

Wildflower East

Initial Study / Mitigated Negative Declaration

CDP 2021-04, BLA 2021-03

April 22, 2024

Lead Agency

City of Point Arena
451 School Street
Point Arena, California 95468



Lead Agency Contacts

Peggy Ducey
City Manager
707-882-2122
cm@pointarena.ca.gov

Marie Jones
City Planner
707-357-6480
Marie@mariejonesconsulting.com

**Wildflower East
CEQA Environmental Checklist and Initial Study**

Project Title:	Wildflower East
Lead Agency:	City of Point Arena 451 School Street Point Arena, California 95468
Contact Persons:	Peggy Ducey City Manager 707-882-2122 cm@pointarena.ca.gov Marie Jones City Planner 707-357-6480 Marie@mariejonesconsulting.com
Project Location:	The project is located at 135 and 165 Main Street/State Route 1 (APN 027-122-20 and -21), Point Arena, within Mendocino County in the incorporated city limits of Point Arena. The project is situated at Main Street's intersection with Mill Street. The total project area is approximately 1.09 acres on two parcels (0.97 and 0.123 acres).
Project Sponsor:	Jeffrey Hansen 610 Properties, LLC PO Box 669 Point Arena, California 95468 801-955-5833
General Plan Designation:	Highway Commercial
Zoning Designation:	Highway Commercial
Description of Project:	The applicant requests a Lot Line Adjustment to transfer 0.145 acres/6,316.2 SF from Parcel B (APN 027-122-21) to Parcel A (027-122-20), and a Coastal Development Permit to 1) reestablish and rehabilitate a restaurant and residential use and construct a 280 SF trellis on Parcel A; 2) reestablish and rehabilitate lodging, restaurant, and residential use on Parcel B, 3) demolish existing 3,880 SF

structure on Parcel B; 4) construct five (5) detached lodging units each 160 SF in size on Parcel B and; 6) other associated site work as demonstrated on the project plans.

See Section 2 below.

Surrounding Land Uses and Setting:

The project is located on Main Street / SR1 near the southern end of Point Arena, an incorporated City on the southern Mendocino County coastline. Other parcels on the east side of Main Street in the vicinity are developed with commercial uses. Development further to the east along Mill Street and further south on Main Street are residential. The surrounding is composed primarily of smaller occupied commercial properties of less than one acre.

Arena Creek is immediately adjacent to the parcel and runs along its southern border.

Other Public Agencies Whose Approval is Required:

Caltrans will require an Encroachment Permit for the SR1 improvements.

Mendocino County Building Department will review and issue building permits for construction.

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Yes—notification was sent to Manchester Band of Pomo on August 29, 2023, inviting consultation. No response was received.

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1. Introduction

This Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared in accordance with the procedural and substantive requirements of the California Environmental Quality Act (CEQA). The analysis evaluates environmental impacts from the proposed Wildflower East project is described below.

Project Description

The proposed project requires the approval of a Coastal Development Permit, Boundary Line Adjustment, and Use Permit, and includes the following components:

Boundary Line Adjustment

Boundary Line Adjustment to reconfigure boundary lines between two (2) adjacent lots in Point Arena. Parcel A (APN 027-122-20) would increase from 5,393± square feet to 10,759± square feet, and Parcel B (APN 027-122-21) would decrease from 42,267± square feet to 40,685± square feet.

Development on Proposed Parcel A (APN 027-122-20)

- *Reestablish restaurant use in existing structure*

Interior and exterior remodel of existing 461± square foot structure (historically used as restaurant and retail space) to 826 SF restaurant/market space.

Construction of a 280± square foot trellis and courtyard in front of the existing structure for outdoor restaurant seating.

- *Reestablish residential use in existing structure*

Interior and exterior remodel of existing 1,224± square foot structure (historically a residence) to a duplex with one unit on the first floor and one unit on the second floor.

- *Site Improvements*

Additional site improvements on proposed Parcel A include:

- New landscaping to the east and west of the residential structure, between the two buildings, and between the proposed parking lot and the restaurant.
- A new short retaining wall is proposed between the buildings and between the restaurant and the parking lot.
- New site parking lot with 14 spaces and shared drive isle with Parcel B.
- New paved walkways from parking areas to the existing buildings.

Both existing structures are served by existing water, sewer, and electrical connections. Access is provided by existing encroachments on Main Street (Hwy 1) and Mill Street, and requires access easements over proposed Parcel B.

Development on Proposed Parcel B (APN 027-122-21)

- *Reestablish lodging use and establish restaurant and residential use in existing structure*

Interior and exterior remodel of existing 4,160± square foot structure (historically used for lodging) for a 20-unit lodging use, two residential units, and 1,880± square foot restaurant space.

- Construct 28 off-street parking spaces for the uses in this structure (24 standard and four ADA spaces).
- *Demolish existing structure (work completed without permits)*
Demolish 3,880± square foot structure (historically used for lodging).
 - *Construct five (5) detached lodging units*
In a previously vacant area of proposed Parcel B, construct five (5) detached 160± square foot lodging units. Five (5) off-street parking spaces provided on-site (four (4) required).
 - *Site Improvements*
Additional improvements on proposed Parcel B include:
 - Landscaped areas around the proposed lodging units and restaurant.
 - A 140± foot long retaining wall is proposed along the east side of development to separate the project from natural resources along Arena Creek.
 - A 40,000-gallon subterranean water tank for fire suppression is proposed with a 32-foot-tall gazebo placed on top.
 - A 40-foot-tall windmill is proposed adjacent to the five (5) new lodging units,
 - A 27-foot-tall, elevated water tank is proposed adjacent to Main Street.
 - A trash collection area is proposed between the lodging uses.
 - A total of 19 parking spaces are proposed on this parcel to serve the proposed uses with an additional 9 parking spaces located on parcel A which also serve these uses, which will require access and maintenance easements. Areas proposed for parking were either previously paved for parking or were within the footprint of the demolished building.
 - The existing structure on proposed Parcel B is served by existing water, sewer, and electric service. The proposed five (5) new lodging units will connect to water and sewer service from Main Street and use existing electrical service on site.
 - Access is provided by existing encroachments on Main Street (Hwy 1) and Mill Street, and requires access easements over proposed Parcel A.

Hereafter referred to as the “Project”.

a. PURPOSE AND INTENT

CEQA requires that public agencies document and consider the potential environmental effects of the agency’s actions that meet CEQA’s definition of a “project.” Briefly summarized, a “project” is an action that has the potential to result in direct or indirect physical changes in the environment. A project includes the agency’s direct activities as well as activities that involve public agency approvals or funding. Guidelines for an agency’s implementation of CEQA are found in the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations).

Provided that a project is not exempt from CEQA, the first step in the agency’s consideration of its potential environmental effects is the preparation of an Initial Study. The purpose of an Initial Study is to determine whether the project would involve “significant” environmental

effects, as defined by CEQA, and to describe feasible mitigation measures that would avoid significant effects or reduce them to a level that is less than significant. If the Initial Study does not identify significant effects, then the agency prepares a Negative Declaration (ND). If the Initial Study notes significant effects but also identifies mitigation measures that would reduce these significant effects to a level that is less than significant, then the agency prepares a Mitigated Negative Declaration (MND). If a project would involve significant effects that cannot be readily mitigated, then the agency must prepare an Environmental Impact Report (EIR). The agency may also decide to proceed directly with the preparation of an EIR without an Initial Study.

The proposed project is a “project” as defined by CEQA and is not exempt from CEQA consideration. The City has determined that the Project may potentially have significant environmental effects and therefore would require preparation of an IS/MND. This IS/MND describes the proposed project and its environmental setting, discusses the potential environmental effects of the project, and identifies feasible mitigation measures that would eliminate any potentially significant environmental effects of the project or reduce them to a level that would be less than significant.

This IS/MND is a public information document that describes the proposed project, existing environmental setting at the project site, and potential environmental impacts of construction and operation of the proposed project. It is intended to inform the public and decision-makers of the proposed project’s potential environmental impacts, identify/require mitigation measures to reduce environmental effects to a less than significant impact, and document the lead agency’s compliance with CEQA and the State CEQA Guidelines.

This IS/MND concludes that the project would potentially have a significant environmental effect unless mitigation measures are required as part of the CEQA process. As a result, the District has prepared an MND and has issued a Notice of Intent to adopt the MND for the project. The time available for public comment on the Initial Study and MND is shown on the Notice of Intent.

b. INCORPORATION BY REFERENCE

In accordance with Section 15150 of the State CEQA Guidelines to reduce the size of the report, the following documents are hereby incorporated by reference into this Initial Study and are available for public review at the City of Point Arena.

- City of Point Arena General Plan
- City of Point Arena Municipal Code—Title 17: Subdivisions
- City of Point Arena Municipal Code—Title 18: Zoning
- Project Plans
- *Rhiannon Korhummel, WRA, Environmentally Sensitive Habitat Area (ESGA) Survey 135 Main Street City of Point Arena, 2023*

C. PUBLIC REVIEW

In accordance with CEQA and the state CEQA Guidelines, the IS/MND prepared for the Wildflower East project will be circulated for a 30-day public review period and distributed to interested or involved public agencies, organizations, and private individuals for review. In addition, the IS/MND has been made available for general public review by appointment at the following location:

City of Point Arena
451 School Street
Point Arena, California
Hours: Monday - Thursday
9:00 a.m. to 5:00 p.m.

During the public review period, the public will have an opportunity to provide written comments on the information contained within this IS/MND. The City will use the final IS/MND and all comments and correspondence received within the public comment period for all environmental decisions related to the proposed Project.

In reviewing the IS/MND and as articulated in Section 15204(a) of the CEQA Guidelines, affected public agencies and interested members of the public should focus on the sufficiency of the document in identifying and analyzing potential impacts on the environment from the proposed Project, and ways in which the significant effects of the Project are proposed to be avoided or mitigated. Pursuant to Section 15204(b) of the CEQA Guidelines, such public agencies and persons should focus on the proposed finding that the Project will not have a significant effect on the environment. If public agencies or persons believe that the proposed Project may have a significant effect, they should:

- Identify the specific effect;
- Explain why they believe the effect would occur;
- Explain why they believe the effect would be significant; and
- Per Section 105204(c), reviewers should explain the basis for their comments, and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments.

Comments on the IS/MND should be submitted in writing to:

Marie Jones
City Planner
PO Box 67
Point Arena, California 95468
planning@pointarena.ca.gov

2. Setting and Project Description

This section provides a characterization of the Wildflower East project including the environmental setting and project location.

a. ENVIRONMENTAL SETTING

The City of Point Arena is a small City situated along the coast in southwest Mendocino County. Point Arena's history is linked to the lumber industry of the late 1800s. Arena Cove was a safe location for ships to anchor, and as a result, a wharf was built to serve ships transporting lumber from the Mendocino coast to San Francisco. The wharf quickly became a shipping location for the lumber industry and consequently the town grew. When Point Arena was incorporated in 1908, its layout and size was similar to today. The mountainous terrain of coastal northern California makes Point Arena relatively isolated from the rest of Mendocino County, accessible primarily by coastal State Route 1 (SR1). Although the town has its own post office, schools, and medical services, many services for residents are located in other communities in Mendocino County, such as Mendocino (34 miles north), Gualala (15 miles south), Fort Bragg (45 miles north), and Ukiah (50 miles northeast). Point Arena is the smallest of four incorporated areas of Mendocino County: the others being Ukiah, Willits, and Fort Bragg. Point Arena is also located immediately to the west of the Manchester/Point Arena Rancheria, a community of the Pomo Indian Tribe.

Point Arena is surrounded by coastal prairies and bluffs, riparian hillsides, and working farmlands. Downtown Point Arena lies within a narrow ravine drained by Point Arena Creek at the south end of the town. From the south to the north, Main Street/SR1 ascends a fairly steep slope approximately 115 feet in elevation. This steep topography creates a clear view of the entire downtown from both the top and bottom of Main Street.

The Project area contains two mapped aquatic features, including perennial stream (Arena Creek) and riparian area. Arena Creek is also mapped on the Point Arena USGS 7.5-minute quad map (USGS 2015).

- Arena Creek runs across the southern end of Point Arena, directly adjacent to the subject parcel. Arena Creek continues along Port Road to Arena Cove, at the base of a north-facing slope.
- The creek is bordered on both sides with riparian vegetation, and inaccessible from the road. The Point Arena General Plan and Zoning Ordinance define a riparian buffer area of a minimum of 100 feet to “protect the resources of the particular habitat area from significant degradation caused by proposed development.”
- Arena Creek is known habitat for the Point Arena Mountain Beaver (PAMB), which is a federally protected endangered species. The Point Arena General Plan and Zoning Ordinance establish a 500-foot buffer area along each side of the creek for the preservation of the PAMB habitat by minimizing and mitigating disturbances to the PAMB. Any noise-generating or habitat-modifying projects within the buffer area

require an environmental survey, and if evidence of beavers is found within the project area, then additional project mitigation or the development of a habitat conservation plan shall be required. The US Fish and Wildlife Service sent a no-take determination on this property based on negative survey results for PAMB during a site survey on May 10, 2022 by Service staff.

- The US Fish and Wildlife Service also determined that the site is suitable habitat for the California Red Legged Frog (CRLF) and requires mitigation measures to reduce impacts to the CRLF.

The topographic change within Point Arena creates views toward the coastal bluffs, the ocean, and the inland forests from the downtown. The Point Arena General Plan identifies five viewsheds and scenic corridors that shall be protected from “inappropriate development and unavoidable alterations.” These viewsheds are to the south from School Street, along Windy Hollow Road, along and from Riverside Drive, along Port Road, and at Arena Cove.

The Project site consists of two parcels in the geographic south of the City, with frontage on Main Street/SR1 and on Mill Street. This portion of the City is characterized by moderate density residential development to the east and immediate south, and commercial development elsewhere along Main Street. The site is at an elevation of approximately 110 feet above sea level with an approximate five percent slope from the front to the back of the property (Arena Creek).

The Project site consists of two parcels, or 0.97 and 0.123 acres respectively, for a total of 1.093 acres. The parcels are located on the southeast side of Main Street’s intersection with Mill Street/SR1 (APN 027-122-20 and -21). The parcels were developed in the 1960s and used as a lodging establishment for many years. More recently the buildings have been unoccupied and dilapidated. The developed portion of the Project site includes dilapidated lodging and office buildings and associated features such as a parking lot, sidewalks, and lower-level storage garages. The undeveloped portion of the site was disturbed through past use with residential and commercial structures, which have been demolished.

b. PROJECT DESCRIPTION

Project Description

The proposed project requires the approval of a Coastal Development Permit, Boundary Line Adjustment, and Use Permit, and includes the following components:

Boundary Line Adjustment

Boundary Line Adjustment to reconfigure boundary lines between two (2) adjacent lots in Point Arena. Parcel A (APN 027-122-20) would increase from 5,393± square feet to 10,759± square feet, and Parcel B (APN 027-122-21) would decrease from 42,267± square feet to 40,685± square feet.

Development on Proposed Parcel A (APN 027-122-20)

- *Reestablish restaurant use in existing structure*

Interior and exterior remodel of existing 461± square foot structure (historically used as restaurant and retail space) to 826 SF restaurant/market space.

Construction of a 280± square foot trellis and courtyard in front of the existing structure for outdoor restaurant seating.

- *Reestablish residential use in existing structure*

Interior and exterior remodel of existing 1,224± square foot structure (historically a residence) to a duplex with one unit on the first floor and one unit on the second floor.

- *Site Improvements*

Additional site improvements on proposed Parcel A include:

- New landscaping to the east and west of the residential structure, between the two buildings, and between the proposed parking lot and the restaurant.
- A new short retaining wall is proposed between the buildings and between the restaurant and the parking lot.
- New site parking lot with 14 spaces and shared drive isle with Parcel B.
- New paved walkways from parking areas to the existing buildings.

Both existing structures are served by existing water, sewer, and electrical connections. Access is provided by existing encroachments on Main Street (Hwy 1) and Mill Street, and requires access easements over proposed Parcel B.

Development on Proposed Parcel B (APN 027-122-21)

- *Reestablish lodging use and establish restaurant and residential use in existing structure*

Interior and exterior remodel of existing 4,160± square foot structure (historically used for lodging) for a 20-unit lodging use, two residential units, and 1,880± square foot restaurant space.

Construct 28 off-street parking spaces for the uses in this structure (24 standard and four ADA spaces).

- *Demolish existing structure (work completed without permits)*

Demolish 3,880± square foot structure (historically used for lodging).

- *Construct five (5) detached lodging units*

In a previously vacant area of proposed Parcel B, construct five (5) detached 160± square foot lodging units. Five (5) off-street parking spaces provided on-site (four (4) required).

- *Site Improvements*

Additional improvements on proposed Parcel B include:

- Landscaped areas around the proposed lodging units and restaurant.
- A 140± foot long retaining wall is proposed along the east side of development to separate the project from natural resources along Arena Creek.
- A 40,000-gallon subterranean water tank for fire suppression is proposed with a 32-foot-tall gazebo placed on top.
- A 40-foot-tall windmill is proposed adjacent to the five (5) new lodging units,

- A 27-foot-tall, elevated water tank is proposed adjacent to Main Street.
- A trash collection area is proposed between the lodging uses.
- A total of 19 parking spaces are proposed on this parcel to serve the proposed uses with an additional 9 parking spaces located on parcel A which also serve these uses, which will require access and maintenance easements. Areas proposed for parking were either previously paved for parking or were within the footprint of the demolished building.
- The existing structure on proposed Parcel B is served by existing water, sewer, and electric service. The proposed five (5) new lodging units will connect to water and sewer service from Main Street and use existing electrical service on site.
- Access is provided by existing encroachments on Main Street (Hwy 1) and Mill Street, and requires access easements over proposed Parcel A.

3. Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

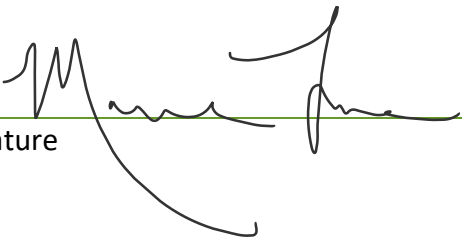
- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input checked="" type="checkbox"/> Geology and Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and Hazardous Materials |
| <input checked="" type="checkbox"/> Hydrology and Water Quality | <input checked="" type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Mineral Resources |
| <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities and Service Systems | <input checked="" type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

4. Determination

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least on effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze on the effects that remain to be addressed.

- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Signature

April 22, 2024
Date

5. Evaluation of Environmental Impacts

This section provides an evaluation of the potential environmental impacts of the proposed Wildflower East project, as well as the CEQA Mandatory Findings of Significance. A discussion of cumulative impacts is included at the end of this chapter.

The environmental analysis in this section is patterned after the Initial Study Checklist recommended by the State CEQA Guidelines. This checklist has been updated with the revisions of the January 1, 2023, State CEQA Guidelines.

For the evaluation of potential impacts, the questions in the Initial Study Checklist are stated and an answer is provided according to the analysis undertaken as part of the Initial Study. The analysis considers the long-term, direct, indirect, and cumulative impacts of the development. To each question, there are four possible responses:

- No Impact. The development will not have any measurable impact on the environment.
- Less Than Significant Impact. The development will have the potential for impacting the environment, although this impact will be below established thresholds that are considered to be significant.
- Potentially Significant Impact Unless Mitigation Incorporated. The development will have the potential to generate impacts which may be considered as a significant effect on the environment, although mitigation measures or changes to the development's physical or operational characteristics can reduce these impacts to levels that are less than significant.
- Potentially Significant Impact. The development will have impacts which are considered significant, and additional analysis is required to identify mitigation measures that could reduce these impacts to less than significant levels.

The setting discussion under each resource section in this chapter is followed by a discussion of impacts and applicable mitigation measures.

a. AESTHETICS

Would the project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			✓	
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?			✓	
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			✓	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		✓		

Existing Aesthetics Setting

Scenic vistas are expansive views of highly valued landscapes from publicly accessible viewpoints. Scenic vistas include views of natural features such as topography, water courses, outcrops, and natural vegetation, as well as man-made scenic structures.

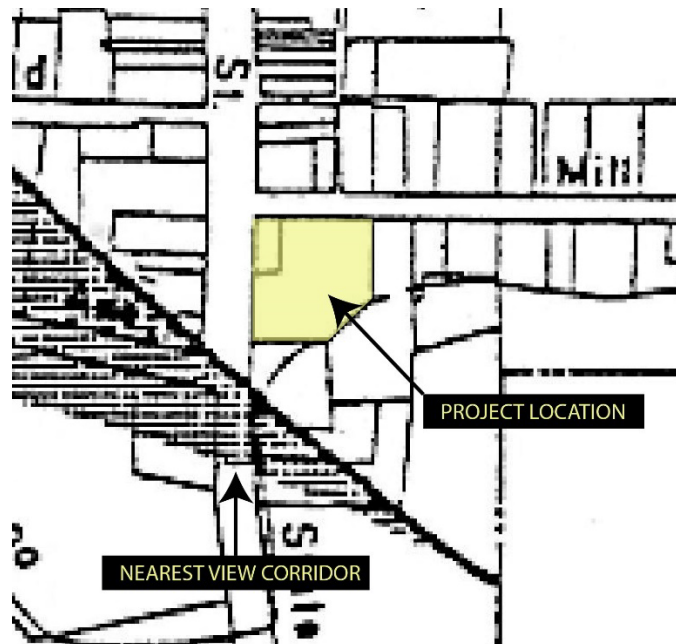
There are several Point Arena General Plan policies that address the protection of aesthetic resources, including the Scenic Corridors map that depicts view corridors and their orientations. View corridors are mapped from School Street facing south toward Arena Creek, along Port Road facing west toward the ocean, and along Windy Hollow Road facing east toward the ridge. The General Plan’s policies require new development be sited and designed to protect public views, viewsheds, and view corridors, with emphasis on the areas on the Scenic Corridors map.

Aesthetics Impact Discussion

a) Would the project have a substantial adverse effect on a scenic vista?

Less than significant Impact

The project is located on the east side of Main Street/SR1 where existing development and mature vegetation is the backdrop to views from Main Street. The creek and riparian vegetation are located at the southern boundary of the Project; however, the site's existing development currently blocks views to these natural features, and the Project would not increase the existing view obstructions. The project is not within a mapped viewshed area, per the General Plan's Scenic Corridors map. There is no mapped scenic vista in the view corridor of the project area.



b) Would the project substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?

Less than Significant Impact

Although eligible for listing, SR1 (Main Street) is not currently listed as a state scenic highway. Due to the previous development, the site lacks scenic trees or rock outcroppings that could be impacted by the Project.

c) In nonurbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less than Significant Impact

For incorporated cities, the 2023 CEQA Statute and Guidelines defines an “urbanized area” in Section 21071 as having a population of at least 100,000 persons, or being contiguous with another incorporated city which, together, have combined populations of at least 100,000 persons. For the purposes of CEQA, the City of Point Arena is a “nonurbanized area.” As such, only the thresholds applicable to nonurbanized areas are applicable for this review.

The only public views proximate to the proposed project are located along Main Street and Mill Street (the public rights-of-way).

The existing public views from Main Street look easterly or southerly at the property and are backdropped by existing residential development and vegetation along Arena Creek. Existing development and trees on the Project parcels block views to the hills and creek.



View to the east from Main Street



View to the South from Mill Street

The development project would repair and reconstruct these existing structures in the public viewshed from both the Main Street and Mill Street public vantage points. As these public views are already characterized by existing development on both the Project parcel and adjacent parcels the proposed project would have a less than significant impact.

d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less than Significant Impact with Mitigation

Past uses on the Project site have not operated for several years. Ambient lighting levels are influenced by the current pattern of development and headlights from vehicles. The Project proposes to reestablish commercial uses and develop five new lodging units that could create new sources of light or glare that could adversely affect day or nighttime views.

The proposed Project would be consistent with the current development patterns in the area and past uses on site, so it is unlikely that the Project would create a new source of light or glare that would affect the current ambient lighting levels. However, the Project application does not include specifications for lighting. **AES-1** will ensure impacts remain less than significant by requiring a review of the proposed lighting prior to issuance of a building permit.

Mitigation Measures

AES-1: Prior to issuance of a building permit for this Project, the applicant shall submit an exterior lighting plan showing the location of all exterior lights and the manufacturer and type of lighting fixtures proposed. Lights and light fixtures shall be downcast and shielded to prevent offsite light trespass. The exterior lighting plan shall be reviewed and approved by the City in conjunction with building permit review.

b. AGRICULTURAL AND FORESTRY RESOURCES

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				✓
d) Result in the loss of forest land or conversion of forest land to non-forest use?				✓
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				✓

Existing Agricultural and Forestry Setting

- The California Department of Conservation, Farmland Mapping and Monitoring Program (FMMP) classifies land into Important Farmland Categories, which are based on a combination of technical soil ratings and current land use. Under CEQA, the categories of Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, and Grazing Land constitute agricultural land. Based on the most recent available FMMP data, the majority of Point Arena is classified as Grazing Land, with the downtown core and Hay Industrial Park classified as Urban and Built-up Land. The Project site and adjacent areas are classified as Urban Built-up Land.
- There are no Williamson Act properties within the City.
- There are no lands within the City designated or zoned for timberland production or other forestry-related uses.

Agricultural and Forestry Resources Impact Discussion

a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact

See response below.

b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact

The Project site is not designated under the FMMP as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance and therefore will not result in the conversion of farmland to non-agricultural use. The site's zoning and General Plan classification do not allow agricultural land uses by-right or with a conditional use permit. The proposed project would establish commercial and residential uses consistent with adjacent and nearby commercial and residential development. As a result, there are no impacts related to farmland or Williamson Act lands, as the Project would not convert Prime, Unique, or Important Farmland to non-agricultural use, nor would the Project conflict with any Williamson Act contract.

c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

No Impact. See response below.

d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact

The Project is not proposed on lands zoned or designated as timberland and is not forested. Surrounding properties are also not zoned timberland and are not forested. Therefore, the project would have no impact on timberland or forest lands.

e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. See discussion related to 5.2(a) and 5.2(b) above.

Mitigation Measures

None required.

C. AIR QUALITY

Except as provided in Public Resources Code Section 21099, would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?		✓		
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?			✓	
c) Expose sensitive receptors to substantial pollutant concentrations?		✓		
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			✓	

Existing Air Quality Setting

The City of Point Arena is located within the North Coast Air Basin, which includes the counties of Del Norte, Trinity, Humboldt, Mendocino and parts of Sonoma. Air quality within the North Coast Air Basin is influenced by natural geographical and meteorological conditions as well as human activities such as construction and development, operation of vehicles, industry and manufacturing, and other anthropogenic emission sources. The Federal Clean Air Act and the California Clean Air Act establish national and state ambient air quality standards. The Mendocino County Air Quality Management District (MCAQMD) is the agency responsible for enforcing all State, Federal and Local air quality laws and regulations in Mendocino County, including the City of Point Arena.

The District is in attainment (meaning compliant with current standards) for all Federal criteria air pollutants, and most State standards with the exception of PM₁₀. Primary sources of PM₁₀ include wood combustion emissions, fugitive dust from construction, automobile emissions, and industry. The MCAQMD has an adopted Particulate Matter (PM) Attainment Plan which includes recommended control measures to reduce future PM levels including alternatives to the use of wood burning stoves/fireplaces, the use of dust control practices during construction operations, and improvement of bicycle facilities to reduce vehicle trips. In addition to criteria

air pollutants, the District also identifies areas likely to contain Naturally Occurring Asbestos (NOA) and sets forth regulations for evaluating the presence of NOA for individual projects.

Air quality emissions of carbon monoxide (CO), ozone precursors (ROG and NO_x), and particulate matter (PM₁₀ and PM_{2.5}) from construction and operation are evaluated relative to the adopted air quality thresholds. The MCAQMD utilizes adopted Bay Area Air Quality Management District (BAAQMD) thresholds for construction-related emissions. Operational emission thresholds have been adopted to align with District rules and regulations.

The City of Point Arena's General Plan sets forth policies to maintain and improve air quality in the City. Section 4 of the Health and Safety Element includes policies to ensure development is consistent with the requirements of the MCAQMD, and to preserve Point Arena's high air quality.

Air Quality Impact Discussion

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

Less than Significant Impact with Mitigation

As previously stated, the MCAQMD is in attainment for all Federal and State criteria air pollutants with the exception of PM₁₀. MCAQMD adopted the Particulate Matter Attainment Plan in January 2005, which includes recommended control measures for PM. MCAQMD Regulation 4.1-400 prohibits the installation of wood burning fireplaces, outdoor boilers, and other wood burning appliances in new developments. Additionally, the Plan includes measures to control particulate matter emissions associated with vehicular activities.

Mitigation Measures AQ-1 and AQ-2, consistent with standard conditions of approval, require the project to comply with applicable MCAQMD regulations including the incorporation of dust control measures during construction and the prohibition of woodburning appliances. Therefore, the Project will have less than significant impacts with mitigation due to a conflict with the regional air quality plan.

b) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?

Less than Significant Impact

Air quality emissions associated with the Project would result from short-term construction activities and ongoing operation.

Construction Activities

As analyzed below, the construction-related impacts associated with the proposed development would fall well below the (BAAQMD) threshold for a significant impact on air quality.

The Bay Area Air Quality Management District (BAAQMD) establishes the thresholds for significance for construction-related air quality impacts in Mendocino County and has adopted CEQA significance thresholds and screening criteria for criteria air pollutants. If a project falls below the screening criteria, then the project would not generate criteria air pollutants and/or precursors that exceed the thresholds of significance, and would therefore result in a less than significant cumulative impact to air quality from criteria air pollutant and precursor emissions.

BAAQMD screening criteria includes land use type categories for “apartments,” “hotels,” and “restaurants,” which are the most consistent categories for this Project. The table below compares the BAAQMD screening criteria for construction-related impacts to the proposed development on site.

Land Use Type	BAAQMD Construction-Related Impact Significance Threshold	Proposed Project
Restaurant	452,000 SF	2,330 SF
Hotel	312 rooms	25 rooms
Apartments	416 units	4 units

The construction-related impacts associated with the proposed development are substantially below the above threshold and therefore, construction related increases of any criteria pollutant are less than significant.

Operation

The Project would result in stationary and mobile operation emissions. Although there would be no new stationary “point sources” created (large emitters such as manufacturing plants), the Project will result in emissions from the use of propane gas, consumer products such as solvents, cleaners, and paints, and landscaping maintenance equipment. Most of the operational emissions would result from vehicles traveling to and from the Project site by residents, visitors, delivery vehicles, etc.

The MCAQMD has an adopted Particulate Matter (PM) Attainment Plan which includes recommended control measures to reduce future PM levels associated with Project operation, including alternatives to the use of wood burning stoves/fireplaces, the use of dust control practices during construction operations, and requirements for bicycle facilities to reduce vehicle trips.

The Project is not expected to result in substantial air quality emissions. Lighting, electricity, water, wastewater, and energy-related demands would be expected to be minimal as new buildings are subject to Title 24 requirements under the latest building code.

BAAQMD also provides screening criteria (revised 2023) establishing baseline significance thresholds for the operation of the proposed land uses. The table below compares the BAAQMD screening criteria for operation-related impacts to the proposed development on site.

Land Use Type	BAAQMD Operation-Related Impact Significance Threshold	Proposed Project
Restaurant	452,000 SF	2,330 SF
Hotel	312 rooms	25 rooms
Apartments	416 units	4 units

Again, air quality impacts from the operation of the proposed development are again well below the criteria and therefore the Project air quality impact would be less than significant.

c) Would the project expose sensitive receptors to substantial pollutant concentrations?

Less than Significant with Mitigation

The California Air Resources Board (CARB) defines sensitive receptors as children, elderly, individuals with asthma, and other populations who are at a heightened risk of negative health effects resulting from exposure to air pollutants. Sensitive receptor locations may include hospitals, schools, day care centers, residential areas and recreation facilities. Sensitive receptors within close proximity of the Project site which may be exposed to health risks from construction exhaust emissions and dust are the RCMS Medical Center (134 feet north of the site) and Arena Union Elementary School (1,544 feet north of the site).

Construction

Construction associated Project would result in the emission of exhaust from vehicles and heavy-duty equipment as well as the generation of fugitive dust from grading and ground disturbing activities. To ensure that fugitive dust emissions are reduced to levels below significance, **Mitigation Measure AQ-1** shall be implemented. With implementation of **AQ-1**, impacts to sensitive receptors during construction will be reduced to less than significant with mitigation.

Operation

At operation, the use of the site for lodging, restaurant, and residential uses will not generate air quality emissions that affect sensitive receptors in the vicinity of the site. Proposed use of the site is consistent with the General Plan and the pattern of existing development along Main Street. Potential impacts to sensitive receptors at operation of the Project will be less than significant.

Air Quality Land Use Compatibility

The proposed Project has the potential to expose new residents, visitors, guests and employees onsite to emissions associated with traffic along SR1. However, impacts are expected to be less than significant.

d) Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less than Significant Impact

Occasional localized odors during Project construction from construction equipment, paving and the application of architectural coatings may occur during development. Any odors generated during construction would be temporary and not likely noticeable beyond the immediate construction zone. Project Operation will not create objectionable odors affecting a substantial number of people. Therefore, the Project will have less than significant impacts to air quality due to objectionable odors.

Mitigation Measures

AQ-1: The Project comply with the following mitigation measures set forth by the Mendocino County Air Quality Management District to control fugitive dust generated during construction activities:

1. All visibly dry disturbed soil and road surfaces shall be watered to minimize fugitive dust emissions.
2. Earth or other material tracked onto neighboring paved roads shall be removed promptly.
3. Approved chemical soil stabilizers shall be applied to exposed earth surfaces in inactive construction areas and exposed stockpiles (i.e., sand, gravel, dirt).
4. Dust generating activities shall be limited during periods of high winds (over 15 mph).
5. Access of unauthorized vehicles onto the construction site during non-working hours shall be prevented.
6. A daily log shall be kept of fugitive dust control activities.

AQ-2: The Project shall comply with Regulation 4, Rule 4.1-400 of the MCAQMD related to prohibitions on woodburning, including the following:

1. 4.1-400(a) No person shall install an open wood burning fireplace in any new residential, commercial, or public building or accessory building, or as part of a renovation of any residential, commercial, or public building or accessory building.
2. 4.1-400(b) No person shall install a wood-fired outdoor boiler to provide heat for any residential, commercial, or public building or accessory building.
3. 4.1-400(c) No person shall install wood burning appliances in any new, remodeled or renovated multi- family residence, commercial or public building or accessory building, except as a replacement for an existing wood burning appliance.

4. 4.1-400(d) No person shall install wood burning appliances in any new or remodeled residential dwelling of three units or less, or any accessory building, that is not an approved device as defined in Rule 4.1-140(a3).
5. 4.1-400(f) No person shall install any wood burning appliances in any residential dwelling or accessory building that is included as part of a major subdivision, which filed a tentative map after the effective date of this regulation.

d. BIOLOGICAL RESOURCES

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		✓		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		✓		
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		✓		
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			✓	
e) Conflict with any local policies or ordinances protecting biological		✓		

resources, such as a tree preservation policy or ordinance?				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓

Existing Biological Resources Setting

Biological resources are protected by statute including the Federal Endangered Species Act (FESA), the California Endangered Species Act (CESA), and the Clean Water Act (CWA). The Migratory Bird Treaty Act (MBTA) affords protection to migratory bird species including birds of prey. These regulations provide the legal protection for identified plant and animal species of concern and their habitat. The California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDDB) provides an inventory of the status and location of rare plant and animal species in California.

The City’s General Plan includes policies within the Open Space and Conservation Element aimed at protecting natural resources. These policies require the protection of environmentally sensitive habitat areas (ESHAs) and aim to enhance wildlife habitats. Open Space and Conservation Element Policy 14 establishes a 500-foot riparian setback area from the centerline of Arena Creek for the protection of Point Arena Mountain Beaver (PAMB). Within this setback area, the Zoning Ordinance requires surveys by a qualified biologist for signs of PAMB, and mitigation measures to be implemented limiting development activities and noise-generating construction activities proximate to identified habitat during the December 15 through June 15 breeding season.

In addition to PAMB, ESHAs are protected in the California Coastal Zone by implementation of City Zoning Code Section 18.25.220. Development in or adjacent to ESHA are required to meet the standards outlined in that section, notably a requirement that most development be prohibited within 100 feet of ESHA. ESHA buffers may be reduced to 50 feet after consultation with California Department of Fish and Wildlife (CDFW) and concurrence that 100 feet is not necessary to protect the resource or habitat.

The United States Fish and Wildlife Service (USFWS) identifies geographic areas that contain features essential for the conservation of threatened or endangered species. A search of the USFWS critical habitat map indicates critical habitat for California red-legged frog.

The Project parcel was developed in the 1960s as a lodging establishment; the structures remain and have become dilapidated. The developed portion includes the dilapidated lodging and office buildings and associated features such as a parking lot, sidewalks, and lower-level storage garages. The undeveloped land is disturbed through past land use which included residential/commercial structures, which have since been demolished.

Biological Resources Impact Discussion

a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Less than Significant Impact with Mitigation

Rhiannon Korhummel, Senior Plant Biologist with WRA, surveyed the Project site on April 23, 2022 and on June 5, 2022 to evaluate the potential presence of special-status botanical and biological species, to assess the presence of suitable habitat for special-status species, and to determine and map the presence of critical habitat, essential fish habitat, and wildlife corridors (*Environmentally Sensitive Habitat Area Survey*, November 2022). Per the report, most of the Project site is either classified as developed lands or non-native annual grassland, characterized by Sweet Vernal Grass Meadow Semi-Natural Alliance. The areas identified as non-native grassland consists of less than 10-percent relative cover of natural species. While no individual special-status wildlife or plant species were observed during any site visit, the survey concludes that the following special-status resources and/or their habitats as either present at the Project site, likely to be present, or assumed to be present:

Resource	Resource Type	Status/Designation	Survey Notes
Red Alder Forest	Sensitive Natural Community (Riparian), ESHA	CDFW G5:S4	Observed on site, mapped in ESHA report.
Arena Creek	Perennial Stream, ESHA	Jurisdictional under Clean Water Act	Observed on site, mapped in ESHA report.
Point Arena Mountain Beaver	Special-Status Species	Federal Endangered, CDFW Species of Special Concern	Not observed on site, high potential of occurrence. Consultation with CDFW regrading the project determined that PAMB is not located onsite.
Western pond turtle	Special-Status Species	CDFW Species of Special Concern	Not observed on site, presence is presumed
California red-legged frog	Special-Status Species	Federal Threatened, CDFW Species of Special Concern	Not observed on site, presence is presumed.

The habitats (Red Alder forest and Arena Creek) for the listed special-status species are considered riparian and a perennial stream, and protection of these habitats is specifically

discussed and mitigation measures are recommended to offset potential impacts. Regarding the special-status species with the potential to occur on the Project site, Ms. Korhummel consulted USFWS and CDFW regarding the presumed presence or high potential for the presence of the PAMB, Western pond turtle, and California red-legged frog.

Point Arena Mountain Beaver (PAMB)

A subspecies of the mountain beaver, PAMB is endemic to a small portion of the Mendocino County coast in the vicinity of Point Arena, specifically from two miles north of Bridgeport Landing to three miles south of Moat Creek and inland five miles from the Pacific Ocean. The USFWS considers PAMB potentially present in suitable habitat areas within two miles of documented occurrences. The nearest documented occurrence to the Study Area is located approximately 700 feet to the southwest. A protocol-level PAMB survey was conducted in 2017 with the assistance of USFWS due to presence of suitable habitat along the Arena creek and in adjacent parcels within 100 feet of the Study Area. No sign of PAMB occupancy was found. An additional survey was conducted by USFWS in 2022 within the same vicinity of the 2017 survey. No evidence of PAMB occupancy was found. Through on-site surveys and USFWS consultation, the report concludes that PAMB is not present and no take of PAMB is anticipated from the project.

California Red-Legged Frog (CRLF)

The CRLF is the only native “pond frog” found throughout much of California. The report analyzes the potential for CRLF presence on the Project site, and the potential for breeding activity along Arena Creek. The report concludes that the creek flow rates during CRLF breeding season are likely too high for breeding CRLF. However, CRLF may disperse across the Project site during the wet season prior to breeding or take refuge in moist sites near the stream during non-breeding/dispersal times. The nearest documented occurrence is in the Garcia River, approximately 2.3 miles to the north.

Western Pond Turtle (WPT)

The WPT is the only native freshwater turtle in California. Turtles require suitable aquatic habitat for most of the year; however, WPT often occupies creeks, rivers, and coastal lagoons that become seasonally unsuitable. To escape periods of high-water flow, high salinity, or prolonged dry conditions, WPT may move upstream and/or take refuge in vegetated, upland habitat for up to four months. Although upland habitat is utilized for refuging and nesting, this species preferentially utilizes aquatic and riparian corridors for movement and dispersal. WPT nests from late April through July. This species requires open, dry upland habitat with friable soils for nesting and prefer to nest on unshaded slopes within 15 to 330 feet of suitable aquatic habitat.

The Study Area contains a perennial stream which may provide suitable dispersal habitat. The riparian area along the stream is also suitable dispersal habitat. Nesting on adjacent uplands is unlikely due to regular human activity, per the report.

In conclusion, California red-legged frog or western pond turtle may utilize the undeveloped portion of the Project site or riparian habitat as upland dispersal habitat during the rainy season or as upland refugia during the dry season; if CRLF is present, then “take” of CRLF may occur. Use of existing developed land by CRLF or WPT is unlikely.

Mitigation measures BIO-1a-b, BIO-2a-d, BIO 3a-d, BIO 4a-h and BIO 5a would reduce impacts to special-status species to a less than significant level.

Windmill Impacts. Additionally, the Biologist who prepared the Biological Report did not notice that the project site plan includes a windmill. The proposed windmill would be 40 feet and has the potential to impact both birds and bats through accidental collisions. As this potential impact was not analyzed in the Biological Report, the applicant was provided the option of paying for an additional report that would analyze potential impacts to bird and bats or a mitigation measure would be required that would remove the windmill from the project. The applicant chose to eliminate the windmill from the project per **Mitigation Measure BIO-6a**.

The proposed mitigation measures will reduce the limited potential for impacts to special status species and their habitats to a less than significant level.

b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

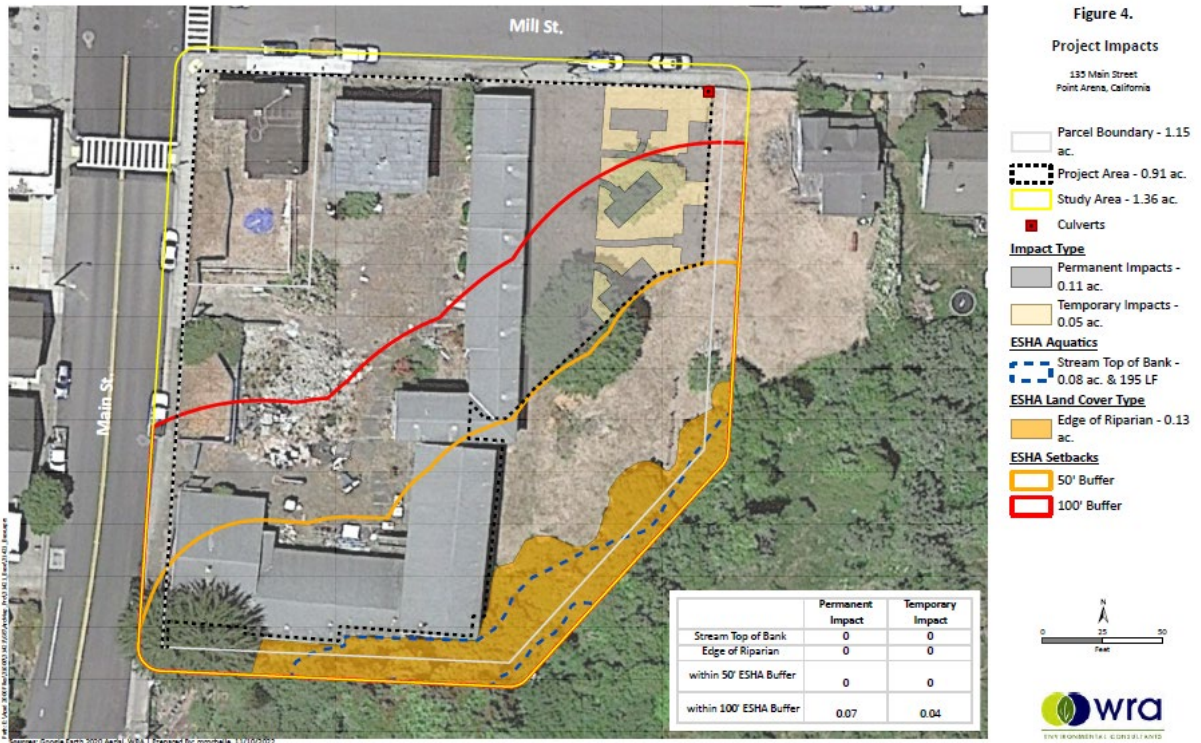
Less than Significant Impact with Mitigation

The Project site contains a Red Alder forest alliance, a habitat defined by dominant red alder in the tree canopy that typically occurs on and along watercourses. Arena Creek is the perennial stream within the Study Area and is located along the southern boundary. The ESHA report determined that the Project has the potential to impact the Red Alder forest alliance and Arena Creek habitats, due to proximity of proposed development to these resources.

Riparian vegetation is present along the banks of Arena Creek. The canopy is intermittent and dominated by red alder with Sika willow and Pacific willow. The English ivy and Himalayan blackberry are invading the riparian vegetation. To prevent degradation to the existing structures, portions of riparian vegetation adjacent to structures are regularly maintained through weed-eating and tree pruning.

Potential project impacts:

- Five new very small lodging units are proposed between the 50 ft and 100 ft buffer from the edge of the riparian vegetation.
- Improvements are proposed to the existing southern structure (including painting, re-roofing, and upgrades to existing features) which is located immediately adjacent to the riparian area, within the 50 ft buffer.
- Additionally, the southwest portion of the southern structure would be entirely replaced, and this structure is located within the 50 ft buffer from a riparian ESHA.



The Biological Report identifies the following potential riparian impacts:

BIO IMPACT 1: Approximately 0.07-acre of the undeveloped 100-foot buffer will be permanently impacted through development of the rental units and a parking lot. Approximately 0.04-acre of the undeveloped buffer will be temporarily impacted from grading and land disturbance during construction. Temporary impacted areas will return to pre-construction conditions (i.e., non-native herbaceous vegetation) following construction.

The report recommends **Mitigation Measures BIO-1a and BIO-1b** to reduce this potential impact to a less than significant impact. These recommended mitigation measures are required by this MND.

BIO IMPACT 2: Land disturbance activities may create conditions which could cause erosion, sediment deposition, or pollution into riparian vegetation and/or Arena Creek.

The report recommends **Mitigation Measures BIO-2a, BIO-2b, BIO-2c, BIO-2d** to reduce this potential impact to a less than significant impact. These recommended mitigation measures are required by this MND.

BIO IMPACT 3: Installation and removal of scaffolding around existing structures will occur in riparian vegetation. Existing riparian vegetation will be trampled for installation and for access during improvements. Scaffolding will reduce regular trampling for most

of the vegetation as the vegetation will be located under the scaffolding. However, portions within the pathway for access to the scaffolding will be trampled regularly. Building improvements may introduce debris or pollutants (i.e., paint, etc.) into the riparian vegetation.

The report recommends **Mitigation Measures BIO-3a, BIO-3b, BIO-3c, BIO-3d** to reduce this potential impact to a less than significant impact. These recommended mitigation measures are required by this MND.

BIO IMPACT 4: California red-legged frog or western pond turtle may utilize the undeveloped portion of the Project Area or riparian habitat as upland dispersal habitat during the rainy season or as upland refugia during the dry season; if CRLF is present, then “take” of CRLF may occur. Use of existing developed land by CRLF or WPT is unlikely.

The report recommends **Mitigation Measures BIO-4a through BIO-4h** to reduce this potential impact to a less than significant impact. These recommended mitigation measures are required by this MND.

The proposed mitigation measures would reduce these impacts to the riparian habitat to a less than significant level.

c) Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Less than Significant Impact with Mitigation

The biological report identified a perennial stream, Arena Creek, within the Study Area. The report describes the stream as follows:

“the stream channel is approximately 4-feet wide, consisting of silt with some exposed cobble. The top of bank is approximately 12-feet wide of steep but relatively shallow banks of soil. Vegetation within the banks of the stream is dominated by a mix of upland and hydrophytic plants, including coltsfoot (*Petasites frigidus*), hedge nettle, lady fern, English ivy, water parsley (*Oenanthe sarmentosa*), nutsedge (*Cyperus eragrostis*), stinging nettle (*Urtica dioica*), cleavers (*Galium aparine*), forget-me-not (*Myosotis latifolia*), wild radish (*Raphanus sativus*), California blackberry, and Italian ryegrass. Vegetation on top of the banks is red alder forest described above. No pools/riffle complexes are present and vegetation along the stream is continuous but not creating dense canopy. The stream may support breeding habitat for common species of aquatic wildlife but is not suitable fish habitat.”

The proposed project will not have a substantially adverse effect on this stream through removal, filling or hydrological interruption. However, it could have an impact through other means as analyzed in section c) above. The mitigation measure proposed for c) above will also mitigate potential impacts to the perennial stream.

The Project will have an effect that less than significant with mitigation through the implementation of the required biological mitigation measures in this MND.

d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less than Significant Impact

Per the ESHA report, Arena Creek has a perennial hydro-period with a relatively deep channel, but does not have run-riffle-pool complexes; therefore, anadromous fish are unlikely to utilize Arena Creek; additionally, the stream does not have a perennial connection to the Pacific Ocean. The Project site is not within a wildlife corridor per Caltrans' California Essential Habitat Connectivity Project.

The site is located within developed land within a rural city of Mendocino County. While common wildlife species presumably utilize the site to some degree for movement at a local scale, the Study Area itself does not provide corridor functions beyond connecting similar forested and heavily wooded land parcels in surrounding areas. The ESHA report concludes that the portion of the stream in the Project Area is surrounded by development and regular human activity, and the proposed Project is unlikely to result in any significant impacts to wildlife movement.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less than Significant Impact with Mitigation

The entire City of Point Arena is located within the Coastal Zone and is subject to the California Coastal Act. The California Coastal Commission has approved the City's Local Coastal Program (LCP), which includes components of the General Plan and the Zoning Ordinance as implementation plans. Policies in the Open Space and Conservation Element of the General Plan and regulations in the Zoning Ordinance have been adopted to protect biological resources.

Specifically, the LCP requires the identification of ESHAs (as defined in the Coastal Act and elsewhere) and requires that all development be buffered at least 100 feet from identified ESHA. The LCP allows for a reduction in the buffer area between ESHA and development after performing a reduced buffer analysis, and consultation with CDFW that a 50-foot buffer is adequate to protect the resource.

The City of Point Arena defines an Environmentally Sensitive Habitat Area (ESHA) as:

"An area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in the ecosystem and

which could be easily disturbed or degraded by human activities and developments.”

The Biological Report identified a Red Alder ESHA, and so these regulations apply to this project.

Additionally, the City of Point Arena Municipal Code includes different regulations related to new development within an ESHA or ESHA buffer and Repair, Replacement of existing development within an ESHA or ESHA buffer as follows:

Section 18.25.220 Development in or Adjacent to Environmentally Sensitive Habitat Area: No new development shall be allowed within or adjacent to riparian corridors along Arena Creek, or other Environmentally Sensitive Habitat Areas where mapped (on the opportunities and constraints map: biological resources and trails) or other unmapped ESHAs that meet the ESHA criteria contained in Land Use Plan (LUP) Chapter X Section 2.4 without first obtaining appropriate permits. New development includes, but is not limited to, vegetation removal, grading, filling, soils or refuse dumping, and the alteration of creek banks. New development adjacent to ESHA shall provide native vegetation buffer areas to serve as transitional habitat and provide distance and physical barriers to human intrusion.

The buffer area shall be a minimum of 100 feet and shall be larger if necessary to protect the resources of the particular habitat area from possible significant degradation caused by the proposed development. No buffer may be less than 100 feet unless it can be demonstrated, based on the criteria below and after city consultation with the California Department of Fish and Wildlife, that 100 feet is not necessary to protect the resources of the particular habitat area from possible significant degradation caused by the proposed development. No buffer area may be less than 50 feet in width.

The buffer area shall be measured from the nearest outside edge of the ESHA. For a wetland the buffer shall be measured from the upland edge of the wetland. For riparian areas, the buffer shall be measured from the outer edge of the canopy of riparian vegetation. Where riparian vegetation is not present, the buffer shall be measured from the outer edge of the bank of the subject stream. For coastal bluff ESHA, the buffer shall be measured from the bluff edge (as defined in Appendix A). For plant community ESHAs, the buffer shall be measured from the outer edge of the plants that comprise the plant community. Point Arena Mountain beaver buffer area is described in Section 18.25.240.

Pre-existing buildings and non-conforming uses within riparian buffer zones may continue as legally non-conforming, but no additions that encroach closer to the stream or creek shall be permitted, with the following exceptions contingent upon the four required findings described below:

1. Required Findings
 - a) The proposed development has been sited and designed to prevent significant impacts to the habitat values, functional capacity, and species diversity of the adjacent riparian habitat area.
 - b) The proposed development is compatible with the continuance of such habitat areas.

- c) Soils and vegetation removal and disturbances shall be minimized.
- d) Non-native vegetation shall not be planted except for the continuance of existing agricultural practices.

The proposed project includes repair and reconstruction of existing structures that are located within the 50-foot buffer area of the Red Alder ESHA and associated riparian area and perennial stream.

The proposed work on the pre-existing buildings would not encroach further into the riparian buffer and thus can continue as legal non-conforming uses. The applicant has proposed to construct a new two-foot-high retaining wall which would encroach an addition foot into the buffer on the south side of the building. The eastern portions of the retaining wall do not encroach further into the ESHA or ESHA buffer. It may be difficult to make the findings with respect to the construction of the retaining wall along the south side of the Project's buildings WE2 and WE1. The potential impacts of the construction of the retaining wall were included in the Biological Report which included mitigation measures to reduce the potential impacts of this construction to a less than significant impact. Nevertheless an additional **Mitigation Measure BIO 6b** is included to eliminate this section of the retaining wall from the project, as the General Plan Policy expressly prohibits the expansion of an existing structure further not an ESHA buffer.

The City's General Plan includes policies that address the removal of trees for the protection of viewsheds as follows:

Land Use Policies

14. Public views, viewsheds, view corridors, buildings of architectural and historical merit, existing topographic features, and existing important clusters of trees, shall be preserved and maintained.

31. Adopt a Zoning Ordinance measure that requires development proposals to be planned in a manner to avoid removing trees, if feasible. At least two trees shall be planted for every one removed to accommodate development facilitated by the General Plan. The planting of trees shall be performed in a manner that protects public views to and along the ocean and scenic coastal areas, consistent with the visual resources policies of the LCP. Visually attractive native trees species, such as bishop pine and sargent cypress, shall be the preferred species used, as they require less water, herbicides, pesticides, and are valuable wildlife resources.

Open Space Policy

29. Construction shall minimize disturbance of natural vegetation (including significant trees, native vegetation, and root structures), and other physical or biological features important for preventing erosion and sedimentation.

Protection of Visual Resources Policy

3.9 New development shall minimize removal of natural vegetation. Existing native trees and plants shall be preserved on the site to the maximum extent feasible.

The project site includes 5-7 small trees on the north-east side of Parcel B. See image below.



Additionally, the Zoning Ordinance includes Section 17.03.060 requires that “existing trees shall be preserved in all subdivisions where feasible.” Zoning Code Section 18.25.140 includes additional landscaping and screening regulations.

Section 5.15.D 11. Includes Design Review criteria that are relevant to the protection and replacement of native trees.

Developments shall be planned to avoid removing trees, if feasible. At least two trees shall be planted for every one removed to accommodate development facilitated by the General Plan. Visually attractive native trees species, such as bishop pine and sargent cypress, shall be the preferred species used, as they require less water, herbicides, pesticides, and are valuable to wildlife resources.

The project will have a less than significant impact on the preservation of trees with the inclusion of Mitigation Measure **BIO – 6c**, which requires replacement of removed trees with native trees at a ration of 2 to 1.

f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact

There are no California Regional Conservation Plans in Mendocino County, as identified in the California Department of Fish and Wildlife’s (CDFW) Natural Community Conservation Planning (NCCP) Map. Additionally, there are no other regional or locally adopted conservation plans applicable to the City. Therefore, no impacts resulting from a conflict with an adopted conservation plan will occur from the Project construction or subsequent operations.

Mitigation Measures

BIO IMPACT 1: Approximately 0.07-acre of the undeveloped 100-foot buffer will be permanently impacted through development of the rental units and a parking lot. Approximately 0.04-acre of the undeveloped buffer will be temporarily impacted from grading and land disturbance during construction. Temporary impacted areas will return to pre-construction conditions (i.e., non-native herbaceous vegetation) following construction.

The following mitigation measures will reduce the potential impacts to the riparian 50-to 100-foot buffer and allow the Project to meet the Required Findings:

MM BIO-1a: The riparian buffer shall be enhanced through plantings of native shrubs and management of invasive species. A plant palette of suitable native species is included in Table 2 below⁴. The area of enhancement shall be a 25-foot-wide strip adjacent to the Project Area within the undeveloped 50-foot riparian buffer. The intention of the planting is to create a minimum fifty (50) percent absolute cover of the 25-foot-wide buffer with native shrubs once plants reach maturity. Implementation of plantings/irrigation/management should be overseen by landscape professionals with experience planting and maintaining native species. Invasive species shall include any Cal-IPC ‘High’ plants and will not include grass species⁵. Management of invasive species shall be conducted for three (3) years. Invasive species observed, or which may occur in the Study Area, and should be target species that are managed are included in Table 3.

Table 2. Native Planting Palette

Common Name	Scientific Name
Wax myrtle	<i>Morella californica</i>
California blackberry	<i>Rubus ursinus</i>
Coyote bush	<i>Baccharis pilularis</i>
California coffeeberry	<i>Frangula californica</i> ssp. <i>californica</i>
Sword fern	<i>Polystichum munitum</i>
Red elderberry	<i>Sambucus racemosa</i>
Oso berry	<i>Oemleria cerasiformis</i>
Silk tassel	<i>Garrya elliptica</i>

Table 3. Target Invasive Species

Common Name	Scientific Name
-------------	-----------------

English Ivy	<i>Hedera helix</i>
Cape ivy	<i>Delairea odorata</i>
Himalayan blackberry	<i>Rubus armeniacus</i>
Pampas grass	<i>Cortaderia</i> spp.
Periwinkle	<i>Vinca major</i>

Sources for locally sourced native plantings includes Jughandle Farm Nursery, Mendocino Coast Botanical Gardens, Samara Restoration.

Control of invasive grass species is highly challenging, and that level of restoration is determined not necessary for this project due to existing conditions and proposed Project.

MM Bio 1b: Only native plant species shall be included in landscaping within the 100-foot riparian buffer.

BIO IMPACT 2: Land disturbance activities may create conditions which could cause erosion, sediment deposition, or pollution into riparian vegetation and/or Arena Creek.

MM BIO 2a: Land disturbance activities will occur during the general dry season June 1 through October 15. Erosion control measures (i.e., weed-free, jutes straw waddle, weed-free straw bales, silt fencing, tarps) shall be staged on-site prior or at initiation of land disturbance activities in case rain-event may occur.

MM BIO 2b: If a rain event in excess of 0.25-inch over a 24-hour period occurs during the construction phase, all activities shall cease for 24 hours after perceptible rain ceases. Erosion control measures (e.g., weed-free straw waddle, weed-free straw bales, cover bare soil) shall be deployed in the event of unseasonable rains.

MM BIO 2c: Spill prevention materials shall be on-site for all materials and equipment; all construction personnel shall stop work and deploy spill prevention materials in the event of escaped petrol, oil, solvents, paints, etc. No equipment or other materials which may cause pollution to the riparian/stream shall be stored or staged within the 100-foot riparian buffer.

MM BIO 2d: To minimize soil and vegetation disturbance within the buffer, temporary fencing shall be placed at the edge of land disturbance activities and outside the 50-foot buffer. No land disturbance or material/equipment staging shall occur outside the fencing and construction staff will be informed on the purpose of the fencing. Fencing shall be removed upon completion of the Project.

BIO IMPACT 3: Installation and removal of scaffolding around existing structures will occur in riparian vegetation. Existing riparian vegetation will be trampled for installation and for access during improvements. Scaffolding will reduce regular trampling for most of the vegetation as the vegetation will be located under the scaffolding. However, portions within the pathway for access to the scaffolding will be trampled regularly. Building improvements may introduce debris or pollutants (i.e., paint, etc.) into the riparian vegetation.

MM BIO 3a: Use of the scaffolding within riparian vegetation shall be limited to the minimum amount necessary to complete necessary improvements. Scaffolding shall be installed and removed with the fewest people possible and shall remain in place for the shortest duration feasible.

MM BIO 3b: Scaffolding shall be installed and used in riparian vegetation at the driest portion of the dry season, as feasible. Natural wooden boards (i.e., not treated) shall be laid down along the access path to scaffolding within riparian vegetation.

MM BIO 3c: Construction netting shall be installed to capture any debris which may fall from the structures or scaffolding. Appropriate equipment and methods for any potential pollutant materials (i.e., paint, etc.) which are to be applied to the structures shall be used in a manner which will reduce drift, leaking or spillage. Any debris which may fall on the ground shall be removed by the end of the workday.

MM BIO 3d: No herbaceous riparian vegetation shall be removed, and no woody riparian vegetation shall be limbed or otherwise removed.

BIO IMPACT 4: California red-legged frog or western pond turtle may utilize the undeveloped portion of the Project Area or riparian habitat as upland dispersal habitat during the rainy season or as upland refugia during the dry season; if CRLF is present, then “take” of CRLF may occur. Use of existing developed land by CRLF or WPT is unlikely.

MM BIO 4a: All land disturbance of undeveloped land, including woody vegetation removal, shall occur during the dry season (June 1 through October 15) when special-status wildlife species are less likely to be dispersing.

MM BIO 4b: A qualified biologist shall conduct a pre-construction survey no more than 24 hours prior to initiation of land disturbance. The biologist shall inspect gopher holes and any other potential upland refugia where CRLF or WPT may occur. If CRLF is found, the qualified biologist shall follow instructions outlined on the USFWS Technical Assistance Letter (Appendix F). If WPT is found, the qualified biologist shall consult with CDFW.

MM BIO 4c: A biological education program shall be provided by a qualified biologist to all personnel that will be present at the site during ground disturbance and related activities. Following worker education, each construction work member present is anticipated to have the information needed to identify each species and be relied upon to follow measures should a CRLF or WPT be observed. The worker education program shall include information regarding the identification and natural history of each species (including photographs), the potential for occurrence of each species within work areas, protocols to be followed for daily surveys, the legal status and the ramifications for take, the purpose of the exclusion fencing and importance of maintaining it, and specific measures being implemented to avoid impacts to each species. Contact information for USFWS staff and Project biologist shall be provided during the training.

MM BIO 4d: Trained workers shall conduct daily surveys for CRLF in the Project Area prior to daily work. If CRLF is observed in the course of pre-construction or daily surveys or during work, all ground disturbance shall halt and USFWS and Project biologist shall be notified immediately. The CRLF shall be addressed as outlined in the USFWS Technical Memo (bullet point 3).

MM BIO 4e: If WPT is observed in the course of construction activities, all ground disturbance shall halt, and the Project biologist shall be notified immediately. Construction activities shall resume once the WPT has exited the area of active construction and is out of harm’s way.

MM BIO 4f: All ground disturbing activities shall cease for 24 hours following a rainfall event where 0.25- inches or greater of precipitation within a 24-hour period was predicted for the Point Arena area.

MM BIO 4g: Symbolic fencing and signs shall be installed following completion of the Project to discourage human or pet entry into the buffer, riparian vegetation, and stream.

MM BIO 4h: All CRLF conditions outlined in the USFWS Technical Assistance Letter shall be observed.

BIO IMPACT 5: Construction related activity and sound may disturb nesting special-status birds in the riparian vegetation. In addition to the special-status bird, a variety of non-status bird species with baseline protections under the Migratory Bird Treat Analysis (MBTA) and CFGC may use trees and shrubs within the Study Area for nesting.

MM BIO 5a: Tree/vegetation removal and initial ground disturbance shall occur from August 16 to January 31, outside of the general bird nesting season. If tree/vegetation removal during this time is not feasible, a pre-construction nesting bird survey should be performed by a qualified biologist no more than 7 days prior to the initiation of tree removal or ground disturbance. The survey should cover the Project Area and surrounding areas within 100 feet. If active bird nests are found during the survey, an appropriate no-disturbance buffer should be established by the qualified biologist. Once it is determined that the young have fledged (left the nest) or the nest otherwise becomes inactive (e.g., due to predation), the buffer may be lifted, and work may be initiated within the buffer. If land disturbance or vegetation removal ceases for longer than 14 days, another nesting survey should be conducted prior to beginning such activities (if within nesting bird season), as nests may have been established during the time of no activity.

BIO IMPACT 6: Regulatorily Required Mitigation Measures.

MM BIO-6a: The applicant shall submit a revised site plan that does not include the proposed Windmill and the proposed windmill shall not be constructed as part of this project.

MM BIO 6b: That applicant shall submit a Building Permit for this project which does not include construction of the retaining wall along the southern edge of Building W/E 1 and Building W/E 2.

MM BIO-6c: prior to issuance of the building Permit, the applicant shall submit a landscaping plan that illustrates at least 14 native California trees. The trees shall be planted prior to approval of the building permit final.

e. CULTURAL RESOURCES

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?		✓		
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			✓	
c) Disturb any human remains, including those interred outside of dedicated cemeteries?		✓		

Existing Cultural Resources Setting

Pre-Historic. Ethnographic and historical research indicates that the project area is within the traditional territory of the Bokeya Pomo, a Tribe of the Central Pomo. For the purposes of this report, the NAHC was contacted and asked to provide a sacred lands search and a list of Native American individuals to contact for this portion of Mendocino County. The Cahto Tribe, Coyote Valley Band of Pomo Indians, Guidiville Indian Rancheria, Hopland Band of Pomo Indians, Manchester Point Arena Band of Pomo Indians, Noyo River Indian Community, Pinoleville Pomo Nation, Potter Valley Tribe, Redwood Valley Pomo Indians, Robinson Rancheria of Pomo Indians, Round Valley Reservation, Sherwood Valley Band of Pomo Indians, Yokayo Tribe were contacted during the course of this investigation.

Historic. Historic period occupation, at what is now the City of Point Arena, is thought to have begun with Samuel Campbell and David and Elijah Beebee, in 1855. The entire townsite and all of the current project location was part of a 240-acre patent by Richard Harrison in 1874, by which time the population of the town had increased to over 1,000 and then decreased slightly after a national depression. Harrison gained fame as the surveyor of the 18,000-acre Sanel Grant, a Spanish land grant in the Russian River Valley, where he was also involved in the first two recorded land deeds in Mendocino County, in 1859, before working as an attorney and county judge in Ukiah.

The **Point Arena Main Street Historic Commercial District** covers many of the main street frontage buildings and is listed on the National Register of Historic Places (NRHP) (#90001364) under Criterion A, for the District’s association to commercial developments of the city

between 1893-1940 and generally designated after the city-wide fire that resulted in the loss of many buildings. The former Standard Oil Station building at 165 Main Street is part of the Project and is listed as a contributor to the District.

Archaeological Survey. During the autumn of 2023, William Rich and Associates (WRA) completed a cultural resources survey at Assessor's Parcel Numbers (APN) 027-122-020 and 027-122-021, at 135 Main Street and 165 Main Street in Point Arena, Mendocino County, California. This commercial property is proposed for new development at the request of the landowners.

The purpose of the cultural resources investigation is to document if significant cultural resources are located within the proposed project area. Pursuant to Section 15064.5 of the California Environmental Quality Act (CEQA), Public Resources Code (PRC) 21074, significant cultural resources qualify for inclusion to the California Register of Historical Resources (CRHR) as either a historical resource, a tribal cultural resource, or a unique archaeological resource. The environmental review process requires that federal and state agencies implement these procedures to identify and evaluate the significance of cultural resources and to assess potential effects on those cultural resources from the proposed project.

The methods used in the investigation included a search of the survey reports and resource records held within the databases of the California Historical Resources Information System's Northwest Information Center (NWIC), and a review of other archaeological and historical grey literature and published literature for this project location available online and within this authors database. Correspondence was conducted with the Native American Heritage Commission (NAHC), tribal representatives, and other knowledgeable individuals. A field survey was performed of the entire project area which encompassed 1.3 acres, on October 12, 2023. Much of the project area was investigated by surveying the eastern half of the ownership, where mineral soils are accessible. A shovel was used at regular intervals to excavate small holes and broadcast the contents over the ground for inspection. In other areas, trenching and construction disturbances have exposed soils beneath the existing parking lot, and basement and foundation work has exposed the soils beneath one of the hotel buildings. Some of the western half of the project area is covered with buildings or paved in asphalt and concrete. No Native American or historic period artifacts, features, sites or other cultural resources were identified during the field survey.

Cultural Resources Impact Discussion

a) Would the Project cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?

Less than Significant Impact.

As a result of this investigation, the project archaeologist recommends that the remaining buildings which formerly constituted the Sea Shell Inn do not qualify as a historical resource for the purposes of CEQA (15064.5 (a)). The original hotel at this location was in place by 1946; it was expanded around 1970 and operated as the Sea Shell Inn until it closed in 2011, after which it was partially demolished. The former Standard Oil Station building, at 165 Main Street, is within the Point Arena Main Street Historic Commercial District (NRHP #90001364). This building remains standing and is being remodeled consistent with its architectural merits described in the District record by Napoli and Lortie (1990), and will remain in use as a commercial storefront. All other buildings in the survey area that remain standing were built after the period of significance of the District (1893-1940), and thus do not appear to contribute to the significance of the District, nor would be considered individually eligible for listing. These buildings are not associated with either events (CRHR Criterion 1) or persons (Criterion 2) important in California's history, and it is unlikely that the features will yield important information (Criterion 4), other than what is captured in this report, nor do these buildings meet Criterion 3. They do not embody the distinctive characteristic of any particular architecture, their method of construction is not distinctive, nor do they represent the work of an important creative person or possess high artistic values.

It is possible that small scale, scattered and fragmentary items including historic-period artifacts such as bottle fragments, construction materials (brick, concrete, wood, nails) and other refuse will be encountered during ground disturbing activities associated with project implementation, particularly along Main Street and Mill Street, but work should not be stopped in this area given the already well-documented commercial and residential history of the project area. In the event significant concentrations or features (privies, refuge lined pits or cellar, brick foundations) are uncovered, **Mitigation Measure CUL-1** shall be followed.

The project will have a less than significant impact on historic resources with the implementation of the required mitigation measures.

b) Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

Less than Significant Impact with Mitigation

It is anticipated, by the Archaeologist, that there will be no affect to Native American archaeological resources as none have been identified at the project location, either through previous ethnographic and archaeological investigations, or during the current survey effort. However, isolated Native American cultural resources such as flaked-chert toolstone debitage or edged tool fragments could also be present, but have not been found to date. If substantial quantities of such artifacts, which may constitute a feature, such as a cooking hearth containing quantities of fire-cracked rock, faunal remains, or human burials are discovered during project implementation, the **Mitigation Measure MM-CUL 1** for inadvertent discovery of cultural resources shall be followed.

The project will have a less than significant impact on archaeological resources with the implementation of the required mitigation measures.

c) Would the Project disturb any human remains, including those interred outside of dedicated cemeteries?

Less than Significant Impact with Mitigation

There are no known human remains on this site, however they can be discovered during excavations and **Mitigation Measure CUL-2** would reduce the impacts of such an accidental discovery to less than significant.

Mitigation Measures

CUL-1: If cultural or historic resources are encountered during construction activities, all onsite work shall cease in the immediate area and within a 50 foot buffer of the discovery location. A qualified archaeologist will be retained to evaluate and assess the significance of the discovery, and develop and implement an avoidance or mitigation plan, as appropriate. For discoveries known or likely to be associated with Native American heritage (precontact sites and select historic period sites), the tribal representatives listed in the Archaeological Report Section 6.2 shall be contacted immediately to evaluate the discovery and, in consultation with the project proponent, the County, and consulting archaeologist, develop a treatment plan in any instance where significant impacts cannot be avoided.

CUL 2 - In the event that human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and the Mendocino County Medical Examiner, the Sheriff-Coroner, and a qualified archaeologist must be notified immediately to evaluate the remains. If the remains are deemed to be Native American and prehistoric, the Native American Heritage Commission must be contacted by the Coroner so that a “Most Likely Descendant” can be designated and further recommendations regarding treatment of the remains can be provided.

f. ENERGY

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation?			✓	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			✓	

Existing Energy Setting

Energy resources include electricity, natural gas, and other fuels. The production of electricity requires the consumption or conversion of energy resources, including water, wind, oil, gas, coal, solar, geothermal, and nuclear resources, into energy. Energy production and use result in the depletion of nonrenewable resources such as oil, natural gas, and coal, as well as the emission of pollutants. Energy usage is typically quantified using the British Thermal Unit (BTU). The BTU is the amount of energy required to raise the temperature of one pound of water by one-degree Fahrenheit. The approximate amount of energy contained in a gallon of gasoline, 100 cubic feet (one therm) of natural gas, and a kilowatt hour of electricity is 123,000 BTUs, 100,000 BTUs, and 3,400 BTUs, respectively.

Electricity

The production of electricity requires the consumption or conversion of energy resources, including water, wind, oil, gas, coal, solar, geothermal, and nuclear resources, into energy. The delivery of electricity involves several system components, including substations and transformers that lower transmission line power (voltage) to a level appropriate for on-site distribution and use. Electricity generated is distributed through a network of transmission and distribution lines commonly called a power grid.

Energy capacity, or electrical power, is generally measured in watts while energy use is measured in watt-hours. For example, if a light bulb has a capacity rating of 20 watts, the energy required to keep the bulb on for 1 hour would be 20 watt-hours. On a utility scale, a generator’s capacity is typically rated in megawatts, which is one million watts, while energy

usage is measured in megawatt-hours (one million-watt hours) or gigawatt-hours (GWh), which is one billion watt-hours.

California Energy Consumption

According to the California Energy Commission (CEC), total system electric generation for California in 2018 was 285,488 gigawatt-hours (GWh). California's non-CO₂ emitting electric generation categories (nuclear, large hydroelectric, and renewable generation) accounted for more than 53 percent of total in-state generation for 2018. California's in-state electric generation was 194,842 GWh and electricity imports were 90,648 GWh.

According to the CEC, nearly 45 percent of the natural gas burned in California was used for electricity generation, with the remainder consumed in the residential (21 percent), industrial (25 percent), and commercial (9 percent) sectors. In 2012, total natural gas demand in California for industrial, residential, commercial, natural gas vehicles, and electric power generation was 2,313 billion cubic feet.

According to the CEC, gasoline has remained the dominant fuel within the transportation sector, with diesel fuel and aviation fuels following. In 2016, California consumed approximately 15 billion gallons of gasoline and approximately 3.35 billion gallons of diesel fuel. An increasing amount of electricity is being used for transportation energy, which is attributed to light-duty plug-in electric vehicles. In 2016, transportation in California, consisting of light-duty vehicles, medium/heavy-duty vehicles, trolleys, and rail transit, consumed approximately 1.53 million megawatt hours (MWh).

Sonoma Clean Power

Sonoma Clean Power is a program that allows businesses and residents in Mendocino and Sonoma Counties to purchase energy created from renewable resources, including geothermal, solar, wind, water, and biomass. This service provides energy through alternative generation processes while using existing infrastructure through PG&E for delivery. By using existing delivery infrastructure, Sonoma Clean Power is billed to customers through PG&E for providing electric generation service. In 2016, 88% of eligible customers were receiving electricity from Sonoma Clean Power. As of 2018 Sonoma Clean Power had 39% fewer greenhouse gas emissions as compared to PG&E.

Point Arena General Plan

The Project is subject to goals, policies, and implementation measures set forth in the Point Arena General Plan which seek to reduce energy consumption. The following are particularly relevant to the proposed Project.

Policies relevant to the residential portion of the project include:

12.5. Goal 5: Resource Conservation

TO PROMOTE ENERGY AND WATER CONSERVATION IN NEW AND EXISTING

RESIDENTIAL UNITS THROUGH RESOURCE-EFFICIENT DESIGN, SITING, AND LANDSCAPING.

(A) Policies and Programs

- a) Encourage, through zoning, the construction of new housing within or close to the downtown core area to reduce the need for long extension of utilities and to reduce commuting time.
- b) Encourage, through zoning, the development of new houses in clusters or attached structures to reduce use of land and materials.
- c) Encourage, through code provisions and requirements, the use of solar energy systems and water-saving devices.
- c) Identify and help educate residents about the availability of consumer programs, such as P.G. & E. services, to assist seniors.

A General Plan goal for the entire project is included as follows:

2.7. Goal #7: Promote Energy Conservation and Recycling

Preserving non-renewable energy resources, promoting the recycling of household and industrial products, and minimizing unnecessary disposal of solid wastes when alternatives are available are national, state, and county goals that the City of Point Arena shall adhere to in the small ways available to it. Among the goals are recovering materials from solid wastes, ***promoting the use of solar energy***, and developing land-use regulations and Zoning Ordinance provisions for new subdivisions that mandate the maximum possible reliance upon passive solar heating or other energy-saving features.

Energy Impact Discussion

(a) Would the Project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation?

Less Than Significant Impact

The project will use energy during construction, remodeling and operation.

Construction Activities

There are no unusual Project characteristics that would need construction equipment or practices that would be less energy efficient than at comparable construction sites in the region or state. Construction activity would be temporary and fuel consumption associated with construction activities would cease once construction is completed. Due to the temporary nature of construction activities, the fuel and energy needed during construction would not be considered a wasteful or inefficient use of energy. Therefore, it is expected that construction energy consumption associated with the Project would be comparable to other similar construction projects, and would therefore not be inefficient, wasteful, or unnecessary.

Operation

Long-term operational energy use from this visitor serving hotel, restaurant and residential development would include electricity consumption associated with the operation of the buildings (e.g., lighting, electronics, heating, air conditioning, refrigeration), energy consumption related to water usage and solid waste disposal, and fuel consumption (gasoline and diesel) from the generation of new vehicle trips.

While the operation of mixed-use project would result in an increase in energy consumption compared to existing conditions, the Project would be required to incorporate design measures related to electricity and water use in compliance with Title 24, and all applicable requirements of the City of Point Arena to minimize energy consumption. Furthermore, Sonoma Clean Power is the default provider in the City of Point Arena and would provide clean energy from renewable resources. As such, the proposed Project would not result in the wasteful, inefficient, and unnecessary consumption of energy and impacts would be less than significant.

(b) Would the Project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less than Significant Impact

The City of Point Arena does not currently have a locally adopted plan addressing renewable energy and energy efficiency.

In December 2007, the CEC prepared the State Alternative Fuels Plan in partnership with the CARB and in consultation with the other state, federal, and local agencies. The plan presents strategies and actions California must take to increase the use of alternative non-petroleum fuels in a manner that minimizes costs to California and maximizes the economic benefits of in-state production. The plan assessed various alternative fuels and developed fuel portfolios to meet California's goals to reduce petroleum consumption, increase alternative fuels use, reduce greenhouse gas emissions, and increase in-state production of biofuels without causing a significant degradation of public health and environmental quality. The project will require installation of energy conservation features in compliance with CalGreen and California Energy codes. As such, the proposed Project would not conflict with or obstruct implementation of the State Alternative Fuels Plan and impacts would be less than significant.

g. GEOLOGY AND SOILS

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> i) Rupture of a known earthquake fault as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides? 			✓	
b) Result in substantial soil erosion or the loss of topsoil?			✓	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.			✓	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial direct or indirect risks to life or property.		✓		
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems				✓

where sewers are not available for the disposal of wastewater?				
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓		

Existing Geology and Soils Setting

Mendocino County is located within the California Coast Range geomorphic province. This province is a geologically complex and seismically active region characterized by sub-parallel northwest-trending faults, mountain ranges and valleys. The oldest bedrock units are the Jurassic-Cretaceous Franciscan Complex and Great Valley sequence sediments originally deposited in a marine environment. Subsequently, younger rocks such as the Tertiary-age Sonoma Volcanics group, the Plio-Pleistocene-age Clear Lake Volcanics and sedimentary rocks such as the Guinda, Domengine, Petaluma, Wilson Grove, Cache, Huichica and Glen Ellen formations were deposited throughout the province. Extensive folding and thrust faulting during late Cretaceous through early Tertiary geologic time created complex geologic conditions that underlie the highly varied topography of today. In valleys, the bedrock is covered by thick alluvial soil. The Project site is underlain by Miocene aged marine sedimentary rocks. These deposits are shown to consist of moderately to well consolidated sandstone, shale, siltstone, conglomerate, and breccia.

Active faults within the area that could generate strong ground shaking include the San Andreas and Maacama faults. The San Andreas fault runs approximately 2.5 miles north of the City and project site, and the Maacama fault runs approximately 32 miles to the east. Both faults are identified as an Alquist-Priolo fault zone, which is an area where an active fault has the potential to cause surface rupture during an earthquake. The smaller Hathaway Creek Fault runs north and east of the City, but is not a mapped Alquist-Priolo fault zone.

Landslides occur when forces acting down-slope exceed the strength of the earth materials that compose the slope. There are multiple causes of landslides including earthquakes and rainfall. The City of Point Arena has the potential to experience risk from landslides, primarily along the hillside locations under conditions where rock strata parallels surface slopes, high clay content absorbs excess water, displacement has fractured a fault zone, or where the bases of slopes have been removed by erosion. Liquefaction occurs when vibrations caused by earthquakes cause saturated soils to lose stability.

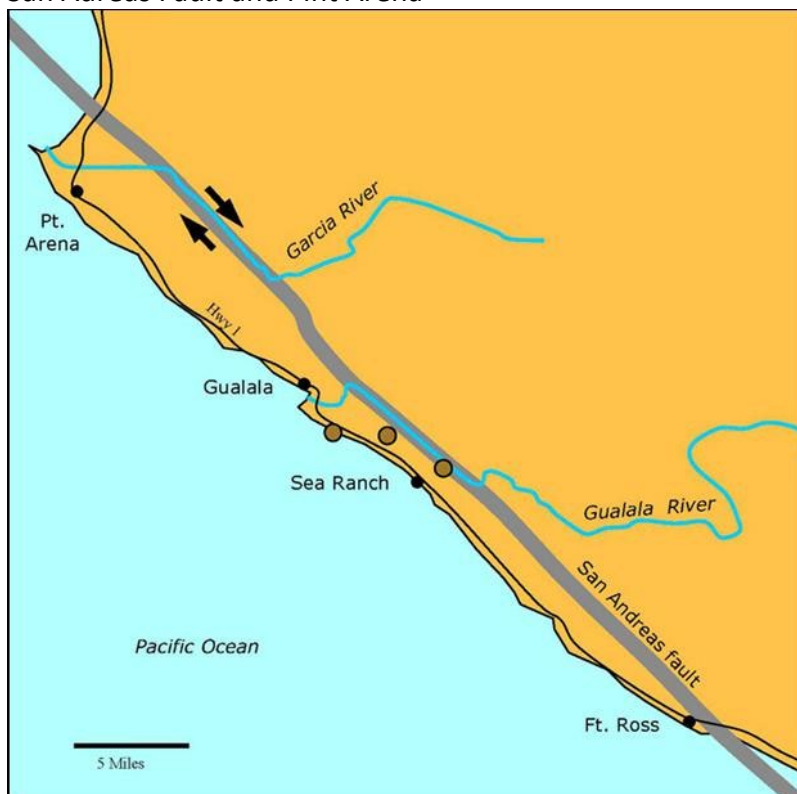
Geology Impact Discussion

(a.i) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Less than Significant Impact

Fault rupture occurs when the ground surface fractures because of fault movement during an earthquake and almost generally follows preexisting fault traces, which are zones of weakness. The Project site does not fall within the Alquist-Priolo Fault Zone and no identified active faults traverse the site. As such, there is no expectation that the site would be vulnerable to fault rupture. The nearest fault with surface rupture is the San Andreas fault. The Alquist-Priolo Zone of the San Andreas Fault is located approximately 2.5 miles north of the Project. Generally, structures intended for human occupancy are required to be placed a minimum of 50 feet from an active fault.

San Andreas Fault and Point Arena



Landforms within the area do not indicate the presence of active faults and the risk of fault rupture at the site is low. The Project is in an area affected by strong seismic activity and future seismic shaking should be anticipated at the site. The proposed project will have to conform with current standards for earthquake-resistant construction as they are subject to the current California Building Code requirements.

The Project site is more than 4 miles from the San Andreas Fault so the Project would have a less than significant impact related to risk of fault-related ground rupture during earthquakes within the limits of the site due to a known San Andreas Fault Zone.

(a.ii) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

Less than Significant Impact

The intensity of earthquake motion is dependent on the characteristics of the generating fault, distance to the fault and rupture zone, earthquake magnitude, earthquake duration, and site-specific geologic conditions. The proposed Project has the potential to expose people and structures to adverse effects from strong shaking during a seismic event.

The Project will be required to comply with the latest California Building Standards Code seismic requirements. As such, the Project will result in less than significant impacts from potential impacts of ground shaking that could result in substantial adverse effects to people or structures, including the risk of loss, injury, or death.

(a.iii) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

No Impact

Point Arena's downtown has persisted through many earthquakes and there appears to be low liquefaction risk. As such, the Project and would have a less than significant impact due to risk of loss, injury, or death involving seismic-related ground failure and liquefaction.

(a.iv) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

No Impact

The risk of landslide is dictated by several factors including precipitation conditions, soil types, steepness of slope, vegetation, seismic conditions, and level of human disturbance. When certain conditions are present, landslides can be triggered because of seismic activity. Based on the site's relatively flat topography, the subject Project is not located in an area susceptible to landslides.

Landslide mapping made available by the California Geological Survey do not indicate large-scale slope instability at the Project site, and the Geotechnical Study and Report did not observe active landslides at the site. The closest observed landslide is located at Highway 1 and Lighthouse Road.

The project site is relatively flat without major water flows and the project does not the potential to expose people to loss, injury or death as a result of a landslide.

(b) Would the Project result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact

The new construction components of the Project would require removal of vegetation and/or grading and trenching. These ground disturbing activities have the potential to result in soil erosion or the loss of topsoil if not properly controlled. As identified in the Air Quality section of this analysis, the project will be required to comply with dust control measures set forth by the Mendocino County Air Quality Management District during construction. Additionally, the building permit application review will ensure best management practices are in place for grading and construction activities that address erosion and sediment controls. As such, the development and operation of the Project will have a less than significant impact related to erosion and the loss of topsoil.

(c) Would the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Less Than Significant Impact

Lateral spreading, lurching, and associated ground failure can occur during strong ground shaking on certain soil substrates typically on slopes. Lurching generally occurs along the tops of slopes where stiff soils are underlain by soft deposits or along steep channel banks whereas lateral spreading generally occurs where liquefiable deposits flow towards a “free face,” such as channel banks, during an earthquake.

As previously discussed, the Project site is relatively flat. Therefore, potential impacts related to lateral spreading, lurching, and associated ground failure would be less than significant.

(d) Would the Project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less than Significant Impact

Typically, soils that exhibit expansive characteristics are found within the upper five feet of the ground surface. Over long-term exposure to wetting and drying cycles, expansive soils can experience volumetric changes. The adverse effects of expansive soils include damage to foundations, utilities and infrastructure, paved roads and streets, and concrete slabs. Expansion and contraction of soils, depending on the season and the amount of surface water infiltration, could exert enough pressure on structures to result in cracking, settlement, and uplift. The site is already heavily developed with many structures which have not experienced settling or other changes which would indicate the presence of expansive soils. Additionally, the only new construction on the site, includes small units that are similar in size to many other nearby residential units and so will have a less than significant impact related to a substantial direct or indirect risk to life or property as a result of expansive soils. Additionally, a soils report will be required as part of the Building Permit process for this project to ensure that building foundations are adequately designed for seismic safety, and **Mitigation Measure GEO-1** is included for this purpose. With this Mitigation Measure the Project will have a less than significant impact.

(e) Would the Project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact

The Project would connect to the existing sanitary sewer system that conveys effluent to the City’s wastewater treatment facility. There are no onsite septic tanks and no alternative wastewater treatment facilities are proposed. Therefore, there would be no impacts due to the disposal of wastewater where sanitary sewers are not available.

(f) Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant with Mitigation

There is a low potential for paleontological resources to be present on the Project site. Nevertheless, the potential remains for the discovery of buried paleontological resources. **Mitigation Measure GEO-2** will ensure that proper procedures are followed in the event of a paleontological discovery. Therefore, the Project will have a less than significant impact with mitigation related to the destruction of paleontological or geological resources.

Mitigation Measures

GEO-1: The Applicant shall submit a Soils Report with the Building Permit application for the components of the Project that require new construction. The Plan and Specifications for the foundations shall include consideration of soils in all engineering calculations per the State Building Code.

GEO-2: If paleontological resources, including individual fossils or assemblages of fossils, are encountered during construction activities all ground disturbing activities shall halt and a qualified paleontologist shall be procured to evaluate the discovery and make treatment recommendations.

h. GREENHOUSE GAS EMISSIONS

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	

b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓	
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Existing Greenhouse Gas Setting

Greenhouse gases (GHGs) are generated naturally from geological and biological processes as well as human activities including the combustion of fossil fuels and industrial and agricultural processes. GHGs include carbon dioxide (CO₂), nitrous oxide (N₂O), methane (CH₃), chlorofluorocarbons, hydrofluorocarbons, and perfluorocarbons.

While GHGs are emitted locally, they have global implications. GHGs trap heat in the atmosphere, which heats up the surface of the Earth. This concept is known as global warming and is contributing to climate change. Changing climatic conditions pose several potential adverse impacts including sea level rise, increased risk of wildfires, degraded ecological systems, deteriorated public health, and decreased water supplies.

Executive Order (EO) S-3-05 provides the California Environmental Protection Agency with the regulatory authority to coordinate the State’s effort to achieve GHG reduction targets. EO S-3-05 goes beyond AB 32 and calls for an 80 percent reduction below 1990 levels by 2050. Senate Bill 375 has also been adopted, which seeks to curb GHGs by reducing urban sprawl and limiting vehicle miles traveled.

The MCAQMD has adopted CEQA thresholds of significance for greenhouse gas emissions associated with the operation of land use projects. As identified in the thresholds adopted by the District in June 2010, a project is considered to have a less than significant impact due to GHG emissions if it:

- Emits less than 1,100 metric tons (MT) CO₂e per year; or
- Emits less than 4.6 MT CO₂e per service population per year (residents and employees).

Greenhouse Gas Emissions Impact Discussion

(a) Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less Than Significant Impact. See discussion for B below.

(b) Would the Project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less than Significant Impact

Construction GHG Emissions

Construction would result in GHG emissions from heavy-duty construction equipment, worker trips, and material delivery and hauling. Construction GHG emissions are short-term and would cease upon completion of construction. Therefore, impacts from GHG emissions during construction will be less than significant with mitigation.

Operational GHG Emissions

Operational GHG emissions would occur for life of the Project from onsite lighting, heating, and cooling of buildings and structures, the treatment and transport of water and wastewater, solid waste disposal, maintenance activities, and vehicle trips associated with residents, visitors, customers, delivery vehicles, etc. The proposed project will have to comply with Calgreen and the energy efficiency requirements of Title 24. Per the Uniform Building Code all heating and cooling systems must be heat pumps and all hot water heaters must also use heat pump technology. These are the most efficient heating systems available and utilize electricity. Additional LEDs will be used throughout the project for lighting. All electricity in Point Area is sources for 100% green energy Sonoma Clean Power so these will have no impact on GHG production.

The City of Point Arena is not subject to a Climate Action Plan or other plan that provides prescriptive policies to reduce GHG emissions. Therefore, the Project will not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases, resulting in a less than significant impact.

Mitigation Measures

None required.

i. HAZARDS AND HAZARDOUS MATERIALS

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment			✓	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✓	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓
e) For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard or excessive noise for people residing or working in the Project area?				✓
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓
g) Expose people or structures, either directly or indirectly, to a significant risk			✓	

of loss, injury or death involving wildland fires?				
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Existing Hazards and Hazardous Materials Setting

The California Department of Toxic Substances Control (DTSC) defines a hazardous material as: “a substance or combination of substances that, because of its quantity, concentration or physical, chemical, or infectious characteristics, may either: 1) cause, or significantly contribute to an increase in mortality or an increase in serious, irreversible, or incapacitating illness; or 2) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, disposed of, or otherwise managed.” Regulations governing the use, management, handling, transportation and disposal of hazardous waste and materials are administered by Federal, State, and local governmental agencies. Pursuant to the Planning and Zoning Law, DTSC maintains a hazardous waste and substances site list, also known as the “Cortese List.”

The Mendocino Solid Waste Management Authority (MendoRecycle) provides administrative oversight and program implementation for solid waste and recycling in Mendocino County. MendoRecycle also directly operates the household hazardous waste facility in Ukiah. The Mendocino County Department of Environmental Health serves as the Local Enforcement Agency (LEA) for the California Integrated Waste Management Board (CIWMB), issuing permits and inspecting solid waste facilities to ensure compliance with state laws.

The Mendocino County Multi-Hazard Mitigation Plan was adopted in 2014 and serves as the local hazard mitigation plan for multiple jurisdictions within the County, including the City of Point Arena. The Plan complies with the Federal Disaster Mitigation Act of 2000 by assessing natural and human-caused hazards in the County and providing mitigation strategies to reduce risks. The Plan complements recent efforts undertaken by the City of Point Arena in the 2015 General Plan Safety Element, which expands on existing hazards in the City and provides implementation measures to reduce impacts of these hazards.

The California Department of Forestry and Fire Protection (CAL FIRE) is required by law to map areas of significant fire hazards based on fuels, terrain, weather, and other relevant factors. CAL FIRE’s Statewide and County maps (adopted November 2007) depict Fire Hazard Severity Zones (FHSZs) that are within the State Responsibility Area (SRA). The SRA is the area where the State of California is financially responsible for the prevention and suppression of wildfires. The SRA does not include lands within city boundaries or in federal ownership. The FHSZs in the SRA are further classified as having a Moderate, High, or Very High hazard severity.

In addition, CAL FIRE has prepared and transmitted recommendations for FHSZ’s in areas where local governments have financial responsibility for wildland fire protection, referred to as Local Responsibility Areas (LRAs). CAL FIRE has identified areas throughout the City of Point Arena as High and Moderate FHSZ’s.

Hazards and Hazardous Materials Impact Discussion

(a) Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less than Significant Impact

(b) Would the Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less than Significant Impact

The project would include site preparation and construction activities that would involve the temporary presence of potentially hazardous materials including, but not limited to, fuels and lubricants, paints, solvents, insulation, electrical wiring, and other construction related materials. Although these potentially hazardous materials may be present onsite during construction, the Project will be required to comply with all existing federal, state and local safety regulations governing the transportation, use, handling, storage and disposal of potentially hazardous materials. Therefore, impacts to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials would be less than significant.

(c) Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less than Significant Impact

The Project site is located within one-quarter mile of Arena Union Elementary School, Pacific Community Charter School, and Point Arena High School and South Coast Continuation School, which are all located north of the site. As stated above, Project construction would include the temporary presence of potentially hazardous materials during construction. which would be properly stored and labeled. Compliance with applicable state and local regulations will ensure that potential impacts due to the proximity of schools to the subject site would be less than significant.

(d) Would the Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact

The California Environmental Protection Agency (CAL-EPA) annually updates the California Hazardous Waste and Substances Site List, also known as the Cortese List. The Department of Toxic Substances Control compiles a record of sites to be included on the list, which is then submitted to the CAL-EPA. EnviroStor is the DTSC's data management system for tracking

cleanup, permitting, and enforcement at hazardous waste facilities and sites with known contamination. A search of EnviroStor was performed on July 27, 2022, and showed no cleanup sites on or within close proximity to the Project site.

GeoTraker is the State Water Resources Control Board's data management system for sites that impact or have the potential to impact water quality. A search of GeoTraker was performed on April 1, 2023, and showed no cleanup sites on the Project site, but did show a LUST (Leaking underground storage tank), site number T0604500297, for Point Arena High School at 200 Lake Street. This site was closed, and cleanup status was completed as of July 11, 2002.

Furthermore, a search of Envirostor, DTSC's hazardous waste sites tracking database, and the database identified two sites within a 10-mile radius of Point Arena.

- The Point Arenan Air Force Station has been remediated with land use restrictions. This site is 7.1 miles from the Wildflower west location.
- The Pt Amena Comm Annex #2 was evaluated and deemed clean with no further clean up actions required. This site is 1.1 miles from the Wildflower west location.

Due to the lack of hazardous material sites at the Project location or vicinity, there would be no impact related to these hazards to the public.

(e) For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard or excessive noise for people residing or working in the Project area?

No Impact

The Project site is not located within the boundaries of an Airport Land Use Plan, nor is it located in direct proximity to a private airstrip. The nearest airport is the Lofty Redwoods Airport (53CL) located approximately 6.4 miles southeast of the project site. Therefore, no impacts associated with airport-related hazards will result from the proposed Project.

(f) Would the Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact

The Project is not expected to impair the implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan. The project proposes to redevelop an encroachment onto SR1, which has been designed consistent with City and Caltrans standards.

California has developed an emergency response plan to coordinate emergency services by federal, state, and local government, including responding to hazardous materials incidents. The State Office of Emergency Services (OES) employs a Hazardous Materials Division, which enforces multiple programs that address hazardous materials. Mendocino County Multi-Hazard

Mitigation Plan serves City of Point Arena and there are no aspects of the proposed Project that would interfere with an adopted emergency or evacuation plan. Therefore, no impacts are anticipated.

(g) Would the Project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Less than Significant Impact

Wildland fires are of concern particularly in expansive areas of native vegetation of brush, woodland, and grassland. The Project site is surrounded by roadways and developed land uses to the northeast and west and to open space to the south.

CALFIRE categorizes the site as a Local Responsibility Area (LRA) and does not specify a severity rating; however, it is located within close proximity of lands designated as Moderate and High Fire Hazard Severity Zones by CALFIRE. As such, the project could expose people or structures to impacts related to wildland fires.

The Project was referred to both CAL FIRE and the Redwood Coast Fire Protection District for comment. Neither entity provided comment.

The Project building permit will receive review and approval by Redwood Coast Fire Protection District prior to issuance, ensuring that the development will be consistent with local and State policies related to fire safety. Additionally, the building permit will be reviewed for consistency with applicable building codes addressing fire, such as requirements that new residences have fire suppression systems. Consistency with applicable fire safety codes will ensure impacts remain less than significant.

Mitigation Measures

None required.

j. HYDROLOGY AND WATER QUALITY

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			✓	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?			✓	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: <ul style="list-style-type: none"> <li data-bbox="201 1150 737 1220">i. result in a substantial erosion or siltation on- or offsite? <li data-bbox="201 1230 737 1383">ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite? <li data-bbox="201 1394 737 1591">iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or <li data-bbox="201 1602 737 1654">iv. impede or redirect flood flows? 			✓	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to Project inundation?				✓
e) Conflict with or obstruct implementation of a water quality			✓	

control plan or sustainable groundwater management plan?				
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Existing Hydrology and Water Quality Setting

The City of Point Arena is located near the Garcia River Estuary and is within the Point Arena-Stornetta unit of the coastal watershed between the Eel and Russian River basins. Elevations range from 0 to 250 feet. Point Arena, Moat, and Ross Creeks flow south of the site. Hathaway creek, Spanish Creek, and the Garcia river flow to the north of the site.

The Mendocino County Water Agency is a special district encompassing the entirety of the County and governed by the Mendocino County Board of Supervisors. The Water Agency is responsible for the management of water resources in the County including stormwater and groundwater management.

Surface water quality is regulated by the North Coast Regional Water Quality Control Board (RWQCB) via the Water Quality Control Plan for the North Coast (Basin Plan). The RWQCB is responsible for implementing Section 401 of the Clean Water Act through the issuance of a Clean Water Certification when development includes potential impacts to jurisdictional areas such as creeks, wetlands, or other Waters of the State.

All development at the site is subject to the RWQCB Municipal Regional Stormwater National Pollution Discharge Elimination System (NPDES) Permit, Order No. R1- 2010-0017, NPDES No. CA0023060, which requires permittees (i.e., City of Point Arena) to use their planning authorities to include appropriate source control, site design, and stormwater treatment measures in new development and redevelopment projects to address both soluble and insoluble stormwater runoff pollutant discharges and prevent increases in runoff flows from new development and redevelopment projects. This goal is to be accomplished primarily through the implementation of low impact development (LID) techniques.

The Federal Emergency Management Agency’s (FEMA’s) flood hazard mapping program provides important guidance for the City in planning for flooding events and regulating development within identified flood hazard areas. FEMA’s National Flood Insurance Program is intended to encourage State and local governments to adopt responsible floodplain management programs and flood measures. As part of the program, FEMA defines floodplain and floodway boundaries that are shown on the Flood Insurance Rate Maps (FIRMs). As indicated in FEMA mapping, the Project site is located within flood hazard zone A.

Hydrology and Water Quality Impact Discussion

(a) Would the Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impact

(e) Would to Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact

Construction activities have the potential to result in runoff that contains sediment and other pollutants that could degrade water quality if not properly controlled. Sources of potential pollution associated with repair of existing buildings and construction of new residential units and hardscape include fuel, grease, oil and other fluids, concrete material, sediment, and litter.

The building permit will require the utilization of best management practices and Low Impact Design measures for grading and construction activities to address water quality. The proposed project would utilize water from the City's water supply and thus would not result in water withdrawal from the site. Additionally, the site includes a wide array of landscaped areas to increase stormwater infiltration on site and help with groundwater recharge. Finally, there is no groundwater management plan in Point Arena.

As such, the Project will have a less than significant impact with regard to degradation of surface or impacts to ground water quality or supply.

(b) Would the Project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?

Less Than Significant Impact

The Project would use Point Arena Water Works' existing potable water supply for all onsite water needs. The project would increase water demand relative to existing water use for the largely abandoned buildings. However, in compliance with building code standards, the Project would have to use high water efficiency appliances and fixtures, which would result in a less than significant increase in water use.

Additionally, the proposed project is consistent with the General Plan designation for the site, where this type and intensity of use was considered as part of General Plan adoption. The Project will not substantially increase water use or deplete groundwater supplies nor would it interfere with groundwater recharge. Therefore, the Project would have a less than significant impact to groundwater supplies and recharge.

(c(i)-c(iv)) Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would i) result in a substantial erosion or siltation on- or offsite; ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or

provide substantial additional sources of polluted runoff; or iv) impede or redirect flood flows?

Less Than Significant Impact

Per the site-specific Biological Survey, the site has a stream on the southern portion of the parcel. No changes are proposed to the stream bed.

As illustrated in the Table below the Project would result in 42% of the site being covered in impervious surfaces and 57% of the site being covered in pervious surfaces. This is a small reduction in the overall impervious surfaces on the site. The prior development had 60% of the site covered in impervious surfaces. Therefore, the Project would result in a slight decrease in stormwater runoff from the site. Therefore, the potential impact of the Project on drainage is less than significant.

Wildflower East - Total SF of Project Components and Impervious Surfaces Prior and Proposed		
Proposed Project	Square Feet	%
Building Footprints	9,343	18.16%
Parking & Driveways	12,747	24.78%
Total Impervious Area	22,090	42.94%
Landscaped Areas	9,729	18.91%
Open Space	6,445	12.53%
ESHA – Protected Open Space	13,180	25.62%
Total Pervious Area	29,354	57.06%
Total	51,444	100.00%
Prior Project	SF	%
Prior Development Foot print	31,233	60.71%
Prior Pervious Area	20,211	39.29%
Total	51,444	100.00%

(d) In flood hazard, tsunami, or seiche zones, would the Project risk release of pollutants due to Project inundation?

No Impact

The Project site is located in the Zone A flood area, as shown on FEMA’s National Flood Hazard Layer (and the image below. Zone A is located on the southern edge of the parcel where the existing stream is located. A zone A flood area indicates that this portion of the project site has a 1% annual chance of flood inundation.



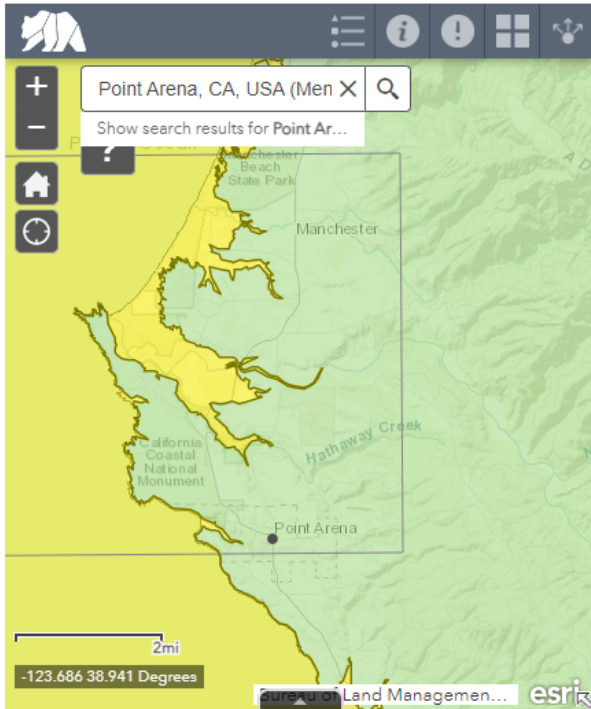
However, the Project consists of repair and maintenance of the existing structures which are located within the flood plain. As this flood plain is small there is no significant risk of significant water velocity or quantity that could place the Project at significant risk of loss, injury or release of pollutants due to water inundation.

The site is not located within an inundation area of a levee or dam so there is no risk of a seiche.

Per the Mendocino County Tsunami Hazards Area Map, the site is not located within a Tsunami inundation area (see map below).

Mendocino County Tsunami Hazard Areas

Explore your area of interest in the map below. You may also [OPEN THE MAP IN A NEW WINDOW](#)



What to do Before, During, and After a Tsunami in Mendocino County

- [MendoReady.org: Mendocino County Office of Emergency Services](#)
- [Redwood Coast Tsunami Work Group](#)
- [Ready.gov: Tsunamis](#) summarizes how to Prepare NOW, Survive DURING, and Be Safe AFTER.
- [TsunamiZone.org](#) offers suggestions and resources for your family or organization to "know your zone" and to learn how to be safe.
- [The Earthquake Country Alliance](#) develops resources and organizes activities to improve earthquake and tsunami preparedness, mitigation and resiliency. The ECA offers a host of free booklets and other materials in multiple languages.

Therefore, there would be no impact associated with risks due to flooding or inundation from a levee or dam failure, or from a seiche, tsunami or mudflow.

Mitigation Measures

None required.

K. LAND USE AND PLANNING

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Physically divide an established community?				✓
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?		✓		

Existing Land Use and Planning Setting

Point Arena's total land area is 829 net acres (excluding public streets). This total is divided into approximately 280 assessor's parcels of various sizes accommodating a variety of rural and urban uses, including open spaces and unbuildable lands. The community has abundant open space, including under and undeveloped properties, low residential densities, and an attractive and unique rural and small-town character.

According to the 2020 U.S. Census, Point Arena's population is approximately 460 residents living in approximately 200 dwelling units. (The State Department of Finance's January 1, 1994, estimate of population was 409). The in-city growth rate is judged to be extremely modest throughout the near term, although the general market-area population (persons living within the city limits plus those living in the surrounding county territory) is likely to increase somewhat. Build-out might occur of the community but is unlikely to occur until far in the future.

The General Plan's Land Use Map depicts the City's intentions and policies for growth, development, and land use, and for the preservation and safety of public and private properties. The permitted land-use designations shown on the Map generally echo existing patterns of land use. The main changes from the 1994 General Plan to the current Plan and Map are increases in the amount and extent of land available for multi-family residential uses.

Additionally, the "Opportunities and Constraints Maps" serves as "overlays" that depict the City's intentions and policies regarding open spaces, creeks and stream beds, riparian areas, view sheds and view corridors, conservation areas, safety and seismic safety considerations,

natural habitat areas, and trails. The Maps are an "early-warning" depiction of matters that shall be attended to as part of project planning and review.

The City's Zoning Ordinance is the implementation component of the Local Coastal Program, which sets forth the purposes and intents of zoning districts, land uses permissible within districts, and limitations on development to make densities and patterns consistent with the underlying districts. The Zoning Ordinance includes the Zoning Map, which depicts zoning districts largely consistent with the land use classifications specified in the General Plan.

The project site is currently designated Highway Commercial in both the General Plan and Zoning Map. The zoning ordinance allow all the proposed uses in the Highway Commercial zone as follows:

Principally Permitted Uses

- General retail goods and services including **cafes and restaurants**, delis, food stores, convenience sales, **markets**, bakeries, pharmacies.
- **Visitor-serving facilities** such as hotel, **motel, inns**, and hostel.
- **Existing dwellings** and living quarters.

Conditionally Permitted Residential Uses

- **Multi-family dwellings** of any type or mixture

Land Use and Planning Impact Discussion

(a) Would the Project physically divide an established community?

No Impact

The Project would result in a mixed-use development in the core of Point Arena's downtown and is compatible with other development within the core. It would not divide an established community.

b) Would the Project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less than Significant Impact

The proposed Project would be generally consistent with the General Plan and other applicable land use plans and policies. As previously discussed, the project is consistent with the intents and allowable land uses within the Highway Commercial zoning district and General Plan land use Designation.

Additionally, the Project is consistent with the following relevant goals, and programs set forth in the General Plan:

Coastal Act Priority Uses (Page 2)

The Coastal Act also establishes a framework for resolving conflicts among competing uses for limited coastal lands. The following table lists land use priorities from highest to lowest, as established by the Coastal Act [Sections 30213, 30220-23 30234, 30241-43, 30250, 30253 and 30255]:

(A) Development Priorities

1. Preservation and protection of natural resources, including environmentally sensitive habitats, and prime agricultural and timber lands.
2. Coastal dependent industry and commerce (in non-environmentally sensitive habitat areas) and commercial fishing.
Coastal or water dependent public recreation.
4. Non-coastal or non-water dependent public recreation.
5. **Visitor serving commercial recreational, lower cost.**
6. **Visitor serving commercial recreational, higher cost.**
7. Private residential, general industrial or commercial development.

Opportunities (pg 8)

6. Allowing a **greater proportion of residential** units connected with commercial Downtown growth...in order to **foster mixed uses, Downtown revitalization**, a built-in demand for Downtown goods and services, and affordable housing (on now undeveloped and underdeveloped lots)

(page 17 of Coastal Element)

5. Existing, **lower cost visitor-serving and recreation facilities, including overnight accommodations, shall be protected to the maximum feasible extent. Removal or conversion of existing lower cost opportunities shall be prohibited unless the use will be replaced with another offering comparable visitor serving or recreational opportunities.**
6. **Priority shall be given to the development of visitor-serving and commercial recreational facilities designed to enhance public opportunities for coastal recreation. On land designated for visitor-serving commercial and/or recreational facilities, priority shall be given to such use over private residential or general commercial development. New visitor serving uses shall not displace existing low-cost visitor-serving uses unless an equivalent replacement is provided.**

The project is consistent with the various applicable development standards of the HWC zoning district, as follows:

Development Standards

Requirement	Project	Conformance
Setbacks: front, 20 feet; rear, 15 feet; side, 10 feet.	Front for new Construction: Front 20 feet; Rear 50+ feet; side 10 feet. Setbacks for Existing Structures: Front: 5', Rear 5'; side 5'.	Yes for new structures, existing structures are legal non- conforming and so compliance with setback requirements is not required.

Height 45'	New Construction: Fire storage tank 32', Water Tower 27', WE-5 13.9'. Existing Buildings: WE-1, WE-2 and WE-3 and WE-4 and WE-6 are existing conforming.	Yes for all new Structures. Yes for all existing structures.
Minimum lot area: 10,000 square feet.	Lot size is 51,444 SF	Yes
Minimum lot width: 100 feet.	Lot A is 102 ft by 105'. Lot B is 217' by 242.	Yes Yes

The project is consistent with parking requirements as described below. Sec. 5.28. B defines parking space requirements by proposed use. The table below includes all relevant off-street parking space requirements and provided spaces per proposed use. As noted in the table the project provides more parking than is required by the zoning code for every proposed use. The City of Point Arena does not require applicants not to provide more than the allowable parking, therefore the project complies with the zoning ordinance with regard to the provision of parking spaces.

Parking Requirement		Calculation	Provided	Conforms
Single- or multiple-family dwellings as a secondary use located in a commercial district	One (1) space per dwelling unit	4 units = 4 spaces	4 spaces	Yes
2. Commercial and Public/Quasi-public Uses Small establishments in existing and new buildings. Any use with a floor area less than six hundred (600) square feet and located in a building with not more than one (1) other use of less than six hundred (600) square feet.	No spaces	Building W/E 6 is an existing building of less than 600 SF	No Parking	Yes
Hotels, motels, inns, rooming houses located in a non-residential district	One (1) space per every one and one-half (1 1/2) sleeping units	29 beds/1.5 = 20 parking spaces.	Provided	Yes
Restaurants, bars, retail sales, per personal services, and all other commercial, public and quasi-public uses not listed	One (1) space four hundred (400) SF floor area	2,706 SF/400= 7 spaces.	Provided	
Total Spaces		29 spaces	37 spaces	Yes

The Project site does not currently include Bicycle Parking and Sec. 5.28.9 requires bicycle parking.

5.28.9 Sufficient bicycle storage space, as determined by the Planning Commission, shall be provided in all parking areas of ten (10) or more spaces.

Therefore, **Mitigation Measure LU -1** is required to reduce this non conformance to a less than significant impact.

Landscaping and Screening (Section 5.14)

The Project complies with the landscaping and screening requirements except for the falling requirements from the ordinance:

Requirement	Mitigation Measure
<p>5.14.C- <i>Dense landscaping or a solid wall or fence of a minimum height of 6 feet shall be provided along the rear and side property lines of any non-residential use which abuts on a residential use; to screen any open area used for the storage of goods, materials, or waste from view from abutting properties and from public right-of-way...</i></p>	<p>Mitigation Measure LU -2: Wood Fence The applicant shall install a solid wood fence of 6 feet in height along the east property line and around the refuse container.</p>
<p>5.14.E. Perimeter landscaping shall be provided between parking spaces and adjacent street right-of-way whenever 5 or more parking spaces are required. Such landscaping area shall be at least 4 feet wide and protected from damage by a curb or header adjacent to the parking area. In addition, whenever 5 or more parking spaces are required 1 tree shall be provided, with an additional tree required for every 10 additional required parking spaces. Such trees shall be planted in tree wells at least 4 feet by 4 feet, protected by a curb or header. When ever 5 or more parking spaces are required, at least 4 percent of the parking area, including the above required landscaping, shall be landscaped.</p>	<p>The requirements of the code have been addressed in the landscaping plan with the exception of trees. For example, perimeter landscaping is provided between parking spaces and adjoining public sidewalks, as the code requires. BIO-6c requires a new landscaping plan with at least 14 trees which exceeds this tree requirement for parking (3 trees), therefore Mitigation Measure BIO-6c will reduce this impact to less than significant.</p>

Site Development & Architectural Review Sec 5.15

The proposed Project will comply with the requirements of Site Development and Architectural Review as follows:

Relevant Requirements	Compliance & Mitigation
<p>C1. New development shall be sited and designed to minimize adverse impacts on scenic areas from scenic roads or public viewing areas to the maximum feasible extent. If there is no feasible building site location on the proposed project site where development would not be visible, then the development shall be sited and designed to minimize impacts on scenic areas from scenic highways or public viewing areas, through measures including, but not limited to, siting development in the least visible portion of the site, breaking up the mass of new structures, designing structures to blend into the natural hillside setting, restricting the building maximum size, reducing maximum height standards, clustering development, minimizing grading, incorporating landscape elements, and where appropriate, berming.</p>	<p>The Project includes removal of an “existing structure” (already removed without benefit of a CDP) that was one solid building and replacing it with five smaller buildings that are dispersed and located further from Highway 1. The remainder of the project consists of pre-existing structures which will be remodeled and landscaped in a manner which will eliminate the existing visual impacts from the jumbled and abandoned buildings. The impacts are less than significant and no mitigation is required.</p>
<p>D3. Materials and colors used in construction shall be selected for compatibility both with the structural system of the building and with the appearance of the building's natural and man-made surroundings. Preset architectural styles (e.g., standard fast food restaurant designs) shall be avoided.</p>	<p>This will be finalized through the Staff report on this project with Special Conditions as required.</p>
<p>D4. Plant materials should be used to integrate the man-made and natural environments, to screen or soften the visual impact of new development, and to provide diversity in developed areas. Attractive vegetation common to the area shall be used, and native vegetation shall be used to the maximum extent practicable. Invasive plant species that tend to supplant native species and natural habitats shall be prohibited. Landscaping for MR, C, HW, and I</p>	<p>The applicant’s landscaping plan does not include a plant list and so Mitigation Measure LU-3 is required to ensure conformance with this section of the code.</p> <p>MM LU-3: Landscaping Plan. The applicant shall submit a Landscaping Plan for approval by the City Planner, prior to approval of the Building Permit which includes: 14 trees, at least 50% native plant cover and no potentially invasive species. The landscaping</p>

<p>zones shall conform with the provisions of Section 5.14.</p>	<p>shall provide 90 percent coverage within five years.</p>
<p>D5. On-premise signs should be designed as an integral part of the structure and should complement or enhance the appearance of the surrounding area.</p>	<p>The applicant has not submitted a signage plan for the project.</p>
<p>D8. When reviewing the design of commercial or residential buildings, the Planning Commission shall ensure that the scale, bulk, orientation, architectural character of the structure and related improvements are compatible with the rural, uncrowded, rustic, unsophisticated, small, casual, open character of the community. In particular, residences of more than 2,000 square feet in floor area and multiple-family dwellings or commercial buildings of more than 4,000 square feet in floor area shall be considered out of scale with the community unless they are designed and situated in such a way that their bulk is not obtrusive. Residential and commercial developments involving multiple dwelling or business units should utilize clusters of smaller structures with sufficient open space between them instead of a consolidated structure.</p>	<p>The project complies with this requirement as no single building is greater than 4,000 SF. Additionally, the project includes small clusters of buildings, with landscaped areas and parking located between the buildings as required.</p>
<p>D11. Developments shall be planned to avoid removing trees, if feasible. At least two trees shall be planted for every one removed to accommodate development facilitated by the General Plan. Visually attractive native trees species, such as bishop pine and sargent cypress, shall be the preferred species used, as they require less water, herbicides, pesticides, and are valuable to wildlife resources.</p>	<p>As noted in the Biological Section of this MND, the project includes removal of existing tree. Mitigation Measure LU-3 will result in compliance with this policy.</p>
<p>D17. Where feasible, long continuous retaining walls shall be broken into sections or shall include undulations to provide visual relief. Where feasible, retaining walls supporting a structure should be incorporated into the foundation system in a stepped or split level design. Retaining walls</p>	<p>Two concrete retaining walls are proposed for Parcel A which would be visible from the public right of way. Mitigation Measure LU-4 would reduce the visual impacts of such walls to a less than significant level.</p>

<p>visible from scenic highways, trails, parks, and beaches should incorporate veneers, texturing and/or colors that blend with the surrounding earth materials or landscape.</p>	<p>LU-4: The Building Permit application shall illustrate veneers, texturing and/or colors for the retaining walls that blend with the surrounding earth materials or landscape, as directed by the City Council.</p>
<p>D20. Land divisions, including lot line adjustments, adjustments, shall be designed to minimize impacts to visual resources by:</p> <ul style="list-style-type: none"> a. Clustering the building sites to minimize site disturbance and maximize open space. b. Prohibiting building sites on ridgelines. c. Minimizing the length of access roads and driveways. d. <input checked="" type="checkbox"/> Using shared driveways to access development on adjacent lots, where feasible. e. Reducing the maximum allowable density in steeply sloping and visually sensitive areas. f. Minimizing grading and alteration of natural landforms g. Landscaping or revegetating all cut and fill slopes, and other disturbed areas at the completion of grading h. Incorporating interim seeding of graded building pad areas, if any, with native plants unless construction of approved structures commences within 30 days of the completion of grading. 	<p>The proposed project complies with the following requirements: a, c, d, f, g.</p> <p>The following aspects of D20 are not relevant to the project: b, e, h.</p> <p>The proposed Lot Line Adjustment complies with this policy.</p>

Planning Permits

Finally, the Project requires City approval of three discretionary permits—a Coastal Development Permit (since the project meets the Coastal Act definition of “development” within the California Coastal Zone), a Use Permit (to permit the two dwelling units on each parcel, as required by Highway Commercial zoning), and a lot line adjustment. For approval of these permits, the City Council must make required findings that the Project is consistent with applicable land use plans and policies. The Council may impose conditions of approval on the Project in order to ensure consistency with these policies. The project would not be inconsistent with policies or plans to have a significant impact on the environment.

Land Use Conflicts

The Project site is adjacent to existing and principally permitted commercial and residential land uses. The Project site is also adjacent to the SR1, which could place sensitive receptors nearby the existing infrastructure.

As described previously, the area is surrounded by commercial development. Given the existing surrounding development, the redevelopment of the inn, housing units, restaurants and new lodging units would represent a compatible use of the property with surrounding uses. As such, the proposed Project would have a less than significant impact related to inconsistencies with Point Arena's land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect.

Mitigation Measures

LU-1 Bicycle Parking. The applicant shall submit a site plan that includes bicycle parking of at least four spaces.

LU-2: Wood Fence. The applicant shall install a solid wood fence of 6 feet in height along the east property line and around the refuse container.

LU-3: Landscaping Plan. The applicant shall submit a Landscaping Plan for approval by the City Planner, prior to approval of the Building Permit which includes: 14 trees, at least 50% native plant cover and no potentially invasive species. The landscaping shall provide 90 percent coverage within five years.

LU-4: Retaining Wall Veneers. The Building Permit application shall illustrate veneers for the retaining walls that blend with the surrounding earth materials or landscape, as directed by the City Council.

I. MINERAL RESOURCES

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?				✓
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓

Existing Mineral Resources Setting

The California Surface Mining and Reclamation Act of 1975 (SMARA) identifies mineral resources within California and requires classification of mineral resources based on their relative value for extraction. A variety of mineral resources, including aggregate resource minerals and hard rock quarries are known to exist in Mendocino County. According to the Division of Mine Reclamation, California Department of Conservation and the United States Geological Survey, Mineral Resources Data System, there are no mineral resources within the City of Point Arena nor in or around the Project site.

Mineral Resources Impact Discussion

(a) Would the Project result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state,

(b) Would the Project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact

There are no known mineral resources within the City of Point Arena nor does the City identify locally important mineral resources in the General Plan. Therefore, the proposed Project would have no impact regarding the loss of availability of mineral resources.

Mitigation Measures

None required.

m. NOISE

Would the Project result in:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		✓		
b) Generation of excessive groundborne vibration or groundborne noise levels?			✓	
c) For a Project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project area to excessive noise levels?			✓	

Existing Noise Setting

The Point Arena General Plan Noise Element provides a framework for evaluating sound in the community, both qualitatively and quantitatively, and sets forth noise reduction or noise suppression policies and programs. This is done by describing the current local environment of sounds, identifying and measuring local noise sources, identifying and mapping noise-sensitive land uses, projecting future noise levels, and prescribing policies and programs for achieving the city's noise-control goals.

Sources that contribute to the ambient noise levels within Point Arena include vehicular traffic, aircraft, industrial activities, and mechanical equipment including refrigeration units, heating and cooling, and ventilation. Commercial and general industrial land uses are typically considered the least noise-sensitive, whereas residences, schools, and hospitals are the most noise-sensitive. Other features of the soundscape include storm surf, and the toll of the offshore bell buoy. The Noise Element includes goals, policies, and programs aimed at maintaining low ambient noise levels.

The Project site is bounded by established commercial land uses. Primary noise sources that contribute to the ambient noise environment at the Project site include vehicles driving on highway 1, and noise associated with business uses.

Noise Impact Discussion

(a) Would the Project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less Than Significant Impact with Mitigation

The proposed Project would generate noise on a temporary basis during construction activities and on an ongoing basis upon occupancy.

Construction Noise

Construction would result in temporary and intermittent noise onsite and in the Project vicinity from the use of construction equipment. Construction noise would be perceptible to established uses in the immediate vicinity, specifically nearby existing residences and commercial uses.

Noise impacts resulting from construction at the site will depend upon the noise generated by various pieces of construction equipment, the timing and duration of noise-generating activities, and the distance between construction noise sources and noise-sensitive areas. Construction noise impacts primarily result when construction activities occur during noise-sensitive times of the day (e.g., early morning, evening, or nighttime hours), the construction occurs in areas immediately adjoining noise-sensitive land uses, or when construction occurs over extended periods of time. During each stage of construction, there would be a different mix of equipment operating, and noise levels would vary based on the amount of equipment in operation and the location at which the equipment is operating.

Section 9.35.040 of the Point Arena Municipal Code outlines provisions associated with noise, and states that “Noise levels shall not be permitted to exceed 60 Leq anywhere within the City of Point Arena.” Leq is an equivalent continuous noise level, which is calculated by determining the sound level in decibels for specific sounds during the day and applying those frequencies over the time period in which these sounds occur. According to the Occupational Safety and Health Administration (OSHA), common noisy equipment used at a construction site can vary in noise level. A backhoe is measured at approx. 85 decibels, a nail gun at 97 decibels, and a bulldozer at around 100 decibels.

The type of equipment to be used at the site during construction is unknown at this time.

Mitigation Measure NOI-1 is added to require that equipment generating noise above 60 decibels (the sound of a normal conversation) must occur between the hours of 7 a.m. and 8

p.m., and that any equipment used that exceeds 85 decibels, such as a nail gun or bulldozer, be limited to weekdays between the hours of 8 a.m. and 5 p.m. As a result of mitigation, impacts related to construction noise will be less than significant.

Operational Noise

Project operation would contribute to the ambient noise environment from the introduction of parking, outdoor areas, people talking and vehicles traveling to and from the site. The Project site is in an area that contains many similar established commercial uses downtown, including hotel, restaurant, retail and residential uses. The proposed mixed-use project is compatible with these existing uses and would be compatible with existing ambient noise levels that are already generated by these similar uses. As such, the Project will have less than significant impacts.

(b) Would the Project result in generation of excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact

Vibration from operation of heavy equipment can result in effects ranging from annoyance of people to damage of structures. Varying geology and distance results in different vibration levels containing different frequencies and displacements. In all cases, vibration amplitudes decrease with increasing distance from the source. Perceptible ground-borne vibration is generally limited to areas within a few hundred feet of construction activities. As seismic waves travel outward from a vibration source, they excite the particles of rock and soil through which they pass and cause them to oscillate. The rate or velocity (in inches per second) at which these particles move is the commonly accepted descriptor of the vibration amplitude, referred to as the peak particle velocity (PPV).

Caltrans establishes significance criteria for potential damage to structures as well as human perception. Groundborne vibration of 0.3 in/sec PPV is established for older residential structures and 0.5 in/sec PPV for newer residential structures. Groundborne vibration is considered barely perceptible to humans at 0.01 in/sec PPV and severe at 0.4 in/sec PPV. Development of the site would include construction activities that may generate perceptible vibration during use of heavy equipment or impact tools. Construction equipment including vibratory rollers, bulldozers, caisson drills, loaded trucks, and jackhammers generate vibration levels ranging from 0.003 in/sec PPV to 0.2 in/sec PPV at a distance of 25 feet.

Based on the significance criteria established by Caltrans and the typical groundborne vibration generated by construction equipment, the Project would not generate excessive groundborne vibration or noise in excess of 0.3 in/sec PPV at existing off-site uses. Therefore, the Project would not expose people or structures to excessive groundborne vibration and impacts from groundborne vibration and noise would be less than significant.

(c) For a Project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project area to excessive noise levels?

Less than Significant Impact

The Project site is not located within the boundaries of an Airport Land Use Plan, nor is it located in direct proximity to a private airstrip. The nearest airport is Lofty Redwoods Airport (53CL), located approximately 5 miles southeast of the Project site. Though noise from aircrafts flying overhead would be perceptible at the Project site, people residing or working in the Project area would not be exposed to excessive noise levels associated with such noise and therefore impacts would be less than significant.

Mitigation Measures

NOI-1: During construction of the project, noise above 60 decibels must occur only between the hours of 7 a.m. and 8 p.m. Any equipment used that exceeds a noise level of 86 decibels, such as a nail gun or bulldozer, shall be limited to weekdays between 8 a.m. and 5 p.m.

n. POPULATION AND HOUSING

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				✓
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				✓

Existing Population and Housing Setting

The City of Point Arena is a small jurisdiction, encompassing approximately 1.4 square miles, located along the coast in southern Mendocino County. According to the U.S. Census, in 2020

the population of Point Arena was 460 residents. The City's population has remained relatively stable, with 449 residents in 2010, and 472 residents in 2017. Compared with other cities, Point Arena has seen a larger growth rate within the county and Mendocino County as a whole. With the exception of Fort Bragg, Point Arena is well above the overall growth trend of Mendocino County and surrounding cities—most of which have seen an increase of less than 10% since 1990.

The Housing Element includes numerous goals, policies, and programs aimed at promoting housing unit construction (with emphasis on low-income households) and preserving the existing housing stock (particularly rental units).

Population and Housing Impact Discussion

(a) Would the Project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

No Impact

The proposed Project is consistent with the property's General Plan land use designation (HWC) and Zoning District (HWC). Both adopted documents anticipated and permit the proposed pattern and density of development.

The project would access SR1 and would not require the development of roadways or utilities. The relatively modest growth that would result from this Project would include four residential units and a limited number of jobs (9 employees/day), and both are planned for in the General Plan and Zoning Ordinance, and there would be no resulting impacts related to population growth.

(b) Would the Project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact

A project would be considered to have a significant environmental effect if it displaces a large number of people or induces substantial growth or concentration of population. The Project would do neither. The Project site is currently developed with vacant and underutilized buildings. The Project would not displace existing housing units or people, it would rehabilitate one existing housing unit into two housing units and result in the renovation of two housing units in the old Seaside Hotel. Therefore the Project would have no impacts to population and housing regarding displacing people or existing housing.

Mitigation Measures

None required.

O. PUBLIC SERVICES

Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Fire protection?			✓	
b) Police protection?			✓	
c) Schools?			✓	
d) Parks?			✓	
e) Other public facilities?			✓	

Existing Public Services Setting

The City of Point Arena receives police protection services from the Mendocino County Sheriff’s Department. Fire protection and emergency medical services are provided by the Redwood Coast Fire Protection District. The fire station is located at 19601 CA-1 in Manchester.

The Point Arena Schools District is one of ten Common Districts in the State, with a separate elementary school district (Arena Union Elementary School District) and high school district (Point Arena Joint Union High School District), with a common district office, superintendent, board of trustees and budget. Point Arena High School serves students from northern Sonoma County and southern Mendocino County, and as far inland as the Kashia Rancheria. Arena Union Elementary School serves students from Gualala to Manchester. The district also includes the Pacific Community Charter School, South Coast Continuation High School, the independent study program, K-8 After School Program and State Preschool.

The Point Arena Public Works Department is responsible for the management and maintenance of the City's recreation facilities. The General Plan identifies Downtown Park and Harper Park as the City's park facilities, with plans to develop a park at Arena Cove and east of downtown. Bureau of Land Management maintains the Point Arena-Stornetta Unit along and beyond the north end of the City, providing eight miles of marked paths and substantial open space opportunities for Point Arena residents and guests. Though the City does not control this land, it is anticipated to remain.

Public Services Impact Discussion

(a-e) Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the listed public services?

Less Than Significant Impact

The Project site is well served by existing public services. The Project would increase the need for services from Fire and Police Departments, schools, and parks. However, the increase would represent a minimal change that would not trigger the need for an expansion of services, an increase in staffing, or otherwise adversely affect public services. Increasing demands on public services have been anticipated as part of General Plan, which anticipated this level of commercial use of the Project site.

The Project includes 4 residential units, which may bring new residents to Point Arena, including school-aged children. Though the Project would increase enrollment of nearby public schools, it is not anticipated to exceed existing capacity of these facilities. Furthermore, new residential developments are subject to school fees, which fund necessary improvements and offset any potential impacts of introducing new students to the area. Therefore, the Project is expected to have a less than significant impact on public schools.

The Project will not generate a substantial increase in demand that would warrant the expansion or construction of new public facilities, including parks within the vicinity of the Project site. Impacts to parks will likewise have a less than significant impact.

Mitigation Measures

None required.

p. RECREATION

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			✓	
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			✓	

Existing Recreation Setting

Point Arena and the surrounding area offers several active and passive outdoor recreational amenities including parks, trails, and ocean recreation options at Arena Cove. The Bureau of Land Management operates the Point Arena-Stornetta Public Lands north of the City.

Recreation Impact Discussion

(a) Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less Than Significant Impact
See analysis below.

(b) Would the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less Than Significant Impact

The Project will increase the number of visitors and residents who would utilize existing parks and recreation facilities within the City. Existing facilities would be adequate to meet recreational demands of Project residents and customers. Therefore, impacts related to the increased use, deterioration, construction or expansion of recreational facilities are expected to be less than significant as a result of the proposed Project.

Mitigation Measures

None required.

q. TRANSPORTATION

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			✓	
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?			✓	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓	
d) Result in inadequate emergency access?			✓	

Existing Transportation and Impact Setting

The Point Arena General Plan establishes goals, policies, and implementation measures that seek to maintain an integrated transportation network that provides for safe and convenient multi-modal travel. The transportation network within the City includes roadways, buses, bikeways, and sidewalks. Roadways consist of the following street types.

Arterial Streets: Designed to move traffic efficiently primarily serve the Project site. Property access is deemphasized, whereas traffic movement is emphasized. In Point Arena, only SR1 functions as an arterial. In the downtown, SR1 functions equally as a collector as it assumes the role of Main Street.

On-street parking is provided along SR1. On-street parking is also permitted along Mill Street, parts of Lake Street (near the elementary school), and sections of School Street and Riverside Avenue/Eureka Hill Road. Several businesses along SR1 have off-street parking areas for their patrons.

The General Plan identifies alternative modes of transportation as an important aspect of the circulation network, providing multiple benefits including a reduction in traffic, improved air quality, and reduced noise levels. SR1 is designated as part of the Pacific Coast Bike State Route, a Class III facility running most of the length of SR1 in California. The City also maintains bike lanes on Port Road between Iversen Avenue and the coast.

The Community Action Plan was adopted in 2010 and makes recommendations for a wide range of transportation and circulation improvements. The Plan includes a proposed “School Trail” between Lake Street and School Street to provide additional access for students through property across from Harper’s Cut-Off Trail. This would be a mid-block crosswalk and pedestrian island, with an easement on the private properties between School Street and Lake Street for pedestrian access.

Public transportation in the City is provided by Mendocino Transit Authority (MTA). Route 95 makes one daily round trip from Santa Rosa to Point Arena, and Route 75 makes one daily round trip from Ukiah to Gualala.

Vehicle Miles Traveled Discussion

Level of service (LOS), which is used to describe vehicle delay, has historically been used to measure traffic service within the City of Point Arena. The General Plan establishes that new development shall not cause collector streets to degrade to a lower level of service than their existing capacity, beyond which would be considered to have a significant impact to the circulation network. Pursuant to SB 743, the Office of Planning and Research (OPR) was charged with identifying an alternative metric to LOS for evaluating environmental impacts from transportation. In December 2018 the OPR released the Technical Advisory on Evaluating Transportation Impacts in CEQA, which provides technical recommendation regarding assessment of vehicle miles traveled (VMT), as an alternate to LOS, thresholds of significance for VMTs, and mitigation measures.

CEQA Guidelines section 15064.3 subdivision (b) describes specific considerations for evaluating a project’s transportation impact using a VMT metric. This metric refers to the amount and distance of automobile travel attributable to a project.

In June 2022 the Mendocino Council of Governments (MCOG), approved a Regional Baseline Study that analyzes existing traffic conditions in the region to establish a baseline standard from which to determine significance thresholds for future land use projects, and develop technical tools and procedures for evaluating VMT impacts of development projects. The Fehr & Peers study summarizes available VMT data for Mendocino County, discusses alternative measurement methods and thresholds, recommends VMT methods and thresholds for lead agencies, and provides Transportation Demand Management (TDM) strategies for reducing VMT generated by the project.

Transportation Impact Discussion

(a) Would the Project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

Less Than Significant Impact with Mitigation

Construction

Construction would result in vehicle trips by construction workers and haul-truck trips for material off-haul and deliveries via SR1. Construction-related traffic would be temporary, would vary daily, and would be distributed over the course of a workday and work week. The number of construction-related vehicles traveling to and from the Project Area would vary on a daily basis. As required by **Mitigation Measure NOI-1**, construction hours would generally be limited. Due to the infrequency of truck traffic and the temporary nature of construction, Project construction is not anticipated to conflict with plans, policies or programs related to the effectiveness of the circulation system.

Operation

Once complete, the proposed Project would increase vehicle traffic on SR-1 and local streets. The Project is proposed on lands designated for this scale of development, consistent with nearby commercial development patterns. The operational effects of the Project on the transportation network are consistent with the planned uses for the area.

Alternative Modes of Transportation

Public transit, bicycle, and pedestrian facilities in the Project vicinity will not be substantially impacted by The Project. The Project may increase ridership to the public transit system, if guests decide to take the bus from Santa Rosa to visit Point Arena. The Mendocino County Transit system currently has sufficient capacity and facilities to support increased ridership generated by the proposed Project. Therefore, impacts to public transit would be less than significant.

Summary

The Project would not conflict with an applicable plan, ordinance, or policy and would have less than significant impacts to the circulation system.

(b) Would the Project conflict or be inconsistent with CEQA Guidelines 15064.3, subdivision (b)?

Less Than Significant Impact

As previously discussed, lead agencies are required to evaluate a Project's potential impacts using a VMT metric as of July 1, 2020. California's Office of Planning and Research (OPR) issued a Technical Advisory on Evaluating Transportation Impacts in CEQA. The advisory establishes screening thresholds for projects and includes an assumption that projects that generate or

attract fewer than 110 trips per day may be assumed to cause a less than significant impact, absent substantial evidence otherwise. Additionally, the guidance notes that:

“In rural areas of non-MPO counties (i.e., areas not near established or incorporated cities or towns), fewer options may be available for reducing VMT, and significance thresholds may be best determined on a case-by-case basis. Note, however, that clustered small towns and small-town main streets may have substantial VMT benefits compared to isolated rural development, similar to the transit oriented development described above.”

The proposed Project would be located on a rural small town’s Main Street and so the project may have substantial VMT benefits relative to hotels located out of the downtown.

The proposed Project includes:

- The re-establishment of an inn with 20 rooms, a restaurant and four residential units. These uses will not increase VMT, as they are preexisting uses.
- The conversion of a small 826 retail space to a small restaurant and the new construction of 5 units of lodging. These uses will increase VMT and should be considered in the MND.
- The demolition of a 3,880± square foot lodging building that had 16 rooms would reduce VMT to the site.

This volume of new visitors to the small restaurant and five new lodging units would likely exceed 110 trips per day VMT threshold. However, this increase would be offset by the decrease in VMT due to the demolition of 16 lodging units.

Per Fehr and Peers statewide VMT model (VMT+ | Providing VMT Per Capita Estimates Across California), Point Arena has the following existing VMT profile for VMT.

- Average **Residential VMT is 15.3 VMT/day**, so with four 2-bedroom units, this would result in a VMT of $15.3 \times 3 \text{ people/unit} \times 4 \text{ units} = \mathbf{183 \text{ VMT/day}}$.
- Average **Employee VMT is 8.6 VMT/day**, so with 9 employees average/day this would result in VMT of $8.6 \times 9 = \mathbf{77.4 \text{ VMT/day}}$
- There is not existing average VMT for restaurant guests. The VMT would be calculated by assuming that a guest might consider another comparable restaurant in Point Arena, and the VMT would be trivial as all competing restaurants are within a half-mile radius.
- There is no existing average VMT for hotel visitors. Hotel VMT is calculated by determining the estimated VMT to the proposed Project compared to other potential destinations. Fort Bragg is the most likely competitive hotel market for visitors from the Bay Area and Sacramento, while Gualala is the most competitive hotel market for visitors from Sonoma County. As illustrated in the table the demolition of the 3,880 SF hotel building will reduce vehicle miles traveled by much more (-1,012 VMT/day) than the addition of the five new lodging units (+255 VMT/day). Additionally, the demolition of the 16 hotel rooms more than compensates for the tiny difference in VMT between Point Arena and a comparable hotel development in Gualala (+25/VMT).

- Additionally, the demolition of the hotel building would result in a net decrease in VMT even after including the increase due to the additional project residences and employees, e.g. -1012 VMT for the demolition of the hotel building + 183 VMT for the four new residential Units, +77.4 VMT for the 9 new employees, +255 VMT for the five new lodging units = -497 VMT/day.

Comparative Vehicle Miles Traveled for Wildflower East				
Guest Home Area	% of Guests	Point Arena	Fort Bragg	Gualala
San Francisco	50%	129	171	115
Sacramento	25%	170	189	158
Santa Rosa	25%	81	110	71
Estimated VMT from 5 new Hotel Rooms *		255	321	230
Estimated reduction in VMT from demolition of 16 lodging units*		(1,018)	(1,282)	(918)
* Assumes 50% annual occupancy and each room is booked for only one night.				
Source: MJC, 2024; Google Maps, 2024				

With the guidance provided by OPR’s advisory report and Caltrans, and the analysis above the Project would have a less than significant impact related to VMT.

(c) Would the Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact

The Project was referred to Caltrans for comment and review for consistency with their requirements. Caltrans reviewed the Project and they requested that the commercial drive way be a minimum of 25 ft but no wider than 35 feet in width. The Project applicant has proposed a driveway of 28 feet in width, which is closer to the preferred minimum recommended by Caltrans. Additionally, the Project fronts SR1 which provides 16-foot sidewalks along the parcel frontage which exceeds Caltran’s preferred minimum sidewalk width of 6-foot wide for sidewalks.

Caltrans also noted that if the driveway is relocated from its current location, the drive would need to be built to state standards and the installation of a driveway would require approval of an encroachment permit, which would ensure consistency with City policies regulating driveway approaches in the right-of-way. As a result, impacts related to geometric design would be less than significant.

(d) Would the Project result in inadequate emergency access?

Less Than Significant Impact

Project construction will allow for sufficient emergency access during construction and the site layout will allow effective emergency access during operation. Road closures would not be anticipated, although temporary encroachment would occur during any frontage improvements along SR1, which would require an approved Encroachment Permit from Caltrans. All roads would be expected to remain accessible during temporary construction activities and would not substantially impair emergency access.

Internal circulation was reviewed for adequacy by the Redwood Coast Fire Protection District, which did not respond with requested modifications. The site design includes driveway access through the site from SR1 to Mill Street, which would provide access for emergency vehicles to all components of the project. Therefore, impacts to emergency vehicle access would be less than significant.

Mitigation Measures

None.

r. TRIBAL CULTURAL RESOURCES

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or				✓
ii. A resource determined by the lead		✓		

<p>agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p>				
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Existing Tribal Cultural Resources Setting

Tribal Cultural Resources are defined as sites, features, places, cultural landscapes, sacred places, or objects that have cultural value to a California Native American tribe that are either included or determined to be eligible for inclusion in the California Register of Historical Resource (CRHR) or are included in a local register of historical resources. Additionally, a lead agency may identify a significant resource at its discretion and supported by substantial evidence, considering the significance of the resource to a California Native American tribe.

William Rich, M.A. of WRA, archaeologist, prepared an Archaeological Report for the Project. The reports include copies of letters sent to tribes inviting consultation on the proposed Project. Pursuant to the AB 52 consultation process, the City of Point Arena sent letters to the Manchester-Point Arena Rancheria on August 29 2023, informing them of the proposed Project and providing an opportunity to request consultation. No responses requesting consultation were received by the City.

Tribal Cultural Resources Impact Discussion

6.18(a.i) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

No Impact

As stated above, surveys of the Project site did not find evidence of suggesting the site is eligible for listing as a Historical Resource. Therefore, the Project would have no impact on a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).

6.18(a.i) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Less than Significant Impact with Mitigation

As previously stated, the City of Point Arena sent formal notification to Native American Tribes traditionally and culturally affiliated with the area. Though no consultation was requested, an Archaeological Report and follow-up investigation has been prepared with mitigation measures to reduce potential impacts to significant cultural and tribal cultural resources. Implementation of the previously described **Mitigation Measure CUL-1** requires compliance with procedures set forth in the Archaeological Report and follow-up investigation. As such, the proposed Project, will have a less than significant impact with mitigation to tribal cultural resources.

Mitigation Measures

See **Mitigation Measure CUL-1**.

S. UTILITIES AND SERVICE SYSTEMS

Would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			✓	
b) Have sufficient water supplies available to serve the Project and reasonably foreseeable future			✓	

development during normal, dry, and multiple dry years?				
c) Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?			✓	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			✓	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			✓	

Existing Utilities and Service Systems Setting

Water

The Point Arena Water Works (PAWW), a privately-owned utility under California Public Utility Commission oversight, supplies water to most of Point Arena. The exceptions are users who have individual wells. The major source of water is a well adjacent to the Garcia River. The main storage tank is just east of downtown. It was estimated in 2006 that the system produces 33,000 gallons per day and delivers water to approximately 179 homes and businesses.

Existing water permits allow the PAWW to pump 0.22 cubic feet per second (142,000 gallons per day) or a maximum of 100-acre feet per year (90,000 gallons per day). Existing water storage can hold 575,000 gallons. Under the current water permits, a maximum of 1,385 people may be served (90,000 gallons per day maximum at 65 gallons per person). An emergency contingency plan is lacking in the advent of loss of water at its source or within the system due to a natural disaster, particularly seismic activity at the river or seismic activity in the vicinity of any water lines or storage tanks. Water quality is regulated by the State Department of Health Services, which conducts regular inspections to ensure continuing water quality.

Wastewater

The City's sewage collection and disposal system is owned and operated by the City of Point Arena. Sewer lines serve most of the existing developed area. The treatment includes aerated pond treatment, and chlorination, and percolation and evaporation for disposal. Areas not served are accommodated by individual septic tank systems.

A wastewater system capacity analysis was completed in January of 1996 by Bonneau Dickson, P.E. This study used buildout figures from density and zoning allowed by the City's General Plan, and it determined that the City of Point Arena wastewater system has adequate capacity to handle and treat the highest foreseeable flows and biochemical oxygen demand (BOD) loads that will be generated under the current General Plan.

The average flows to the system, which in 2006 were just under 30,000 gallons per day (GPD) in dry weather, but the capacity of the system is limited not by the average flows but by the peak flows, which are occasionally 20 to 30 times higher than the average dry weather flows. The capacity of the sewer system is determined by the peak instantaneous flow that it will pass and will become inadequate only when there is an overflow from the system. The sewer system has never been known to overflow due to a lack of hydraulic capacity. It may increase very little as new connections are made to the sewer system because the system may already be leaking at the maximum rate possible.

Solid Waste

Recology hauls solid waste and recyclable materials in the City of Point Arena to a permitted collection site, and would be available for the Project.

Utilities and Service Systems Impact Discussion

(a) Would the Project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less Than Significant Impact

(c) Would the Project result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?

Less Than Significant Impact

The missed-use Project has been anticipated by the General Plan zoning for the Project site, and would not be expected to necessitate the expansion or construction of water or wastewater treatment facilities. As previously stated, the City's existing water supply and wastewater treatment capacity is adequate to supply the Project given current zoning. Therefore, impacts related to the relocation, construction, or expansion of water and wastewater facilities would be less than significant.

The project will connect to current storm drain infrastructure and the total square footage of impervious surfaces will decrease as a consequence of the project. Furthermore, the development includes LID standards to minimize runoff from impervious surfaces (trees,

landscaping, etc. Therefore, impacts related to the relocation, construction, or expansion of existing storm drain facilities would be less than significant.

6.19(b) Would the Project have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Less Than Significant Impact

The Project will utilize water obtained from the existing PAWW system to meet onsite water demands. Potable water would be accommodated via the installation of new water laterals for the five new buildings and use of existing laterals for the existing buildings. The increase in onsite water demand resulting from the redevelopment of the site has been anticipated in the General Plan. Therefore, impacts due to insufficient water supplies or inadequate entitlements would be less than significant.

(d) Would the Project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less Than Significant Impact

See below.

(e) Would the Project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact

Project redevelopment will contribute to the generation of solid waste within the City. However, as the project is relatively small the disposal of solid waste resulting from the Project would be less than significant.

Mitigation Measures

None required.

t. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			✓	

<p>b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?</p>			✓	
<p>c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?</p>			✓	
<p>d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?</p>			✓	

Existing Wildfire Setting

Mendocino County is highly susceptible to fire hazards due to natural and man-made causes. Dry conditions and high winds along with human encroachment into the wildland-urban interface (WUI) presents increasing risk to human life and structures.

In July 2018, the Mendocino Complex Fire, which was comprised of the Ranch and River fires, burned approximately 458,900 acres near Lakeport, Ukiah, and areas within the Mendocino National Forest. Residents of Point Arena were exposed to the secondary effects of the wildfire, such as smoke and air pollution. Smoke generated by wildfire consists of visible and invisible emissions that contain particulate matter (soot, tar, water vapor, and minerals) and gases (carbon monoxide, carbon dioxide, nitrogen oxides). Public health impacts associated with wildfire include difficulty in breathing, odor, and reduction in visibility.

Wildfire Impact Discussion

(a) Would the Project substantially impair an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact

The Project site is categorized as a Local Responsibility Area by CAL FIRE. Though the site is located within close proximity to land designated as Moderate Fire Hazard Severity Zone, there are no lands designated as Very High Fire Hazard Severity within five miles of the Project site. The Project will be required to comply with all fire safety standards of the building code and will

be reviewed by the Redwood Coast Fire Protection District. The project is not expected to substantially impair an adopted emergency response plan or emergency evacuation plan. As such, impacts of the Project would be less than significant.

6.20(b-d) Would the Project substantially impair an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact

The Project site is relatively flat and is adjacent to existing commercial and residential development. There are no factors, such as steep slopes, prevailing winds, or the installation/maintenance of new infrastructure, that would exacerbate fire risk or expose occupants of the Project to the uncontrolled spread of a wildfire, pollutant concentrations from a wildfire, post-fire slope instability, or post-fire flooding. Therefore, impacts would be less than significant.

Mitigation Measures

None required.

U. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Does the Project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			✓	
b) Does the Project have impacts that are individually limited, but cumulatively considerable (“Cumulatively			✓	

<p>considerable” means that the incremental effects of a Project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?</p>				
<p>c) Does the Project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?</p>			✓	

Findings Discussion

(a) Does the Project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less Than Significant Impact

The Project is in Point Arena’s downtown core and potential impacts associated with the Project have been anticipated by the City’s General Plan and analyzed in the General Plan EIR. As conditioned and mitigated, the proposed Project is consistent with the goals of the General Plan and the zoning ordinance. As mitigated the proposed would not adversely impact sensitive habitat, riparian areas, nor would the Project result in significant impacts to special-status plant or wildlife species. With implementation of mitigation measures contained herein, as well as adherence to the City’s uniformly applied development standards, the impacts of the Project to the quality of the environment would be reduced to levels below significance. As such, the Project will not degrade the quality of the environment, reduce habitat, or adversely affect cultural resources.

(b) Does the Project have impacts that are individually limited, but cumulatively considerable (“Cumulatively considerable” means that the incremental effects of a Project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Less Than Significant Impact

The CEQA Guidelines defines cumulative impacts as “two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. The individual effects may be changes resulting from a single project or increase in environmental impacts. The cumulative impact from several projects is the change in the environment which results from the incremental impact of the proposed Project when

added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time” (Guidelines, Section 15355(a)(b)).

This Initial Study evaluates cumulative impacts using the General Plan EIR. Development of the proposed Project, in combination with past, present, and future development in the City could result in long-term impacts to air quality, traffic, and noise. Cumulative long-term impacts from development within the City were identified and analyzed in the City’s General Plan EIR.

The proposed Project is within the City’s long-range plan for future development. The Project will contribute to cumulative impacts identified in the City’s General Plan EIR but not to a level that is cumulatively considerable. As described in **Sections 7.1 – 7.20** of this document, the Project could potentially result in significant impacts; however, those impacts would be reduced to less than significant levels with implementation of mitigation measures. The implementation of mitigation measures would ensure that development of the proposed Project would not be cumulatively considerable.

(c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Less Than Significant Impact

The Project has the potential to result in adverse impacts to humans due to air quality, hazards and hazardous materials, geology and soils, noise, and transportation. However, implementation of mitigation measures contained herein will ensure that the Project will have less than significant environmental effect that would directly or indirectly impact human beings onsite or in the Project vicinity.