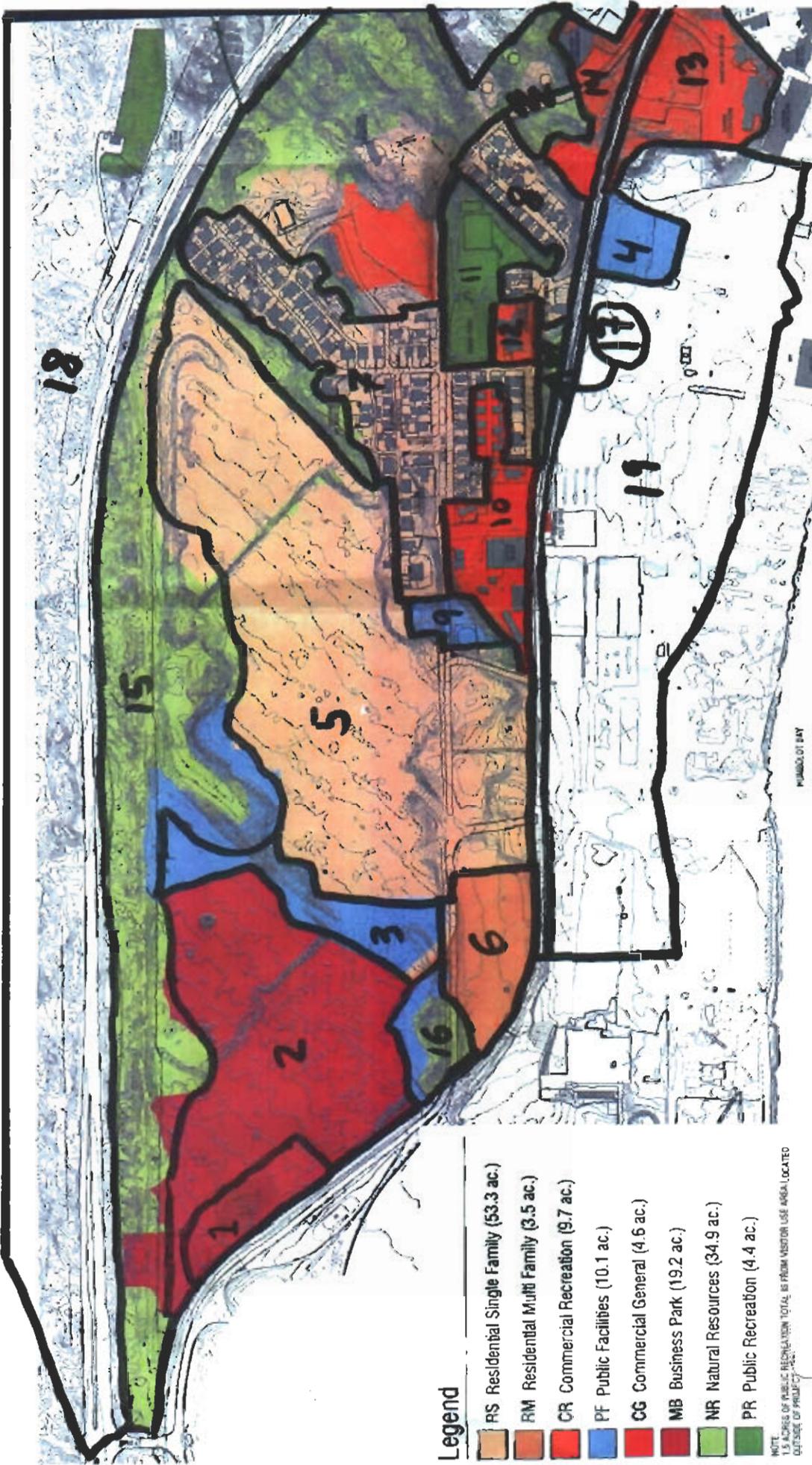


THE BOUNDARIES
CONTINUE OFF SHEET

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.)
- 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

2-19 STMP - MAP - PARCEL NUMBERS

EXHIBIT NO. 1A
APPLICATION NO.
HUM-MAJ-01-08 - HUMBOLDT COUNTY LCP AMENDMENT (SAMOA)
STMP - MAP PARCELS (1 of 3)

STMP-MAP PARCEL DESCRIPTIONS

STMP-MAP-1= Arcata Community Recycling Center

STMP-MAP-2 = Business Park

STMP-MAP-3 = Waste Water Treatment Area A (Adjacent to Business Park)
[The blue area south of Vance Avenue is included in STMP-MAP-16 because it is not needed for treatment facilities according to developer, and the area is a wetland buffer]

STMP-MAP-4 = Waste Water Treatment Area B (Treatment plant site east of RR tracks)

STMP-MAP-5 = New Residential Low Density

STMP-MAP-6 = New Residential Medium Density Area

STMP-MAP-7 = Old Town Residential Area A (Existing residential area south and west of Samoa Park)
[This area does not include the portion of the tan area on the County's LUP map north and west of STMP-MAP-11 which shall instead become part of STMP-MAP-15]

STMP-MAP-8 = Old Town Residential Area B (Existing residential area north and east of Samoa Park)

STMP-MAP-9 = Emergency Services Area

STMP-MAP-10 = Old Town Commercial Area

STMP-MAP-11 = Samoa Park

STMP-MAP-12 = Samoa Mansion Area

STMP-MAP-13 = Historic Samoa Visitor Accommodations Area A (Samoa Cookhouse Area)

STMP-MAP-14 = Historic Samoa Visitor Accommodations Area B

STMP-MAP-15 = Natural Resources Area A (ESHA/Wildlife Corridor)

STMP-MAP-16= Natural Resources Area B (ESHA Area East of Business Park)

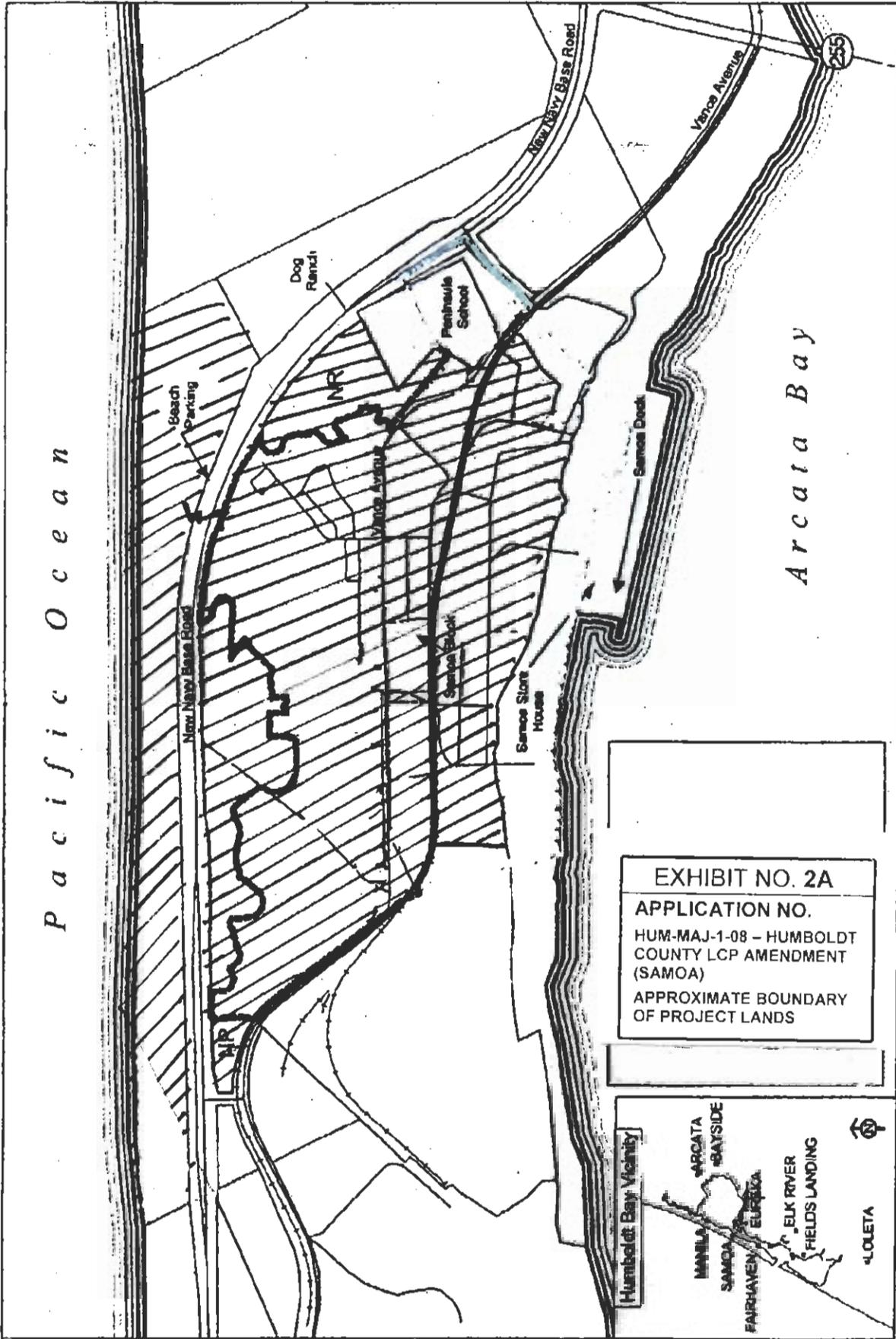
STMP-MAP-17= Natural Resources Area C (ESHA Area East of Historic Town)

STMP-MAP-18 = Dune Recreation Area

STMP-MAP-19 = Coastal Dependent Industrial

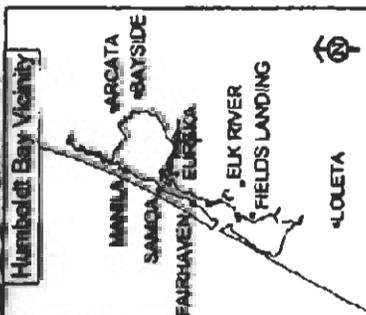
[NOTE: This area is the portion of the town ownership east of the RR (not including STMP-MAP-4 and STMP-MAP-13 that is already zoned as CDI. Note that it will include the post office site which will be called a legal non-conforming use]

Pacific Ocean



Arcaia Bay

EXHIBIT NO. 2A
APPLICATION NO.
 HUM-MAJ-1-08 - HUMBOLDT
 COUNTY LCP AMENDMENT
 (SAMOA)
 APPROXIMATE BOUNDARY
 OF PROJECT LANDS



Map Compiled by PlanWest Partners
 Date: May 19, 2005
PLANWEST
 PARTNERS

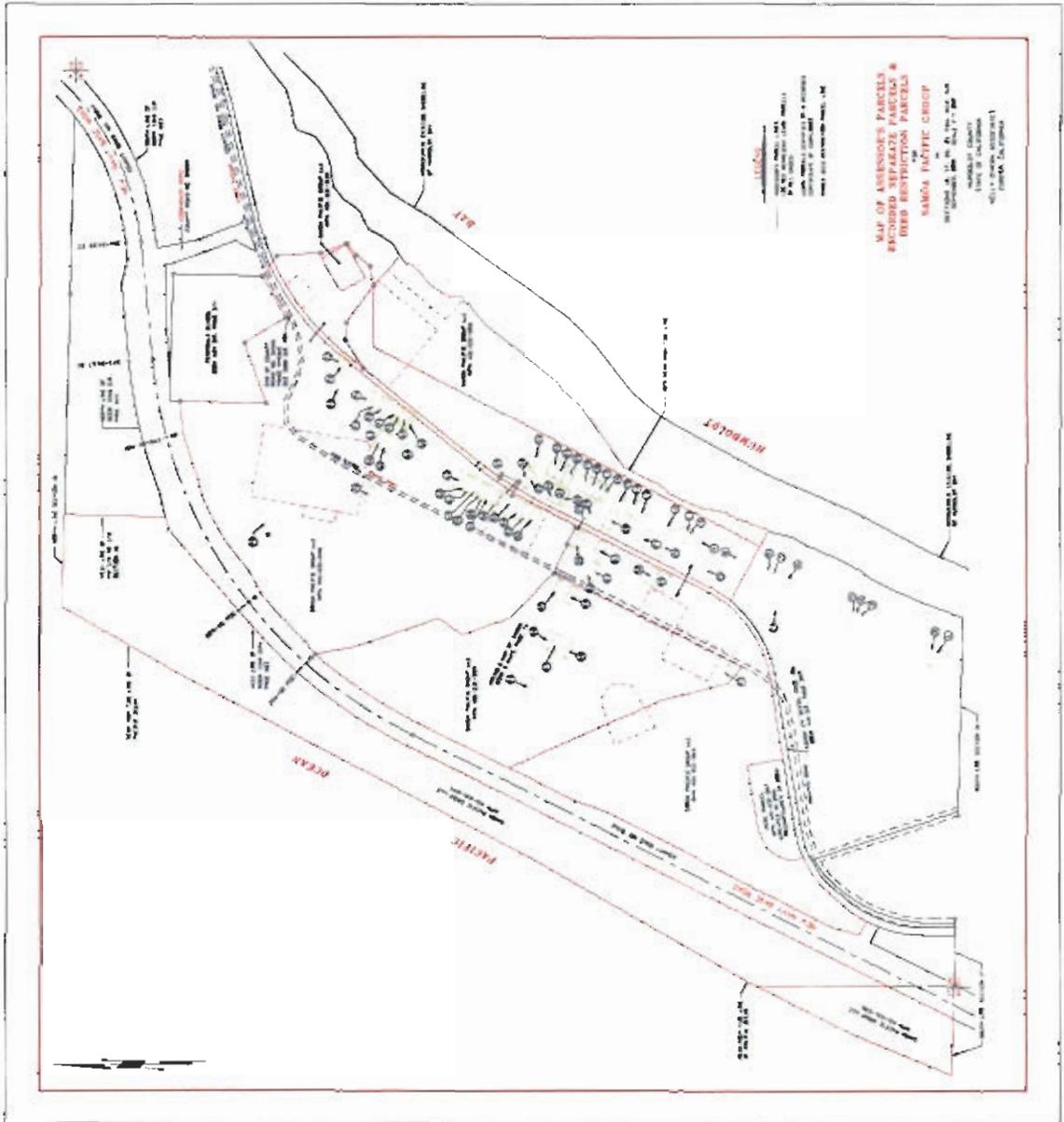


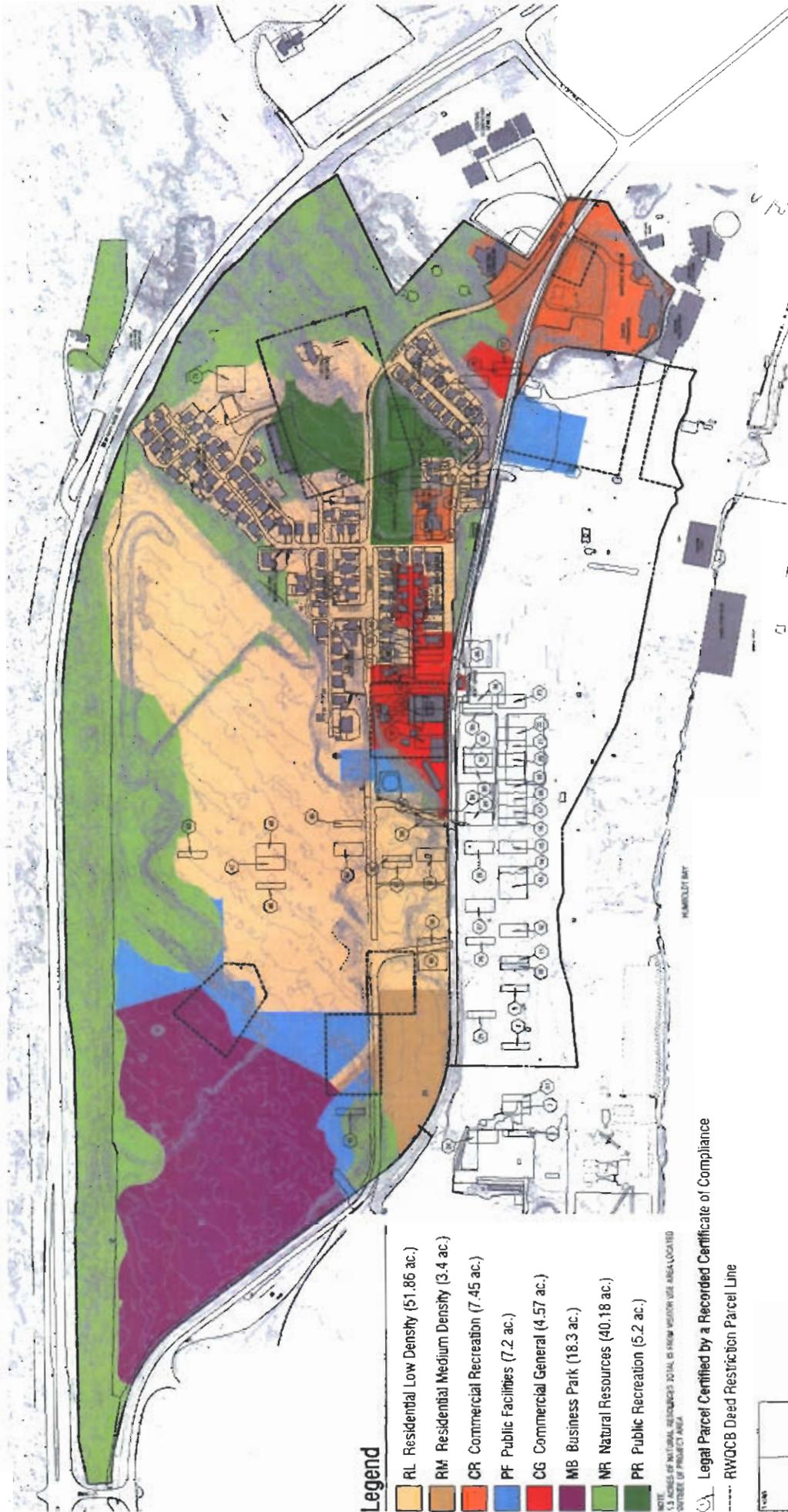
 Roads
 Urban Limit Boundary
 Parcel Boundaries
 NW Pacific Railroad

EXHIBIT NO. 3A

APPLICATION NO.
 HUM-MAJ-1-08 – HUMBOLDT
 COUNTY LCP AMENDMENT
 (SAMOA)

**APN, CERTIFICATE LOTS &
 DEED RESTRICTED AREAS**
 (1 of 2)





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

Legend

- RL Residential Low Density (51.86 ac.)
- RM Residential Medium Density (3.4 ac.)
- CR Commercial Recreation (7.45 ac.)
- PF Public Facilities (7.2 ac.)
- CG Commercial General (4.57 ac.)
- MB Business Park (18.3 ac.)
- NR Natural Resources (40.18 ac.)
- PR Public Recreation (5.2 ac.)

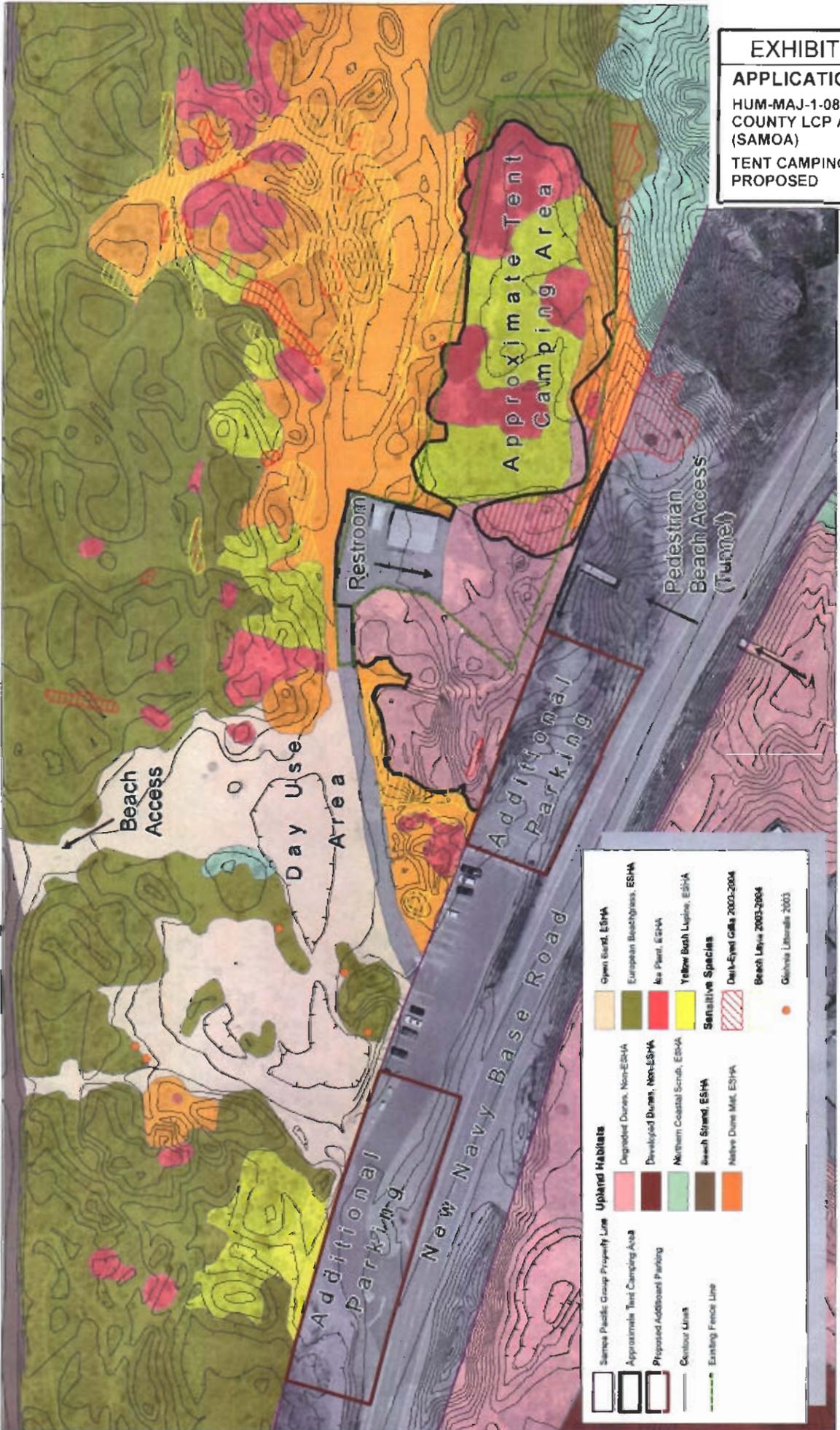
Legal Parcel Certified by a Recorded Certificate of Compliance
 RWQCB Deed Restriction Parcel Line



2022

Samoa Town Master Plan Coastal Access and Visitor Use Area

EXHIBIT NO. 4A
APPLICATION NO.
 HUM-MAJ-1-08 – HUMBOLDT COUNTY LCP AMENDMENT (SAMOA)
TENT CAMPING SITE, PROPOSED



	Samoa Pacific Group Property Line		Upland Habitats		Open Sand, ESHA
	Approximate Tent Camping Area		Degraded Dunes, Non-ESHA		European Beachgrass, ESHA
	Proposed Additional Parking		Developed Dunes, Non-ESHA		Asi Plant, ESHA
	Contour Lines		Marine Coastal Scrub, ESHA		Yellow Bush Lupine, ESHA
	Existing Fence Line		Beach Strand, ESHA		Sensitive Species
			Native Dune Mat, ESHA		Dark-Eyed Gull 2000-2004
					Beach Laysan 2003-2004
					Gullies Littoralis 2003



Map Compiled by Planwest Partners
 July 16, 2007

Discover the Humboldt Bay Area Beaches, Dunes and Wetlands

The Humboldt Bay area beaches, dunes and wetlands consist of numerous public and private land ownership. They are of high habitat and scenic significance for nature study, birdwatching, picnicking, fishing and more. Detailed below are several locations where you can enjoy these activities. The map highlights these areas and additional beaches showing owners and facilities available.

1 Mission Beach County Park

The newly added surrounding Mission Beach County Park is a 100-acre beach area in the Pacific County, including walking, fishing and picnicking. The park provides access to 1000 feet of beach with a lifeguard stand and lifeguard tower. The park also features a playground, picnic grounds, and a parking lot. For more information regarding Mission Beach County Park, contact Humboldt County Parks at 709-465-1883.

2 Little River State Beach

The Little River State Beach is a 100-acre beach area in the Pacific County, including walking, fishing and picnicking. The park provides access to 1000 feet of beach with a lifeguard stand and lifeguard tower. The park also features a playground, picnic grounds, and a parking lot. For more information regarding Little River State Beach, contact Humboldt County Parks at 709-465-1883.

3 Clear Beach County Park

The Clear Beach County Park is a 100-acre beach area in the Pacific County, including walking, fishing and picnicking. The park provides access to 1000 feet of beach with a lifeguard stand and lifeguard tower. The park also features a playground, picnic grounds, and a parking lot. For more information regarding Clear Beach County Park, contact Humboldt County Parks at 709-465-1883.

4 Mad River County Park

The Mad River County Park is a 100-acre beach area in the Pacific County, including walking, fishing and picnicking. The park provides access to 1000 feet of beach with a lifeguard stand and lifeguard tower. The park also features a playground, picnic grounds, and a parking lot. For more information regarding Mad River County Park, contact Humboldt County Parks at 709-465-1883.

5 Arava Mesa and Willits Sanctuary

The Arava Mesa and Willits Sanctuary is a 100-acre beach area in the Pacific County, including walking, fishing and picnicking. The park provides access to 1000 feet of beach with a lifeguard stand and lifeguard tower. The park also features a playground, picnic grounds, and a parking lot. For more information regarding Arava Mesa and Willits Sanctuary, contact Humboldt County Parks at 709-465-1883.

6 Clear Beach County Park

The Clear Beach County Park is a 100-acre beach area in the Pacific County, including walking, fishing and picnicking. The park provides access to 1000 feet of beach with a lifeguard stand and lifeguard tower. The park also features a playground, picnic grounds, and a parking lot. For more information regarding Clear Beach County Park, contact Humboldt County Parks at 709-465-1883.

7 Mad River Slough Willits Area

The Mad River Slough Willits Area is a 100-acre beach area in the Pacific County, including walking, fishing and picnicking. The park provides access to 1000 feet of beach with a lifeguard stand and lifeguard tower. The park also features a playground, picnic grounds, and a parking lot. For more information regarding Mad River Slough Willits Area, contact Humboldt County Parks at 709-465-1883.

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11 Mission Beach County Park

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12 Arava Mesa and Willits Sanctuary

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Humboldt Bay Area Beaches, Dunes and Wetlands

- 1 Parking
 - 2 Restrooms
 - 3 Fishing
 - 4 Picnicking
 - 5 Picnic Tables
 - 6 Public Access
 - 7 Limited Open
 - 8 Wheelchair Access
 - 9 Surf Launch
 - 10 Equestrian Staging
 - 11 Conservation Area Limited Access
 - 12 Camping Fee
 - 13 Recreational OHV
 - 14 Limited OHV
 - 15 Interpretive Trail
 - 16 Guided Walks
 - 17 Wildlife Viewing Area
 - 18 Emergency Phone
 - 19 Public
 - 20 Public Access Points
- State-Owned Beaches
 - Local Land Areas
 - Protected Areas

1 INCH = 1 MILE



EXHIBIT NO. 5A
APPLICATION NO.
HUM-MAJ-1-08 – HUMBOLDT COUNTY LCP AMENDMENT (SAMOA)
SAMOA SITE REGIONAL SETTING



Samoa

EXHIBIT NO. 6A
APPLICATION NO.
HUM-MAJ-1-08 - HUMBOLDT COUNTY LCP AMENDMENT (SAMOA)
SAMOA SITE AERIAL PHOTO (HANDOUT ON COMMISSION'S SEPT. 15, 2010 SITE VISIT)





Note: Spot elevations randomly selected



910 Feet

455

0

EXHIBIT NO. 7A

APPLICATION NO.

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

SAMOA SITE CONTOUR LINES 5-FT. CONTOURS

Samoa Town Master Plan
File No. 401-021-29; Case No. GPA-02-01; ZR

***Humboldt County General Plan Volume II - Humboldt Bay Area Plan
Amendments & Implementing Ordinances***
***Amendment Summary by Humboldt Bay Area Plan Chapter &
Implementing Ordinance Section***

*PROPOSED REVISIONS FOR MARCH 18 MEETING BETWEEN
HUMBOLDT COUNTY & COASTAL COMMISSION STAFF*

Chapter 1 Overview

Revise *SECTION 1.20 INTRODUCTION* - to add new Chapter 6 – Samoa Town Master Plan Implementation

Revise *SECTION 1.30 USE OF THIS DOCUMENT* – to add reference to STMP permitting.

Chapter 2 The Coastal Act & Humboldt Bay Concerns

Revise *SECTION 2.3 POST CERTIFICATION ADMINISTRATION OF THE HUMBOLDT BAY AREA PLAN* – To add specific STMP development procedures and approvals.

Chapter 3 Humboldt Bay Area & Resource Policies

Revise *SECTION 3.10 URBAN DEVELOPMENT* to reference STMP Urban Limit Line change

Revise *SECTION 3.12 PUBLIC WORKS – B DEVELOPMENT POLICIES* to add: Prior to Final map recordation, a service provider shall be in place for municipal services.

Revise *SECTION 3.13 COASTAL DEPENDENT DEVELOPMENT* to reference STMP

Revise *SECTION 3.14 INDUSTRIAL* to reference STMP Business Park

Revise *SECTION 3.15 RECREATION AND VISITOR SERVING AREAS* to include STMP uses

Revise *SECTION 3.17 HAZARDS* to reference Tsunami Hazards, Emergency Preparedness and Environmental remediation of Contaminated Areas

Revise *SECTION 3.30 NATURAL RESOURCES PROTECTION POLICIES AND STANDARDS* to include NR corridor reference and related protection measures

Revise *SECTION 3.40 VISUAL RESOURCE PROTECTION* – to include aesthetic measures

Revise *SECTION 3.60 AREA MAPS* revise to address coastal commission staff comments

Chapter 4 Standards for Plan Designations

Revise *SECTION 4.10 A URBAN LAND USE DESIGNATIONS* to include “URBAN” descriptions for:

MB - BUSINESS PARK

NR - NATURAL RESOURCES

STMP - SAMOA TOWN MASTER PLAN LAND USE OVERLAY DESIGNATION

Reference amended urban limit line

Chapter 5 Definitions

Revise definitions as noted

Chapter 6 (New) Implementation Measures

Add language for STMP Implementation, including subdivision map and coastal development permit processing; and streamlined environmental review tiered from the Certified Master EIR.

Add *Section 6.10 Phasing*

Humboldt County Zoning Ordinance Regulations Modifications

Map Amendments - Revise Zoning Table

Text Amendments - Modify as noted

SECTION 313-15.2 APPLICABILITY –

SECTION 313-19.1 D: DESIGN REVIEW

SECTION 19.1.9 Additional Standards Applicable to Samoa Portions of HBAP

SECTION 313-41.1 STMP: SAMOA TOWN PLAN STANDARDS

STMP Implementation Terms and Definitions

Appendices

Amended as noted

Text and Map Amendments

NOTE: This LCP amendment supplement provides text of the policies and provisions to implement the development of the Samoa Town Master Plan lands as a cohesive community.

Chapter 1 Introduction

SECTION 1.20 ORGANIZATION – is amended by adding after Chapter 5 Definitions:

“Chapter 6 – Samoa Town Master Plan Implementation.”

SECTION 1.30 USE OF THIS DOCUMENT – is amended by adding the following after the last paragraph of this section:

“Chapter 6 details the administrative procedures for Coastal Development Permits in the Samoa Town Master Plan area.”

Chapter 2 The Coastal Act & Humboldt Bay Concerns

SECTION 2.3 POST CERTIFICATION ADMINISTRATION OF HUMBOLDT BAY AREA PLAN

Add subsection:

“B: Local administration of the plan in the Samoa Town Master Plan area shall be governed by the procedures contained in Chapter 6, and the following provisions:

1. Prior to Final map recordation, a service provider shall be in place for potable water system; waste water collection treatment and disposal system; storm water facilities; public open spaces; common areas parks; roadways, bicycle/pedestrian pathways; NR areas; and the Samoa RV spaces, within the Town of Samoa boundaries east of New Navy Base Road.
2. Samoa Peninsula Fire Protection District or equivalent shall provide fire protection and emergency response.”

Chapter 3 Humboldt Bay Area and Resource Policies

SECTION 3.10 URBAN DEVELOPMENT

A Existing Uses

First Paragraph, revise as follows:

“Development at urban densities and intensities is largely concentrated adjacent to the City of Eureka in Myrtle town and Pine Hill, in the community of Manila, in the Town of Samoa, at Spruce Point, King Salmon and Fields Landing.”

Add the following new paragraph at the end of this section:

“The Town of Samoa is a former timber company owned town originally developed at urban densities for mill workers and is being converted to private individual ownerships.”

SECTION 3.11 URBAN LIMIT LINE

A. *Planned Use:* Add the following at the end of this section:

- “5. Town of Samoa: The HBAP urban limit line shall be expanded to include the residential, commercial, commercial recreation, public facilities and business park areas of the town. The phased subdivision shall be accompanied by a coastal development permit and show the location and limits of the developable areas (building envelope)”

SECTION 3.12 PUBLIC WORKS

B. DEVELOPMENT POLICIES

Add Subsection 4 to this section as follows:

4. “Town of Samoa

- a. Prior to Final map recordation, a service provider shall be in place for potable water system; waste water collection treatment and disposal system; storm water facilities; public open spaces; common areas parks; roadways, bicycle/pedestrian pathways; NR areas; and the Samoa RV spaces, within the Town of Samoa boundaries east of New Navy Base Road.
- b. The administrative rules, regulations, bylaws and/or operating requirements adopted by the service provider shall be consistent and compliant with STMP-LUP provisions and shall be in place prior to final map recordation.
- c. The upgraded waste water treatment plant and associated infiltration facilities to serve lands subject to the STMP-LUP shall be sited, designed, and approved by the Regional Water Quality Control Board (RWQCB) prior to development other than
 - (1) the rehabilitation or remodeling of existing structures and new emergency structures;
 - (2) the remediation of contaminated soil surrounding existing structures; and
 - (3) visitor serving uses and the development of the public access trail network.
- d. No other waste water treatment methods or facilities shall be authorized without an LCP amendment.
- e. The existing residences shall be connected to the upgraded waste water treatment plant within ninety (90) days after the upgraded waste water treatment plant is placed in service. Existing septic systems shall be removed or remediated in

accordance with RWQCB requirements, within ninety (90) days of connection to the upgraded waste water treatment plant. Existing residences may continue to rely on the existing septic disposal system until the upgraded waste water treatment plant and collection system is constructed.

- f. The Arcata Community Recycling Center (ACRC) Regional Processing Facility shall be connected to the new waste water treatment plant within ninety (90) days of the installation of the wastewater collection line in Vance Avenue adjacent to the ACRC Facility. The existing septic system that presently serves the ACRC Facility shall be removed or remediated in accordance with RWQCB requirements, within ninety (90) days after connection to the new waste water treatment plant.
- g. The upgraded waste water treatment plant and associated infiltration facilities and other disposal systems associated with the plant shall be designed to function effectively and without adverse ground or surface water quality effects, with suitable protections from sea level rise and groundwater elevation changes. The final waste water treatment facility and collection system plans, shall be reviewed and stamped by the licensed civil engineer.
- h. The service provider shall contract for delivery of sufficient potable and emergency services water supplies from Humboldt Bay Municipal Water District (HBMWD). Prior to taking over the water system, the service provider shall prepare a plan for delivering emergency water supplies to STMP residents, during a major local or regional earthquake, with or without an accompanying local tsunami, and submit the plan to County Office of Emergency Services, the Samoa Peninsula Fire Protection District, and the County Sheriff.”

SECTION 3.13 COASTAL DEPENDENT DEVELOPMENT

A. Planned Uses

Add the following paragraph at the end of this section:

“Commercial Recreation Uses and a Business Park are planned within the Town of Samoa. The business park shall allow for incubation of new, small businesses, to provide employment for many of the occupants of the existing and planned housing that would be located within the STMP-LUP, and to support the development of coastal dependent industrial uses adjacent to the STMP-LUP and Humboldt Bay. In addition, the business park may allow businesses providing retail sales.

SECTION 3.13 COASTAL DEPENDENT DEVELOPMENT

B. Development Policies –Add:

“8. Business Park retail use shall implement feasible mitigation measures to minimize trip generation beyond levels projected in the Samoa Town Master Plan Master EIR

“9. All structures proposed within the tsunami runup elevation applicable to the STMP-LUP area shall incorporate the features outlined in the Samoa Tsunami Preparedness and Evacuation Plan.”

SECTION 3.14 INDUSTRIAL

A. Planned Uses

Add the following paragraph at the end of this section:

“The Town of Samoa includes a Business Park to allow for incubation of new, small businesses, to provide employment for many of the occupants of the existing and planned housing that would be located within the STMP-LUP, and to support the development of coastal dependent industrial uses adjacent to the STMP-LUP and Humboldt Bay.”

SECTION 3.15 RECREATION AND VISITOR SERVING AREAS

A. Planned Uses – Add the following paragraph to this section:

“A number of recreational and visitor-serving facilities are planned for the Samoa Town Master Plan Area, including portions of the town with the following uses: Natural Resources, Commercial Recreation, Public Recreation, and Public Facilities. While this area is already largely developed, these designations will preserve existing facilities, as well as provide for further provision of additional facilities.”

B. Development Policies – Add the following policies to this section:

“4. The following visitor serving accommodations shall be provided:

- a) A minimum of twenty-two (22) units of vacation rentals; and
- b) A 40- bed “hotel” or hostel of similar capacity, including same-floor bathrooms with bathing facilities (some rooms may share bathrooms);
- c) A 9-bed Bed and Breakfast Inn, in the Mansion;
- d) At least eight (8) Recreational Vehicle (RV) Parking Spaces, each with complete hookups in addition to a common bathroom facility and one additional vehicle per space,. The RV spaces will also be usable by campers in smaller vehicles or using tents, in an area not less than 1.1 acres in size near the northern boundary of the Samoa Cookhouse, in the area designated for commercial recreation. The RV park will have an information kiosk with tsunami evacuation route map, and public pathways maps showing route to the beach and dune areas, via the existing publicly maintained access tunnel under New Navy Base Road. These maps shall

also be provided at registration area. Continuous stays shall be limited to not more than three (3) weeks.

- e) RV spaces shall be available for public use prior to completion of construction of new residential and business park structures. This low cost facility shall be made available to coastal visitors.

SECTION 3.17 HAZARDS

A. *Planned Uses* - Add the following paragraph:

“Much of the Humboldt Bay Area Plan coastline is within the tsunami runup zone and could also be impacted by rising sea levels due to global warming. Uses within these areas need to be planned for potential hazards related to these risk factors.”

B. *Development Policies*

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.***

Add the following policies to this section:

“6. *Land divisions following the Effective Date of Subdivision, including re-divisions and lot line adjustments, shall be permitted only if all resulting parcels are buildable and protective of coastal resources, and safe from flooding and erosion, including the effects of at least 3 feet of sea level rise, without the future construction of shoreline armoring devices, and that the use is consistent with certified LCP policies.*

7. At time of final map recordation, the site-specific geologic study and review of proposed siting and development plans shall be submitted to the County and accompanied by the written determination of a California licensed professional civil engineer or California licensed professional engineering geologist stating specifically that the proposed development is constructed in accordance with the expert's recommendations.

8. The best available and most recent scientific information with respect to the effects of long-range sea level rise shall be considered in the preparation of findings and recommendations for all requisite geologic, geo-technical, hydrologic, and engineering investigations. Development at nearshore sites shall analyze potential coastal hazards from erosion, flooding, wave attack, scour and other conditions, for sea level rise, at least three feet per century. The analysis shall also consider localized uplift or subsidence, local topography, bathymetry, and geologic conditions.

9. Critical facilities, energy production and distribution infrastructure, and other development projects of major community significance shall be sited to accommodate sea level rise. For design purposes, development projects shall assume a sea level rise of 4.6 feet per century for critical infrastructure elements.

10. New critical community support facilities (such as waste water treatment, provision of potable or fire fighting water, or fire and life safety command and equipment centers) or facilities that may be converted into critical community shelters in an emergency, or structures that house vulnerable populations that cannot be readily evacuated, including hospitals, schools, and care facilities shall be reviewed and stamped by a California licensed professional civil engineer or a California licensed professional engineering geologist.

11. All new development entailing the construction of structures intended for human occupancy, situated within historic, modeled, or mapped tsunami inundation hazard areas, shall be subject to the Samoa tsunami safety plan. The safety plan shall be kept up to date by the Samoa Peninsula Fire Protection District, or equivalent agency, with information relaying the existence of the threat of tsunamis from both distant- and local-source seismic events, the need for prompt evacuation upon tsunami warning or experiencing seismic shaking from a local earthquake. The safety plan defines evacuation routes to areas beyond potential inundation. The safety plan information shall be posted with copies of the information provided to all occupants. New residential land divisions shall be conditioned on the provision tsunami evacuation maps showing routes to safe higher ground, to new property owners.

12. New permanent residential habitable structures situated within mapped tsunami inundation hazard areas, shall have a finished floor elevation of at least thirty-two (32) feet above mean sea level, and be designed to withstand the hydrostatic and hydrodynamic loads and effects of buoyancy associated with inundation by storm surge and tsunami waves. This does not apply to timeshare

condominiums, visitor-serving overnight facilities, or other transient accommodations.

13. Conveyance of title to parcels with existing residences, in the applicable phased final subdivision map where they are located, shall be preceded by lead contamination remediation activities. Deed Restriction recorded against the legal title of such lands, and against title of lands containing the subject development, shall include the following:

- a. Disclosure that the area is subject to earthquake and tsunami hazards, and by future sea level rise, which may also increase the risks posed by coastal erosion, storm surge, and wave action; and
- b. Disclosure of the existence of an approved final Tsunami Safety Plan pertinent to the subject property, including the date of the plan and how a copy may be obtained; and
- c. Disclosure that no shoreline armoring structures are approved now, nor are such structures authorized for future hazards that may arise due to the coastal setting, and that future sea level rise was taken into consideration to prevent the need for protective structures.

14. For areas of the lands subject to continuing RWQCB oversight because of ~~the~~ presence of contaminated soil or ground water:

- a. Prior to final map recordation a remediation plan shall be approved by RWQCB or Humboldt County Environmental Health Division (HCEHD), as appropriate;
- b. Prior to final map recordation deed restrictions required by RWQCB must be approved for lands subject to remediation;
- c. Prior to final map recordation remediation plans for the STMP-LUP area, approved by the RWQCB and/or HCEHD, have been initiated under the direction and continued approval of these agencies; with measures to limit off site migration of contaminants into surface or groundwater that may eventually reach Humboldt Bay or the Pacific Ocean.”

SECTION 3.30 NATURAL RESOURCES PROTECTION POLICIES AND STANDARDS

B. Development Policies – Add the following Policies:

“15. New development and restoration of the existing structure and historic town site features shall incorporate the best available practices for the protection of coastal waters.”

16. New development within the STMP-LUP shall provide the following protections for existing environmentally sensitive habitat areas such as wetlands, dunes, forests,

coastal scrub, and rare plant habitat, including the habitat of plants that are locally rare:

- a. a NR Corridor along the east side of New Navy Base Road that facilitates wildlife movement;
- b. within the NR Corridor an ESHA buffer area from nearby development;
- c. preservation of opportunities for species dispersal including through the preservation of individual plants of rare populations; and
- d. conservation of water filtering functions in vegetated areas.

17. ESHA Wetlands, and non-wetland ESHAs located in the STMP-LUP NR Corridor shall be undisturbed by development other than uses as per Section 3.30B.4 and 3.30B.11, and only authorized activities necessary to maintain the protected area(s) and/or repair and maintain existing underground utilities allowed.

18. Disturbance of ESHA wetlands, or non-wetland ESHA shall be minimized by measures including provision of parks with outdoor active recreation, and group picnic facilities at visitor serving area designated Public Recreation (PR), Commercial Recreation (CR) and Residential Medium Density (RMD) in the STMP LUP, to restrict use in the NR Corridor that could impact protected sensitive areas and species.

19. Development in the NR Corridor, other than habitat restoration, repair and maintenance of existing and proposed underground utilities and infrastructure and other development authorized expressly by the STMP-LUP policies, is prohibited.

20. All other ESHA wetlands, and non-wetland ESHA located outside of the NR Corridor (and where no raptor nesting habitat has been identified) shall require a 100-foot setback/buffer, unless it can be demonstrated that a reduced buffer is sufficient to protect habitat area resources from significant disruption. The determination that a reduced buffer, no less than fifty (50) feet, is adequate shall be based on a biological assessment using the following criteria:

- a. Sensitivity of species to disturbance. The width of the buffer zone shall be based, in part, on the distance necessary to ensure that the most sensitive species of plants and animals will not be disturbed significantly by the permitted development. Such a determination shall be based on the following after referral to biologists of the Department of Fish and Game, the U.S. Fish and Wildlife Service, the National Marine Fisheries Service, and/or the Coastal Commission.
- b. Nesting, feeding, breeding, resting, or other habitat requirements of both resident and migratory wildlife species, which may include reliance on non-native species, including trees that provide roosting, feeding, or nesting habitat;
- c. An assessment of the short-term and long-term adaptability of special status species; and

- d. An assessment of the impact and activity levels of the proposed development on the resource.
 - e. Erosion susceptibility. The width of the buffer shall be based, in part, on an assessment of the slope, soils, impervious surface coverage, runoff characteristics, erosion potential, and vegetative cover of the parcel proposed for development and adjacent lands.
 - f. Use natural topography. Where feasible, use hills and bluffs adjacent to ESHAs, as buffers.
 - g. Required buffer areas shall be measured from the following points:
 - The perimeter of the sand dune/permanently established terrestrial predominantly native vegetation interface for dune-related ESHA.
 - The upland edge of an ESHA wetland.
 - The outer edge of the canopy of coastal sage scrub or forests plus such additional area as may be necessary to account for underground root zone areas of trees in ESHAs. All root zones shall be protected as part of the associated ESHA.
 - The outer edge of the plants that comprise the rare plant community for rare plant community ESHA, including any areas of rare annual plants that have been identified in previous surveys.
 - The outer edge of any habitat associated with use by mobile or difficult to survey sensitive species based on the best available data.
 - Where established "protocols" exist for the survey of a particular species or habitat, the preparing biologist shall undertake the survey and subsequent analysis in accordance with the requirements of the protocol and shall be trained and credentialed by the pertinent agency to undertake the subject protocol survey.
21. A determination for a reduced buffer area, no less than fifty (50) feet, shall be made by a qualified biologist contracting directly with the County. The reviewing biologist shall assess the pertinent buffer and resources in cooperation with the biologists of the California Department of Fish and Game, U.S. Fish and Wildlife Service, and the Coastal Commission. The County's determination shall be based upon specific findings as to the adequacy of the reduced buffer to protect the identified resource.
22. Bicycle and pedestrian corridors shall be located outside the NR Corridor, except for a minimum area that may be necessary to connect to the publicly maintained tunnel under New Navy Base Road and for tsunami evacuation routes and to reach tsunami evacuation staging areas. A fence with maximum height of four (4) feet, shall be constructed adjacent to developed areas. The NR Corridor shall be posted with signage designed to restrict entry. Interpretive signs explaining the sensitivity of the habitat and the protective purpose of the reserved area shall be installed to educate and inform. No safety lighting that illuminates directly into the NR Corridor shall be installed, except at the Tsunami Evacuation Staging Area, and any

- lighting shall be placed at a maximum height of four feet above ground level and shall be low wattage, shielded, and downward-directed in design. No setbacks or buffers from the NR Corridor edge are required
23. All existing fencing shall be deemed legal, non-conforming. However, all new or replacement fencing shall be sited, designed, and constructed consistent with ESHA Wetlands/ESHA Policies. All replacement or new fencing shall be designed to not impede wildlife use of the NR Corridor.
24. The use of Motorized Off-road Recreational Vehicles (ORVs) or Motorized All-terrain Vehicles (ATVs) not licensed for street use, shall be prohibited on ESHAs, ESHA buffers and the NR Corridor, including within the tunnel under New Navy Base Road.
25. ESHA Wetlands and ESHAs shall be determined as follows:
- a. Meeting Coastal Act definitions of ESHA Wetland and ESHAs.
 - b. The upland limit of an ESHA wetland, which constitutes the outer boundary of the area delineated as wetland, shall be defined as:
 - 1). The boundary between land with predominantly hydrophytic cover and land with predominantly mesophytic or xerophytic cover;
 - 2). The boundary between soil that is predominantly hydric and soil that is predominantly nonhydric; or
 - 3). In the case of wetlands without vegetation or soils, the boundary between land that is flooded or saturated at some time during years of normal precipitation, and land that is not.
 - c. Wetland delineations shall be conducted according to the California Code of Regulations Section 13577(b) definitions of wetland boundaries.
 - d. Wetland delineations shall be prepared by a qualified biologist approved by the County.
 - e. Wetland delineations should not be greater than five (5) years old. The wetland delineation method should follow the guidance contained in the Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region, Army Corps of Engineers, April 2008 (Wetlands Regulatory Assistance Program ERDC/EL TR-08-13
26. Development, including any division of lands subject to the STMP-LUP and lot creation, shall not:
- a. significantly alter drainage patterns or groundwater resources in a manner that would adversely affect the hydrology sustaining wetlands or non-wetland ESHA.

- b. flood ESHA resources to the extent that a change in the composition of species found within the wetland or non-wetland ESHA would be likely to occur; or
- c. change the wetland or other sensitive habitat area in a manner that impairs or reduces its habitat value, or water filtering function.

27. No herbicides or rodenticides shall be used within:

- a. the NR Corridor;
- b. within ESHA wetlands, non-wetland ESHAs, or the buffers thereof; or
- c. in areas where the effects of such use could adversely affect the sensitive species or habitats on or near the lands subject to the STMP-LUP.

The use and disposal of any herbicides for invasive species removal shall follow manufacturer specifications, comply with any County imposed conditions, and protect adjacent native vegetation and coastal water quality. Rodenticides containing any anticoagulant compounds, including, but not limited to, bromadiolone or diphacinone shall not be used.

28. Landscaping with exotic plants shall be limited to outdoor landscaped areas immediately adjacent to the proposed development. Invasive non-native plants including but not limited to pampas grass (*Cortaderia* sp.), acacia (*Acacia* sp.), broom (*Genista* sp.), English ivy (*Hedera helix*), and iceplant (*Carpobrotus* sp., *Mesembryanthemum* sp.) shall not be planted in the ground where they could spread. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or listed as a "noxious weed" by the State of California or the United States shall be used in landscaping.

Land divisions, including redivisions and lot line adjustments, must identify a buildable area for lots with sufficient open space and applicable wetland buffers."

SECTION 3.40 VISUAL RESOURCE PROTECTION

Add New Section C:

"C. Samoa Town Character Policies

1. Protect the Town of Samoa character by implementing Design Guidelines for Old Samoa and New Samoa, Parts I and II, dated March 4, 2007 and February, 2007. These Design Guidelines may be revised, subject to Humboldt County Planning Commission approval,
2. The Design Guidelines for Old Samoa and New Samoa, Parts I and II, are certified as development standards for the STMP-LUP overlay and any Guideline deviations inconsistent with STMP overlay policies shall require an LCP amendment.

3. Changes to the existing structures in area subject Design Guidelines for Old Samoa, to achieve energy conservation shall not disrupt, replace, or distract from the existing historic period details. New construction may utilize alternative construction materials that have the appearance of the original materials, thus achieving aesthetic consistency with the existing structures, but allow increased energy efficiency.
4. The demolition of a structure at least fifty (50) years old and associated with the Samoa Town, shall require a coastal development permit that is subject to at least one noticed public hearing and is appealable to the Board of Supervisors.
5. Development within the STMP-LUP boundaries shall protect Samoa's Town character by adhering to Design Guidelines for Old Samoa and New Samoa, Parts I and II, Development shall be consistent with the master plan layout, to protect public views of the historic town site as well as views from the town site, and from new development within the lands subject to the STMP-LUP, toward Humboldt Bay and the Pacific Ocean, and of the STMP-LUP lands as viewed from Humboldt Bay and from the Pacific Ocean and the beaches and dunes west of New Navy Base Road. The Samoa character shall be protected by following the Design Guidelines. Restoration of existing structures, except for the Fireman's Hall and garages, shall retain any viable millwork, windows, doors, or any other existing exterior material, or if any of these are found to be damaged beyond repair, the feature or material shall be replaced with similar material consistent with the guidelines and installed to maintain a comparable exterior building appearance. All exterior remodeling of the existing structures, including but not limited to painting and roofing and the construction of new accessory structures shall be consistent with the Design Guidelines. All exterior remodeling or additional structures, shall be submitted to the Samoa Design Review Committee.
6. Land divisions, including redivisions and lot line adjustments shall be permitted only if all resulting parcels can be demonstrated to be suitable for the intended use and protective of Samoa's Town character.
7. Preserve and protect Samoa's character by protecting and restoring existing town site structures consistent with the Design Guidelines, and by providing for new construction that extends and enhances the historic town character, including features that provide historic context and contribute to Samoa's community character. The existing town site architectural features and scale as characterized in the Design Guidelines shall serve as the overarching design template for the location, intensity, design, scale, and landscaping, for new development. The long-term preservation of existing structures with the exception of the Fireman's Hall and garages, shall be prioritized, including the mature landscaping and specimen trees that provide historic context and contribute to the community character.

SECTION 3.50 ACCESS

B. Development Policies – Add the following policies:

- “7. To minimize energy demands, land development following the Effective Date of Each Phase of the STMP Subdivision shall minimize vehicle miles traveled, and conserve energy. Examples of methods to address this requirement may include but are not limited to, the siting of development in a manner that will minimize traffic trips associated with such development, providing multi-modal transportation facilities within the STMP-LUP area.
8. Pedestrian and bicycle corridors shall be designed to link the STMP neighborhoods, school, and parks, and link development areas, to the public day use site west of New Navy Base Road. Provide connections to external pathways offsite (on Vance Avenue), with coastal access signage to and along the subject routes.
9. New STMP commercial, recreational, and business park development shall incorporate measures to encourage bicycle commuting, including the provision of convenient and secure bicycle racks.
10. The restored historic downtown Samoa may include visitor-serving commercial, and neighborhood commercial retail uses thereby reducing out of Samoa area shopping related vehicle trips. Neighborhood commercial retail uses may include markets, pharmacies and service establishments, in structures no greater than 25,000 square feet.
11. At least two enclosed bus stops of typical size for a small community, with emergency call boxes, security lighting, and tsunami evacuation maps, shall be constructed in coordination with the local transit authority.
12. Sufficient public coastal access vehicle parking will be provided and signed to serve visitor serving recreational uses west of, New Navy Base Road. Public coastal access parking spaces shall not be converted to other use without a certified LCP amendment.
13. No obstacles, barriers, or other structures, other than traffic calming features, shall be permitted on any public street, where such structures have the potential to limit, deter, or prevent public access to the shoreline, inland pedestrian and bicycle trails, or to the connecting points of public roads, or where such structures could create evacuation obstacles for residents and visitors.
14. A dedication or offer of dedication of a public access easement, and a deed restriction protecting against conversion to another use, shall be recorded for all existing or proposed bicycle and pedestrian paths providing public coastal access.

15. The public parks, open space, and public trail/bike path network shall be offered for dedication to the designated service provider, or qualified non-profit organization.
16. The Samoa Dunes site west of New Navy Base Road shall be for day use and habitat protection purposes (no camping). The day use facilities shall include interpretive displays pertaining to the ecology of the sensitive dune habitat of the site, an area with picnic tables and benches, and improved parking adjacent to New Navy Base Road that includes American-with-Disability-Act-compliant parking for public coastal access as specified in MEIR mitigation measure cited below. Parking improvements shall be consistent with the Beach and Dunes implementation grant plans entitled "Milwaukee Site Plan and Details, Samoa Beach Access Improvements." An approved public coastal access sign shall be posted in a visible location for drivers on New Navy Base Road indicating the public parking area and beach trail. The day use area, to be designed for ecological education in support of dune habitat enjoyment and preservation, shall be made available to visitors free of charge, and managed by the County or non-profit organization.

[Note: Samoa TMP MEIR Mitigation Measure 4.13.2 - Increase the parking capacity of Samoa Beach Parking area by 10 spaces consistent with the Beach and Dunes implementation grant plans entitled "Milwaukee Site Plan and Details, Samoa Beach Access Improvements." Add interpretive signage at the parking area to inform recreation users of sensitive biological resources in the plan area.]

17. Land divisions, including resubdivisions and lot line adjustments, shall be permitted only if all resulting parcels planned for private development are buildable and protective of all coastal resources and consistent with coastal access provisions."

SECTION 3.60 AREA MAPS

NOTE: see attached Map Figures

Chapter 4 Standards for Plan Designations

SECTION 4.10 INTRODUCTION – Add the following paragraphs:

"The STMP-LUP Overlay purpose is to provide for the processing and approval of development within the Town of Samoa. The STMP-LUP land use overlay provides additional processing and approval standards and guidance for a Phased Subdivision, including Tentative and Final Map(s), within the designated area. The STMP-LUP overlay is intended to implement development within the Samoa community. Upon the Effective Date of a Phased Subdivision Plan approval consistent with the STMP-LUP

overlay, all uses and development policies shall apply within the STMP-LUP overlay designation area.

Where a conflict arises between the STMP-LUP overlay policies and any other certified LUP policies, including the Humboldt Bay Area Development and Resource policies of Chapter 3, the policies of the STMP-LUP overlay designation shall take precedence.”

4.10 A URBAN LAND USE DESIGNATIONS

Add the following urban land use designations and descriptions:

“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, light manufacturing, administrative, and warehousing, storage and distribution. Retail commercial and visitor serving uses, up to 25% of the total square footage within the business park is permitted. The maximum size of any single structure within the business park, not including the ACRC Facility, shall be limited to 25,000 square feet.

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. Tsunami Evacuation Staging Area.

“STMP - SAMOA TOWN MASTER PLAN LAND USE OVERLAY DESIGNATION”

The STMP-Land Use Plan (LUP) is a land use overlay governs uses within the Town of Samoa as shown in Humboldt Bay Area Plan Chapter 3.6 Figure and Appendix L. The master overlay designation guides the phased restoration and further development of STMP lands, and upon final Subdivision Map or Vesting Tentative Map approvals, modifies the allowed land uses under the principal land use designation.

All use limitations and development policies for the principal land use designation shall also apply in the STMP-LUP overlay designation except insofar as they are inconsistent with the use limitations and development policies set forth in the STMP-LUP overlay designation. Where a conflict arises between the policies of the STMP-LUP overlay designation and any other policies of the certified LUP, including the policies of Chapter 3, "Humboldt Bay Area Development and Resource Policies," the policies of the STMP-LUP overlay designation shall take precedence."

Chapter 5 Definitions

Add the following definition:

"SAMOA TOWN MASTER PLAN (STMP) LAND USE DESIGNATION OVERLAY"

The STMP-Land Use Plan (LUP) is a land use overlay governs uses within the Town of Samoa as shown in Humboldt Bay Area Plan Chapter 3.6 Figure and Appendix L. The master overlay designation guides the phased restoration and further development of STMP lands, and upon final Subdivision Map or Vesting Tentative Map approvals, modifies the allowed land uses under the principal land use designation.

All use limitations and development policies for the principal land use designation shall also apply in the STMP-LUP overlay designation except insofar as they are inconsistent with the use limitations and development policies set forth in the STMP-LUP overlay designation. Where a conflict arises between the policies of the STMP-LUP overlay designation and any other policies of the certified LUP, including the policies of Chapter 3, "Humboldt Bay Area Development and Resource Policies," the policies of the STMP-LUP overlay designation shall take precedence."

Add a new Chapter 6 as follows:

Chapter 6 Implementation Measures

SECTION 6.10 PHASING

Development of lands subject to the STMP-LUP shall proceed in the following sequence:

1. A Phased Subdivision application shall include all information needed to evaluate the consistency of subsequent proposed development with the STMP-LUP and all other applicable provisions of the certified LCP. The STMP-LUP overlay and policies shall become effective for future development purposes upon recordation of a Phased Subdivision. The subdivision of existing residential areas may occur in multiple phases.
2. Prior to Final Map recordation, the owner retains entitlement to four existing legal parcels, but must merge any other remaining legal parcel entitlements (except for the approximately 2.5-acre ACRC parcel APN 401-031-64 which may remain a separate lot) within the approximately 138.2 acre site as a condition of certification of the local coastal plan amendment. Subsequently, lands within the STMP-LUP may be subdivided through recordation, of Tentative, Vesting Tentative Maps or parcel maps consistent with the Subdivision Map Act and STMP-LUP. The merger and subsequent re-subdivision of all lands subject to the STMP-LUP area shall encompass all such property within the STMP-LUP unless otherwise noted.
3. After Subdivision approval consistent with the STMP-LUP overlay, STMP-LUP policies, certified LCP and Coastal Development Permit requirements, lands within the Subdivision may be processed for future development pursuant to additional Tentative, parcel and Final Maps.

A phased subdivision application shall include all information needed to evaluate the consistency of the phased subdivision and the subsequent development that would be facilitated by the phased subdivision for consistency with the STMP-LUP and all other applicable provisions of the certified LCP, including but not limited to:

- (a) final wetland delineations;
- (b) final botanical surveys that map the full extent of ESHAs;
- (c) building envelopes for each lot;
- (d) final remedial action plans approved by the RWQCB or HCEHD for three sites (former Lorenzo Shell, the soccer field, and lead-impact around historic structures with contaminated soils), and groundwaters;
- (e) preliminary grading plans;
- (f) plans for development of the upgraded waste water treatment facilities with demonstration that the system will have sufficient capacity to serve buildout of the subdivision and has received RWQCB approval;
- (g) demonstration that sufficient potable and emergency control water supplies and facilities exist to serve buildout of the subdivision;
- ➔ (h) a phased pedestrian and bicycle circulation plan consistent with Coastal Access requirements ;
- ➔ (i) plans for bus stop(s) installation reviewed by the Humboldt Transit Authority,
- (k) a plan for services and identification of service provider for maintenance, and management of Samoa Town infrastructure and public spaces;

(l) evidence that all proposed permanent residences will be safe from flooding, erosion, and geologic hazards without the need to construct shoreline armoring;

(m) a tsunami safety plan consistent with Hazard Policy; and

(n) evidence that lots to be created for new residential development can be feasibly developed in a manner that the finished floor elevation of new residences can be constructed at an elevation of at least 32 feet above mean sea level.

Any proposed changes to the approved phased subdivision shall require an amendment to the coastal development permit granted for the subdivision. To be approved, any amendment to coastal development permit must also be fully consistent with the STMP-LUP and all other applicable provisions of the certified LCP.

4. The coastal development permit for the phased subdivision shall require that prior to final map recordation it is demonstrated that RWQCB and HCEHD approved remediation plans have been implemented with the continued RWQCB or HCEHD oversight and approval, and Humboldt County Building Department when such work could affect existing structures. Further, the RWQCB must approve measures to limit off site migration of contaminants into surface or groundwater that may eventually reach Humboldt Bay or the Pacific Ocean.

Samoa Town Master Plan
File No. 401-021-29; Case No. GPA-02-01; ZR-02-02

Humboldt County Zoning Ordinance Revisions

Map Amendments

Humboldt County Code Section 311-7 is hereby amended for the approximate 171.1-acre parcels, as shown in Exhibit C1-1 (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).

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
			TOTAL	138.2
<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

Text Amendments

SECTION 313-15.2 APPLICABILITY – Modify as follows:

“The Special Area Combining Zone Regulations shall apply when any of the special area combining zones are combined with a principal zone by the County Board of Supervisors. When more than one regulation is applicable to the same subject matter

within a zone, the most restrictive regulation is applicable except in the case of conflicts between the regulations of the Samoa Town Master Plan (STMP) Special Area Combining Zone and other regulations of the zoning ordinance. Where a conflict arises between the regulations of the STMP Combining Zone and any other regulation of the zoning ordinance, the regulations of the STMP Combining Zone shall take precedence.”

Section 313-15.3 table entitled, “Special Area Combining Zones and Respective Designations” add a new “Samoa Town Master Plan (STMP) Special Area Combining Zone.” Designation “STMP”, Code Section 313-41.1”

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

SECTION 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, 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 ;
- (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 , 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, 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.

313-41.1 STMP: SAMOA TOWN PLAN STANDARDS – Add:

41.1.1 Purpose: The purpose of these regulations is to provide for the implementation of development within the community of Samoa.

41.1.2 Applicability: These regulations shall apply to the Town of Samoa, as shown on applicable zoning ordinance map.

These regulations shall be in addition to regulations imposed by the primary zone, development regulations, and other coastal resource special area regulations. Where a conflict arises between the regulations of the STMP Combining Zone and any other regulation of the zoning ordinance, the regulations of the STMP Combining Zone shall take precedence.

41.1.3 Modifications Imposed by the STMP Regulation. Coastal development permit approvals are subject to following:

41.1.3.1 New development authorized within the STMP-LUP including restoration of existing structures shall incorporate the best available practices for the protection of coastal waters. To achieve these standards, the applicant shall provide supplemental information as a filing requirement of any coastal development permit application for development within the area subject to the STMP, and the pertinent decision-makers shall adopt specific findings and attach conditions requiring the incorporation of, and compliance with, these water quality protection measures in approving coastal development permits for subdivision or further development of the lands subject to the standards of the STMP.

A. Construction pollution control plan. A construction-phase erosion, sedimentation, and polluted runoff control plan ("construction pollution control plan") shall specify interim best management practices (BMPs) that will be implemented to minimize erosion and sedimentation during construction, and prevent contamination of runoff by construction chemicals and materials, to the maximum extent practicable. The construction pollution control plan shall demonstrate that:

- (1) During construction, development shall minimize site runoff and erosion through the use of temporary BMPs (including, but not limited to, soil stabilization measures), and shall eliminate the discharge of sediment and other stormwater pollution resulting from construction activities (e.g., chemicals, vehicle fluids, asphalt and cement compounds, and debris), to the extent feasible.
- (2) Land disturbance activities during construction (e.g., clearing, grading, and cut-and-fill) shall be minimized, to the extent feasible, to avoid increased erosion and sedimentation. Soil compaction due to construction activities shall be minimized, to the extent feasible, to retain the natural stormwater infiltration capacity of the soil.
- (3) Construction shall minimize the disturbance of natural vegetation (including significant trees, native vegetation, and root structures), which is important for preventing erosion and sedimentation.
- (4) Development shall implement soil stabilization BMPs, including but not limited to re-vegetation, on graded or disturbed areas as soon as feasible.
- (5) Grading operations shall not be conducted during the rainy season (from October 1 to April 15), except in response to emergencies, unless the County determines that soil conditions are suitable, and adequate erosion and sedimentation control measures will be in place during all grading operations.
- (6) The construction pollution control plan shall be submitted with the final construction drawings. The plan shall include, at a minimum, a narrative report describing all temporary polluted runoff, sedimentation, and erosion control measures to be implemented during construction, including:
 - (a) Controls to be implemented on the amount and timing of grading.
 - (b) BMPs to be implemented for staging, storage, and disposal of excavated materials.

- (c) Design specifications for structural treatment control BMPs, such as sedimentation basins.
- (d) Re-vegetation or landscaping plans for graded or disturbed areas.
- (e) Other soil stabilization BMPs to be implemented.
- (f) Methods to infiltrate or treat stormwater prior to conveyance off-site during construction.
- (g) Methods to eliminate or reduce the discharge of other stormwater pollutants resulting from construction activities (including but not limited to paints, solvents, vehicle fluids, asphalt and cement compounds, and debris) into stormwater runoff.
- (h) BMPs to be implemented for staging, storage, and disposal of construction chemicals and materials.
- (i) Proposed methods for minimizing land disturbance activities, soil compaction, and disturbance of natural vegetation.
- (j) A site plan showing the location of all temporary erosion control measures.
- (k) A schedule for installation and removal of the temporary erosion control measures.

B. Post-Construction Stormwater Plan. A plan to control post-construction stormwater runoff flows, and maintain or improve water quality ("post-construction stormwater plan") shall specify site design, source control, and if necessary, treatment control BMPs that will be implemented to minimize stormwater pollution and minimize or eliminate increases in stormwater runoff volume and rate from the development after construction. The post-construction stormwater plan shall demonstrate that:

- (1) Following construction, erosion on the site shall be controlled to avoid adverse impacts on adjacent properties and resources.
- (2) Permanent erosion control measures shall be installed, as may be needed, depending upon the intensity of development proposed and the sensitivity of receiving waters.
- (3) Runoff from the project shall not increase sedimentation in receiving waters.
- (4) On-site filtering, grease, and/or sediment trapping systems shall be installed, as needed, to capture any pollutants contained in the runoff.
- (5) Permanent runoff/drainage control improvements, such as subsurface drainage interception, energy dissipaters, recovery/reuse cisterns, detention/retention impoundments, etc. shall be installed, as needed, at the point of discharge.
- (6) In the application and initial planning process, the applicant shall submit a preliminary post-construction stormwater plan, and prior to issuance of a building permit the applicant shall submit a final post-construction stormwater plan for

approval by the County. The plan shall include, at a minimum, the following components:

- (a) Proposed site design and source control BMPs that will be implemented to minimize post-construction polluted runoff.
- (b) Proposed drainage improvements (including locations of infiltration basins, and diversions/ conveyances for upstream runoff).
- (c) Measures to maximize on-site retention and infiltration (including directing rooftop runoff to permeable areas rather than to driveways).
- (d) Measures to maximize, to the extent practicable, the percentage of permeable surfaces, and to limit the percentage of directly connected impervious areas, to increase infiltration of runoff.
- (e) Methods to convey runoff from impervious surfaces into permeable areas of the property in a non-erosive manner.
- (f) A site plan showing the location of all permanent erosion control measures.
- (g) A schedule for installation and maintenance of the permanent erosion control measures.
- (h) A schedule for installation and maintenance of the sediment and debris filtration, grease and/or sediment trap, etc., as warranted for the type of development and site.
- (i) A site plan showing finished grades in one-foot contour intervals and associated drainage improvements.

C. Site design using low impact development techniques. The post-construction stormwater plan shall demonstrate the preferential consideration of low impact development (LID) techniques in order to minimize stormwater quality and quantity impacts from development. LID is a development site design strategy with a goal of maintaining or reproducing the site's pre-development hydrologic functions of storage, infiltration, and groundwater recharge, as well as the volume and rate of stormwater discharges. LID strategies use small-scale integrated and distributed management practices, including minimizing impervious surfaces, infiltrating stormwater close to its source, and preservation of permeable soils and native vegetation. LID techniques to consider include, but are not limited to, the following:

- (1) Development shall be sited and designed to preserve the infiltration, purification, detention, and retention functions of natural drainage systems that exist on the site, to the maximum extent practicable. Drainage shall be conveyed from the developed area of the site in a non-erosive manner.
- (2) Development shall minimize the creation of impervious surfaces (including pavement, sidewalks, driveways, patios, parking areas, streets, and roof-tops), especially directly connected impervious areas, to the maximum extent practicable. Directly connected impervious areas include areas covered by a building, impermeable pavement, and/or other impervious surfaces, which drain

directly into the storm drain system without first flowing across permeable land areas (e.g., lawns).

- (3) Development shall maintain or enhance, where appropriate and feasible, on-site infiltration of stormwater runoff, in order to preserve natural hydrologic conditions, recharge groundwater, attenuate runoff flow, and minimize transport of pollutants.

Alternative management practices shall be substituted where the review authority has determined that infiltration BMPs may result in adverse impacts, including but not limited to where saturated soils may lead to geologic instability, where infiltration may contribute to flooding, or where regulations to protect groundwater may be violated.

- (4) Development that creates new impervious surfaces shall divert stormwater runoff flowing from these surfaces into permeable areas in order to maintain, or enhance where appropriate and feasible, on-site stormwater infiltration capacity.

D. Best management practices (BMPs); selection and incorporation.

- (1) All development shall incorporate effective site design and long-term post-construction source control BMPs, as necessary to minimize adverse impacts to water quality and coastal waters resulting from the development, to the maximum extent practicable. BMPs that protect post-construction water quality and minimize increases in runoff volume and rate shall be incorporated as necessary in the project design of developments in the following order of priority:

- (a) Site design BMPs: Project design features that reduce the creation or severity of potential pollutant sources, or reduce the alteration of the project site's natural stormwater flow regime. Examples are minimizing impervious surfaces, preserving native vegetation, and minimizing grading.
- (b) Source control BMPs: Methods that reduce potential pollutants at their sources and/or avoid entrainment of pollutants in runoff, including schedules of activities, prohibitions of practices, maintenance procedures, managerial practices, or operational practices. Examples are covering outdoor storage areas, use of efficient irrigation, and minimizing the use of landscaping chemicals.
- (c) Treatment control BMPs: Systems designed to remove pollutants from stormwater, by simple gravity settling of particulate pollutants, filtration, biological uptake, media adsorption, or any other physical, biological, or chemical process. Examples are vegetated swales, detention basins, and storm drain inlet filters.

- (2) The selection of BMPs shall be guided by the California Stormwater Quality Association (CASQA) Stormwater BMP Handbooks dated January 2003 (or the current edition), or an equivalent BMP manual that describes the type, location, size, implementation, and maintenance of BMPs suitable to address the pollutants generated by the development and specific to a climate similar to Humboldt

County's. Caltrans' 2007 "Storm Water Quality Handbook: Project Planning and Design Guide" (or the current edition) may also be used to guide design of construction-phase BMPs. Additional guidance on BMPs is available from the state water resources and water quality boards, the U.S. Environmental Protection Agency, regional entities such as the Bay Area Stormwater Management Agencies Association's (BASMAA) "Start at the Source: Design Guidance Manual for Stormwater Quality Protection," and/or as may be developed from time to time with technological advances in water quality treatment.

- (3) Where BMPs, are required, BMPs shall be selected that have been shown to be effective in reducing the pollutants typically generated by the proposed land use. The strategy for selection of appropriate BMPs to protect water quality and coastal waters shall be guided by Tables 21-55B-1 through -3, below, or equivalent tables which list pollutants of concern and appropriate BMPs for each type of development or land use.

41.1.3.2. The following supplemental findings, based on factual evidence, shall be made for new development or uses that may significantly and adversely affect the quality of coastal waters:

- A. Any proposed changes to the approved final plans shall be reported to the County Planning Director. No changes to the approved final plans shall occur without an amendment to the coastal development permit, or equivalent, unless the director determines that no amendment is legally required.

41.1.3.3. STMP (Wetlands/ESHA) Standard 1: Development shall be based upon review of a biological report including the following:

- a. A study identifying biological resources existing on the site habitat (including non-native species such as individual trees or groves that provide habitat architecture and other resources for birds or other species, or wetlands that may be used by amphibians during specific lifecycle stages) that may be used during specific lifecycle stages or seasonally by migratory species for roosting, breeding or feeding during specific seasonal windows, and present and potential adverse physical and biological impacts on the identified biological resources or on the associated ecosystem, either individually or cumulatively;
- b. An identification of "fully protected" species and/or "species of special concern," and an identification of any other species of rarity, including plants designated "List 1B" or "List 2" by the California Native Plant Society, that are present or have the potential to occur on the project site;
- c. Photographs of the site labeled with orientation noted on pertinent maps;
- d. A discussion of the physical characteristics of the site including, but not limited to, topography, soil types, microclimate, and migration corridors;

e. A site map depicting the location of biological resources, both current and historical. The resources shall be shown within the context of a topographic based map that shall be at a scale sufficiently large to permit clear and accurate depiction of the extent of sensitive resources identified through appropriate field investigations and where pertinent, protocol surveys for sensitive species, vegetation associations and soil types in relation to any and all proposed development (minimum 1:2,400) and other information, such as habitat boundaries, etc. discussed in the text of the subject biological report. Contour intervals shall be five feet, and the map should contain a north arrow, graphic bar scale, and a citation for the source of the base map (including the date).

f. An analysis of the potential impacts of the proposed development on the identified habitat or species;

g. An analysis of any unauthorized development observed, including grading or vegetation removal that may have contributed to the degradation or elimination of habitat area or species that would otherwise be present on the site in a healthy condition (note: vegetation or other resources previously surveyed as present but absent at the time of preparation of the subject biological report shall be explained, and if no reasonable ecological basis for the change exists, the County shall presume that unauthorized disturbance of the pertinent resources may have occurred and shall investigate and respond to this information accordingly and the results of the pertinent investigation shall be presented to the pertinent decision-makers. Development of areas subject to prior unauthorized disturbance shall not be authorized until or unless resolution of the potential violation has been achieved.);

1) Required buffer areas shall be measured from the following points:

- The perimeter of the sand dune/permanently established terrestrial vegetation interface for dune-related ESHA.
- The upland edge of a wetland.
- The outer edge of the canopy of coastal sage scrub or forests plus such additional area as may be necessary to account for underground root zone areas. All root zones of trees within the ESHA shall be protected as part of the associated ESHA.
- The outer edge of the plants that comprise the rare plant community for rare plant community ESHA, including any areas of rare annual plants that have been identified in previous surveys and the likely area containing the dormant seed banks of rare plant species.
- The outer edge of any habitat associated with use by mobile or difficult to survey sensitive species (such as ground nesting habitat or rare insects, seasonal upland refuges of certain rare amphibians, etc.) pertinent to the lands subject to the STMP-LUP based on the best available data.
- Where established "protocols" exist for the survey of a particular species or habitat, the preparing biologist shall undertake the survey and subsequent analysis in accordance with the requirements of the protocol and shall be trained and

credentialed by the pertinent agency to undertake the subject protocol survey.

STMP Implementation Terms and Definitions

The following definitions shall govern the interpretation of terms used with respect to the processing and approval of future development within the STMP-LUP:

Section 313-139 – Add the following definition:

“Development: Means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511).”

Section 313-140 – Add the following definition:

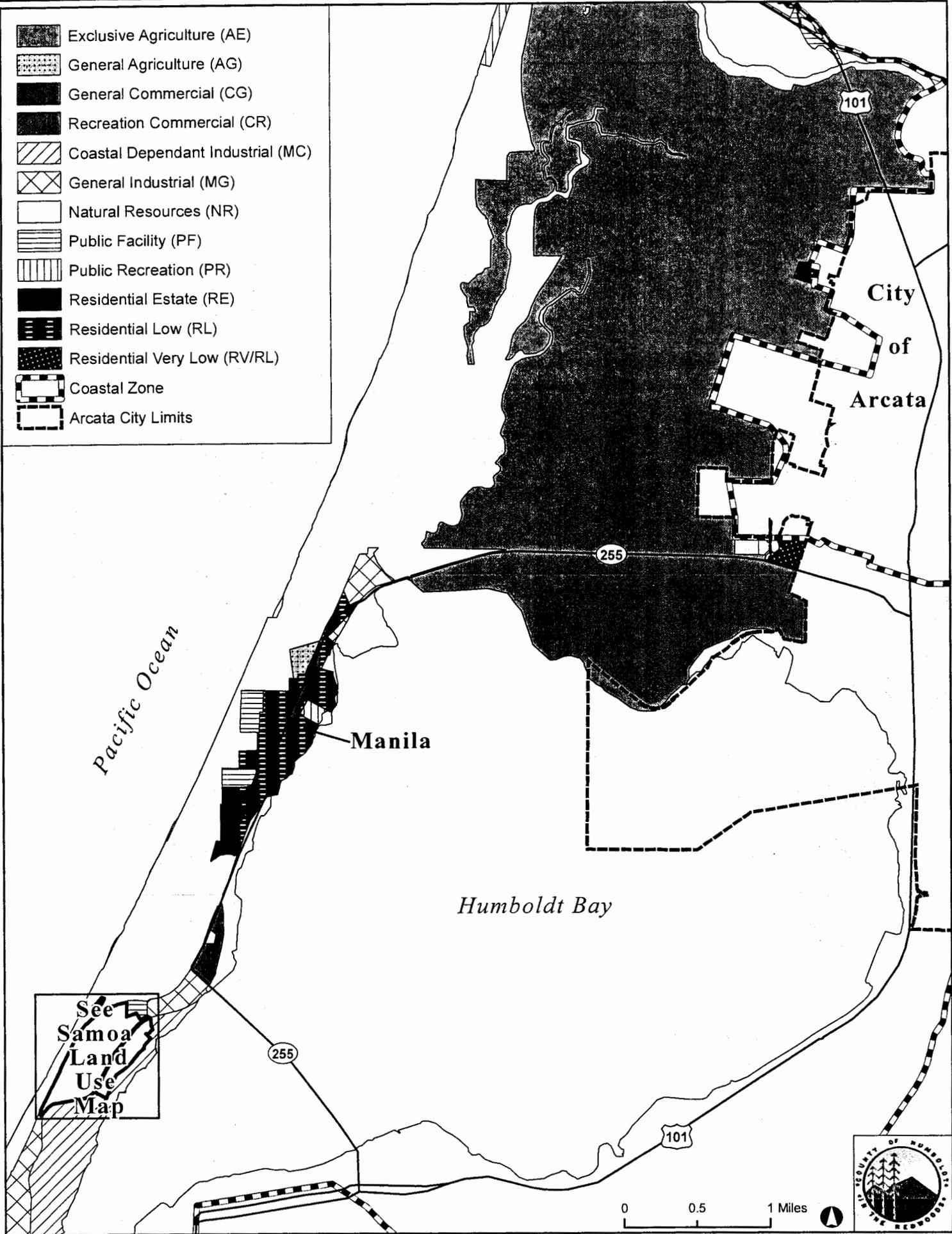
“Discretionary Land Use Entitlements: Means all local, state and federal discretionary land use approvals necessary to obtain a Small Lot Final Map, and which include, without limitation, issuance of permits pursuant to the federal Endangered Species Act, the Clean Water Act, and the California Endangered Species Act. In the case of future single-family residentially zoned land, Discretionary Land Use Entitlements include Tentative Maps and Vesting Tentative Maps as herein defined.”

Section 313-141 – Add the following definition:

“Effective Date: The “Effective Date” of the Subdivision shall be upon the County’s filing for record of the Subdivision and any corresponding maps with the County Recorder pursuant to the Subdivision Map Act. Upon the Effective Date of the Samoa Town Master Plan Subdivision, the provisions of the STMP-LUP overlay and related policies shall be incorporated into the certified LCP as a modification thereof.”

Humboldt Bay Area Plan Land Use

-  Exclusive Agriculture (AE)
-  General Agriculture (AG)
-  General Commercial (CG)
-  Recreation Commercial (CR)
-  Coastal Dependant Industrial (MC)
-  General Industrial (MG)
-  Natural Resources (NR)
-  Public Facility (PF)
-  Public Recreation (PR)
-  Residential Estate (RE)
-  Residential Low (RL)
-  Residential Very Low (RV/RL)
-  Coastal Zone
-  Arcata City Limits

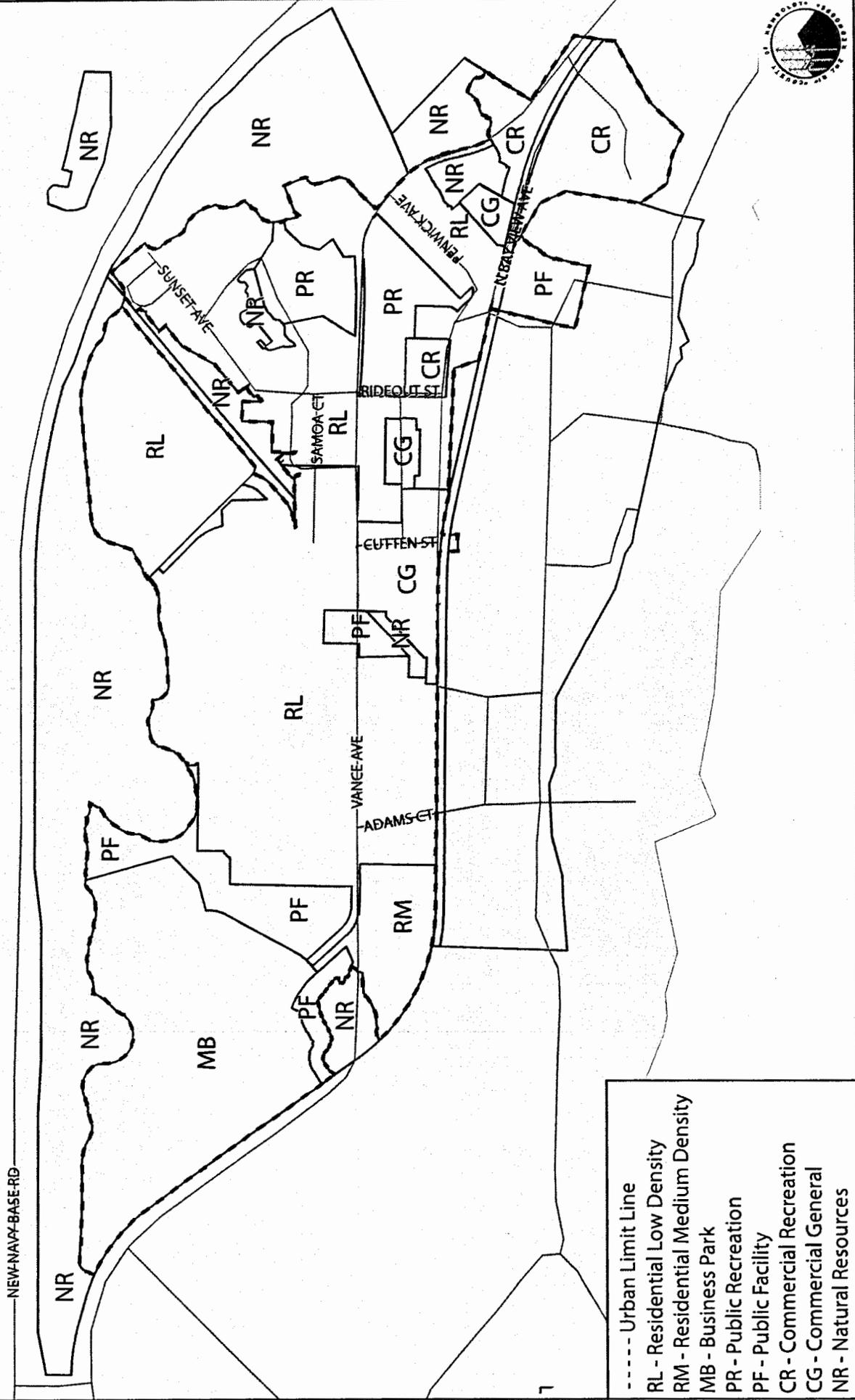


See Samoa Land Use Map

0 0.5 1 Miles



Samoa Town Land Use



- Urban Limit Line
- RL - Residential Low Density
- RM - Residential Medium Density
- MB - Business Park
- PR - Public Recreation
- PF - Public Facility
- CR - Commercial Recreation
- CG - Commercial General
- NR - Natural Resources

0 500 1,000 Feet



Samoa Town Master Plan File No. 401-021-29; Case No. GPA-02-01; ZR-02-02

<p align="center">COASTAL COMMISSION SUGGESTED MODIFICATIONS HUM-MAJ-01-08</p>	<p align="center">PROPOSED HUMBOLDT BAY AREA PLAN/ ZONING ORDINANCE REVISIONS</p>
<p>Suggested Modification #1: Add Samoa Town Master Plan Land Use Designation Overlay (STMP-LUP) definition to Humboldt Bay Area Plan (HBAP) Chapter 5.</p>	<p>Revise definitions to add SAMOA TOWN MASTER PLAN (STMP) LAND USE DESIGNATION OVERLAY.</p>
<p>Suggested Modification #2: Add language regarding STMP-LUP development policies to HBAP Introduction Section 4.10.</p>	<p>Add discussion of STMP-LUP processing and approval standards to HBAP Introduction <i>SECTION 4.10</i></p>
<p>Suggested Modification #3: Revise the Area Plan Map for the Samoa Peninsula to show the STMP-LUP land use designation overlay.</p>	<p>Revise <i>SECTION 3.60 AREA MAPS</i>. Revise the Area Plan Map for the Samoa Peninsula to show the STMP-LUP land use designation overlay.</p>
<p>Suggested Modification #4: Replace Area Plan Map on pg. 90 of HBAP to show STMP-LUP. Add a HBAP map that shows all of the land use designations and the Urban Limit Line for the Samoa Town Master Plan area.</p>	<p>Replace HBAP Map on pg. 90 to show STMP-LUP. Add a HBAP map that shows all of the land use designations and the Urban Limit Line for the Samoa Town Master Plan area.</p>
<p>Suggested Modification #5: Add the following land use designations to HBAP pg. 87: MB - BUSINESS PARK NR - NATURAL RESOURCES CR - COMMERCIAL RECREATION PR - PUBLIC RECREATION PF - PUBLIC FACILITIES STMP - SAMOA TOWN MASTER PLAN LAND USE OVERLAY DESIGNATION</p>	<p>Revise <i>SECTION 4.10 A URBAN LAND USE DESIGNATIONS</i> to include "URBAN" descriptions for: MB - BUSINESS PARK NR - NATURAL RESOURCES STMP - SAMOA TOWN MASTER PLAN LAND USE OVERLAY DESIGNATION Reference amended urban limit line Note: CR, PR and PF are already in the HBAP.</p>
<p>Suggested Modification #6: Modify HBAP Section 1.3 to clarify development permitting.</p>	<p>Revise <i>SECTION 1.30 USE OF THIS DOCUMENT</i> – to add reference to STMP permitting.</p>
<p>Suggested Modification #7: Add STMP-LUP development policies to HBAP Chapter 4 including:</p> <ul style="list-style-type: none"> • Development Phasing (STMP (New Development) Policies 1 (Phasing of Development), 2, 3 &6) 	<p>Add language for STMP Implementation, including subdivision map and coastal development permit processing; and streamlined environmental review tiered from the Certified Master EIR.</p> <ul style="list-style-type: none"> • Add <i>SECTION 6.10</i> Phasing

• Service provider for municipal services (STMP (New Development) Policies 4 & 5)

- Land Division need to demonstrate protective of coastal resources (STMP (New Development) Policy 6)
- Minimize vehicle miles traveled, and conserve energy to the maximum extent feasible (STMP (New Development) Policy 7)
- Incorporate the best available practices for the protection of coastal waters (STMP (New Development) Policy 8)
- Wastewater treatment facility upgrades (STMP (New Development) Policies 9, 10, 11, 12, & 13)
- Siting of critical facilities; sufficient potable and emergency control water supplies (STMP (New Development) Policies 14 & 15)
- Remediation of contaminated soil or groundwater (STMP (New Development) Policies 16 & 17)
- Preservation and enhancement of community character (STMP (Community Character) Policies 1-5)

- Revise *SECTION 2.3 POST CERTIFICATION ADMINISTRATION OF THE HUMBOLDT BAY AREA PLAN* – To add specific STMP development procedures and approvals.
- Revise *SECTION 3.10 URBAN DEVELOPMENT* to reference STMP Urban Limit Line change
- Revise *SECTION 3.12 PUBLIC WORKS – B DEVELOPMENT POLICIES* to add: Prior to Final map recordation, a service provider shall be in place for municipal services.
- Revise *SECTION 3.17 HAZARDS*
- Revise *SECTION 3.50 ACCESS* to minimize energy demands and vehicle miles traveled.
- Revise Zoning Ordinance *SECTION 313-41.1 STMP: SAMOA TOWN PLAN STANDARDS*
- Revise *SECTION 3.12 PUBLIC WORKS – B DEVELOPMENT POLICIES* to add: WWTF upgrade requirements.
- Revise *SECTION 3.17 HAZARDS* to reference Tsunami Hazards, Emergency Preparedness and Environmental remediation of Contaminated Areas
- Revise *SECTION 3.40 VISUAL RESOURCE PROTECTION* – to include aesthetic measures
- Revise Zoning Ordinance *SECTION 313-19.1 D: DESIGN REVIEW*

<ul style="list-style-type: none"> • Protection, preservation, and enhancement of wetlands and non-wetland EHSAs (STMP (Wetland/ESHA) Policies 1- 15) • Coastal access (STMP (Coastal Access) Policies 1- 15) • Business park development (STMP (Business Park) Policies 1- 8) • Hazards (STMP (Hazards) Policies 1-6) 	<ul style="list-style-type: none"> • Revise <i>SECTION 3.30 NATURAL RESOURCES PROTECTION POLICIES AND STANDARDS</i> to include NR corridor reference and related protection measures. • Revise Zoning Ordinance <i>SECTION 313-41.1 STMP: SAMOA TOWN PLAN STANDARDS</i> • Revise <i>SECTION 3.15 RECREATION AND VISITOR SERVING AREAS</i> to include STMP uses. • Revise <i>SECTION 3.50 ACCESS</i> to include STMP development polices • Revise <i>SECTION 3.13 COASTAL DEPENDENT DEVELOPMENT</i> to reference STMP • Revise <i>SECTION 3.13 COASTAL DEPENDENT DEVELOPMENT</i> to reference STMP • Revise <i>SECTION 3.14 INDUSTRIAL</i> to reference STMP Business Park. • Revise <i>SECTION 4.10 A URBAN LAND USE DESIGNATIONS</i> to include “URBAN” descriptions for: MB - BUSINESS PARK • Revise <i>SECTION 3.17 HAZARDS</i> to reference Tsunami Hazards, Emergency Preparedness and Environmental remediation of Contaminated Areas
<p>Suggested Modification #8: Revise HBAP Section 3.17.B.3 Tsunamis</p>	<p>Revise <i>SECTION 3.17 HAZARDS</i> to reference Tsunami Hazards, Emergency Preparedness and Environmental remediation of Contaminated Areas</p>
<p>Suggested Modification #9: Revise STMP Land Use Plan Map, Zoning Map, and revise Urban Limit Line to reflect NR Corridor</p>	<p>Revise STMP Land Use and Zoning Maps to show all of the land use designations, the Urban Limit Line, and NR Corridor for the Samoa Town Master Plan area.</p>

<p>Suggested Implementation Program Modification # 1: Incorporate Samoa Town Design Guidelines into the County's Zoning Ordinance</p>	<p>Zoning Ordinance SECTION 313-19.1 D: DESIGN REVIEW</p>
<p>Suggested Implementation Program Modification # 2: Modify Zoning Ordinance Section 313-15.2</p>	<p>Revise SECTION 313-15.2 APPLICABILITY</p>
<p>Suggested Implementation Program Modification # 3: Modify the table in Section 313-15.3</p>	<p>Revise zoning table with proposed STMP designations.</p>
<p>Suggested Implementation Program Modification # 4: Add Samoa Town Plan Standards</p>	<p>Add 313-41.1 STMP: SAMOA TOWN PLAN STANDARDS</p>
<p>Suggested Implementation Program Modification # 5: Incorporate suggested land use plan modification policies into zoning standards</p>	<p>Add 313-41.1 STMP: SAMOA TOWN PLAN STANDARDS and revise HBAP as shown above.</p>
<p>Suggested Implementation Program Modification # 6: Retain NR coastal zoning on parcel west of New Navy Base Road.</p>	<p>Retain NR coastal zoning on parcel west of New Navy Base Road.</p>
<p>Suggested Implementation Program Modification # 7: Revise Coastal Zoning Maps to incorporate NR Corridor</p>	<p>Revise Coastal Zoning Maps to incorporate NR Corridor.</p>

In addition to responding to Coastal Commission suggested modifications above, the HBAP and implementing ordinances have been revised as described in the attached Samoa Town Master Plan Amendment Summary by Humboldt Bay Area Plan Chapter & Implementing Ordinance Section.