Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Homestead Forest, Inc. Minor Subdivision of TPZ Lands MS2701

Lead Agency: Del Norte Planning Commission | Contact Person: Jessica Pollard or Karina Timmer

Mailing Address: 981 H St Suite 110 | Phone: 707-464-7254

City: Crescent City, CA | Zip: 95531 | County: Del Norte County

Project Location: County: Del Norte | City/Nearest Community: Crescent City

Cross Streets: French Hill Road and USFS 17N42 | Zip Code: 95543

Longitude/Latitude (degrees, minutes and seconds): 41 ° 49 ′ 10.5 ″ N / 124 ° 00 ′ 48.4 ″ W | Total Acres: 623.69

Assessor's Parcel No.: 122-070-015 | Section: 36 | Twp.: 17N | Range: 1E | Base: HB&M

Within 2 Miles: State Hwy #: 199 | Waterways: Smith River

Airports: Ward Field | Railways: N/A | Schools: Mountain Elementary School

Document Type:

CEQA: ☐ NOP ☐ Draft EIR | NEPA: ☐ NOI | Other: ☐ 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:

TPZ/Timberland

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

Please see attached page for project description.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

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
X	Caltrans District # 1	_____	Public Utilities Commission
_____	Caltrans Division of Aeronautics	X	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
X	Fish & Game Region # 1	_____	Tahoe Regional Planning Agency
_____	Food & Agriculture, Department of	_____	Toxic Substances Control, Department of
X	Forestry and Fire Protection, Department of	_____	Water Resources, Department of
_____	General Services, Department of		
_____	Health Services, Department of	_____	Other: _____
_____	Housing & Community Development	_____	Other: _____
X	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date 11/6/2026 Ending Date 12/7/2026

Lead Agency (Complete if applicable):

Consulting Firm: Del Norte Planning Commission
Address: 981 H St Suite 110
City/State/Zip: Crescent City, CA 95531
Contact: Karina Timmer
Phone: 707-464-7254

Applicant: Homestead Forest, Inc.
Address: 10910 NE Hwy 240
City/State/Zip: Yamhill, OR 97148
Phone: 971-235-5001

Signature of Lead Agency Representative: Karina Timmer Digitally signed by Karina Timmer Date: 2026.11.04 10:20:55 -08'00' **Date:** _____

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

This project proposes subdivision of a 623.69-acre parcel into five separate parcels. The subdivision would create four new 40-acre parcels, and a fifth parcel of 463.69 acres. The entire project area is zoned Timber Production Zone (TPZ) and the General Plan land use designation is Timberland. The minimum lot size for parcels zoned TPZ is 20 acres. The site is accessed via a U.S. Forest Service road from French Hill Road, which connects to Highway 199 in Gasquet, California.

The subdivision would occur on resource lands, where the principal permitted use is for timber harvest. As there is no proposal to develop the parcels for further residential or commercial uses, the applicant was not required to demonstrate potential development areas or sewage disposal sites. Any future development on any of the resultant parcels would require separate review and approval.

As noted above, access to the parcel is via a small section of U.S. Forest Service road that connects to French Hill Road. An existing private road network would provide access to all newly created parcels.

The applicant has submitted a Joint Timber Management Plan, demonstrating the feasibility of future timber harvesting following the subdivision, and establishing a framework for ongoing timber management by any future property owners. The applicant also submitted a preliminary biological assessment. Because there is no proposed physical development at this time, a more detailed biological assessment would be required for future, specific development proposals.