

Notice of Determination

Appendix D

To:

[X] Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

[X] County Clerk
County of: Del Norte
Address: 981 H Street, Ste 160 Crescent City, CA 95531

From:

Public Agency: Del Norte Board of Supervisors
Address: 981 H Street, Ste 200 Crescent City, CA 95531

Contact: Taylor Carlsey
Phone: 707-464-7254

Lead Agency (if different from above):

Address:

Contact:

Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2019029148

Project Title: Rezone/General Plan Amendment/Use Permit for Planned Community (UP1906/GPA1901/GPA1901)

Project Applicant: Jose Natvidad Flores-Cortes

Project Location (include county): 1600 Northcrest Drive, Crescent City, Del Norte County (APN 116-160-23)

Project Description:
See attached:

This is to advise that the Del Norte County Board of Supervisors has approved the above
[X] Lead Agency or [ ] Responsible Agency

described project on 08/13/19 and has made the following determinations regarding the above
(date) described project.

- 1. The project [ ] will [X] will not have a significant effect on the environment.
2. [ ] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
[X] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ ] were [X] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ ] was [X] was not adopted for this project.
5. A statement of Overriding Considerations [ ] was [X] was not adopted for this project.
6. Findings [X] were [ ] were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Community Development Department 981 H Street, Ste 110 Crescent City, CA 95531

Signature (Public Agency) [Signature] Title: Chair, Board of Supervisors

Date: 08/13/19 Date Received for filing: FILED Governor's Office of Planning & Research

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

SEP 03 2019

SEP 06 2019
Revised 2011
STATE CLEARINGHOUSE

ALISSIA D. NORTHRUP
CLERK/RECORDER
DEL NORTE COUNTY

SEP 06 2019

**NOTICE OF PUBLIC HEARING**  
**DEL NORTE COUNTY PLANNING COMMISSION** STATE CLEARINGHOUSE

NOTICE IS HEREBY GIVEN that the Planning Commission of the COUNTY OF DEL NORTE will hold a public hearing to consider the requests listed below. ALL PERSONS ARE INVITED TO APPEAR AND BE HEARD. Comments may be submitted in writing at, or prior to, the hearing. Those wishing to be notified of the final action must submit a written request. Appeals must be filed with the Clerk of the Board of Supervisors by April 22, 2019. If you challenge the decision of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

DATE OF HEARING: April 10, 2019  
TIME OF HEARING: 6:00 p.m.  
PLACE OF HEARING: Board of Supervisors Chambers  
981 H Street, Suite 100  
Crescent City, CA 95531

\*\*\* Rezone from C2 and R3 to PC and General Plan Amendment from General Commercial to Multi-Family Residential – The project consists of amending the zoning and General Plan land use designation on 1600 Northcrest Drive. These amendments would cause land use conformance with the current residential use of the property. The property is within the unincorporated Crescent City Urban Boundary and served by public sewer and water utilities. The zoning is currently commercial and residential, and the land use designation is commercial. The proposed zoning would be Planned Community with a Multi-Family Residential (6 to 15 dwelling units/acre) land use designation. The project is also specifically requesting a residential density bonus of approximately 26% as allowed by the allocation of a certain amount of the residences as low-income units. Surrounding sites are generally commercial and residential in nature with residential properties located behind the project area. The 1.25-acre property currently contains one house and eight single-family studio units with most of the area undeveloped. The applicant has completed basic repair and maintenance activities on the existing units, and has connected to city water supply. The proposed project would consist of the development of an additional 15 one-bedroom cottages to a total of 24 units, if a density bonus is granted by the Board of Supervisors, or an additional amount of units to total 19 units if only the rezone and General Plan Amendment is granted. The application also proposes the development of a common laundry facility on the property. Buildout would occur in three phases, with the majority of units proposed in the last phase. R1901/GPA1901 – APN 116-160-23 located at 1600 Northcrest Drive, Crescent City