

Appendix C

Notice of Completion

Mail to: State Clearinghouse, 1400 Tenth Street, Sacramento, CA 95814 (916)445-0613

See NOTE below

SCH# _____

Project Title: Samoa Town Master Plan Final Map Subdivision FMS-13-003/CDP-13-030
Lead Agency: Humboldt County Planning Dept. **Contact Person:** Michael Wheeler
Street Address: 3015 H Street **Phone:** (707) 445-7541 **FAX:** (707) 445-7446
City: Eureka **Zip:** 95501 **County:** Humboldt

Project Location

County: Humboldt **City/Nearest Community:** Samoa, CA
Cross Streets: New Navy Base Road **Zip Code:** 95564 **Total Acres:** 150
Assessor's Parcel No. 401-031-29 et al. **Section:** 16 **Twp.** 5N **Range:** 1W **Base:** HM
Within 2 Miles: State Hwy #: 255, US 101 **Waterways:** Humboldt Bay
Airports: _____ **Railways:** North Coast Railroad **Schools:** Peninsula Elementary

Document Type

CEQA: NOP Supplement/Subsequent **NEPA:** NOI **Other:** Joint Document
 Early Cons EIR (Prior SCH No.) 2003052054 EA Final Document
 Neg. Dec. Other _____ Draft EIS Other _____
 Draft EIR **CONSUR's Office of Planning & Research**

Local Action Type

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element PUD Use Permit Coastal Permit
 Community Plan Site Plan Land Division Other

Development Type

Residential: (see Project description) Water Facilities: Type: _____
 Office: Sq.ft. _____ Acres: _____ Empl: _____ Transportation: Type: _____
 Commercial: (see Project description) Mining: Mineral: _____
 Industrial: (see Project description) Power: Type: _____
 Educational: Waste Treatment: Type: _____
 Recreational Hazardous Waste: Type: _____
 Other _____

Project Issues Discussed in Document

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input type="checkbox"/> Agricultural Land	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Grndwtr
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Archeological/Historical	<input type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Erosion/Comp/Grading	<input checked="" type="checkbox"/> Wildlife
<input checked="" type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Growth Inducing
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Landuse
<input checked="" type="checkbox"/> Energy conservation	<input checked="" type="checkbox"/> Public Service/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input checked="" type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation	<input type="checkbox"/> Other _____

Present Land Use/Zoning/General Plan Use

Present Land Use: Residential, Public Facilities, Commercial

- Present Zoning: Residential Single Family with combining zones for Design Review and Planned Development (RS/D,P);
- Residential Multi Family with combining zones for Planned Development (RM-30/P);
- Commercial Recreation with combining zones for Design Review and Planned Development (CR/D,P);
- Public Facilities - Urban (PF-1);

NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. from a Notice of Preparation or previous draft document) please fill it in.

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- Commercial General with combining zones for Design Review (CG/D);
- Business Park (MB);
- Natural Resources with combining zones for Coastal Wetland Areas (NR/W); and
- Public Recreation (PR).

Present General Plan: Residential Single Family (RS), Residential Multi-Family (RM), Commercial General (CG), Commercial Recreation (CR), Natural Resources (NR), Public Recreation (PR), Public Facilities (PF), and Coastal Dependent Industrial (MC) zones; and Planned Unit Development (P), Wetland (W), Archaeological Resource (A) and Design Review (D) combining zones.

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.

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Reviewing Agencies Checklist

KEY

S = Document sent by lead agency
X = Document sent by SCH
✓ = Suggested distribution

Resources Agency

- Boating & Waterways
- Coastal Commission
- Coastal Conservancy
- Colorado River Board

Conservation

- Fish & Game
- Forestry
- Office of Historic Preservation
- Parks & Recreation
- Reclamation
- S.F. Bay Conservation & Develop. Comm.
- Water Resources

Business, Transportation & Housing

- Aeronautics
- California Highway Patrol
- CALTRANS District #1
- Department of Transportation Planning (HQ)
- Housing & Community Development

Food & Agriculture

Health & Welfare

- Health Services

State & Consumer Services

- General Services
- OLA (Schools)

Cal-EPA

- Air Resources Board
- APCD/AQMD
- California Waste Mgmt Board
- SWRCB: Clean Water Grants
- SWRCB: Delta Unit
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB #1 Northcoast

Youth & Adult Corrections

- Corrections

Independent Commissions & Offices

- Energy Commission
- Native American Heritage Comm.
- Public Utilities Commission
- Santa Monica Mountains Conservancy
- State Lands Commission
- Tahoe Regional Planning Agency

Other _____

Public Review Period (to be filled in by the lead agency)

Starting Date: September 16, 2019

Ending Date: September 25, 2019

Signature Michael E. Wheeler

Date: _____

Lead Agency (Complete if applicable):

Consulting Firm: Planwest Partners
 Address: P O Box 4581
 City/State/Zip: Arcata, CA 95518
 Phone: 707-825-8260
 FAX: 707-825-9181

For SCH Use Only:

Date _____ Received _____ at _____ SCH
 Date _____ Review _____ Starts _____
 Date _____ to _____ Agencies _____
 Date to SCH _____
 Clearance _____ Date _____

Notes: _____

Appendix C continued

Applicant: Samoa Pacific Group
Address: 5251 Ericson Way
City/State/Zip: Arcata, CA 95521
Phone: v. 822-9000 f. 822-9596