



CITY OF BLUE LAKE

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NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Project Description: Amendment of Title 17 (Zoning) of the Municipal Code to add Section 17.20.070 (Multi Family or MF combining zone) that would create a new combining zone that could be applied to sites within the Residential Multiple-Family (R-3), Mixed-Use (MU), Opportunity (O), and/or Planned Development Residential (PD-R) zones for the purposes of allowing multi-family residential uses by-right (principally permitted). This Zoning Code Amendment is proposed to implement Program HI-14 from the City's 6th Cycle Housing Element Update. In order to comply with State Housing Law during the 6th Cycle, the MF combining zone must be applied to a single site that is a minimum of 1-acre. As such, this action also includes a Zoning Map amendment to apply the MF combining zone to a single site in the City. The site proposed for application of the MF combining zone is a 1-acre portion of a vacant site in the City's Powers Creek District that is zoned Opportunity (APN 025-201-023).

When applied, the MF combining zone would require: 1) residential development at a minimum density of 16 dwelling units to a maximum of 20 units per acre, except as may be modified by State Density Bonus Law; 2) a minimum of 50 percent of the square footage in a mixed-use development must be residential; 3) a development cannot be precluded from providing 100 percent residential square footage due to the requirements of the principal zone; 4) if at least 20 percent of the residential units are affordable to lower-income households then the development would be principally permitted and would not require Site Plan Approval by the Planning Commission; 5) new residential or mixed-use structures or additions/renovations to existing residential or mixed-use structures would be subject to the objective design standards applicable to the principal zone.

Project Location: Accessor Parcel Number 025-201-023 (Monda Way)

Project Impacts: This Initial Study was completed in accordance with the current California Environmental Quality Act Guidelines. This Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of the Initial Study, the Lead Agency's staff has concluded that The City of Blue Lake 2019-2027 Housing Element Update – Implementation Program HI-14 (Multi-Family or MF combining zone) will not have a significant effect on the environment with mitigation incorporated and has therefore prepared a Draft Mitigated Negative Declaration.

Review Period: The review period set by the Blue Lake Planning Department for review of the attached Mitigated Negative Declaration is 30 days.

Starting Date: September 29, 2025

Ending Date: October 28, 2025

Public Hearing: A public hearing is planned for the Blue Lake Planning Commission meeting on October 20th, 2025, at 7:00 p.m. at the Skinner Store Building behind Blue Lake City Hall. Additional notice will be provided 20 days in advance of the scheduled public hearing per Government Code Section 65091 and 65854.

Document Availability: The Mitigated Negative Declaration (MND) and related reference documents are available for review at the City Clerk's office, 111 Greenwood Avenue, Blue Lake, CA, weekdays, 9:00 a.m. to Noon, and 1:00 p.m. to 4:00 p.m. (707) 668-5655. The MND may also be found at the following link on the City's website: <https://bluelake.ca.gov/wp-content/uploads/2025/09/20250926-CEQA-DRAFT-IS-MND-HI-14-BlueLake.pdf>.

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