



City of Fortuna

Community Development Department

P.O. Box 545 Fortuna, CA 95540

www.friendlyfortuna.com

Notice of Intent to Adopt a Mitigated Negative Declaration

PROJECT: Gulliksen Residential Subdivision

LEAD AGENCY CONTACT: Brendan Byrd, Community Development Director

INITIAL STUDY and CHECKLIST PREPARED BY: Same as Lead Agency Contact

PROJECT LOCATION: Assessor's Parcel Numbers APN: 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 east, Gulliksen Drive and Towhee Street to the North, Loop Road to the South, and Pampas Lane to the West.

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. Improvements would be completed so that the only remaining project work to be completed at the close of the subdivision are the building permits and improvements associated with the construction of individual residences. The proposed residential development would provide much-needed housing and complement the existing residential neighborhood by offering street interconnectivity that would complete previous phases of this subdivision.

This site also includes wetlands measuring 0.37 acres and 0.12 acres in area, which will be preserved and protected by a 50-ft fenced wetland setback/buffer area.

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 15, 2026, to November 14, 2026, until 5 p.m., consistent with Section 15105 of the California Environmental Quality Act (CEQA).

PUBLIC COMMENT PERIOD: October 22, 2026, to November 20, 2026

PUBLIC MEETING: The Fortuna Planning Commission will hold a public hearing on the project on Tuesday, December 5, 2026, at 6:00 p.m. in the Fortuna City Council Chambers.

INFORMATION AVAILABLE: The initial study and additional information on the project is available for review at the Community Development Department at City Hall, 621 11th Street, on weekdays between 8:00 a.m. and 4:00 p.m.



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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

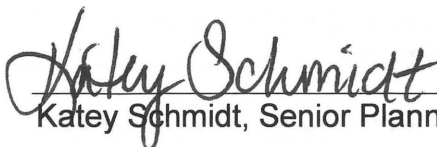
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| ☐ Aesthetics | ☒ Hazards & Hazardous Materials | ☐ Public Services |
| ☐ Agricultural Resources | ☒ Hydrology/Water Quality | ☐ Recreation |
| ☒ Air Quality | ☐ Land Use/Planning | ☐ Transportation/Traffic |
| ☒ Biological Resources | ☐ Mineral Resources | ☐ Utilities/Service Systems |
| ☒ Cultural and Tribal Cultural Resources | ☒ Noise | ☐ Mandatory Findings of Significance |
| ☒ Geology/Soils | ☐ Population/Housing | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that 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 will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Katey Schmidt, Senior Planner

Date: October 14, 2026