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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: Brian Johnson Trust Coastal Permit

Lead Agency: Marin County Community Development Agency

Contact Name: Chelsea Hall

Email: chall@marincounty.org Phone Number: (415) 473-2267

Project Location: Unincorporated Area (*City*) Marin County (*County*)

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

The applicant requests Coastal Permit approval to construct a new two-story, 1,488 square-foot single-family residence and a 288 square-foot detached garage on a vacant lot in Stinson Beach. The 1,488 square feet of proposed development would result in a floor area ratio of 9.8 percent on the 15,200 square-foot lot. The proposed building would reach a maximum height of 24 feet, five inches above surrounding grade and the exterior walls would have the following setbacks: 25 feet from the northwestern front property line; 53 feet from the northeastern side property line; 90 feet from the southwestern side property line; 25 feet from the southeastern rear property line. The proposed development also entails various site improvements, including a new septic system, a new driveway, decks, and landscaping improvements.

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

Air Quality Impact: A substantial increase in the severity of a previously identified significant impact associated with exposure of sensitive receptors to substantial pollutant concentrations.
Mitigation Measure: During Project construction, all off-road diesel-powered equipment with engines greater than 25 horsepower shall meet Tier 4 emissions standards.

Biological Resources Impact: Physical impacts to coastal dune habitat on the project site.
Mitigation Measure: The Community Development Agency shall review and approve the Dune Restoration Plan, implementation report, and monitoring reports.

Noise Impact: Use of vibratory pile driving or similar methods during construction of the proposed residence could result in a significant impact with respect to generation of excessive groundborne vibration.
Mitigation Measure: Use vibration-reducing pile driving equipment, or select other method for ground improvement.

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

Please see Chapters 1 and 3 of the Brian Johnson Trust Coastal Permit Subsequent Environmental Review/Mitigated Negative Declaration document for a complete description of the project history, including further details about the previous initial study/mitigated negative declaration that was completed by the Stinson Beach County Water District for the septic system component of this project.

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

- California Department of Fish and Wildlife
- California Regional Water Quality Control Board
- California Coastal Commission
- California Coastal Conservancy