

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_2025-0023 (Sterling)

Lead Agency: County of Mendocino

Contact Name: Liam Crowley, Planner III

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Project Location: Albion, Mendocino County

City

County

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

Coastal Development Permit to construct a 1,287 square foot single-family residence, gravel turnaround driveway with two (2) parking spaces, ground-mounted solar array, septic system, 100 square foot pump house, 3,000-gallon water tank, and trenching to connect an existing well and utility box to the residence.

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

Portions of the required Calfire one hundred (100) foot defensible space vegetation management buffer around the proposed residence overlaps with identified sensitive natural communities, which are also considered Environmentally Sensitive Habitat Areas (ESHA) under the County Local Coastal Program. Defensible space management activities like vegetation thinning or removal have the potential to impact the resource. Additionally, the site may provide habitat to listed or migratory wildlife species.

Mitigation measures include establishing a development buffer, the adoption of a vegetation management plan prioritizing the removal of dead, dying, diseased, or non-native species, invasive species removal, limiting construction work to dry periods, pre-construction bird, bat, insect, and Sonoma tree vole surveys, allowing regeneration of tree seedlings, replanting locally appropriate native species with a target 80% survival rate after five (5) years, and installation of low symbolic fencing between development and ESHA.

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

None.

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

California Dept. of Fish & Wildlife - Region 1