

**Notice of Completion & Environmental Document Transmittal**

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SCH #

**Project Title:** Tamazyan Rezone (R2501C) APN 116-060-011

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 County

**Project Location:** County: Del Norte

City/Nearest Community: Crescent City

Cross Streets: Old Mill Road and Northcrest Dr

Zip Code: 95531

Longitude/Latitude (degrees, minutes and seconds): 41 ° 46 ' 57 " N / 124 ° 11 ' 57 " W Total Acres: 0.83

Assessor's Parcel No.: 116-060-011

Section: 17

Twp.: 16N

Range: 1W

Base: HB and W

Within 2 Miles: State Hwy #: Hwy 101

Waterways: Lake Earl

Airports: Jack McNamara Field

Railways:

Schools: Pine Grove

**Document Type:**CEQA:  NOP Draft EIRNEPA:  NOIOther:  Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec

(Prior SCH No.) \_\_\_\_\_

 Draft EIS Other: \_\_\_\_\_ Mit Neg Dec

Other: \_\_\_\_\_

 FONSI**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 \_\_\_\_\_ Transportation: Type \_\_\_\_\_ Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Mining: Mineral \_\_\_\_\_ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Power: Type \_\_\_\_\_ MW \_\_\_\_\_ Educational: \_\_\_\_\_ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_ Recreational: \_\_\_\_\_ Hazardous Waste: Type \_\_\_\_\_ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_ Other: Rezone**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:**

RCA-1 and RRA-1/ Suburban Residential

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

See attached page.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "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 checked="" 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 # <u>1</u>               | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of                      | <input type="checkbox"/> Toxic Substances Control, Department of             |
| <input checked="" 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"/> Other: _____                                        |
| <input type="checkbox"/> Health Services, Department of                         | <input type="checkbox"/> Other: _____                                        |
| <input type="checkbox"/> Housing & Community Development                        |                                                                              |
| <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: <u>Del Norte Planning Commission</u>	Applicant: <u>Hasmik Tamazyian</u>
Address: <u>981 H St Suite 110</u>	Address: <u>2031 Old Mill Rd</u>
City/State/Zip: <u>Crescent City, CA 95531</u>	City/State/Zip: <u>Crescent City, CA 95531</u>
Contact: <u>Jessica Pollard</u>	Phone: <u>707-740-8900</u>
Phone: <u>707-464-7254</u>	

Signature of Lead Agency Representative:  Date: 7/25/2025

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

Hasmik Tamazyan, the owner of a 0.75-acre parcel (APN 116-060-011) located on the north side of Old Mill Road, approximately 250 feet from the intersection of Old Mill Road and Northcrest Drive in Crescent City, CA, has submitted an application to rezone a portion of his property. This area subject to the rezone is currently designated as a General Resource Conservation Area District (RCA-1), and he seeks to change it to a Designated Resource Conservation Area District (RCA-2) to allow for improvements to his existing residence.

The RCA designation reflects the presence of a deep drainage ravine. Water flows through this ravine in a northwest direction and eventually empties into the south end of Lake Earl. The residence is located approximately 90 feet from the water at the bottom of the ravine and sits approximately 50 feet above the elevation of the toe of the slope. Constructed in 1957, the residence predates the adoption of the County's Local Coastal Program. A portion of the house was damaged by a house fire in September 2004, and while reconstruction was approved afterward, it did not take place because the property was sold.

The house is situated on the edge of the RCA-1 zone (the eastern portion of the property), while the remainder of the parcel is zoned as Rural Residential Agriculture – 1-acre minimum (RRA-1, the western portion). The General Plan Land Use designation for the area outside the RCA zone is Suburban Residential, allowing up to two units per acre. The residence has been unoccupied for over 12 months. According to DNCC 21.48.40, if a nonconforming use of a building ceases for a continuous period of twelve months, it is considered abandoned unless the legal owner can provide valid proof to the contrary. As such, the building and the land it occupies would then be subject to the regulations outlined in Chapters 21.02 through 21.60 of the Del Norte County Code for the respective district. The residence has an onsite sewage disposal system and a well.

The County's Local Coastal Program mandates that RCA-1 areas be rezoned to a suitable RCA-2 designation, which also requires approval from the Coastal Commission as an amendment to the LCP. The RCA-1 zone is used in Del Norte County's certified LCP to identify environmentally sensitive lands, which may include wetlands, farmed wetlands, riparian areas, estuaries, and coastal sand dunes. The rezone from a "general" to a "designated" zone district is essential to delineate the limit of resource lands and identify the portion of the lot suitable for residential development. Galea Biological Consulting has prepared an evaluation of the Resource Conservation Area conditions.

The applicant proposes to make several improvements to the home, including upgrading the siding, electrical, and removing a substandard addition.