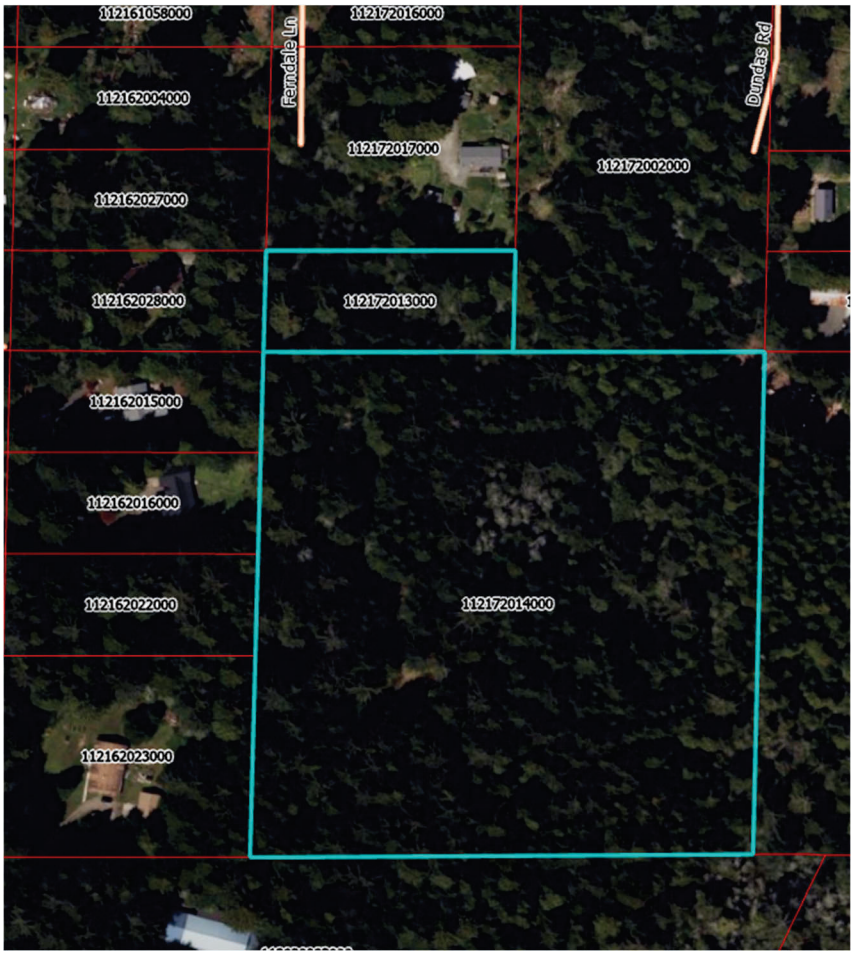
Initial Study and Draft Mitigated Negative Declaration

Tedsen Rezone (R2302C) RCA-1 to RCA-2(w) & (wb)– APN 112-172-013 & 112-172-014

April 2025



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Project Information Summary

1.	**Project Title:**	Tedsen Rezone (R2302C) RCA1 to RCA2 – APN 112-172-013 & 112-172-014
2.	**Lead Agency Name and Address:**	Del Norte County Planning Commission 981 H Street, Suite 110 Crescent City, CA 95531
3.	**Contact Person and Phone Number:**	Jessica Pollard (707) 464-7254 jpollard@co.del-norte.ca.us
4.	**Project Location and APN:**	End of Ferndale Lane, End of Dundas Road 112-172-013 & 112-172-014
5.	**Project Sponsor's Name and Address:**	Roy Tedsen 1495 Parkway Drive, Crescent City, CA 95531
6.	**County Land Use:**	Resource Conservation Area and Rural Residential 1du/2ac
7.	**County Zoning:**	RCA-1 and RRA-2

8. Description of Project:

Roy Tedsen is the owner of two undeveloped parcels of land located in the coastal zone at the end of Ferndale Lane and Dundas Road in Crescent City, CA. The first parcel (APN 112-172-013) is a 1-acre parcel with a zoning designation of Resource Conservation Area-1 (RCA-1). The second parcel (APN 112-172-014) is a 10-acre parcel with a zoning designation of Rural Residential Agricultural-2 acre minimum (RRA-2) and RCA-1. The parcels contain a tributary of the Elk Creek Special Study Area and are appropriately designated as the RCA-1 portions of the parcels. Mr. Tedsen has applied to rezone the portions of these parcels that are designated as RCA-1 to RCA-2 wetland(w) and RCA-2 wetland buffer(wb). Rezoning is necessary to delineate the limits of resource lands and identify the sections of the property suitable for residential development. Lands not reclassified as RCA-2(w) or RCA-2(wb) will fall under RRA-2 zoning designation.

The County's Local Coastal Program (LCP) mandates that RCA-1 areas be rezoned to a suitable RCA-2 zoning designation, which also requires approval from the Coastal Commission as an amendment to the LCP. The RCA-1 zone is utilized in Del Norte County's certified LCP to identify environmentally sensitive lands that may include wetlands, farmed wetlands, riparian areas, estuaries, and coastal sand dunes. Due to the County's extensive environmentally sensitive resource areas, it was not feasible to conduct accurate site-specific resource mapping for every property within the coastal zone when the LCP was created and adopted. According to Chapters 21.11 and 21.11A of the County's LCP, the RCA-1 zone serves as a transition zone until more detailed resource mapping can be completed. Additionally, Chapter 21.60 of the County's LCP states that to determine the actual boundaries of the resource conservation area and any required buffer zone, supplemental mapping must be included as part of the rezoning application. Galea Biological Consulting has prepared the biological assessment, wetland delineation and mapping required to process the rezone application.

Future development of the subject parcels are not proposed at this time but the ultimate intent is to develop each parcel with a single-family residence. A boundary adjustment between the two properties may be needed in the future if

development is proposed to create a larger building site on parcel 112-172-013, while also conforming more closely to the RRA-2 acre minimum designation.

9. Surrounding Land Uses and Settings:

The parcels are located at the end of Ferndale Lane and the end of Dundas Road in the vicinity of the Elk Creek Special Study Area. Lands to the north and east are developed with single-family homes and have a land use designation of Rural Residential 1 dwelling unit/1 acre and Rural Residential 1du/2 acre. Lands to the east are undeveloped with a land use of Rural Residential 1 dwelling unit/2 acres. Lands to the south contain Resource Conservation Areas and Timberland.

10. Required Approvals: RCA Rezone Resolution and Ordinance – Planning Commission and Board of Supervisors

11. Other Approval (Public Agencies): California Coastal Commission

12. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

Native American tribes, traditionally and culturally affiliated with the project area have been notified of the project application completion and the beginning of the AB 52 consultation period pursuant to PRC §21080.3.1. Notification of the beginning of the AB 52 consultation period was provided April 4, 2025. No requests for consultation pursuant to PRC §21080.3.1 were received.

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" without mitigation as indicated by the checklist on the following pages. All mitigation measures are provided in the Mitigation Monitoring and Reporting Program.

☐	Aesthetics	☐	Agriculture and Forestry Resources	☐	Air Quality
☒	Biological Resources	☐	Cultural Resources	☐	Energy
☐	Geology/Soils	☐	Greenhouse Gas Emissions	☐	Hazards & Hazardous Materials
☐	Hydrology / Water Quality	☐	Land Use / Planning	☐	Mineral Resources
☐	Noise	☐	Population / Housing	☐	Public Services
☐	Recreation	☐	Transportation	☐	Tribal Cultural Resources
☐	Utilities / Service Systems	☐	Wildfire	☐	Mandatory Findings of Significance

Determination

On the basis of this initial evaluation:

☐	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
☒	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
☐	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
☐	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
☐	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Jon Pollard - Planner — 5/8/25

[Planner Name] — Date

Position Title

Environmental Checklist

1. Aesthetics

Except as provided in Public Resources Code Section 21099, would the project:	**Potentially Significant Impact**	**Less Than Significant Impact with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) In non-urbanized areas, substantially degrade the existing visual character or public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

Discussion of Impacts

a. The RCA rezone is not part of a scenic vista.

b. The RCA rezone is not located on or near a state scenic highway.

c. The neighborhood surrounding Ferndale Lane and Dundas Road is a developed rural residential neighborhood. Rezoning the RCA portions of the subject parcels will further delineate the areas suitable for development. The RCA rezone will not affect permitted land uses.

d. The RCA rezone will not create a new source of substantial light or glare. No impact on views is anticipated from the RCA rezone. Lighting associated with future residential development must comply with County Code 21.46.050, which states lighting shall be arranged so that there will be no annoying glare directed or reflected toward residence building or residence district.

2. Agriculture and Forest Resources

Would the project:	**Potentially Significant Impact**	**Less Than Significant Impact with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☒	☐
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☒	☐

Discussion of Impacts

a.-c. The subject parcels are not principally zoned for agricultural use. The portions of the parcels zoned Rural Residential Agricultural (RRA) allow some agricultural uses appurtenant to residential use.

d.-e. The parcels qualify as forest land as Mr. Tedsen filed a Timber Harvest Plan (THP) with CAL FIRE Resource Management (1-24-0071-DEL). The THP was approved on 7/23/2024 and completed on 12/16/2024.

3. Air Quality

Would the project:	**Potentially Significant Impact**	**Less Than Significant Impact with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☐	☒
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?	☐	☐	☐	☒

Discussion of Impacts

a.-c. Rezoning the parcels will only refine the limits of the area suitable for development. The lot is currently partially in a zone which allows one single-family residence per parcel. Therefore, the rezoning and potential future development will not result in any change to impacts of air quality.

4. Biological Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☒	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	☐	☐	☒	☐

Discussion of Impacts

a.-f. A biological assessment and one-parameter wetland delineation was prepared for the project by Galea Wildlife Consulting (GWC). This is an RCA rezone and the wetland delineation further defines the extent of the wetland and designates an appropriate buffer for the wetland. The rezone will more clearly define the areas suitable for development outside the wetland and wetland buffer areas. The property is undeveloped, with stands of redwood (*Sequoia sempervirons*) and Sitka spruce (*Picea sitchensis)* with dense brush understory. A tributary of Elk Creek runs through the properties. Elk Creek is a small coastal watershed that drains much of the greater Crescent City and Elk Valley coastal plain. The creek is an important drainage for fisheries containing anadromous fish including federally-listed choho salmon, cutthroat trout, steelhead trout, and Chinook salmon. No federal or State listed species were located on or near the properties.

Mitigation Measures: Elk Creek is considered a "special study area" and additional protection measures apply to proposed development adjacent to Elk Creek wetlands and can be found in the policies and recommendations for the Elk Creek Special Study Area section of the County's Local Coastal Program (30607.1(C)

Sensitive Wildlife Species – Four sensitive wildlife species are recorded in the California Natural Diversity Database (CNDDB) as potentially occurring in the area within two miles of the project site – American porcupine, northern spotted owl, obscure bumble bee, and northern red-legged frog

American Porcupine – The porcupine is a California species of concern. The porcupine is not uncommon over most of its range, which in northern California includes most conifer forests and mixed-conifer woodlands. It occurs locally primarily in second-growth forests. While the porcupine can forage within the timberland stands of this property, the location is not preferred due to the greater amount of redwood versus other, preferred conifers. GWC states that this project would have impacts on the American porcupine.

Northern Spotted Owl (NSO) – The NSO is listed as federally threatened and as a California species of concern. The NSO is not uncommon over most of its range, which in northern California includes most conifer forests and mixed-conifer woodlands of the coastal mountains. It occurs locally in old growth and second-growth forests. NSO prefer large diameter trees within well-shaded stands for nest sites, where they will use old nests built by other species, cavities or shaded broken-topped trees. They prefer an overhead canopy over nests and roost sites for thermal and predator protection and are intolerant to extreme heat, especially for nest sites. Spotted owls hunt in relatively closed canopy forests with open sub-canopies and moderate stem densities. There were no NSO activity centers listed in the CNDDB within two miles of the project site. GWC states that he has been conducting NSO surveys in Del Norte County for 30 years and there has never been a detection of NSO in the Crescent City flats area. This may be due to the scarcity of prey for NSO in the area. NSO may be more likely to be found in areas where tan oak grows. The project site has no tan oak.

Obscure bumblebee – The CNDDB noted the potential presence of the obscure bumblebee. This species uses open meadows and fields where flowers are abundant. GWC states that habitat for this species is not present near or on the property.

Northern red-legged frog – This species is very common in Del Norte County and has a wide range of habitats. This species breeds in moist areas, requiring standing water. It feeds on a variety of invertebrates and can forage in wet fields, backyards, and in woodlots. It is designated as a Species of Special Concern by the California Department of Fish and Wildlife. The species is relatively abundant in Del Norte County, although population levels are not doing well in the remainder of its range. GWC states that the Norther red-legged frogs can utilize a variety of habitats for foraging and are never found far from standing water. Potential habitat in the form of wetlands is available on the property. The habitat will be protected through the designation of the habitat as RCA-2(w) and RCA-2(wb).

Sensitive Plant Communities – The majority of the two properties are vegetated primarily by Sitka spruce with redwoods also present. The properties have been logged numerous times in the past, where the valuable redwood was removed and most of the Sitka spruce was left, as Sitka spruce has minimal commercial value. Sitka spruce now dominates much of the property. The California Coastal Commission considers Sitka spruce stands as “environmentally sensitive habitat area”.

Wetlands – A tributary of Elk Creek flows through both properties with associated wetland located on either bank. The tributary was assumed to be a Class I watercourse with potential for fish, although no fish were observed. Wetlands and the creek would be considered by the California Coastal Commission as “environmentally sensitive habitat areas” (ESHA). The wetland habitat was delineated on each parcel and implemented into the rezoning of the parcel through the use of the RCA-2 wetland(w) zone. Wetland habitats are located on either side of the stream flowing through the project area. Wetlands were identified using vegetation and soil typing. The County’s Local Coastal Program policy requires development in areas adjacent to environmentally sensitive habitat areas to be sited and designed to prevent impacts which would significantly degrade such areas. The primary tool to reduce impacts to wetland is a no-development buffer 100-feet in width, although GWC is recommending a reduced wetland buffer of 50 feet in width. The buffer has been implemented into the rezoning of the parcel through the use of an RCA-2 wetland buffer(wb) zone. The road crossing the

tributary is delineated as RCA-2(wb) because it will potentially allow road development within the access route serving the parcels. Without the ability to develop the access route, future development may not be feasible.

5. Cultural Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☒	☐

Discussion of Impacts

a-c. No cultural resources are known to exist on-site, although the Elk Creek study area has been utilized historically for a variety of uses including: hunting, fishing, farming, logging, and recreation. The County records were searched for known cultural sites in the general project vicinity, and none were identified. The project is located on a previously heavily disturbed site. Notice was provided to the two tribes traditionally culturally affiliated with the project area and no comment was given with regard to cultural resources. Additionally, cultural staff from the Tolowa-Dee-ni' Nation is a voting member of the County Environmental Review Committee which reviews projects and makes CEQA recommendations. While resources are not known to exist on-site, the possibility of an inadvertent discovery is always possible during construction or other implementation activities associated with the project. In this case, mitigation measures included as CULT-1 assigned to the project will ensure that any resources located on-site will be properly treated as to not cause a significant impact.

Mitigation Measure CULT-1

An inadvertent discovery condition shall be added to conditions on any proposed Coastal Development Permit stating that in the event of archeological or cultural resources are encountered during construction, work shall be temporarily halted and a qualified archaeologist, local tribes, and the County shall be immediately contacted. Workers shall avoid altering the materials and their context until a qualified professional archaeologist, in collaboration with the local tribes, has evaluated the situation and provided appropriate recommendations. Project personnel shall not collect any resources.

6. Energy

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☐	☒
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

Discussion of Impacts

a. Rezoning the parcel will only refine the limits of the areas suitable for development.

b. No applicable plans, policies, or regulations exist.

7. Geology and Soils

Would the project:	**Potentially Significant Impact**	**Less Than Significant Impact with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

Discussion of Impacts

a. The RCA rezone is an administrative action rather than a physical change. Rezoning the parcels is not anticipated to have any effect on the geology and soils of the area.

b.-c. No soil erosion or loss of topsoil is anticipated for the RCA rezone. No changes in land use, intensity, or development are proposed as part of this rezone.

d. According to the Web Soil Survey provided by the United States Department of Agriculture, the soils in the project area have a plasticity index of less than 15, and so are not expansive as defined by the 1994 California Building Code.

e. An on-site wastewater treatment system evaluation was prepared by Stover Engineering. The results indicate that there is sufficient area to locate conventional primary and reserve disposal areas on the parcels, in the designated RRA-2 portions.

f. There are no unique paleontological resources or sites or unique geologic features.

8. Greenhouse Gas Emissions

Would the project:	**Potentially Significant Impact**	**Less Than Significant Impact with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Discussion of Impacts

a. Rezoning the parcels will only refine the limits of the areas suitable for development. The lots currently contain portions of RRA-2 zoning, which allows one single family residence on each parcel. The rezoning of RCA portions and potential future development will not result in any change to air quality impacts.

b. No applicable plans, policies, or regulations exist. The North Coast Unified Air Quality Management District has not adopted significance thresholds for GHG emissions.

9. Hazards and Hazardous Materials

Would the project:	**Potentially Significant Impact**	**Less Than Significant Impact with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a	☐	☐	☐	☒

public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g) Expose people or structures, either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

Discussion of Impacts

a-d. This is an administrative rezone rather than a physical change. The RCA rezoning of the site will not involve any use of hazardous materials.

e-f. The project is over 2.5 miles away from the Del Norte County Regional Airport and there are no nearby private airstrips.

g. The project is located within a "moderate" wildland fire hazard severity zone within the State Responsibility Area. Future residential development will need to comply with State Minimum Fire Safe Regulations and Chapter 7A of the California Building Code, and other requirements in Del Norte County Code related to wildfire protection. However, the proposed rezone does not include a proposal for development.

10. Hydrology and Water Quality

Would the project:	**Potentially Significant Impact**	**Less Than Significant Impact with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☐	☒
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on-or off-site?	☐	☐	☐	☒
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☐	☐	☒
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional source of polluted runoff; or	☐	☐	☐	☒
iv) impede or redirect flood flows?	☐	☐	☐	☒
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable ground water management plan?	☐	☐	☐	☒

Discussion of Impacts

a-c. The rezone is not anticipated to have a significant impact on water quality standards, waste discharge requirements, water supply, or drainage.

d. The project is not in a flood hazard area

e. The RCA rezone will not obstruct the implementation of a water quality control plan or sustainable groundwater management plan.

11. Land Use and Planning

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation of an agency adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

Discussion of Impacts

a. The RCA rezone will not divide an established community

b. Access to the parcels for future development is proposed on an existing permanent Cal FIRE Forest Practice Road. The current condition of the road does not meet Del Norte County's Standards for Private Rural Roads. However, the proposed rezone does not include a proposal for development.

12. Mineral Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Discussion of Impacts

a-b. There are no known mineral resources of value to the region or state on the project site

13. Noise

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Discussion of Impacts

a. The RCA rezone will not result in temporary or permanent increase in noise levels.

b. The RCA rezone will not generate excessive groundborne vibration or groundborne noise levels.

c. The project is not located within two miles of any airport or airstrip.

14. Population and Housing

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion of Impacts

a. The RCA rezone will not substantially induce unplanned population growth in the area. Future development will only allow 1 dwelling unit per 2 acres and development must be outside the delineated RCA zones.

b. The RCA rezone will not displace existing people or housing.

15. Public Services

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☐	☒
Police protection?	☐	☐	☐	☒
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

Discussion of Impacts

a. The RCA rezone will not impact existing public services. The parcels are partially zoned RRA-2. The RCA rezone will delineate the area of land suitable for development.

16. Recreation

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

Discussion of Impacts

a-b. The project will not increase the use of any parks or recreational facilities.

17. Transportation

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☐	☒
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision(b)?	☐	☐	☐	☒
c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d) Result in inadequate emergency access?	☐	☐	☐	☒

Discussion of Impacts

a-c. Rezoning the parcel will only refine the limits of the area suitable for development. The parcels are currently in a zone that allows 1 dwelling unit per 2 acres.

d. The RCA rezone will not result in inadequate emergency access. Future development must meet Fire Safe Regulations.

18. Tribal Cultural Resources

Would the project:	**Potentially Significant Impact**	**Less Than Significant Impact with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☐	☒
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☐	☒

Discussion of Impacts

a. The project would have no known impact on tribal cultural resources. Both Native American tribes that could potentially be culturally affected by projects in this area; the Tolowa Dee-ni' Nation and Elk Valley Rancheria, have not submitted requests for AB 52 consultation within 30 days of being notified of complete application. This zoning reclassification would not have any impact on changing activities which are allowed on-site, or increase the potential for development which could affect tribal cultural resources, should they exist on-site.

19. Utilities and Service Systems

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	☒
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☐	☒
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the providers existing commitments?	☐	☐	☐	☒
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☐	☒
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

Discussion of Impacts

a-e. The RCA rezone would not have any impact on utilities and service systems. The project does not induce growth directly nor indirectly and does not increase the development density potential of the property. Future residential development will require an on-site sewage disposal system and well.

20. Wildfire

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

Discussion of Impacts

a-d. The project site is located in a State Responsibility Area for fire management and in a Moderate Fire Hazard Area. The RCA rezone is not growth-inducing and would thus have no impact on wildfire hazards and the introduction of additional development in the Wildland Urban Interface.

21. Mandatory Findings of Significance

Would the project:	**Potentially Significant Impact**	**Less Than Significant Impact with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

a-b. Rezoning the parcel will only refine the limits of the area suitable for development. Future development will be required to meet the County's LCP policies concerning sensitive habitats, including specific policies and recommendations for the Elk Creek Special Study Area.

Mitigation Measures: Elk Creek is considered a "special study area" and additional protection measures apply to proposed development adjacent to Elk Creek wetlands and can be found in the policies and recommendations for the Elk Creek Special Study Area section of the County's Local Coastal Program (30607.1(C)

c. The RCA rezone will not have adverse effects on human beings directly or indirectly.