

Summary Form for Electronic Document Submittal**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Wetherell Minor Subdivision of Agriculture Prime Land MS2601CLead Agency: Del Norte Planning CommissionContact Name: Jessica Pollard or Karina TimmerEmail: j.pollard@co.del-norte.ca.us or k.timmer@co.del-norte.ca.us Phone Number: 707-464-7254Project Location: 8280 and 8300 Bailey Road, Crescent City, CA 95531, Del Norte County
City County

Project Description (Proposed actions, location, and/or consequences).

Please see attached page for project description.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

There are no identified significant or potentially significant effects as a result of this project.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known areas of controversy.

Provide a list of the responsible or trustee agencies for the project.

Trustee
California Department of Fish and Wildlife - Northern Region

Responsible
California Coastal Commission

The proposed project consists of a subdivision of an approximately 184.1-acre parcel located within the Agricultural Exclusive (AE) and Resource Conservation Area (RCA) zoning districts into two separate parcels. The project site is located at 8280 and 8300 Bailey Road in Del Norte County, California.

The proposed subdivision would create the following parcels:

- **Parcel 1:** Approximately 56.9 acres (40.0 acres AE, 16.9 acres RCA)
- **Parcel 2:** Approximately 127.2 acres (99.5 acres AE, 27.7 acres RCA)

The purpose of the subdivision is to separate the existing farmhouse from the existing dairy barn, while maintaining the long-term agricultural viability of both resultant parcels. Both parcels would contain at least 40 acres of Agricultural Exclusive land, consistent with the minimum parcel size required by the zone district. The remaining acreage consists of Resource Conservation Area zoning districts, including General Resource Conservation Area and Designated Resource Conservation Area (Farmed Wetland and Riparian). The subdivision would allow one parcel to be sold while retaining the farmhouse parcel under family ownership.

The property is currently developed with the single-family residence (farmhouse), two manufactured homes used for farmworker housing, a detached garage, a dairy barn, and a 100-foot diameter manure tank. Following subdivision, the residential structures and detached garage would be located on Parcel 1, while the dairy barn and manure tank would be located on Parcel 2.

The residential structures and dairy barn are currently served by separate onsite wastewater treatment systems (four systems total). Each system would remain located on the parcel it serves following subdivision. One existing water well currently serves the residences and dairy barn. Following subdivision, no well would be located on Parcel 1, which contains the residential structures. Therefore, a shared well agreement is proposed to continue providing water service to both parcels. Three additional agricultural wells are located on the property and would remain on Parcel 2 following subdivision.

Access to both parcels would be via Bailey Road, an existing county-maintained road that terminates approximately 191 feet southeast of the subject property. A 30-foot-wide easement recorded in the property grant deed extends from the parcel entrance southeasterly approximately 200 feet to the northern boundary of the county road.

Under the current zoning ordinance, the existing parcel could potentially be subdivided into a maximum of four parcels. County private rural road standards are based on potential subdivision capacity rather than number of parcels currently proposed, and require a minimum 50-foot-wide road right-of-way. The applicant has stated that the location of resource areas, existing structures, and leach fields makes compliance with the 50-foot standard infeasible. Accordingly, the applicant has requested a modified road

improvement standard allowing a 30-foot-wide right-of-way from the southern portion of the existing parcel northward. No modification request has been submitted for the existing 30-foot easement located south of the parcel, as the applicant has received an offer to widen that to 50 feet.

Existing land uses and agricultural operations on the property would continue following approval. Any future development on either resultant parcel would require separate review and approval.