

CITY OF FORTUNA

MITIGATED NEGATIVE DECLARATION

Gulliksen Residential Subdivision

CEQA Lead Agency Determination

Lead Agency	City of Fortuna
Lead Agency Address	621 11th Street, Fortuna, CA 95540
Project Title	Gulliksen Residential Subdivision
Applicant	Wendt Construction, 3651 Rohnerville Road, Fortuna, CA 95540
Project Location	Gulliksen Drive, Fortuna, CA 95540, east of Rohnerville Road
Assessor Parcel Numbers	202-093-060, 202-041-005, and 202-092-018
General Plan Designation	Residential Very Low (RVL)
Zoning	Residential Estates (RE-20 and RE-43)
Environmental Document	Initial Study / Proposed Mitigated Negative Declaration, October 2026

Project Description

The proposed project would subdivide approximately 33.5 acres across three parcels into 29 single-family residential lots. Project improvements include site grading, extension and construction of public streets, water, sewer, power and data utilities, and drainage improvements. A new road, Allen Way, would connect Towhee Street and Gulliksen Drive. The site contains two mapped wetlands, approximately 0.37 acre and 0.12 acre, which are proposed to be protected with 50-foot buffers. The tentative map is divided into two phases, with 19 lots in Phase 1 and 10 lots in Phase 2; some infrastructure may be constructed earlier or the project may be constructed in a single phase.

Environmental Determination

The City of Fortuna, as lead agency under the California Environmental Quality Act (CEQA), has reviewed the Initial Study prepared for the project. The Initial Study identifies potentially significant environmental effects that can be reduced to less-than-significant levels through incorporation of mitigation measures into the project. No significant environmental effects remain after mitigation.

Finding: 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 is therefore appropriate.

Basis for the Mitigated Negative Declaration

The Initial Study evaluates the project under the CEQA environmental resource topics and concludes that potentially significant effects can be reduced to less-than-significant levels with mitigation. The required mitigation addresses air quality, biological resources, cultural and paleontological resources, geology and soils, hydrology and water quality, construction noise, transportation, and emergency access/wildfire considerations.

Mitigation Measures

AQ-1 - Dust Control

During construction, implement the dust-control measures identified in the Initial Study, including watering exposed surfaces, covering haul trucks transporting loose materials, removing track-out from public roads, limiting speeds on unpaved roads, completing paving promptly, minimizing idling, maintaining construction equipment, and posting a public dust-complaint contact.

BR-1 - Army Corps Nationwide Permit

Comply with applicable U.S. Army Corps of Engineers Nationwide Permit requirements.

BR-2 - Creek and Wetland Setbacks

Maintain a 50-foot setback from the top of bank of Strongs and Jameson Creeks and a 50-foot buffer around delineated wetlands.

BR-3 - Migratory Bird Protection

If construction or vegetation removal occurs during the March 1 through August 15 breeding season, perform a preconstruction nesting survey. If breeding birds are found, delay construction or establish appropriate setbacks in coordination with the California Department of Fish and Wildlife.

CR-1 - Cultural Resource Inadvertent Discovery

If suspected archaeological or cultural resources are encountered, stop work within 100 feet of the discovery and contact a qualified professional archaeologist and appropriate tribal representatives for evaluation and recommendations. Work within the stop-work area shall not resume until evaluation is complete and authorization to proceed is provided. If human remains are encountered, stop work in the vicinity and contact the Humboldt County Coroner; if remains are Native American, follow Native American Heritage Commission and most-likely-descendant procedures.

CUL-2 - Paleontological Resource Inadvertent Discovery

Implement the paleontological inadvertent-discovery protocol during ground-disturbing construction activities to prevent damage or destruction of fossils or other unique paleontological resources.

GS-1 - Construction Erosion-Control BMPs

Implement standard construction best management practices in accordance with a standard Caltrans Stormwater Pollution Prevention Plan to reduce erosion of exposed soil and minimize sediment entrained in runoff.

HWQ-1 - SWPPP and BMPs

Prepare and implement a Stormwater Pollution Prevention Plan before and during construction, including applicable materials management, waste disposal, spill prevention and response, erosion-control, non-stormwater discharge, sanitary waste, vehicle fueling, cleaning, maintenance, and other applicable BMPs identified in the Initial Study or equivalent measures in the approved SWPPP.

NOI-1 - Construction Noise

Prepare a final Construction Management Plan to minimize temporary construction noise on surrounding residences. Do not use pile driving. Limit construction to 7:30 a.m. to 7:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. weekends and holidays with City permission, and implement the complaint-response and construction-noise-reduction procedures identified in the Initial Study.

TRT-1 - Traffic Planning

During construction, do not fully block public traffic routes; use designated worker parking; post temporary parking advisories in advance when necessary; use haul routes to minimize truck traffic on local roads; schedule truck trips outside peak commute periods when possible; and notify affected residents in advance of transportation disruptions.

Wildfire / Emergency Access

Provide a second emergency access road for the proposed 29-lot subdivision.

Mitigation Monitoring

The mitigation measures listed above shall be incorporated into project approvals and implemented in accordance with the timing, monitoring responsibility, monitoring frequency, and evidence-of-compliance provisions identified in the Initial Study and the project Mitigation Monitoring and Reporting Program, as applicable.

Conclusion

Based on the Initial Study and the mitigation measures incorporated into the project, the City of Fortuna finds that the project will not have a significant effect on the environment. Preparation of an Environmental Impact Report is not required.

Lead Agency Approval

Authorized Representative	Date
Brendan Byrd, Community Development Director	
Signature: _____	_____