

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 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 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: September 1, 2021
TIME OF HEARING: 6:00 p.m.
PLACE OF HEARING: 981 H Street, Suite 100 and **VIA Zoom (media.del-norte.ca.us)**

*** Minor Subdivision of a Parcel into 2 Parcels and a Remainder. The parcel is zoned RRA- 1-MFH (Rural Residential & Agriculture one-acre minimum lot size and Manufactured Housing Combining District); the General Plan land use designation is UR-2/1 (Urban Residential two dwelling units per acre). The project involves the division of a ±3.26-acre parcel into two new parcels and a remainder located on Lazy Lane, off of Old Mill Road. The parcel is currently developed with one single family residence. As a result of the division all parcels would meet the applicable minimum lot size standards. A wetland buffer will be applied to the east portion of proposed parcels 1 and 2. Existing and proposed locations for all onsite wastewater treatment systems and individual wells have been evaluated and determined to comply with current standards. MS2101 – APN 116-040-044 located at 220 Lazy Lane, Crescent City, CA.

*** Minor Subdivision of a 19.83± parcel into three parcels approximately 2-acres each in size. The parcel is zoned Forest Recreation – two acre minimum lot size (FR-2); the General Plan land use designation is RR (1/1) (Rural Residential – one dwelling unit per one acre) and RR (1/5) (Rural Residential – one dwelling unit per five acres). The applicant recently received approval to adjust the eastern 12± acres of the parcel to the adjoining property owner. A minimum of 7 acres will be retained along the South Bank Road frontage to complete the subject project. Additionally, the applicant owns a 1-acre parcel located on South Bank Road that is surrounded on two sides by the subject parcel. As part of the subdivision process, the applicant has submitted a concurrent boundary adjustment to reconfigure the 1-acre parcel and to adjust one acre of the

19.83 acres to conform to the current zoning designation and to be similar in size and dimension to the three proposed parcels. The three parcels all have frontage on South Bank Road and will be served by onsite wastewater treatment systems and individual wells. The project is located within the floodplain and floodway of the Smith River. Any future development will comply with the County's Flood Damage Prevention ordinance which requires constructing above the 100-year base flood elevation. MS2103 – APN 105-130-005 located immediately of 6012 South Bank Road, Crescent City, CA.

ITEM(S) TO BE CONSIDERED:

DATE: July 19, 2021

Del Norte County
Planning Division
Community

PUBLISH: July 23, 2021