

Arena Cove Campground Project

Area Cove Campground Project,
Green Shed Replacement &
Relocation of Community Recycling Facility.

Initial Study / Mitigated Negative Declaration

CDP 2025-4, Variance 2025-1

Circulation Date – December 13, 2025

Lead Agency

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



Lead Agency Contacts

Marie Jones
City Planner
707-357-6480
planning@pointarena.ca.gov

Point Arena Cove Campground Project
CEQA Environmental Checklist and Initial Study

Project Title:	Point Arena Cove Campground & Port Improvement Project
Lead Agency:	City of Point Arena 451 School Street Point Arena, California 95468
Contact Person:	Marie Jones City Planner 707-357-6480 Marie@mariejonesconsulting.com
Project Location:	The project is located at the terminus of Port Road, Point Arena, CA. APNs: 027-041-46 (4.8 acres), 027-041-45 (1.8 acres), 027-041-41 (2.1 acres)
Project Applicant:	City of Point Arena 451 School Street Point Arena, California 95468
General Plan Designation:	Harbor Commercial (HC)
Zoning Designation:	Harbor Commercial (HC)
Description of Project:	The City of Point Arena requests a Coastal Development Permit to: 1) 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. 2) 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. 3) Remove various abandoned heavy equipment from the Rockwall property which is located less than 50 feet from Arena Creek. 4) 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. 5) 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. 6) 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. 7) Install a new signage system for Arena Cove, including interpretive signs, safety signs, and wayfinding signs. 8) Seasonal (summer) installation of short public access pedestrian ramp from edge of arena cove parking lot to the Arena Cove beach. 9) Install safety fencing and habitat protective fencing at Arena Cove Park.
Existing Land Uses:	APNs: 027-041-46 (4.8 acres) - Bathroom, boat storage, Arena Cove Park. 027-041-45 (1.8 acres) – Arena Cove Park, Arena Creek 027-041-41 (2.1 acres) – Public parking, Port Road, green shed, public signage, boat washing station, community recycling area, sewer lift station, bioswale, picnic tables and Point Arena Pier approach.
Surrounding Land Uses and Setting:	To the west is the Pier and Ocean. Port Road and a number of visitor serving accommodations are located to the north of the project site. Arena Creek is immediately adjacent to the parcel and runs along its southern and eastern border. There is also a large escarpment and area of open space to the south and east.
Other Public Agencies with Approval Authority:	Mendocino County Building Department will review and issue building permits for construction. CDFW may require a Stream Bed Alteration permit for the seasonal pedestrian ramp from the parking lot to the cobble beach.
Native American tribes consultation pursuant to Public Resources Code section 21080.3.1	Notification was sent to Manchester Band of Pomo inviting consultation. No response was received.

Table of Contents

1. Introduction	4
<i>a. Purpose and Intent.....</i>	<i>7</i>
<i>b. Incorporation by Reference.....</i>	<i>8</i>
<i>Public Review</i>	<i>8</i>
2. Setting and Project Description	9
<i>a. Environmental Setting.....</i>	<i>9</i>
<i>B. Project Description</i>	<i>12</i>
3. Environmental Factors Potentially Affected.....	13
4. Determination	13
5. Evaluation of Environmental Impacts	15
<i>a. Aesthetics.....</i>	<i>16</i>
<i>b. Agricultural and Forestry Resources</i>	<i>21</i>
<i>c. Air Quality</i>	<i>23</i>
<i>d. Biological Resources.....</i>	<i>26</i>
<i>e. Cultural Resources.....</i>	<i>37</i>
<i>f. Energy</i>	<i>40</i>
<i>g. Geology and Soils</i>	<i>43</i>
<i>h. Greenhouse Gas Emissions.....</i>	<i>48</i>
<i>i. Hazards and Hazardous Materials.....</i>	<i>50</i>
<i>j. Hydrology and Water Quality</i>	<i>55</i>
<i>k. Land Use and Planning.....</i>	<i>61</i>
<i>l. Mineral Resources.....</i>	<i>65</i>
<i>m. Noise</i>	<i>66</i>
<i>n. Population and Housing.....</i>	<i>69</i>
<i>o. Public Services</i>	<i>71</i>
<i>p. Recreation</i>	<i>73</i>
<i>q. Transportation</i>	<i>74</i>
<i>r. Tribal Cultural Resources</i>	<i>78</i>
<i>s. Utilities and Service Systems.....</i>	<i>80</i>
<i>t. Wildfire.....</i>	<i>83</i>
<i>u. Mandatory Findings of Significance.....</i>	<i>85</i>

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 Arena Cove Campground project is described below.

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.

Hereafter referred to as the "Project".



Figure 1: Project Site Aerial

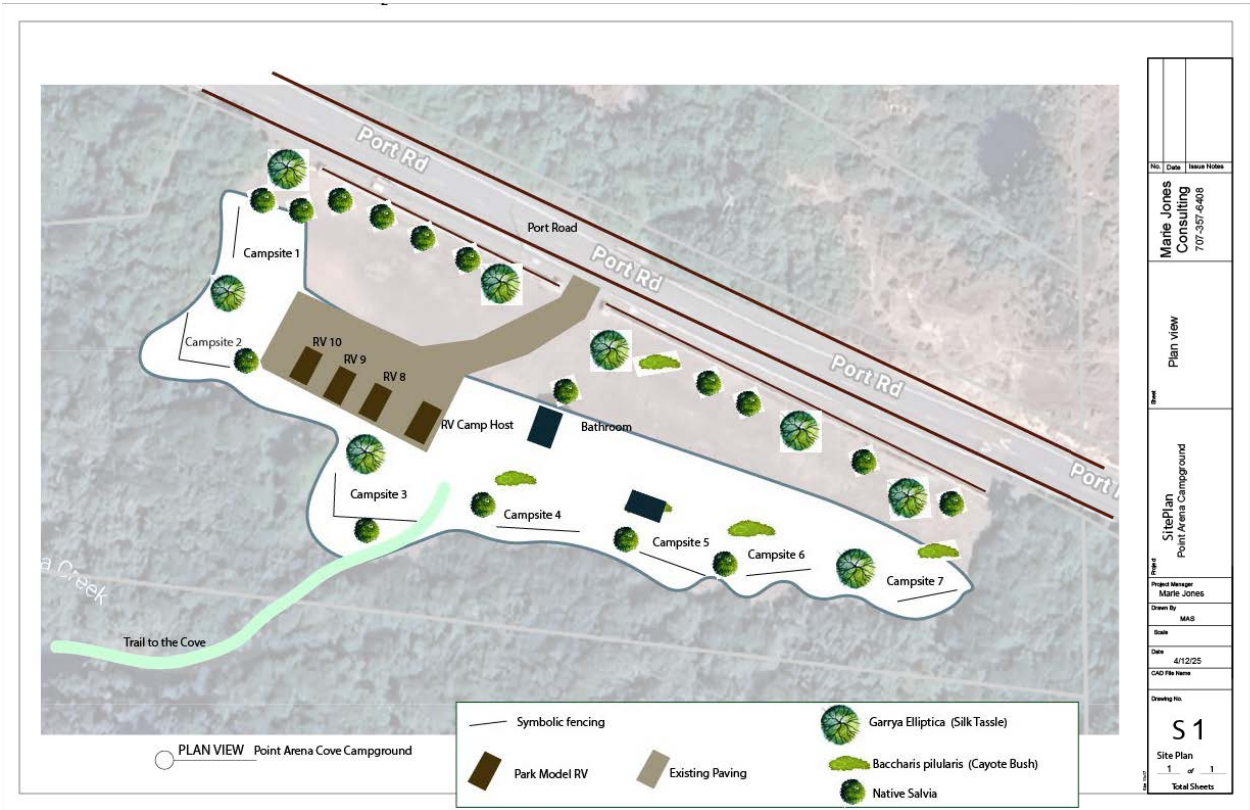


Figure 2: Campground Site Plan



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 City 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 18: Zoning
- Project Plans
- *Point Arena Pier Improvement Project, Point Arena Biological Study, Dark Gulch Consulting, October 24, 2025*

PUBLIC REVIEW

In accordance with CEQA and the state CEQA Guidelines, the IS/MND prepared for the Arena Cove Campground 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 Arena Cove Campground 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 pier 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. Point Arena Cove lies at the end of a narrow ravine drained by Point Arena Creek at the west end of the town. This steep topography creates a clear view of the ocean from bottom of Port Road.

Biological Resources: The Project area includes a perennial stream (Arena Creek). Arena Creek is also mapped on the Point Arena USGS 7.5-minute quad map (USGS 2015).

- Arena Creek runs directly through the subject parcel along the south side of the proposed Campground and Green shed replacement project, and flows out to sea.
- The creek is bordered on both sides with riparian vegetation, and is only somewhat accessible from Port 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 and the general area are both 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 to minimize and mitigate 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 is required.

Visual Resources: The Point Arena General Plan identifies five viewsheds and scenic corridors to be protected from “inappropriate development and unavoidable alterations.” These viewsheds include Arena Cove.

Flood Zone: The Project site consists of three parcels on the western edge of the City, with frontage on Port Road. This portion of the City is characterized by the creek ecosystem, open space to the south, developed hotels to the north and the pier and related infrastructure to the west. The site is at an elevation of approximately 20 feet above sea level with minimal slope from the front to the back of the properties. The proposed campground site, green shed and community recycling area are located within both the 100 and ten year flood zone.

Current & Prior Uses: The Project site consists of three parcels 027-041-46 (4.8 acres), 027-041-45 (1.8 acres), and 027-041-41 (2.1 acres).

- Parcel 1 in the map below (027-041-46, 4.8 acres), known as the “rockwall property” was developed in the 1960s as a mobile home park for many years. This use was abandoned in the late 1980s. More recently the site has been used for boat and fishing gear storage, coastal access, event parking, and materials storage.
- Parcel 2 (027-041-41, 2.1 acres) is crossed by Arena Creek and includes Arena Cove Park on the western edge of the parcel overlooking the bay. The park is accessed by both a trail from the rock wall property and via the cobbled beach berm.
- Parcel 3 (027-041-45, 1.8 acres) is fully developed with the Point Arena pier parking lot, community recycling area and the green shed.



Figure 2: Aerial Photo of Project Parcels in Arena Cove



Figure 3: Photo of Arena Cove illustrating Mobile Home Park at Rock Wall Property and Arena Park.

B. PROJECT DESCRIPTION

The proposed project requires the approval of a Coastal Development Permit and a Variance and includes the following components:

- C. Establishment of 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.

Each tent campsite will include:

- a. Symbolic fencing to keep campers from entering Arenan Creek
- b. New native vegetation to provide visual privacy for campers from other campers and the road. Native vegetation will include coyote bush and silk tassel.
- c. A picnic table
- d. A small fire ring
- e. A post with number marking the camping spot and campground rules
- f. One unpaved parking spot

The Four RV parking spaces will include the following:

- a. A park model RV or similar structure on wheels, provided and owned by the campground, and available for low cost visitor accommodations.
 - b. The Park Model RVs will be placed on the existing paved pad on the Rockwall Property.
 - c. A Picnic Table
 - d. One small fire ring located directly to the south of the paved area for each RV spot.
 - e. A post with spot number and campground rules.
- D. Demolition of 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. The new restroom will include a men's and women's bathrooms with two stalls and two showers each, an ADA restroom, and a storage room.
 - E. Removal of various abandoned heavy equipment from the Rockwall property which is located less than 50 feet from Arena Creek.
 - F. Demolition of a 400 SF existing shed in the Arena Cove parking lot and replacement with a like for like new 400 SF metal shed. The Shed's orientation will change from the access door on the west to the south. A commercial ice machine will be installed inside the shed. The existing boat washing station will be relocated from the north side to the west side of the shed, so that water from this operation can flow into the parking lot Bioswale for pretreatment.
 - G. Removal of the City's 900 SF community recycling area from the Arena Cove parking lot and reuse this area for boat and fishing equipment storage. This recycling area will be relocated to an undetermined City Property. Fishing boats and equipment will be stored in this area during the summer months while the campground is operational.
 - H. Installation of fencing for 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 off for about 4 months during the pier rehabilitation project in the summer of 2027. See attached plans.

- I. Installation of a new signage system for Arena Cove, including: interpretive signs, safety signs, and wayfinding signs.
- J. Seasonal (summer) installation of short public access pedestrian ramp from edge of arena cove parking lot to the Arena Cove beach.
- K. Installation of safety fencing and habitat protective fencing at Arena Cove Park.

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.

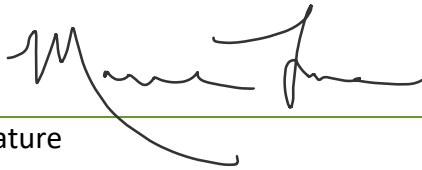
- | | | |
|--|---|---|
| ☐ Aesthetics | ☐ Agriculture and Forestry Resources | ☐ Air Quality |
| ☒ Biological Resources | ☐ Cultural Resources | ☐ Energy |
| ☐ Geology and Soils | ☐ Greenhouse Gas Emissions | ☐ Hazards and Hazardous Materials |
| ☐ Hydrology and Water Quality | ☐ Land Use and Planning | ☐ Mineral Resources |
| ☒ Noise | ☐ Population and Housing | ☐ Public Services |
| ☒ Recreation | ☐ Transportation | ☐ Tribal Cultural Resources |
| ☐ Utilities and Service Systems | ☒ Wildfire | ☐ 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

December 11, 2025

Date

5. Evaluation of Environmental Impacts

This section provides an evaluation of the potential environmental impacts of the proposed 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 to be sited and designed to protect public views, viewsheds, and view corridors, with emphasis on the areas on the Scenic Corridors map.

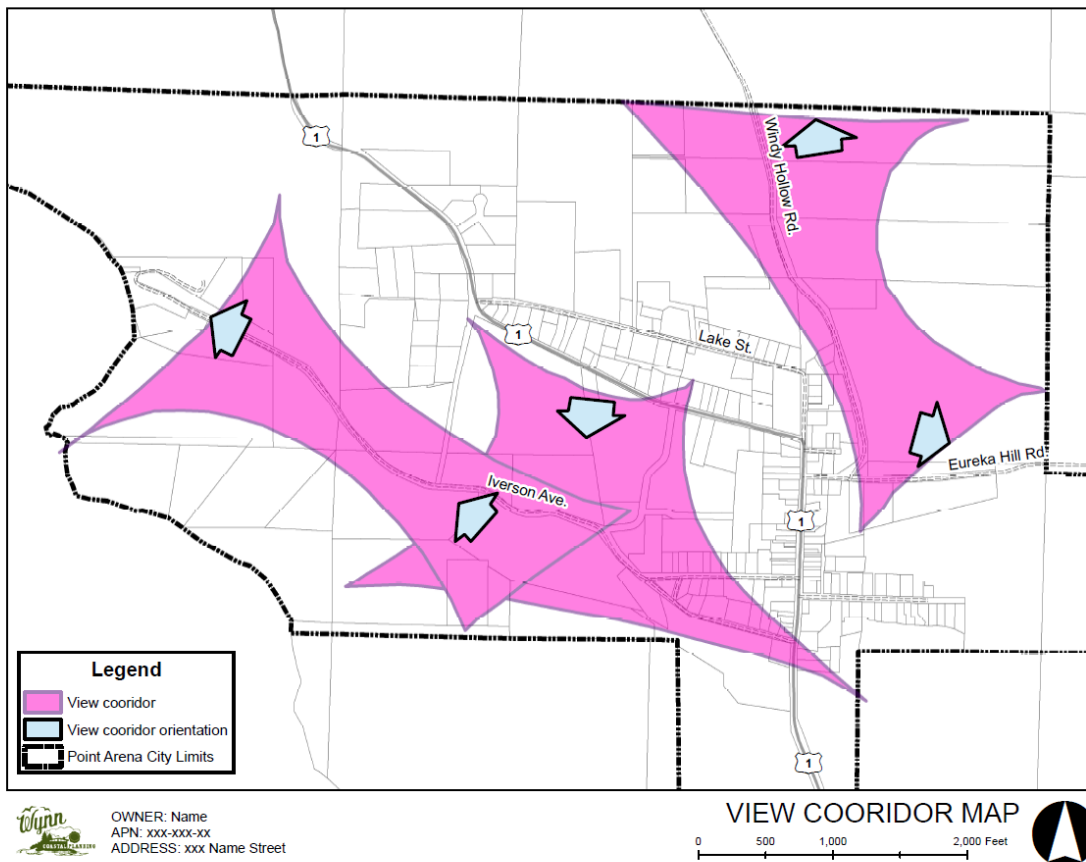
Aesthetics Impact Discussion

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

Less than significant Impact

The project is within a mapped viewshed area, per the General Plan's Scenic Corridors map. The project is located on the south side of Port Road where mature vegetation is the backdrop to views from Port Road to the south. The creek and riparian vegetation are located along the southern boundary of the Project. The proposed campground would partially block near views of some of these resources. However as tents and vehicles would be less than 8 feet high the visual impacts would be less than significant. Indeed as the site is currently utilized for boat storage, which are much larger and taller structures, the campground would likely have less of an impact on the scenic views of this area than boat storage.

The replacement shed would be of the same height, dimensions and location as the existing shed and so would have not have a new impact on a scenic vista.



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

The proposed project will not have an impact as this area lacks scenic trees, rock outcroppings or historic buildings that could be impacted by the Project. While the green shed is old and rusty, it does not qualify as a historic structure.

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 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 Port Road. The existing public views from Port Road look southerly at the property and are backdropped by existing vegetation along Arena Creek and the bluff escarpment, as illustrated in the following photos.



View driving west bound on Port Road, Rockwall property to the south.



View driving east bound on Port Road, Rockwall property to the south.

As these public views across the Rockwall property are already characterized by existing development of the bathrooms and parked boats and because the proposed campground would be seasonal (4 months of the year) and would consist of up to seven tents, 10 cars and three RVs, the proposed project would have a less than significant impact on the visual quality of this public view.



View driving west bound on Port Road, Green shed in the middle of the photo to the south.



View driving east bound on Port Rd, Green shed and recycling area on the southside of Port Rd.

As these public views are already characterized by existing development and the proposed project would eliminate the community recycling area and replace the existing shed with a similar shed, the proposed project would have a less than significant impact on the visual quality of this public view.

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

Ambient lighting levels are influenced by the current patterns on headlights from vehicles driving on Port Road. The Project campground could create new source of light from vehicles parking on the site, which could adversely affect nighttime views for brief periods as campers set up their campsites. However, this impact would be intermittent and would not substantially affect nighttime views of the area.

Mitigation Measures

None required.

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?

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 visitor serving and commercial fishing uses consistent with adjacent and nearby visitor serving uses and the pier activities. 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))?

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

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

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.

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 Mendocino County. 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 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?

No Impact

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 Rule 2-130 General Provision B includes a general exemption from air quality requirements for recreational campfires of less than 4 feet by 4 feet. The proposed campfires would be 3 feet in circumference and so are exempt from air quality regulations.

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 of the campground (campfires).

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 new screening criteria (2022) are calculated for each type of land use. The screening criteria for a City Park, which is the closest analogue for the proposed campground is 9.4 and the project is rated at 0.72 screening points, so it is not considered a significant project. This conservative screening calculation includes emissions associated with construction and operation.

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. There are no known sensitive receptors within close proximity of the Project site.

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, 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 Port Road 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.

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 (CNDDB) 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 to protect natural resources. These policies require the protection of environmentally sensitive habitat areas (ESHAs) and the enhancement of wildlife habitats. Open Space and Conservation Element Policy 14 requires a 500-foot riparian setback area from the centerline of Arena Creek for the protection of Point Arena Mountain Beaver (PAMB). Within this setback, the Zoning Ordinance requires surveys by a qualified biologist for signs of PAMB, and mitigation measures to limit development activities and noise-generating activities proximate to identified habitat during the December 15 through June 15 breeding season.

ESHAs are protected by City Zoning Code Section 18.25.220. Development in or adjacent to ESHA are required to meet the standards outlined in that section, notably most development is prohibited within 100 feet of ESHA. ESHA buffers may be reduced upon 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 Point Arena Mountain Beaver and Coho Salmon.

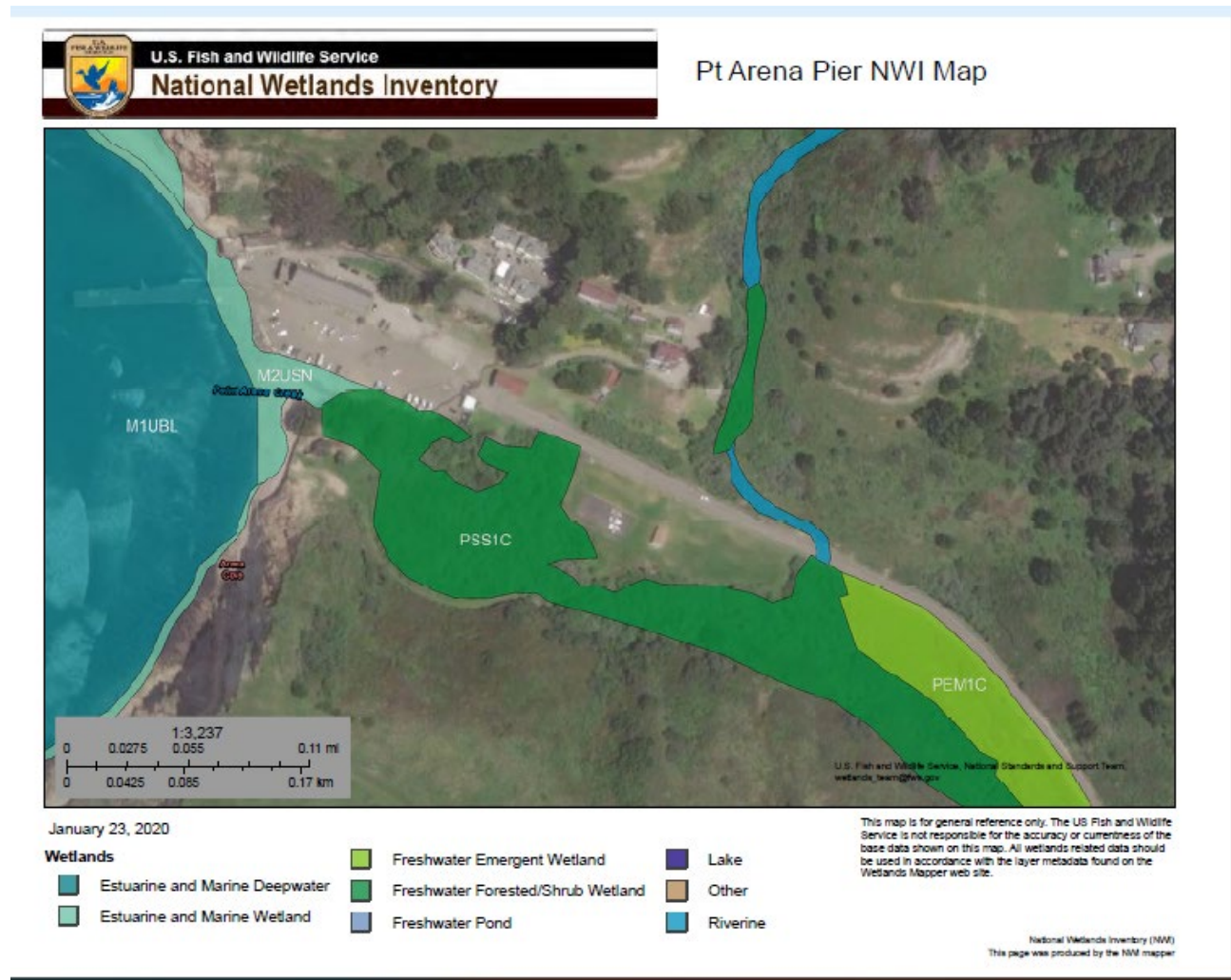
The Project parcel was initially developed in the 1960s as a mobile home park, this use was abandoned in the early 2000s, however the restroom and concrete slab were retained and the property is currently utilized for boat and fishing gear storage and event-related public parking.



Aerial photo illustrating placement of mobile homes on the Rockwall Property and the Picnic area.

A biological survey of the proposed project area was completed by Dark Gulch Consulting in 2025 as follows:

- Reference materials were reviewed, including the Soil Survey of Mendocino County, Western Part (USDA 1999), the Point Arena, Mallo Pass Creek, Saunders Reef, Cold Springs, Eureka Hill and Gualala 7.5- minute quadrangle topographic maps (USGS 1960), and available aerial photographs.
- A field survey was conducted by Dark Gulch Environmental Consulting January 2, 2025 to identify and delineate potential ESHAs within the Study Area. Other survey dates include: January 8, January 16, January 20, January 26, February 17, February 20, February 27, March 3, March 9, March 17, March 22, April 4, April 20, May 1, May 17, May 23, May 28, June 7, June 14, June 19, June 25, July 1, July 6, July 12, July 19, July 26, August 3, August 8, August 19, August 30, September 4, September 26, and October 2, 2025.
- A survey for Point Arena Mountain Beaver (*Aplodontia rufa nigra*) was conducted on 7 April 2025 with US Fish and Wildlife biologists Greg Schmidt and Matthew Parker.
- ESHA boundaries were mapped using sub-meter accuracy Global Positioning System (GPS) and/or hand-drawing boundaries.



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

Natural Communities: Per the biological assessment report prepared by Dark Gulch Consulting in 2025, the Project site is classified as a mix of developed lands (0.45 acres), non-native annual grassland, characterized by Sweet Vernal Grass Meadow Semi-Natural Alliance (0.94 acres) and a Riparian Community of Goodding's willow (*Salix gooddingii*)- red willow (*Salix laevigata*) riparian woodland and forest (2.11 acres).

- The developed areas include a bathroom structure (non-operational), a paved area where boats park seasonally and fishing equipment is stored. The Study Area has

various non-native and introduced plants and trees spread throughout.

- Within the Study Area, a non-native perennial grassland is located in relatively flat areas that make up the majority of the site.
- Goodding's willow - red willow riparian woodland and forest This vegetation community is defined by *Salix gooddingii* and/or *Salix laevigata* is dominant or co-dominant in the tree or shrub canopy. The trees are less than 30 meters in height, and the canopy is continuous and one or two tiered (Sayer et al. 2009). This community is ranked G4 S3.2 (Sawyer et al. 2009, CDFW 2025). This habitat type is present within the Study Area; however, it is located to the east. This area is undisturbed due to dense vegetation.

Table 1. Summary of biological communities within the Study Area.

Community Type ¹	Vegetation Community ²	Vegetation Alliance ³	Acreage
Non-ESHA			
Developed & Landscaped	N/A	N/A	0.45
Valley & Foothill Grassland	Non-native Perennial Grassland	Common Velvet Grass Meadow (<i>Holcus lanatus</i> Semi-Natural Herbaceous Stands) and Sweet Vernal Grass Meadow (<i>Anthoxanthus odoratum</i> Semi-Natural Herbaceous Stands)	0.94
ESHA			
Riparian	Riparian Community	Goodding's willow (<i>Salix gooddingii</i>) - red willow (<i>Salix laevigata</i>) riparian woodland and forest	2.11

Special Status Plant Species. A total of 37 special-status plant species have been documented within the greater vicinity of the Study Area, of which 10 have the potential to occur within the Study Area. None of the following ten species were identified during the numerous plant surveys: Deceiving sedge (*Carex saliniformis*), Mendocino paintbrush (*Castilleja mendocinensis*), Supple daisy (*Erigeron supplex*), Coast fawn lily (*Erythronium revolutum*), Pacific gilia (*Gilia capitata* ssp. *pacifica*), Contra Costa goldfields (*Lasthenia conjugens*), Coast lily (*Lilium maritimum*), Marsh microseris (*Microseris paludosa*), Wolf's evening-primrose (*Oenothera wolfii*), or Maple-leaved checkerbloom (*Sidalcea malachroides*).

Special-status Wildlife Species. A total of 27 special status wildlife species have been documented within the greater vicinity of the Study Area, of which 16 have the potential to occur within the Study Area. Northwestern pond turtle, **Point Arena Mountain beaver**, Pacific tailed frog, **obscure bumble bee**, **western bumble bee**, Townsends big-eared bat, tidewater goby, Stellar sea lion, Gualala roach, pink salmon, **Coho salmon** - central California coast ESU, **Steelhead** - northern California DPS, northern red-legged frog, foothill yellow-legged frog,

California red-legged frog, and Southern torrent salamander were evaluated to have potential to occur within the Study Area.

- However, only the obscure bumble bee and western bumble bee, were identified in the Study Area during the survey.
- However, it was determined during post survey conversations with representatives from CDFW and USFWS that the project has the potential to impact off-site populations of Point Arena Mountain beaver, Coho salmon and Steelhead, as PAMB is located throughout the bluff face of the cliffs around the picnic table at friendship park and the Coho salmon and steelhead have been identified at various times in Arena Creek.

The biological report included an analysis of the least damaging alternative location for the proposed improvements which included the following key determinations:

- The removal of the recycling center to an area that is {1} not in the harbor cove and {2} not in a flood plain removes the threat of pollution entering the watercourse and the ocean. Moving this center to an area away from Arena Cove helps prevent spread of trash into sensitive habitat occupied by Point Arena Mountain Beaver {PAMB}. While this does not directly benefit PAMB's, it helps minimize predators in this sensitive habitat, therefore protecting the endangered species.
- Replacement of this shed will use the existing footprint that does place it within the 50-foot buffer of Arena Creek.
- The final portion of this project is the proposed campground to be in the graded lot on the south side of the Study Area. This area is dominated by non-native species and will require less grading than any other location. It is important to note that this area was already used as a mobile home park for many years. The campground will be adjacent to a riparian area, but appropriate buffers and mitigation measures are suggested to reduce impacts to both the ESHA and PAMB's. Therefore, with the limitations due to existing infrastructure and minimizing impacts, the Proposed Project location is in the least damaging location.

Much of the proposed campground is in the buffer zone. It is important to note that the campground will not impact the existing riparian vegetation. All facilities will be located in the already-disturbed mowed field. Nevertheless, the report included a reduced buffer analysis which indicated that the proposed lesser buffer distance would not have a significant adverse impact on the habitat.

Mitigation Measures BIO-1-1 through BIO-1-7 would reduce impacts to special-status species 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 wetland alliance of Goodding's willow (*Salix gooddingii*) - red willow (*Salix laevigata*) riparian woodland and forest. Arena Creek is the perennial stream just outside of the Study Area and is located south of the southern parcel boundary. The Biological Report determined that the Project has limited potential to impact the wetland willow alliance and Arena Creek habitats, due to proximity of proposed development to these resources.

The Biological Report identifies the following potential riparian impacts:

BIO IMPACT 1: The proposed campground is located on disturbed land, predominately composed ruderal species. However, it is located within the 100-foot buffer for the riparian area and near known occurrences of Point Arena Mountain Beavers (PAMBs). Potential direct impacts include encroachment into the riparian area, loss of vegetation and disturbance to an endangered species.

Mitigation Measures BIO-1-1 and BIO-1-7 would reduce this potential impact to a less than significant impact.

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?

No Impact

The proposed project will not have an impact on this stream through removal, filling or hydrological interruption. The Project will have an effect that less than significant with mitigation through the implementation of the required biological mitigation measures in this MND. The proposed beach access ramp from the parking lot would be deployed only during the summer months (June 1 to September 1) when there is no creek flow in the area of beach cobble where the ramp is proposed. The ramp would not result in any movement or displacement of cobbles. During the fall winter and spring months the beach access ramp would be removed.

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 with Mitigation

Migratory Fish. Arena creek is located to the south of the Study Area. Arena Creek is identified as critical habitat for steelhead and coho, with documented occurrences of steelhead within the creek (CDFW 2024) and is considered essential fish habitat (NMFS 2024b). Arena Creek is likely to support rearing fish, including coho and steelhead. The species are described below.

Steelhead - Northern California Distinct Population Segment (DPS) (*Onocorhynchus mykiss*: steelhead), Federal Threatened, CDFW Species of Special Concern. The federal

designation refers populations occurring below impassable barriers in coastal basins from Redwood Creek to, and including, the Gualala River. The state designation refers only to the summer-run. The majority of adult steelhead enter the river in the fall or winter and spawn in early winter or spring, although summer-run steelhead enter much earlier in late spring to early summer and spawn winter or spring. Spawn in cool, clear streams with high dissolved oxygen and gravel riffle substrate. Deeper pools with sufficient riparian cover for rearing are necessary for successful breeding.

Coho salmon - Central California Coast Evolutionarily Significant Unit(ESU) (O. kisutch: coho), Federal Endangered, State Endangered. The Central California Coast ESU includes all naturally spawned populations of coho salmon (and their progeny) in California streams from the Eel River to Aptos Creek, including the Russian River and its tributaries, excluding the Sacramento-San Joaquin River Basin. Coho salmon typically migrate in late fall to early winter to spawn in smaller coastal streams. Spawning migration known as “runs” occur throughout the year.

Most adult fish return “home” maintaining fidelity to their natal stream. Preferred spawning habitat for coho salmon is small freshwater streams with cool to cold water temperature, medium to small gravel substrate, and high dissolved oxygen levels at the head of a riffle where water changes from laminar flow to turbulent flow (providing greater dissolved oxygen). Abundant riffle areas (shallow areas with gravel substrate) for spawning and deeper pools with sufficient riparian cover for rearing are necessary for successful breeding. Spawning occurs mainly between November and January, but can occur as late as March during drought conditions. As the campground would not be operational during the spawning period the potential impact on these species would be less than significant.

Migratory Wildlife. While common wildlife species presumably utilize the site to some degree for movement at a local scale, the Study Area itself may provide a corridor function by virtue of its not being heavily wooded. However the portion of the stream just outside the Project Area is surrounded by undeveloped land which offers a myriad of alternative paths for wildlife movements, and the proposed Project is unlikely to result in any significant impacts to wildlife movement, especially as it would be operational during the summer months when there is already significant human activity around the port and surrounding hotels.

Migratory Birds. Construction associated with the proposed project has the potential to impact breeding birds during the nesting season. Impacts to breeding birds are prohibited by the Migratory Bird Treaty Act (MBTA), therefore Mitigation is required.

Mitigation Measures BIO-3-1 would reduce this potential impact to a less than significant impact.

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

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 reduced buffer is adequate to protect the resource.

Please see the discussion under a and b above.

Additionally, the City of Point Arena Zoning Code includes required findings related to new development within an ESHA or ESHA buffer as follows:

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 biological report included a detailed analysis such that findings 1a through 1d can be made. Additionally, the project only proposes to plant native vegetation associated with the operation of the campground.

No mitigation measures are required.

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?

Less than Significant Impact with Mitigation

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.

However, the Federal Government does have a conservation plan for the Point Arena Mountain Beaver. And the project will be required to obtain any permits related to potential impacts on PAMB.

Through conversations with USFWS, the project includes **mitigation measures 1-1 through 1-7**, which reduces the impact to less than significant.

Mitigation Measures

Potential Impact Bio-1: The proposed campground is located on disturbed land, predominately composed ruderal species. However, it is located within the 100-foot buffer for the riparian area and near known occurrences of Point Arena Mountain Beavers (PAMBs}. Potential direct impacts include encroachment into the riparian area, loss of vegetation and disturbance to an endangered species.

Mitigation Measure Bio 1-1: Construct a sturdy "symbolic" fence at the edge of the riparian zone surrounding the south, east and west sides of the campground area.

Mitigation Measure Bio 1-2: Construct a study "symbolic" fence around the picnic table area to the west of the green shed.

Mitigation Measure Bio 1-3: Install signs with Campground Rules in several locations where appropriate. Campground rules will be as follows:

1. No dogs. No pets.
2. No RVs.
3. No generators.
4. No amplified sound.
5. Pack it in, pack it out.
6. 6 people max per campsite.

Mitigation Measure Bio 1-4: Campground will only be open April/May through September/October. Seasonal opening and closing will depend on

Mitigation Measure Bio 1-5: Where feasible, utilize the existing landscaped/developed areas for staging and laydown area for all construction materials and planning.

Mitigation Measure Bio 1-6: Reseed and/or replant with fast-growing native

herbaceous species to reinforce areas of loosened soil.

Mitigation Measure Bio 1-7: Install interpretive signage on fence that discuss the potential impacts to Point Arena Mountain Beavers at both the campground and the picnic area.

Potential Impact Bio 2: Construction associated with the installation and/or replacement of utilities (e.g., water sewer and electrical lines) that has the potential to remove vegetation which buffer soil migration and erosion.

Mitigation Measure Bio 2-1: Implementation of standard erosion best management practices such as straw wattles, silt fencing, etc. to prevent sediment migration. Where feasible, conduct work during the dry season to reduce sediment migration.

Mitigation Measure Bio 2-2: Reseed and/or replant with fast-growing, native herbaceous species atop disturbed areas.

Mitigation Measure Bio 2-3: During construction, materials, including but not limited to lumber, concrete, finish wares, hand tools, power tools, generators, vehicles, heavy equipment, should be lain down in areas such as the existing concrete pad and in areas that are designated by high visibility construction fencing and other signage to reduce impacts. Spill prevention devices should be utilized for all toxic liquids including but not limited to gasoline, diesel, motor oil, solvents and paints.

Mitigation Measure Bio 2-4: No herbicides will be used.

Potential Impact Bio 3: Construction associated with the proposed project has the potential to impact breeding birds during the nesting season. Impacts to breeding birds are prohibited by the Migratory Bird Treaty Act (MBTA).

Mitigation Measure Bio 3-1: The bird breeding season typically extends from February to August. Ideally, the clearing of vegetation and the initiation of construction can be done in the non-breeding season between September and January. If these activities cannot be done in the non-breeding season, a qualified biologist shall perform pre-construction breeding bird surveys within 14 days of the onset of construction or clearing of vegetation and consult with CDFW. If active breeding bird nests are observed, no ground disturbance activities shall occur within a minimum 100-foot exclusion zone. These exclusion zones shall remain in place around the active nest until all young are no longer dependent upon the nest. A biologist should monitor the nest site weekly during breeding season to ensure the buffer is sufficient to protect the

nest side from potential disturbances.

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.

Archaeological Survey. In fall of 2025 Than Van Beuren, Archaeologist, completed a cultural resources survey of the project area. The purpose of the cultural resources investigation was 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:

- The archaeologist reviewed maps and records for recorded resources and plotted cultural studies on record as of 21 November 2025 within a ¼ mile radius of the project area (NWIC RS#25-0669) at the Northwest Information Center of the California Historical Resources Information System at Sonoma State University.
- The historic property directory maintained by the California Office of Historic Preservation was also inspected for properties listed and determined eligible as National Historic Landmarks and for the National Register of Historic Places, California Register of Historic Resources, California Historic Landmarks, and California Points of Historical Interest.
- An intensive and complete pedestrian field survey was conducted by the junior author on November 25, 2025. The proposed campground area was covered intensively with transects spaced 5 meters apart. The remainder of the parcel outside of the proposed development area was not inspected. The survey looked for marine shell, flaked stone tools and production waste flakes, ground stone artifacts, beads, bone, and fire-cracked rock, as well as historic artifacts, features, and introduced vegetation. Historic remains were defined for the purposes of this survey as any evidence older than 50 years, consistent with state law. Shovel probes were placed at 5 meter intervals along each transect to ensure adequate examination of mineral soils.

No archaeological or historical resources were discovered during this survey. Confidence in the adequacy of the identification effort is good given the close transect spacing and use of shovel probes at frequent intervals.

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.

No historical resources were identified.

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: In the event that an archaeological resource is encountered during future development of this property, the following actions shall be taken: 1) cease and desist from all further excavation and disturbances within 25 feet of the new discovery; 2) notify the Director of the Planning and Building Services Department within 24 hours of the discovery; and 3) retain a professional archaeologist to evaluate the find and negotiate a suitable course of action in consultation with the property owner, Planning Director, and any other parties of interest (e.g., Native Americans).

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.

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.

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 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, 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 campground development would include electricity consumption associated with the operation of the bathroom (e.g., lighting, hot water heating), 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 the campground 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. 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: 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, Domingue, 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.

Site Soils. The Study Area is situated on a marine terrace between an Arena creek to the north and the Pacific Ocean to the west (Figure 6). This terrace is composed of Tertiary-Cretaceous Period sedimentary rock overlain by terrace soils. As such the topography is relatively flat, sloping slightly into the Pacific Ocean to the west. Elevation ranges from approximately zero meters to nine meters above sea level.

The *Soil Survey of Mendocino County, Western Part* (USDA 2005) indicates that the Study Area contains one native soil type containing one soil series, Dystropepts, 30 to 75 percent slopes, described below. This soil type contains mostly Dystropepts soils, with small areas of Abalobadiah and Vizcaino soils. (Figure 7). Dystropepts soils are outlined below.

Dystropepts, 30 to 70 percent slopes. This series consists of soils on side slopes of marine terraces, derived from sandstone or shale. They are very shallow or moderately deep to bedrock and well drained. These soils are found at elevations of zero to nine meters. Permeability and available water are variable.

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.

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 Andres 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 Andres 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

The proposed bathroom is a small structure that is relatively light and as such would not be subject to liquefaction on the project site soils. 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. The closest observed landslide is located at Highway 1 and Lighthouse Road.

The project site is relatively flat without major water flows (except during winter flooding when the campsite will be closed, and the project would not 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 some 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 with mitigation

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 only new construction on the site, includes a replacement bathroom that is similar in size to the existing bathroom, which has experienced no subsidence or buckling due to 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. The existing onsite septic tanks will be removed. 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.

Geol

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?			✓	

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 water heating, and the transport of water and wastewater, solid waste disposal, and vehicle trips associated with visitors. The proposed project will have to comply with Calgreen and the energy efficiency requirements of Title 24. Per the Uniform Building Code 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 Arena 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?			✓	

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?

No Impact

The Project site is located within 0.75 of a 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/east of the site.

(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 November 24, 2025, which identified a completed lead clean up activity at the **Point Arena Communications Annex #2**. This Site's sole development was an observation deck that was used by the military as a lookout for submarines and aircraft. The observation deck consisted of a wooden platform on top of a rusted metal tower. The wooden structure was 8 feet by 8 feet in area, and the metal tower was 25 feet tall. This formerly contaminated site was located directly to the south west of the proposed project site. The site received a No further action letter from DTSC on Sept 5, 2017, indicating that the site is remediated sufficiently for environmental and recreational risks.

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 Nov 24, 2025, which did not identify any contamination issues on the site.

(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 7 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.

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 Fire Hazard Severity Zones by CALFIRE. As such, the project could expose people or structures to impacts related to wildland fires.

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:				
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?				

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?			✓	

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.

The proposed project includes no net increase in impervious surfaces and so new pollutant discharges or runoffs are anticipated from the project.

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

The proposed project would replace a bathroom on a septic system with a new bathroom that would be hooked up to the City's wastewater treatment facility. This would reduce potential water quality discharge issues associated with operation of the campground.

(e) Would the 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. The building permit for the bathroom and green shed replacement projects will require the utilization of best management practices. The proposed project would utilize water from the City's water supply and thus would not result in water withdrawal from the site. 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 restroom. However, in compliance with building code standards, the Project would have to use high water efficiency water fixtures, which would result in a less than significant increase in water use. 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?

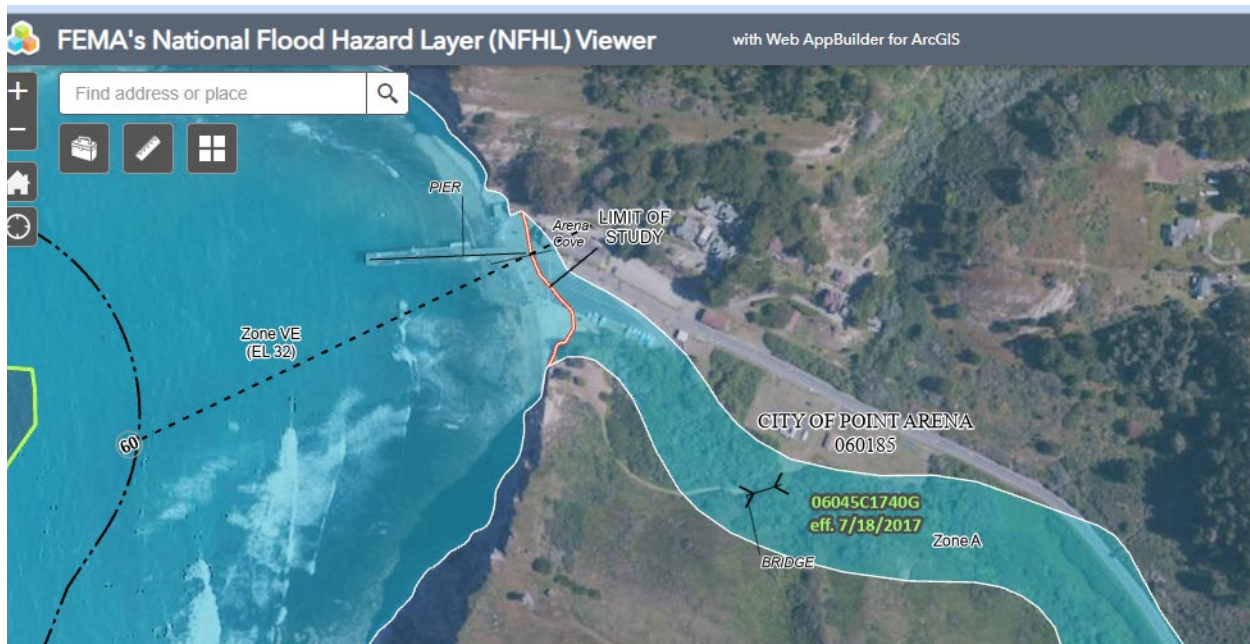
Less Than Significant Impact

Arena Creek runs the length of a parcel located directly south of the subject parcel. No changes are proposed to the stream bed or bank. Indeed the only constriction activities would replace existing structures, of which the Green Shed is already served by a stormwater infiltration and pre-treatment system, while the campground has more the sufficient open space to result in natural infiltration of storm water. Two existing impervious surfaces will be retained (5% of the site) and the remainder of the site will retain its natural stormwater infiltration capacity. The project would result in no net increase in the impervious surfaces on the site.

(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 just outside of 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 Arena Creek is located. A zone A flood area indicates that this portion of the project site has a 1% annual chance of flood inundation.



However, ESA completed a sea level rise and flooding study for Arena Cove in 2024, and this study found that the ten-year flood map illustrates that both the campground and green shed

would be inundated with up to 2 inches of flood waters in a 10-year storm as illustrated in the image below.



Nevertheless, even though the site is subject to flooding in the winter during significant storm events, these flood events are short in duration and the campground will not be operational during flood events. Additionally, the bathroom will be constructed on a stem wall of 18 inches, to ensure that the bathroom is well above inundation levels. It will also be constructed with special vents that allow water to flow through the foundation. The RVs will be relocated off site when the campground is not in use.

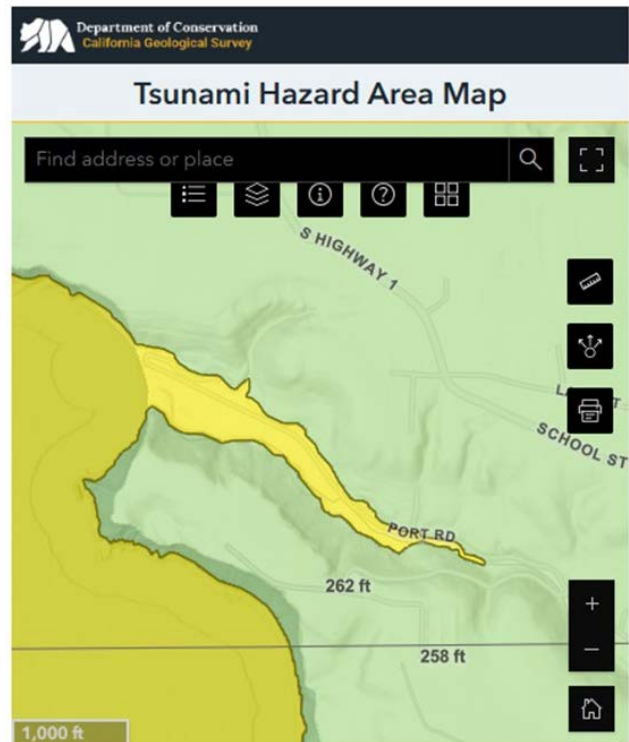
The site is not located within an inundation area of a levee or dam so there is no risk of a seiche.

Per the Department of Conservation California Geological Survey's Tsunami Hazards Area Map, the site is located within a Tsunami inundation area (see map).

There is an impact associated with risks due to inundation from a tsunami. Therefore, Mitigation Measure Hydro 1-1 is recommended.

Mitigation Measures

MM Hydro 1-1. The applicant shall install Tsunami inundation warning signage at the entrance to the Campground and in the Port parking lot.



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 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.

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.

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 HC, Harbor Commercial in both the General Plan and Zoning Map. The zoning ordinance allows a campground with a conditional Use Permit and the green shed is a principally permitted use (no Use Permit is required) as a "Public facilities related to coastal dependent activities."

Land Use and Planning Impact Discussion

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

No Impact

The Project 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 environmental effects of the project have been fully analyzed as part of the Coastal Development Permit process. The proposed project would have not significant impacts related to conflicts with the City's General Plan policies which were adopted to mitigate an environmental effect as analyzed below.

Coastal General Plan; Relevant Policies from the Open Space & Conservation Element	Compliance Analysis
7.1. Environmentally-sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.	The project includes mitigation of symbolic fencing, prohibition of dogs and interpretive panels to protect off site PAMB habitat and off site riparian and wetland habitat from negative effects of campers, see proposed mitigation measures in the Biological analysis of this MND.
7.3. Every effort should be made to enhance wildlife habitats and maintain wildlife travel corridors along waterways and within riparian corridors, within the city and its environs.	The symbolic fencing, interpretive panels, and relocation of the community recycling facility will all enhance wildlife habitat in the cove.
7.4. The City shall protect the non-developed flat areas of Arena Cove as a flood basin, wildlife habitat, and critical	The proposed project replaces existing developed buildings with new building in an identical footprint. The remainder of the parcel will remain undeveloped except

link in the Arena Creek life-chain...insofar as possible given the objective of enhancing the area's economic development potential. Any portions of this area that are environmentally sensitive habitat areas (ESHAs) as defined in Section 30107.5 of the Coastal Act shall be subject to the policies and standards of the certified LCP regarding the protection of ESHA.	for the addition of ten picnic tables, seven fire rings and associated native landscaping. Please see the biological section of this MND for relevant mitigation measures.
7.14. Since the Point Arena Mountain Beaver was listed as an endangered species on December 12, 1991, with beaver habitat potentially located along Point Arena Creek, the City shall establish a 500 feet riparian setback area ("Mountain Beaver Buffer Area") from the centerline of the stream as recommended by the United States Fish and Wildlife Service (USFWS). In addition, fences are prohibited within 15 feet of the center line to allow for wildlife migration along the travel corridor. Disturbance of the streambed is prohibited. Through zoning and subdivision regulations, the City shall restrict development in areas which contain identified rare or endangered species of plants and animals, including the Point Arena Mountain Beaver.	A comprehensive biological survey was completed and Point Arena Mountain Beaver habitat was not identified in the project area. The proposed project areas do not include any rare or endangered species of plants and animals. The proposed project would allow seasonal camping only and includes interpretive panels and symbolic fencing to provide information to protect the riparian area, Point Arena creek and Point Arena Mountain Beaver habitat that is across the creek and about 450 feet from the proposed campground.
7.23. Five view sheds and scenic corridors are depicted on the Opportunities and Constraints Map and shall be protected from inappropriate developments and siting of buildings; significant unavoidable alterations to view sheds and scenic corridors shall require mitigations that may be caused by such new developments. These viewsheds/view corridors are: to the south from School Street; along Windy Hollow Road; along and from Riverside Drive; along Port Road; at Arena Cove.	This policy applies to how development is viewed from public areas, with the intent that any adverse impacts to public views are avoided to the extent feasible. Visual impacts from Port Road will be minimized as follows: The campground will only operate 4 out of 12 months, so visual impacts will be limited to that time period. The new bathrooms will be smaller and of a better design than the existing bathroom. The campground will be screened by the 5 foot high rock wall and new native landscaping of trees and shrubs to the south of the rock wall. The campground will be composed of dispersed sites of low intensity (7 tent sites with up to 4 people per site max, and 3 RV sites with up to 4 people per site). The replacement green shed will be of the same visual impact as the existing shed.
7.36. New development shall (a) be sited and designed to protect views to and	This project protects views to and along the ocean. No landforms will be altered for the project. The proposed small buildings will replace existing structures. The new

along the ocean and scenic coastal areas (b) minimize the alteration of natural land forms, and (c) be visually compatible with the character of surrounding areas.	buildings will be painted green to better match surrounding vegetation.
---	---

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 campground), and a variance for the reduction of the side setback for the Green Shed. 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 to ensure consistency with land use policies and findings.

Land Use Conflicts

The Project site is adjacent to existing and principally permitted commercial and recreation land uses.

The proposed project area is surrounded by commercial development to the north and wild open space and Arena Creek to the south. The proposed part-time use of the Rockwall property for Camping and boat storage is compatible with the visitor serving and ocean dependent uses in Arena Cove. The camping use has the potential to create conflicts with Point Arena Mountain Beaver and the wetland features of the open space to the south. These potential impacts have been analyzed in the biological section of this report and with required mitigation would have a less than significant impact on biological resources.

The 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

None required.

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 people talking and vehicles traveling to and from the site. The project proposes to prohibit the use of generators and amplified music and requires “quiet hours” and a campground host to enforce the quiet hours between 9:00 pm and 8:00am. The Project site is in an area that contains many similar established commercial uses downtown, including hotels, restaurants, retail and residential uses. The proposed campground 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 and Zoning District. The project would access Port Road and would not require the development of roadways or utilities. The Project would result in one seasonal part-time job so 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 would not displace existing housing units or people.

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 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 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.

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

Project campers will likely visit Arena Cove Park which could have an impact on that park. Therefore, mitigation measures are recommended to reduce those impacts to a less than significant effect.

Mitigation Measures

Parks MM1: During Campground Operations an on-site campground manager will ensure that campers respect park operating hours. A campground rules sign will be added to the facility that includes the following rules: No dogs. No pets. No RVs. No

generators. No amplified sound. Pack it in, pack it out. 6 people max per campsite.
Open May to Sept only.

Parks MM2: The Project shall include the installation of safety signage and fencing as illustrated in the site plan to reduce impacts from visitors on Coastal bluff erosion in Arena Cove Park and to protect human safety.

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.

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.

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

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 Port Road.

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

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. With ten campsites, the project would likely result in 5 trips at most per day per campsite, or 50 trips total for the campground as a whole. Therefore, this impact is assumed to be less than significant.

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.

Nevertheless, campground VMT has been calculated by determining the estimated VMT to the proposed Project compared to other potential destinations. Fort Bragg is the most likely competitive camping market for visitors from the Bay Area and Sacramento, while Gualala and Manchester are the most competitive campground markets for visitors from Sonoma County.

As illustrated in the table the total VMT to Point Arena would be less than to Fort Bragg and very similar to Gualala VMT.

Comparative Vehicle Miles Traveled for Rockwall Campground				
Camper Home Area	% of Campers	Point Arena	Fort Bragg	Gualala
San Francisco	33%	129	171	115
Sacramento	33%	170	189	158
Santa Rosa	33%	81	110	71
Estimated annual VMT from 10 campsites *		24,225	32,760	21,267

* Assumes 80% annual occupancy for four months of the year.

Source: MJC, 2025; Google Maps, 2025

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)?

No Impact

The project site would use the existing entrance to the rockwall property which has excellent site distances. The Green Shed would be reoriented with the washing station facing west, which would reduce the number of trucks with boats parking just off of Park Road for occasional boat washing.

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

No Impact

See above.

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 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.				✓

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.

Thad Van Beuaren, 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 suggesting the site has any cultural or historic resources. 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 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's total square footage of impervious surfaces not change as a consequence of the project. 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 small and seasonal 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?			✓	
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?			✓	
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?			✓	
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?			✓	

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.

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. The steep slopes and prevailing winds have the potential to exacerbate fire risk or expose occupants of the Project to the uncontrolled spread of wildfire. Therefore, mitigation measure 1 is recommended to reduce the possibility for a fire to originate in the campground to a less than significant extent.

Wildfire Mitigation Measures

Fire MM 1 - The Project shall have an on-site campground manager to ensure that campfires are responsibly managed and doused when not in use. The campground shall include a fire-safety interpretive panel with fire-safety rules for campers. The Campground shall include at least two readily identifiable fire extinguishers with easy access in the campground. The Campground shall include three hose bibs for campers to easily access water to extinguish their campfires when not in use.

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 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)?			✓	
c) Does the Project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

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*

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 due to increased fire risk. 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.