

SAMOA MASTER PLAN PROJECT DESCRIPTION (8-4-05)

In June 2000, a lot line adjustment approved by the Humboldt County Planning Commission created a 59-acre town site parcel. According to the approved Humboldt County Coastal Development Plan and Humboldt County LCP and Coastal Zoning Plan, the project site is divided into three zoning classifications. The area to the east of the existing railroad alignment is zoned MC – Industrial/Coastal Dependent. This zoning encompasses 41.5 acres of the site, plus an additional 67.4 acres of adjacent Simpson-Samoa land and an adjacent 76.2 acres of land controlled by the Humboldt County Harbor Commission.

The land between the railroad alignment and New Navy Base Road is zoned MG – Industrial General. These lands include 132.5 acres within the project site plus an additional 46 acres located to the north of the project site. All of the land on the Pacific Ocean or west side of New Navy Base Road is zoned NR – Natural Resources. The NR zone covers a total of 124 acres. Under the current zoning, all of the residential development, as well as the existing commercial and community buildings within the Town of Samoa are currently non-conforming. As part of the Master Plan entitlement process, all of the existing uses in the town will require an LCP amendment and a zoning reclassification.

Master Plan Components Requiring an LCP Amendment

Based upon the proposed Land Use Plan (Exhibit 1) and proposed Zoning Plan (Exhibit 2), the following designations and areas are proposed:

Land Use Plan

RL Residential Low Density – 43.6 ac.
RM Residential Medium Density – 10.6 ac.
MC Industrial Coastal Dependent – 35.2 ac.
CR Commercial Recreation – 13.5 ac.
PF Public Facilities – 4.8 ac.
CG Commercial General – 3.6 acres
MB Business Park – 18.6 ac.
NR Natural Resources – 34.9 ac.
PR Public Recreation – 6.9 ac.

Zoning Plan

RS Residential Low Density – 48.0 ac.
RM Residential Medium Density – 6.2 ac.
MC Industrial Coastal Dependent – 35.2 ac.
CR Commercial Recreation – 13.5 ac.
PF Public Facilities – 4.8 ac.
CG Commercial General – 3.6 acres
MB Business Park – 18.6 ac.
NR Natural Resources – 34.9 ac.
PR Public Recreation – 6.9 ac.

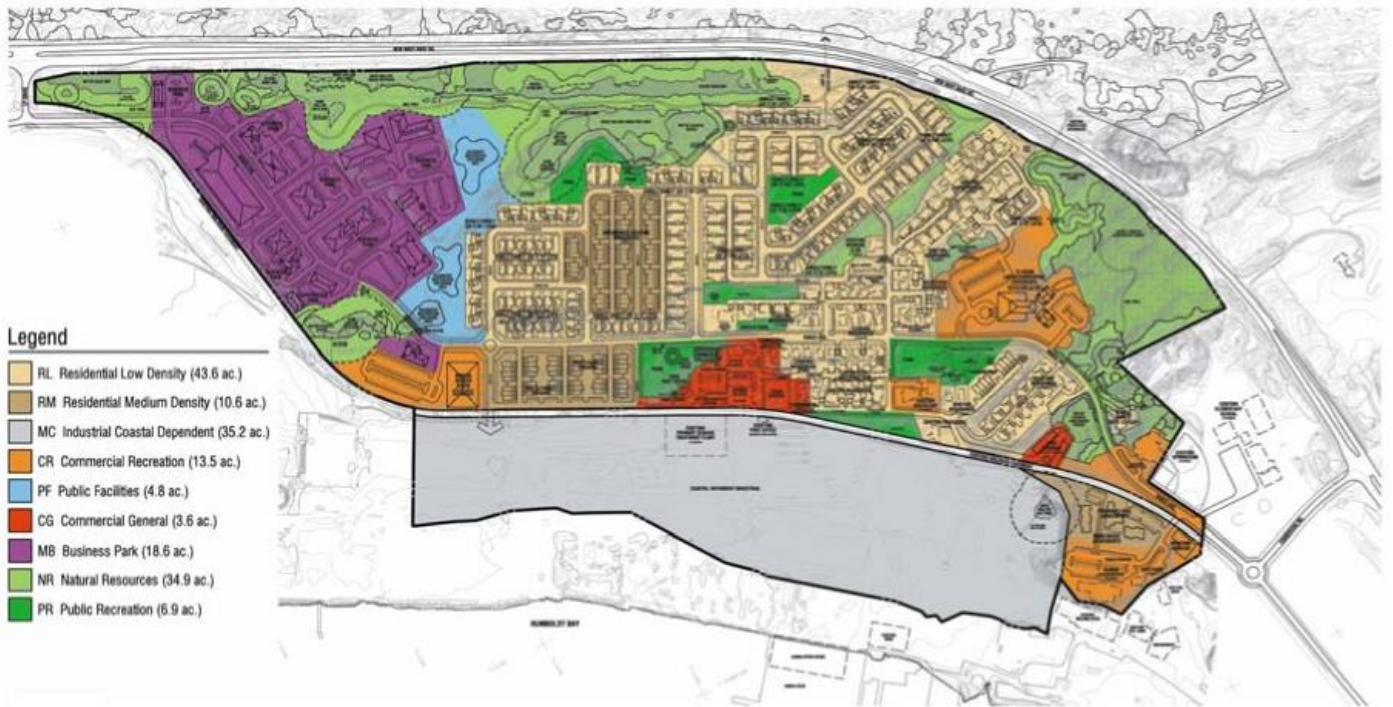


Exhibit 1: Proposed Land Use Plan (Option 1)

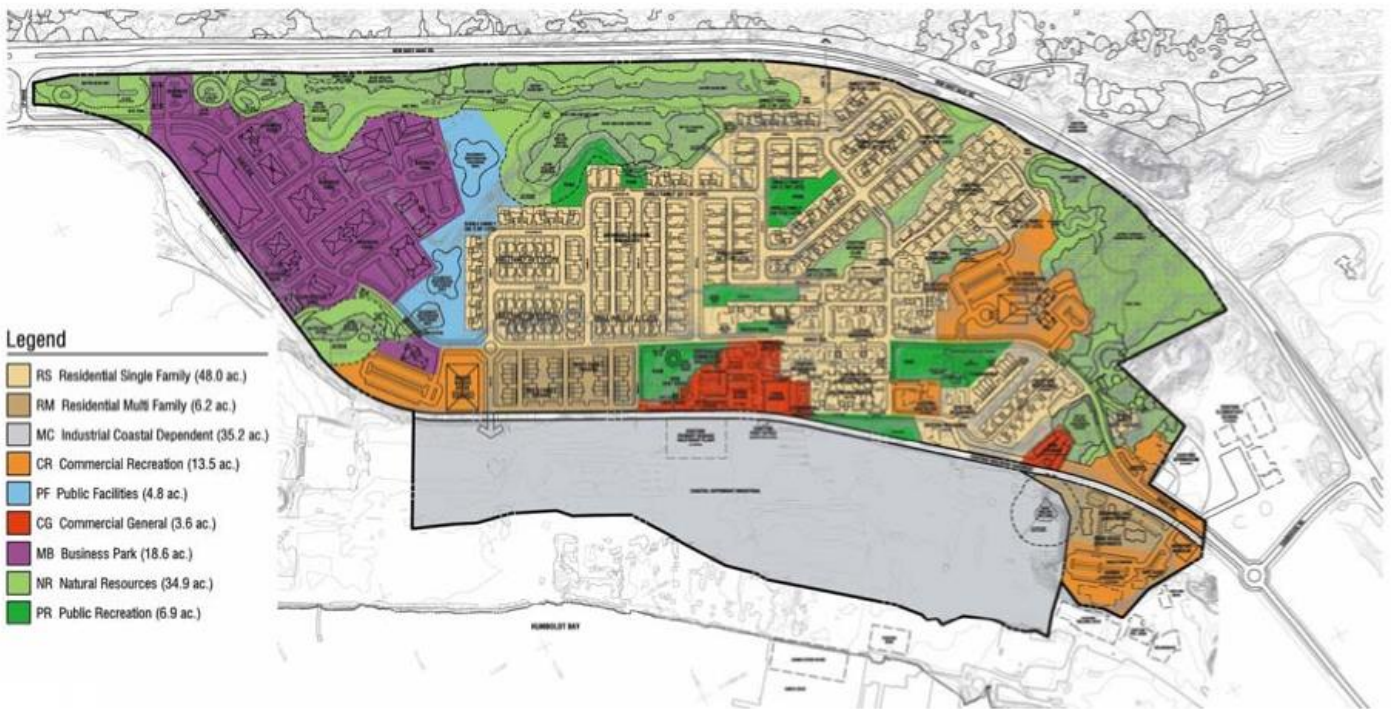


Exhibit 2: Proposed Zoning Plan (Option 1)

Figures 3.1-1 and 3.1-2 in the EIR illustrate the extent and location to which the Urban Limit Line is to be extended to. Basically, it covers the entire urbanized portion of Samoa Town.

The Revised Master Plan includes two alternatives, Option 1 and Option 2 (alternatives A, B, and C are outdated/withdrawn). The only difference between the two options is the proposed use of the area west of the Vance Avenue and Fenwick Avenue intersection: Option 1 proposes a 75-room lodge/conference center/spa at that location, whereas Option 2 proposes 26 additional residential units (in place of the 75-room lodge/conference center/spa).

The site plans for the two options show the distribution of land uses on the 174.1-acre Master Plan site, building footprints, circulation, and topographic detail. All uses are proposed to be located east of New Navy Base Road. Each option's land utilization schedule (Exhibits 3 & 4) lists acreages, densities, units, and percentages for all uses (listed below).

As a result of the redesign, the proposed Samoa Town Master Plan uses now include:

- A commercial area at Vance Avenue and Cutten Street;
- A Business Park along the south portion of Vance Avenue;
- The Samoa Cookhouse area which includes the existing Samoa cookhouse and gift shop, a new bunkhouse apartments, a new Maritime Museum and the existing gymnasium, baseball field and elementary school with its existing swimming pool west of Vance Avenue;
- The residential district west of Vance Avenue;
- Live/work studios along Cadman Court;
- Multi-family housing east of Vance Avenue and north of Soule Street;
- A 75-room lodge/conference center/spa west of the Vance and Fenwick Avenue intersection (Option 1 only);
- Coastal dependent industrial land east of the NCRA railroad tracks;
- Resident's self-storage and the existing gymnasium along the north portion of Vance Avenue;
- Open space and natural areas east of New Navy Base Road and at other locations;
- Roads, trails and pathways;
- Five parks and a town square; and
- Public facilities, including a wastewater treatment plant, corporation yard, and utility substation.

	LAND USE	AREA (Acres)	DENSITY (Uru/Ac.)	UNITS	% OF TOTAL	COMMENTS
1	EASTERN TRACT					
1.1	Coastal Dependent Industrial	35.2			20.5	1.0 acre Existing Primary Sewage Treatment Plant 1.2 acre ESHA and setback within this area
1.2	Samoa Cookhouse Precinct					
1.2.1	Bunkhouse Apartments	1.5	9.3	14	1.1	
1.2.2	Fireman's Hall Apartments	0.5	8.0	4	0.4	
1.2.3	Maritime Museum	0.3			0.2	
1.2.4	Cookhouse and Gift Shop	0.9			0.5	
1.2.5	Parking	1.3			0.8	
1.2.6	Dune Hollow Wetland Setback	0.4			0.2	
	Samoa Cookhouse Precinct Subtotal	4.9	3.7	18	3.3	
	Eastern Tract Subtotal	40.1	0.4	18	23.8	
2	WESTERN TRACT					
2.1	Roadways					
2.1.1	Vance Ave. 60'-0" R.O.W.	7.4			4.3	
2.1.2	Power St. 60'-0" R.O.W.	0.8			0.5	
2.1.3	Soule St. 60'-0" R.O.W.	0.3			0.2	
2.1.4	Business Park Blvd. 60'-0" R.O.W.	0.7			0.4	
2.1.5	Typical Residential Streets 48'-0" R.O.W.	8.8			5.1	
2.1.6	Rideout Road 44'-0" R.O.W.	0.7			0.4	
2.1.7	Sunset Ave. 31'-0" R.O.W.	0.7			0.4	
2.1.8	Fanwick Ave	0.1			0.1	
2.1.9	Alleyways 24'-0" R.O.W.	2.8			1.6	
	Roadway Subtotal	22.3			13.0	
2.2	Existing Residential					
2.2.1	Existing Residential to Remain	9.7	8.7	84	5.6	
2.2.2	Existing Homes to be Relocated	0.2	10.0	2	0.1	
2.2.3	Cadman Court Live/Work Studios (Existing)	0.6	16.7	10	0.3	
	Existing Residential Subtotal	10.5	9.7	96	6.7	
2.3	Proposed New Residential					
2.3.1	SFD - 50'x100' - Front Loaded	2.0	8.5	17	1.2	5,000 sf. lots
2.3.2	SFD - 50'x100' - Rear Loaded	3.6	8.3	30	2.1	5,000 sf. lots
2.3.3	SFD - 50' x 65' - Front Loaded	3.9	10.0	39	2.3	4,250 sf. lots
2.3.4	SFD - 50' x 65' - Rear Loaded	1.2	10.0	12	0.7	4,250 sf. lots
2.3.5	SFD - 40' x 72' - Front Loaded	1.2	14.2	17	0.7	2,880 sf. lots
2.3.6	SFD - 40' x 72' - Rear Loaded	2.7	13.3	36	1.6	2,880 sf. lots
2.3.7	SFD - 85' x 125'	0.3	3.3	1	0.2	11,878 sf. lot
2.3.8	Affordable Housing - 31' x 72' Rear Loaded	2.7	22.6	61	1.6	Includes roadways and alleyways of 4.0 acres
2.3.9	Townhomes - 21' x 74' Rear Loaded	1.3	6.2	8	0.8	
2.3.10	Multi-Family Housing - 21' x 74'	3.2	13.4	43	1.9	Average unit is 1,512 sf.
	Proposed New Residential Subtotal	22.1	11.9	264	12.9	
2.4	Visitor Accommodation/Retail Uses					
2.4.1	Hostelry	0.6		11	0.3	Currently 11 bedrooms in Hostelry
2.4.2	Lodge/Conference Center/Spa	5.1		75	3.0	
2.4.3	Samoa Block-Retail/Firehouse	0.7			0.4	
2.4.4	Convenience Commercial	0.4			0.2	
2.4.5	Converted Downtown Commercial	0.3			0.2	Two lots converted from existing residences
	Visitor Accommodation/Retail Subtotal	7.1		86	4.1	
2.5	Community Uses					
2.5.1	Existing Gymnasium	0.6			0.3	
2.5.2	Existing Women's Club	0.1			0.1	
2.5.3	Indoor Soccer Arena	0.9			0.5	
2.5.4	Public Parking	2.7			1.6	
2.5.5	Public Self-Storage	0.6			0.3	
	Community Uses Subtotal	4.9			2.9	
2.6	Business Park	15.8			9.2	Includes .73 acre Corporation Yard + 13 lots
2.7	Parks and Open Space					
2.7.1	Public Parks	4.8			2.8	
2.7.2	Wetlands, Dunes, and Vegetation ESHAs	12.3			7.2	
2.7.3	Secondary Wastewater Treatment Wetlands	6.2			3.6	
2.7.4	Open Space	25.6			14.5	
	Parks and Open Space Subtotal	48.9			28.1	
	Western Tract Subtotal	131.6		446	76.2	
	OVERALL PROJECT TOTAL	171.7		464	100.0	

Note: 2.4 acre railway easement is not included in project area.

Exhibit 3: Land Use Schedule (Option 1)

	LAND USE	AREA (Acres)	DENSITY (Un./Ac)	UNITS	% OF TOTAL	COMMENTS
1	EASTERN TRACT					
1.1	Coastal Dependent Industrial	35.2			20.5	1.0 acre Existing Primary Sewage Treatment Plant 1.2 acre ESHA and setback within this area
1.2	Samoa Cookhouse Precinct					
1.2.1	Bunkhouse Apartments	1.5	9.3	14	1.1	
1.2.2	Fireman's Hall Apartments	0.5	8.0	4	0.4	
1.2.3	Maritime Museum	0.3			0.2	
1.2.4	Cookhouse and Gift Shop	0.9			0.5	
1.2.5	Parking	1.3			0.8	
1.2.6	Dune Hollow Wetland Setback	0.4			0.2	
	Samoa Cookhouse Precinct Subtotal	4.9	3.7	18	3.3	
	<i>Eastern Tract Subtotal</i>	40.1	<i>0.4</i>	18	20.8	
2	WESTERN TRACT					
2.1	Roadways					
2.1.1	Vance Ave 60'-0" R.O.W	7.4			4.3	
2.1.2	Power St. 60'-0" R.O.W	0.8			0.5	
2.1.3	Soule St. 60'-0" R.O.W	0.3			0.2	
2.1.4	Business Park Blvd. 60'-0" R.O.W	0.7			0.4	
2.1.5	Typical Residential Streets 48'-0" R.O.W	8.8			5.1	
2.1.6	Rideout Road 44'-0" R.O.W	0.7			0.4	
2.1.7	Sunset Ave. 31'-0" R.O.W	0.7			0.4	
2.1.8	Fenwick Ave	0.1			0.1	
2.1.9	Alleyways 24'-0" R.O.W	2.8			1.6	
	<i>Roadway Subtotal</i>	22.9			13.0	
2.2	Existing Residential					
2.2.1	Existing Residential to Remain	9.7	8.7	94	5.6	
2.2.2	Existing Manager's House	0.2	5.0	1	0.1	
2.2.3	Existing Homes to be Relocated	0.2	10.0	2	0.1	
2.2.4	Cadman Court Live/Work Studios (Existing)	0.6	16.7	10	0.3	
	<i>Existing Residential Subtotal</i>	10.7	9.1	97	6.2	
2.3	Proposed New Residential					
2.3.1	SFD - 50'x100' - Front Loaded	2.0	8.5	17	1.2	5,000 sf. lots
2.3.2	SFD - 50'x100' - Rear Loaded	3.6	8.3	30	2.1	5,000 sf. lots
2.3.3	SFD - 50' x 85' - Front Loaded	3.9	10.0	39	2.3	4,250 sf. lots
2.3.4	SFD - 50' x 85' - Rear Loaded	1.2	10.0	12	0.7	4,250 sf. lots
2.3.5	SFD - 40' x 72' - Front Loaded	1.2	14.2	17	0.7	2,880 sf. lots
2.3.6	SFD - 40' x 72' - Rear Loaded	2.7	13.3	36	1.6	2,880 sf. lots
2.3.7	SFD - 85' x 125'	0.3	3.3	1	0.2	11,878 sf. lot
2.3.8	SFD - 9,259 sf. lot	0.2	5.0	1	0.1	
2.3.9	SFD - 9,563 sf. lot	0.2	5.0	1	0.1	
2.3.10	SFD - 8,276 sf. lot	0.2	5.0	1	0.1	
2.3.11	Cluster Residential	2.0	11.0	22	1.2	
2.3.12	Affordable Housing - 31' x 72' Rear Loaded	2.7	22.6	61	1.6	Includes roadways and alleyways of 4.0 acres
2.3.13	Townhomes - 21' x 74' Rear Loaded	1.3	6.2	8	0.8	
2.3.14	Multi-Family Housing - 21' x 74'	3.2	13.4	43	1.9	Average unit is 1,512 sf.
	<i>Proposed New Residential Subtotal</i>	24.7	11.7	289	14.4	
2.4	Visitor Accommodation/Retail Uses					
2.4.1	Hostelry	0.6		11	0.3	Currently 11 bedrooms in Hostelry
2.4.2	Samoa Block-Retail/Firehouse	0.7			0.4	
2.4.3	Convenience Commercial	0.4			0.2	
2.4.4	Converted Downtown Commercial	0.3			0.2	Two lots converted from existing residences
	<i>Visitor Accommodation/Retail Subtotal</i>	2.0		11	1.2	
2.5	Community Uses					
2.5.1	Existing Gymnasium	0.6			0.3	
2.5.2	Existing Women's Club	0.1			0.1	
2.5.3	Indoor Soccer Arena	0.9			0.5	
2.5.4	Public Parking	2.7			1.6	
2.5.5	Public Self-Storage	0.6			0.3	
	<i>Community Uses Subtotal</i>	4.9			2.9	
2.6	Business Park	15.8			9.2	Includes .73 acre Corporation Yard + 13 lots
2.7	Parks and Open Space					
2.7.1	Public Parks	4.8			2.8	
2.7.2	Wetlands, Dunes, and Vegetation ESHAs	12.3			7.2	
2.7.3	Secondary Wastewater Treatment Wetlands	6.2			3.6	
2.7.4	Open Space	27.9			15.8	
	<i>Parks and Open Space Subtotal</i>	51.2			29.4	
	<i>Western Tract Subtotal</i>	131.6		397	76.2	
	OVERALL PROJECT TOTAL	171.7		415	100.0	

Note: 2.4 acre railway easement is not included in project area.

Exhibit 4: Land Use Schedule (Option 2)

A. CIRCULATION

Vance Avenue will continue as the main north-south access for the Master Plan. The two existing Master Plan entry points, the Cookhouse Road/New Navy Base Road intersection and the LP Drive/New Navy Base Road intersection, will remain. Bike trails and pathways are also proposed throughout the site.

B. LAND USES

1) Coastal Dependent Industrial

The coastal dependent industrial area east of the NCRA railroad tracks would retain the existing post office and the upgraded primary wastewater treatment plant. No other uses are proposed at this time for this 35.2-acre area.

2) The Samoa Cookhouse and Surrounding Area

The existing Samoa Cookhouse will be renovated and will provide approximately 25,000 square feet of floor area. The existing gift shop will also remain. A new maritime museum will be situated in the northwest corner of the site.

Fourteen two-story bunkhouse apartments will be developed facing Vance Avenue. The existing Fireman's Hall will be refurbished to contain four apartments. These facilities will share parking. The Samoa Cookhouse area is currently zoned "coastal dependent industrial (MC)."

The Master Plan proposes to change its zoning to "commercial recreational" to better reflect its past and present usage. The site for the bunkhouse apartments and the Fireman's Hall will also be re-zoned to "Residential Multi-Family (RM)."

3) Residential Uses

a) Existing Residential

There are currently 99 existing residential units, including the "General Manager's" house at Samoa. Under the revised master plan, Option 1 would preserve 96 of those units and Option 2 would keep 97. The above counts do not include the Hostelry, which will remain in both schemes.

Ten existing residential units are situated primarily within the core of the existing town. They include those units surrounded by Rideout Rd. to the north, North Bay View to the east, Cutten Street to the south and Vance Avenue to the west. They also include units located to the west of Vance Avenue, along Vance and Sanda Court. The remainder of the units extends to the west and northwest along Rideout Road and Sunset Avenue.

Existing structures along Cadman Court are proposed to be converted to live/work artist studios. Cadman Court runs north to south, from the town square and the Samoa Block to Rideout Road.

The existing Samoa neighborhoods are characterized by small homes with wood siding. They are, for the most part, situated on small lots with very few garages. Since the town originated as a "company town", with all homes under a single ownership, there are no existing individual lot lines or lots related to the existing homes.

b) Proposed New Residential

Under Option 1, the Land Utilization Schedule proposes a total of 378 residential units, which would include 96 existing residential units plus an additional 282 units of residential development. Under Option 2 the Land Utilization Schedule proposes 404 residential units, including 308 new units.

New residential development will reflect the same character as the existing residential development in Samoa, with relatively narrow residential streets situated along a grid pattern, the inclusion of alleys at the back of lots where appropriate, and open spaces. The residential mix of uses includes single family residential and multi-family residential.

In Option 1, the proposed new residential mix includes forty-seven 5,000 square foot lots, fifty-one 4,250 square foot lots, fifty-five 2,880 square foot lots and one 11,878 square foot lot. In addition, 61 affordable housing units are proposed on a 4-acre area encompassing both sides of Allard Street and both sides of Gibson Street. There is a 43-unit multi-family residential development proposed for the northeast corner of Soule Street and Vance Avenue.

In Option 2, the lodge, spa and conference center proposed for the area to the west of Vance Avenue is replaced by residential uses. Under this scheme, this area will contain the existing "General Manager's House" on a 10,733 square foot lot, as well as three other lots of between 8,200 square feet and 9,500 square feet. There are also 22 residential units in the northern portion of this area.

4) Visitor Accommodation/Retail Uses

a) Hostelry

The Victorian-style Hostelry was constructed in 1908 as the residence of the Vance Redwood Company owner. It is located at the east end of Rideout Road. It is currently used by the new owners as accommodation for visiting business associates, groups and guests. It contains 11 bedrooms, a large kitchen, formal dining room and large living room. A recreation building with a pool room is attached to the rear of the house. It will be retained and may eventually be turned into a Bed and Breakfast establishment.

b) Lodge/Conference Center/Spa (Option 1 only)

Under Option 1, proposed tourist-oriented accommodations and uses include a 75-room lodge that would have an associated 500-person conference center, and a spa. The lodge, conference center, and spa would be located on the current site of the general manager's house with the house to be incorporated into the design of the lodge. (In Option 2, the area proposed for the lodge/conference center/spa would be developed with 25 residential units, plus retention of the existing general manager's residence.)

c) Samoa Block/Gas Station/ Downtown Commercial

Commercial buildings are proposed on the south side of Vance Avenue along Cutten Street. Convenience commercial, a gas station, and retail/office space (in the Samoa Block building) uses are proposed on the south side of Cutten Street. The existing gas station will be reconstructed in a "historic" architectural style. An existing residence on the north side of Cutten Street and an existing residence on the north side of the proposed town square are proposed to be converted to commercial use.

The Samoa Block building on Cutten Street will continue to be used as a fire house. It will also be renovated to provide approximately 23,000 square feet of space for uses including a meeting hall, management company/association offices, and professional office space. Commercial area parking will be provided behind the Samoa Block. The existing post office will remain in place with a different use, while a new post office will be built to the south of the Samoa Block parking area.

A resident's self-storage area (shown as mini storage on the site plans) is proposed north of the residential area, at the north end of North Bay View Avenue. The existing gymnasium, on the west side of Vance Avenue and south of Peninsula Union Elementary School, is proposed to remain. The existing baseball field adjacent to the school, as well as the existing swimming pool at the school will remain and be renovated. The existing Women's Club, located at the corner of Rideout road and Murphy Avenue will be retained. There will also be a new Town Square and bike trails throughout the master plan area.

6) Business Park

The business park will be situated along the south portion of Vance Avenue and will be 15.2 acres in size. Uses in the business park are planned as incubator and light industrial, warehousing, showroom, and small business/office uses. The business park will contain multiple lots varying in size, as well as a .73-acre Corporate Yard.

7) Parks and Open Space

As mentioned above, most of the existing Samoa Park will be retained and will be approximately 1.3 acres with a tennis court and a basketball court along with a play structure. A 1.2 acre park is proposed west of Vance Avenue and north of Soule Street, in the residential area. Another 1.1 acre park is proposed east of Vance Avenue and north of Gibson Street. This park will have a new water tower, similar to a water tower formerly located on the site. A .3 acre town square is proposed north of the Samoa Block and the .2 acre "Edith's Park" will remain. A .9 acre park is proposed at the center of the residential area along Cutten Street. A 1.1 acre park, located at the west end of Allard Street, is also proposed.

Approximately 44 acres of the site will be retained as natural dune, wetlands area and common open space. A portion of this area will be utilized for man-made wetlands areas associated with sewage discharge and treatment. An open space corridor is proposed along the east side of New Navy Base Road. This open space area is proposed to protect wetlands, dune hollows, dune mats, native coastal coniferous forest, and native coastal scrub habitats. A bike trail is also proposed.

8) Public Facilities/Infrastructure

The Master Plan proposes to install water meters on each housing structure to allow owners to be billed individually for usage. The existing sewage treatment facilities just east of the Samoa Block, in the coastal dependent industrial area, will be retained and expanded to meet the future needs of Samoa. A site adjacent to the Business Park is

planned for development of associated percolation ponds. The current electric power infrastructure was upgraded in 1999 and will remain however, it is anticipated that all electrical lines will be placed underground. The main Samoa substation will likely be moved from adjacent to the Women's Club to the Corporation Yard. Natural gas is currently available to only the Samoa Cookhouse, but will likely be extended to each of the individual residences. A corporation yard is proposed on the south side of Gibson Street and the existing utility substation will remain.

C. MASTER PLAN PHASING

Development of the Samoa Town Master Plan will be phased over time based upon several factors including entitlement processes and project approvals, infrastructure requirements and market/economic influences.

Phase 1

The first phase of development will primarily include the existing town. The first step undertaken will be to upgrade water and sewer lines within the town and to review other infrastructure to make sure it is adequate to meet projected demand. Gas service will be extended to each residence and electrical lines will be placed underground. Residential structures will be renovated and sold, or converted to other uses. This will include the relocation of some of the existing residences to other locations, as designated in the master plan.

The Samoa Block will be renovated and retrofitted to accommodate proposed community uses including the Fire House. The town square will be constructed opposite the Samoa Block to provide a formal town square for the town. The adjacent Gas Station will also be reconstructed. The Samoa Cookhouse will be totally renovated. Adjacent to the Cookhouse, new parking will be built to serve both the Cookhouse and the other adjacent uses. The resident's mini-storage located below Fenwick Avenue will be developed.

The existing sewage treatment facility will remain in the initial phase. A corporate yard and adjacent parking for the downtown area will also be constructed.

Phase 2

Phase 2 developments will include 68 new residential units and the park located along Cutten Street, Murray Avenue, Harrison Avenue and Rideout Road. In addition, 4 single-family units will be built along Murphy Street, as well as 8 townhouse units adjacent to Samoa Park, 43 multi-family units east of Vance Avenue, and a single-family unit along Vance Avenue near the gymnasium. There will also be 14 bunkhouse apartments constructed near the Cookhouse. The Fireman's Hall will be refurbished and converted to apartment use. The actual number of units constructed and the exact phasing of those units will be subject to revision based upon the current market conditions at the time of implementation. The indoor soccer arena will be built in the Business Park. The existing sewage treatment facility will be upgraded in Phase 2 and the necessary treatment wetland areas will be developed.

Phase 3

It is envisioned that 39 proposed residential units, located along Samoa Street, Cleveland Avenue, Allard Street and Vance Avenue will be constructed in Phase 3 of the development. Sixty-one affordable units will be constructed along Allard Street and Gibson Street.

Phase 4

Phase 4 of the development will include 40 single-family units along Soule Street, Cleveland Avenue, Murphy Avenue, and Vance Avenue along with the Business Park lots.

Phase 5

Phase 5 will consist of the construction of the Lodge, Conference Center and Spa, or the alternative 22 cluster residential units and the four large single-family lots on the Lodge site.

D. PLANNED DEVELOPMENT

The flexibility of the Planned Unit Development (PD) regulations will be utilized to allow lot sizes smaller than the minimum 5,000 S.F. in the Commercial General (CG) zone for existing structures that will be converted to commercial use from residential use. It will also be utilized to allow the inclusion of lots (2,880 S.F. and 4,250 S.F.) which are smaller than the minimum 5,000 S.F. in the Residential Low-Density (RS) zone. It will allow flexibility in dealing with residential yard setbacks, which may result from the inclusion of residential lots which are smaller than the minimum required in the zoning ordinance. The PD overlay will be utilized to allow the retention of substandard streets throughout the existing portions of Samoa.