

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

**Project Title:** Minor Subdivision DN915LLC Commercial Development

Lead Agency: Del Norte Planning Commission

Contact Person: Jessica Pollard

Mailing Address: 981 H St, Suite 110

Phone: 707-464-7254

City: Crescent City

Zip: 95531

County: Del Norte

**Project Location:** County: Del Norte

City/Nearest Community: Crescent City

Cross Streets: E Washington Blvd and Summer Ln

Zip Code: 95531

Longitude/Latitude (degrees, minutes and seconds): 41 ° 46 ' 20 " N / 124 ° 11 ' 28 " W Total Acres: 2

Assessor's Parcel No.: 117-020-044

Section: 21

Twp.: 16N

Range: 1W

Base: HB &amp; M

Within 2 Miles: State Hwy #: 101

Waterways: Elk Creek, Marhofer Creek, Pacific Ocean

Airports: Jack McNamara Field

Railways:

Schools: Mary Peacock, Del Norte High, Bess Maxwell, Crescent E

**Document Type:**

CEQA: ☐ NOP ☐ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document  
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document  
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other:  
☒ Mit Neg Dec Other:

**Local Action Type:**

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation  
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment  
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit  
☐ Community Plan ☐ Site Plan ☒ Land Division (Subdivision, etc.) ☐ Other:

**Development Type:**

☐ Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
☐ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
☒ Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
☐ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
☐ Educational: \_\_\_\_\_  
☐ Recreational: \_\_\_\_\_  
☐ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
☐ Transportation: Type \_\_\_\_\_  
☐ Mining: Mineral \_\_\_\_\_  
☐ Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
☐ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
☐ Hazardous Waste: Type \_\_\_\_\_  
☐ Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

☐ Aesthetic/Visual ☐ Fiscal ☐ Recreation/Parks ☐ Vegetation  
☐ Agricultural Land ☐ Flood Plain/Flooding ☐ Schools/Universities ☐ Water Quality  
☐ Air Quality ☐ Forest Land/Fire Hazard ☐ Septic Systems ☐ Water Supply/Groundwater  
☐ Archeological/Historical ☐ Geologic/Seismic ☐ Sewer Capacity ☐ Wetland/Riparian  
☐ Biological Resources ☐ Minerals ☐ Soil Erosion/Compaction/Grading ☐ Growth Inducement  
☐ Coastal Zone ☒ Noise ☐ Solid Waste ☐ Land Use  
☐ Drainage/Absorption ☐ Population/Housing Balance ☐ Toxic/Hazardous ☐ Cumulative Effects  
☐ Economic/Jobs ☐ Public Services/Facilities ☒ Traffic/Circulation ☐ Other:

**Present Land Use/Zoning/General Plan Designation:**

General Commercial/Central Business

**Project Description:** (please use a separate page if necessary)

This project is a review of a minor subdivision of a 2-acre parcel into two parcels - one proposes to be .99 acres and the other proposes to be 1.01 acres. Both lots will then be developed with commercial (retail and restaurant) uses. The zoning, C-3 (central business), allows both proposed uses as primary permitted uses. The underlying general plan land use designation of General Commercial also allows both proposed uses. There is no minimum parcel size in this zone district. Both public water and public sewer are available at the parcel and each proposed parcel meets the minimum lot width of 20'. Lot coverage in this zone district allows up to 100% of lot coverage however, because this parcel shares a property line with an R-1 (single family residential) zoned development (on the west side), following codified setbacks for siting commercial uses next to a residential zone district and requiring other mitigation to help ensure compatibility between the two land uses will be required. The parcel is flat and mostly covered by grasses. No tree stands occur on the parcel and it was previously developed with a manufactured home sales and showroom business.

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

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

|                                                                         |                                                                              |
|-------------------------------------------------------------------------|------------------------------------------------------------------------------|
| <input type="checkbox"/> Air Resources Board                            | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency         | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input type="checkbox"/> Caltrans District # _____                      | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # <u>1</u>                 |
| <input type="checkbox"/> Caltrans Planning                              | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                    | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                       | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region # _____          | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input type="checkbox"/> Toxic Substances Control, Department of             |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of                |                                                                              |
| <input type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> Other: _____                                        |
| <input type="checkbox"/> Housing & Community Development                | <input type="checkbox"/> Other: _____                                        |
| <input checked="" type="checkbox"/> Native American Heritage Commission |                                                                              |

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

Starting Date \_\_\_\_\_ Ending Date \_\_\_\_\_

### Lead Agency (Complete if applicable):

|                        |                                             |
|------------------------|---------------------------------------------|
| Consulting Firm: _____ | Applicant: <u>DN915 Investments LLC</u>     |
| Address: _____         | Address: <u>4302 Redwood Hwy, Suite 200</u> |
| City/State/Zip: _____  | City/State/Zip: <u>San Rafael, CA 94903</u> |
| Contact: _____         | Phone: <u>916-927-2400</u>                  |
| Phone: _____           |                                             |

Signature of Lead Agency Representative: Jessica Pollard

Digitally signed by Jessica Pollard  
Date: 2025.05.15 14:42:27 -0700

Date: 5/15/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.