

JUL 15 2019

Appendix C

STATE CLEARINGHOUSE

~~2019079052~~

Notice of Completion

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

See NOTE below  
SCH# 2003052054

**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  FONSI

**Local Action Type**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  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**

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

State Clearinghouse Contact:

(916) 445-0613

4/4

**Project Sent to the following State Agencies**

State Review Began:

7-15-2019

SCH COMPLIANCE

8-30-2019

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Resources             | <input type="checkbox"/> Cal EPA  |
| <input type="checkbox"/> Boating & Waterways              | <input type="checkbox"/> ARB: Airport & Freight                                     |
| <input type="checkbox"/> Central Valley Flood Prot.       | <input type="checkbox"/> ARB: Transportation Projects                               |
| <input checked="" type="checkbox"/> Coastal Comm          | <input type="checkbox"/> ARB: Major Industrial/Energy Resources, Recycl. & Recovery |
| <input type="checkbox"/> Colorado Rvr Bd                  | <input type="checkbox"/> SWRCB: Div. of Drinking Water                              |
| <input checked="" type="checkbox"/> Conservation          | <input checked="" type="checkbox"/> SWRCB: Div. Drinking Wtr # 1                    |
| <input checked="" type="checkbox"/> CDFW # IE             | <input type="checkbox"/> SWRCB: Div. Financial Assist.                              |
| <input type="checkbox"/> Cal Fire                         | <input type="checkbox"/> SWRCB: Wtr Quality   |
| <input checked="" type="checkbox"/> Historic Preservation | <input type="checkbox"/> SWRCB: Wtr Rights  |
| <input checked="" type="checkbox"/> Parks & Rec           | <input checked="" type="checkbox"/> Reg. WQCB # 1                                   |
| <input type="checkbox"/> Bay Cons & Dev Comm.             | <input type="checkbox"/> Toxic Sub Ctrl-CTC   |
| <input checked="" type="checkbox"/> DWR                   | <b>Yth/Adlt Corrections</b>   |
|   | <input type="checkbox"/> Corrections  |
|   | <b>Independent Comm</b>   |
| <b>CalSTA</b>   | <input type="checkbox"/> Delta Protection Comm                                      |
| <input type="checkbox"/> Aeronautics                      | <input type="checkbox"/> Delta Stewardship Council                                  |
| <input checked="" type="checkbox"/> CHP                   | <input type="checkbox"/> Energy Commission  |
| <input checked="" type="checkbox"/> Caltrans# 1           | <input checked="" type="checkbox"/> NAHC  |
| <input type="checkbox"/> Trans Planning                   | <input checked="" type="checkbox"/> Public Utilities Comm                           |
| <b>Other</b>  | <input type="checkbox"/> Santa Monica Bay Restoration                               |
| <input type="checkbox"/> Education                        | <input type="checkbox"/> State Lands Comm   |
| <input type="checkbox"/> Food & Agriculture               | <input type="checkbox"/> Tahoe Rgl Plan Agency                                      |
| <input checked="" type="checkbox"/> HCD                   | <input type="checkbox"/> Conservancy  |
| <input type="checkbox"/> OES                              | <input type="checkbox"/> Other: _____   |
| <b>State/Consumer Svcs</b>                                |   |
| <input type="checkbox"/> General Services                 |   |

Note: Review per Lead

Please note State Clearinghouse Number (SCH#) on all Comments

~~2019079052~~

SCH#:

Please forward late comments directly to the

Lead Agency 2003052054

AQMD/APCD 22

(Resources: 7/20)

*Appendix C continued*

- 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.

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**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.

**Reviewing Agencies Checklist**

<p><b>KEY</b>  <b>S</b> = Document sent by lead agency  <b>X</b> = Document sent by SCH  <b>✓</b> = Suggested distribution</p>
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- 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: July 17, 2019

Ending Date: August 30, 2019

Signature \_\_\_\_\_ Date: \_\_\_\_\_

<p><b>Lead Agency</b> (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</p>
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<b>For SCH Use Only:</b>			
Date	Received	at	SCH
Date	Review		Starts
Date	to		Agencies
Date to SCH			Date
Clearance			
Notes: _____			

SECRET 103  
*Appendix C* continued

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