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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 #: 2024040981

Project Title: Wildflower East

Lead Agency: City of Point Arena

Contact Name: Marie Jones

Email: Planning@pointarena.ca.gov Phone Number: 707-357-6480

Project Location: 135 and 165 Main Street, Point Arena CA Mendocino

City *County*

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

The applicant requests a Lot Line Adjustment to transfer 0.145 acres/6,316.2 SF from Parcel B (APN 027-122-21) to Parcel A (027-122-20), and a Coastal Development Permit and Use Permit to: 1) reestablish and rehabilitate a restaurant and residential use and construct a 280 SF trellis on Parcel A; 2) reestablish and rehabilitate lodging, restaurant, and residential use on Parcel B, 3) demolish existing 3,880 SF structure on Parcel B; 4) construct five (5) detached lodging units of 160 SF each on Parcel B and; 6) other associated site work as demonstrated on the project plans.

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

Aesthetics 1- Glare which could impact night-time views. Downcast lighting is required.
Air-Quality 2- Dust from construction. Comply with Mendocino County Air Quality Management District dust control requirements.
Biological 3 - Impacts on sensitive species (California red-legged frog, Western Pond Turtle, birds): MM land disturbance in dry season; pre-construction survey by qualified biologist; biological ed program for workers who will conduct daily surveys for CRLF and WPT, if either is found all ground disturbance shall stop and project biologist shall be notified.
Biological 4 - Sedimentation of riparian habitat, wetlands. Limit land disturbance in dry season; stop work for 24 hours if rain event occurs; spill prevention strategy and materials; use temporary fencing to limit access to riparian areas.
Biological 5 - Trampling of riparian vegetation. Restoration with palette of native plants; removal of invasive plants; scaffolding in riparian vegetation is limited; no removal or limbing of riparian vegetation; symbolic fencing.
Biological 6 - Development within wetland buffers. Do not include retaining wall in final project building permit application.
Biological 7 - Impacts to bats and birds due to new windmill. Remove windmill from project.
Biological 8 - Tree Removal. Submit and implement landscaping plan that replaces removed trees on a 2 to 1 basis.
Cultural 9 - If cultural resources or human remains are discovered, cease work and contact archaeologist.
Land use 10 - Applicant must include bicycle parking, wood fence, landscaping plan & veneers on retaining walls.
Noise 11 - 60+ decibels. Construction limited to 7am to 8pm

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

No known areas of controversy.
The MND was revised and is being recirculated to add information, analysis and mitigations to protect Steelhead and Coho Salmon in Arena Creek.

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

California Coastal Commission
California Department of Fish and Wildlife
Caltrans
US Fish and Wildlife
California Historic Resource Information Center
Water Board