

Notice of Completion & Environmental Document Transmittal

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 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Point Arena Cove Campground Project**Lead Agency:** City of Point Arena**Contact Person:** Marie R. Jones**Mailing Address:** 451 School Street 24000 S. Highway 1**Phone:** (707) 882-2122; 707-357-6480**City:** Point Arena, CA**Zip:** 95468**County:** Mendocino**Project Location:** County: Mendocino

City/Nearest Community: Point Arena

Cross Streets: 800, 820, 830 Port Road. At the terminus of Port Road at the Pacific Ocean

Zip Code: 95468

Longitude/Latitude (degrees, minutes and seconds): 38 ° 54' ' 47.85 " N / 123 ° 42' ' 26.27 " W Total Acres: 8.7 acres

Assessor's Parcel No.: 027-041-46, 027-041-45, 027-041-41

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: _____

State Hwy #: 1

Waterways: Arena Creek, Pacific Ocean

Airports: none

Railways: none

Schools: Point Arena Highschool

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☒ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☒ Use Permit☒ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☒ Other: Variance**Development Type:**☐ Residential: Units 0 Acres _____☐ Office: Sq.ft. _____ Acres _____

Employees _____

☐ Transportation: Type _____☐ Commercial: Sq.ft. _____ Acres _____

Employees .5

☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____ Acres _____

Employees _____

☐ Power: Type _____ MW _____☐ Educational: _____☐ Waste Treatment: Type _____ MGD _____☒ Recreational: Campground with ten sites.☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____ MGD _____☒ Other: Public Facility - Shed, Beach Access Ramp, Signage, Fencing**Project Issues Discussed in Document:**☐ Aesthetic/Visual☐ Fiscal☐ Recreation/Parks☐ Vegetation☐ Agricultural Land☒ Flood Plain/Flooding☐ Schools/Universities☐ Water Quality☐ Air Quality☒ Forest Land/Fire Hazard☐ Septic Systems☐ Water Supply/Groundwater☐ Archeological/Historical☐ Geologic/Seismic☐ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☐ Minerals☐ Soil Erosion/Compaction/Grading☐ Growth Inducement☒ Coastal Zone☐ Noise☐ Solid Waste☐ Land Use☐ Drainage/Absorption☐ Population/Housing Balance☐ Toxic/Hazardous☐ Cumulative Effects☐ Economic/Jobs☐ Public Services/Facilities☐ Traffic/Circulation☐ Other: _____**Present Land Use/Zoning/General Plan Designation:**

Harbor Commercial

Project Description: (please use a separate page if necessary)

See attached project description

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☐ Caltrans District # 1	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☐ Regional WQCB # _____
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☒ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # 1	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☒ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	☒ Other: <u>Manchester Band of Pomo</u>
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date December 20, 2025 Ending Date January 20, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Marie Jones Consulting</u>	Applicant: <u>City of Point Arena</u>
Address: <u>16312 Old Caspar Railroad Rd</u>	Address: <u>451 School Street 24000 S. Highway 1</u>
City/State/Zip: <u>Fort Bragg, CA 95437</u>	City/State/Zip: <u>Point Arena, CA 95468</u>
Contact: <u>Marie Jones</u>	Phone: <u>707-882-2122</u>
Phone: <u>707-357-6480</u>	

Signature of Lead Agency Representative:  Digitally signed by Marie Jones
Date: 2025.12.17 21:55:52 -0800 Date: 12/12/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

ARENA COVE CAMPGROUND PROJECT

Project Description

The proposed project requires the approval of a Coastal Development Permit (CDP 2025-4), Use Permit (UP 2025-1) and Variance (VAR 2025-1) and includes the following components:

- 1) The City of Point Arena requests a Coastal Development Permit to:
- 2) Establish a seasonal (May to October) ten-site low-cost campground in the Rockwall meadow consisting of three RV parking spaces, a Campsite Manager's RV, and seven tent camping spaces. This parcel was formerly utilized as a manufactured home park and is currently utilized for boat storage and event parking.
- 3) Demolish an existing 550 SF restrooms in the "Rockwall" property and replacement of it with a 528 SF restroom/showers building to serve the campground. The new restroom would be in the same footprint as the existing restroom.
- 4) Remove various abandoned heavy equipment from the Rockwall property which is located less than 50 feet from Arena Creek.
- 5) Demolish a 400 SF existing shed in the Arena Cove parking lot and replacement with a like for like new 400 SF metal shed; install a commercial ice machine inside the shed; and relocate the boat washing station from the north side to the west side of the shed.
- 6) Remove the City's 900 SF community recycling area from the Arena Cove parking lot and reuse this area for boat and fishing equipment storage.
- 7) Install a temporary storage and construction staging area for the Arena Pier Rehabilitation project. The staging area would be located on the western end of the Pier Parking Lot. This area would be fenced for about 4 months during the pier rehabilitation project in the summer.
- 8) Install a new signage system for Arena Cove, including interpretive signs, safety signs, and wayfinding signs.
- 9) Seasonal (summer) installation of short public access pedestrian ramp from edge of arena cove parking lot to the Arena Cove beach.
- 10) Install safety fencing and habitat protective fencing at Arena Cove Park.

See attached project plans.



Figure 1: Project Site Aerial



Figure 2: Campground Site Plan

Figure 3: Project Site Plan

