

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_2019-0002 / CDV_2019-0001 (Ables)

Lead Agency: Mendocino County

Contact Name: Jessie Waldman

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Project Location: Anchor Bay, CA Mendocino
City *County*

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

Standard Coastal Development Permit for the construction of a single-family residence with attached garage, including a driveway and production well, and sewer connection to public sewer district. Coastal Development Variance for the single-family residence to have of a 29-foot building height above average grade.

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

[Empty box for project effects and mitigation measures]

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

The project was referred to California Coastal Commission (CCC) and California Department of Fish & Wildlife (CDFW). CCC requested a site habitat assessment be conducted to clarify what the existing forest type is on the site and whether there is the potential for rare species or rare vegetation communities to be present. CDFW recommended that a wetland delineation be prepared to determine the extent of the wetland complex to ensure that the footprint does not encroach on the wetland. CDFW agrees with a 25 foot buffer reduction pending the results of a wetland delineation which illustrates that the wetland complex is entirely outside of that prescribed buffer. CDFW also recommended a small split rail fence to serve as a symbolic barrier to discourage encroachment into the wetland and demarcate its boundary on the parcel. CDFW recommended the proposed project to consider all design and construction accommodations, to eliminate the risk of damage to the swamp harebell or Boland reedgrass populations and supporting wetland ecological features. CDFW agrees with the recommendation for manual removal of non native, invasive plants on the property. CDFW agrees with the recommendation to avoid or salvage and transplant, all individual native plants to which impacts cannot be avoided during development related activities where possible. CDFW agrees with the recommendation for the inclusion in a site monitoring program, consisting of annual site surveys and assessments of the harebell population and site hydrology. CDFW agrees with the recommendation for retention and appropriate maintenance of all native trees, shrubs, and herbs. The parcel should remain a functioning part of the upland redwood forest habitat association which it currently exists in. CDFW recommend that landscaping vegetation should be appropriate to that found in the upland redwood forest association.

The proposed project will not interfere substantially with the movement of any native resident or migratory fish, wildlife species, established native resident, or migratory wildlife corridors with incorporated mitigation measures. Since the parcel is presently undeveloped it may be host to several nesting birds and act as a wildlife corridor for animals traveling

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

Agriculture Commissioner; Anchor Bay Waterworks; Archaeological Commission; Assessor's Office; Building Division (FB); CAL FIRE (Land Use); CAL FIRE (Prevention); California Coastal Commission (CCC); California Department of Fish & Wildlife Services; Cloverdale Rancheria; Department of Transportation (DOT); Environmental Health (EH)(FB); Gualala Municipal Advisory Council (GMAC); Mendocino County Water District II; Planning Division (Ukiah); Manchester Band of Pomo Indians of the Manchester Rancheria; Redwood Valley Rancheria; South Coast Fire District Response; Sherwood Valley Band of Pomo Indians; Sonoma State University (SSU)