Print Form

Notice of Determination

Appendix D

To:

☐ Office of Planning and Research

U.S. Mail:
P.O. Box 3044
Sacramento, CA 95812-3044

Street Address:
1400 Tenth St., Rm 113
Sacramento, CA 95814

☒ County Clerk
County of: Del Norte
Address: 981 H St Suite 160
Crescent City, CA 95531

From:
Public Agency: Del Norte Planning Commissior
Address: 981 H St Suite 110
Crescent City, CA 95531
Contact: Karina Timmer
Phone: 707-464-7254

Lead Agency (if different from above):

Address:

Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse):

Project Title: Wetherell Minor Subdivision of Agricultural Prime Land MS2601C

Project Applicant: Richard Wetherell

Project Location (include county): 8280 and 8300 Bailey Road, Crescent City, CA 95531, Del Norte County

Project Description:

Please see attached page fror project description.

This is to advise that the Del Norte County Planning Commission has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on _____ and has made the following determinations regarding the above
(date)
described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☐ were ☒ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☐ was ☒ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
Del Norte County Clerk Recorder's Office 981 H St. Suite 160, Crescent City, CA 95531

Signature (Public Agency): K. Timmer Title: Planner

Date: 09/03/26 Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

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.