

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: July 2, 2025
TIME OF HEARING: 6:00 p.m.
PLACE OF HEARING: 981 H Street, Suite 100, Crescent City, CA 95531

ITEM(S) TO BE CONSIDERED:

*** RCA Rezone – The applicant is the owner of two undeveloped parcels of land located in the coastal zone at the end of Ferndale Lane and Dundas Road in Crescent City, CA. The first parcel (APN 112-172-013) is a 1-acre parcel with a zoning designation of Resource Conservation Area-1 (RCA-1). The second parcel (APN 112-172-014) is a 10-acre parcel with a zoning designation of Rural Residential Agricultural-2 acre minimum (RRA-2) and RCA-1. The parcels contain a tributary of the Elk Creek Special Study Area and are appropriately designated as the RCA-1 portions of the parcels. The applicant has applied to rezone the portions of these parcels that are designated as RCA-1 to RCA-2 wetland(w) and RCA-2 wetland buffer(wb). Rezoning is necessary to delineate the limits of resource lands and identify the sections of the property suitable for residential development. Lands not reclassified as RCA-2(w) or RCA-2(wb) will fall under RRA-2 zoning designation.

*** Minor Subdivision review – The project involves the subdivision of a 2-acre parcel (APN 117-020-044) into two parcels – one proposes to be .99 acres and the other proposes to be 1.01 acres. Both lots will then be developed with commercial (retail and restaurant) uses. The zoning, C-3 (central business), allows both proposed uses as primary permitted uses. There is no minimum parcel size in this zone district. Both public water and public sewer are available at the parcel and each proposed parcel meets the minimum lot width of 20’. Lot coverage in this zone district allows up to 100% of lot coverage however, because this parcel shares a property line with an R-1 (single family residential) zoned development (on the west side), following codified setbacks for siting commercial uses next to a residential zone district and requiring other mitigation to help ensure compatibility between the two land uses will be required. The

parcel is flat and mostly covered by grasses. No tree stands occur on the parcel and it was previously developed with a manufactured home sales and showroom business.

DATE: 5/9/2025

Del Norte County
Planning Division

PUBLISH: 5/14/2025

Community Development Dept.