

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: Use Permit for Quasi-Public Use (Resiliency Center & Food Hub) UP2609

Lead Agency: <u>Del Norte Planning Commission</u>	Contact Person: <u>Karina Timmer</u>
Mailing Address: <u>981 H St Suite 110</u>	Phone: <u>707-464-7254</u>
City: <u>Crescent City, CA</u> Zip: <u>95531</u>	County: <u>Del Norte County</u>

Project Location: County: Del Norte City/Nearest Community: Crescent City
 Cross Streets: Northcrest Drive and Shelter Island Boulevard Zip Code: 95531

Longitude/Latitude (degrees, minutes and seconds): 41 ° 46 ' 28.2 " N / 124 ° 11 ' 58.6 " W Total Acres: 5.81

Assessor's Parcel No.: 116-160-064 and 116-160-025 Section: 17 Twp.: 16 N Range: 1 W Base: HB&M

Within 2 Miles: State Hwy #: 101 Waterways: Elk Creek, Marhoffer Creek, Pacific Ocean
 Airports: Jack McNamara Field Railways: None Schools: Mary Peacock, Del Norte High School, Bess Maxwell, Cr

Document Type:

CEQA: <input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	_____

Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input checked="" type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: _____

Development Type:

<input type="checkbox"/> Residential: Units _____ Acres _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input checked="" type="checkbox"/> Commercial: Sq.ft. <u>15,500</u> Acres <u>5.81</u> Employees <u>9</u>	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Zoning: Central Business, Natural Hazard; General Plan Land Use: General Commercial and Natural Hazard

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

Please see attached page for project description.

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 # 1 _____ |
| <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 # 1 _____ | <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"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input 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>Del Norte & Tribal Lands Community Food Council</u>
Address: _____	Address: <u>295 Highway 101</u>
City/State/Zip: _____	City/State/Zip: <u>Crescent City, CA 95531</u>
Contact: _____	Phone: <u>707-599-0632</u>
Phone: _____	

Signature of Lead Agency Representative: *K. J. J. J.* Date: 2/11/26

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

Project Description

The proposed project involves the development and operation of a food hub located on the east side of Northcrest Drive, north of Washington Boulevard (APNs 116-160-064 and 116-160-025), in Del Norte County. The food hub is designed to serve as a centralized facility for aggregation, storage, processing, distribution, and retail of locally produced food products. The project is intended to support local agriculture, food access, economic development, and small producers.

The project site consists of approximately 5.81 combined acres, and is currently undeveloped. The site is zoned Central Business (C-3) and Natural Hazard (NH), and carries a land use designation of General Commercial and Natural Hazard. Surrounding land uses include medical offices to the north and south. To the east is a large mobile home park. To the west, across Northcrest Drive, are various commercial and residential uses, including a mini storage facility, a veterinary office, and a multi-family development. Access to the site is provided via Shelter Island Boulevard, which also serves as the access road for the Shelter Island Mobile Home Park.

The food hub would include the following components:

- Aggregation and storage: Temporary storage of locally sourced agricultural products, including dry, refrigerated, and frozen foods.
- Processing: Limited food processing activities such as washing, sorting, and packaging, and shared use kitchen rentals
- Distribution: Distribution of food products to retailers, institutions, restaurants, food banks, etc.
- Retail/Public-Facing components: Small on-site market, pickup area, CSA distribution, educational space for community workshops
- Administrative/Support Areas: Office space, restrooms
- Onsite food truck parking

When fully operational, the food hub would Monday through Friday, from 9 a.m. to 5 p.m., with occasional events on evenings and weekends. A range of 3 to 6 full-time office employees would be present during operating hours. Other employees and community members would be present in more limited windows. This would include warehouse and retail staff, food delivery and pickup, retail customers, and commercial kitchen users, and community events of up to 50 attendees twice a month.

The project would provide approximately 75 parking spaces to serve employees and visitors. Truck loading and unloading would occur on the northeast corner of the building, in a locked portion of the parking lot that will also provide employee parking. The southern end of the parcel is reserved for public parking, and is accessed via Northcrest Drive. Vehicle trips are expected to range from 30 to 50 per day.

The project would be served by public water and sewer. A sewer analysis submitted as part of the application estimates that wastewater discharge for the entire development to be less than 1.0 "single family residential equivalent."

Surrounding Land Uses and Settings:

As noted above, the project site consists of approximately 5.81 combined acres, and is currently undeveloped. The site is zoned Central Business (C-3) and Natural Hazard (NH), and carries a land use designation of General Commercial and Natural Hazard. Surrounding land uses include medical offices to the north and south. To the east is a large mobile home park. To the west, across Northcrest Drive, are

various commercial and residential uses, including a mini storage facility, a veterinary office, and a multi-family development. Access to the site is provided via Shelter Island Boulevard, which also serves as the access road for the Shelter Island Mobile Home Park.

There is a ravine and drainage on the eastern portion of the property. The area is zoned a Natural Hazard District by county ordinance, a designation assigned to areas with the potential for flooding. In September 2025, Galea Biological Consulting (GBC) prepared a *Biological Resources Study for Proposed Food Hub Project, Del Norte County*. In the study, the drainage was identified as a distant tributary that eventually drains to Elk Creek. The Elk Creek drainage overall is considered a "Special Study Area" as well as an area containing sensitive habitat. However, this project is located outside the bounds of the Special Study Area. Both the flood hazard and the potential proximity to biological resources are addressed in detail later in this study. However, all development will be sited at least 50 feet from the top bank of the ravine, including parking area.