

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: CDP_2020-0024 (boothe)

Lead Agency: COunty of Mendocino

Contact Name: Jessie Waldman

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Phone Number: 707-234-6650

Project Location: Albion, CA (County of Mendocino)

City

County

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

RECOMMENDATION: APPROVE WITH CONDITIONS

REQUEST: Standard Coastal Development Permit to construct a single-family residence, including attached decking, patios and garage. The request includes the installation of mitigation fencing, a primary septic system and future vested opportunity to install a replacement septic system. Associated development includes establishment of a propane tank, a gravel driveway, trenching for underground utilities and connection to community water district.

LOCATION: In the Coastal Zone, 0.5± miles south of the town of Albion center, within the Pacific Reefs subdivision, on the northeast side of Pacific Reefs Road (private), 0.5± mile west of its interaction with State Route 1 (SR 1), located at 34350 Pacific Reefs Road, Albion; APN: 123-340-13.

ENVIRONMENTAL DETERMINATION: MITIGATED NEGATIVE DECLARATION

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

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED: IV. BIOLOGICAL RESOURCES. The proposed project is the least environmentally damaging location to avoid impacts to Environmentally Sensitive Habitat Areas (ESHA), and related ESHA buffer requirements, as specified within a Biological Scoping Survey, Wetland Delineation & Botanical Survey Report, which included a Reduced Buffer Analysis and a Report of Compliance, prepared by Wynn Coastal Planning & Biology (WCPB, August 2020). The habitat observed within the study area on the parcel consists of two types of presumed ESHAs (WCPB), consists of four (4) Environmentally Sensitive Habitat Areas (ESHA); including wetlands, rare plant and rare wildlife community areas.

To prevent impact to ESHA's, Condition 12 through Condition 25 are recommended to ensure Mitigation and Avoidance Measures of the Biological Scoping Survey, Wetland Delineation & Botanical Survey Report, which included a Reduced Buffer Analysis and a Report of Compliance (WCPB) are followed to prevent disturbance to all ESHA.

In summary, the proposed project cannot be found consistent with LCP polices relating to ESHA; however, the proposed project is the least damaging alternative and the proposed mitigation and restoration measures recommended in Conditions 12 through 25 will address the impacts to ESHA. These measures will mitigate the impact of the proposed development, and restore and enhance ESHA located on the parcel.

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 at this time.

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

On October 19, 2020, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project:

Albion Little River Fire District
Archaeological Commission
Assessors
Building Division (FB)
CalFire (Land Use)
California Coastal Commission (CCC)
California State Clearinghouse
California Dept. of Fish and Wildlife (CDFW)
California Native Plant Society (CNPS)
Cloverdale Rancheria
Department of Transportation
Environmental Health (EH)(FB)
Pacific Reefs Water District (PRWD)
Planning Division (Ukiah)
Redwood Valley Rancheria
Sherwood Valley Rancheria