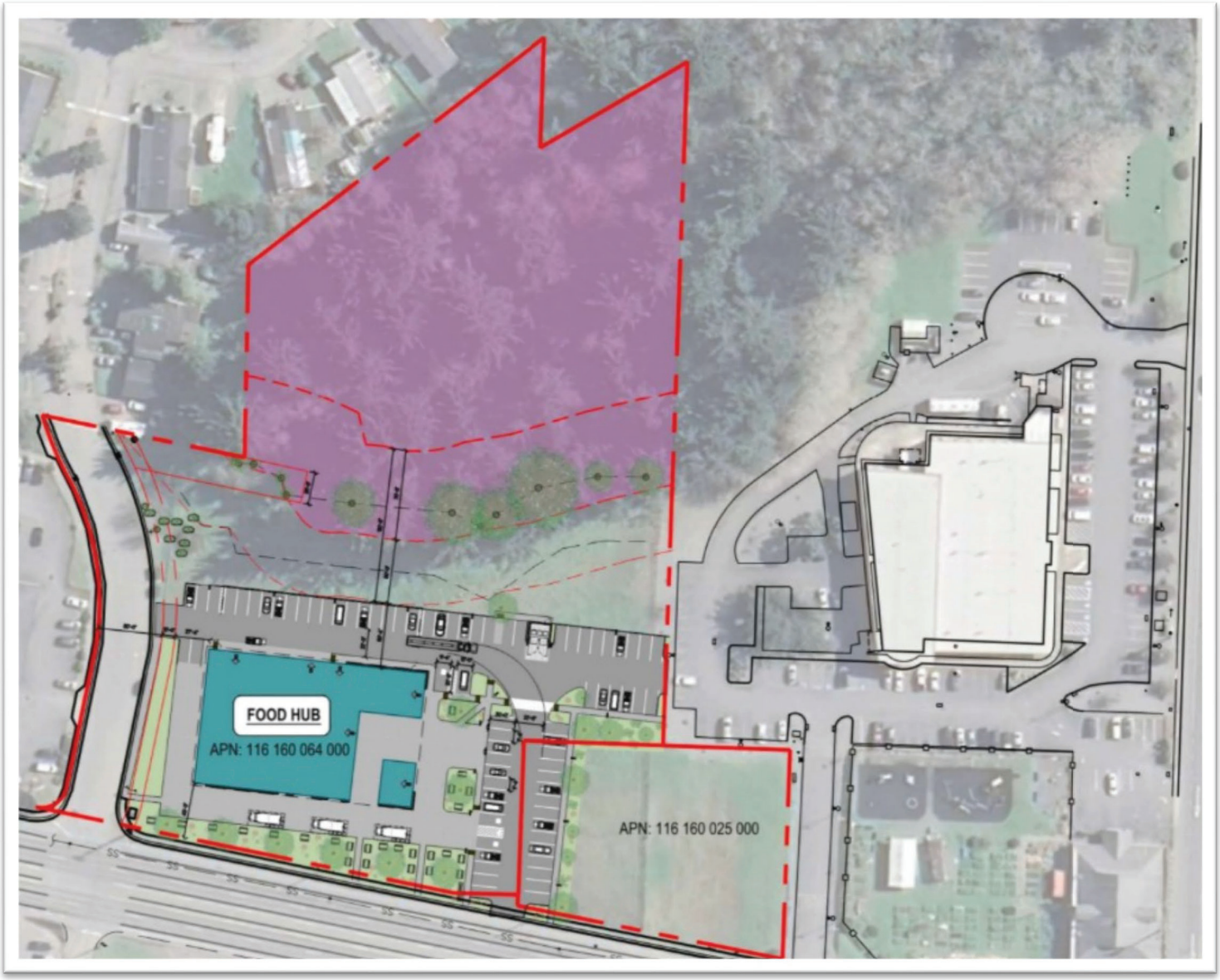
Initial Study and Draft [Mitigated] Negative Declaration

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

February 9, 2026





Prepared By
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Project Information Summary

1.	**Project Title:**	Resiliency Center & Food Hub Use Permit UP2609
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:**	Karina Timmer (707) 464-7254 k.timmer@co.del-norte.ca.us
4.	**Project Location and APN:**	Northcrest Drive north of Washington Blvd. Crescent City, CA 95531 APN 116-160-064 and
5.	**Project Sponsor's Name and Address:**	Del Norte & Tribal Lands Community Food Council 295 Hwy 101 Crescent City, CA 95531
6.	**County Land Use:**	General Commercial and Natural Hazard
7.	**County Zoning:**	Central Business (C-3) and Natural Hazard (NH)

8. Description of Project:

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 operate 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."

9. 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.

10. Required Approvals: Use Permit — Del Norte County Planning Commission

11. Other Approval (Public Agencies): None. Divisions of the County Community Development Department will review for compliance with conditions of approval.

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 January 9, 2026. 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.

_____ _____

[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 publically 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. **No Impact:** There is not a scenic vista at or near the project location.
b. **No Impact:** There are no scenic resources at or near the project location.
c. **No Impact:** The project is located in an urbanized area, and will comply with all regulations required in the Central Business zoning district.
d. **Less Than Significant Impact with Mitigation Incorporated:** The project is surrounded on three sides by existing commercial development. To the east is a wooded drainage area (further addressed in the Biological Resources section of this study). Beyond the drainage area is a large mobile home park. While the proposed development will create a new lighting source, it is not expected to be substantial or out of character with the existing neighborhood. In addition, mitigation measures will be included as part of the use permit, requiring new lighting to comply with the Del Norte County Code and designed to minimize light pollution.

Mitigation Measure AES-1
A condition shall be placed on the use permit requiring lighting to comply with Title 20 Zoning, which specifies that all lighting, including a permitted illuminated sign, shall be arranged so that there will be no annoying glare directed at or reflected towards residential buildings or districts.

Timing/Implementation: Prior to issuance of the Certificate of Occupancy
Enforcement: County Community Development Department
Monitoring: In perpetuity

Mitigation Measure AES-2
A condition shall be placed on the use permit requiring outdoor lighting systems to be designed and installed to minimize outdoor light pollution with downcast lighting, lighting directed away from adjacent residences, and otherwise placed to avoid negative impacts to adjacent parcels and traffic.

Timing/Implementation: Prior to issuance of the Certificate of Occupancy
Enforcement: County Community Development Department
Monitoring: In perpetuity

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. **No Impact:** No prime farmland, or other farmland, exists on the parcel.
b. **No Impact:** No agricultural zoning exists on the parcel.
c. **No Impact:** No rezone is required. The proposed use is a conditional use in the Central Business Zone District.
d. **No Impact:** No loss of forest land or conversion of forest land to non-forest use will result from the project. The parcel is not zoned for forest land or timberland.
e. **No Impact:** The project does not involve changes to the existing environment that could adversely affect farmland or timberland.

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. No Impact: The project would have no foreseeable impacts on the implementation of an air quality plan.

b. No Impact: Del Norte County is an "attainment" designated county and is not governed by "non-attainment" state or federal air quality standards. The air standards that Del Norte County falls under are outlined in the North Coast Unified Air Quality Management Rules and Regulations.

c. No Impact: This project would involve diminutive short-term emissions rise as a result of construction, but would not be expected to expose sensitive receptors to substantial pollutant concentrations.

d. Less Than Significant Impact: This project involves the construction of a 15,500 square foot building, including warehouse, office, commercial kitchen, and retail space. It also includes an approximately 70-space parking area. During construction activities, there are expected small-scale increases in dust and exhaust from equipment. There is also an expected traffic increase of 30-50 trips per day, but resulting emissions would not expected to be significant enough to affect the surrounding properties.

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. Less Than Significant with Mitigation Incorporated: As noted in the project description, the site is a vacant parcel located on a major roadway to the west, and is bordered by commercial development to the north and south. To the immediate east is a small valley and drainage area. This area is zoned as 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, GBC identified the drainage area on the east side of the property as a distant tributary the 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.

For the report, GBC conducted a records search of the California Natural Diversity Database (CNDDB) and the U.S. Fish and Wildlife Service Information and Planning Center (IPaC) to identify candidate, sensitive, or special status species that may be located within the project area and that could be adversely impacted as a result of development. GBC also conducted a field investigation to identify potential wildlife habitat on or near the project area.

The CNDDB lists the Western lily, a federally threatened species, as present somewhere in the general area. There is potential habitat for the western lily within the drainage on the east of the property, as the plant can grow in swamps and stagnant bogs. No development is proposed in or near the drainage. A condition of approval for this project, identified as mitigation measure BIO-1, requires a 50-foot no-development buffer measured from the top bank of the drainage area.

A stand of Sitka spruce is located within the drainage, which could provide potential nesting habitat for birds covered by the Migratory Bird Treaty Act. If construction is to occur during the migratory bird breeding season (February 1 through August 15) GBC recommends that a qualified biologist conduct surveys for nesting migratory birds. If birds are located, postponement of construction or implementation of protective buffers is recommended. This recommendation will be included as a condition of approval for the project, and is identified as mitigation measure BIO-2. With these mitigation measures incorporated into the project, there will be a less than significant impact to biological resources.

Other listed species that were identified in the GBC report are noted in the bullet points below.

- The Pacific marten, a federally protected species was the only mammal listed on the IPaC. No habitat for the marten was found in proximity to the project site.
- Threatened bird species identified in the IPaC included the marbled murrelet, northern spotted owl, western snowy plover, California condor, and yellow-billed cuckoo. GBC noted there is no potential habitat for any of these species on or near the property.
- The northwestern pond turtle is a federally listed candidate species. The drainage area on the property provides potential habitat for the turtle, but GBC notes there is not enough permanent standing water for the species to use the area as habitat.
- The monarch butterfly and Suckley's cuckoo bumblebee were listed in the IPaC, however no habitat for these species is located on the property. Monarch butterflies utilize milkweed plants for breeding, and none were present on or near the property. Similarly, no adequate forage habitat for the Suckley's cuckoo bumblebee was found.

b. Less Than Significant Impact with Mitigation Incorporated: As noted above, drainage on the east side of the parcel is a tributary to the Elk Creek Special Study Area. The stand of Sitka spruce trees located within the drainage is identified as a sensitive natural community. Mitigation Measure BIO-1, and as a condition of approval for the development, states no development will be permitted within at least 50 feet of these trees, resulting in a less than significant impact.

c. Less Than Significant Impact with Mitigation Incorporated: The GBC report identified wetland habitat at the bottom of the drainage area on this site. At the time of the field investigation, the water was not flowing and was approximately ¼ inch deep. The distance from the wetland edge to the top of the bank is 70 feet. Combined with the required 50-foot non-development buffer identified in mitigation measure BIO-1, development will be located at least 120 feet from the edge of the wetland area. In addition, the GBC report recommends the use of a properly installed sediment drift fence between construction and any wetlands, as addressed mitigation measure BIO-3. These measures will result in a less than significant impact to the wetland area.

d. Less Than Significant Impact with Mitigation Incorporated: This project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors. There is potential nesting habitat for migratory birds covered by the Migratory Bird Treaty Act within a stand of Sitka spruce. Mitigation measure BIO-2 will require nesting surveys if construction occurs between February 1 and August 15. If nesting birds are located, additional requirements will include either postponement of construction or appropriate buffers. These measures will reduce the potential impacts to a less than significant level.

e. No Impact: This project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy.

f. No Impact: This project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Mitigation Measure BIO-1

A condition shall be placed on the use permit requiring a 50-foot non-development buffer between construction and the top of the bank of the drainage.

Timing/Implementation: In perpetuity
Enforcement: County Community Development Department
Monitoring: In perpetuity

Mitigation Measure BIO-2

A condition shall be placed on the use permit that states construction shall occur outside of the migratory bird breeding season (February 1st to August 15th) unless surveys for migratory bird nests are completed prior to construction and no migratory bird nests are located in proximity to construction. If nesting birds are observed near the construction zone, either the postponement of construction or protective buffers should be implemented in consultation with the California Department of Fish and Wildlife.

Timing/Implementation: February 1-August 15
Enforcement: County Community Development Department
Monitoring: During construction activities

Mitigation Measure BIO-3

A condition shall be placed on the use permit that states all construction activities shall be bordered with a properly installed, sediment-drift fence, to prevent sediments or pollutants from entering wetland habitats. No spoils shall be placed or stored within 50 feet of a wetland or the top bank of a drainage.

Timing/Implementation: During construction activities
Enforcement: County Community Development Department
Monitoring: During construction activities

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. Less Than Significant Impact with Mitigation Incorporated: The parcel is within the Aboriginal Territory of local tribes (Elk Valley Rancheria and Tolowa Dee-ni' Nation), but the project area is a site where no cultural resources are known to exist. All development projects in areas of significance to local tribes will contain an inadvertent discovery condition to protect tribal cultural resources that may be unearthed during ground-disturbing activities, ensuring any resources located on site will be properly treated so as not to cause a significant impact. Notice was provided to the two tribes traditionally culturally affiliated with the project area, and no comment was given with regard to tribal 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 recommendations. Inadvertent discovery is always possible during construction or other activities associated with project development.

Mitigation Measure CULT-1

An inadvertent discovery condition shall be added to the user permit stating that in the event of archeological or cultural resources 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.

Timing/Implementation: During any earthwork activities related to the construction of the food hub.
Enforcement: County Community Development Department
Monitoring: N/A

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. Less Than Significant Impact: Cost savings from using best practices regarding energy consumption during construction and operation are self-motivational. Although it is certain that some waste occurs in every commercial operation, the impacts from failing to use best practices 100% of the time are anticipated to be less than significant.

b. Less Than Significant Impact: The use of a variety of construction materials would contribute indirectly to GHG emissions because of the emissions associated with their manufacturing. The construction-related to GHG emissions would be minor and short-term and would not constitute a significant impact based on established threshold.

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 Northern California coast lies near the Cascadia Subduction Zone and is a seismically active region. Strong ground shaking is considered a regional hazard. For this project in particular:

i) **No Impact:** The site is not located within an earthquake fault zone.

ii) **Less Than Significant Impact** As noted above, strong seismic ground shaking is a regional hazard. However, the area of this parcel proposed for development is relatively flat and clear of trees and other bushes.

iii) **No Impact:** Soils in the area are not known to be unstable or prone to liquefaction.

iv) Landslides: The area proposed for development is flat, surrounded by other parcels of similar elevation, and is not at high risk for landslides.

b. Less Than Significant Impact: The project will not result in substantial erosion or loss of topsoil. Minimal ground disturbance, typical of most development projects, will occur during construction.

c. No Impact: Soils in the area are not known to be unstable.

d. **No Impact:** The parcel is not located in an area of known expansive soils.

e. No Impact: No septic system is proposed at this location, as public sewer is available and hookups to the system are required.

f. No Impact: No known unique paleontological or geologic features are located on this site.

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. Less Than Significant Impact: Although according to the EPA, "the use of gases for refrigeration and cooling in buildings" contributes to indirect greenhouse gas emission from the commercial and residential sectors, the project will have a less than significant impact on the generation of greenhouse gas emissions. The project is a small commercial food hub where a total of less than 15,500 sq. ft. of commercial space will ultimately be developed.

b. No Impact: The project will not impact an applicable plan, policy or regulation for the purpose of reducing the emissions of greenhouse gases.

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. Less Than Significant Impact:** The impact is expected to be less than significant. Although commercial kitchens and retail development have the potential to use hazardous materials, especially cleaning products, the use, transport, and storage of those substances is minimal.
- **b. Less Than Significant Impact:** The project does not propose a significant use of hazardous materials, thus the risk is deemed to be less than significant.
- **c. Less Than Significant Impact:** There is a private Christian school located less than ¼ miles from the project site. However, significant amounts of hazardous materials and substances are not proposed as part of the development or operation of this project, and the risk of handling or emission is determined to be less than significant.
- **d. No Impact:** The proposed project site is not on a list compiled pursuant to Government Code Section 65962.5.
- **e. Less Than Significant Impact:** The project area is located within Airport Influence Zone 6 of Del Norte County's Airport Land Use Compatibility Plan (ALUCP). This zone is the least restrictive ALUCP zone, and recommends avoiding outdoor stadiums or other very high intensity uses. This project is not a "very high intensity use" and therefore the impact is determined to be less than significant.
- **f. No Impact:** This project will not impair implementation or interfere with an adopted emergency response or evacuation plan.
- **g. No Impact:** The project is located within a local fire response area and census designated urban area. It is not at risk of exposing people or structures to loss, injury, or death involving wildland fires.

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. Less Than Significant Impact: Del Norte County's Model Water Efficient Landscape Ordinance requires developments like this proposed commercial project to comply with water efficiency standards. The applicant will be required to provide detailed landscape and erosion and runoff control plans prior to issuance of the building permit.

b. No Impact: Del Norte County is in the Smith River Plain Groundwater Basin of the North Coast Hydrologic Region This basin is considered "very low" priority because of the adequate rainfall and groundwater available. Even in "dry" years, Del Norte County does not struggle for water. The basin has no known groundwater management plans, groundwater ordinances, or basin adjudications. Impact to water supply from this project would be less than significant.

c. i-vi No Impact: The surrounding area is already developed and has a subsurface drainage (storm water system). The ground in the proposed development area is relatively flat and level. Prior to the issuance of the building permit, plans for low impact development standards for stormwater and runoff will be required.

d. Less Than Significant: There is a flood hazard area on the east side of the parcel, but all proposed development, including parking, is located outside of this zone. Impacts from flooding are expected to be less than significant.

e. Less Than Significant: Del Norte County is in the Smith River Plain Groundwater Basin of the North Coast Hydrologic Region. This basin is considered "very low" priority because of the adequate rainfall and groundwater available. Even in "dry" years, Del Norte County does not struggle for water. The basin has no known groundwater management plans, groundwater ordinances, or basin adjudications. Impact to water supply from this project would be less than significant.

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. No Impact: The project will not physically divide an established community. The project is intended to bring the community together by providing a place for people to enjoy.

b. **Less Than Significant Impact:** The project is consistent with and does not conflict with applicable land use plans, policies, or regulations of the agency. The parcel is designated General Commercial and Natural Hazard under the General Plan. The General Commercial designation is intended to accommodate business areas that provide goods, services, and employment opportunities for rural communities and urban areas. The Natural Hazard designation applies to areas where development potential should be limited due to the presence of natural hazard risks. In this instance, the Natural Hazard designation encompasses a deep ravine that is located within the 100-year floodplain. All proposed development would be located outside of the Natural Hazard area.

   The project site is zoned C-3 (Central Business District) and NH (Natural Hazard Area District). The C-3 zoning designation is intended to apply to areas developed as downtown or central shopping districts serving high-density urban populations. The NH zoning designation identifies areas subject to potential natural hazards and is intended for open space or very low-intensity uses. Consistent with the zoning intent, all development associated with the project would be situated outside of the NH-zoned area.

   While the proposed use is compatible with the General Commercial General Plan designation and the C-3 zoning designation, public and quasi-public uses are subject to approval of a Use Permit. The Use Permit allows for discretionary review of site suitability, operational characteristics, and compatibility with surrounding land uses, and ensures that the proposed use serves the public interest.

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. No Impact: No known mineral resources are located at the project site.
b. No Impact: No mineral resource recovery site is located at or in the vicinity of 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. **Less Than Significant Impact:** Construction noise will temporarily increase ambient noise levels in the vicinity. Sensitive receptor sites (residential development east) and Sutter Coast Hospital (southeast) of the parcel are more likely to be impacted by noise. Del Norte County's Noise Ordinance Standard is applicable to all residential property within the unincorporated area of the county is 55 d.B. (A) from 7:00 am - 10:00 p.m. although the noise sources associated with construction are exempted from the provisions provided activities do not take place between the hours of 8:00 p.m. and 7:00 a.m. on weekdays, including Saturday, or at any time on Sunday or Federal holidays. Noise levels established in the General Plan require a noise analysis be submitted for proposed stationary daytime commercial sources exceeding 62 decibels (dB). The project impact during construction would be less than significant since construction would take place in accordance with Del Norte County's allowable construction hours (between 7:00 a.m. and 8:00 p.m. Monday through Saturday). In addition, there is a buffer of trees and vegetation to the east of the project site, between the residential development.

b. **Less Than Significant Impact:** Construction noise will temporarily increase groundborne vibration or groundborne noise levels in the vicinity. Sensitive receptor sites (residential development east) and Sutter Coast Hospital (southeast) of the parcel are more likely to be impacted by noise. Del Norte County's Noise Ordinance Standard is applicable to all residential property within the unincorporated area of the county is 55 d.B. (A) from 7:00 am - 10:00 p.m. although the noise sources associated with construction are wxempted from the provisions provided activities do not take place between the hours of 8:00 p.m. and 7:00 a.m. on weekdays, including Saturday, or at any time on Sunday or Federal holidays. Noise levels established in the General Plan require a noise analysis be submitted for proposed stationary daytime commercial sources exceeding 62 decibels (dB). The project impact during construction would be less than significant since construction would take place in accordance with Del Norte County's allowable construction hours (between 7:00 a.m. and 8:00 p.m. Monday through Saturday).

c. **Less Than Significant Impact:** The project is located approximately two miles from Jack McNamara Field airport. Exposure to excessive noise levels would be minimal for people working in the project area.

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. **No Impact:** This is a small-scale commercial project, with no new homes or roads proposed. As such, it will not induce unplanned population growth in the area.

b. **No Impact:** The site is currently undeveloped, and no displacement of existing housing will occur.

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. No Impact: The project is located inside the urban services boundary with adequate fire and police services. The project has been designed with appropriate fire and EMS access in mind. There are no schools near the project site that would be physically impacted. There are no parks within proximity to the site that would be physically impacted.

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. No Impact: There is a small playground located just south of the project site, and some users of the food hub may visit this park. However, substantial physical deterioration is not likely to occur, as the project is not expected to draw large numbers of children on a regular basis.

b. No Impact: The project does not require the construction or expansion of 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. **Less Than Significant Impact:** According to the "Community Food Hub Traffic Analysis" prepared by civil engineer Michael Young, the project would not result in any conflicts with applicable programs, plans, or policies addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. The traffic analysis estimates 30 to 50 trips per day, on average, and determined that existing roads are adequate to serve the development.

b. **Less Than Significant Impact:** The Del Norte Region SB743 Implementation Plan states that projects that generate less than 110 trips per day can be presumed to have a less than significant impact. The Community Food Hub Traffic Analysis indicates 30 to 50 trips per day, and will therefore have a less than significant impact.

c. **Less Than Significant Impact:** The project design does not include sharp curves, dangerous intersections, or incompatible uses. The impact is expected to be less than significant.

d. **Less Than Significant Impact:** The project will have a less than significant impact on emergency access, as the project site is located off Northcrest Drive, a Del Norte County "urban arterial" roadway.

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. **Less Than Significant Impact:** No tribal or cultural resources are known to exist onsite. The county records were searched for known cultural sites in the general project vicinity, and none were identified. The project is located in a busy commercial area. 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 onsite, an inadvertent discovery is always possible during construction or other implementation activities associated with the project. To account for this possibility, the mitigation measure included in Section 5 of this study will ensure that any tribal resources located onsite will be properly treated as to not cause a significant impact.

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. **Less Than Significant Impact:** Public water and sewer is available at Northcrest Drive, on which this parcel fronts on.
b. **Less Than Significant Impact:** Del Norte County is in the Smith River Plain Groundwater Basin of the North Coast Hydrologic Region. This basin is considered "very low" priority because of the adequate rainfall and groundwater available. Even in "dry" years, Del Norte County does not struggle for water. The basin has no known groundwater management plans, groundwater ordinances, or basin adjudications. Impact to water supply from this project would be less than significant.
c. **Less Than Significant Impact:** The City of Crescent City provides wastewater treatment for properties on the public sewer system in Del Norte County. The applicant has provided "will-serve" documentation to confirm capacity to serve this proposed project.
d. **No Impact:** The project does not propose to 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. No Impact: The project will comply with federal, state and local management and reduction statutes and regulations related to solid waste. Del Norte County Environmental Health Staff have reviewed the application material and are familiar with regulation regarding solid waste regulations for the type of development proposed.

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. Less Than Significant Impact: The project would not obstruct or modify existing emergency access routes or evacuation corridors and would be designed to comply with applicable fire and emergency access requirements. The project would not interfere with adopted emergency response or evacuation plans, and emergency services providers would retain adequate access to the project site during both normal operations and emergency conditions.

b. Less Than Significant Impact: The project site is not located within the State Responsibility Area (SRA) and would not substantially alter topography, vegetation, or wind patterns in a manner that would exacerbate wildfire risk. The project would incorporate compliance with applicable standards regarding fire.

c. No Impact: No associated infrastructure that may exacerbate wildfire risk is planned at this parcel.

d. Less Than Significant Impact: The project would not expose people or structures to increased risks of flooding, landslides, or drainage-related hazards resulting from wildfire events. The area where development will occur is flat parcel with a drainage ravine located more than 50 feet away from development. Runoff would be easily controlled and directed in the event of a fire at the site.

e. No Impact: The project would not 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.

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?	☐	☐	☐	☐

Discussion of Impacts

a. No Impact: The project does not 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. No Impact: The project will not create any cumulative impacts on the surrounding areas.

c. No Impact: The project will not result in substantial adverse effects on human beings.

Mitigation Monitoring Plan

Aesthetics

Mitigation Measure AES-1 A condition shall be placed on the use permit requiring lighting to comply with Title 20 Zoning, which specifies that all lighting, including a permitted illuminated sign, shall be arranged so that there will be no annoying glare directed at or reflected towards residential buildings or districts.

Timing/Implementation: Prior to issuance of the Certificate of Occupancy
Enforcement: County Community Development Department
Monitoring: In perpetuity

Mitigation Measure AES-2 A condition shall be placed on the use permit requiring outdoor lighting systems to be designed and installed to minimize outdoor light pollution with downcast lighting, lighting directed away from adjacent residences, and otherwise placed to avoid negative impacts to adjacent parcels and traffic.

Timing/Implementation: Prior to issuance of the Certificate of Occupancy
Enforcement: County Community Development Department
Monitoring: In perpetuity

Biological Resources

Mitigation Measure BIO-1
A condition shall be placed on the use permit requiring a 50-foot non-development buffer between construction and the top of the bank of the drainage.

Timing/Implementation: In perpetuity
Enforcement: County Community Development Department
Monitoring: In perpetuity

Mitigation Measure BIO-2
A condition shall be placed on the use permit that states construction shall occur outside of the migratory bird breeding season (February 1st to August 15th) unless surveys for migratory bird nests are completed prior to construction and no migratory bird nests are located in proximity to construction. If nesting birds are observed near the construction zone, either the postponement of construction or protective buffers should be implemented in consultation with the California Department of Fish and Wildlife.

Timing/Implementation: February 1-August 15
Enforcement: County Community Development Department
Monitoring: During construction activities

Mitigation Measure BIO-3
A condition shall be placed on the use permit that states all construction activities shall be bordered with a properly installed, sediment-drift fence, to prevent sediments or pollutants from entering wetland habitats. No spoils shall be placed or stored within 50 feet of a wetland or the top bank of a drainage.

Timing/Implementation: During construction activities
Enforcement: County Community Development Department
Monitoring: During construction activities

Cultural Resources

Mitigation Measure CULT-1

An inadvertent discovery condition shall be added to the user permit stating that in the event of archeological or cultural resources 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.

Timing/Implementation: During any earthwork activities related to the construction of the food hub.
Enforcement: County Community Development Department
Monitoring: N/A

Appendix

- Food Hub Packet (Cover Sheet, Project Narrative, Site Plan, Parking Plan, Floor Plan, Elevations, Lighting Plan, Landscaping Plan, Grading Plan, Drainage Plan, Concept Renderings), prepared by various firms, dated December 17, 2025
- Biological Resources Study for Proposed Food Hub Project, Del Norte County, prepared by Frank Galea, Certified Wildlife Biologist, dated October 2025
- Community Food Hub Traffic Analysis, prepared by Michael Young, Civil Engineer, dated September 10, 2025
- Community Food Hub Sewer Analysis, prepared by Michael Young, Civil Engineer
- Will-serve letter for water service, prepared by City of Crescent City, dated September 10, 2025
- Electrical service letter, prepared by PacifiCorp, dated September 3, 2025

FOOD HUB

DEL NORTE AND TRIBAL LANDS COMMUNITY FOOD COUNCIL

GATHER AND GROW FOOD HUB BUILDING
CRESCENT CITY, CALIFORNIA

SCHEMATIC DESIGN BOOKLET



DECEMBER 17, 2025

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NM&R

Project Narrative:

The Gather and Grow Food Hub is a community-driven initiative designed to strengthen the regional food system by addressing critical infrastructure gaps in storage, processing, distribution, and marketing of local foods. Located adjacent to 1581 Northcrest Drive, Crescent City, CA, the hub will serve as both a food system anchor and a community gathering space, connecting local producers with wholesale, retail, institutional, and household markets. Guided by USDA's definition of a food hub, this project will ensure that locally grown and culturally significant foods reach more people, while also supporting economic development, food entrepreneurship, and public health.

The Food Hub will provide the facilities and services needed to expand local food access and support producer viability in Del Norte County and neighboring Tribal communities. The approximate 19,500 square foot building takes up 7% of the site area and will house cold and dry storage, aggregation and packing areas, a commercial kitchen, and office space. Desired amenities include a teaching kitchen, flexible event/market space, and retail market serving WIC, EBT, and food prescription programs.

The project site is strategically located in the northwest corner of the Northcrest property with secure access for producers, buyers, and fleet vehicles. In addition to the building, the site design envisions 4,000 square feet of covered outdoor space, community gardens, walking paths, and connectivity to the greater campus.

Operations will be managed by the DNATL Community Food Council, with staffing projected to grow from six to 12–15 employees supported by interns and volunteers. Daily functions will include aggregation and distribution of local foods, shared-use kitchen rentals, community workshops, and a retail outlet for local products. At peak times, the facility is expected to accommodate 20–50 community members for meetings, workshops, and events.

By providing aggregation infrastructure, shared-use facilities, and a welcoming community space, the Food Hub will increase access to healthy foods, strengthen local markets, and support small producers, food entrepreneurs, and institutional buyers.

Design Goals:

1) Functionality & Flow
- Clear separation of public areas (market, teaching kitchen, meeting spaces), staff offices, and work areas (aggregation, packing, storage, loading).
- Easy, secure access for producers, food entrepreneurs, and community members.

2) Community-Centered Design
- A welcoming, inclusive atmosphere where visitors feel the space is for them. No fencing along Northcrest Dr. to encourage community engagement.
- Flexible spaces that support workshops, meetings, cultural events, and entrepreneurship.



3) Sustainability & Performance
- Energy-efficient systems and use of green, non-toxic, and sustainable building materials.
- Healthy indoor environments with ample natural light, good air flow, and strong indoor–outdoor connections.

4) Security & Site Integration
- Secure overnight parking for the Community Food Council fleet, including refrigerated vehicles.
- Paths and connectivity to integrate the hub with gardens and surrounding site features.

5) Scalability & Future Growth
- Built-in flexibility for future expansion, particularly office and storage space.
- Design that can adapt to evolving community food system needs.

Project Data:	Proposed:	Allowed/ Required:
Address:	N/A	-
Accessors Parcel Number:	116-160-064-000	-
Construction Type:	V-B Sprinklered	-
Occupancy Type:	B Occupancy	-
Conditioned Indoor Area:	15,500 Square Feet	-
Covered Outdoor Area:	4,000 Square Feet	-
Building Area:	19,500 Square Feet	38,000 Square Feet Max. per CBC Table 506.2
Building Height:	26'-0"	45'-0" Max. per County Code 20.28.40
Zone:	Natural Hazard (NH) & Central Business (C-3)	-
Setbacks:	50'-0" at NH & 30'-0" at C-3	0'-0" Min. & 0'-0" Min. per County Zoning Ordinance
Lot Area:	5.02 Acres (218,983 Square Feet)	-
Lot Coverage:	7%	-
Total Parking:	68 Spaces	63 Spaces Min.
ADA:	4 Spaces	3 Spaces Min.
EV:	3 Spaces	3 Spaces Min.
Typical:	58 Spaces	57 Spaces Min.
Phasing:	None	-

Project Design Team:

ARCHITECTURAL / STRUCTURAL / INTERIOR DESIGN

NICHOLS MELBURG & ROSSETTO
300 KNOLLCREST DRIVE
REDDING, CA 96002
PHONE: (530) 222-3300

GEOTECHNICAL

MID PACIFIC ENGINEERING, INC.
6310 STATE HIGHWAY 273
ANDERSON, CA 96007
PHONE: (530) 246-9499

CIVIL

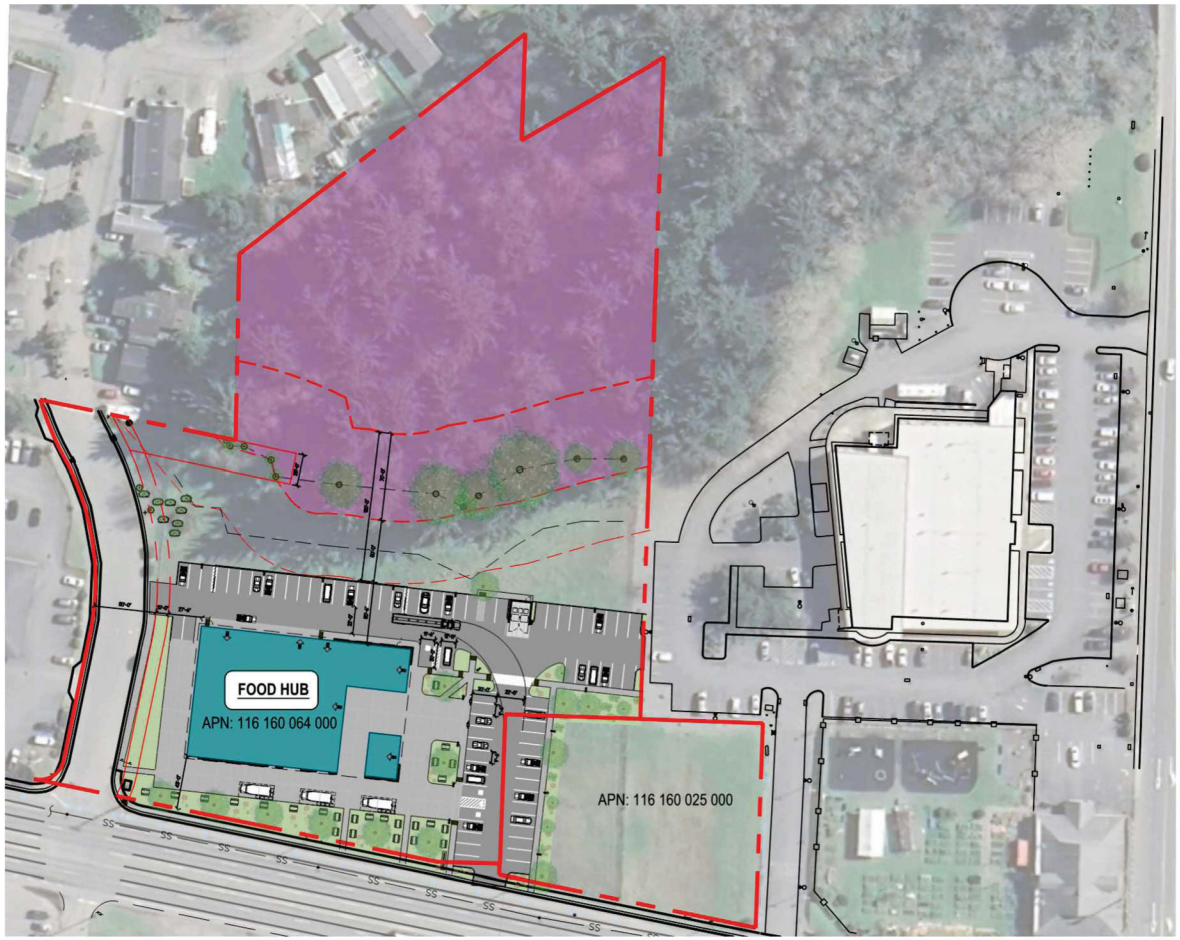
ROBERTSON ERICKSON CIVIL ENGINEERS & SURVEYORS
888 MANZANITA COURT SUITE 101
CHICO, CA 95926
PHONE: (530) 894-3500

LANDSCAPE

MICHAEL LANDER ASLA
20270 LUPINE DRIVE
REDDING, CA 96002
PHONE: (530) 223-2488

Agencies:

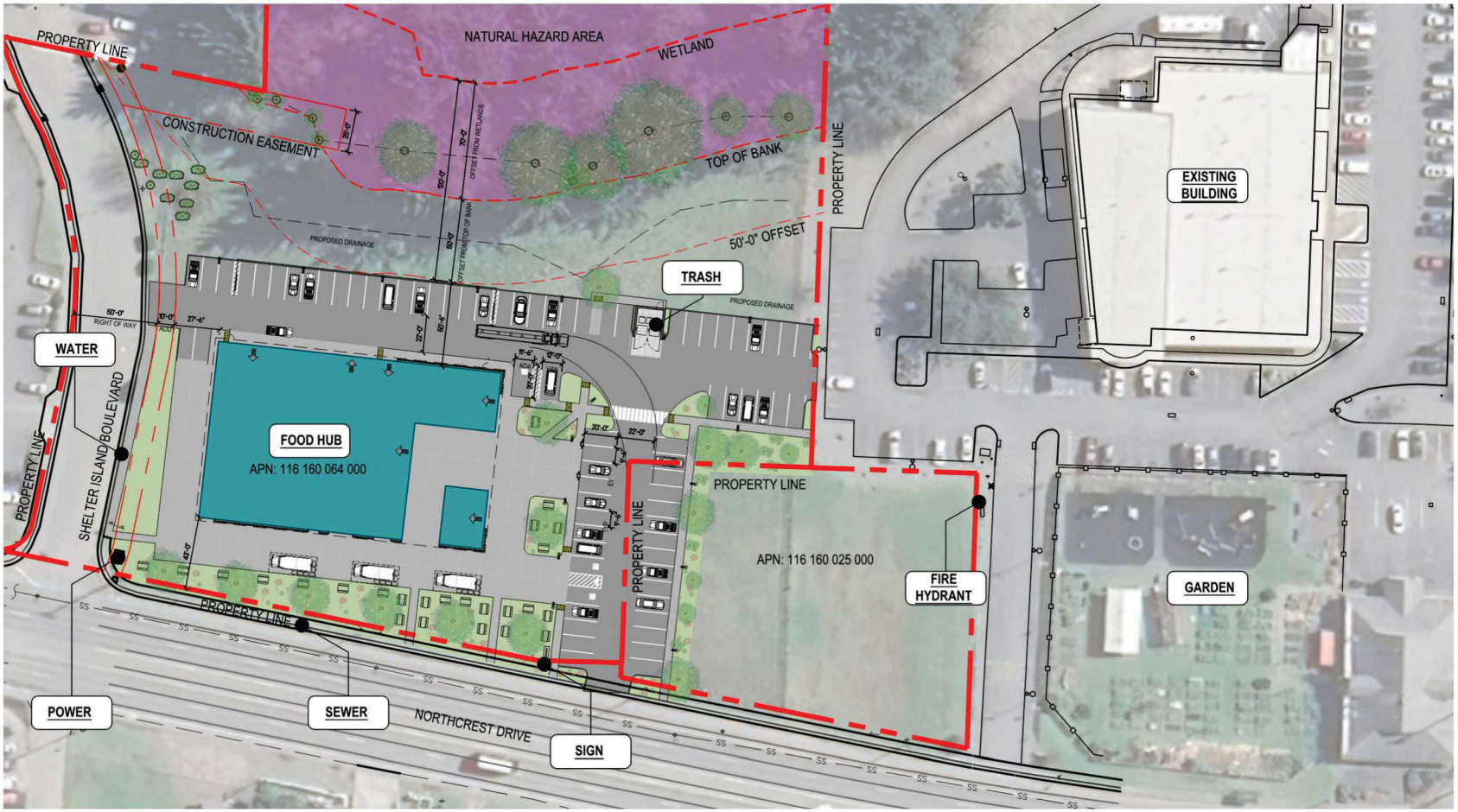
The Food Hub Facility will be reviewed under the Del Norte Community Development Department.



GATHER AND GROW FOOD HUB

USE SITE PLAN

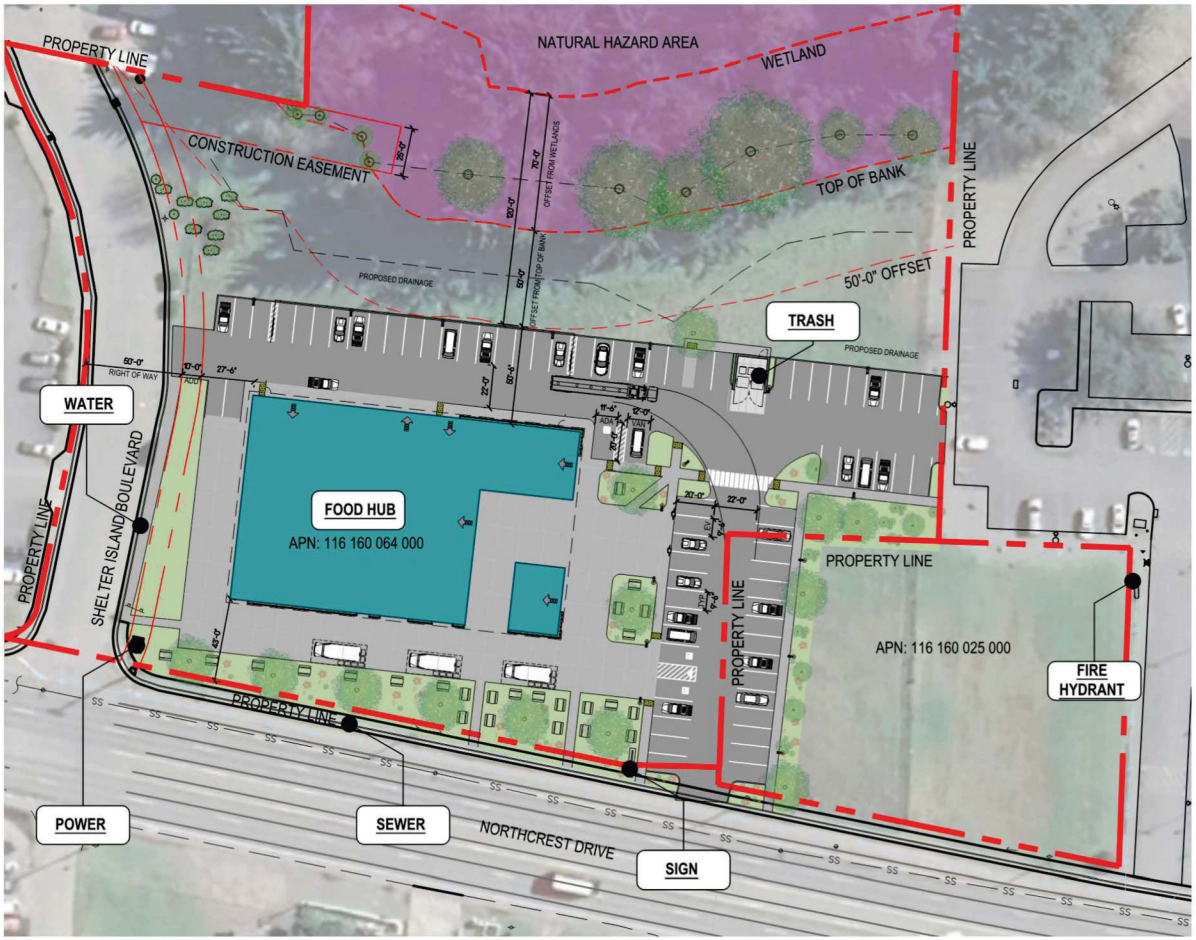
SCALE: 1" = 100'-0"



GATHER AND GROW FOOD HUB

USE SITE PLAN

SCALE: 1/64" = 1'-0"



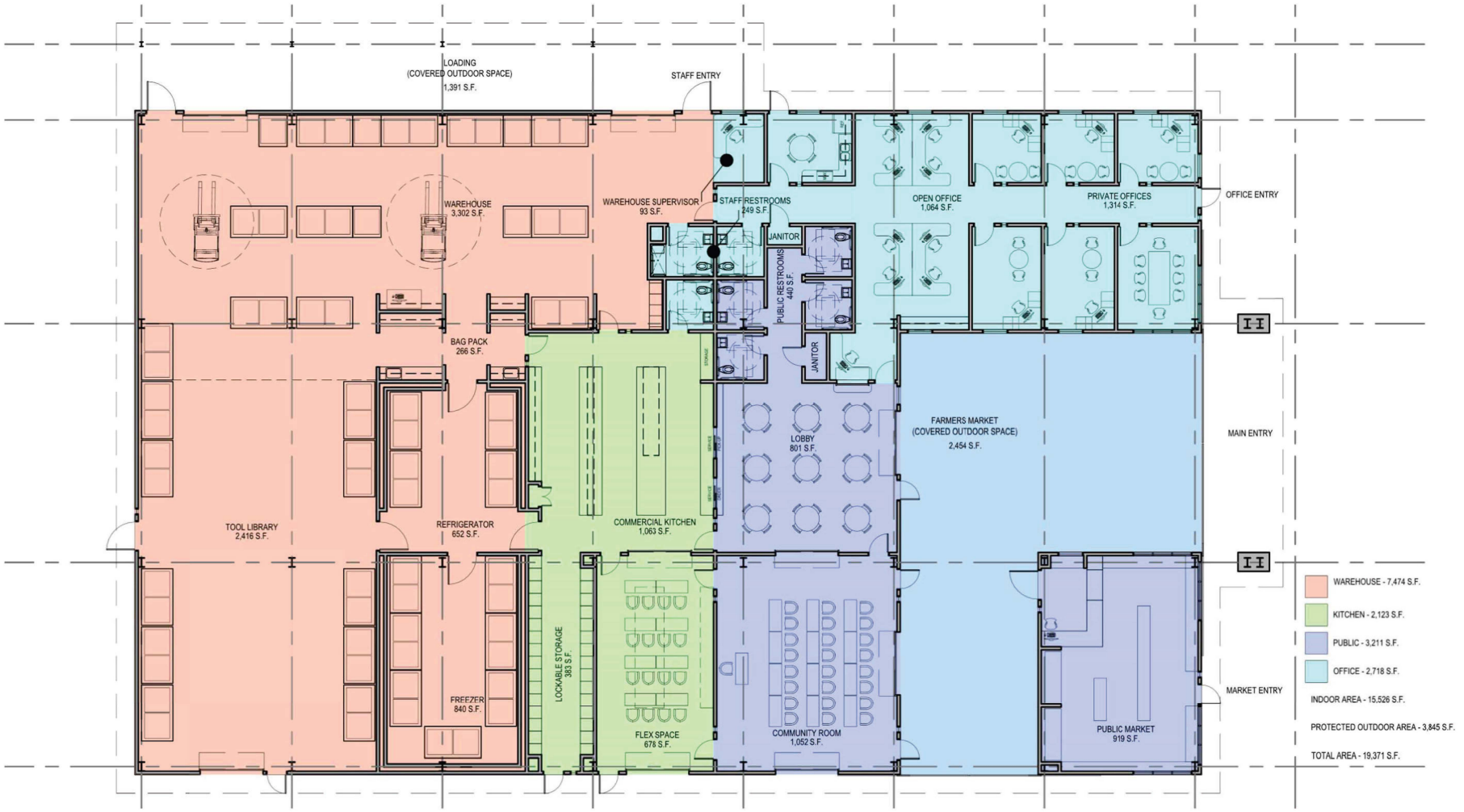
GATHER AND GROW FOOD HUB

USE SITE PLAN

SCALE: 1/64" = 1'-0"

BUILDING INFORMATION AND SETBACKS				
	ALLOWED		PROPOSED	
AREA	PER TABLE 506.2 (A-2 OCC., S1 SPRINKLED 1-STORY, TYPE IIB) 38,000 SF MAX.		15,500 SF	
HEIGHT	PER CBC TABLE 504.3 75'-0" MAX.	PER COUNTY CODE 20.28.40 45'-0" MAX.	30'-0"	
SETBACKS	NATURAL HAZARD (NH) 0'-0" MIN.	CENTRAL BUSINESS (C-3) 0'-0" MIN.	NATURAL HAZARD 100'-6"	OFF STREET 43'-0"

PARKING ANALYSIS			
	EXISTING	REQUIRED	PROPOSED
TYPICAL	0 SPACES	ASSEMBLY: 1 PER 100SF. 3,200SF/ 100 = 32 SPACES CONVENIENCE: 1 PER 150SF. 919SF/ 150 = 7 SPACES OFFICE/ RETAIL: 1 PER 200SF. 4,800/ 200 = 24 SPACES STORAGE: 1 PER 2 STAFF PER SHIFT. 8 STAFF/ 2 = 4 SPACES 67 SPACES	EXCLUDES FOOD TRUCK SPACES 68 SPACES
ADA	0 SPACES	PER CBC TABLE 11B.208.2 = 3 ADA SPACES 3 SPACES	INCLUDES 1 VAN SPACE 4 SPACES
EV	0 SPACES	PER CALGREEN TABLE 5.106.5.3.1 = 3 EV SPACES & 13 EV CAPABLE SPACES 3 SPACES	13 EV CAPABLE SPACES 1 EV ADA SPACE 3 SPACES
STREET	0 SPACES	NO REQUIREMENT 0 SPACES	0 SPACES
TOTAL	0 SPACES	73 SPACES	75 SPACES



GATHER AND GROW FOOD HUB

USE FLOOR PLAN

SCALE: 1/16" = 1'-0"

CONCEPTUAL EXTERIOR ELEVATIONS



1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



2 WEST ELEVATION
SCALE: 1/16" = 1'-0"

MATERIALS & COLORS

- A — STANDING SEAM METAL ROOF - COLOR 'A'
  PRODUCT: _____
  COLOR: GREEN
  TEXTURE: _____
- B — 9" METAL PANELS - COLOR 'B'
  PRODUCT: _____
  COLOR: BROWN
  TEXTURE: _____
- C — 3" WOOD PANELS - COLOR 'C'
  PRODUCT: RECLAIMED
  COLOR: STAINED
  TEXTURE: SANDED
- D — CAST-IN-PLACE CONCRETE- COLOR 'D'
  PRODUCT:
  COLOR: GRAY
  TEXTURE: BOARD FORM
- E — CLIP-IN CONCRETE CLADDING- COLOR 'E'
  PRODUCT:
  COLOR: CHARCOAL
  TEXTURE: SPLIT FACED
- F — METAL BUILDING STRUCTURE - COLOR 'F'
  PRODUCT: _____
  COLOR: GRAY
  TEXTURE: SMOOTH
- G — MURAL - COLOR 'G'
  PRODUCT: LOCAL ARTIST(S)
  COLOR: TBD
  TEXTURE: SMOOTH CAST-IN-PLACE CONCRETE
- J — METAL TRIM- COLOR 'F' TO MATCH STRUCTURE
  PRODUCT: FRAMES, FLASHING, LOUVERS
  COLOR: GRAY
  TEXTURE: SMOOTH

KEY NOTES

1. CAST IN PLACE CONCRETE PLANTER
2. HOLLOW METAL DOOR AND FRAME
3. SLIDING GATE
4. SLIDING GATE RAIL
5. OVERHEAD DOOR
6. MANUAL BI-FOLD DOOR
7. VINYL WINDOWS
8. SHADE LOUVER
9. TIE ROD
10. EXTERIOR LIGHT FIXTURE

CONCEPTUAL EXTERIOR ELEVATIONS



3 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



4 EAST ELEVATION
SCALE: 1/16" = 1'-0"

MATERIALS & COLORS

- A — STANDING SEAM METAL ROOF - COLOR 'A'
  PRODUCT: _____
  COLOR: GREEN
  TEXTURE: _____
- B — 9" METAL PANELS - COLOR 'B'
  PRODUCT: _____
  COLOR: BROWN
  TEXTURE: _____
- C — 3" WOOD PANELS - COLOR 'C'
  PRODUCT: RECLAIMED
  COLOR: STAINED
  TEXTURE: SANDED
- D — CAST-IN-PLACE CONCRETE- COLOR 'D'
  PRODUCT:
  COLOR: GRAY
  TEXTURE: BOARD FORM
- E — CLIP-IN CONCRETE CLADDING- COLOR 'E'
  PRODUCT:
  COLOR: CHARCOAL
  TEXTURE: SPLIT FACED
- F — METAL BUILDING STRUCTURE - COLOR 'F'
  PRODUCT: _____
  COLOR: GRAY
  TEXTURE: SMOOTH
- G — MURAL - COLOR 'G'
  PRODUCT: LOCAL ARTIST(S)
  COLOR: TBD
  TEXTURE: SMOOTH CAST-IN-PLACE CONCRETE
- J — METAL TRIM- COLOR 'F' TO MATCH STRUCTURE
  PRODUCT: FRAMES, FLASHING, LOUVERS
  COLOR: GRAY
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KEY NOTES

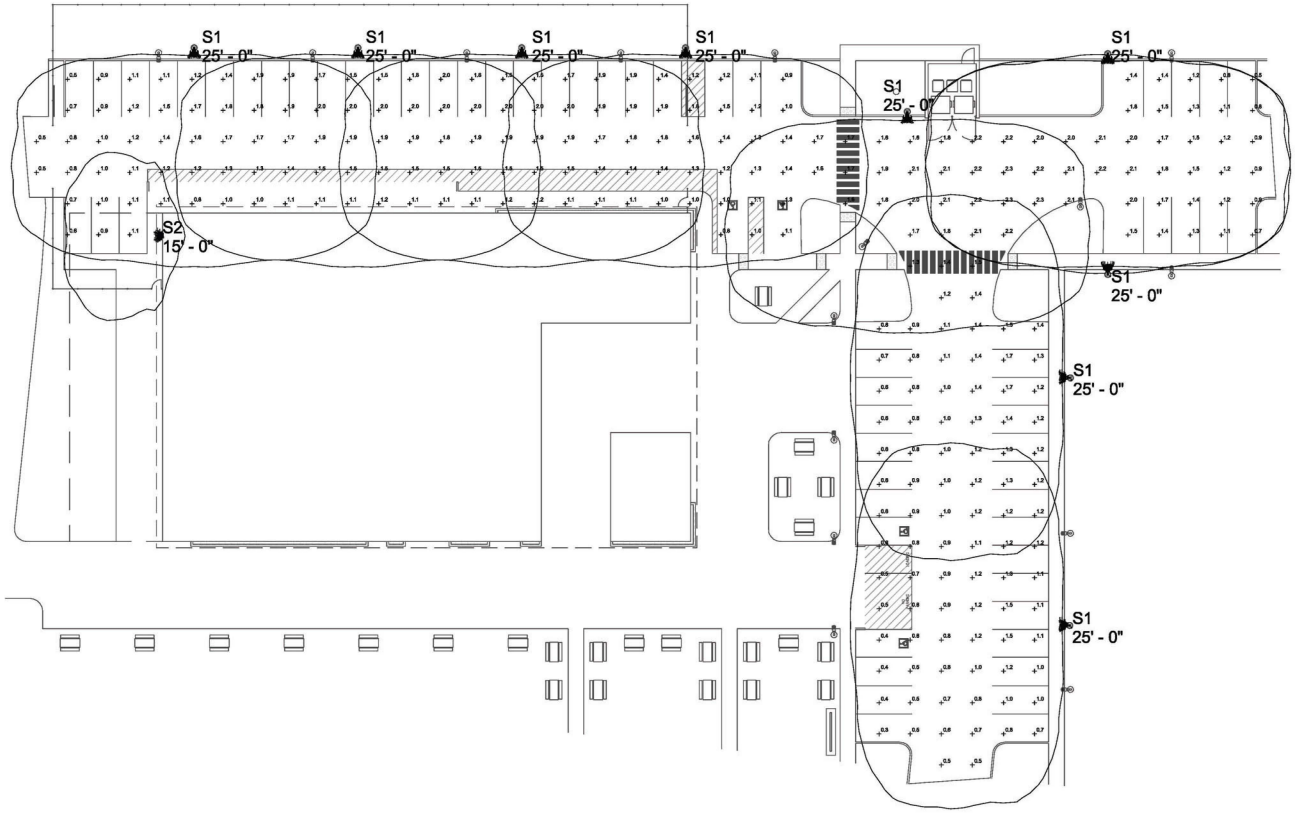
1. CAST IN PLACE CONCRETE PLANTER
2. HOLLOW METAL DOOR AND FRAME
3. SLIDING GATE
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6. MANUAL BI-FOLD DOOR
7. VINYL WINDOWS
8. SHADE LOUVER
9. TIE ROD
10. EXTERIOR LIGHT FIXTURE

LUMINAIRE SCHEDULE

ID	Manufacturer	Model	Lamp	Luminous Flux	Color Temperature	Apparent Load	Description
S1	LITHONIA	DSX0	LED	6600 lm	4000 K	69 VA	EXTERIOR POLE MOUNTED AREA FIXTURE, PERFORMANCE PACKAGE 3, TYPE BL4C DISTRIBUTION, 23'-0" SQUARE POLE MOUNTING, 120V AC. PROVIDE WITH BI-LEVEL MOTION/AMBIENT SENSOR. COORDINATE FINISH WITH OWNER / ARCHITECT. B0-U0-G3
S2	LITHONIA	WDGE2	LED	1200 lm	4000 K	11 VA	EXTERIOR WALL MOUNTED LUMINAIRE, PERFORMANCE PACKAGE 1, TYPE TFTM DISTRIBUTION, BUTTON TYPE PHOTOCELL, 120-277V AC. COORDINATE FINISH WITH OWNER / ARCHITECT.

CALCULATION SUMMARY

AREA	ILLUMINANCE (fc)			HORIZONTAL UNIFORMITY RATIOS		
	IES STANDARD	DESIGN	TYPE	IES STANDARD	DESIGN	TYPE
NORTH PARKING LOT	0.2	0.5	MIN	20.0	4.0	MAX/MIN
SOUTH PARKING LOT	0.2	0.3	MIN	20.0	7.7	MAX/MIN

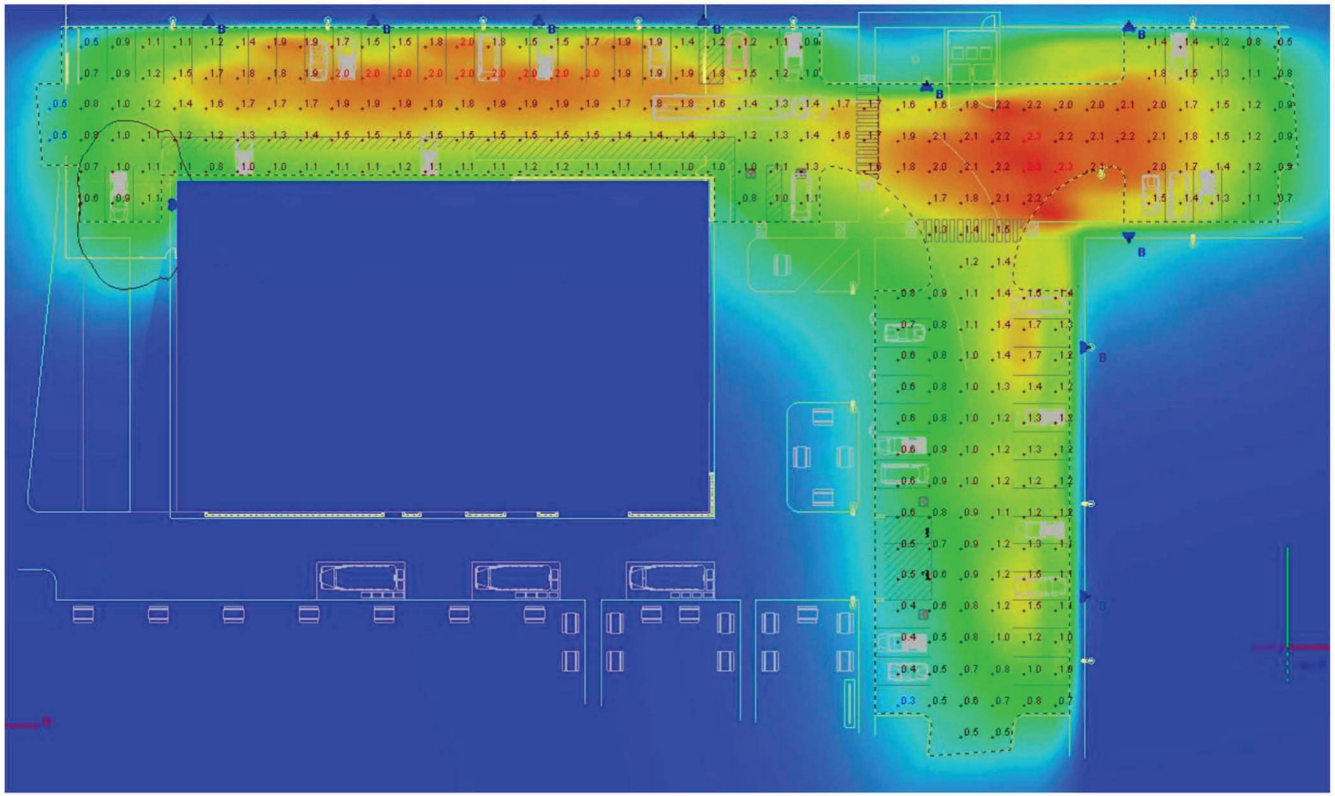


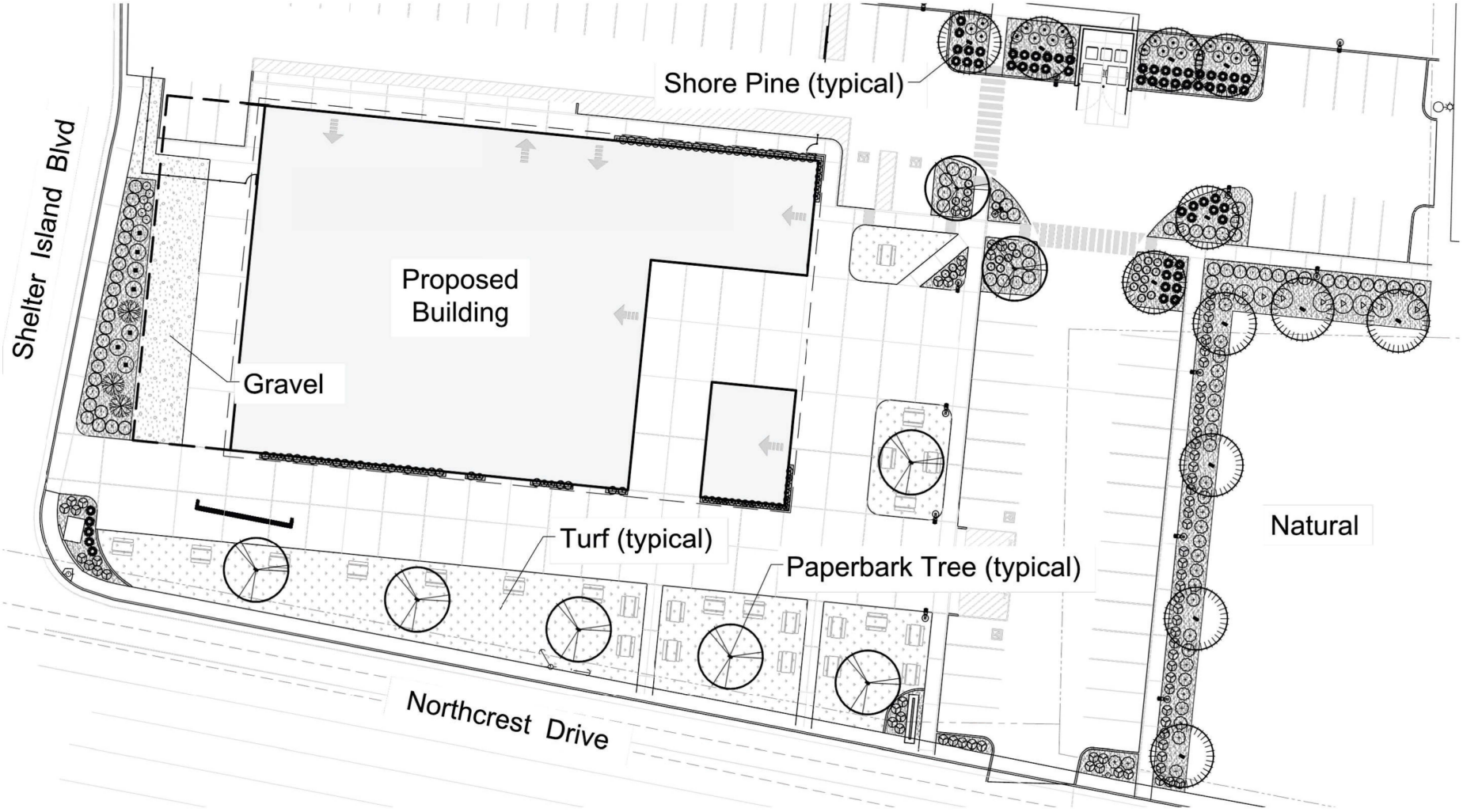
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SOUTH PARKING LOT	0.2	0.3	MIN	20.0	7.7	MAX/MIN

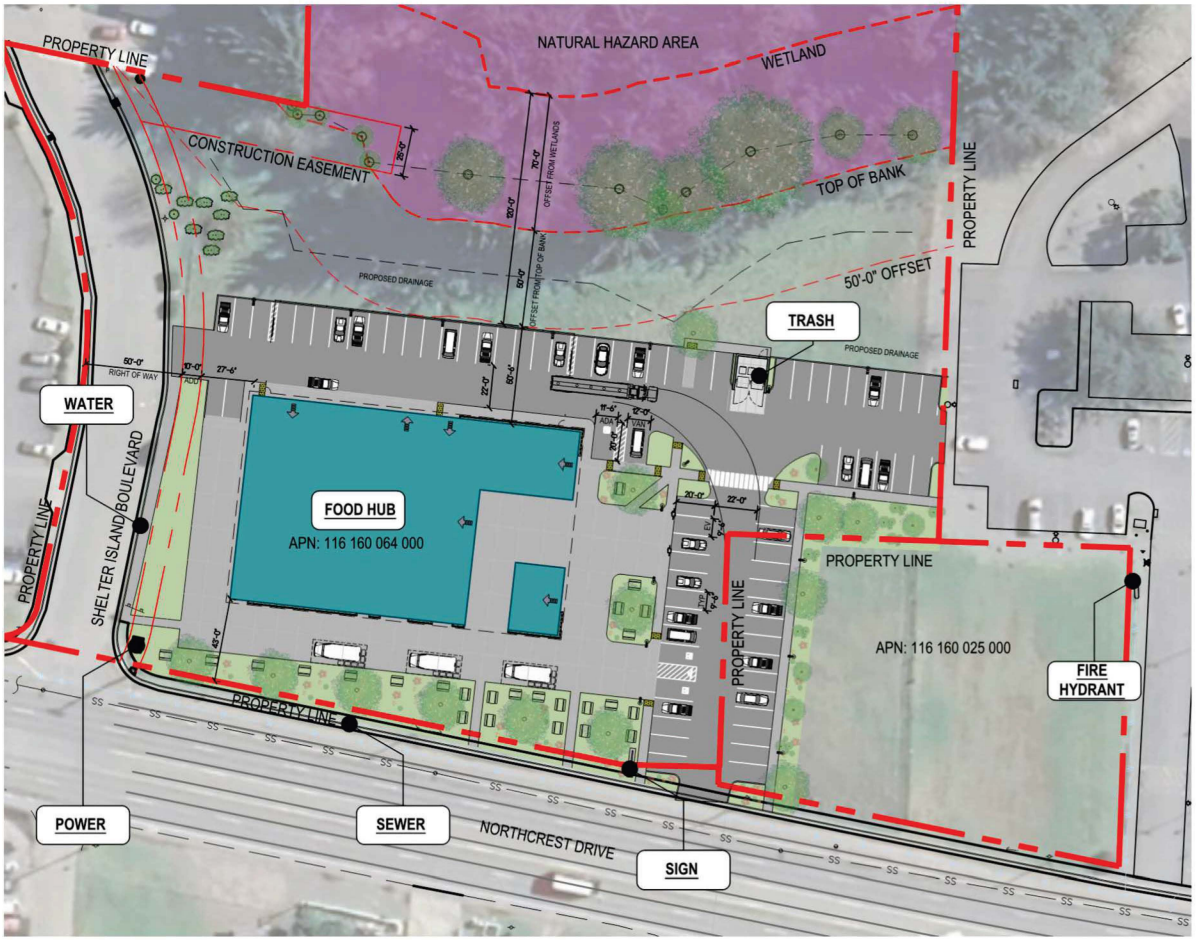



Shore Pine (typical)
Shelter Island Blvd
Proposed Building
Gravel
Natural
Turf (typical)
Paperbark Tree (typical)
Northcrest Drive

PLANT SCHEDULE

SYMBOL	CODE	QTY	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
⊙	AM	43	1 gal.	Achillea millefolium	Common Yarrow	
⊙	AE	67	1 gal.	Arctostaphylos x 'Emerald Carpet'	Emerald Carpet Manzanita	
⊕	CV	33	5 gal.	Callistemon viminalis 'Little John'	Little John Weeping Bottlebrush	
❋	CT	8	1 gal.	Carex tumulicola	Foothill Sedge	
⊙	CS	8	5 gal.	Cistus x skanbergii	Coral Rockrose	
✹	DC	60	1 gal.	Deschampsia cespitosa	Tufted Hair Grass	
⊙	EG	30	1 gal.	Erigeron glaucus	Seaside Daisy	
⊘	EK	38	1 gal.	Erigeron karvinskianus	Santa Barbara Daisy	
⊛	MQ	8	15 gal.	Melaleuca quinquenervia	Paperbark Tree	tree form, double stake
⊙	MC	23	1 gal.	Muhlenbergia capillaris 'Lenca'	Regal Mist Pink Muhly Grass	
⊙	PC	13	15 gal.	Pinus contorta contorta	Shore Pine	double stake
⊙	PM	30	1 gal.	Polystichum munitum	Western Sword Fern	
✳	RS	3	5 gal.	Ribes sanguineum	Red Flowering Currant	
⊘	SG	39	1 gal.	Salvia greggii 'Furmans Red'	Furman's Red Autumn Sage	
⊙	VO	7	5 gal.	Vaccinium ovatum	Evergreen Huckleberry	

MISCELLANEOUS	
7,060 sf	Bark (Fir Walk on Bark) - 3" deep over pre-emergent herbicide
1,590 sf	Gravel (3/4" clean crushed gravel) - 3" deep over filter fabric (4 oz/yd)
7,590 sf	Turf (Turf Type Tall fescue / Fine Fescue blend - Zamora Sod Shade Blend or approved equal) - sod
42 lf	Mow strip (concrete, 6" wide)



GATHER AND GROW FOOD HUB

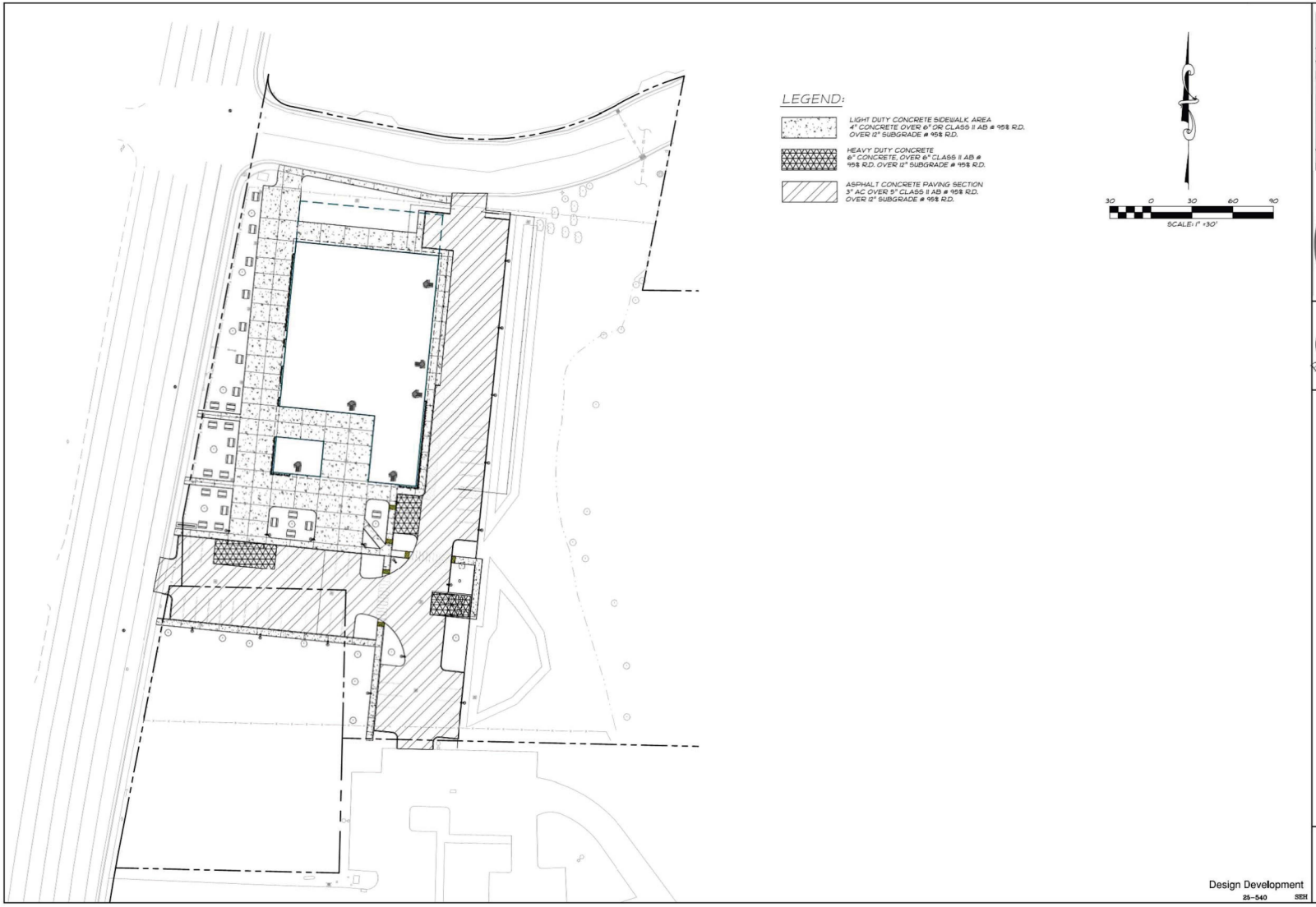
USE SITE PLAN

1) Utilities
   - Proposed connection to required utilities including but not limited to Water, Power, and Sewer.

2) Pedestrian
   - Proposed new sidewalk at the Northern extent of the project site along Shelter Island Boulevard.

3) Vehicular
   - Proposed two (2) new curb cuts, one along Northcrest Drive which will serve as the main entry and exit, as well as one along Shelter Island Boulevard designated as a back of house entry and exit.

CONCEPTUAL ONSITE IMPROVEMENTS

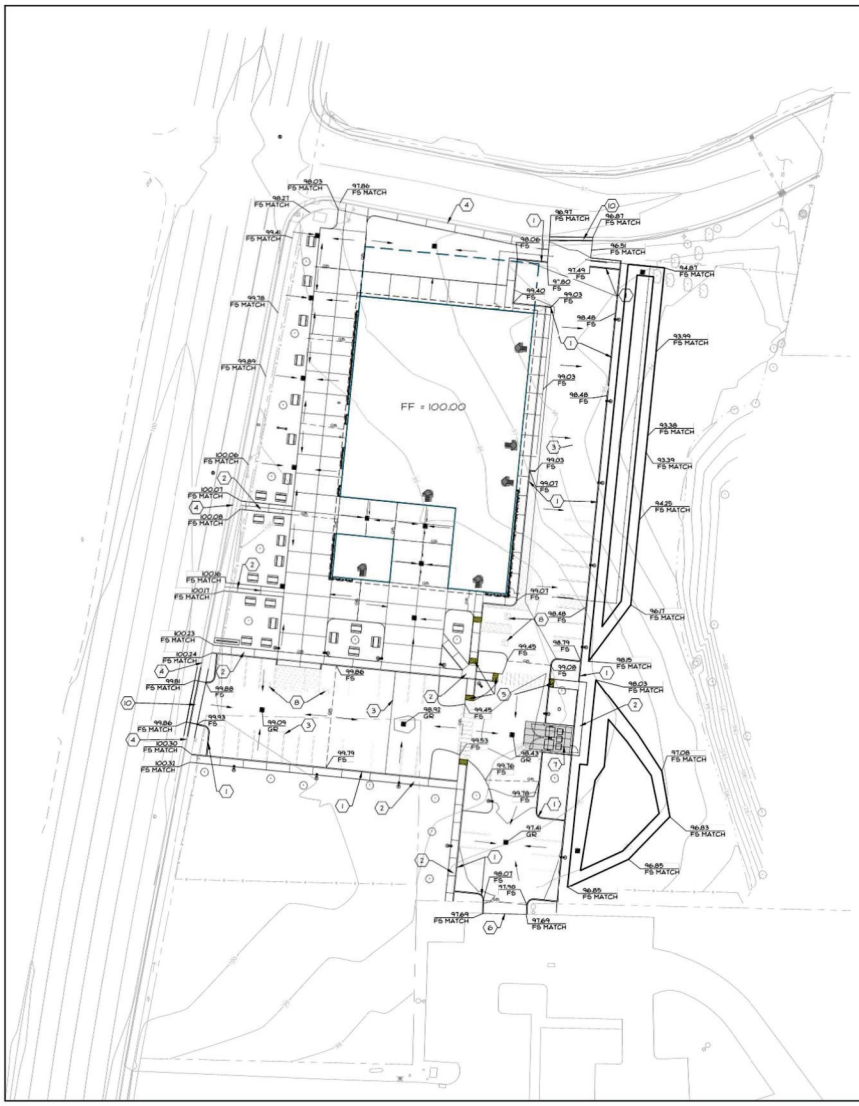


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PRELIMINARY
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10-09-2025

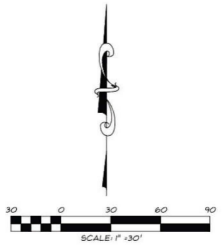
PAVING PLAN
DNATL
550 E WASHINGTON ST CRESCENT CITY

C5.0



GRADING CONSTRUCTION NOTES

1. INSTALL VERTICAL CURB SEE SHEET C6.0/1.
2. INSTALL CONCRETE SIDEWALK AREA, SEE PAVING PLAN SHEET C5.0.
3. INSTALL 4" WHITE STRIPE, TYP.
4. EXISTING CURB TO REMAIN.
5. INSTALL TRUNCATED DOMES. SEE ARCH PLANS FOR DETAILS.
6. PROPOSED AC PAVING TO EX. PAVING TRANSITION SEE SHEET C6.0/6.
7. PROPOSED TRASH ENCLOSURE. SEE STRUCTURAL PLANS FOR DETAILS.
8. PROPOSED ACCESSIBLE PARKING STALLS AND UNLOADING ZONE. CONTRACTOR TO VERIFY THA" SLOPES DO NOT EXCEED 2% IN ANY DIRECTION, TYP.
9. INSTALL WHITE PAVEMENT MARKINGS AS INDICATED ON PLAN.
10. INSTALL DRIVEWAY APPROACH PER CALTRANS STANDARD PLAN A87A SEE SHEET C6.0.



Design Development
25-540 SEH

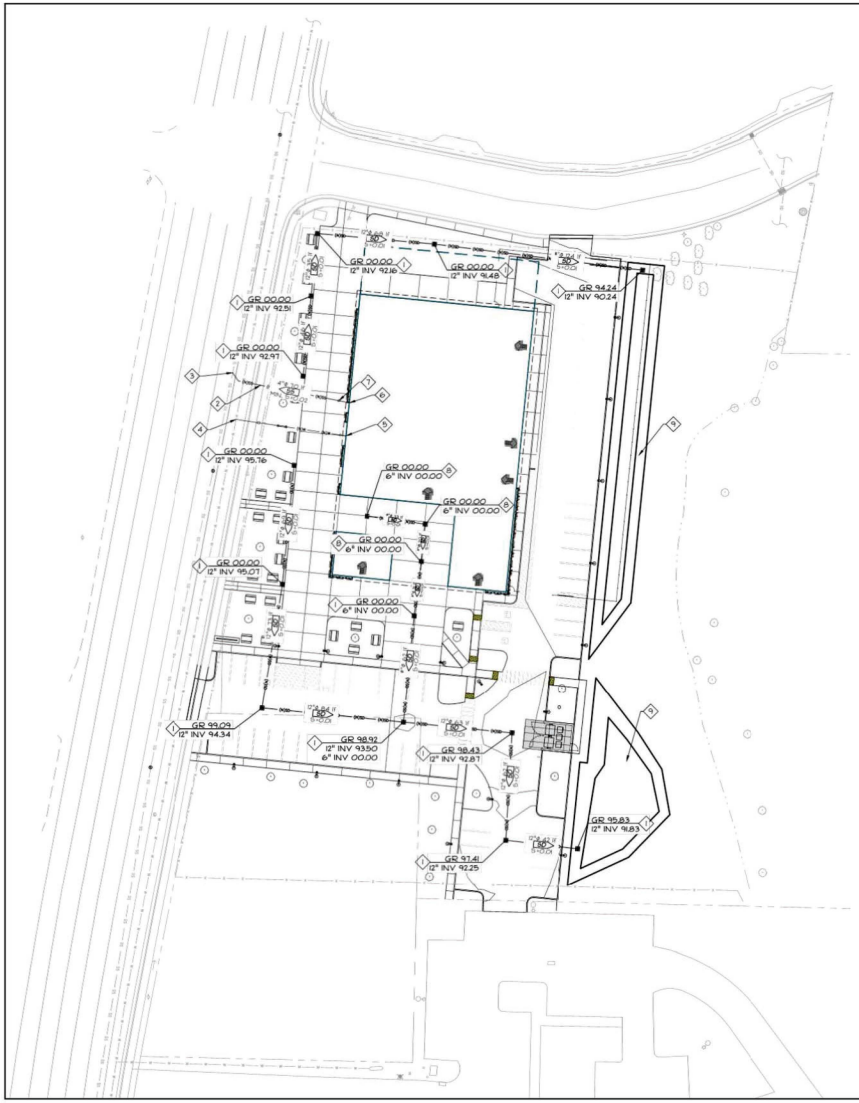
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GRADING PLAN
DNATL
550 E WASHINGTON ST CRESCENT CITY

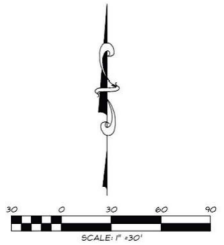
C3.0

CONCEPTUAL DRAINAGE PLAN



UTILITY CONSTRUCTION NOTES

1. INSTALL 12" AREA DRAIN SEE SHEET C6.0/3,4.
2. INSTALL SS PIPE. 2% MIN. SLOPE.
3. CONNECT INTO EX. SEWER MAIN. VERIFY DEPTH AND LOCATION BEFORE ANY WORK IS TO BE PREFORMED.
4. CONNECT TO EXISTING DOMESTIC WATER METER AND INSTALL NEW CALWATER APPROVED BACKFLOW PREVENTER. COORDINATE WITH CALWATER.
5. POINT OF CONNECTION OF NEW x" WATER LINE TO NEW BUILDING.
6. 4" SANITARY SEWER POC FOR BUILDING PLUMBING. SEE PLUMBING PLANS FOR CONTINUATION.
7. INSTALL SSCO SEE SHEET C6.0/1.
8. INSTALL 6" AD.SEE SHEET C6.0/3.
9. INSTALL BIO-RETENTION BASIN. SEE SHEET C6.0/2.



Design Development
25-540 SEH

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UTILITY SHEET
DNATL
550 E WASHINGTON ST CRESCENT CITY

C4.0






FOOD HUB













GALEA BIOLOGICAL CONSULTING

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Tel: 707-218-6039 E-mail: frankgalea@charter.net

BIOLOGICAL RESOURCES STUDY FOR PROPOSED FOOD HUM PROJECT, DEL NORTE COUNTY. October 2025.

Submitted to:

Andrea Lanctot
Director, Del Norte & Tribal Lands Community Food Council
295 Highway 101 S Crescent City, CA 95531

Prepared by: Frank Galea, Certified Wildlife Biologist

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COUNTY OF DEL NORTE

Submitted: July 2025

By: _____

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1.0 SUMMARY

The Del Norte & Tribal Lands Community Food Council (Applicant) is proposing to construct a new building on Northcrest Boulevard in Crescent City (Figure 1).

This biological resources assessment was prepared by Galea Biological Consulting (GBC) to determine the potential impacts of the project, and possible alternatives, on sensitive wildlife and plant species, including federally or state listed species, and species of special concern. Additionally, GBC conducted a review of habitats within and adjacent to the project area to determine the scope of wetlands and riparian habitats present. A wetland delineation was conducted for the property.

The three threatened or endangered species noted in proximity to the proposed project area are the federally-threatened western lily (*Lilium occidentale*), the federally-threatened Pacific marten (*Martes caurina*) and the candidate species northwestern pond turtle (*Actinemys marmorata*). The western lily is known to occur in marshlands located outside of the project site, but not in or near it. Botanical surveys were conducted for other sensitive species and no other listed botanical species were located in the project area. There was no habitat for the northwestern pond turtle on or near the project.

Wetland habitats were located and delineated within the project area. This study also determined that there would be "No Effect" to any species listed in the federal Endangered Species Act. Recommendations are presented to decrease potential impacts to local wildlife species and wetland habitats.

2.0 INTRODUCTION

2.1 Project Description

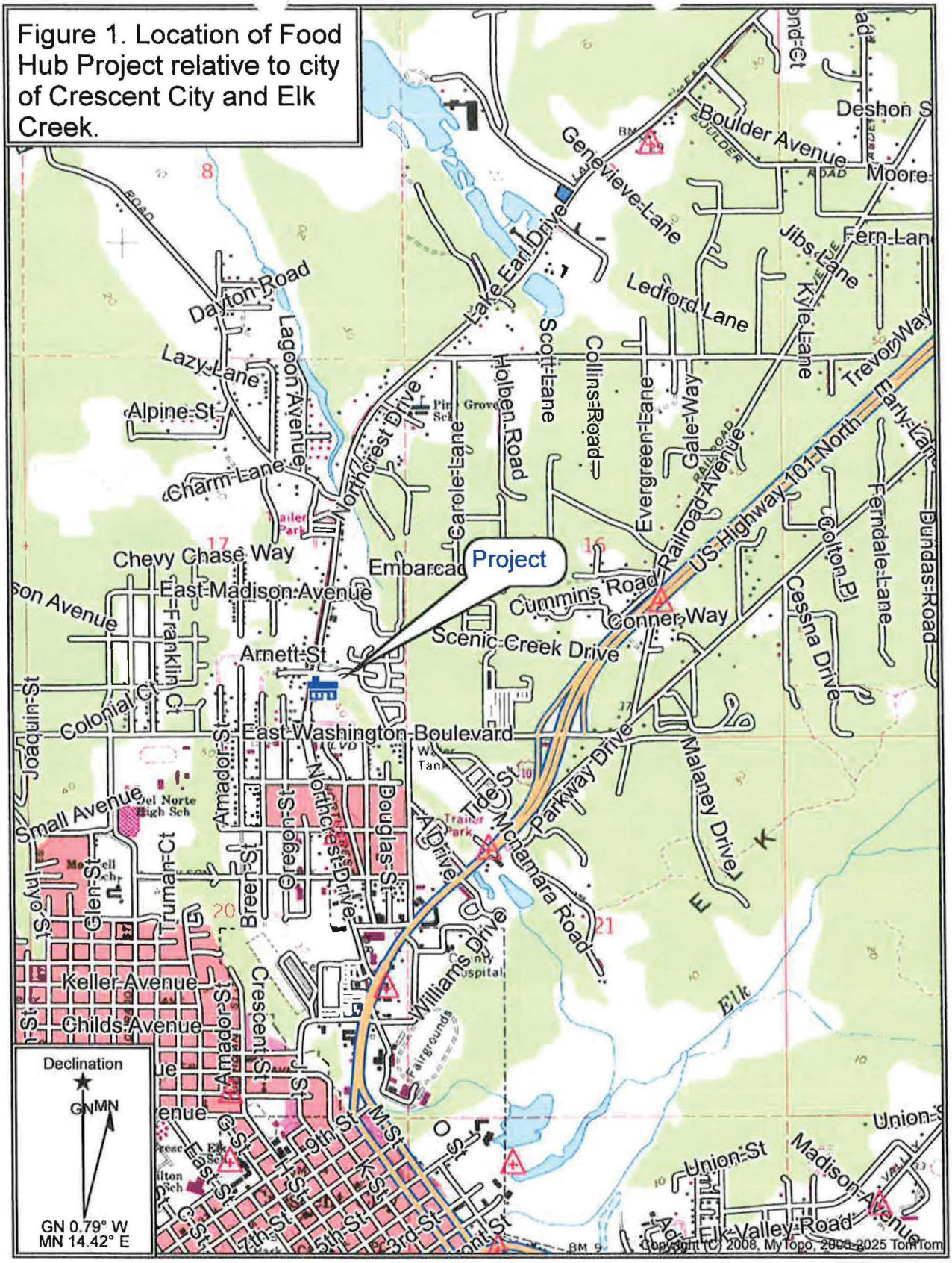
The Del Norte & Tribal Lands Community Food Council is proposing to construct a large "Food Hub" multi-use building on the east side of Northcrest Boulevard, just south of Shelter Island Boulevard (Figure 2). The building would include office space, a covered, open-air Farmers Market, plus extensive parking.

2.2 Environmental Setting

The project is located in northwestern California, Del Norte County, within the city of Crescent City. Currently, the site is an open field which is regularly mowed. The project site is surrounded on three sides by busy roads and developments. To the immediate east is a small valley which includes a drainage system, designated as a "Natural Hazard District", by Del Norte County (Figure 2). This designation recognizes a natural area with potential for flooding. Within the drainage is a stand of Sitka spruce (*Picea sitchensis*), stands of which are considered sensitive vegetative communities by regulatory agencies.

The drainage is the farthest extent of a tributary which eventually drains into the Elk Creek drainage. The Elk Creek drainage is considered a "Special Study Area" by state regulatory agencies, primarily due to the potential for anadromous fish runs in the mainstem of Elk Creek.

Figure 1. Location of Food Hub Project relative to city of Crescent City and Elk Creek.



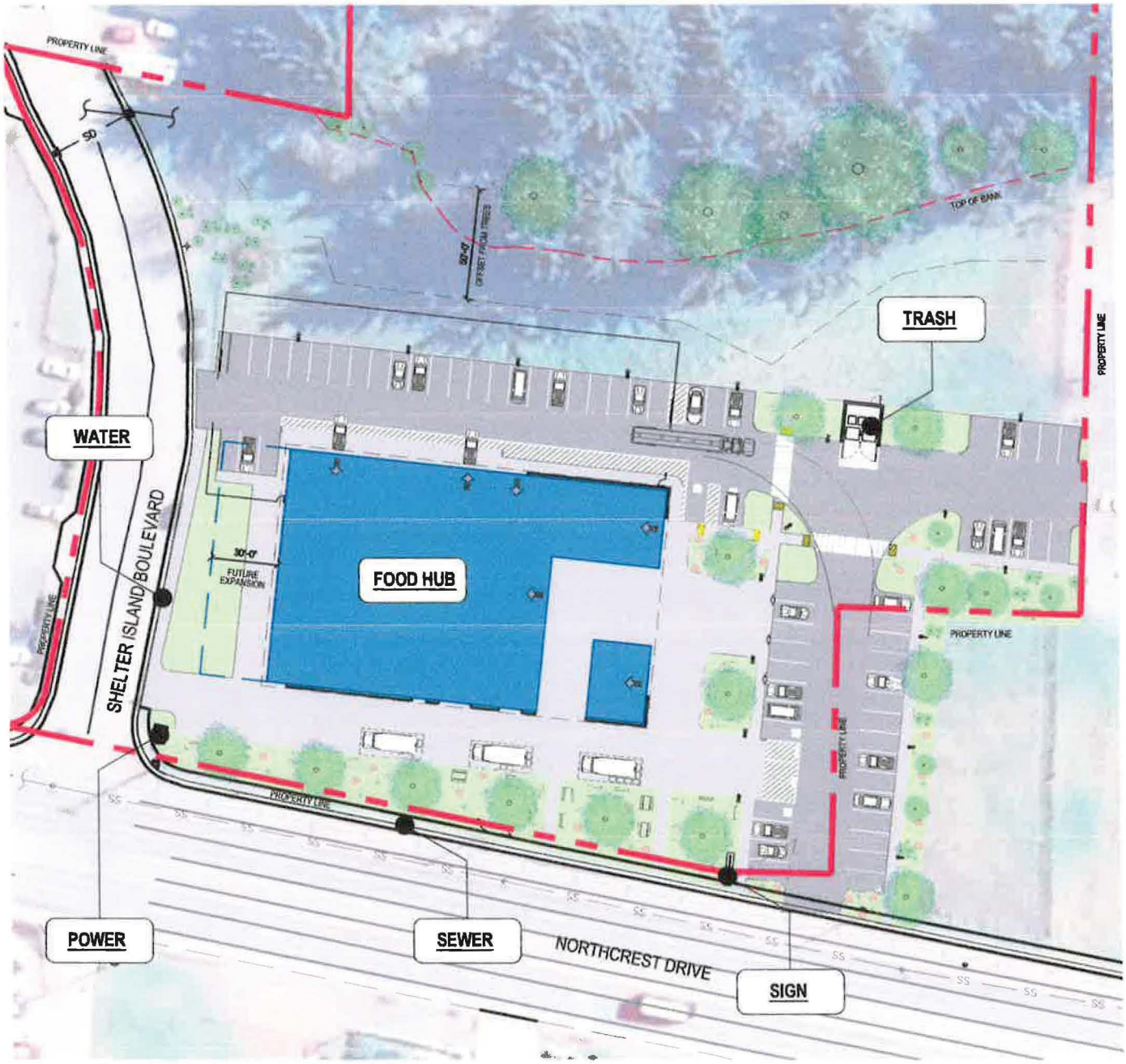


FIGURE 2: CONCEPTUAL DESIGN FOR FOOD HUB PROJECT

2.3 Physical Environment

The climate of northern California is characterized as Mediterranean, with cool, wet winters and warm, dry summers with frequent fog. Along the coastline, proximity to the Pacific Ocean produces high levels of humidity and results in abundant fog and fog drip precipitation. The maritime influence diminishes with distance from the coast, resulting in lesser amounts of fog, drier summer conditions and more variable temperatures. Annual precipitation in the project watershed ranges from 60 - 150 inches occurring primarily as rain during the winter months. Air temperatures measured in the Crescent City area vary from 41°F to 67°F annually.

3.0 METHODS

3.1 Records Search

A records search of the California Department of Fish and Wildlife (CDFW) Natural Diversity Data Base (2024) was conducted to determine if any additional special-status plant or animal species had been previously reported within or near the project area.

The U.S. Fish and Wildlife Service (USFWS) IPaC (Information and Planning Center) web page was queried, providing a list of federally-protected species potentially found near the project area. These lists tend to be very comprehensive and list all Federally-listed species within Del Norte County.

3.2 Regulatory Context

(a) U.S. Fish and Wildlife Service (USFWS). The USFWS has jurisdiction over species listed as threatened or endangered under the federal Endangered Species Act (ESA). The ESA protects listed species from "take," broadly defined as to "harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to engage in any such conduct." An activity is defined as a "take" even if unintentional or accidental. An endangered plant or wildlife species is one that is considered in danger of becoming extinct throughout all, or a significant portion of its range. A threatened species is one that is likely to become endangered within the foreseeable future.

In addition, the USFWS has a list of candidate species which the USFWS currently has enough information to support a proposal for listing. Section 9 of the ESA and its applicable regulations restrict activities with respect to endangered and threatened plants. However, these restrictions are less stringent than those applicable to fish and wildlife species. These provisions prohibit the removal of, malicious damage to, or destruction of any listed plant species "from areas under federal jurisdiction." Listed plants may not be cut, dug up, damaged or destroyed, or removed from any other area (including private lands) in knowing violation of a state law or regulation.

(b) Raptors & Migratory Bird Treaty Act (MBTA). The MBTA (16 United States Code [USC] 703) enacts the provisions of treaties between the United States, Great Britain, Mexico, Japan, and the Soviet

Union and authorized the U.S. Secretary of the Interior to protect and regulate the taking of migratory birds. The MBTA sets seasons and bag limits for hunted species and protects migratory birds, their occupied nests, and their eggs (16 USC 703, 50 CFR 21, 50 CFR 10).

(c) U.S. Army Corps of Engineers. Under Section 404 of the Clean Water Act, the U.S. Army Corps of Engineers is responsible for regulating the discharge of fill material into waters of the U.S. Waters of the U.S. and their lateral limits are defined in 33 CFR (Code of Federal Regulations) Part 328.3 (a) and include streams that are tributary to navigable waters and their adjacent wetlands. Wetlands that are not adjacent to waters of the U.S. are termed "isolated wetlands" and may be subject to U.S. Army Corps of Engineers jurisdiction.

(d) California Department of Fish and Wildlife (CDFW). The CDFW has jurisdiction over threatened or endangered species that are formally listed by the State under the California Endangered Species Act (CESA). The CESA is similar to the federal Endangered Species Act both in process and substance; it is intended to provide additional protection to threatened and endangered species in California.

The CESA does not supersede the federal Endangered Species Act, but operates in conjunction with it. Species may be listed as threatened or endangered under both acts (in which case the provisions of both State and federal laws would apply) or under only one act. The California endangered species laws prohibit the taking of any plant listed as threatened, endangered, or rare. In California, an activity on private lands (such as development) will violate Section 9 of the Endangered Species Act if a plant species, listed under both State and federal endangered species laws, is intentionally removed, damaged, or destroyed. Under the State Fish and Game Code, the CDFW also has jurisdiction over species that are designated as "fully protected." These species are protected against direct impacts. The CDF&W maintains informal lists of species of special concern, which are broadly defined as plants and wildlife that are of concern to CDFW because of population declines and restricted distributions, and/or they are associated with habitats that are declining in California. These species, as well as threatened and endangered species, are inventoried in the California Natural Diversity Database.

The CDFW also exerts jurisdiction over the bed and banks of watercourses according to the provisions of Section 1600 to 1616 of the Fish and Game Code. The Department requires a Streambed Alteration Permit for the fill or removal of any material from any natural drainage. CDFW's jurisdiction extends to the top of banks and may include the outer edge of riparian vegetation canopy cover.

(e) California Native Plant Society (CNPS). The CNPS has developed lists of plants of special concern in California. A CNPS List IA plant is a species, subspecies, or variety that is considered to be extinct. A List 1B plant is considered rare, threatened, or endangered in California and elsewhere. A List 2 plant is considered rare, threatened, or endangered in California, but is more common elsewhere. A List 3 plant is a species for which CNPS lacks necessary information to determine if it should be assigned to a list or not. A List 4 plant has a limited distribution in California. All List 1 and List 2 plant species meet the requirements of Section 1901, Chapter 10 (Native Plant Protection Act) or Sections 2062 and 2067 (California Endangered Species Act) of the CDF&G Code, and are eligible for State listing. Therefore, List 1 and 2 species should be considered under CEQA. Very few List 3 and List 4 plants are eligible for listing, but may be locally important, and their listing status could be elevated if conditions change.

(f) CEQA Guidelines, Section 15380. Although threatened and endangered species are protected by specific federal and State statutes, the CEQA Guidelines in Section 15380(b) provide that a species not included on the federal or State lists of protected species may be considered rare or endangered if the species can be shown to meet certain specified criteria. These criteria have been modeled after the definitions in the federal Endangered Species Act and the CDFG Code. This section was included in the CEQA Guidelines primarily to deal with situations in which a public lead agency is reviewing a project that may have a significant effect on a species that has not yet been listed by either the USFWS or CDFW. Thus, CEQA provides a lead agency with the ability to protect a species from a project's potential impacts until government agencies have an opportunity to designate the species as protected, if warranted.

(g) Regional Water Quality Control Board. Pursuant to Section 401 of the Clean Water Act, projects that apply for a U.S. Army Corps of Engineers permit for discharge of dredge or fill material, and projects that qualify for a Nationwide Permit, must obtain water quality certification from the Regional Water Quality Control Board (RWQCB) that the project will uphold State water quality standards. Alternatively, the RWQCB may elect to notify an applicant that the State may issue Waste Discharge Requirements in lieu of a Section 401 certification.

3.3 Field Investigation

A field investigation of the project area was conducted in September of 2025. All potential wildlife habitats within and in proximity to the project area were assessed for their potential for listed wildlife species. Wildlife biologist Frank Galea conducted the field review for wildlife species. For wildlife, an assessment area included habitats out to one mile around the actual project area. Trees in and adjacent to the project area were searched with high-power binoculars for nests, cavities or other potential nest sites for raptors or other large birds. Vegetation was searched for potential sensitive plant species such as the western lily (*Lilium occidentale*) or milkweed plants (*Asclepias* spp.)

4.0 RESULTS AND POTENTIAL IMPACTS

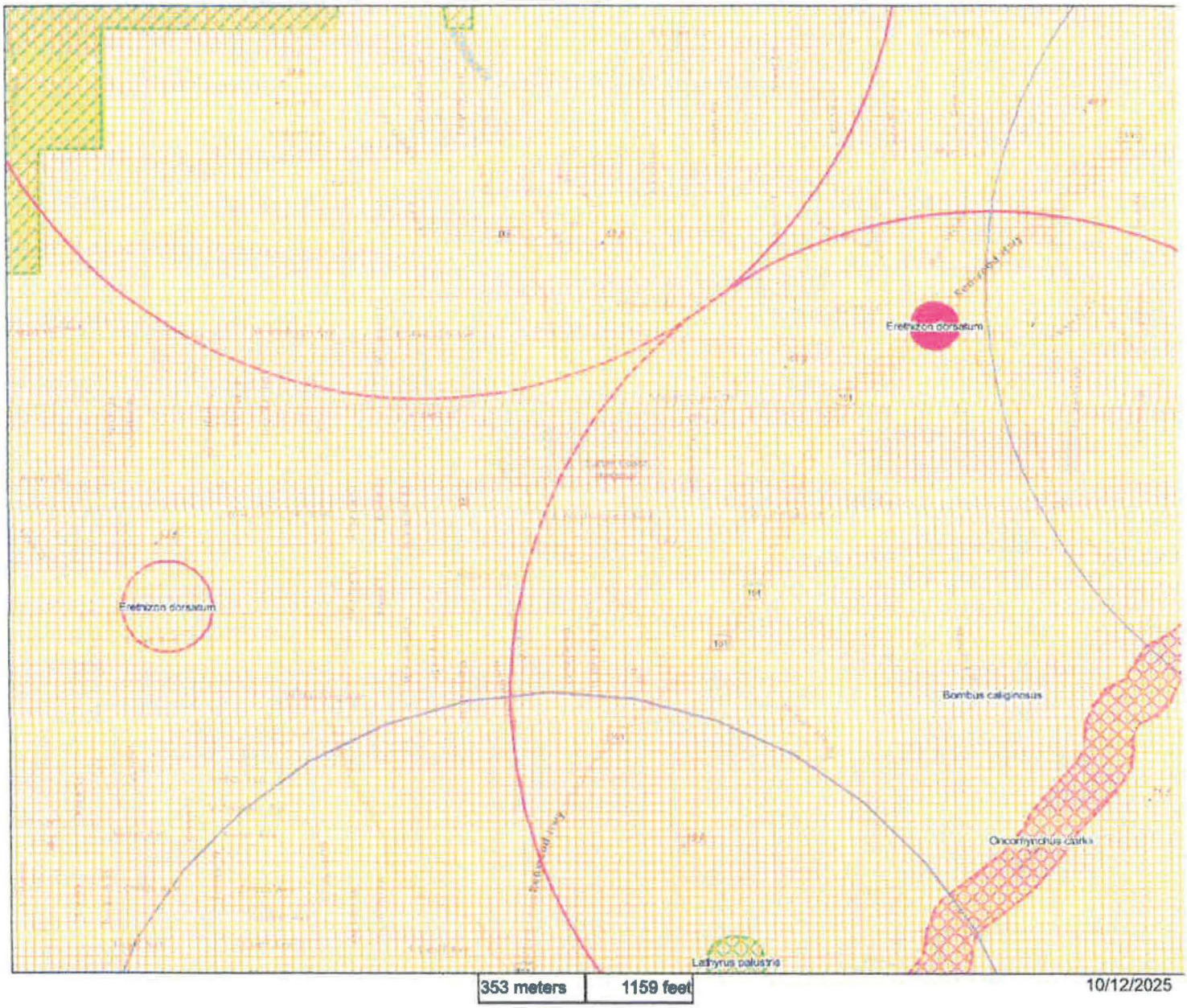
4.1 Records Search

The CNDDB showed that the western lily is present somewhere in the general area (for protection measures, exact locations are not provided) and sightings of the porcupine (*Erethizon dorsatum*) have occurred locally (Figure 3).

The USFWS IPaC web page provided a comprehensive list of federally-protected species potentially found within Del Norte County (see Appendix A). The Pacific marten (*Martes caurina*) was the only mammal on the list.

The list for bird species included the following threatened species; the marbled murrelet (*Brachyramphus marmoratus*), northern spotted owl (*Strix occidentalis caurina*), western snowy plover (*Charadrius nivosus nivosus*), California condor (*Gymnogyps californianus*) and yellow-billed cuckoo (*Coccyzus americanus*). There is no potential habitat for any of these species on or near the property.

Figure 3. Map of CNDDB Search Results.



(ENTER MAP CAPTION OR YOUR DESCRIPTION HERE)

Map Legend

California Natural Diversity Database (CNDDB) Commercial [ds85]

Symbology

- Plant (80m)
- Plant (specific)
- Plant (non-specific)
- Plant (circular)
- Animal (80m)
- Animal (specific)
- Animal (non-specific)
- Animal (circular)
- Terrestrial Comm. (80m)

The northwestern pond turtle (*Actinemys marmorata*), a recently added candidate species to the Federal Endangered Species Act, was the only reptile listed. No habitat for the northwestern pond turtle is available on or near the property.

The IPaC list included the Monarch butterfly (*Danaus plexippus*) and Suckley's Cuckoo bumble bee (*Bombus suckleyi*), plus the western lily. There is no habitat for these species on the property, while potential habitat for the western lily might be found within the drainage to the east.

While not a federally-listed species, GBC included the northern red-legged frog (*Rana aurora*) in the list of sensitive species.

A list of listed species potentially occurring in the vicinity of the project area is presented in Table 1, including their common and Latin names. The listing status of each species and if potential habitat (as determined by GBC, based upon a review of habitat available within the assessment area) was located within the project area is also indicated in Table 1.

4.2 Field Investigation

The project site is located within a well-developed area of Crescent City. The property is cleared and has been kept mowed. Two small clumps of willows (*Salix* spp.) were located out in the open field.To the east is a timbered drainage swale and a upper tributary to Elk Creek.

The slope leading down into the swale is dominated by a Sitka spruce overstory while the understory is dominated by invasives Himalayan blackberry (*Rubus armeniacus*), Scotch broom (*Cytisus scoparius*) cotoneaster (*Cotoneaster* sp.) and English ivy (*Hedera helix*) with native species such as sword fern (*Polystichum munitum*), huckleberry (*Vaccinium ovatum*), cascara (*Rhamnus purshiana*) and twinberry (*Lonicera involucrate*). At the bottom of the slope, 70-feet from top of slope, standing water was located with some with red alder (*Alnus rubra*), while patches of slough sedge (*Carex obnupta*) was found on the slope at a distance of 39 feet from top of slope.

4.3 Species and Habitat Assessments

4.3a. Pacific Marten (*Martes caurina*)

Federal Status: Threatened

The Pacific (formerly Humboldt) marten is listed as a threatened species under the FESA. The marten is one of the larger members of the weasel family (Mustelidae), with a smaller body size slightly smaller than its cousin, the fisher (*Pekania pennanti*).

Table 1. Federally- listed Wildlife Species Occurring or with Potential to Occur near the Project Area
(From USFWS IPaC list and GBC sources)

Common Name	Latin Name	Federal Status	State Status	Breeding Habitat in Project Area?	Forage Habitat in Project Area?
MAMMALS					
Pacific marten	*Martes americana humboldtensis*	FT	CSC	No	No
BIRDS					
Marbled murrelet	*Brachyramphus marmoratus marmoratus*	FT	CSC	No	No
Yellow-billed cuckoo	*Coccyzus americanus*	FT	CE	No	No
Western snowy plover	*Charadrius nivosus nivosus*	FT	CSC	No	No
Northern spotted owl	*Strix occidentalis caurina*	FT	CSC	No	No
California condor	*Gymnogyps californianus*	EXPN	E	No	No
REPTILES					
Northwestern pond turtle	*Actinemys marmorata*	FC	CSC	No	No
PLANTS					
Western lily	*Lilium occidentale*	FE	CE	No	No
INSECTS					
Monarch butterfly	*Danaus plexippus*	FC	CSC	NO	NO
Suckley's Cuckoo bumble bee	*Bombus suckleyi*	FC	CSC	No	No

Codes:

Federal Status
- FE Federally endangered
- FT Federally threatened
- FSC Federal species of concern
- FC Federal candidate for listing

State Status
- CE California endangered
- CT California threatened
- CSC California species of concern (CDFW)

Three distinct subspecies of the American marten occur in the western United States. The Pacific marten is known from coastal northwestern California. The Sierra marten occurs from the Salmon-Trinity Mountains east to the Cascades and south throughout the Sierra Nevada. The canyon of the Klamath River occurs between the two subspecies, suggesting that the Klamath River and the less hospitable xeric forest types in the river's canyon may be barriers to movement for martens. At the northern boundary of the coast redwood zone, the Pacific marten is replaced by the Coastal marten, which occurs in Oregon, Washington, and British Columbia.

The Pacific subspecies historically occurred in California chiefly within the coast redwood zone from the Oregon border south to Sonoma County. Since 1995, surveys for the Pacific marten have been conducted in much of the subspecies' historic range. Results of these surveys suggest that the Pacific marten no longer occurs in much of its historic range. Currently, the Pacific marten is known only from southern Del Norte County and northern Humboldt County, less than 5% of its historic range.

Like the fisher, the Pacific marten is also a forest carnivore that inhabits conifer, mixed-conifer, and hardwood tree habitats that are interspersed with associated habitats and forest. Complex ground structure provides protection from predators and protective thermal microenvironments. Structure near the ground may be provided by the lower branches of living trees, tree boles in various stages of decay, coarse woody debris, shrubs, and rock fields. Dense understory brush of shade-tolerant species such as rhododendron, salal and evergreen huckleberry, is especially noteworthy. In the western United States, marten are strongly associated with late-successional coniferous forests, but they may occur in earlier seral stages that contain remnants of late-successional forest such large logs and stumps, and dense shrubs.

Marten generally avoid non-forested areas including prairies and clear-cuts that lack overhead cover. Historical records of the distribution of Pacific marten suggest that the subspecies was closely tied to coast redwood forests. However, the one known remnant Pacific marten population occurs in the north-central portion of the described range in an area dominated by Douglas-fir and tanoak.

Marten utilize a home range area larger than is typical for a mammal of their size. The estimated summer-fall home range size for five radio-collared adult male Pacific marten was 1,321.7 acres.

Potential for Impacts from this Project

No habitat for the marten was found in proximity to the project site. Marten are secretive animals and prefer to remain away from people and their activities. Due to the high level of activity near the project site and the lack of species records for the area, it is unlikely that marten would attempt to den or rest in any habitat near the project site.

This project would have no impacts on marten populations, considering a lack of observations in the area, a lack of habitat and their avoidance of human activity. A "no effect" determination is made for this species.

4.3b. Northern NSO (*Strix occidentalis caurina*)

Federal Status: Threatened, 1990

The Northern NSO (NSO) is a medium-sized forest owl that occurs along the Pacific Coast from southwestern British Columbia to central California. The NSO was federally listed as threatened in 1990. The decline of NSO has been attributed to loss of nesting habitat due to commercial timber harvesting and more recently from competition from the barred owl (*Strix varia*), which is expanding its range in the western United States.

NSO are monogamous and exhibit prolonged parental care. Long-lived and territorial, NSO pairs are typically spaced 1-2 miles (1.61 to 3.22 km) apart in uniform habitat, depending on local topographic conditions, and demonstrate breeding site fidelity. The breeding season generally begins with pair bond formation from February to early March and ends with fledging of young through August with variation among pairs dependent upon nest initiation date.

NSO can be found in mature mixed conifer stands such as those that exist within the analysis area. Typically, NSO are strongly associated with late-successional/old-growth forests. In northern California NSO also occur in some types of mid-seral forests, especially where those forests are structurally similar to late-successional/old-growth forest stands. NSO generally select nesting and roosting habitat in areas with dense canopy closure and complex forest structure. In the region of northwestern California, where the action area occurs, dusky-footed woodrats (*Neotoma fuscipes*) are the primary prey species of NSO. Foraging habitat may include younger stands and forest edges.

Potential for Impacts from this Project

No habitat, nesting or critical habitat for NSO, is located within or anywhere near the project area. Therefore, a "no effect" determination is made for this species.

4.3c. Marbled Murrelet (*Brachyramphus marmoratus marmoratus*)

Federal Status: Threatened (1992)

The marbled murrelet is a small seabird that breeds inland and winters in marine environments. In California, the marbled murrelet has a disjunct breeding range, nesting inland along the coast from the Oregon border to Eureka (Humboldt County) and from Half Moon Bay to Santa Cruz (Santa Cruz County). Murrelets are opportunistic foragers that feed on small fish and invertebrates in nearshore marine waters.

Suitable nesting habitat for marbled murrelet consists of mature mixed conifer habitat up to 50 miles inland from the coast and has been described as mature to overmature coniferous stands, or those younger stands with interspersed large trees which may provide nesting opportunities. Generally, the habitat characteristics associated with murrelet nesting are large trees with large lateral branches, extensive dwarf-mistletoe infestation, witches-brooms and a mature understory that extends into the canopy. Such characteristics usually do not develop until trees are 150 to 175 years of age. In California density of old-growth cover and the presence of coastal redwoods are the strongest predictors of marbled murrelet presence.

The marbled murrelet is threatened by the loss and modification of nesting habitat (older forests) primarily due to commercial timber harvesting and from mortality associated with the effects of oil spills.

Potential for Impacts from this Project

There is no MAMU habitat on or near the property. Therefore, there would be no disturbance nor impact to MAMU. As no MAMU habitat would be impacted by this project, and no disturbance to MAMU would occur, a "no effect" determination is made for this species.

4.3d. Western snowy plover (*Charadrius alexandrinus nivosus*)
Federal Status: Threatened (1993)

The snowy plover is listed as federally threatened and a California species of concern. The snowy plover is a rare bird along the California and Oregon coasts. The snowy plover nests on barren sand beaches, which is available to the west of the project area. The nearest known successful breeding site for this species is located on the beach just west of Lake Earl, 4-miles to the northwest. There is no habitat for this species near the project site.

Potential for Impacts from this Project

As no plover habitat would be impacted by this project, and there is no nesting or foraging habitat for this species anywhere near the project, a "no effect" determination is made for this species.

4.3e. California Condor (*Gymnogyps californianus*)
Federal Status-Non-essential Experimental Population

The California condor was re-introduced into Humboldt County within the past ten years, and the reintroduction is considered experimental at this point. No condors have been observed as far north as Crescent City. No habitat for this species is located in the project area, and this species would not be affected.

4.3f. Yellow-billed Cuckoo (*Coccyzus americanus*)
Federal Status: Threatened (2014)

The Yellow-billed Cuckoo is listed as threatened under the Federal Endangered Species Act and in California as an Endangered Species. Yellow-billed cuckoos have a wide distribution throughout North America, however in California it has a much smaller range and more restrictive habitat requirements.

Over the past 80 years the range of the yellow-billed cuckoo has decreased in size by approximately 50%, primarily due to a reduction and fragmentation of riparian nesting habitat. The last breeding records for British Columbia were in 1927, in Washington in 1934, and in Oregon in 1945. The last breeding record in California north of the Sacramento Valley was at Mt. Shasta in 1951.

Yellow-billed cuckoos are elegant, streamlined birds with rich brown upper parts and creamy white under parts. The primaries and outer tail feathers have a rufous tinge. The under tail is black with prominent white spots, typical of many members of the cuckoo family. Yellow-billed cuckoos have a yellow to orange lower mandible contrasting with a black upper mandible.

Yellow-billed cuckoos are primarily foliage gleaning insectivores, but also hover glean, hawk, and even hop on the ground to obtain their prey. In California, the diet of cuckoos primarily consists of green caterpillars, tree frogs, katydids and grasshoppers.

Yellow-billed cuckoos have one of the most restrictive suites of macro-habitat requirements of any bird species. During the breeding season in California, they are confined to cottonwood-willow riparian habitat. Generally, yellow-billed cuckoos require a habitat patch area at least 50 acres in size with a width of at least 325 feet as a nest stand. The presence of low woody vegetation was another important variable in explaining the distribution of cuckoos.

Potential for Impacts from this Project

The yellow-billed cuckoo is highly dependent on large tracts of riparian habitat, specifically those located adjacent to large river systems. There are no river systems or cottonwood-willow riparian habitats anywhere near the project area. There are no records in the CNDDB of this species being detected anywhere near the project area. The lack of habitat in or near the project area suggests there is no potential for this species to be found in proximity of this project site. This project will have no impact on this species and surveys for yellow-billed cuckoo are not necessary. A "no effect" determination is made for this species.

4.3g Northwestern Pond Turtle (*Actinemys marmorata*)
Federal Status: Candidate (2023)

The northwestern pond turtle (NWPT) was recently designated as a candidate species for the federal ESA. The NWPT inhabits wetlands, coastal lagoons, ponds and swampy areas subject to seasonal flooding. Most of these historically would have occurred near estuary areas of creeks and rivers, which would have provided a degree of connectivity for the population along the coast. Northwestern pond turtles also prefer to overwinter in upland habitats. Although they can successfully overwinter in mud substrates on the bottom of ponds, some use upland sites to overwinter under vegetation.

Female NWPT require suitable nesting habitat near their summer forage habitats in order to lay their eggs. Preferred nesting habitat would be dry, upland sites with reduced canopy closure where eggs developing in the ground would be warmed by sunlight.

The drainage to the east is the closest potential habitat for the NWPT, however there is not enough permanent standing water for this species to utilize the area as habitat

Potential for Impacts from this Project

There is no potential habitat for this species anywhere near the project site, which is located in the midst of business and residential properties in Crescent City. The drainage swale located east of the property does not contain sufficient water for NWPT to utilized. This project, therefore, would have no impacts on NWPT populations and a "no effect" determination is made for this species.

4.3h Monarch butterfly (*Danaus Plexippus*)
Federal Status: Candidate (2024)

The iconic black and orange monarch butterfly is known for its astonishing long-distance annual migration and reliance on milkweed as its obligate larval host plant. Monarch butterfly populations have declined over the past twenty years due to a suite of interrelated factors including habitat loss in breeding and overwintering sites, habitat degradation, disease, pesticide exposure, and climate change. Recently the western population has experienced dramatic swings, for a low of less than 2,000 in 2020-21 to over 200,000 in 2021-22.

Monarch butterflies that breed in North America west of the Rocky Mountains are known as western monarchs. In the late fall, most western monarchs have migrated to the California coast and spent the winter (late November to February) clustering in groves of pine, cypress, and eucalyptus trees, during which time they do not breed (reproductive diapause). As temperatures warm and daylight hours increase in February, they mate and migrate inland to lay eggs on emerging milkweed plants. Milkweeds are the required host plants for caterpillars of the monarch butterfly and thus play a critical role in the monarch's life cycle. The loss of milkweed plants in the monarch's spring and summer breeding areas across the United States is believed to be a significant factor contributing to the reduced number of monarchs recorded in overwintering sites in California and Mexico.

Potential for Impacts from this Project

Preferred breeding habitat for the monarch butterfly, in the form of milkweed plants, are not present within or near the project area, and milkweed plants are very uncommon in Del Norte County. As no preferred habitat for this species would be affected, a "no effect" determination is made for this species.

4.3i Suckley's Cuckoo bumble bee (*Bombus suckleyi*)
Federal Status: Proposed Candidate (2024)

Suckley's cuckoo bumble bee is a cuckoo bumble bee or obligate social parasite of other Bombus species. All individual female Suckley's cuckoo bumble bees are able to reproduce but cannot provision their own offspring because they are unable to produce a worker caste, enough wax for nest construction, and have no pollen-collecting basket on their hind legs. Cuckoo bumble bees enter developing and established nests of other bumble bees, kill or subdue the host queen, lay her own eggs and control the workers to continue collecting pollen and nectar feed her offspring. Once developed, Suckley's adults leave the nest to mate; mated females feed on nectar and pollen prior to overwintering and males die after mating.
In general, bumble bees depend on habitats with rich floral resources throughout the nesting season, and many species select specific suites of plants for obtaining nectar and pollen.

Potential for Impacts from this Project

Preferred forage habitat for bumblebees, in the form of rich floral resources, are not present within or near the project area. As no preferred habitat for this species would be affected, a "no effect" determination is made for this species.

4.3j Migratory Bird Treaty Act

Potential nesting habitat for birds covered by the Migratory Bird Treaty Act occurs immediately adjacent to the project area in the form of a mature Sitka spruce (*Picea sitchensis*) stand. The understory vegetation of the stand includes clumps of Himalayan blackberry, English ivy and other vegetation within the drainage which can be utilized for nesting by migratory birds.

It is recommended that if construction is to occur during the migratory bird breeding season, February 1 to August 15, surveys for nesting migratory birds should occur by a qualified biologist within 7 days before the onset of construction. If nesting birds are located adjacent to the construction zone, potential impacts should be minimized through the postponement of construction or the implementation of protective buffers in consultation with the California Department of Fish and Wildlife (CDFW) or the U.S. Fish and Wildlife Service (USFWS).

4.3k Additional non-listed Wildlife

Black-tailed deer (*Odocoileus hemionus*), black bear (*Ursus americanus*), coyote (*Canis latrans*) and other local species are common in the area. The property does not contain preferred habitat for any of these species therefore there would be minimal impacts to these species.

4.4 Federally-listed plant species

The only federally-listed plant species with potential for occurring within the project area is the Western lily. It is native to northwestern California and southwestern Oregon. It grows in coastal prairie habitat, swamps and stagnant bogs, bluffs and sandy cliffs, and seaside spruce forests. This rare wildflower is limited in distribution and directly endangered by a number of environmental factors. It is a federally listed endangered species and it is listed as endangered by the states of California and Oregon.

The project area does not contain any potential habitat for the western lily. There may be limited potential habitat for this species in the drainage to the east, however none of this portion of the property would be impacted by this project.

Potential for Impacts from this Project

No habitat for the Western lily is available within the project area. This project, therefore, would have no impact on Western lily and a "no effect" determination is made for this species.

4.5 Wetland Habitats

The drainage located east of the project site contains wetland habitats at the bottom of the drainage. The top of this drainage is located just northeast of the project site. At this location there is a large trailer park containing over 100 units. Based on a quick reconnaissance, it appears that much of the trailer park storm runoff is directed towards the drainage swale.

A very small stream was located at the bottom of the drainage which had surface water; however, the water was not flowing and was only ¼ inch deep. Using a 300-foot measuring tape, it was determined that the distance from top of bank to the wetland edge is 70 feet. As the project design is to place the edge of the nearest parking area approximately 50 feet from the top of bank, the project is located approximately 120 feet from wetlands.

5.0 RECCOMENDATIONS FOR RESOURCE PROTECTION

1. All construction activities should be bordered with a properly installed, sediment-drift fence located between construction and any wetlands, to prevent sediments or pollutants from entering wetland habitats. No spoils shall be placed or stored within 50 feet of a wetland or the top of bank of a drainage, however construction related activities may occur within this area.
2. Construction vehicles will be stored at least 100 feet away from drainages and wetlands during non-work hours.
3. Construction should occur outside of the migratory bird breeding season (February 1 to August 15) unless surveys for migratory bird nests are completed by a qualified biologist prior to construction and no migratory bird nests are located in proximity to construction. If construction activity occurs during the breeding season, pre-construction surveys should be conducted by a qualified biologist within seven days of the commencement of construction activities. If nesting birds are observed near the construction zone, potential impacts should be minimized through the postponement of construction or the implementation of protective buffers in consultation with USFWS.
4. No vegetation removal or ground disturbing work should occur during any rainfall events, nor afterwards until the ground is sufficiently dry.

6.0 STAFF QUALIFICATIONS

Habitat assessment and report writing for this project was conducted by Principal Biologist, Frank Galea. Frank is the primary Biological Consultant and owner of Galea Biological Consulting, established in 1989. Frank is certified as a Wildlife Biologist through the Wildlife Society. Frank's qualifications include a Master of Science Degree in Wildlife Management from Humboldt State University and a Bachelor of Science in Zoology from San Diego State University. Frank has been assessing habitat and conducting field surveys for Threatened and Endangered species in Del Norte County for over 30 years. Frank has taken an accredited class on wetland delineation through the Wetland Training Institute, and has successfully completed a Watershed Assessment and Erosion Treatment course through the Salmonid Restoration Federation.

Michael Young **Civil Engineer**

3750 Lake Earl Drive
Crescent City, CA 95531

(707) 954-5178

September 10, 2025

Del Norte County
Community Development Department
981 "H" Street
Crescent City, CA 95531

Re: Community Food Hub Traffic Analysis

Dear Sirs:

The Del Norte and Tribal Lands Community Food Hub, a non-profit organization, requested that I perform an analysis of the probable traffic that will be generated from their future operations. The following is a discussion of the traffic issue. Attached is a copy of calculations I used in developing my opinions and estimates.

Various sources have developed generic "land use-traffic generation" relationship tables and charts. The Institute of Transportation Engineers (ITE) is probably the most widely accepted. Those resources are intended for regional transportation analyses and planning. When dealing with a specific project the ITE charts and tables are a useful starting point, but wide deviations from their averages are expected. An individual project is not likely to be the community average. As a result, I used the Food Hub "Operation Summary & Staffing." I also assumed that every use was by motor vehicle, that is, no allowance for pedestrian, public transit, bicycle or other means of transportation.

Using the above criteria, the estimated total annual traffic is about 11,000 vehicles, which is an annual average day traffic (AADT) of 30 vehicles per day.

Recognizing that the above is an annual average (and an estimate), I assumed an unlikely scenario that doubled the number of visitors, customers, students and public events. This resulted in a total annual traffic of about 19000 vehicles, which is an AADT of 52 vehicles per day.

Finally, I made an estimate of the peak day traffic. If all the various uses took place on the same day the estimated traffic is 133 vehicles per day. This is highly unlikely and clearly not an average day traffic (ADT). More reasonable, but still rare possibilities, are either the peak day traffic for the Office, Warehouse and Kitchen happening on the same day or a Public event happening with one of the other activities. In either of these cases,

the estimated total traffic for that peak day is 60 to 70 trips, less than 9 trips per hour during an 8-hour day. This is a peak day, not an average day.

The proposed primary access to the Food Hub project is from Northcrest Drive, a major four-lane County road. The addition of 30 to 50 trips per day is not a burden on Northcrest Drive. There will also be a connection to the Open Door Wellness Center parking lots to the south through which some Food Hub traffic may enter and exit. The Wellness Center has an access connection to Northcrest Drive and two access points to Washington Boulevard.

It is my opinion that the commercial (30-40 foot wide) access to Northcrest Drive, as proposed, is more than adequate to serve the project. The connection to the Wellness Center provides additional access.

If you have any comments, questions or concerns please feel free to contact me.

Sincerely,

Michael Young



cc: Andrea Lanctot

TRAFFIC ANALYSIS

* USE FOOD HUB OPERATIONAL SUMMARY & STAFFING

* ASSUME ALL USE VIA MOTOR VEHICLE - NO PED PUBLIC TRANSIT ETC.

OFFICE

3-6 PERSONS/DAY (SAT 5 AVERAGE)
14 TOTAL - 1 STAFF MEETING/MONTH

			TRIPS/YEAR
5 (2 TRIPS/DAY) = 10 TRIPS/DA - 5 DA/WK	(10)(5)(52)		2600
VISITORS (14-5) = 9	1 DAY/MON		108
VISITORS (ASSUME) 2 DAY	3 TRIPS/DAY		2600

WAREHOUSE

2 STAFF - 4 TRIPS	4 DAY/MON	(8)(12)	96
4-6 DELIVERIES/MONTH	5 TRIPS	(5)(12)	60
15 CUSTOMERS	2 DAY/MON	(15)(2)(12)	360

KITCHEN

COMMERCIAL - 2 USERS - 8 HRS 100 DA/YR
TEACHING - 12 STUDENTS, 4 HRS 25 DA/YR

(2)(2 TRIPS/DAY) = 4	100 DA/YR		400
(12 + 2) = 14 TEACHERS	25 DA/YR		350

PUBLIC EVENT

50 PERSONS 2/MON 1200

RETAIL

1 EMPLOYER - 3 DAY/WK - 20 CUSTOMERS
(4)(3) = 12 3276

TRIPS/YEAR: 11,050

FOOD HUB - TRAFFIC

APN 116-160-064

REGISTERED PROFESSIONAL ENGINEER
MICHAEL I. YOUNG
9/10/21
CIVIL
STATE OF CALIFORNIA

6/30/27

WHAT IF?

		ADT
DOUBLE	VISITORS	2600
DOUBLE	CUSTOMERS	360
DOUBLE	KITCHEN STUDENTS	350
DOUBLE	PUBLIC EVENTS	200
DOUBLE	RETAIL CUSTOMERS	3276
		7786

TRIPS/YEAR
18,836

PEAK DAY

OFFICE	10+9+8C	= 24	
WAREHOUSE	2+2+15	= 19	→ 62
KITCHEN		= 14	
PUBLIC		= 50	→ 71
RETAIL		= 21	
		133	

SUMMARY

AADT = 11050/345 = 30 TRIP/DA

MAX 18532/365 = 52 TRIP/DA.

PEAK DAY - 133 TRIP/DA ABSOLUTE MAX

60-72 TRIP/DA MOST REASONABLE PEAK

REGISTERED PROFESSIONAL ENGINEER
MICHAEL J. YOUNG
71413
06/10/11
CIVIL
STATE OF CALIFORNIA

FOOD HUB - TRAFFIC

ADN-116-160-064

Michael Young **Civil Engineer**

3750 Lake Earl Drive
Crescent City, CA 95531

(707) 954-5178

City of Crescent City
377 "J" Street
Crescent City, CA 95531

Re: Community Food Hub Sewer Analysis

Dear Sirs:

The Del Norte and Tribal Lands Community Food Hub non-profit organization requested that I perform an analysis of their intended operation to determine the estimated wastewater discharge (sewage) in order to establish the "Single Family Residential Equivalent" (SFRE) for the connection charge. Attached is their "Operation Summary" and my analysis.

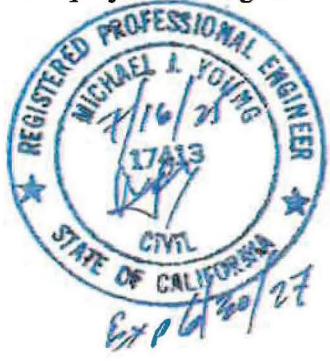
Because the operations include activities on a daily, a weekly, monthly and annual basis, I adjusted each operation to a weekly basis, totaled them and then calculated the average day amount. The widely accepted daily wastewater discharge for an office worker is 15 gallons per day-person. To be conservative, I used 20 gpd/person. It is my understanding that an SFRE is set at 250 gallons per day. Based on these assumptions, I determined the SFRE for the proposed Food Hub operation to be 0.61 SFRE (see pg2/3). If I had used 15 gpd/person instead of the higher 20 gpd/person the SFRE would be 0.46.

I further evaluated two "what if" scenarios. First being that the kitchen activity occurred five days a week plus a public event in the same week. That resulted in 302 gallons per day, but that could only happen twice a month at worst. I also considered the scenario of all staff members working five days a week rather than an average of 4.5 persons per day. While that places the average above 250 gpd, but that is highly unlikely and using 15 gpd/person sets the SFRE at 0.88.

It is my understanding that any new development is required to pay for a minimum of 1.0 SFRE as the sewer connection charge. Therefore, it is my opinion that the SFRE charge for the proposed Food Hub project be no greater than 1.0

Sincerely,

Michael Young



SEWER USE ESTIMATE

USE 20 GAL/DAY - PERSON 8 HRS (TYPICAL 15 GPD)

SEE "OPERATION SUMMARY"

OFFICE

$$(4.5)\left(\frac{8}{8}\right)(5)(20\ \text{GPD}) + (14)\left(\frac{2}{8}\right)\left(\frac{1}{4.33}\right)(20) = 466\ \frac{\text{GAL}}{\text{WK}} \leftarrow$$

(4.5 PERSONS; 8/8 = 8 HR; 5 DAYS/WK; 20 GPD = 2 HRS @ 15; 14 DAYS/MON; 2/8 = 2X/MON; 1/4.33 WKS/MON)

WAREHOUSE

$$(2)\left(\frac{4}{8}\right)(4)(20) + (15)\left(\frac{1}{8}\right)(2)(20) = 155\ \text{GAL/MON}$$

(4/8 = 4 HR; 4 DAYS/MON; 20 GPD; 15 DAYS/MON; 1/8 = 1 HR; 2X/MON)

36 GAL/WK ←

KITCHEN

$$(2)\left(\frac{8}{8}\right)(100)(20) + (12)\left(\frac{5}{8}\right)(25)(20) = 7000\ \text{GAL/YR}$$

(8/8 = 8 HR; 100 DAYS/YR; 7000; 12; 5/8 = 5 HR; 25; 3000; 20)

583 GAL/MON

135 GAL/WK ←

CLEAN-UP $(100+12.5)(50\ \text{GALS}) = 6250\ \text{GAL/YR}$

(100 + 12.5 DAYS/YR; 50 GALS EST)

120 GAL/WK ←

PUBLIC

$$(50)\left(\frac{2}{8}\right)(2)(20) = 500\ \text{GAL/MON}$$

(50 PERSONS; 2/8 = 2 HR; 2X/MON)

115 GAL/WK ←

STORE

$$(1)\left(\frac{6}{8}\right)(3)(20) + (20)\left(\frac{1}{8}\right)(3)(20) = 195\ \text{GAL/WK} \leftarrow$$

(1 PERSON; 6/8 = 6 HR; 3X/WK; 3; 150; 20)

REGISTERED PROFESSIONAL ENGINEER
MICHAEL J. YOUNG
17413
7/14
CIVIL
STATE OF CALIFORNIA

COMMUNITY FOOD HUB

SEWER ANALYSIS

1/3

SUMMARY

	GAL/WK.
OFFICE	466
WAREHOUSE	36
KITCHEN	135
CLEAN-UP	120
PUBLIC	115
STORE	195
	1067 GAL/WK ÷ 7 = 152 GAL/DAY

$$SFE = \frac{152}{250} = 0.61$$

WHAT IF ALL IN SAME WEEK? (PEAK WEEK)
5 DAYS KITCHEN EVENTS + PUBLIC MEETING

OFFICE	466	
WAREHOUSE	155	
KITCHEN	800	$(2)(5)(20) + (12)(\frac{5}{8})(5)(20)$ USE 5DAY/WK
CLEAN	250	$(5)(50)$
PUBLIC	250	1 EVENT
STORE	195	
	2116 GAL/WK	

302 GAL/DAY = 1.21 × 250 (PEAK FACTOR)

@ 15 GPD PER $302\left(\frac{15}{20}\right) = 227 < 250$

COMMUNITY FOOD HUB

SEWER ANALYSIS

REGISTERED PROFESSIONAL ENGINEER
MICHAEL J. YOUNG
17413
CIVIL
STATE OF CALIFORNIA

WHAT IF? ALL 14 STAFF EVERYDAY

OFFICE	450	450 (14/4.5)
WAREHOUSE	36	
KITCHEN	135	
CLEAN-UP	120	
PUBLIC	115	
STORE	195	
	2051 GAL/KIC	÷ 7 = 293 GAL/DAY

@ 0.15 gpd = 220

COMMUNITY FOOD HUB

SEWER ANALYSIS

3/3

REGISTERED PROFESSIONAL ENGINEER
MICHAEL L. YOUNG
17413
7/16/25
CIVIL
STATE OF CALIFORNIA

City of Crescent City
Where the Redwoods Meet the Sea
377 J Street, Crescent City, CA 95531 • 707.464.7483 • Fax 707.465.4405 • www.crescentcity.org

9/10/25

RE: Water Service for Crescent City, CA, APN; 116-160-64

To Whom It May Concern:

Please find enclosed the estimate to provide a water connection to the above-referenced parcel.

If you wish to connect to City water, please come in person to City Hall at 377 J Street, Crescent City, to complete the required forms and pay the applicable fees to arrange for a water connection. The following are required to establish a water connection:

- A building permit must be issued
- An Application for Conditional Water Use and Connection Permit must be completed
- All applicable fees must be paid (refer to attached estimate) or an agreement to pay entered into (residential connections only)
- **If applicable, pay any sewer connection fees, prior to or at time of water connection fees**
- Applicants must comply with all other provisions of the Crescent City Municipal Code and Public Works Department regulations (refer to attachment)

Once the fees are paid, the City will schedule the installation. Once the meter is installed you will be billed for temporary water service during construction at the current rate of $31.00 for every three-month period up to 1,000 c.f. Once construction is complete you must notify the Water Department to stop the temporary billing and set up regular service. The person responsible for regular service will need to come into the Water Department to complete the application for utility service.

If you have any questions, please contact City Hall at (707) 464-9506 ext. 226.

Thank you!

Heather Welton
Community Development Specialist
City of Crescent City
(707) 464-9506 ext. 35

1054 Northcrest Dr.
Crescent City, CA 95531
707-465-7411

PACIFICORP
A MIDAMERICAN ENERGY HOLDINGS COMPANY

September 3rd, 2025

Attention: Andrea Lanctot

Dear DN Food Counsel

This is to advise you that Pacific Power has electric service distribution facilities near tax lot 116160064000 in the City of Crescent City, Del Norte County, California; and Pacific Power has certified rights to provide electrical energy in this area.

Pacific Power will provide electric service to this project within a reasonable time after service is applied for. These extensions are provided under our Rules and Regulations as filed with the California State Public Utilities Commissioners. These Rules and Regulations require that under some situations, the developer or customer will be required to participate in the line extension costs.

Electric service to this project is in accordance with the Rates, Rules and Regulations of Pacific Power's files Electric Tariff.

Please Note: If your development includes a Public Utility Easement (PUE), Pacific Power requires the following language to be included on the construction drawings and plat map.

"Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in serving the lots identified herein, including the right of access to such facilities and the right to require the removal of any obstructions including trees and vegetation that may be placed within the PUE at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the Utilities and facilities in the PUE".

If you have more questions please give me a call at 707-465-7411.

Respectfully,

Garrett Pease
707-465-7411
Garrett.Pease@pacificorp.com
1054 Northcrest Dr
Crescent City, Ca

PACIFIC POWER.