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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: CDP_2021-0010 (Joyce)

Lead Agency: Mendocino County Planning & Building Services

Contact Name: Matt Goines

Email: goinesmc@mendocinocounty.gov Phone Number: 707-234-6650

Project Location: unincorporated area Mendocino
City *County*

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

Standard Coastal Development Permit to construct a 3,350 square-foot Single-Family Residence (SFR) with an attached garage and greenhouse, a dairy barn with an attached Accessory Dwelling Unit and greenhouse, an equipment barn with roof mount solar, gazebo, equestrian shelter and riding area. The request includes expansion of the existing driveway, two (2) production wells, pump house, water storage, generator, fencing and septic system. Also included in the request is the placement of temporary livestock electric fencing, temporary portable farm stand and temporary occupancy of a travel trailer during construction.

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 IMPACTS WITH MITIGATIONS INCORPORATED:
IV. BIOLOGICAL RESOURCES. The proposed project is considered the most feasible, least environmentally damaging location to avoid impacts to Environmentally Sensitive Habitat Areas (ESHA), and related ESHA buffer requirements, as specified in the environmentally sensitive habitat area survey prepared by WCPB.

MITIGATIONS: To prevent impacts to ESHA ' s, conditions 22 through 23 are in place to ensure Mitigation and Avoidance Measures of the ESHA Survey, prepared by WCPB are followed to prevent any impacts to ESHA ' s within 100 feet, but further than 50 feet, of the proposed project.

SUMMARY: the proposed project is be found consistent with LCP policies relating to ESHA; The proposed project is the least damaging alternative and the proposed mitigation measures required by conditions 22 through 23 will address the impacts to ESHA.

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

CDFW comments: On December 8, 2021, the California Department of Fish and Wildlife (CDFW) submitted comments where CDFW found the " Buffer reduction for the fencing is acceptable due to the fact that the fence will serve to protect the Riparian, Sitka Willow, and Slough Sedge ESHA ' s from future livestock damage resulting in a net conservation gain on the site. However, areas requiring buffer reduction seem sparse and where the 100-foot buffer can be maintained, it should be adhered to. " After a fourth referral of the proposed project application, dated March 14, 2023, and site visit on May 5, 2023, CDFW submitted additional comments on September 11, 2023 with concerns regarding multiple water storage tanks placed within a noted riparian area and within an easement to adjacent parcels. CDFW also recommended coordination between California Department of Transportation (CALTRANS), Regional Water Quality Control Board (RWQCB) and Mendocino County Planning and Building Services (MCPBS) to ensure avoidance and mitigation measures be addressed at the existing driveway access to the parcel from State Route 1 (SR 1). Concerns regarding sensitive species are addressed in the land use, zoning, habitats and natural resources, and ground water portions of this report. CDFW ' s requested conditions have been incorporated into the Conditions of Approval for this permit.

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

California Department of Fish & Wildlife (District 1)