City of Fortuna

P.O. Box 545 Fortuna, CA 95540
www.friendlyfortuna.com

Notice of Intent to Adopt a Mitigated Negative Declaration

PROJECT: Gulliksen Residential Subdivision

SCH #: 2026100802

LEAD AGENCY CONTACT: Brendan Byrd, Community Development Director

INITIAL STUDY and CHECKLIST PREPARED BY: City of Fortuna

PROJECT LOCATION: Assessor's Parcel Numbers (APNs): 202-093-060, 202-041-005, and 202-092-018. Gulliksen Drive east of Rohnerville Road. The site is on the easternmost edge of Fortuna, generally between Rohnerville Road to the west, Gulliksen Drive and Towhee Street to the north, Loop Road to the south, and Pampas Lane to the east.

PROJECT PROPONENT: Wendt Construction
3651 Rohnerville Road
Fortuna, CA 95540
(707) 725-5641

GENERAL PLAN LAND USE DESIGNATION: Residential Very Low (RVL).

ZONING: Residential Estates (RE-20 and RE-43)

PROJECT SUMMARY: The project proposes to subdivide a 33.5-acre site for 29 single-family residential lots and infrastructure improvements including site grading, public streets, utilities (water, sewer, power, and data), and drainage improvements for the project area and future residences. Following completion of the subdivision infrastructure, construction of individual residences would require separate building permits. The proposed residential development would provide housing and complement the existing residential neighborhood through street interconnectivity.
This site also includes wetlands measuring 0.37 acres and 0.12 acres in area, which will be preserved and protected by a 50-foot fenced wetland setback/buffer area.

ENVIRONMENTAL EFFECTS: The Initial Study identifies potentially significant effects related to air quality, biological resources, cultural and paleontological resources, geology and soils, hydrology and water quality, construction noise, transportation, and emergency access/wildfire considerations. With implementation of the mitigation measures identified in the IS/MND, these effects would be reduced to less-than-significant levels, and no significant environmental effects would remain.

An Initial Study/Mitigated Negative Declaration was prepared and is being circulated by the City of Fortuna Community Development Department as Lead Agency. The City will

accept comments on the Draft Mitigated Negative Declaration from October 22, 2026, through 5 p.m. on November 20, 2026, consistent with Section 15105 of the California Environmental Quality Act (CEQA) Guidelines.

PUBLIC COMMENT PERIOD: October 22, 2026, through 5 p.m. on November 20, 2026. Submit written comments to Brendan Byrd, Community Development Director, via email at bbyrd@ci.fortuna.ca.us or to the City of Fortuna Community Development Department, 621 11th Street, Fortuna, CA 95540. Comments must be received by the deadline.

PUBLIC HEARING: The Fortuna Planning Commission will hold a public hearing on the project on Tuesday, December 8, 2026, at 6:00 p.m. in the Fortuna City Council Chambers.

INFORMATION AVAILABLE: The Initial Study/Mitigated Negative Declaration and supporting documents are available for review at the Community Development Department at City Hall, 621 11th Street, Fortuna, California, on weekdays between 8:00 a.m. and 4:00 p.m., and online at www.friendlyfortuna.com.

Katey Schmidt

Katey Schmidt, Senior Planner
Date: October 22, 2026