

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_2021-0031 (Rittiman)

Lead Agency: County of Mendocino

Contact Name: Shelby Miller

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Phone Number: 707-234-6650

Project Location: Gualala

City

Mendocino

County

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

Standard Coastal Development to remove an existing 157 square-foot structure, construct a 1,911 square-foot driveway and parking area, and a 1,548 square-foot single-family residence, install a septic system, a water tank, construct a well, and connect to utilities including an off-site spring.

In the Coastal Zone, 1.5± miles north of the community of Anchor Bay on the south side of Gypsy Flat Road (private) 0.48± miles east of its intersection with State Route 1 (SR 1) at 46451 Gypsy Flat Road, Gualala (APN: 143-070-06).

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 would be constructed within the 50 foot buffer of several environmentally sensitive habitat areas (ESHAs) including unnamed intermittent streams, ephemeral drainages, slough sedge/ redwood trees, and a wetland. Mitigation Measures included involve the contractor clearly delineate the boundaries of the project area with fencing, stakes or flags. Silt fencing and/or straw wattles shall be installed downslope of each development element, on contour, and as close as practicable to project allowing access. No materials storage or heavy equipment use or other impacts shall occur within ESHAs. Straw wattles shall be properly installed to intercept liquids leaving the construction area. All fencing shall be maintained in a functional manner through the duration of construction and until all disturbed soil is stabilized. In addition, areas of bare soil shall be reseeded with native erosion control soil mix and/or covered with biodegradable erosion control materials. The driveway shall be designed with its lower edge on the downslope side to allow continuous water flow across the entire road during rain, rather than being sloped inward which would require an inboard ditch and relief culvert. Proper road designs can be found in the Handbook for Forest, Ranch & Rural Road by Pacific Watershed Associates. All ground disturbing activities shall occur in the dry season when amphibians are not nesting and breeding. If a rain event occurs during the ground disturbance period, all ground disturbing activities shall cease for a period of 48 hours, starting after the rain stops. In addition, construction during the dry season reduces the potential of sediment from disturbed soils running into streams and other identified ESHAs. Best Management Practices

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

Impacts to environmentally sensitive habitat areas and water quantity.

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

California Department of Fish and Wildlife and North Coast Regional Water Quality Control Board