

Samoa Peninsula Wastewater Project

Amendments to the Humboldt Bay Area Plan & Coastal Zoning Regulations

COUNTY OF HUMBOLDT

Planning and Building Department

November 12th

Public Workshop



WORKSHOP OUTLINE

- Background information
- Status of the Wastewater Project Planning
- Amendments to the Humboldt Bay Area Plan & Coastal Zoning Regulations
- Next Steps
- Questions?



SAMOA PENINSULA WASTEWATER PROJECT

Project webpage: <https://humboldt.gov.org/2364/Long-Range-Planning-Projects>

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Long Range Planning Projects

Samoa Wastewater Planning Project

This project is funded through a planning grant from the State Water Resources Control Board and is intended to evaluate a consolidated wastewater system to serve the Samoa Peninsula. Humboldt County selected an engineering team comprised of GHD and SHN to lead this project. The following project documents have been completed:

- [Samoa Peninsula Wastewater Project Preliminary Engineering Report, May 2018 \(PDF\)](#)
- [Samoa Peninsula Wastewater Project Notice of Preparation for an Environmental Impact Report \(PDF\)](#)
- [Peninsula Community Services District Wastewater Treatment Facility Report of Waste Discharge January 2019 \(PDF\)](#)

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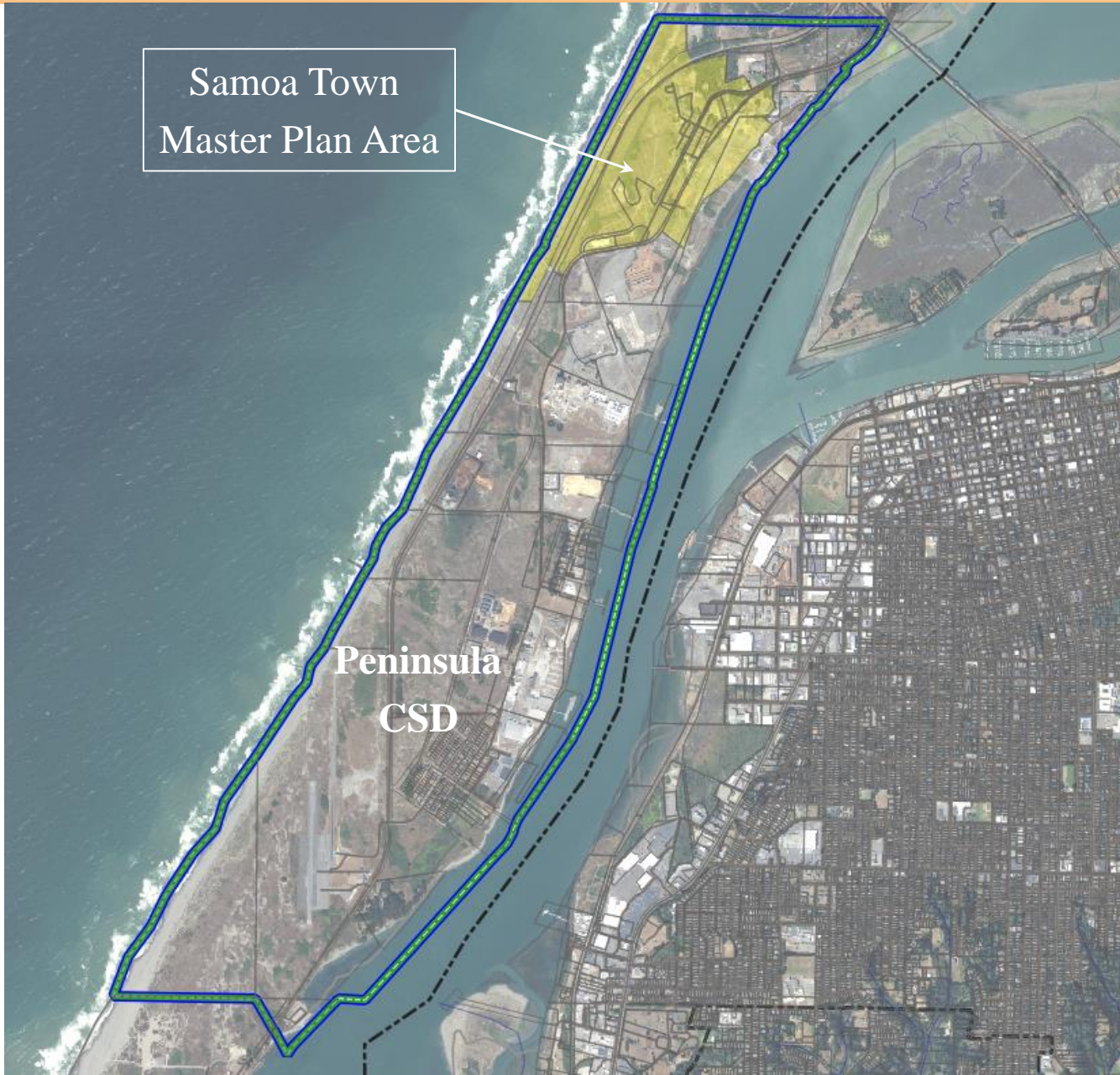


SAMOA PENINSULA WASTEWATER BACKGROUND

- *Ongoing Water Quality Impacts from On-Site Wastewater Systems on the Samoa Peninsula*
- *Humboldt Bay Area Plan limitations on sewer service extensions*
- *Working cooperatively with other agencies to address the problem*
- *SWRCB Planning Grant*
- *Environmental Review and Project Approval*



PENINSULA COMMUNITY SERVICES DISTRICT



Samoa Town
Master Plan Area

Peninsula
CSD



SAMOA PENINSULA WASTEWATER PROJECT



LOCAL COASTAL PROGRAM 1982

LCP/Humboldt Bay Area Plan Limitations:

- *HBAP Section 3.22, Public Services-Rural, subsection B (Development Policies) prohibits the extension of wastewater services outside of the urban limit line (the Town of Samoa), except sewer connections provided to industrial uses.*
- *HBAP STMP Land Use Designation Overlay New Development (Policy 9) allows only wastewater from uses within the STMP boundary to be treated at the Samoa WWTF.*



LOCAL COASTAL PROGRAM AMENDMENTS

Coastal Commission Concerns:

- *Investments in wastewater improvements serving areas subject to sea level rise and tsunami inundation hazards*
- *Facilitating new residential development on small vacant (infill) lots in Fairhaven/coastal hazard area*
- *Wastewater service in Fairhaven could encourage the owners of infill lots to develop their property which may contain Environmentally Sensitive Habitat Areas (ESHA)*



LOCAL COASTAL PROGRAM AMENDMENTS

LCP/Humboldt Bay Area Plan Amendments:

- *Add an exception to allow the extension of sewer service outside the Urban Limit Line to existing structures*
- *Allow only wastewater flows from outside the STMP consistent with the new exceptions*
- *Adopt performance standards for new residential development located within 300 feet of the sewer service to address hazards related to sea level rise inundation and tsunami safety, and ESHA impacts*



LOCAL COASTAL PROGRAM AMENDMENTS

HBAP Section 3.22, Public Services-Rural, subsection B (Development Policies):

- *Allow sewer extension outside the ULL to connect structures served by existing on-site wastewater systems*
- *Expand exception to allow service to new coastal-dependent uses and to Interim Conditionally Permitted uses in the Industrial/Coastal Dependent Zone, in addition to industrial uses*
- *Require that new infill development in Fairhaven within 300 feet of system meet performance standards to protect life and property from sea level rise and tsunami inundation hazards, and protect ESHA*



LOCAL COASTAL PROGRAM AMENDMENTS

HBAP - STMP Land Use Designation Overlay New Development - Policy 9:

- *Allow wastewater flows from outside the Samoa Town Master Plan area in a manner consistent with HBAP Section 3.22, Public Services-Rural, subsection B (Development Policies)*



LOCAL COASTAL PROGRAM AMENDMENTS

Coastal Zoning Regulations – Fairhaven Zone Reclassification:

- *Rezone Residential Single Family\No Further Subdivision Allowed lands to add a Q-Qualified combining zone (RS\XQ)*
- *“Q” Zone applies HBAP Section 3.22 performance standards to new residential development located within 300 feet of the sewer service extension*



LOCAL COASTAL PROGRAM AMENDMENTS

Coastal Zoning Regulations – Fairhaven Zone Reclassification:



LOCAL COASTAL PROGRAM AMENDMENTS

Coastal Zoning Regulations – Fairhaven Zone Reclassification – Performance Standards:

- *New Q-Qualified Combining Zone in Fairhaven that applies to the approval of permits within 300 ft. of sewer lines, must comply with updated HBAP sea level rise and tsunami policy, or prepare site-specific analyses and designs demonstrating that the new home:*
 - *will not create a hazard to life, health, safety, the general welfare, or coastal resources for the life of the project - based on a site-specific sea level rise hazard analysis; and*
 - *meet the requirements of Humboldt Bay Area Plan Section 3.17 Hazards, B. Development Policies for Tsunamis, subsections 1 through 4*



LOCAL COASTAL PROGRAM AMENDMENTS

Schedule for Approval:

- Planning Commission public hearing to recommend approval to the Board of Supervisors, December 3, 2020
- Board of Supervisors public hearing to approve LCP amendments, January/February 2021
- Submit LCP amendments to the Coastal Commission for certification, March 2021
- Coastal Commission public hearing to consider certification, Fall 2021
- Peninsula CSD to secure necessary grant funding to construct the project, 2021



SAMOA PENINSULA WASTEWATER PROJECT & LOCAL COASTAL PROGRAM AMENDMENTS

Questions?

