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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: Heritage House Septic Upgrades

Lead Agency: Mendocino County

Contact Name: Mark Cliser

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Project Location: Little River, CA - Mendocino County
City *County*

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

On February 15, 2022, and pursuant with Mendocino County Code (MCC) Section 20.536.055, the Director of Planning and Building Services granted an Emergency Permit (EM_2021-0007) approving work to replace a 15,000 gallon septic tank which had been installed in the 1980s and, due to age, was failing. A condition approving EM_2021-0007 requires the property owner to file a follow-up coastal development permit application. As follow-up to Emergency Permit EM_2021-0007, a Standard Coastal Development Permit request to upgrade and install a new septic system was submitted. The project will include improvements to collection system, installation of new treatment system, and installation of subsurface drip dispersal systems

The proposal is for upgrade and installation of a new septic system. System will include improvements to collection system, installation of new treatment system, and installation of subsurface drip dispersal systems. Wastewater generated on the property is currently managed by conventional septic tanks and leach fields. The existing septic tanks a

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

The project site is mapped as an Environmentally Sensitive Habitat Area. Wynn Coastal Planning prepared a Biological Scoping & Botanical Survey Report, dated July 23, 2021. On April 1, 2022, Wynn Coast Planning submitted a Preliminary Mitigation, Management, Monitoring, & Reporting Plan, dated March 31, 2022. The survey found the presence of special status plants and species in the area proposed for septic upgrades and installation. As development is proposed within 50 feet for Bishop pine forest, stream, freshwater ponds, and riparian presumed ESHAs, a Reduced Buffer Analysis (RBA) was conducted. Several mitigation measures have been included as conditions of approval which will ensure all impacts from proposed development will have a less than significant impact on all special status resources. These measures include:

Mitigation Measure BIO-1: If development is to occur during the breeding season (February to August), a pre-construction survey is recommended within 14 days of the onset of construction to ensure that no nesting birds will be disturbed during development.

Mitigation Measure BIO-2: If active special status bird nests are observed, no ground disturbance activities shall occur within a 100-foot exclusion zone. The exclusion zone shall remain in place around the active nest until all young are no longer dependent up the nest. A biologist shall monitor the nest site weekly during the breeding season to ensure the buf

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

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

Air Quality Management District
Archaeological Commission
Assessor's Office
Building Division Fort Bragg
Environmental Health Fort Bragg
Planning Division Fort Bragg
Sonoma State University
Calfire (Land Use & Resource Mgmt.)
California Coastal Commission
California Dept. of Fish & Wildlife
California Native Plant Society
Regional Water Quality Control Board
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians