

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: U_2023-0012 - Coastal Development Use Permit for Public Access

Lead Agency: County of Mendocino Planning and Building

Contact Name: Shelby Miller

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Phone Number: 707-234-6650

Project Location: Westport

City

Mendocino

County

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

Coastal Development Major Use Permit to improve public coastal access by constructing a paved driveway at State Route 1 (SR1) post mile (PM) R79.023, a paved parking lot for ten (10) vehicles including one Americans with Disabilities Act (ADA) accessible parking space, a trail from the parking lot to the existing California Coastal Trail (CCT), improving and establishing an existing pedestrian footpath parallel to the ocean and SR1, and constructing a concrete stairway from the headland south of DeHaven Creek leading to the blufftop Westport Village Society, Inc. assumes liability and responsibility for operating and maintaining the project. The proposed stairway would be constructed on an already disturbed area that has been previously used as an access route to DeHaven Beach. The stairway, as proposed, would require drilling piers into supporting bedrock and a retaining wall. The base of the stairway would be concrete with Construction Heart Redwood stairs and guardrail. Located in the Coastal Zone, 1.4± miles north of the Westport town center, situated west of the State Route 1 (SR1) and Branscomb Road (County Road: 429) intersection. Located at 39000 N. Highway 1, Westport, Ca (APN: 013-890-01).

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

The project includes a Geotechnical Investigation prepared by Brunsing Associates, Inc. (BAI) on July 23, 2024, a Botanical & Wetland Delineation Report prepared by Kyle Wear in July 2023, an Archaeological Survey and a Management Plan prepared by Thad Van Bueren. Considering the project would not create a significant impact on the environment and cultural and natural resources, there are no proposed mitigation measures. The Geotechnical Investigation states the proposed stairway would be constructed within an area that has no evidence of landslides. BAI provided foundation recommendations to provide support for a 75-year lifespan of the stairway. In addition, the Botanical & Wetland Delineation Report identified several environmentally sensitive habitat areas. However, the project development would be located in the least environmentally damaging location. The proposed stairway would be constructed within the 100-foot buffer of environmentally sensitive habitat areas but no impacts to habitats would occur. Additionally, the project would have no impact on archaeological, paleontological, or cultural resources. A Management Plan has been included in accordance with Mendocino County Code Chapter 20.528 - Coastal Access Regulations and Open Space Easements.

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

California Coastal Commission recommended the applicant specify Best Management Practices (BMPs) including, but not limited to, -Do not wash concrete trucks or equipment into storm drains, streets, gutters, or streams. -Establish and mark designated washout areas with signs. o Provide containment for wash water and inspect daily for leaks. -Properly dispose of washout materials, preferably by allowing water to evaporate and recycling hardened concrete. -Do not discharge concrete wash water into surface waters, storm drains, or the ground without proper disposal measures or permits. -Develop and implement a plan to prevent concrete leachate from entering the environment for at least 30 days after pouring. -Development should only be authorized to occur during the dry season (May 19th – October 15) and development occurring at or near the shoreline should only occur during low tides to limit the risk of high groundwater and discharge. -All ground-disturbing activities and concrete operations shall occur during dry weather only. No work shall occur within 72 hours of 50% or greater forecast of rain by the National Weather Service. California Department of Fish and Wildlife (CDFW) recommended the applicant remove invasive non-native species for a period of 3-5 years, harvest native plants from proposed construction areas, as feasible, and replant post-construction and after first rain event (typically October or November) including: seaside daisy, lupin, and woolly sunflower, Use appropriate erosion control measures, including cast native, northern Californian grass seed mix appropriate for blufftops and ensure mix does not contain invasive and non-native species. In addition, CDFW recommends: If and when the trail is re-routed to account for bluff retreat, native species should be avoided, Install low, symbolic fencing on the driveway perimeter to reduce expansion of parking area and to guide users to stay on trail and within the proposed, developed areas, and Install signs that state use prohibitions including fires, biking, motorized vehicles, and camping.

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

California Coastal Commission, State Coastal Conservancy, and California Department of Fish and Wildlife