

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_2024-0010 (Ottoboni)

Lead Agency: County of Mendocino

Contact Name: Shelby Miller

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Phone Number: 707-234-6650

Project Location: Manchester

Mendocino

City

County

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

Standard Coastal Development Permit to remove an existing driveway, construct a new 22-foot-wide driveway encroachment, a detached 1,041 square-foot garage that includes a workshop and an exercise room, replace the roof of the existing single-family residence, replace existing garage door with a wall with three (3) 4'x2' windows and siding to match existing materials and paint. The existing driveway would be replaced with landscaping. The Project has been approved by the Irish Beach Architectural Design Committee. In the Coastal Zone, 3.5± miles north of Manchester town center, 0.12± miles west of the intersection of Irish Beach Road and State Route 1 (SR 1), located at 15220 Irish Beach Drive, Manchester; APN: 132-050-05 and 132-050-04.

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

The areas of concern relate to erosion, runoff, and biological resources. The mitigation measures relating to erosion and runoff include planting erosion-resistant vegetation on graded slopes promptly after grading, prohibiting irrigation around structures to prevent water infiltration into the subgrade, prohibiting the placement of large trees around structures and to prevent settlement, and ensuring all recommendations listed on the Geotechnical and Slope Stability Analysis Report would be adhered to. In addition, the biological resource mitigation measures include:

BIO-3 Nest Avoidance. If active native bird nests are observed, no vegetation removal or construction activities with the potential to disrupt nesting shall occur within a 100-foot exclusion zone. These exclusion zones may vary depending on species, habitat and level of disturbance. The exclusion zone shall remain in place around the active nest until all young are no longer dependent upon the nest. A biologist should monitor the nest site weekly during the breeding season to ensure the buffer is sufficient to protect the nest site from potential disturbance.

BIO-6 Potential Impact to Point Arena Mountain Beaver: Construction activities that cause ground vibration may disturb PAMB behavior and collapse their burrows. Removal of vegetation with occupied habitat may limit PAMBs access to food and leave them vulnerable to predators. Removal of potential habitat contiguous with, or near, occupied habitat may limit dispersal into new areas and/or between areas where less related individuals may come in contact. Light direct toward PAMB habitat may affect their activity or increase predation. Domestic dogs and cats may catch, hurt or kill PAMB. The PAMB breeding season is December 1 through June 30. Follow all guidelines presented in the Draft Point Arena Mountain Beaver Standard Protection Measures for "No Take" Determinations prepared by USFWS.

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 California Department of Fish and Wildlife recommended the following:

1. Install symbolic fencing to the west of the bluff edge to prevent encroachment into Point Arena Mountain Beaver (PAMB) habitat. This fencing should be low and not impede wildlife movement.
2. Within the coyote-brush dominant vegetation to be removed and within the 100-foot buffer of PAMB, plant native species that are appropriate to the natural community. Wynn Coastal Planning provided a species list on 3/26/24 to the landowner and CDFW. It is recommended that the landowner reference species list when planting this area and/or for landscaping purposes parcel wide. The revegetation using these native plants has the potential to increase the suitable PAMB habitat on the parcel.
3. Remove invasive plant species including pride of Madera (*Echium candicans*) and targeting non-native invasive plant species for removal if they are present after development is complete.
4. A deed restriction to ensure PAMB habitat is not developed and to limit future development outside of building envelope. Removing invasive plant species and planting native plant species is permitted.
5. If these recommendations are included as conditions of approval, CDFW concurs with the 50-foot buffer reduction.

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

N/A