

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: Ron MacMaster Minor Subdivision (MS2502) APN 131-020-039

Lead Agency: Del Norte Planning Commission

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Project Location: 9105 US Hwy 199 Gasquet, CA 95543, Del Norte County
City *County*

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

Minor Subdivision MS2502 located at 9105 US Hwy 199, Gasquet, CA 95543. The applicants have submitted an application for a minor subdivision of a ~40-acre parcel located on the south side of HWY 199 in Gasquet, CA, into two parcels, proposed lot 1 (eastern portion of the property) containing 6.7 acres and proposed lot 2 (western portion of the property) containing 32 acres. Access to the parcel is from a right-of-way off Valley View Dr. The parcel is currently developed with a single-family residence and a detached shop. The parcel has split zoning. Approximately 2/3 of the parcel has a zoning designation of R1-A (Residential and Agricultural- one-acre minimum), and approximately 1/3 of the parcel has a zoning designation of C-2 (Light Commercial). The C-2 portion borders Hwy 199. The General Plan Land Use Designation for the project area is Rural Residential 1du/acre (flat portion of the parcel) approximately 2 acres, Rural Residential 1du/5acres (mountainous portion of the parcel) approximately 25 acres, and Visitor Serving Commercial (adjacent to Hwy 199) approximately 12 acres. On-site sewage disposal systems and community water will serve the project.

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

Biological: Avoid impacts to a ravine, drainage, and natural hazard area located on the east side of the parcel. Mitigation includes a 50 foot non-development buffer from the top of the ravine, bird surveys if construction will occur during nesting season, and installing a sediment fence during construction activities.

Cultural: An inadvertent discovery condition will require work to halt if archeological or cultural resources are encountered during construction.

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