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: MS_2025-0002 (Island)

Lead Agency: County of Mendocino Planning & Building Services

Contact Name: Shelby Miller

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Project Location: Philo (*City*) Mendocino (*County*)

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

Minor Subdivision of a 3.71± acre parcel into three (3) parcels. Parcel 1 would be 40,091 square feet (sq. ft.), Parcel 2 would be 42,680 sq. ft., and Parcel 3 would be 54,842 sq. ft. A shared easement is proposed connecting all three Parcels to State Route 128. In the town of Philo on the west side of State Route 128 (SR 128), 0.15± miles east of the intersection of SR 128 and Rays Road (CR131), located at 8750 Highway 128, Philo; APN: 046-060-57, -58, & -59.

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

The majority of the project site is paved and was formerly an industrial sawmill and a remanufacturing facility that contained several structures and stored hazardous materials. The subject property has a history of hazardous spills including several above ground storage tank (AST) diesel fuel leaks, the unauthorized discharge of antifreeze in 1999, and leaking underground storage tanks (LUSTs) in 1998. There were also several cases where fuels and hazardous materials were spilled into the Indian Creek tributary. However, the Regional Water Quality Control Board (RWQCB) and California Environmental Protection Agency (CalEPA) issued Cleanup and Abatement Orders that required monitoring wells to be installed at depths of 25 to 26 feet and other corrective actions. To date, all cleanup orders have been completed to the satisfaction of the regulatory agency.

Phase 1 of an Environmental Site Assessment (ESA) has been prepared by SHN Engineering on October 2023 to assess the property based on the storage of regulated or hazardous materials, as defined in the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) and Department of Toxic Substances Control (DTSC), Title 22 of the California Code of Regulations. SHN is recommending the preparation of a soil management contingency plan (Plan) which would be a construction-phase document that provides procedures for managing soil if ground disturbing work occurs in areas of former industrial activity.

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

N/A

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

N/A