

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 #: 2025010409Project Title: CDP_2024-0004 (Reimann)Lead Agency: Mendocino County Planning & Building ServicesContact Name: Liam Crowley, Planner IIEmail: crowleyl@mendocinocounty.gov Phone Number: 707-234-6650Project Location: Albion, Mendocino County
City *County*

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

Standard Coastal Development Permit to construct a single-family residence, landscaped berm, water catchment area, Accessory Dwelling Unit, storage shed, entry gate, and fence; improvements to an existing driveway and existing fencing; deepening an existing well; after-the-fact permitting of a driveway; and mitigation of impacts to wetlands due to the development of the unpermitted driveway.

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

Potential to impact nesting bird habitat. Mitigation involves buffer zones, daylight hour construction limits, contractor training, visual inspections, rain event procedures, and buffer zones for staging areas; Potential impact to existing wetlands due to existing unpermitted driveway. Mitigation includes the creation of new wetland areas in accordance with an RMMP approved by the Water Board; Potential impacts due to introduction of invasive plant seeds or plant pathogens on heavy equipment vehicles. Mitigation includes cleaning vehicles before entering the site; Potential impact to wildlife due to fencing. Mitigation includes installing only wildlife-friendly fencing; Potential impact due to introduction of non-native and possible invasive ornamental plant species. Mitigation includes removal of non-native and invasive species and prohibition of new planting of invasive species; Potential impact of fuel modification for defensible space that would remove native vegetation. Mitigation includes the submittal of a fuel modification plan; Potential impact due to continued use of a grass path that crosses sensitive habitat areas Mitigation includes the abandonment of this use; Potential impact due to possible future use of sensitive habitat areas. Mitigation includes the recording of a deed restriction limiting use of sensitive habitat areas; Potential impact of encroachment into wetlands and other sensitive habitats. Mitigation includes the installation of permanent symbolic fencing to prevent encroachment.

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

Mitigation of unpermitted driveway development impacts to wetlands.

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

North Coast Regional Water Quality Control Board
California Dept. of Fish & Wildlife, Region 1