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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_2021-0016 (Christensen)

Lead Agency: County of Mendocino

Contact Name: Jessie Waldman

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Project Location: Mendocino, CA, County of Mendocino
City *County*

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

Coastal Development Permit to demolish an existing single-family residence, garage and shed and cisterns; construct a new single-family residence with an attached garage, guest cottage, and other ancillary development. Also included within the request is to remove dead and dying trees; and a Boundary Line Adjustment proposing to merge three (3) parcels into one (1) parcel; and a Variance request for a reduced front yard setback to allow the placement of a 7'x10' paved generator pad, a 500-gallon underground propane tank and a 10,000-gallon underground water storage tank system to be located within the front yard setback at RD 500D (CR 500D). The generator pad to be located at 13'-0" from the front yard property line. The underground propane tank to be located at 10'-0" from the front yard property line. The 10,000-gallon underground water storage tank system to be located at 10'-0" from front yard property line.
In the Coastal Zone, 1.0± mile north of the Town of Mendocino, on the west side of RD 500D (CR 500D), 540 feet west of its intersection with State Route 1 (SR 1), located at 11800 Road 500D, Mendocino Area; APNs: 118-320-10, 11, and 12.

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

Avoid impacts to stream and wetland ESHA by keeping development outside buffers. Avoid, minimize, or compensate for impacts to Bishop Pine Forest and Sonoma Tree Vole habitat. Prepare and implement a Final Mitigation, Management, Monitoring, and Reporting Plan (FMMMRP) to guide post-construction habitat management and restoration. Install fencing along the wetland buffer to protect sensitive habitat. Manage invasive plant species through targeted removal and prohibit harmful chemicals. Enhance native vegetation on the site. Translocate Bishop pine saplings prior to construction where appropriate. Retain select trees to preserve wildlife habitat values. Develop and implement a fire management plan for ongoing site protection. Modify fencing where needed to maintain wildlife movement and connectivity. Examine and account for a buried culvert in future site planning. Conduct tree removal primarily to meet defensible space requirements: up to 56 trees removed, plus understory thinning and hazard tree removal within a 100-foot zone. Implement biological mitigation measures (BIO-1 through BIO-13) addressing Bishop Pine Forest, Sonoma Tree Vole, nesting birds, roosting bats, amphibians, wetland protection, and overall habitat quality and connectivity.

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, water quantity and bluff-top stabilization.

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