<p>The existing development is served by domestic water supplied by the Humboldt Bay Municipal Water District (HBMWD). Direct metering to the town began in 1990 after facilities shared with the nearby pulp mill were discontinued. Operation of the system is by the Samoa Pacific Group (SPG). SPG contracts for the delivery of 230,000 gallons per day (gpd). An analysis of current and projected water demands by HBMWD has indicated that the plan area could be supplied up to 450,000 gpd. A separate non-potable system provides fire protection. This system was constructed to supply the needs of the pulp mills and has a capacity of 60 million gallons per day (mgd). Projections at full buildout show a consumption of 315,000 gpd at peak demand. Fire flow added to this system would equal 435,000 which is below the threshold established by HBMWD.</p> <p>Currently there are two permitted wastewater treatment and disposal systems serving the town of Samoa. The "north" system serves 25 residences and consists of a 15,000 gallon septic tank and a leach field. The "south" system serves about 75 residences, the Samoa Block, Hostelry, and the Samoa Cookhouse. The system consists of a series of septic tanks and bark filters, a secondary treatment pond and approximately 2.5 acres of infiltration area. The system is in need of upgrade in order to meet current NCRWQCB standards for treatment and disposal. At buildout, wastewater flows are expected to average 166,000 gpd with a peak flow rate of 395,000 gpd. These flows represent a five- to ten-fold increase in current wastewater flows. Based on a wastewater evaluation for a design flow of 200,000 gpd, it was determined that the infiltration area should not be less than seven (7) acres.</p> <p>The DEIR requires as mitigation the formation of a management entity to support the provision of water, wastewater and stormwater services; requires the contribution to a proportional share of upgrades to the HBMWD water system to ensure continued uninterrupted service; and requires that the treated wastewater infiltration area be designed and constructed to a size adequate for the projected wastewater flow rate.</p> <p>(See DEIR Chapter 2, Section 2.3 and Chapter 4, Section 4.3 for analysis and mitigation).</p> <p>With incorporation of the identified mitigation measures, the establishment of an Urban Limit Line surrounding the existing, and logical extension of the existing, service area is consistent with this standard.</p> <p><b>Finding: Proposed service systems within the Urban Limit will be adequate to serve the proposed addition under Urban Development standards.</b></p>

b.	Development allowable in the addition under Urban Development Standards would not adversely impact agriculture or timberlands bordering the addition.	The project does not include and would not impact any agriculture or timberlands. <b>Finding: Development allowable in the addition under Urban Development Standards would not adversely impact agriculture or timberlands bordering the addition.</b>
c.	Expansion of the Urban Limit and the development permitted under such expansion shall be consistent with the Resource Protection Policies and Standards in section 3.30.	Wetlands and environmentally sensitive habitats such as beach and dune habitat have been mapped and will be conserved in open space under the Master Plan. <b>Finding: Expansion of the Urban Limit and the development permitted under such expansion will be consistent with the Resource Protection Policies and Standards in Section 3.30.</b>

**Housing (Conversion of Existing Residential Dwelling Units) Finding**

California Government Code Section 65590(b) specifies that conversion or demolition of existing residential dwelling units occupied by persons or families of low or moderate income shall not be authorized unless provision has been made for the replacement of those dwelling units with units for persons and families of low or moderate income.

Section(s)	Applicable Requirements and Findings	Supporting Evidence and Finding
California Government Code Section 65590(b)	<p>Conversion or demolition of existing residential dwelling units occupied by persons or families of low or moderate income shall not be authorized unless provision has been made for the replacement of those dwelling units with units for persons and families of low or moderate income.</p> <p>This requirement does not apply if the conversion or demolition involves no more than 10 dwelling units unless the County determines that the replacement of all or any portion of the converted or demolished units is feasible. § 65590(b)(1).</p>	<p>The proposed project will serve to further the goals of the Housing Element by preserving existing housing units currently classified as "legal, nonconforming" uses and providing for a mix of housing suitable for a full range of income levels. There are 96 existing residences which will remain under the project proposal. Ten of these will become live-work studio units and will remain as residential land uses. Three residences would be converted to non-residential uses.</p> <p>In addition to the 96 existing residences to be maintained for residential use, the project would support development of a Planned Unit Development to create 293 additional residential units, which will target a mix of income levels. Of these, 46 new affordable "workforce" housing units are proposed on southeast corner of Soule Street and Vance Avenue. These units will be occupied by persons or families of low or moderate income.</p> <p><b>Finding: Project development will conform with Government Code Section 65590 regarding low- and moderate-income housing within the Coastal Zone and the County's adopted Housing Element.</b></p>

**CEQA Significant Effects Finding**

CEQA further requires that no public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the

public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding.

	Required Finding	Evidence Which Supports Making the Finding
<p><b>CEQA Section 15091(a)(3)</b></p>	<p>Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.</p>	<p>Demolition of the Fireman's Hall, a contributing historic structure, is a significant and unavoidable cultural resource impact. There are specific economic, technological and other considerations that make infeasible mitigation measures such as rehabilitation and re-use or other project alternative identified in the EIR. These considerations are detailed on pages 4.1-10 and 4.1-11 of the DEIR and summarized below.</p> <p>The Fireman's Hall is one of more than 175 "contributing" structures located in the potential historic district area as identified in the cultural resources survey of the Samoa Townsite. Of these contributing structures, the Fireman's Hall is the only one that has been found to have deteriorated beyond the point where rehabilitation is feasible and is slated for demolition. The building is not occupied and has been closed for considerable period of time for safety considerations. The Master Plan values these historic resources and calls for all other "contributing" structures to be retained and rehabilitated and reused, even when the relocation of buildings is necessary. All work is to be guided by the Secretary of Interior's Standards for rehabilitation. Taken as a whole the Plan will have an overall positive impact on preservation of the potential historic district area that is the Samoa Townsite.</p> <p>Alternatives to demolition, including rehabilitation and relocation of the Fireman's Hall, were considered by the applicant but were found to be infeasible. An analysis of the building by a structural engineer (October 16 2006 Letter from Penfold Engineering) determined that the Fireman's Hall does not have adequate structural integrity to support rehabilitation and re-use. The letter cites severe differential settlement, resulting in significant structural damage. The letter states that the building is unsafe to occupy in this condition. Relocation of the structure would require dismantling and reassembly due to its poor structural condition.</p> <p>The severely dilapidated condition of the structure makes the cost of rehabilitation substantial. Rehabilitation of the Fireman's Hall in place has been estimated at \$783,900 to \$871,000, equating to a cost of \$180 to 200 per square foot (April 1 2007 letter from Les Charter Danco Chief Estimator to Mike Nelson, Senior Project Manager). These are significantly higher costs than typical rehabilitations, due to the building condition. While superior to removal or relocation, the costs of rehabilitation make the project infeasible for the applicant on economic grounds. The applicant has also offered the building to anyone willing to relocate it for a nominal cost but has received no interest.</p> <p>Re-use of the structure in the event that it was able to be rehabilitated to a condition allowing its re-occupancy is limited by location. The structure is no longer needed as a space for recreational and social activities for mill employees so a new use must be found. The building site elevation (15-20 foot) would not be suitable for new residential uses as previously proposed because it does not comply with Tsunami Safety Plan mitigations that require 30 foot minimum habitable floor elevations for all permanent residential uses. Consequently, the conversion of the Fireman's Hall into bunkhouse apartments, as proposed in the 2005 Master Plan, is no longer a feasible re-use option. A vertical separation of about 15 feet visually and spatially disconnects the Fireman's Hall from the nearby Samoa Cookhouse further limiting its possible re-use in that commercial context.</p> <p>Given these constraints, other uses for the site may be found to be superior. The indoor soccer arena proposed in the September 2007 Master Plan is a Commercial Recreational facility that would not be subject to the 30 foot elevation Tsunami Safety Plan requirements. A soccer facility in the proposed location would also be situated close to the elementary school and existing recreational facilities, such as the gymnasium. This location would allow similar recreational uses to be clustered in one area of the Master Plan. Due to the size and parking requirements of the such a facility, there are limited locations where it</p>

		<p>could be placed.</p> <p>All feasible mitigation measures, including preparation of a Historic American Building Survey (HABS) Report, photo documentation of the structure before demolition for use in educational collection and archival collection purposes (to HABS standards), and salvage of building elements for appropriate use in other areas of the Master Plan, have been made part of the project.</p> <p><b>Finding: Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.</b></p>
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**FINANCIAL IMPACT:**

As required for all individually initiated plan amendments and zone reclassification, all costs associated with the Project will be borne by the applicant.

**OTHER AGENCY INVOLVEMENT:**

Community Development Services – Planning Division has referred the proposed Amendment, Zone Reclassification and lot line adjustment to numerous agencies for comments and recommendations. All responding agencies have either recommended approval or conditional approval of the Project.

**ALTERNATIVES TO STAFF RECOMMENDATIONS:**

The Board of Supervisors could find that the requested Amendment and ZR is not consistent with the General Plan or that it is not in the public interest. Community Development Services – Planning Division does not recommend this alternative based on the evidence in the public record. However, to implement this alternative, it is recommended your Board direct Community Development Services – Planning Division to draft the necessary resolution, and bring it back to your Board for consideration at a future (continued) public hearing.

**ATTACHMENTS:**

**NOTE: The attachments supporting this report have been provided to the Board of Supervisors; copies are available for review in the Clerk of the Board's Office.**

- Attachment A: Resolution No. \_\_\_\_\_ Certifying the Environmental Impact Report and Making the Required Findings for Project Approval and Recommending Conditional Approval of the Samoa Town Master Plan Application
- Attachment B1: Resolution No. \_\_\_\_\_ Making a Statement of Findings and Certifying the Environmental Impact Report
- Attachment B2: Resolution No. \_\_\_\_\_ Adopting a Statement of Overriding Considerations
- Attachment C1: Ordinance No. \_\_\_\_\_ Rezoning property in the Samoa area
- Attachment C2: Exhibit A – Map of Property to be Rezoned
- Attachment C3: Exhibit B – Property Description of Property to be Rezoned; NOTE: Property description is not provided herein and will be provided prior to final Board adoption after Coastal Commission approval.
- Attachment C4: Draft Zoning Map Ordinance Summary – Summary of Ordinance for Publication after adoption)
- Attachment C5: Zoning Text Change Ordinance for Design Review (Ordinance No. \_\_\_\_\_)
- Attachment C6: Draft Zoning Text change Ordinance Summary – Summary of the Ordinance (for Publication after adoption)
- Attachment D: Resolution of Transmittal to the Coastal Commission: Proposed Amendment to the Local Coastal Program (LCP)
- Attachment E: Planning Commission Resolution #08-01 and Certified Copy of Portion of Proceedings
- Attachment F: Copy of Planning Commission Staff Report for January 9, 2008
- Attachment G: Supplements to the Planning Commission Staff Report
- Attachment H: Draft Master Environmental Impact Reports (provided under separate cover)
- Attachment I: Proposed Final Master Environmental Impact Report (also provided under separate cover)

Attachment A

**BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA**

**Certified copy of portion of proceedings; Meeting on February 26, 2008**

**RESOLUTION No 08-16**

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF HUMBOLDT  
MAKING THE REQUIRED FINDINGS FOR CERTIFYING COMPLIANCE WITH THE  
CALIFORNIA ENVIRONMENTAL QUALITY ACT AND RECOMMENDING CONDITIONAL  
APPROVAL OF THE SAMOA PACIFIC GROUP APPLICATION: CASE NUMBERS GPA-02-  
01/ZR-02-02; ASSESSOR PARCEL NUMBERS 401-021-29 ET AL.**

**WHEREAS**, State law provides for local governments to amend their General Plans up to four (4) times per year; and

**WHEREAS**, Samoa Pacific Group submitted an application and evidence in support of approving the General Plan Amendment/Zone Reclassification/Urban Limit Line Extension associated with the Samoa Town Master Plan; and

**WHEREAS**, the proposed General Plan Amendment and Zone Reclassification may be approved if it can be found that: (1) The proposed change is in the public interest; and (2) The proposed change is consistent with a comprehensive view of the General Plan; and

**WHEREAS**, Community Development Services - 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**, Community Development Services - Planning Division caused the preparation of a Master Environmental Impact Report, which indicates that the project meets all requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15074; and

**WHEREAS**, Attachment 2 of the Planning Division Staff Report for the Planning Commission meeting of January 9, 2008 includes evidence in support of making all of the required findings for approving the proposed General Plan Amendment/Zone Reclassification/Urban Limit Line Extension Permit application for Case Nos.: GPA-02-01/ZR-02-02; and

**WHEREAS**, Community Development Services - Planning Division has prepared, posted for public review, and filed with the Planning Commission reports with evidence, findings, and conclusions showing that evidence does exist in support of making the required findings for approving the project; and

**WHEREAS**, the Planning Commission has reviewed and considered said reports and other written evidence and testimony presented to the Commission; and

**WHEREAS**, the Planning Commission held public hearings on March 16, 2006, April 6, 2006, April 13, 2006, and January 9, 2008 on this matter to receive other evidence and testimony;

**WHEREAS**, at their January 9, 2008 meeting, the Planning Commission resolved, determined, and ordered that the following findings be and are hereby made:

1. The Planning Commission found that based on the evidence presented in the Draft Master Environmental Impact Report and Proposed Final Master Environmental Impact Report included in the staff report, there is evidence that the proposed project will have a significant effect on the environment, and recommended that a Statement of Overriding Considerations be adopted; and
2. The Planning Commission made the findings in Attachment 2 of the Planning Commission staff report for Case Nos.: GPA-02-01/ZR-02-02 based on the submitted evidence.

**NOW, THEREFORE, BE IT RESOLVED**, determined, and ordered by the Board of Supervisors of the County of Humboldt that:

1. The Board of Supervisors certifies the proposed Final Master Environmental Impact Report as required by Section 15090 of the CEQA Guidelines, and finds that: a) the Final EIR has been completed in compliance with CEQA; b) the Final Master Environmental Impact Report 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 Master Environmental Impact Report prior to approving the project; and c) the Final Master Environmental Impact Report reflects the lead agency's independent judgment and analysis.
2. The Board of Supervisors adopts the findings made by the Planning Commission at their January 9, 2008 Planning Commission hearing as set forth in Attachment 2 of the Planning Commission staff report (Exhibit E).
3. The Board of Supervisors adopts the findings set forth in Attachment B1.
4. The Board of Supervisors makes the findings for Case Nos.: GPA-02-01/ZR-02-02 based on the submitted evidence.
5. The Board of Supervisors finds that the proposed amendments conform to the policies contained in Chapter 3 of the Coastal Act.
6. The Board of Supervisors finds that the LCP Amendment will be carried out in accordance with the Coastal Act pursuant to Section 30510(a) of the Act.
7. The Board of Supervisors finds that the proposed service systems within the Urban Limit will be adequate to serve the proposed addition under Urban Development standards.
8. The Board of Supervisors finds that development allowable in the addition under Urban Development Standards would not adversely impact agriculture or timberlands bordering the addition.
9. The Board of Supervisors finds that expansion of the Urban Limit and the development permitted under such expansion will be consistent with the Resource Protection Policies and Standards in section 3.30.
10. The Board of Supervisors finds that project development will conform with Government Code Section 65590 regarding low- and moderate-income housing within the Coastal Zone and the County's adopted Housing Element.
11. The Board of Supervisors finds that, with respect to demolition of the Fireman's Hall, a contributing historic structure, there are specific economic, legal, social, technological, or other considerations, which make infeasible the mitigation measures or project alternatives identified in the Final Environmental Impact Report which might have allowed for reconstruction or re-use of the structure in place.
12. The Board of Supervisors recommends approval of the General Plan Amendment/Zone Reclassification/Urban Limit Line Extension application as recommended by the Planning Commission at their January 9, 2008 meeting for Case Nos.: GPA-02-01/ZR-02-02.

**BE IT FURTHER RESOLVED** by the Humboldt County Board of Supervisors that:

1. The Final Master Environmental Impact Report prepared for the project is hereby certified, ensuring compliance with the California Environmental Quality Act;
2. The Board of Supervisors tentatively approves the General Plan amendment of the Humboldt County General Plan (Humboldt Bay Area Plan (HBAP)) land use map, by reconfiguring the boundary lines as shown on the proposed Samoa Town Master Plan land use map. Tentatively approves text amendments to the HBAP to add the Natural Resource (NR) and Business Park (MB) land use designations to Section 4.10, Urban Land Use Designations of the HBAP, and tentatively approves interpretation of environmentally sensitive habitat areas (ESHAs) for 6 parcels making up the Samoa town site as shown on the Samoa Master Plan.
3. Subject to California Coastal Commission approval of the Local Coastal Plan Amendment, the Zone designations for the approximate 171.1-acre making up 6 parcels of the Samoa town site are rezoned from the existing zoning to the following zones and combining zones: Residential Single Family (RS), Residential Multi-Family (RM), Commercial General (CG), Commercial Recreation (CR), Natural Resources (NR), Public Recreation (PR), Public Facilities (PF), and Coastal Dependent Industrial (MC) zones; and Planned Unit Development (P), Wetland (W), Archaeological Resource (A) and Design Review (D) combining zones as indicated on the Samoa Master Plan Proposed Zoning Map. The rezoning would also amend Section 313-19.1, Design Review, of the Coastal Zoning Regulations to establish a Samoa Design Review Committee and add standards for protection of historic structures.
4. The Community Development Services - Planning Division is hereby directed to transmit the Local Coastal Program amendments to the North Coast Area Plan (NCAP) land use plan and implementing zoning maps to the California Coastal Commission for certification in accordance with the Coastal Act.
5. The Community Development Services - Planning Division is hereby directed to prepare and file a Notice of Determination for the project; and
6. The Clerk of the Board is hereby directed to give notice of the decision to the applicant and any other interested party.



Chair, Humboldt County Board of Supervisors

Adopted on motion by Supervisor Neely, and seconded by Supervisor Woolley and the following vote:

AYES: Supervisors: Neely, Woolley, Rodoni, Geist, Smith

NOES: Supervisors:

ABSENT: Supervisors:

STATE OF CALIFORNIA

County of Humboldt

)  
) SS.  
)

I, Kathy Hayes, Clerk of the Board of Supervisors of the County of Humboldt, State of California do hereby certify the foregoing to be a full, true, and correct copy of the original made in the above-titled matter by said Board of Supervisors at a meeting held in Eureka, California as the same now appears of record in my office.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

In Witness Whereof, I have hereunto set my hand and affixed the Seal of said Board of Supervisors.

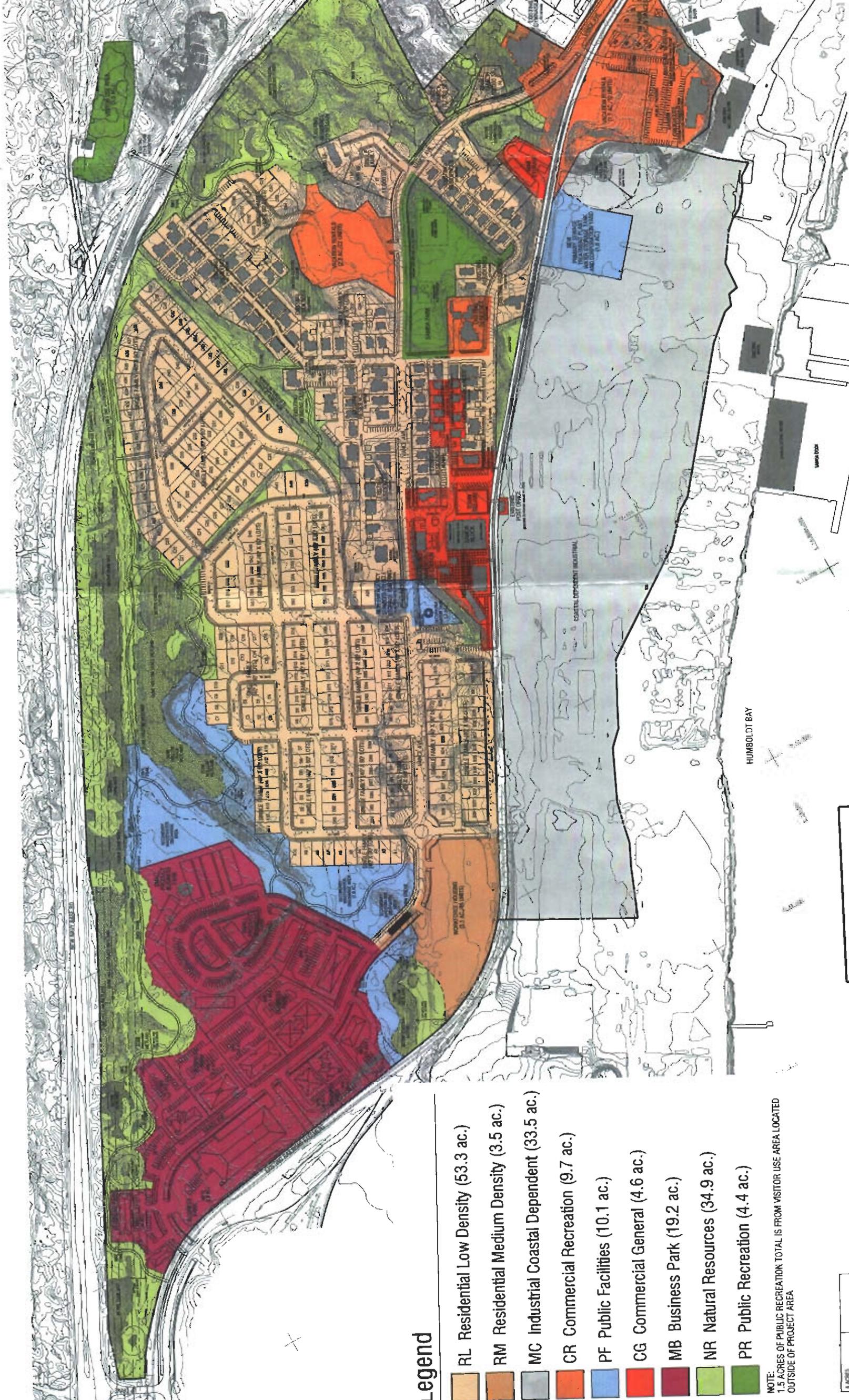
Kathy Hayes

Clerk of the Board of Supervisors of the County of Humboldt, State of California

Date: February 26, 2008

By

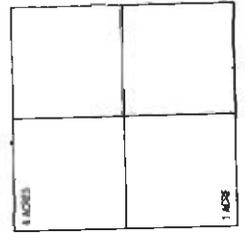
  
Deputy



**Legend**

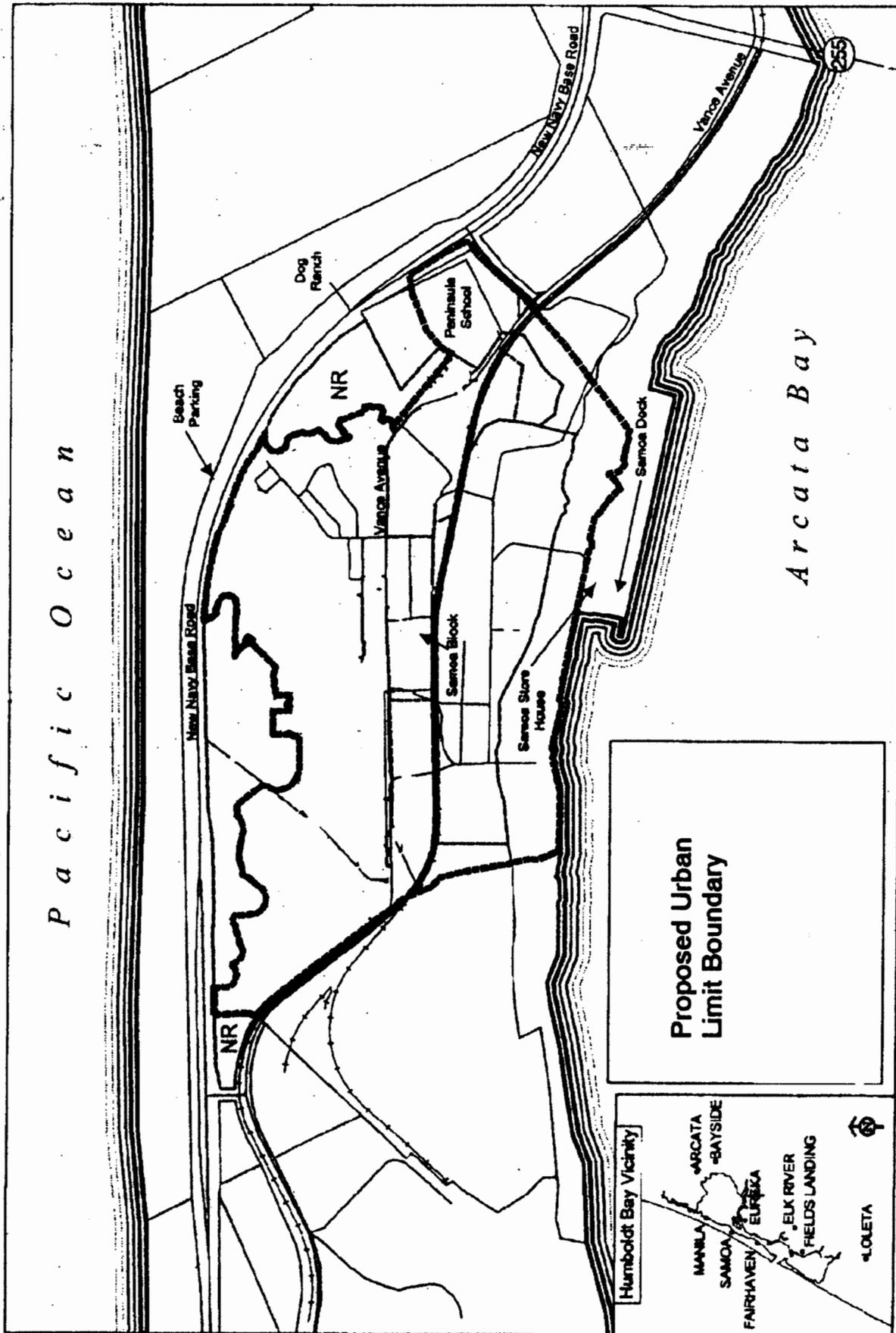
- RL Residential Low Density (53.3 ac.)
- RM Residential Medium Density (3.5 ac.)
- MC Industrial Coastal Dependent (33.5 ac.)
- CR Commercial Recreation (9.7 ac.)
- PF Public Facilities (10.1 ac.)
- CG Commercial General (4.6 ac.)
- MB Business Park (19.2 ac.)
- NR Natural Resources (34.9 ac.)
- PR Public Recreation (4.4 ac.)

NOTE:  
1.5 ACRES OF PUBLIC RECREATION TOTAL IS FROM VISITOR USE AREA LOCATED OUTSIDE OF PROJECT AREA

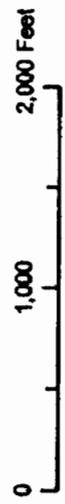


**NOTE:**  
Color copies of maps are available at the Commission's website [www.coastal.ca.gov](http://www.coastal.ca.gov) - **Public Meetings**

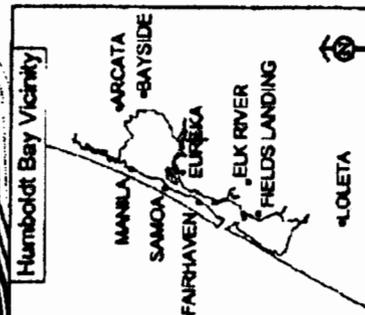
**Land Use Plan**  
**Samoa Town Master Plan**  
Samoa, Humboldt County, California



Map Compiled by PlanWest Partners  
 Date: May 19, 2005



**Proposed Urban  
 Limit Boundary**



	Roads
	Urban Limit Boundary
	NW Pacific Railroad
	Parcel Boundaries

# Attachment B1

## RESOLUTION OF THE BOARD OF SUPERVISOR OF THE COUNTY OF HUMBOLDT Resolution Number 08-17

**MAKING THE REQUIRED FINDINGS FOR CERTIFYING COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR THE SAMOA PACIFIC GROUP APPLICATION: CASE NUMBERS GPA-02-01, ZR-02-02 ASSESSOR PARCEL NUMBERS 401-021-29 et al.**

**WHEREAS**, Samoa Pacific Group submitted an application and evidence in support of approving the: General Plan Amendment / Local Coastal Plan Amendment and Zone Reclassification, including establishing an Urban Limit Line and a text amendment to the Humboldt Bay Area Plan (HBAP) to add the Natural Resource (NR) land use designation to the Urban Designations in Section 4.10A and to modify the Design Review Combining Zone ("D") to add standards for historical resource protection; and

**WHEREAS**, the project is subject to environmental review pursuant to of the California Environmental Quality Act (CEQA); and

**WHEREAS**, Community Development Services - Planning Division caused the preparation of an Environmental Impact Report, which indicates that the project meets all requirements of the CEQA pursuant to Section 15090; and

**WHEREAS**, the CEQA section 15091(a)(3) requires specific findings for significant effects; and

**NOW, THEREFORE**, be it resolved, determined, and ordered that the County of Humboldt adopts the following findings for the Samoa Town Master Plan:

### 1. IMPACTS AVOIDED OR MITIGATED TO A LEVEL OF INSIGNIFICANCE

The County makes the findings listed below regarding the proposed Samoa Town Master Plan project identified in the Master Environmental Impact Report (MEIR) for the project. The Recirculation Draft 3 MEIR for the project is herein referred to as the Draft MEIR, and the Final MEIR is referred to as the Final MEIR. The County finds that all mitigation measures described in the Draft MEIR will be implemented pursuant to the conditions of approval and the mitigation monitoring programs adopted as part of this project. These mitigation measures were identified and discussed, or are derived directly from measures which were identified and discussed, in the MEIR. The County hereby adopts and incorporates as part of the project all mitigation measures set forth in the Draft MEIR and Final MEIR for the Samoa Town Master Plan.

Impacts mitigated to a level of insignificance and the mitigation required to result in a less than significant impact are identified in Table S.3 of the Draft MEIR (pages S-17 to S-55), which is incorporated here by reference. With the exception of potentially significant impact 4.1.2 (demolition of historic resources with respect to the Fireman's Hall), the County finds that these mitigation measures reduce the identified potentially significant impacts to less than significant.

Impacts which are avoided by the proposed project in comparison to the project alternatives are identified in Table S.4 of the Draft MEIR (pages S-55 to S-59), which is incorporated here by reference.

## 2. OTHER IMPACTS ARE NOT SIGNIFICANT

Other potential impact subject areas are addressed in the MEIR. The County finds that other potential impacts, including those discussed in the MEIR, do not have significant effects on the environment. No mitigation measures are required for these other considerations.

## 3. ALTERNATIVES

The Final MEIR evaluates the potential environmental consequences of a range of alternatives, including the original Samoa Town Master Plan filed with the County in September 2002 and the January 2006 Samoa Town Master Plan which was analyzed in the prior Draft MEIR.

The "no project" alternative is the County General Plan Buildout Alternative. Under this alternative development would occur consistent with the maximum buildout allowed under the existing Humboldt County General Plan. Under this alternative: existing uses would remain as non-conforming; the undeveloped area west of the railroad right-of-way would be developed with uses allowed in the Industrial General zone; the undeveloped area east of the railroad right-of-way would be developed with uses allowed in the Industrial/Coastal Dependent zone; and development densities would be similar to existing industrial uses on the Samoa Peninsula.

The September 2002 and January 2006 Samoa Town Master Plans received consideration in previous drafts of the MEIR, however, these alternative plans were later revised due to considerations related to tsunami risk and the need for additional visitor serving facilities. These revisions resulted in the 2007 Samoa Town Master Plan. The September 2002 and January 2006 Samoa Town Master Plan Alternatives were rejected because they do not adequately address public health and safety due to the siting of primary residential units within an area of potential tsunami runup and because they do not allow for a sufficiently increased amount of visitor serving uses and facilities.

Alternatives that were considered during the scoping process but were screened from further MEIR analysis include the following: Alternatives A, B, C, and the New Samoa Industrial Town Alternative. These alternatives are described in the January 2006 Draft MEIR. In the scoping of the MEIR, these alternatives were considered, but screened from further analysis due to their potential impacts on historic resources, natural resources, multiple access to Highway 255, and incompatibility between designated land uses. Given the potential impacts, these alternatives were found to be not feasible for purposes of the MEIR.

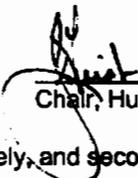
The Proposed Alternative, the 2007 Samoa Town Master Plan, involves the rehabilitation of existing residential and non-residential structures within the plan area that are considered historically significant as well as the development of new single- and multi-family housing units and commercial structures. In addition, the proposed Samoa Town Master Plan designates approximately 35.8 acres of wetlands and dune habitat as Natural Resources lands within the plan area.

There are several environmental benefits associated with the proposed Samoa Town Master Plan. The approximately 35.8 acres of wetland and dune habitat within the plan area are currently designated as Industrial General, which provides significantly less protection than the proposed Natural Resources designation. The proposed Samoa Town Master Plan would maintain the existing New Navy Base Road under-crossing for coastal access and provide additional parking spaces on the west side of New Navy Base Road.

The alternatives identified in the EIR would not result in significantly lesser environmental impacts significantly than the proposed Samoa Town Master Plan; therefore, the Samoa Town Master Plan is considered to be the environmentally superior alternative.

4. STATEMENT OF OVERRIDING CONSIDERATIONS NEEDED

The County finds the project proposed and analyzed in the Final MEIR results in project impacts that cannot be avoided completely or mitigated to a level that is demonstrably less-than-significant and that a Statement of Overriding Considerations is adopted for this project, pursuant to section 15093 of the CEQA Guidelines.

  
\_\_\_\_\_  
Chair, Humboldt County Board of Supervisors

Adopted on motion by Supervisor Neely, and seconded by Supervisor Woolley and the following vote:

AYES: Supervisors: Neely, Woolley, Smith, Rodoni, Geist

NOES: Supervisors:

ABSENT: Supervisors:

STATE OF CALIFORNIA        )  
  ) SS.  
County of Humboldt        )

I, Kathy Hayes, Clerk of the Board of Supervisors of the County of Humboldt, State of California do hereby certify the foregoing to be a full, true, and correct copy of the original made in the above-titled matter by said Board of Supervisors at a meeting held in Eureka, California as the same now appears of record in my office.

In Witness Whereof, I have hereunto set my hand and affixed the Seal of said Board of Supervisors.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

KATHY HAYES  
Clerk of the Board of Supervisors of the County of Humboldt, State of California

By:

  
\_\_\_\_\_  
Nikki Turner

Date: January 26, 2008

Attachment B2

**Statement of Overriding Considerations**

**RESOLUTION OF THE BOARD OF SUPERVISOR  
OF THE COUNTY OF HUMBOLDT  
Resolution Number 08-18**

**MAKING THE REQUIRED FOR CERTIFYING COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS PURSUANT TO SECTION 15093 OF CEQA FOR THE SAMOA PACIFIC GROUP APPLICATION: CASE NUMBERS GPA-02-01, ZR-02-02 ASSESSOR PARCEL NUMBERS 401-021-29 et al.**

**WHEREAS, Samoa Pacific Group** submitted an application and evidence in support of approving the: General Plan Amendment / Local Coastal Plan Amendment and Zone Reclassification, including establishing an Urban Limit Line and a text amendment to the Humboldt Bay Area Plan (HBAP) to add the Natural Resource (NR) land use designation to the Urban Designations in Section 4.10A and to modify the Design Review Combining Zone ("D") to add standards for historical resource protection; and

**WHEREAS, the project is subject to environmental review pursuant to of the California Environmental Quality Act (CEQA); and**

**WHEREAS, Community Development Services - Planning Division** caused the preparation of an Environmental Impact Report (EIR), which indicates that the project meets all requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15090; and

**WHEREAS, the CEQA section 15091(a)(3) requires specific findings for significant effects; and**

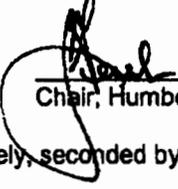
**WHEREAS, the CEQA section 15093(a) requires that a Statement of Overriding Considerations be adopted for significant effects which are identified in the final EIR but are not avoided or substantially lessened, and the Statement of Overriding Considerations shall state in writing the specific reasons to support the action based on the final EIR and/or other information in the record.**

**NOW, THEREFORE, be it resolved, determined, and ordered that:**

1. The Board of Supervisors certifies the EIR in Attachment 5 of the Planning Commission staff report as required by Section 15090 and 15091 of the CEQA Guidelines subject to the adoption of a Statement of Overriding Considerations with regard to the demolition of the Fireman's Hall.
2. The Board of Supervisors finds that specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR with respect to the Fireman's Hall as specified in Attachments 2 and 8 of the Community Development Services - Planning Division staff report.
3. The Board of Supervisors finds that the following evidence in the record supports the statement of overriding considerations:

- a) The Fireman's Hall is one of more than 175 "contributing" structures located in the potential historic district area as identified in the cultural resources survey of the Samoa Townsite. Of these contributing structures, the Fireman's Hall is the only one that has been found to have deteriorated beyond the point where rehabilitation is feasible and is slated for demolition. The building is not occupied and has been closed for considerable period of time for safety considerations. The Samoa Town Master Plan values these historic resources and calls for all other "contributing" structures to be retained and rehabilitated and reused, even when the relocation of buildings is necessary. All work is to be guided by the Secretary of Interior's Standards for rehabilitation. Taken as a whole the Samoa Town Master Plan will have an overall positive impact on preservation of the potential historic district area that is the Samoa Townsite.
- b) Alternatives to demolition, including rehabilitation and relocation of the Fireman's Hall, were considered by the applicant but were found to be infeasible. An analysis of the building by a structural engineer (October 16 2006 Letter from Penfold Engineering) determined that the Fireman's Hall does not have adequate structural integrity to support rehabilitation and re-use. The letter cites severe differential settlement, resulting in significant structural damage. The letter states that the building is unsafe to occupy in this condition. Relocation of the structure would require dismantling and reassembly due to its poor structural condition.
- c) The severely dilapidated condition of the structure makes the cost of rehabilitation substantial. Rehabilitation of the Fireman's Hall in place has been estimated at \$783,900 to \$871,000, equating to a cost of \$180 to 200 per square foot (April 1 2007 letter from Les Charter Danco Chief Estimator to Mike Nelson, Senior Project Manager). These are significantly higher costs than typical rehabilitations, due to the building condition. While superior to removal or relocation, the costs of rehabilitation make the project infeasible for the applicant on economic grounds. The applicant has also offered the building to anyone willing to relocate it for a nominal cost but has received no interest.
- d) Re-use of the structure in the event that it was able to be rehabilitated to a condition allowing its re-occupancy is limited by location. The structure is no longer needed as a space for recreational and social activities for mill employees so a new use must be found. The building site elevation (15-20 foot) would not be suitable for new residential uses as previously proposed because it does not comply with Tsunami Safety Plan mitigations that require 30 foot minimum habitable floor elevations for all permanent residential uses. Consequently, the conversion of the Fireman's Hall into bunkhouse apartments, as proposed in the 2005 Master Plan, is no longer a feasible re-use option. A vertical separation of about 15 feet visually and spatially disconnects the Fireman's Hall from the nearby Samoa Cookhouse further limiting its possible re-use in that commercial context.
- e) Given these constraints, other uses for the site may be found to be superior. The indoor soccer arena proposed in the September 2007 Master Plan is a Commercial Recreational facility that would not be subject to the 30 foot elevation Tsunami Safety Plan requirements. A soccer facility in the proposed location would also be situated close to the elementary school and existing recreational facilities, such as the gymnasium. This location would allow similar recreational uses to be clustered in one area of the Master Plan. Due to the size and parking requirements of the such a facility, there are limited locations where it could be placed.

- f) All feasible mitigation measures, including preparation of a Historic American Building Survey (HABS) Report, photo documentation of the structure before demolition for use in educational collection and archival collection purposes (to HABS standards), and salvage of building elements for appropriate use in other areas of the Master Plan, have been made part of the project.

  
\_\_\_\_\_  
Chair, Humboldt County Board of Supervisors

Adopted on motion by Supervisor Neely, seconded by Supervisor Woolley and the following vote:

AYES: Supervisors: Rodoni, Neely, Geist, Smith, Woolley

NOES: Supervisors:

ABSENT: Supervisors:

STATE OF CALIFORNIA        )  
  ) SS.  
County of Humboldt        )

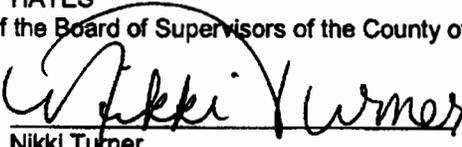
I, Kathy Hayes, Clerk of the Board of Supervisors of the County of Humboldt, State of California do hereby certify the foregoing to be a full, true, and correct copy of the original made in the above-titled matter by said Board of Supervisors at a meeting held in Eureka, California as the same now appears of record in my office.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

In Witness Whereof, I have hereunto set my hand and affixed the Seal of said Board of Supervisors.

KATHY HAYES  
Clerk of the Board of Supervisors of the County of Humboldt, State of California

By:

  
\_\_\_\_\_  
Nikki Turner

Date: February 26, 2008

**ATTACHMENT C1**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF HUMBOLDT  
AMENDING SECTION 311-7 OF THE HUMBOLDT COUNTY CODE  
TO REZONE PROPERTY IN THE SAMOA AREA**

The Board of Supervisors of the County of Humboldt do ordain as follows:

**SECTION 1. ZONE AMENDMENT.** Section 311-7 of the Humboldt County Code is hereby amended for the approximate 171.1-acre parcels, described in Exhibit B (legal description), by designating the boundary lines of the following zones and combining zones (Planned Unit Development (P), Vacation Homes (V), Wetland (W), Archaeological Resource (A) and Design Review (D) combining zones) consistent with the General Plan Amendment (GPA-02-01) that reconfigures the boundary line between the following land use designations. The properties are shown on Humboldt County Zoning Maps D-15, 16 and in Exhibit A (rezone map) and Exhibit C (land use map).

**Zoning**

Parcel	Existing		Proposed	
	Zoning	Acres	Zoning	Acres
<i>West of RR ROW</i> 401-031-46 (por.) 401-031-46 (por.) 401-031-59 (por.) 401-031-60	Industrial General (MG)	<b>131.6</b>	Residential	
			Residential Single Family - RS/D,P	<b>44.5</b>
			Residential Single Family - RS/D,P,V	<b>8.8</b>
			Residential Multi-Family - RM/D/P	<b>3.5</b>
			Business Park - MB/D	<b>19.2</b>
			Commercial General - CG/D	<b>4.56</b>
			Recreation/Conservation	
			Commercial Recreation - CR/D	<b>4.74</b>
Natural Resources - NR/W	<b>34.9</b>			
Public Recreation - PR/D	<b>2.9</b>			
Public Facilities - PF/D	<b>8.5</b>			
<i>East of RR ROW</i> 401-031-38 401-031-46 (por.) 401-031-55 401-031-59 (por.)	Industrial Coastal Dependent/Archaeological Resource Area (MC/A)	<b>40.1</b>	Residential Multi-Family - RM/A,D,P	<b>0.0</b>
			Coastal Dependent Industrial MC/A (to remain)	<b>33.5</b>
			Commercial Recreation - CR/A,D	<b>4.96</b>
			Commercial General - CG/A,D	<b>0.04</b>
			Public Facilities - PF/A,D	<b>1.6</b>
<b>TOTAL</b>		<b>171.7</b>		<b>171.7</b>
<i>West of New Navy Base Road</i> 401-031-44	Natural Resources/ Wetlands, Beach and Dunes (NR/B,W)	<b>27.7</b>	NR/B,W	<b>26.2</b>
			Public Recreation/B,W	<b>1.5</b>

Parcel	Existing		Proposed	
	Land Use	Acres	Land Use	Acres
<i>West of RR ROW</i> 401-031-46 (por.) 401-031-59 (por.) 401-031-60	General Industrial (MG)	<b>131.6</b>	Residential RL RM	<b>53.3</b> <b>3.5</b>
			Business Park - MB	<b>19.2</b>
			Commercial General - CG	<b>4.56</b>
			Recreation/Conservation Commercial Recreation - CR Natural Resources - NR Public Recreation - PR	<b>4.74</b> <b>34.9</b> <b>2.9</b>
			Public Facilities - PF	<b>8.5</b>
			<b>TOTAL</b>	<b>171.7</b>
<i>East of RR ROW</i> 401-031-38 401-031-46 (por.) 401-031-55 401-031-59 (por.)	Industrial Coastal Dependent	<b>40.1</b>	Residential - RM	<b>0.0</b>
			Coastal Dependent Industrial MC (to remain)	<b>33.5</b>
			Commercial Recreation - CR	<b>4.96</b>
			Commercial General - CG	<b>.04</b>
			Public Facility - PF	<b>1.6</b>
<b>TOTAL</b>	<b>171.7</b>		<b>171.7</b>	
<i>West of New Navy Base Road</i> 401-031-44	Natural Resources (NR)	<b>27.7</b>	NR Public Recreation	<b>26.2</b> <b>1.5</b>

SECTION 2. EFFECTIVE DATE. This Ordinance shall become effective thirty (30) days after the date of its passage.

SECTION 3. A Summary of the proposed Ordinance shall be published and a certified copy of the full text of the proposed Ordinance shall be posted in the office of the clerk of the board of supervisors at least five (5) days before the date set for adoption. A summary of the adopted Ordinance shall be published and a certified copy of the adopted Ordinance shall be posted, along with the names of those Supervisors voting for and against the Ordinance, fifteen (15) days after passage [Government Code §25124 (b) (1)]

PASSED, APPROVED AND ADOPTED this \_\_\_ day of \_\_\_\_\_ 2008, on the following vote, to wit:

AYES: Supervisors:

NOES: Supervisors:

ABSENT: Supervisors:

\_\_\_\_\_  
Chair of the Board of Supervisors  
of the County of Humboldt, State  
of California

(SEAL)  
ATTEST:

\_\_\_\_\_  
Kathy Hayes, Clerk to the Board  
of Supervisors of the County of  
Humboldt, State of California

**C2 - EXHIBIT A**

**Map of Property to be Rezoned (ZR-02-02)**



**C3 - EXHIBIT B**

**Property Description of Property to be Rezoned (ZR-02-02)**

**NOTE: Property description is not provided herein and will be provided prior to final Board adoption after Coastal Commission approval.**

**ATTACHMENT C4**

**DRAFT ZONING MAP ORDINANCE SUMMARY**

**SUMMARY OF ORDINANCE**  
(for publication after adoption)

On \_\_\_\_\_ 2008, the Humboldt County Board of Supervisors adopted Ordinance No. \_\_\_\_\_, which amends the zoning of property in the Samoa area as shown on the above map marked Exhibit A, by rezoning, through an immediate rezone, lands in the Samoa area out of General Industrial (MG), Industrial Coastal Dependent/Archaeological Resource Area (MC/A), and Natural Resources/Wetlands, Beach and Dunes (NR/B,W) into Residential Single Family/Design Review, Planned Development - RS/D,P; Residential Single Family/Design Review, Planned Development, Vacation Rental - RS/D,P,V; Residential Multi-Family/Design Review, Planned Development - RM/D/P; Business Park/Design Review - MB/D; Commercial General/Design Review - CG/D; Commercial Recreation/Design Review - CR/D; Natural Resources/Wetlands - NR/W; Public Recreation/Design Review - PR/D; Public Facilities/Design Review - PF/D; Residential Multi-Family/ Archaeological Resource Area, Design Review, Planned Development - RM/A,D,P; Commercial Recreation/ Archaeological Resource Area, Design Review - CR/A,D; Commercial General/ Archaeological Resource Area, Design Review - CG/A,D; Public Facilities/ Archaeological Resource Area, Design Review - PF/A,D; and Public Recreation. The new zones will become effective thirty (30) days after the date of adoption. The names of the Supervisors voting for and against are as follows:

**AYES:** Supervisors:

**NOES:** Supervisors:

**ABSENT:** Supervisors:

A copy of the Ordinance is posted in the office of the Clerk of the Board of Supervisors, 825 Fifth Street, Eureka, California.

**Attachment C5**

**Zoning Text Change Ordinance for Design Review**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF HUMBOLDT AMENDING SECTION 313-19.1, CHAPTER 3, DIVISION 1, TO TITLE III OF THE HUMBOLDT COUNTY CODE HAVING TO DO WITH DESIGN REVIEW IN THE COASTAL ZONE FOR LANDS DESIGNATED "D" ON THE COUNTY ZONING MAPS.**

The Board of Supervisors of the County of Humboldt do ordain as follows:

SECTION 1. Section 313-19.1, Chapter 3, Division 1, to Title III of the Humboldt County Code having to do with Design Review in the Coastal Zone for lands designated "D" on the county zoning maps, is hereby amended as shown in Exhibit A attached (new language being added or amended is underlined).

SECTION 2. EFFECTIVE DATE. This Ordinance shall become effective thirty (30) days after the date of its passage.

SECTION 3. A Summary of the proposed Ordinance shall be published and a certified copy of the full text of the proposed Ordinance shall be posted in the office of the clerk of the board of supervisors at least five (5) days before the date set for adoption. A summary of the adopted Ordinance shall be published and a certified copy of the adopted Ordinance shall be posted, along with the names of those Supervisors voting for and against the Ordinance, fifteen (15) days after passage [Government Code §25124 (b) (1)]

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PASSED, APPROVED AND ADOPTED this \_\_\_ day of \_\_\_\_\_ 2008, on the following vote, to wit:

AYES: Supervisors:

NOES: Supervisors:

ABSENT: Supervisors:

---

Chair of the Board of Supervisors  
of the County of Humboldt, State  
of California

(SEAL)  
ATTEST:

---

Kathy Hayes, Clerk to the Board  
of Supervisors of the County of  
Humboldt, State of California

EXHIBIT A TO ATTACHMENT C5

NOTE: SECTIONS TO BE ADDED TO EXISTING CODE ARE UNDERLINED.

313-19.1 D: DESIGN REVIEW

19.1.1 **Purpose.** The purpose of these regulations is to provide design review for conformance of new development with the policies and standards of the General Plan, and to provide for a design review process where neighborhoods within the same zone district desire to preserve or enhance the area's historical, cultural or scenic values. (Former Section CZ#A314-57(A))

19.1.2 **Applicability.** These regulations shall apply to lands designated "D" on the Zoning Maps. Solar collectors for on site use are exempt from the design review requirement of this section. (Former Section CZ#A314-57(B))

19.1.3 **Special Permit Required.**

19.1.3.1 A Special Permit is required for all development subject to these regulations (Former Section CZ#A314-57(C))

19.1.3.2 The application for the permit shall be accompanied by a fee in the amount established by ordinance or resolution of the Board of Supervisors. (Former Section CZ#A314-57(C); Added by Ord. 1913, 10/30/90)

19.1.4 **Appointment and Composition of the Design Review Committee(s).** The Board of Supervisors may select any person(s) or organization who, in the opinion of the Board, is qualified to serve on the committee. Such person(s) must be devoid of any and all financial interest in the development application under consideration. The representatives of the Design Review Committee(s) shall not exceed five (5) persons. In the absence of any Board of Supervisors' approved representatives, the Director shall be the reviewing authority. (Former Section CZ#A314-57(D))

19.1.4.1 There is hereby created a Samoa Design Review Committee, which shall consist of the following members:

Five members, who shall be appointed by the Board of Supervisors.

These members shall have demonstrated experience in historic preservation or cultural resource land use issues or other qualifications satisfactory to the Board.

The terms of the appointed members shall begin upon Board approval and shall be for five (5) years and may be renewed.

19.1.4.1.1 Authority and Responsibilities of the Samoa Design Review Committee

A. The Samoa Design Review Committee shall:

1. Review applications to alter or demolish all or part of any structure identified as a contributing historic structure in the Samoa Town Master Plan Master Environmental Impact Report.

2. Adopt maximum times for its historic preservation review to be completed, which if exceeded, may be treated as no comment on a project.

B. The SDRC shall, to the extent it deems appropriate, have the authority to:

1. Make recommendations to the Humboldt County Planning Commission for discretionary projects or to the Planning Director for ministerial projects involving contributing historical structures for approval of or conditional approval of projects under review. These recommendations may include restrictions on the use of such property or requirements to retain historical characteristics. These recommendations shall be based on the application of the ***Secretary of the Interior's Standards and Guidelines for ARCHEOLOGY AND HISTORIC PRESERVATION [As Amended and Annotated]*** - [http://www.cr.nps.gov/local-law/arch\\_stnds\\_0.htm](http://www.cr.nps.gov/local-law/arch_stnds_0.htm), Department of Interior's *Standards of Rehabilitation*, latest version, as a basis for evaluating changes to cultural and historic properties, the State of California Historic Building Code, and the Samoa Design Guidelines (Exhibit D).
2. Assist studies or programs designed to identify and evaluate structures, other physical features, sites, and areas which are worthy of preservation.
3. Review projects for development of new structures for consistency with Samoa Design Guidelines and for compatibility with existing contributing historic structures.
4. Inspect and investigate structures, other physical features, sites, and areas which are worthy of preservation.
5. Consider methods other than those described above for encouraging and achieving preservation of worthy structures, other physical features, sites, and areas, including exploring means of financing the restoration or maintenance thereof.
6. Make appropriate recommendations on the general subject of preservation to the Planning Commission, Board of Supervisors, other public and private agencies and bodies, and the general public.

19.1.4.1.2 In the Absence of an appointed Samoa Design Review Committee

A. Historic Assessment Report required: In the absence of an appointed Samoa Design Review Committee, the Director will require a preliminary assessment report (Historic Assessment Study). This report shall be based on a visual examination of the property and historic research conducted by a professional historic resource consultant who then prepares a written report that contains their findings and recommendations. The report will also describe any further actions that might be needed to avoid or lessen development related impacts to any historical resources encountered.

**B. Historic Assessment Study Contents: The historic assessment study should, at the minimum, contain:**

- (1) Evidence of a full background literature search through the local depositories such as Humboldt County Historical Society, Humboldt State University Library, Humboldt County Library, etc.

- (2) A brief description of the project parcel(s) and the expectations of the consultant at the onset of the inventory report;
- (3) A clear description of the methods and results of the field inventory including rationale for surface coverage and a brief discussion of any historic resources encountered. This treatment should be patterned after the **Secretary of the Interior's Standards and Guidelines for ARCHEOLOGY AND HISTORIC PRESERVATION [As Amended and Annotated]** - [http://www.cr.nps.gov/local-law/arch\\_stnds\\_0.htm](http://www.cr.nps.gov/local-law/arch_stnds_0.htm) ;
- (4) A generally accurate map (7.5' USGS topographic, parcel map or engineers map) in a scale sufficient to show the intensity and coverage of the field inventory as well as the location of any resources encountered;
- (5) A description and evaluation of any structures and a determination of whether or not they qualify as historical resources.
- (6) If the resource is historic, provide recommended means to avoid or lessen development related impacts to any historical resources encountered on the parcel(s);
- (7) The names of any local persons consulted during the preparation of the report;
- (8) Statement of Qualifications (education, employment, field experience, previous reports and publications in historic resources). Qualification requirements used shall be the requirements used by the National Park Service, and have been previously published in the Code of Federal Regulations, 36 CFR Part 61.

C. Performance Standard. Applicants should avoid impacts to historical resources where feasible. When this is not feasible, mitigation measures shall be incorporated into the project to lessen the impact of the project on these resources. Mitigation shall be in accordance with the **Secretary of the Interior's Standards and Guidelines for ARCHEOLOGY AND HISTORIC PRESERVATION [As Amended and Annotated]** - [http://www.cr.nps.gov/local-law/arch\\_stnds\\_0.htm](http://www.cr.nps.gov/local-law/arch_stnds_0.htm), Department of Interior's *Standards of Rehabilitation*, latest version, as a basis for evaluating changes to cultural and historic properties, the State of California Historic Building Code, the Samoa Design Guidelines and Appendix K of the State CEQA Guidelines.

D. Process. The recommendations of the Historic Assessment Report will serve as a substitute for recommendations from the Samoa Design Review Committee and will be used to address historic resource impacts in discretionary permit decisions and for CEQA compliance.

19.1.5 **Design Review Standards.** Buildings, sites, structures, signs, landscaping, and similar development will be consistent with the policies of the General Plan and this Division, and the Design Review Committee shall take the following items under consideration in reviewing development plans: (Former Section CZ#A314-57(E))

19.1.5.1 The project is consistent and compatible with applicable elements of the General Plan. (Former Section CZ#A314-57(E)(1))

measures are included in the project design so that it will be subordinate to the character of the surrounding setting; (Former Section CZ#A314-57(E)(1)(a))

19.1.5.1.2 Within designated Coastal View Areas, as mapped, and where views from the public roads to the coast or coastal waterways are of concern, the height, width, and siting of structures, including setbacks from roads and parcel lines will be considered to retain as much of the existing view as possible. Views from public trails, beaches, or public recreation areas into the development site will also be considered. (Former Section CZ#A314-57(E)(1)(b))

19.1.5.1.3 Within Shelter Cove designated Coastal View areas, building heights may be increased one foot (1') for each two feet (2') of total additional side yard that is provided in excess of the required five feet (5') side yards, to a maximum allowable height of twenty-four feet (24'); or, in order to provide an alternate method of providing view corridors, one side yard may be reduced to a minimum of zero feet where: (Former Section CZ#A314-57(E)(1)(C))

19.1.5.1.3.1 The opposite side yard provided equals ten feet (10'); and (Former Section CZ#A314-57(E)(1)(C)(i))

19.1.5.1.3.2 The adjacent property owner along the side yard being reduced agrees to a similar reduction along the common lot line; and (Former Section CZ#A314-57(E)(1)(C)(ii))

19.1.5.1.3.3 The adjacent dwellings can meet building and energy code requirements for structures which are separated by less than ten feet (10'). (Former Section CZ#A314-57(E)(1)(C)(iii))

19.1.5.2 Protection of natural land forms through minimizing alterations caused by cutting, filling, grading or clearing, except to comply with fire hazard reduction laws. (Former Section CZ#A314-57(E)(2); Amended by Ord. 1913, 10/30/90)

19.1.5.3 Exterior lighting that will be compatible with the surrounding setting and will not be directed beyond the boundaries of the parcel. (Former Section CZ#A314-57(E)(3))

19.1.5.4 Screening or softening the visual impact of new development through the use of vegetative plantings. If appropriate, species common to the area should be used. Known fire resistive plants should be considered where appropriate. (Former Section CZ#A314-57(E)(4); Amended by Ord. 1913, 10/30/90)

19.1.5.5 Where feasible, new utilities should be underground. When above-ground facilities are the only feasible alternative, they should be sited as unobtrusively as possible. (Former Section CZ#A314-57(E)(5))

19.1.5.6 Setbacks from roads and property lines are appropriate to protect the scenic and visual qualities of the site and area. (Former Section CZ#A314-57(E)(6))

19.1.5.7 Off-premises signs, which are needed to direct visitors to permitted commercial recreation areas should be attractively designed in keeping with the surrounding setting and clustered at appropriate locations. (Former Section CZ#A314-57(E)(7))

19.1.6 **Restrictions Applicable Within Designated Coastal View Areas.** Within Coastal View Areas, as designated by the General Plan, new off-site signs are prohibited. (Former Section CZ#A314-57(F))

19.1.7 **Required Findings for Designated Coastal Scenic and Coastal View Areas.** A Coastal Development Permit for development located within a designated Coastal Scenic or Coastal View Area shall only be approved if the applicable Resource Protection Impact Findings of Chapter 2, Procedures, Supplemental Findings, are made. (Former Section CZ#A314-57(G))

19.1.8 **Additional Standards Applicable to Shelter Cove Portions of South Coast Area Plan.** (Former Section CZ#A314-57(H); Added by Ord. 1913, 10/30/90)

19.1.8.1 Building Structural Design Standards:

19.1.8.1.1 Residences must be constructed to a minimum width of twenty feet (20') at the narrowest point, as measured from exterior wall to exterior wall, to be compatible with existing residences. (Former Section CZ#A314-57(H)(1)(a); Added by Ord. 10/30/90)

19.1.8.1.2 Foundations must be designed to meet the Uniform Building Code requirements of seismic zone IV. All structures that require a building permit, including but not limited to manufactured homes, shall be attached to continuous perimeter foundations meeting the seismic zone IV standards. Engineered pole structures where a continuous perimeter foundation is not feasible due to slopes or site conditions shall be exempt from this provision. (Former Section CZ#A314-57(H)(1)(b); Added by Ord. 1913, 10/30/90)

19.1.8.1.3 A minimum roof overhang of twelve inches (12") (not including rain gutters) must be provided on all residences. This overhang is to be an integral part of the structure. Gable ends may be excluded when approved as part of the design review process. (Former Section CZ#A314-57(H)(1)(c); Added by Ord. 1913, 10/30/90)

19.1.8.1.4 Exterior walls and roofing materials of unfinished metal or galvanized metal are prohibited. The exterior finish of any metal material must have a manufacturer's warranty certifying a minimum life of fifteen years (15yr). Flammable roofing material such as wood shakes or shingles are not recommended. (Former Section CZ#A314-57(H)(1)(d); Added by Ord. 1913, 10/30/90)

**19.1.9 Additional Standards Applicable to Samoa Portions of Humboldt Bay Area Plan.**

**19.1.9.1 Standards for Alterations and Demolitions**

**19.1.9.1.1 No contributing structure shall be demolished unless the County makes one of the following findings, following notice and hearings to the extent required under existing regulations.**

19.1.9.1.1.1 The property is unsafe or a hazard to the public as a result of an unforeseen event such as a fire or earthquake; or

19.1.9.1.1.2 Taking into account the potential value to the owner of the property of all available County accommodations and incentives (including without limitation transferable development rights, zoning ordinance modifications, alternative building code standards or provisions, loans, grants, reimbursements and tax reductions) either:

(a) The current or most recent use of the property is not permitted under the current planning code (except as a nonconforming use) and adaptive reuse is not economically feasible;

(b) The adverse impact on the owner of the property is unreasonably large in comparison to the public benefit from denying demolition; or

(c) Denying permission to demolish would result in a taking or would violate state or federal law; or

19.1.9.1.1.3 Demolition must be allowed pursuant to the State Housing Law (Cal. Health and Safety Code Sections 17900 et seq.) or other applicable state or federal law.

19.1.9.1.2 Conditions may be imposed on demolition to the extent authorized by any other applicable law or this chapter including without limitation the following:

a. Documentation may be required of any structure to be demolished and/or for the property;

b. Historic Preservation Review and Planning Commission approval may be required for any subsequent development of the property;

c. Demolition may be delayed for up to 90 days to allow time to identify a prospective buyer for the property, to identify a third party interested in relocating the affected structure or to allow the County to determine whether to begin eminent domain procedures, and for up to an additional 90 days to allow completion of the purchase or relocation or commencement of a judicial condemnation acting, if, within the initial 90 days a buyer or third party is identified of the County determines to begin eminent domain procedures. In the case of purchase or relocation by a third party, demolition may be denied where a third party is willing and able to purchase the property or relocate the structure within the time established by this subdivision is identified and makes a bona fide offer to purchase the property or structure at fair market value, as determined by appraisal.

d. With respect to demolition of a structure within the Samoa town site, the County shall take into account the importance of an affected structure to the integrity of other existing historic resources, and may: limit the size of new development to that of the existing structure; require that the scale of new development be harmonious with other structures which contribute to historic character; require retention or reconstruction of one or more facades; and/or require that any replacement structure be of like kind or quality to the demolished structure and contribute to the integrity of the existing historic structure.

19.1.9.1.3 No contributing historic structure shall be altered unless the alteration is approved by the County pursuant to this chapter. The Samoa Design

Review Committee shall follow the Secretary of the Interior's Standards and Guidelines for ARCHEOLOGY AND HISTORIC PRESERVATION [As Amended and Annotated] - [http://www.cr.nps.gov/local-law/arch\\_stnds\\_0.htm](http://www.cr.nps.gov/local-law/arch_stnds_0.htm), Department of Interior's Standards of Rehabilitation, latest version, as a basis for evaluating changes to cultural and historic properties, the State of California Historic Building Code, and the Samoa Design Guidelines (Exhibit D) for alterations and review of alteration applications, applicable specifically to designated properties. Except to the extent such guidelines provide differently, a proposed alteration shall be considered in light of its effect on the existing character of the affected structure as it relates to the streetscape.

**ATTACHMENT C6**

**DRAFT ZONING TEXT CHANGE ORDINANCE SUMMARY**

**SUMMARY OF ORDINANCE**  
(For publication after adoption)

On \_\_\_\_\_ 2008, the Humboldt County Board of Supervisors adopted Ordinance No. \_\_\_\_\_, which amends the portions of the zoning dealing with Design Review. Section 313-19.1, Chapter 3, Division 1, to Title III of the Humboldt County code having to do with design review in the coastal zone for lands designated "D" on the county zoning maps is amended to create a Samoa Design Review Committee, add a process for review of historic structures, and add additional standards applicable to Samoa portions of the Humboldt Bay Area Plan. The zone text amendments will become effective thirty (30) days after the date of adoption. The names of the Supervisors voting for and against are as follows:

AYES: Supervisors:

NOES: Supervisors:

ABSENT: Supervisors:

A copy of the Ordinance is posted in the office of the Clerk of the Board of Supervisors, 825 Fifth Street, Eureka, California.

# Attachment D

## BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings; Meeting on February 26, 2008

### Resolution No. 08-19

**Resolution of the Board of Supervisors of the County of Humboldt making the required findings for certifying compliance with the California Environmental Quality Act and directing Planning staff to submit to the California Coastal Commission the proposed Samoa Pacific Group amendment to the Local Coastal Program for review and certification**

**WHEREAS**, on September 10, 2002, the Board of Supervisors approved a General Plan Petition to amend the Humboldt Bay Area Plan for the purpose of implementing the Samoa Town Master Plan; and

**WHEREAS**, the County Planning Division reviewed the submitted applications and evidence and has referred the application and evidence to involved reviewing agencies for site inspections, comments and recommendations; and

**WHEREAS**, the County Planning Division caused the preparation of Draft and Final Master Environmental Impact Reports for the plan amendment package pursuant to the requirements of the California Environmental Quality Act (CEQA); and

**WHEREAS**, the County Planning Division prepared, posted for public review, and filed with the Planning Commission reports with evidence, findings, and conclusions showing that evidence does exist in support of making the required findings for approving the General Plan Amendment/Zone Reclassification/Urban Limit Line Extension (Case Nos.: GPA-02-01/ZR-02-02); and

**WHEREAS**, the Planning Commission reviewed and considered said reports and other written evidence and testimony presented to the Commission; and

**WHEREAS**, on January 9, 2008, the Planning Commission adopted Resolution No. \_\_\_\_\_ recommending the Board of Supervisors approve the General Plan Amendment/Zone Reclassification/Urban Limit Line Extension application for the Samoa Pacific Group to facilitate implementation of the Samoa Master Plan; and

**NOW, THEREFORE**, be it resolved, determined, and ordered by the Humboldt County Board of Supervisors that the following findings regarding the Samoa Pacific Group amendment be hereby made:

1. The Board of Supervisors certifies the proposed Final Master Environmental Impact Report as required by Section 15090 of the CEQA Guidelines, and finds 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 judgement and analysis.
2. The Plan amendment is in the public interest because the Samoa Town Master Plan as implemented through the various land use and zoning changes builds upon the historical and beneficial aspects of the existing town site. The Master Plan essentially proposes an adaptive reuse of the former lumber storage and processing areas to provide a diverse mix of land uses: residential, commercial, light industrial/business park and public while protecting environmentally sensitive areas and resources. The stabilization of this former mill townsite and preservation of existing housing

opportunities and the area's historic character as depicted in the Samoa Town Master Plan are in the public interest. Moreover, the addition of visitor serving commercial facilities, preservation and revitalization of the Samoa Block and provision for new business development in Business Park will retain existing jobs and foster new employment opportunities. The change will also promote a jobs and housing balance and provide a livable residential environment, by providing a mixture of housing types served by parks, roads and trails.

3. The Plan amendment is necessary because base information and physical conditions have changed; i.e.
  - Since the adoption of the Humboldt Bay Area Plan in 1982, there has been a general decline in logging and forestry related uses of the town site.
  - The subject parcels have changed ownership from industrial timber concerns to private commercial and residential development interests and represents an opportunity for significant economic redevelopment.
  - The current plan and zone boundaries are not consistent with existing residential, commercial and community uses within the town site.

**NOW, THEREFORE,** be it further resolved that the following findings regarding the Samoa Pacific Group Zone Reclassification be hereby made:

1. The Zone Reclassification is consistent with the comprehensive view of the Plan in that it is consistent with policies that
2. The Zone Reclassification is in the public interest because it more accurately designates lands based on existing uses and would allow for new uses in some areas necessary for the economic revitalization of the existing community.
3. Based on the evidence presented in the Final Environmental Impact Report included in the staff report, changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the final EIR.

**NOW THEREFORE BE IT RESOLVED** that this Board of Supervisors hereby finds that the proposed Local Coastal Plan Amendment and the proposed zoning ordinance amendments have been prepared in accordance with the California Public Resources Code, Division 20, California Coastal Act of 1976, as amended, and is consistent with the provisions of said Act.

**BE IT FURTHER RESOLVED** that this Board of Supervisors hereby intends to carry out the Local Coastal Program in a manner fully consistent with the California Coastal Act.

**BE IT FURTHER RESOLVED** that this Board of Supervisors hereby provides notice to the California Coastal Commission and its staff that the proposed Local Coastal Plan Amendment and zoning ordinance amendments shall not take effect unless and until they are formally adopted by the Board of Supervisors after Coastal Commission approval.

**BE IT FURTHER RESOLVED** that this Board of Supervisors hereby directs Planning staff to submit the approved coastal plan and zoning ordinance amendments to the California Coastal Commission for their review and certification.

  
\_\_\_\_\_  
Chair, Humboldt County Board of Supervisors

Adopted on motion by Supervisor Neely, seconded by Supervisor Woolley and the following vote:

AYES:	Supervisors:	Rodoni, Neely, Geist, Woolley, Smith
NOES:	Supervisors:	None
ABSENT:	Supervisors:	None

STATE OF CALIFORNIA

County of Humboldt

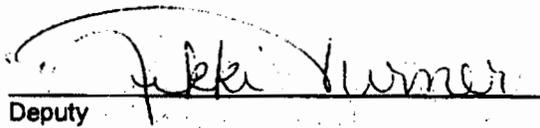
)  
) SS.  
)

I, Kathy Hayes, Clerk of the Board of Supervisors of the County of Humboldt, State of California do hereby certify the foregoing to be a full, true, and correct copy of the original made in the above-titled matter by said Board of Supervisors at a meeting held in Eureka, California as the same now appears of record in my office.

In Witness Whereof, I have hereunto set my hand and affixed the Seal of said Board of Supervisors.

Kathy Hayes  
Clerk of the Board of Supervisors of the County of Humboldt, State of California

By:

  
Deputy

Date:

February 26, 2008

**ATTACHMENT E**

**PLANNING COMMISSION RESOLUTION AND  
CERTIFIED COPY OF PORTION OF PROCEEDINGS**

*Included with LCP application*

**ATTACHMENT F**  
**COPY OF PLANNING COMMISSION**  
**STAFF REPORT FOR JANUARY 9, 2008**

*Included with LCP application*

**ATTACHMENT G**

**SUPPLEMENTALS TO THE PLANNING COMMISSION STAFF REPORT**

*Included with LCP application.*

**Attachment H**

**Draft Master Environmental Impact Reports  
(provided under separate cover)**

*Included with LCP application.*

**Attachment I**

**Proposed Final Master Environmental Impact Report  
(provided under separate cover)**

*Included with LCP application.*

**BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA**  
Certified Copy of Portion of Proceedings, Meeting of Tuesday, February 26, 2008

**SUBJECT:** Samoa Town Master Plan General Plan Amendment (Local Coastal Plan Amendment)/Zone Reclassification/Urban Limit Line Extension

**ACTION:** Close the public hearing and adopt staff recommendations #3 through #12 in the staff report, redacting applicable/appropriate portions of the cultural resource report from the final EIR.

Adopted on motion by Supervisor Neely and seconded by Supervisor Rodoni and the following vote:

**AYES:** Supervisors: Geist, Smith, Rodoni, Neely, Woolley  
**NAYS:** None  
**ABSENT:** None  
**ABSTAIN:** None

STATE OF CALIFORNIA )  
County of Humboldt )

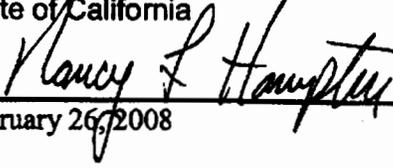
s.s.

I, Nancy Hampton, Acting Deputy Clerk of the Board of Supervisors, County of Humboldt, State of California, do hereby certify the foregoing to be a full, true, and correct copy of the original made in the above-entitled matter by said Board of Supervisors at a meeting held in Eureka, California as the same now appears of record in my Office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of said Board of Supervisors.

NANCY HAMPTON

Deputy Clerk of the Board of Supervisors of the County of Humboldt, State of California

  
February 26, 2008

(I-1)

North Coast Journal Inc.  
 145 G Street, Suite A  
 Arcata, Calif. 95521  
 (707) 826-2000

This space is for the County Clerk's Filing Stamp

RECEIVED  
 BOARD OF SUPERVISORS

FEB 25 2008  
 AM 7, 8, 9, 10, 11, 12, 1, 2, 3, 4, 5, 6 PM

**PROOF OF PUBLICATION  
 (2015.5 C.C.P.)**

STATE OF CALIFORNIA } SS  
 County of Humboldt

I am a citizen of the United States and a resident of the County aforesaid. I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the publisher of the North Coast Journal, a newspaper of general circulation, printed and published weekly in the County of Humboldt, and which newspaper has been adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of Humboldt, State of California, under the date of Feb. 16, 2000, Case Number CV000010. That the notice of which the annexed is a printed copy (set in a type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

2/7, 2/14, 2/21  
 all in the year  
 2008

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Arcata, California,

*Carmen England 2-21-08*  
 Signature

**PUBLIC HEARING  
 BEFORE THE BOARD OF  
 SUPERVISORS OF THE  
 COUNTY OF HUMBOLDT**

On Tuesday, February 26, 2008 at 1:30 p.m., or as soon thereafter as the matter can be heard, the Humboldt County Board of Supervisors will hold a public hearing in the Board of Supervisors' Chamber, Humboldt County Courthouse, Eureka, California, to consider the matter listed below. Further information regarding the proposed project may be obtained from the Planning Division of the Humboldt County Community Development Services Department at 3015 H Street, Eureka, California 95501, telephone: (707) 445-7541 (Monday-Friday, 8:30 a.m. to 5:00 p.m.) Contact Person: Michael E. Wheeler, Senior Planner.

**Project Name: Samoa Town  
 Master Plan**

**Project Description:** A General Plan Amendment & Zone Reclassification application, Case Nos. GPA-02-01 & ZR-02-02; SAMOA PACIFIC GROUP, applicant; File Nos. APN 401-021-29, 401-031-38, 401-031-39, 401-031-45, 401-031-46, 401-031-55, 401-031-59, 401-031-63 & 401-031-64; Samoa area. A General Plan Amendment (Local Coastal Plan Amendment), Zone Reclassification, Urban Limit Line extension, and interpretation of environmentally sensitive habitat areas (ESHA) for six (6) parcels making up the Samoa town site and encompassing approximately 1717 acres. The parcels are to be part of large scale community development

and revitalizing project to be carried under the Samoa Town Master Plan developed by the Samoa Pacific Group. Additional permits required for the phased implementation of the Master Plan include: Coastal Development Permits, Conditional Use Permits, Special Permits, Final Map Subdivisions, and Planned Unit Developments. The purpose of the proposed General Plan Amendment, Local Coastal Plan Amendment, and Zone Reclassification is to facilitate the implementation of the Master Plan and involves changing the land use designations consistent with the Plan. The project area is located in the Coastal Zone. In order to proceed with the project, the Department determined that a Local Coastal Plan (LCP) Amendment is required to ensure consistency with the General Plan. The LCP Amendment would add the land use designation of Business Park (MB) and Natural Resources (NR) within the proposed Samoa urban limit line and would further specify requirements for development within tsunami run-up areas. The Community Development Department (CDS), Planning Division required that an Environmental Impact Report be prepared pursuant to the California Environmental Quality Act (CEQA). THE PROJECT SITE IS LOCATED IN HUMBOLDT COUNTY, 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 THE PROPERTIES KNOWN AS 920 AND 931 VANCE ROAD AND OTHER PROPERTIES AT THE SAMOA TOWN SITE INCLUDED IN ASSESSOR PARCEL NUMBERS 401-021-29, 401-031-38, 401-031-45, 401-031-46, 401-031-55, 401-031-59, 401-031-63. NOTE: The Humboldt County Board of Supervisors intends to

- certify to Impact Report and adopted. Consideration of this project located within. Significant anticipated as per Section 1506. Master Plan would historic resources the only remain in Humboldt County. ter Plan includes most potential resources to a level; however, th from demolition (Fireman's Hall) re and unavoidable mitigation. Other effects identified listed below. These mitigated to a level. See pages of the draft MEIR for discussion of these and mitigation measures.
- Aesthetic/Visual
  - Agricultural Land
  - Air Quality
  - Archeological / Historical
  - Coastal Zone
  - Drainage/Absorption
  - Economic/Jobs
  - Fiscal
  - Flood Plain/Flood
  - Forest Land/Fire
  - Geologic/Seismic
  - Minerals
  - Noise
  - Population/Housing
  - Public Service/Facilities
  - Recreation/Parks

**PROOF OF PUBLICATION**



**PROOF OF PUBLICATION  
(2015.5 C.C.P.)**

This space is for the  
County Clerk's Filing Stamp

STATE OF CALIFORNIA  
County of Humboldt

**RECEIVED**  
BOARD OF SUPERVISOR:

OCT 22 2009  
AM 7 8 9 10 11 12 1 2 3 4 5 6 PM

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-mentioned matter. I am the principal clerk of the printer of THE TIMES-STANDARD, a newspaper of general circulation, printed and published daily in the City of Eureka, County of Humboldt, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Humboldt, State of California, under the date of June 15, 1967, Consolidated Case Numbers 27009 and 27010; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit,

October 21  
All in the year 2009

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Eureka, California,  
This 21st day of October, 2009

Signature

Thelma McFarland

**Proof of Publication of  
PUBLIC NOTICE**

**PRE-ADOPTION  
SUMMARY OF  
ORDINANCE**

On October 27, 2009, at its regularly scheduled Board meeting, the Humboldt County Board of Supervisors will consider adopting a proposed ordinance which will amend the zoning of property in the Samoa area as shown on the above map marked Exhibit A,

by rezoning through an immediate rezone, lands in the Samoa area out of General Industrial (MG), Industrial Coastal Dependent/Archaeological Resource Area (MC/A), and Natural Resources/Wetlands, Beach and Dunes (NRB/W) into Residential Single Family/Design Review, Planned Development RS/D,P; Residential Single Family/Design Review, Planned Development, Vacation Rental - RS/D,P,V; Residential Multi-Family/Design Review, Planned Development Business Park/Design Review - MB/D; Commercial General/Design Review - CG/D; Commercial Recreation/Design Review - CR/D; Natural Resources/Wetlands - NRW; Public Recreation/Design Review - PR/D; Public Facility

Use/Design Review - PF/D; Residential Multi-Family/Archaeological Resource Area, Design Review, Planned Development - RM/A,D,P; Commercial Recreation/Archaeological Resource Area, Design Review - CR/A,D; Commercial General/Archaeological Resource Area, Design Review - CG/A,D; Public Facilities/Archaeological Resource Area, Design Review - PF/A,D; and Public Recreation. If the Ordinance is adopted, the new zones will become effective thirty (30) days immediately after the date of its passage of completion of review and approval by the California Coastal Commission.

A copy of the proposed ordinance is posted in the office of the Clerk of the Board of Supervisors, 825 Fifth Street, Eureka, California.

Natal Turner  
Deputy Clerk of the Board  
Humboldt County  
Board of Supervisors  
10/21

**EXHIBIT NO. 3**

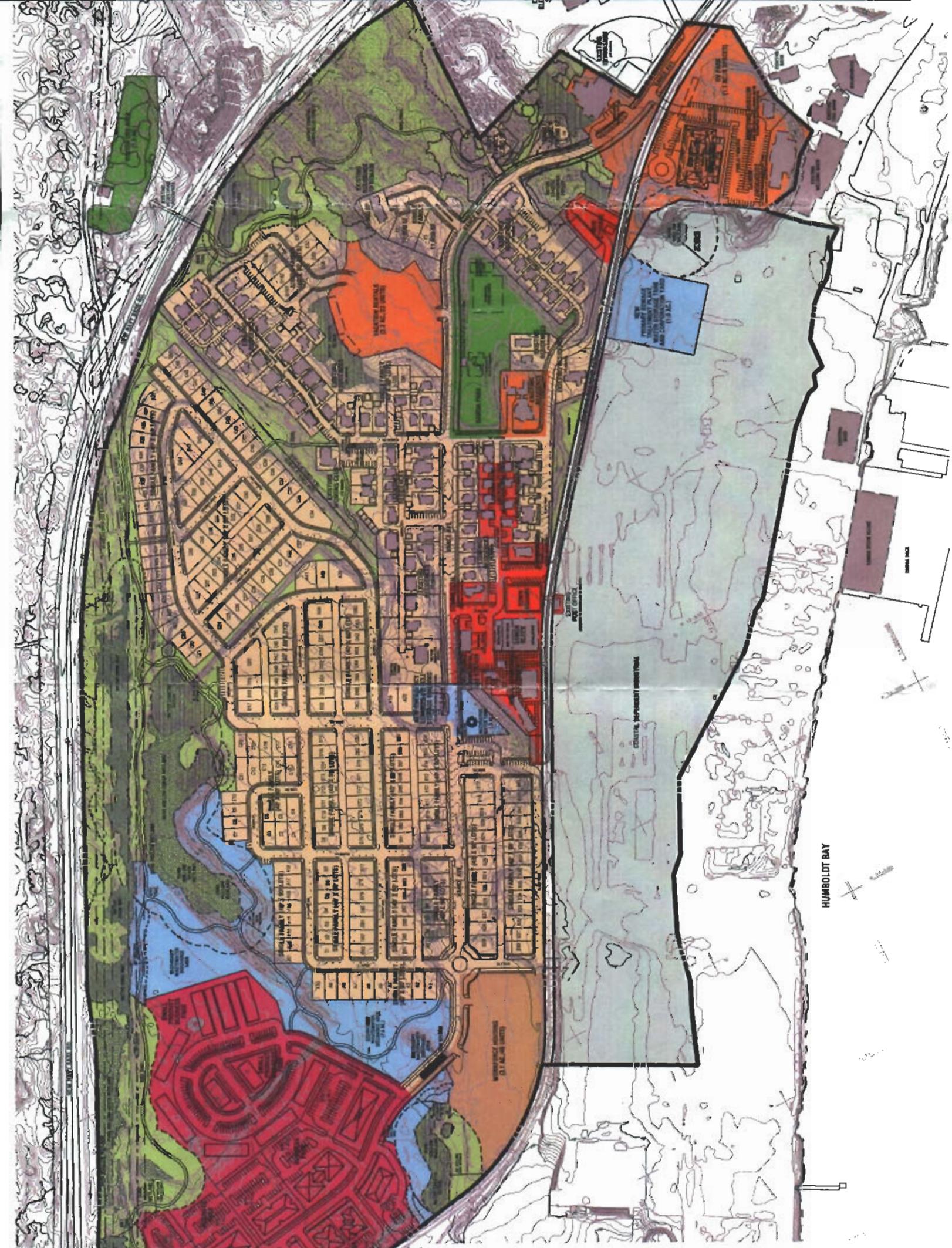
**APPLICATION NO. HUM-MAJ-1-08**

HUMBOLDT COUNTY LCP AMENDMENT

(SAMOA TOWN PLAN)

PREVIOUS LAND USE PLAN & COASTAL  
ZONING MAP COMPONENTS SUBMITTED

4/23/08, REPLACED AS REFLECTED IN  
MAPS CONTAINED IN EXHIBIT 2 (1 of 3)



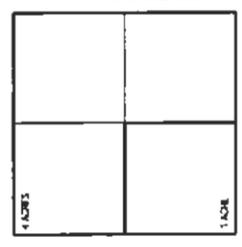
Land Use Plan  
**Samoa Town Master Plan**  
 Samoa, Humboldt County, California

2 of 3

**Legend**

- RL Residential Low Density (53.3 ac.)
- RM Residential Medium Density (3.5 ac.)
- MC Industrial Coastal Dependent (33.5 ac.)
- CR Commercial Recreation (9.7 ac.)
- PF Public Facilities (10.1 ac.)
- CG Commercial General (4.6 ac.)
- MB Business Park (19.2 ac.)
- NR Natural Resources (34.9 ac.)
- PR Public Recreation (4.4 ac.)

NOTE:  
 1.5 ACRES OF PUBLIC RECREATION TOTAL IS FROM VISITOR USE AREA LOCATED  
 OUTSIDE OF PROJECT AREA

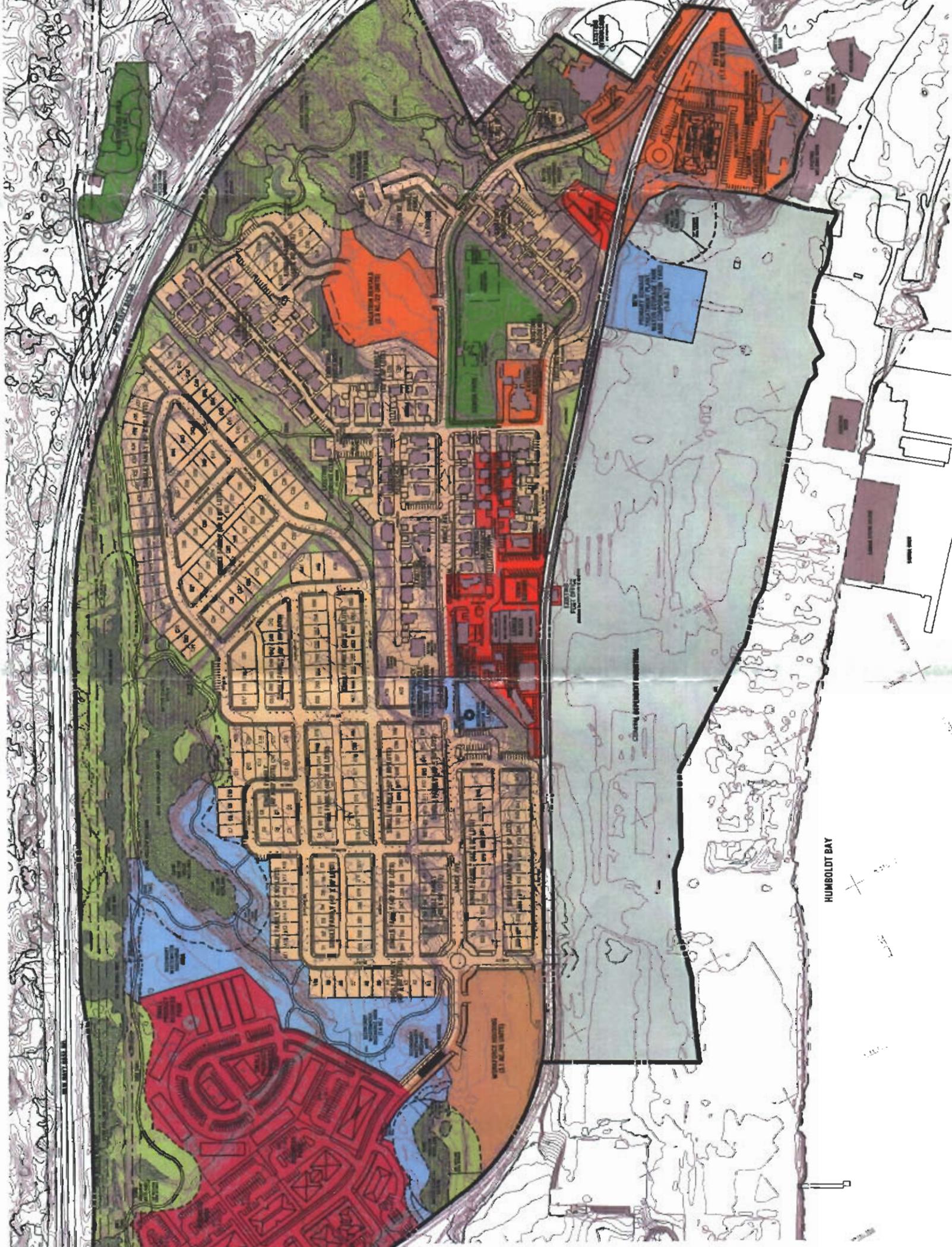


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# Zoning Plan

## Samoa Town Master Plan

Samoa, Humboldt County, California



### Legend

- RS Residential Single Family (53.3 ac.)
- RM Residential Multi Family (3.5 ac.)
- MC Industrial Coastal Dependent (33.5 ac.)
- CR Commercial Recreation (9.7 ac.)
- PF Public Facilities (10.1 ac.)
- CG Commercial General (4.6 ac.)
- MB Business Park (19.2 ac.)
- NR Natural Resources (34.9 ac.)
- PR Public Recreation (4.4 ac.)

NOTE:  
1.5 ACRES OF PUBLIC RECREATION TOTAL IS FROM VISITOR USE AREA LOCATED OUTSIDE OF PROJECT AREA

