

**NOTICE OF AVAILABILITY OF A DRAFT INITIAL STUDY,
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION, AND
NOTICE OF PUBLIC HEARING FOR THE CITY OF DUNSMUIR ZONING CODE UPDATE**

NOTICE IS HEREBY GIVEN that the City of Dunsmuir, acting as the lead agency under the California Environmental Quality Act (CEQA), has prepared a Draft Initial Study and intends to adopt a Negative Declaration for the City of Dunsmuir Zoning Code Update project described below. A Negative Declaration is a statement that the project, if approved, will not have a significant adverse effect on the environment. The City invites public review and comment on the environmental review documents that have been prepared for the project. The public review period begins on March 30, 2023, and ends on May 1, 2023. The Draft Initial Study/Negative Declaration is available for review at Dunsmuir City Hall between the hours of 9:00 a.m. and 4:30 p.m. Monday through Friday. City Hall is located at 5915 Dunsmuir Avenue, Dunsmuir, California 96025. Written comments should be directed to Deputy City Clerk Wendy Perkins and can be hand-delivered to City Hall or mailed to the City at the address above.

Project Location and Description: The project site includes the entire City of Dunsmuir, California; Sections 13, 24, and 25, T39N, R4W, Section 6, T39N, R3W, Section 12, T39N, R4W, and Section 35, T40N, R4W, Mount Diablo Base & Meridian (Latitude 41°16'0.12"N, Longitude 122°18'8.64"W). The project consists of a proposed update of Title 17, Zoning, of the Dunsmuir Municipal Code to eliminate constraints to the maintenance, improvement, and development of housing pursuant to Government Code Section 65583(c)(3); introduce Open Space, Public Facilities, and Planned Development zoning districts in accordance with the General Plan Land Use Element; reflect changes to state law and case law; better define land uses, regulations, and exceptions; facilitate development and redevelopment; and remedy imperfect code amendments and map errors. The project includes an associated amendment of the General Plan Land Use Element and the introduction of a Mixed Use land use designation.

The project will be scheduled for a public hearing before the Dunsmuir Planning Commission on Wednesday, May 10, 2023, at 6:00 p.m. All interested persons are invited to participate in the meeting and be heard on any agenda item.

PUBLIC HEARING LOCATION

Participants can attend in person, online, and/or by telephone, as follows:

In-person at: Dunsmuir City Council Chambers, 5902 Dunsmuir Ave, Dunsmuir, CA

Online via Zoom at: <https://us02web.zoom.us/j/99204517515>

Telephone at: 1(669)900-6833 When prompted, enter Meeting ID: 992 0451 7515

All items presented to the Planning Commission as part of a public hearing, including but not limited to, letters, e-mail, petitions, photos, or maps, become a permanent part of the record and must be submitted to the City Clerk. It is advised that the presenter submit 12 copies of anything presented to the Commission in advance of the meeting with sufficient time for the materials to be distributed to and reviewed by the Commission, and that the presenter create copies in advance for their own records.

If you challenge either the proposed project or the project's environmental documents in court, you may be limited to raising only those issues raised during the public review period or in written testimony delivered to Dunsmuir City Hall prior to the public hearing, or in oral or written testimony submitted during the public hearing. If substantial evidence has been presented demonstrating a more appropriate environmental determination than the one that has been recommended, the City Council may require and/or approve an alternative environmental determination pursuant to the requirements of the CEQA.

For more information regarding the proposed project or the public hearing, please contact Wendy Perkins, Deputy City Clerk, at (530) 235-4822.

Wendy Perkins, Deputy City Clerk