

# 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\_2025-0008 (Raphael)

Lead Agency: County of Mendocino

Contact Name: Shelby Miller

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Project Location: Manchester Mendocino  
*City* *County*

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

Standard Coastal Development Permit to construct a driveway, a 1,068 square foot single-family residence with a garage, install a septic system, roof-mount solar system, and a propane tank. In addition, the project proposes to permit a culvert along the northern property boundary, parallel to Noyo Way.

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

The proposed development is located within the 50 foot buffer of an intermittent stream and riparian vegetation that includes twinberry - willow scrub (Lonicera involucrate - Salix hookeriana shrubland association). These identified resources are considered environmentally sensitive habitat areas (ESHAs). A culvert exists on the property that allows the water to pass. County records indicate the culvert has existed since at least 1978. The intermittent stream does not support fish or fish habitat but may support amphibians. Mitigation Measures have been proposed to avoid impacts to amphibians, control erosion, enhance the existing habitats by planting native vegetation, and restricting development within the buffer. Mitigation Measure BIO-11 and BIO-12: Prior to construction activities, low symbolic fencing shall be installed along the 50 ft buffer of the ESHA and on either side of the proposed driveway to prevent future encroachment and the fencing shall be maintained for the life of the project. Mitigation Measure BIO-14: Prior to the commencement of construction activities (clearing, grubbing or grading) employ Best Management Practices (BMPs) and erosion control measures. Standard Best Management Practices shall be employed to assure minimization of erosion resulting from construction. Ground disturbance shall be limited to the minimum necessary and disturbed soil areas shall be stabilized as soon as feasible. Bare ground shall be stabilized and seeded with locally appropriate coastal grass and annual mix. BMPs shall be maintained for the life of the project and through the first winter after construction to ensure sediment or other deleterious materials do not enter the watercourse. Mitigation Measure: a. BIO-16.1: CDFW encourages the planting of locally appropriate, native species on the parcel including tree and shrub species adjacent to the riparian

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 Coastal Commission raised concerns on whether or not the culvert that was identified on the site is permitted, recommended that the applicant execute and record a deed restriction to protect the identified environmentally sensitive habitat areas by restricting development within the 50 ft. buffer. The Commission also requested that the County conduct an alternatives analysis, a takings analysis, and ensure that the applicant understands this CDP does not include repairing or replacing the secondary leach field. Additionally, the California Department of Fish and Wildlife concurred with the 50 ft buffer reduction if the following protective measures are incorporated as conditions: a. Low symbolic fencing shall be installed on either side of the driveway from the road for the length of the driveway and shall be inset at least one foot from the edge of the driveway as to prevent further encroachment into the watercourse's bank and riparian vegetation. b. Install erosion control measures prior to the start of all construction activities including clearing, grubbing, or grading and maintain these Best Management Practices (BMP) for the life of the project and through the first winter after construction to ensure sediment or other deleterious materials does not enter the watercourse. c. Bare ground shall be stabilized and seeded with locally appropriate coastal grass and annual mix. d. Low symbolic fencing shall be installed at the 50' buffer to the south of the riparian corridor (east side). No development shall occur within this buffer and only planting of native, locally appropriate tree and shrub species (see the species that occur within the site or immediately adjacent natural communities as described in the biological report) may be planted within the buffer. e. No non-native invasive species shall be planted on the site. CDFW would encourage the planting of locally appropriate, native species on the parcel including tree and shrub species including ceanothus (including mounding ceanothus species) coyote bush, coffee berry outside of the riparian and wax myrtle, pacific reed grass, and Douglas iris

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

California Department of Fish and Wildlife