

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_2024-0006

Lead Agency: County of Mendocino Planning & Building Services

Contact Name: Shelby Miller

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Project Location: Gualala Mendocino
City *County*

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

Standard Coastal Development Permit to gravel a driveway, install a 640 square-foot modular single-family residence with a deck, install a roof-mounted solar system, an 80 square foot storage shed, a pump tank, construct utility hookups, a fenced garden area, and remove two dead trees. In addition, the project proposes to install a culvert pipe under proposed driveway to connect drainage ditch.

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

An identified wetland is situated on the project site. The proposed development would be located 50 feet from the identified wetland. All mitigation measures are incorporated to protect the identified wetland. One mitigation measure was incorporated to require a licensed engineering geologist or a registered, civil engineer with soil analysis expertise to supervise the foundation, pier drilling operation, construction and earthwork. BIO-1: During and after construction limit vegetation removal to the minimum amount necessary, seed and mulch all graded areas with regionally appropriate native seeds, install erosion control measures and seeding to areas of bare ground prior to October (or the onset of the rainy season), and install weed-free straw coils at inlet of culverts to filter stormwater flow. BIO-2: Delineate and demarcate the literal extent of the wetland with high-visible construction fencing. All construction staff should be made aware of the wetland and its status as a protected habitat. Construction staff shall avoid the wetland buffer to the greatest extent feasible. BIO-3: No equipment or materials should be laid down within the wetland or construction fencing barrier. All materials should be stored on existing hardscaped areas or, if laid down on existing vegetation, will only be laid down in those areas scheduled for development. Spill prevention devices should be readily available during construction and utilized for all toxic liquids/ materials including but not limited to gasoline, diesel, motor oil, solvents, paints, and herbicides. These materials should be stored greater than 100 feet from the identified wetland though may necessarily require use within 100 feet of the wetland. BIO-4: Sediment migration and erosion control measures should be installed on the northern perimeter of the project site, between land to be disturbed and the wetland to protect such barriers may include weed-free hay bales, weed-free straw waddles, silt fencing, and/or a combination of these

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

Coastal Commission requested a deed restriction to prevent encroachment on identified ESHA

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

California Department of Fish and Wildlife, California Coastal Commission, & North Coast Regional Water Quality Control Board