

**Notice of Completion & Environmental Document Transmittal**

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

<b>SCH #</b>
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**Project Title:** Ron MacMaster Minor Subdivision (MS2502) APN 131-020-039

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

**Project Location:** County: Del Norte City/Nearest Community: Crescent City

Cross Streets: Highway 199 and Valley View Dr Zip Code: 95543

Longitude/Latitude (degrees, minutes and seconds): 41 ° 50 ' 30 " N / 123 ° 59 ' 35 " W Total Acres: 40

Assessor's Parcel No.: 131-020-039-000 Section: 30 Twp.: 17N Range: 2E Base: Hmb

Within 2 Miles: State Hwy #: 199 Waterways: Smith River  
 Airports: Ward Field Airport Railways: NA Schools: Mountain Elementary School

**Document Type:**

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

**Local Action Type:**

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

**Development Type:**

- |  |  |
|--|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____<br><input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____<br><input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____<br><input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____<br><input type="checkbox"/> Educational: _____<br><input type="checkbox"/> Recreational: _____<br><input type="checkbox"/> Water Facilities: Type _____ MGD _____ | <input type="checkbox"/> Transportation: Type _____<br><input type="checkbox"/> Mining: Mineral _____<br><input type="checkbox"/> Power: Type _____ MW _____<br><input type="checkbox"/> Waste Treatment: Type _____ MGD _____<br><input type="checkbox"/> Hazardous Waste: Type _____<br><input checked="" type="checkbox"/> Other: Subdivision |
|--|--|

**Project Issues Discussed in Document:**

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

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

**Rural Residential 1du/acre, Rural Residential 1du/5ac, Visitor Serving Commercial**

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

Ron MacMaster, Sharon Tweeten, and Donald Scott Henderson, joint tenant owners, have submitted an application for a minor subdivision of a ~40-acre parcel located on the south side of Highway 199 in Gasqual, CA. The proposal would divide the existing parcel into two parcels: proposed Lot 1, consisting of approximately 6.7 acres on the eastern portion of the property, and proposed Lot 2, consisting of approximately 32 acres on the western portion.

Access to the parcel is currently provided via a right-of-way off Valley View Dr. The existing parcel is developed with a single-family residence and a detached shop, both located in the northwestern portion of the site on relatively flat terrain at the base of a slope. The parcel rises steeply to the south and consists largely of mountainous terrain.

The parcel has split zoning, with approximately two-thirds zoned R1A (Residential and Agricultural - one-acre minimum) and the remaining one-third zoned C-2 (Light Commercial), which is located adjacent to Highway 199. The General Plan Land Use Designations include Rural Residential 1du/acre (flat portion of the parcel) and is approximately 2 acres, Rural Residential 1du/5acres (mountainous portion of the parcel) approximately 25 acres, and Visitor Serving Commercial (adjacent to Hwy 199) approximately 12 acres.

Two watercourses traverse the property: a small unnamed Class II watercourse flowing northwest through the parcel, and Mary Creek, a Class II drainage channel that running parallel to Highway 199. A small pond containing minnows is located within a cutoff portion of the Mary Creek drainage channel.

Portions of the parcel are located within an AE flood zone, Regulatory Floodway and flood zone X (0.2% annual chance flood hazard). Soil testing for proposed lot 2 was conducted outside of the mapped flood zones. Should future development be proposed within flood-prone areas, it will be required to comply with the County's Flood Damage Prevention Ordinance, including requirements for elevation certificates and construction above base flood elevation.

Proposed Lot 2 will be accessed through a proposed modified subdivision road improvement standard that will extend from the existing 30-foot right-of-way between Valley View Drive and the current parcel. The project area is served by on-site sewage disposal and wells. Soil testing for proposed Lot 2 indicated suitable conditions for on-site wastewater disposal. Based on soil characteristics, percolation testing was not necessary.

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

**Reviewing Agencies Checklist**

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

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

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

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

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Del Norte Planning Commission</u>	Applicant: <u>Ronald MacMaster</u>
Address: <u>981 H St Suite 110</u>	Address: <u>9105 US HWY 199</u>
City/State/Zip: <u>Crescent City, CA 95531</u>	City/State/Zip: <u>Gasquet, CA 95543</u>
Contact: <u>Jessica Pollard</u>	Phone: <u>707-457-0200</u>
Phone: <u>707-464-7254</u>	

Signature of Lead Agency Representative: *Jessica Pollard* Date: 4/21/2026

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