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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: U_2021-0016 / V_2021-0005 (Faizan Corporation & 898 Main Street LLC)

Lead Agency: Mendocino County Planning & Building Services

Contact Name: Liam Crowley

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Project Location: unincorporated area (Redwood Valley) Mendocino
City *County*

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

The project involves application for a Minor Use Permit to establish and operate a gas station with ten (10) gas pumps, two (2) separate illuminated canopies, twenty-eight (28) new parking spaces, landscaping, and conversion of part of an existing structure to a convenience store. A concurrent Variance is requested for a sixty-five (65) foot tall business identification sign. The Project would also include the installation of a fuel price pole sign and underground fuel storage tanks. The proposed fuel canopies would be located within the required twenty (20) foot front yard setback and the proposed freestanding signs would exceed the maximum sign area allowable per Mendocino County Code Chapter 20.184.

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

Impacts (summarized):
(1) Potential degradation to the existing visual character or quality of public views of the site and its surroundings; (2) Potential new source of substantial light or glare; (3) Potential air contaminant emissions from gas dispensing facility; (4) Potential ground disturbance in an area which may contain naturally occurring asbestos; (5) Potential soil erosion or loss of topsoil; (6) potentially unsafe road conditions due to increased traffic and left turn movements crossing highway traffic; (7) potential inconsistency with County road standards.

Mitigation Measures (summarized):
(AES-1) Provide signage plan which conforms to sign regulations and variance approvals; (AES-2) External lighting must be downcast and shielded; (AES-3) No signs shall be allowed within any public right-of-way or public roadway; (AQ-1 & 2) Applicant must comply with Air Quality Management District (AQMD) regulations and permitting; (AQ-3 & 4) Demolition or renovation of structures requires AQMD asbestos clearance. The applicant must contact AQMD for a determination as to the need for an Asbestos Dust Mitigation Plan; (GEO-1) the applicant must implement BMPs; (GEO-2) the applicant must construct a properly designed drainage culvert or swale; (TRA-1) commercial driveway approaches; (TRA-2, 3, 4) median closure of HWY 101, acceleration/deceleration lanes, signing/striping plan

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

Transportation Impact Studies were submitted in association with the Project, which identified potential transportation impacts and recommended certain measures to reduce or avoid these impacts. The Project was referred to CALTRANS, who provided several comments and response letters based on these studies and discussion between the applicant, the consultant retained by the applicant, and County staff. CALTRANS maintains that the median of Highway 101 must be closed at the Uva Drive / North State Street intersection to prevent left-turn movements from southbound traffic along the highway. This would serve to mitigate the potential increase in such movements due to the additional trips attracted by the Project. The studies completed for the Project do not recommend median closure. CALTRANS expressed several concerns with the transportation studies submitted for the Project and requested that the County condition the project to require pursuit of the median closure (see section 3.17 of the Mitigated Negative Declaration for more information).

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

California Department of Fish & Wildlife (CDFW)
California Department of Forestry & Fire Protection (CAL FIRE)
California Department of Transportation (CALTRANS)
Mendocino County Department of Transportation (DOT)
Mendocino County Division of Environmental Health
Mendocino County Air Quality Management District (MCAQMD)
Redwood Valley-Calpella Fire District