

August 10, 2022

NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

This notice is to inform the public and interested agencies that in accordance with the California Environmental Quality Act (CEQA), the County of Trinity is circulating an Initial Study/Mitigated Negative Declaration (MND) for Ryan Rezone and General Plan Amendment (P-20-20 and P-21-33) for public review

Project/Location: Zone Amendment and General Plan Amendment to increase the number of parcels within the Multiple Family District (R-3) at 161 Ransom Rd. in the Weaverville Community.

Project Description: The project will change the General Plan designation for the property from Single Family Residential – Low Density (SF-L) to Multi-Family Residential – High Density (MF-H) and change the Zoning District for the property from Single Family Residential – Low Density (R1A) to Multiple Family District (R-3). A site development plan has not been created at this time; therefore, a maximum development scenario will be analyzed for the proposed project. This scenario assumes that the 4.98-acre project site could be developed with 90 multi-family residential units and associated improvements (e.g., parking lot, access driveways, infrastructure improvements, utilities [above and below ground] landscaping, etc.). This would result in a residential density of approximately 1 unit per 2,410 square feet of lot area or 18 units per acre.

Document Availability: The Initial Study/MND will be available for review at the following locations beginning on Wednesday, August 10, 2022:

- County of Trinity Planning Department: 530 Main St, Weaverville, CA 96093
- County of Trinity website: <https://www.trinitycounty.org/node/2609>

Public Review Period: The 30-day public review period for the Initial Study/MND is from August 10, 2022 to September 8, 2022

Comments: Any person who wishes to comment on the County's intent to adopt the MND must submit written comments no later than 5:00 p.m. by Wednesday, September 7, 2022. Written comment may be sent to Skylar Fisher, Associate Planner, County of Trinity, PO Box 2819, Weaverville, CA 96093. Comments may also be sent by email to sfisher@trinitycounty.org

Potential Impacts: Based on the findings of the Initial Study, it has been determined that the project will not have a significant effect upon the environment based on mitigation measures, which will be attached to the project as conditions of approval

Public Hearing: The date, time, and place of future public hearings will be appropriately notified per County and CEQA requirements.

