

Notice of Completion & Environmental Document Transmittal

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 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #**Project Title:** Wetherell Minor Subdivision of Agricultural Prime Land MS2601CLead Agency: Del Norte Planning CommissionContact Person: Karina TimmerMailing Address: 981 H St Suite 110Phone: 707-464-7254City: Crescent City, CAZip: 95531County: Del Norte County**Project Location:** County: Del NorteCity/Nearest Community: Crescent CityCross Streets: Bailey Road and Moseley RoadZip Code: 95531Longitude/Latitude (degrees, minutes and seconds): 41 ° 53 ' 42 " N / 124 ° 09 ' 30 " W Total Acres: 184.1Assessor's Parcel No.: 105-020-002 and 105-020-003Section: 3Twp.: 17NRange: 1WBase: HmbWithin 2 Miles: State Hwy #: 101Waterways: Smith RiverAirports: N/ARailways: N/ASchools: Smith River Elementary, Redwood Elementary**Document Type:**CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☒ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☐ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☒ Land Division (Subdivision, etc.)☐ Other: _____**Development Type:**☐ Residential: Units _____ Acres _____☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Commercial: Sq.ft. _____ Acres _____ Employees _____☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☐ Educational: _____☐ Recreational: _____☐ Water Facilities: Type _____ MGD _____☐ Transportation: Type _____☐ Mining: Mineral _____☐ Power: Type _____ MW _____☐ Waste Treatment: Type _____ MGD _____☐ Hazardous Waste: Type _____☒ Other: Subdivision**Project Issues Discussed in Document:**☐ Aesthetic/Visual☐ Fiscal☐ Recreation/Parks☐ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☐ Schools/Universities☐ Water Quality☐ Air Quality☐ Forest Land/Fire Hazard☐ Septic Systems☐ Water Supply/Groundwater☐ Archeological/Historical☐ Geologic/Seismic☐ Sewer Capacity☐ Wetland/Riparian☐ Biological Resources☐ Minerals☐ Soil Erosion/Compaction/Grading☐ Growth Inducement☒ Coastal Zone☐ Noise☐ Solid Waste☐ Land Use☐ Drainage/Absorption☐ Population/Housing Balance☐ Toxic/Hazardous☐ Cumulative Effects☐ Economic/Jobs☐ Public Services/Facilities☐ Traffic/Circulation☐ Other: _____**Present Land Use/Zoning/General Plan Designation:**

Agricultural Prime, Resource Conservation Area, Agricultural Exclusive, Resource Conservation Area General, Farmed Wetland, and Riparian

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

Please see attached page for project description.

Reviewing Agencies Checklist

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

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # 1	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # 1
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☒ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # 1	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☒ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☒ 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: Del Norte Planning Commission	Applicant: Richard Wetherell
Address: 981 H St Suite 110	Address: 8300 Bailey Road
City/State/Zip: Crescent City, CA 95531	City/State/Zip: Crescent City, CA 95531
Contact: Karina Timmer	Phone: 707-954-3965
Phone: 707-464-7254	

Signature of Lead Agency Representative: K. Timmer Date: 06/08/20

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

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.