

**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 mitigated negative declaration for the project(s) listed on this notice.

A copy of the proposed Mitigated Negative Declaration is available for public review at the Community Development Department, Planning Division, 981 H Street, Suite 110, Crescent City, CA, 95531.

The public review period for proposed negative declarations is 30 days from the date of this notice. This proposed mitigated 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 3, 2024  
TIME OF HEARING: 6:00 p.m.  
PLACE OF HEARING: 981 H Street, Suite 100, Crescent City, CA 95531

ITEM(S) TO BE CONSIDERED:

\*\*\* Minor Subdivision MS2304 at Nautical Heights Dr., Smith River, CA 95567. The applicant proposes to divide this approximately 87 acre parcel into four parcels and a remainder parcel. The parcels will range between 3 and 7 acres with the remainder parcel taking the majority of the acreage. The zoning is Rural Residential (2 acre minimum) with a density (D) overlay and a General Plan Land Use designation of Rural Residential 1 du/2 acres, Rural Residential 1 du/5 acres, Resource Conservation Area, Timber, and Riparian Corridor. Proposed access will be from roads established during a prior subdivision. The parcels are proposed to be served by on-site wastewater treatments systems and community water. The applicant provided documentation addressing geotechnical considerations, and botanical and biological assessments for the application. APN 101-021-003 located at the end of Nautical Heights Dr., Smith River, CA 95567.

DATE: 2/9/2024  
PUBLISH: 2/21/2024

Del Norte County  
Planning Division  
Community Development Dept.