

NOTICE OF INTENT
TO ADOPT A
NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that, based on a "preliminary analysis", the acting lead agency intends to adopt a negative declaration for the project(s) listed on this notice.

A copy of the proposed Negative Declaration is available for public review by appointment only due to the public closures of County offices. The Community Development Department, Planning Division is located at 981 H Street, Suite 110, Crescent City, CA, 95531. Scheduling a review of the document can be completed by contacting the Department at (707) 464-7254.

The public review period for proposed negative declarations is 30 days from the date of this notice. This proposed negative declaration is intended for adoption by the Del Norte County Planning Commission as "lead agency". The Commission will consider the project(s) listed at the following hearing:

DATE OF HEARING: April 7, 2021
TIME OF HEARING: 6:00 p.m.
PLACE OF HEARING: **VIA Zoom (media.del-norte.ca.us)**

ITEM(S) TO BE CONSIDERED:

*** Use Permit Amendment for a Planned Community – The applicant proposes to increase the permitted density of its 9.95-acre planned community single-family residential subdivision to allow for multiple-family dwelling units. The current planned community entitlement is comprised of 56 single-family residential lots, with six of them currently developed with single-family units. The currently permitted density of the subdivision is 5.63 units per acre. The proposed project includes 44 new duplex units, 5 new three-plex units, and the existing 6 single-family units, creating a total gross density of 10.95 units per acre. The project also includes a small recreation center for tenants on one of the lots. Other standards normally established in a planned community, such as setbacks, lot coverage, building height, etc. are not proposed to change significantly. Residences would not be constructed above 35 feet in total height. The property is served by a private sewer system that connects to the County Service Area #1 (CSA). City water service is provided. Surface drainage is accounted for in the project proposal. Any questions should be directed to the Del Norte County Planning Division at (707) 464-7254.

DATE:	February 18, 2021	Del Norte County
		Planning Division
PUBLISH:	February 26, 2021	Community Development Dept.