

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Minor Subdivision DN915LLC Commercial DevelopmentLead Agency: Del Norte Planning CommissionContact Name: Jessica PollardEmail: jpollard@co.del-norte.ca.usPhone Number: 707-464-7254Project Location: Del Norte County

City

County

Project Description (Proposed actions, location, and/or consequences)

This project is a review of a minor subdivision of a 2-acre parcel 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. The underlying general plan land use designation of General Commercial also allows both proposed 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

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Aesthetics

Mitigation Measure AES-1

A condition shall be placed on the development permit restricting on-site lighting be designed to minimize light pollution including specific requirements that all lighting on the project site be fully shielded and pointed downward. Lighting shall be LED with color temperatures less than 3,000 Kelvins.

Timing/Implementation: Prior to final inspection on the Building Permit

Enforcement: County Community Development Department

Monitoring: Building Permit inspection

Noise

Mitigation Measure NOI-1

A condition shall be placed on the subdivision entitlement and consequent building permit requiring drive through menu order boards to face perpendicular to the west property line so as to direct speaker noise away along the property line.

Mitigation Measure NOI_2

A condition shall be placed on the subdivision entitlement and consequent building permit requiring a noise buffering wall to be placed at the west property line to further attenuate noise due to drive through traffic and other noise producing operational activities at the project site.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known controversy

Provide a list of the responsible or trustee agencies for the project.

N/A