

# 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: Club Drive Planned Community Minor Subdivision and Use Permit

Lead Agency: Del Norte County

Contact Name: Jacob Sedgley

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Phone Number: (707) 464-7254

Project Location: Hiouchi  
*City*

Del Norte  
*County*

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

Minor Subdivision and Use Permit for a Planned Community located at the corner of Club Drive and Highway 197 in Hiouchi. The applicant proposes to subdivide approximately 95.1 acres into four (4) lots ranging in size from 20,000 sq. ft. to 60,000 sq. ft., and a 92.3 acre remainder parcel. The General Plan Land Use designation for the project area is Rural Neighborhood – 2 dwelling units per acre and the Zoning designation is Planned Community (PC). The new lots will be served by public water and individual wastewater treatment systems. Access to all parcels will be from Club Drive. A Use Permit is required as all development proposals within a PC District. The intention is to construct new single family residences on the four new lots, and continue the operation of the existing golf course on the 92.3 acre remainder parcel.

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

An Archaeological Investigation was prepared years ago for an adjacent development on Jed Smith Lane. The report identified two archaeological sites located within one-half mile of that project. However, neither of the two sites is located within the proposed project area. An inadvertent discovery condition shall be added to the Use Permit, stating that in the even of archaeological or cultural resources are encountered during construction, work shall be temporarily halted and a qualified archaeologist, local tribes, and the County shall be immediately contacted. Workers shall avoid altering the materials and their context until a qualified professional archaeologist, in collaboration with the local tribes has evaluated the situation and provided appropriate recommendations. Project personnel shall not collect any resources.

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

None to report.

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

California Department of Fish and Wildlife