

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_2020-0037

Lead Agency: County of Mendocino

Contact Name: Shelby Miller

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Project Location: Elk Mendocino
City *County*

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

Standard Coastal Development Permit to re-gravel an existing driveway approach, grade and gravel a driveway extension, construct a 2,663 square-foot single-family residence, a 742 square-foot garage, a 1,659 square-foot barn, five (5) feet in height loose-meshed fencing, installation of a well and pumphouse, two (2) 5,000-gallon water storage tanks, install a septic system, connect to utilities and associated infrastructure. The barn would support livestock animals and storage. In addition, the project request includes constructing a breezeway that connects the single-family residence to the garage. The fenced livestock area would be 5± acres. In the Coastal Zone, 4.8± miles south of Elk, on the west side of State Route 1 (SR1); located at 12200 S. Highway 1, Elk; APN: 131-070-06.

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

The impacts that would create a significant impact include: Construction activities causing ground vibration may disturb Point Arena Mountain Beaver (PAMB) behavior and collapse their burrows, removal of vegetation in occupied habitats may limit PAMB's access to food and increase vulnerability to predators, removal of potential habitat near occupied areas may limit dispersal and genetic diversity, light directed towards PAMB habitat may affect their activity and increase predation risk, domestic dogs and cats may harm or kill PAMB, and onstruction during the breeding season (December 1 through June 30) may disrupt breeding activities. The mitigation measures that are included in the report include all guidelines from the U.S Fish and Wildlife Service Draft Point Arena Mountain Beaver Standard Protection Measures for "No Take" Determinations. Other impacts include geological and hydrology drainage patterns. The mitigation measures include but are not limited to, all site preparation and fill placement should be observed by aa representative of PJC & Associates. A geotechnical engineer must be present during the stripping, subexcavation and grading scarifying processes to observe whether any undesirable material is encountered in the construction area. The proposed structures must be supported by spread footings extending a minimum of 36 inches below the adjacent ground surface and at least 12 inches into firm terrace deposits. Deeper footing depths may be required where weak and compressible soils are encountered during construction. Footing excavations should be observed and approved by the geotechnical engineer before reinforcing steel is placed. Drainage control design must include provisions for positive surface gradients so that surface runoff is not permitted to pond, particularly above slopes or adjacent to the building foundations or slabs or the garage entrance. Surface runoff should be directed away from the structures and bluff edge.

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 subject parcel is located west of SR 1 in a designated " Highly Scenic" area. From the west of SR1 to the bluff's edge, the property slopes downwards from 300 feet above sea mean level (amsl) to 240 feet amsl. The proposed development would be situated within 154± feet from the descending bluff down to the Pacific Ocean. From SR1, the roof of the proposed barn, loose-mesh fencing and livestock would be in the public's view. The proposed single-story residence, breezeway, and garage would be designed to be situated between the barn and the bluff. The well pumphouse and two (2) 2,500-gallon water storage tanks would be located behind natural vegetation to the east of the property adjacent to SR1. Power distribution lines shall be placed underground.

The proposed landscaping would be planted between the barn and the single-family residence to ensure public views are unobstructed. The proposed structures would be located behind existing vegetation and within a lower elevation area to ensure public views are unobstructed. As proposed, the project would not destroy the appearance of natural landforms. The existing driveway is accessed via SR 1 however the project would not result in creating additional visual disturbances. The proposed development would be in scale with the rural character of the area and would not obstruct coastal views from public areas. As proposed, the project complies with the purpose and development criteria of Mendocino County Code Chapter 20.504 – Visual Resource and Special Treatment Areas.

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

Trustee Agencies: California Department of Fish and Wildlife and California Coastal Commission