



COUNTY OF HUMBOLDT

Legislation Text

File #: 20-750, **Version:** 1

Samoa Pacific Group, Coastal Development Permit and Development Agreement

Case Numbers CDP-13-030 and DA-17-001

Application Number 8827

Assessor Parcel Numbers (APNs) 401-031-055, 401-031-070

920 and 931 Vance Road and the property known as Sections 16 and 17 Township 05 North, Range 01 West, Samoa area

A Coastal Development Permit (CDP) for the phased subdivision of Master Parcel 3 encompassing approximately 185 acres in the Town of Samoa into 332 parcels. The change in the density or intensity of use of land, including subdivision pursuant to the State Subdivision Map Act, constitutes development under the Coastal Act and requires approval of a CDP. The project also includes the approval of a Development Agreement pursuant to Section 65864 et seq. of the Government Code. The tentative map for the phased subdivision was approved at the February 20, 2020 Planning Commission meeting and the CDP is one of the required conditions of approval necessary to complete the subdivision. At the time the tentative map was approved, a Planned Unit Development Permit was also approved to establish setbacks from property lines in the existing Samoa townsite based on the locations of existing buildings; minimum lot sizes will be reduced to 2,000 square feet; 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 domestic water supply and sewage disposal 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 Zoning Regulations. A Supplemental Environmental Impact Report (SEIR) which addresses the subdivision and other future permit actions was certified by the Humboldt County Planning Commission at their October 3, 2019 meeting. The final Supplemental EIR and Final EIR are available for review at the Humboldt County Planning and Building Department.

Find that the Planning Commission has considered the Supplemental EIR and Final EIR prepared for the proposed project, and make all of the required findings for approval of the Coastal Development Permit and Development Agreement, based on evidence in the staff report and any public testimony, and adopt the Resolutions approving the Samoa Pacific Group Coastal Development Permit and recommending the Development Agreement for approval by the Board of Supervisors subject to the recommended conditions.