

#2003052054

Notice of Availability
Supplemental to the Master Environmental Impact Report for the Samoa
Town Master Plan – Final Map Subdivision, Coastal Development Permit and
Planned Development Permit

Name of Project: Samoa Town Master Plan

Project Description: Application for a tentative map subdivision for the phased subdivision of Master Parcels 2 and 3 encompassing approximately 185 acres in the Town of Samoa into 320 parcels. The project includes a **Coastal Development Permit** for the subdivision and for the following: Upgrade of all utilities, including water supply and emergency controls, sewage collection, electrical services, street lighting and telephone/cable services; construction of subdivision improvements and installation of utilities; demolition of various sheds and the Fireman's Hall building; building renovations and site grading in conjunction with a lead paint hazard abatement program for existing houses; reconstruction of existing hardscapes and the construction of new roads, parking areas, bus stops, trails, sidewalks and other pedestrian and bicycle facilities within the Town of Samoa. The project also includes a **Planned Unit Development Permit** to establish setbacks from property lines in the existing Town of Samoa based on the locations of existing buildings; minimum lot sizes will be reduced to 2,000 s.f. Lot coverage will be increased to 80%. And parking standards will be modified to allow for areas of common parking rather than having all parking either on-site or in front of each residence. Due to dune, wetland and forest Environmentally Sensitive Habitat Areas (ESHAs) and setbacks therefrom, there will be large areas of open space within the proposed development. Parcels will be served by community sewage and community domestic water supply systems. Exceptions to solar shading requirements are requested to accommodate the existing developed housing areas and planned unit development standards for new construction. All development will comply with the Samoa Town Master Plan Overlay requirements and the development standards specified for Samoa in the coastal zone ordinance. The County of Humboldt, as lead agency, has required that a Supplemental Environmental Impact Report be prepared pursuant to the California Environmental Quality Act.

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

Lead Agency: Humboldt County Department of Community Development Services

Direct Comments To: Michael E. Wheeler, Senior Planner
County of Humboldt
Planning and Building Department, Planning Division
3015 H Street, Eureka, CA 95501

Review Period: Comments will be accepted until August 30, 2019

Public Hearings: TBA

The Draft EIR will be available for review at the following location:
Humboldt County Planning Division, 3015 H Street, Eureka, CA 95501.
Phone: (707) 445-7541 **Hours:** 8:30 am-5pm.

Governor's Office of Planning & Research
JUL 22 2019
STATE CLEARINGHOUSE

July 17, 2019