

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 09-**

**MAKING THE REQUIRED FINDINGS FOR CERTIFYING COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND CONDITIONALLY APPROVING THE FRIENDS OF THE DUNES COASTAL DEVELOPMENT PERMIT MODIFICATION, CONDITIONAL USE PERMIT MODIFICATION, SPECIAL PERMIT MODIFICATION AND EXTENSION APPLICATION
CASE NUMBERS CDP-06-49MMX/CUP-06-14MMX/SP-06-71M
APNs: 400-171-02, -07 & 506-111-23**

WHEREAS, Carol Vander Meer, submitted an application and evidence in support of approving the Coastal Development Permit Modification, Conditional Use Permit Modification and Special Permit Modification;

WHEREAS, the County Planning Division has reviewed the submitted application and evidence and has referred the application and evidence to involved reviewing agencies for site inspections, comments and recommendations; and

WHEREAS, the project is subject to environmental review pursuant to of the California Environmental Quality Act (CEQA); and

WHEREAS, the County Planning Division prepared an Addendum to the previously approved Negative Declaration for the Planning Commission's adoption, which indicates that the project meets all requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15074 of the Public Resources Code; and

WHEREAS, Attachment 2 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed CDP modification, CUP modification and SP Modification (Case Nos.: CDP-06-49MMX/CUP-06-14MMX/SP-07-41M);

NOW, THEREFORE, be it resolved, determined, and ordered by the Planning Commission that:

1. The Planning Commission approves the proposed Addendum to the Negative Declaration in Attachment 5, as required by Section 15074(b) of the CEQA guidelines, and finds that there is no substantial evidence that the proposed project will have a significant effect on the environment; and
2. The Planning Commission makes the findings in Attachment 2 of the Planning Division staff report for Case Nos.: CDP-06-49MMX/CUP-06-14MMX/SP-07-41M based on the submitted evidence; and
3. The Planning Commission conditionally approves the proposed CDP modification, CUP modification and SP modification as recommended in the Planning Division staff report for Case Nos.: CDP-06-49MMX/CUP-06-14MMX/SP-07-41M.

Adopted after review and consideration of all the evidence on August 6 2009.

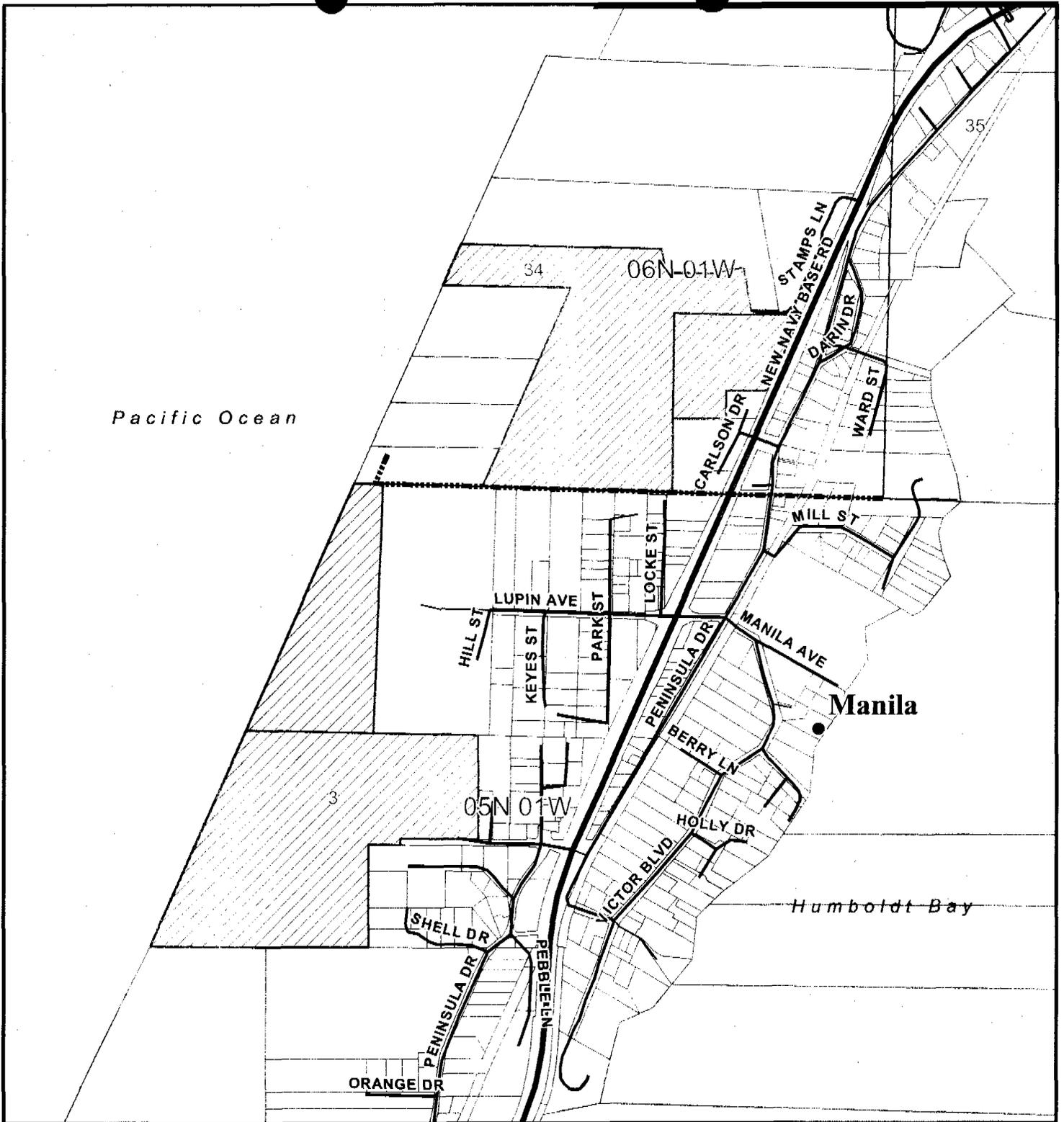
The motion was made by COMMISSIONER _____ and seconded by COMMISSIONER _____.

AYES: Commissioners:
NOES: Commissioners:
ABSTAIN: Commissioners:
ABSENT: Commissioners:

I, Kirk Girard, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above-entitled matter by said Commission at a meeting held on the date noted above.

Kirk Girard, Director of Community Development Services By: _____
Sharyn Lodes, Clerk

THE PROJECT IS NOT EFFECTIVE UNTIL ALL APPEAL PERIODS HAVE ENDED.



LOCATION MAP

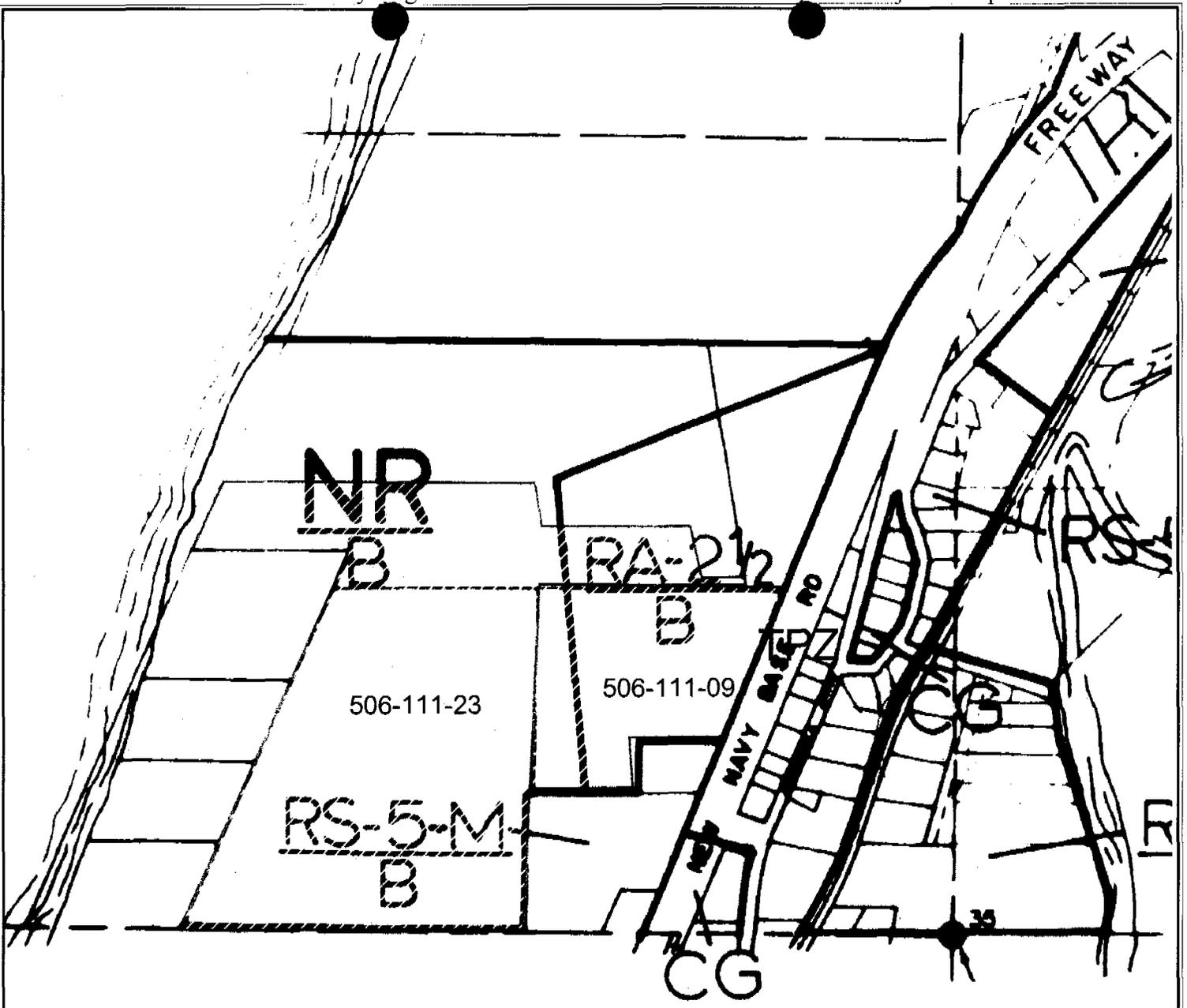
Project Area = 

**PROPOSED FRIENDS OF THE DUNES
MODIFICATION & EXTENSION OF
COASTAL DEVELOPMENT PERMIT,
CONDITIONAL USE PERMIT & SPECIAL PERMIT
MANILA AREA**

**CDP-06-49MMX/CUP-06-14MMX/SP-06-71MX
APN: 400-171-02, -07, 506-111-09, -23
T06N R01W S34 H B & M**

0 250 500 750 1,000
Feet





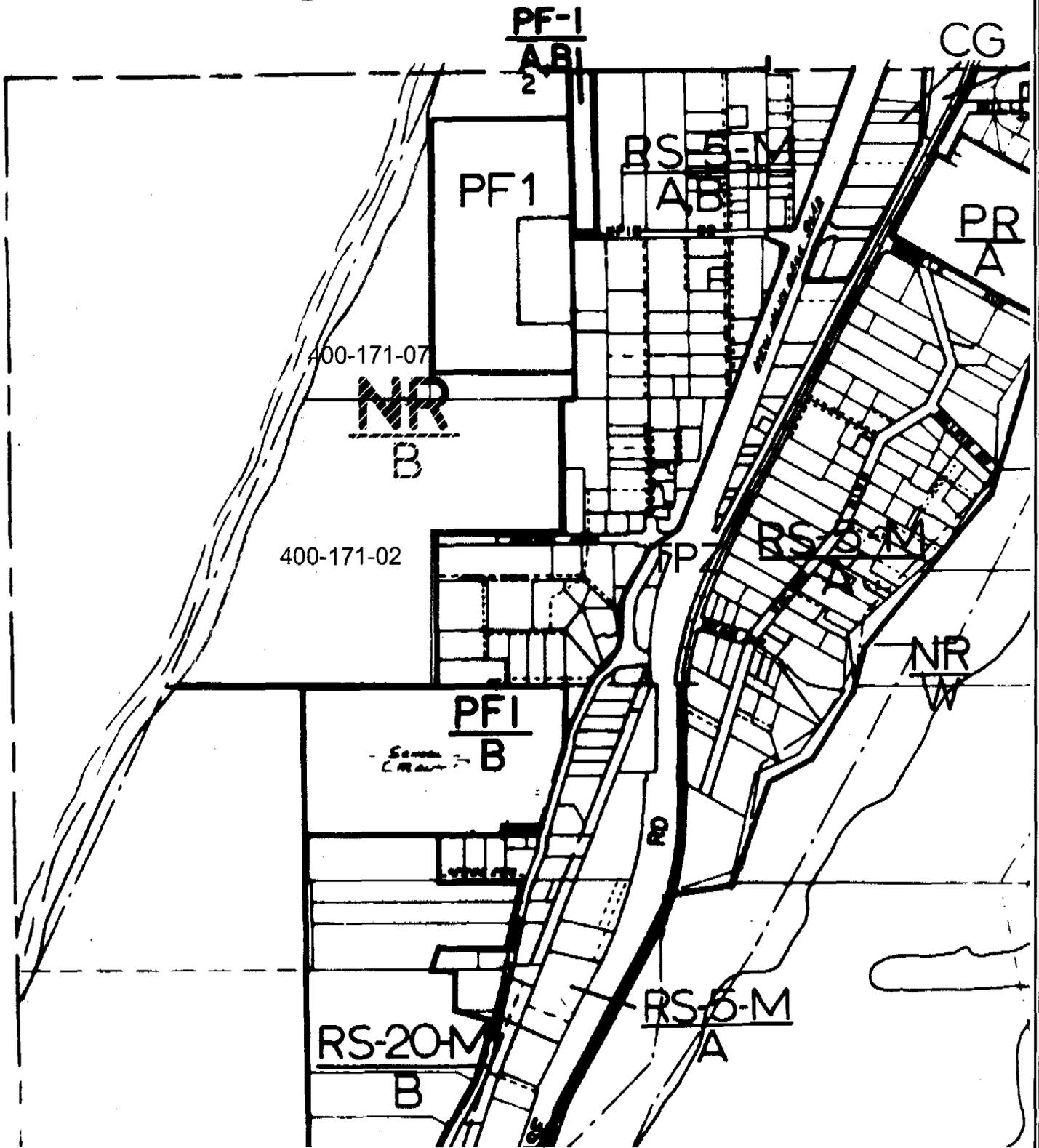
PROJECT AREA = 

ZONING MAP

**PROPOSED FRIENDS OF THE DUNES
 MODIFICATION & EXTENSION OF
 COASTAL DEVELOPMENT PERMIT,
 CONDITIONAL USE PERMIT & SPECIAL PERMIT
 MANILA AREA
 CDP-06-49MMX/CUP-06-14MMX/SP-06-71MX
 APN: 400-171-02, -07, 506-111-09, -23
 T06N R01W S34 H B & M**



MAP NOT TO SCALE



PROJECT AREA =

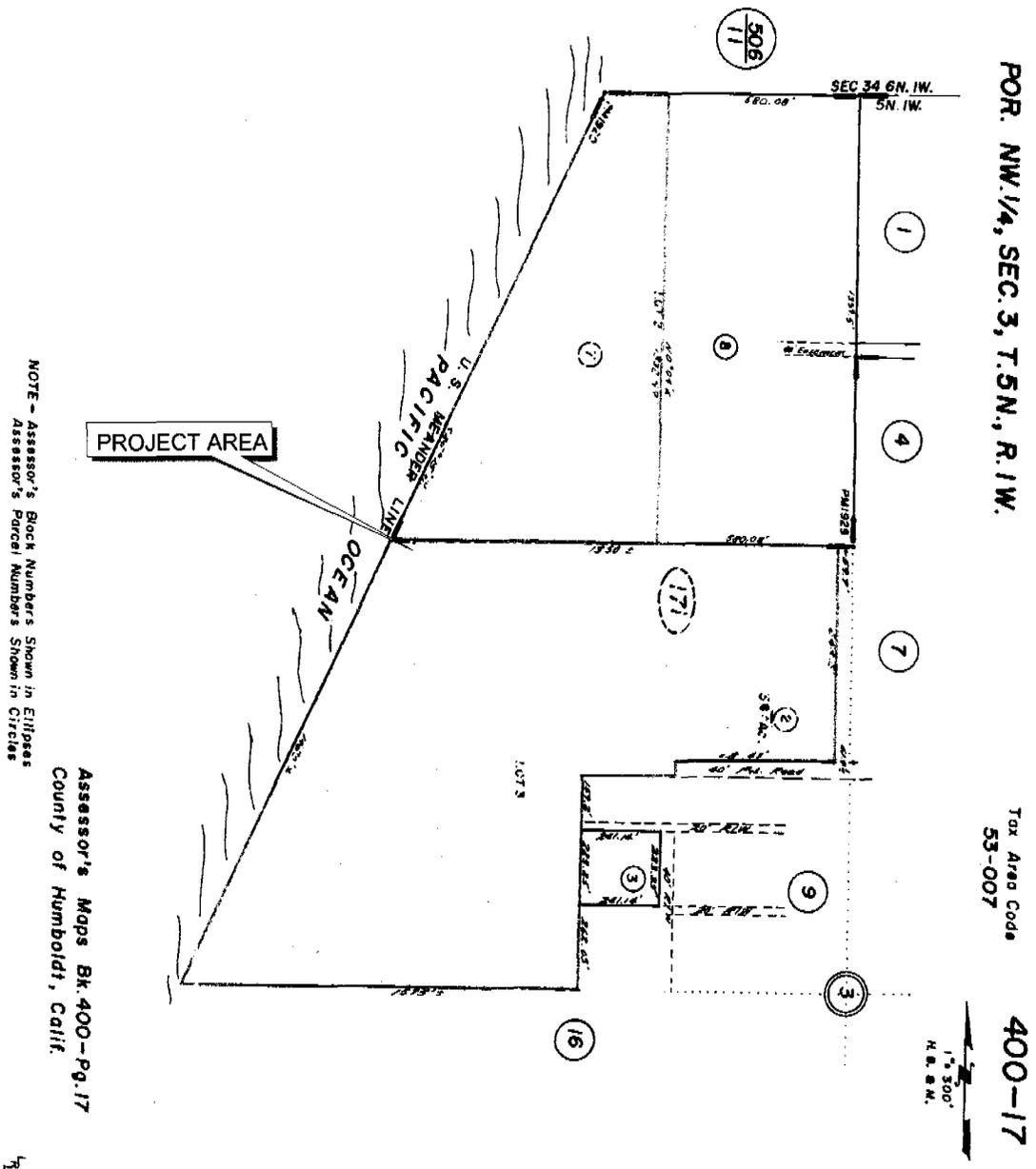
ZONING MAP

**PROPOSED FRIENDS OF THE DUNES
MODIFICATION & EXTENSION OF
COASTAL DEVELOPMENT PERMIT,
CONDITIONAL USE PERMIT & SPECIAL PERMIT
MANILA AREA**

**CDP-06-49MMX/CUP-06-14MMX/SP-06-71MX
APN: 400-171-02, -07, 506-111-09, -23
T06N R01W S34 H B & M**



MAP NOT TO SCALE



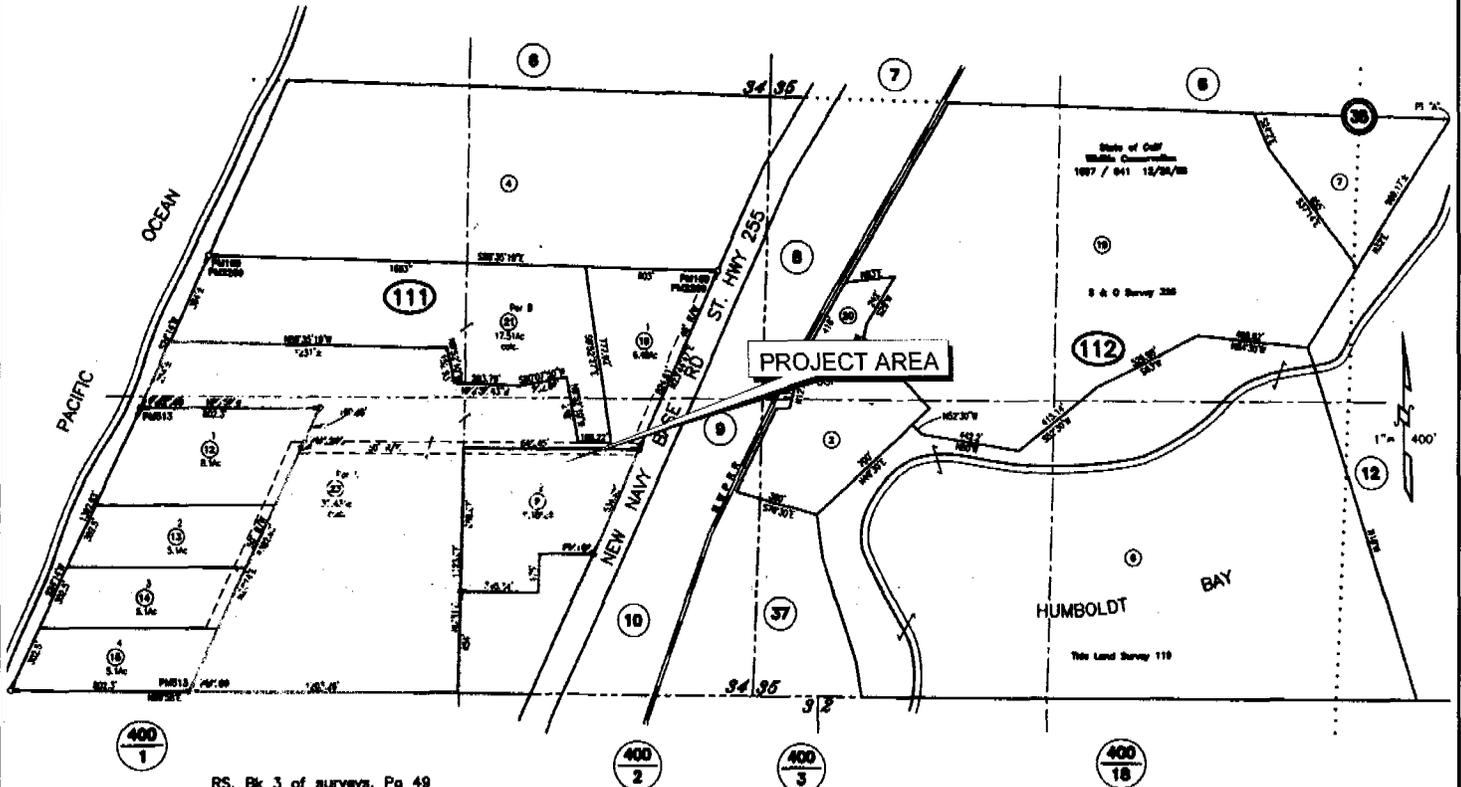
PROJECT AREA =

ASSESSOR PARCEL MAP

**PROPOSED FRIENDS OF THE DUNES
MODIFICATION & EXTENSION OF
COASTAL DEVELOPMENT PERMIT,
CONDITIONAL USE PERMIT & SPECIAL PERMIT
MANILA AREA
CDP-06-49MMX/CUP-06-14MMX/SP-06-71MX
APN: 400-171-02, -07, 506-111-09, -23
T06N R01W S34 H B & M**

PTN S1/2 SECS 34 & 35 T6N R1W H.B.& M.

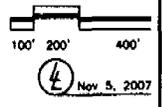
506-11



ASSESSOR'S PARCEL MAP
 1. THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY.
 2. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN.
 3. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

RS, Bk 3 of surveys, Pg 49
 RS, Bk 22 of surveys, Pg 17
 RS, Bk 28 of surveys, Pg 87
 PM169 of PM Bk 2, Pg 76
 PM513 of PM Bk 4, Pg 127
 PM2269 of PM Bk 20, Pg 26
 RS, Bk 85 of surveys, Pg 4

NOTE - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles.
Assessor's Map Bk.506, Pg 11
 County of Humboldt, CA.



PROJECT AREA =

ASSESSOR PARCEL MAP

**PROPOSED FRIENDS OF THE DUNES
 MODIFICATION & EXTENSION OF
 COASTAL DEVELOPMENT PERMIT,
 CONDITIONAL USE PERMIT & SPECIAL PERMIT
 MANILA AREA
 CDP-06-49MMX/CUP-06-14MMX/SP-06-71MX
 APN: 400-171-02, -07, 506-111-09, -23
 T06N R01W S34 H B & M**

ADDENDUM TO THE NEGATIVE DECLARATION
FRIENDS OF THE DUNES MODIFICATION PROJECT

SCH NO. 2007022113

APN 400-171-02, -07 7 506-111-23, Manila area, Humboldt County

DRAFT

Prepared By
Humboldt County Community Development Services
3015 H Street, Eureka, CA 95501

June 2009

Background

Modified Project Description and Project History - The project involves a Modification to a previously approved Coastal Development Permit, Conditional Use Permit and Special Permit. The Modification will allow restoration activities and public access trails on the newly acquired 57 acre "Celestre" property. The Modification will also allow the removal on 18 non-native trees over 12 inches in diameter to facilitate the renovation of the Humboldt Coastal Nature Center. The original permit allowed the existing, unique, single family residence known as the "Stamps House" to be used as the Humboldt Coastal Nature Center, the signage and improvement of a number of existing coastal trails and approximately 30.5 acres of beach and dune restoration. A Modification to the original project was processed and approved to relocate the proposed parking area on a newly acquired property to the south, merge the two parcels and expand the trail work and restoration work on newly acquired parcels. The Humboldt Coastal Nature Center is located on an approximately 46 acre parcel. The original permit allowed the use of the center, trail improvements and restoration work and was approved in April 2007 by the Humboldt County Planning Commission. There was no public testimony at the hearing. Because of the addition of the newly acquired parcels and the removal of several non-native trees, a modification of the Coastal Development Permit, Conditional Use Permit and Special Permit is required. This modification will be heard by the Planning Commission.

Purpose - Section 15164 of the California Environmental Quality Act (CEQA) provides that the lead agency shall prepare an addendum to a previously adopted Negative Declaration (ND) if some changes or additions are necessary but none of the conditions described in Section 15162 calling for a subsequent ND have occurred. Section 15162 states that when an ND has been adopted for a project, no subsequent ND shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

1. *Substantial changes are proposed in the project which require major revisions of the previous ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
2. *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
3. *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous ND was certified as complete, shows any of the following: A) the project will have one or more significant effects not discussed in the previous ND; B) significant effect previously examined will be substantially more severe than shown in the previous ND; C) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or D) mitigation measures or alternatives which are considerably different from those analyzed in the previous ND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

Although the revised project represents an additional 57 acres of restoration and trail work as well as tree removal, the proposal is part of a long term restoration and trail maintenance plan that will likely include additional parcels as they are acquired. The purpose of this Addendum is

to provide for new analysis of the current proposal as it was not discussed as an alternative to the approved project in the adopted Negative Declaration.

Summary of Significant Project Effects and Mitigation Recommended

No changes for the original project's recommended mitigations.

Other CEQA Considerations

Staff suggests no changes for the revised project.

EXPLANATION OF DECISION NOT TO PREPARE A SUPPLEMENTAL MITIGATED NEGATIVE DECLARATION

See Purpose statement above.

In every impact category analyzed in this review, the projected consequences of the current project proposal are either the same or less than significantly increased than the initial project for which the Negative Declaration was adopted. Based upon this review, the following findings are supported:

FINDINGS

1. For the modified project there are no substantial changes proposed in the project which require major revisions of the previous ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. For the modified project no substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. For the modified project there has been no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous ND was adopted as complete. Furthermore, it is concluded that: the current project will not have one or more significant effects not discussed in the previous ND. Also, significant effects previously examined will not be substantially more severe than shown in the previous ND. There are no mitigation measures or alternatives previously found not to be feasible that would in fact be feasible and would substantially reduce one or more significant

effects of the project. Finally, there are no mitigation measures or alternatives identified in this analysis which are considerably different from those analyzed in the previous ND, and which would substantially reduce one or more significant effects on the environment.

CONCLUSION

Based on these findings it is concluded that an Addendum to the adopted Mitigated Negative Declaration is appropriate to address the requirements under CEQA for the current project proposal. All of the findings, mitigation requirements, and mitigation and monitoring program of the ND are applicable to the current project proposal.

APPENDICES

FRIENDS OF THE DUNES MODIFICATION PROJECT

- Appendix A. Humboldt County Planning Commission Resolution Adopting the Negative Declaration
- Appendix B. Initial Study and Draft Negative Declaration

APPENDIX A

Humboldt County Planning Commission Resolution Adopting the Negative Declaration

RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 07-35

MAKING THE REQUIRED FINDINGS FOR CERTIFYING COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND CONDITIONALLY APPROVING THE FRIENDS OF THE DUNES COASTAL DEVELOPMENT, CONDITIONAL USE PERMIT AND LOT LINE ADJUSTMENT APPLICATION

CASE NUMBERS CDP-06-49/CUP-06-14/LLA-06-08/SP-06-71 APNs: 506-111-11 & -20

WHEREAS, Carol Vander Meer, submitted an application and evidence in support of approving the Coastal Development, Conditional Use Permit, Lot Line Adjustment and Special Permit to accommodate the development of an education center and reserve;

WHEREAS, the County Planning Division has reviewed the submitted application and evidence and has referred the application and evidence to involved reviewing agencies for site inspections, comments and recommendations; and

WHEREAS, the project is subject to environmental review pursuant to of the California Environmental Quality Act (CEQA); and

WHEREAS, the County Planning Division prepared a draft Negative Declaration, included in Attachment 5, which indicates that the project meets all requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15074 of the Public Resources Code; and

WHEREAS, Attachment 2 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed CDP/CUP/LLA/SP (Case Nos.: CDP-06-49/CUP-06-14/LLA-06-08/SP-06-71);

NOW, THEREFORE, be it resolved, determined, and ordered by the Planning Commission that:

1. The Planning Commission approves the proposed Negative Declaration in Attachment 5, as required by Section 15074(b) of the CEQA guidelines, and finds that there is no substantial evidence that the proposed project will have a significant effect on the environment.;
2. The Planning Commission makes the findings in Attachment 2 of the Planning Division staff report for Case Nos.: CDP-06-49/CUP-06-14/LLA-06-08/SP-06-71 based on the submitted evidence; and
3. The Planning Commission conditionally approves the proposed CDP/CUP/LLA/SP as recommended in the Planning Division staff report for Case Nos.: CDP-06-49/CUP-06-14/LLA-06-08/SP-06-61.

Adopted after review and consideration of all the evidence on April 5, 2007.

The motion was made by COMMISSIONER HANSIS and seconded by COMMISSIONER MURGUIA.

AYES: Commissioners: EMAD, GEARHEART, HANSIS, KELLY, MURGUIA & SMITH
 NOES: Commissioners: NONE
 ABSTAIN: Commissioners: NONE
 ABSENT: Commissioners: HERMAN

I, Kirk Girard, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above-entitled matter by said Commission at a meeting held on the date noted above.

Kirk Girard, Director of Planning and Building By: Betty Webb
Betty Webb, Clerk

Last day to appeal to Board of Supervisors: April 19, 2007 (filed with the Planning Division).

THE PROJECT IS NOT EFFECTIVE UNTIL ALL APPEAL PERIODS HAVE ENDED.

APPENDIX B

Initial Study and Draft Negative Declaration

**PLANNING DIVISION
HUMBOLDT COUNTY COMMUNITY DEVELOPMENT SERVICES
3015 H STREET
EUREKA, CA 95501**

**Initial Study and Draft Negative Declaration
Friends of the Dunes Coastal Development Permit, Conditional Use Permit and Lot Line
Adjustment**

1. Project title: Friends of the Dunes Coastal Development Permit, Conditional Use Permit, Lot Line Adjustment and Special Permit (CDP-06-49/CUP-06-14/LLA-06-08/SP-06-71)
2. Lead agency name and address: Humboldt County Community Development Services - Planning Division, 3015 H Street, Eureka, CA 95501-4484; Phone: (707) 445-7541; Fax (707) 445-7446
3. Contact person and phone number: Trevor Estlow, phone: 707-268-3740
4. Project location: The project site is located in Humboldt County, in the Manila area.
5. Project sponsor's name and address: Friends of the Dunes, Carol Vander Meer, P.O. Box 186, Arcata, CA 95518
6. General plan designation: Agricultural General (AG) and Natural Resources (NR) in the Humboldt Bay Area Plan (HBAP).
7. Zoning: Rural Residential Agriculture (RA) and Natural Resources (NR).
8. Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or on-site features necessary for its implementation. Attach additional sheets if necessary.): A Lot Line Adjustment between two parcels of 30.81 acres (APN: 506-111-20) and 24.64 acres (APN: 506-111-11) each. The parcels will exchange approximately 13.53 acres to result in one parcel of 17.28 acres and the other of 38.17 acres. The larger parcel is currently developed with a residence and two barns. The smaller parcel is currently vacant. The Lot Line Adjustment will facilitate a Conditional Use Permit to allow the existing residence to be permitted as the Humboldt Bay Coastal Education Center and Reserve. The permit also includes establishing existing trails and the restoration of approximately 30.5± acres encompassing beach and dune habitat. The restoration work will include manual removal of yellow bush lupine, European beachgrass, iceplant and pampas grass that threaten endangered species and rare plant communities. A Coastal Development Permit is required for all development within the Coastal Zone. A Special Permit is requested to establish parking standards based on existing use levels at the Manila Community Center.
9. Surrounding land uses and setting: Briefly describe the project's surroundings: The Parcel is currently developed with a single family residence and outbuildings. The immediate area is both rural residential and natural resource in use with both smaller and larger sized parcels surrounding the subject parcel (.25 -20 acres in size) and the Pacific Ocean to the west.
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.) Building Division.

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 Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology / Soils
- Hazards & Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Mineral Resources
- Noise
- Population / Housing
- Public Services
- Recreation
- Transportation / Traffic
- Utilities / Service Systems
- Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

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 one 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 only 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

FEB 20, 2007
Date

Trevor Estlow, Senior Planner

Humboldt County Community Development, Planning Division

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addresses. Identify which effects from the above checklist were within the scope of and adequately analyze in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated:" describe the mitigation measures which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plan, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats, however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue identify:
 - a) The significant criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significant.

Exhibit 4. Initial Study Negative Declaration for the Dunes Restoration Project Component

Friends of the Dunes

APNs 111-11 & -20 (Manila area)

Case Nos: CD# 49/CUP-06-14/LLA-06-08/SP-06-71

	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
1. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

1. AESTHETICS: NO IMPACT

Finding: The project will not impact aesthetics with regards to: a scenic vista or scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. The project will not have a significant impact on the environment with regards to aesthetics, specifically, the existing visual character or quality of the site and its surroundings. The project will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

Discussion: The proposed project will adjust a property line and convert an existing single family residence into the Humboldt Bay Coastal Education Center and Reserve. The project also proposes to remove non-native invasive plant species from the beach and dune areas as well as establish a trail system. There is no indication that the proposed project will adversely affect a scenic vista or scenic resources, nor create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. There are no known special status trees, rock outcroppings, historic buildings or state scenic highways within the project vicinity. For the reasons mentioned above, Staff finds that the project will have no impact on the environment with regards to aesthetics, specifically, the existing visual character or quality of the site and its surroundings.

	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
2. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Friends of the Dunes

APNs 111-11 & -20 (Manila area)

Case Nos: CDF

49/CUP-06-14/LLA-06-08/SP-06-71

Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
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2. AGRICULTURE RESOURCES: NO IMPACT

Finding: The project will not 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; or conflict with existing zoning for agricultural use, or a Williamson Act contract; or involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural use.

Discussion: The subject property is planned for rural residential development and natural resources. Given that the parcel consists mostly of beach and dune habitat, the potential land for agricultural use is minimal. The areas surrounding the subject parcel are engaged primarily in open space and residential uses. The property is not in a Williamson Act contract.

Based on the existing non-agricultural use of the parcel and its size, the project will not result in conversion of agricultural land or have a significant adverse impact on agricultural resources. Based on the above, the Department finds the project is not expected to result in a significant adverse affect on the agricultural resources.

3. AIR QUALITY. Where available, the significant criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3. AIR QUALITY: NO IMPACT

Finding: The project will have a less than significant impact on the environment with regards to the following air quality issues: conflict with or obstruct implementation of the applicable air quality plan; or violate any air quality standard or contribute substantially to an existing or projected air quality violation; or 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors). The project has a limited potential to expose sensitive receptors to substantial pollutant concentrations; or to create objectionable odors affecting a substantial number of people unless mitigation measures are incorporated.

Discussion: According to the North Coast Unified Air Quality Management District (NCUAQMD), all of the Humboldt County is in non-attainment of the State's PM-10 (particulate matter of 10 microns in size) standard, but complies with all other State and Federal air quality standards. According to recent studies by the NCUAQMD, the most significant contributors to PM-10 are residential wood burning stoves. Currently, a wood burning stove is not proposed, however, it is unlikely that one additional stove would result in a significant increase in particular matter. Furthermore, any impacts to air quality during the project timeframes for any proposed development would be temporary. Staff finds that the potential for even a temporary increase in pollutants negligible.

4. BIOLOGICAL RESOURCES. Would the project:

	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	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 Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4. : BIOLOGICAL RESOURCES: NO IMPACT/LESS THAN SIGNIFICANT IMPACT

Finding: The project is not expected to: impact, either directly or through habitat modifications, species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (DFG) or U.S. Fish and Wildlife Service (USFWS); nor impact riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the DFG or USFWS or interfere substantially with the movement of an native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, nor significantly impact federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means; nor conflict with any local policies protecting biological resources or any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Discussion: According to the U.S. Fish and Wildlife National Wetland Inventory there are mapped wetlands exist on the parcels in question but not in the area of planned restoration. All activities adjacent to mapped endangered plant populations will be carried out under direct supervision of the Restoration Manager. In addition, the project was referred to the Eureka office of the Department of Fish and Game and they did not respond with any comments or concerns.

There are no Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or state habitat conservation plan for the project location, thus, the project did not conflict with any such plans. The Department does not have any evidence that the project will result in adverse impacts either directly or through habitat modifications, on wetland habitat or that it would interfere with the movement of fish and wildlife species. Nor will the project conflict with any local policies protecting biological resources or any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Based on the above, the Department finds that the project will have no environmental impact with respect to the above biological resources issues.

5. CULTURAL RESOURCES Would the project:

	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. CULTURAL RESOURCES.: LESS THAN SIGNIFICANT IMPACT

Finding: The project does not have the potential to impact a historical resource as defined in §15064.5; an archaeological resource pursuant to §15064.5; a unique paleontological resource or site or unique geologic feature; or human remains, including those interred outside of formal cemeteries unless adequately mitigated.

Discussion: The Department believes the proposed education center and restoration work will not cause a substantial adverse change in the significance of historical or cultural resources on the site. A referral was sent to both the North Coastal Information Center (N.C.I.C) as well as the Wiyot Tribe and neither agency identified any resources and recommended approval of the project.

The County's standard informational note has been added to the Conditions of Approval regarding legal requirements should any on-site activities reveal the presence of archaeological resources or human remains. Based on the above, the Department believes that potential impacts to cultural resources will be adequately mitigated with respect to cultural resources.

6. GEOLOGY AND SOILS. Would the project:

	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Expose people or structures to 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? Refer to Division of Mines and Geology Special Publication 42?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6. GEOLOGY AND SOILS: NO IMPACT

Finding: The project will not expose people or structures to 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; strong seismic ground shaking; seismic-related ground failure, including liquefaction or land sliding. The project site is not 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. Furthermore, the project does not appear to have the potential to cause a significant impact on the environment with respect to soil erosion or loss of topsoil unless mitigation measures are incorporated. The project will not create substantial risk to life or property by being located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), nor does the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.

Discussion: The project site is not located within the Alquist-Priolo Earthquake Fault Zone. The parcel is located in an area mapped on the Framework General Plan Geologic Hazard map as having a low to moderate slope instability. As no structures are proposed in the moderate slope instability area, no soils report was required. The project was referred to the Building Inspection Division and they recommended approval of the project. Referral comments did not suggest the proposed project would result in any landslide hazards or expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994). Water and sewage disposal are provided by the Manila Community Services District. Based on the above, the Department finds that the project will not result in a significant environmental impact with respect to the above specific geology/soils issues.

7. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

7. HAZARDS AND HAZARDOUS MATERIALS: NO IMPACT

Finding: The project will not have an impact on the public or the environment through routine transport, use, or disposal of hazardous materials; nor 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; nor emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; nor be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment; nor would the project result in a safety hazard for people residing or working in the project area due to its proximity within two miles of a public airport or public use airport; nor result in a safety hazard for people residing or working in the project area due to proximity to a private airstrip; nor will it impair the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Lastly, the project will not impact the environment in regards to its location within an area of high wildland fire.

Discussion: The use poses a limited threat as far as hazardous materials spillage is concerned. Furthermore, there are no known or listed hazardous materials sites on or nearby, the project will not result in a safety hazard regarding a private or a public airstrip as there are none nearby, nor is there an emergency evacuation plan in place for the area that this project, as proposed, could affect. There is no evidence in the record that suggests that this project could impact the environment in relation to the hazards mentioned above.

The project site is within an area marked as nil fire potential on the Framework General Plan Resource map. The parcel is in the Local Responsibility Area (LRA) for fire protection and falls under the purview of the Arcata Fire District as a first responder to emergencies. The fire district did not voice concerns with regards to the project's potential impact on resources or its creation of hazardous fire scenarios. The Department believes the proposed project, as evidenced above, will have a less than significant impact on the environment with regards to the specific hazards above.

8. HYDROLOGY AND WATER QUALITY. Would the project:

	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Exhibit 4. Initial Study Negative Declaration for the Dunes Restoration Project Component

Friends of the Dunes

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- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| I) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

8. HYDROLOGY AND WATER QUALITY: NO IMPACT

Finding: The project will not have a significant impact on the environment with regards to the following hydrology and water quality issues: substantially alter the existing drainage pattern of the site or area, violate water quality standards or waste discharge requirements; nor create or contribute to runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; nor substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). The project will not significantly nor substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; nor place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map; nor place within a 100-year flood hazard area structures which would impede or redirect flood flows; nor expose people or structures to a significant risk of loss, injury or death involving flooding and including flooding as a result of the failure of a levee or dam; nor inundation by seiche, tsunami, or mudflow. As proposed, the project is not expected to substantially degrade water quality and hydrology.

Discussion: The project consists of the establishment of the Humboldt Bay Coastal Education Center and Reserve as well as the removal of non-native invasive plants and trail signage. There are no indications that the project would impact water quality by any action of the proposed project. The project was referred to the Department of Fish and Game who has not recommended any additional comments or mitigation.

According to FIRM map panel # 775, the parcel is located within "C", areas of minimal flooding, therefore, Staff finds the project to not have an impact with regards to flooding. Likewise, the project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; or inundation by seiche, tsunami, or mudflow. All structures are located landward of sand dunes in excess of 40 feet, thereby minimizing any potential tsunami risk. Based on the above, the Department finds that the project as proposed and conditioned will have no significant impact, individually or cumulatively with regard to above hydrology and water quality issues.

Lastly, the Department did not receive any referral comments regarding the project having an adverse impact on existing or planned stormwater drainage facilities, or otherwise degrading water quality. There may be a publicly maintained drainage facility downstream, however, there is no expected increase in water flow over what has historically occurred and the Land Use Division of Public Works' referral comments did not reflect concerns regarding flooding issues.

Thus, based on the above, the Department finds that the project as proposed and conditioned will have a less than significant impact, individually or cumulatively with regard to above hydrology and water quality issues other than erosion.

9. LAND USE AND PLANNING. Would the project:

	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

9. LAND USE AND PLANNING: NO IMPACT

Finding: The project will not physically divide an established community; nor conflict with a local land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; nor conflict with any applicable habitat conservation plan or natural community conservation plan.

Discussion: The project site is designated Agricultural General (AG) and Natural Resources (NR) in the Humboldt Bay Area Plan (HBAP). It is zoned Rural Residential Agriculture (RA) and Natural Resources (NR). The parcel is currently developed with a single family residence with associated outbuildings. The project involves the establishment of the residence as the Humboldt Bay Coastal Education Center and Reserve as well as beach and dune restoration and trail maintenance. The surrounding area is residential and open space with surrounding parcels averaging 1/4-10 acres in size.

There is no evidence that the project will physically divide an established community. It is actually more likely to bring the community together. The applicant has applied for a CUP to establish the Humboldt Bay Coastal Education Center as a neighborhood community center, which requires a discretionary permit, thus conforming to applicable local land use plans and policies. In addition, there are no habitat conservation or natural community conservation plans proposed or adopted for this area. The Department finds there is no evidence that the project will result in a significant adverse impact with regard to land use and planning, more specifically, physically dividing an established community; nor conflict with a local land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; nor conflict with any applicable habitat conservation plan or natural community conservation plan or violating habitat conservation or natural community conservation plans for this area.

10. MINERAL RESOURCES. Would the project:

	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

10. MINERAL RESOURCES: NO IMPACT

Finding: The project will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; or 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.

Discussion: The project does not involve extraction of mineral resources. The project site is not, nor adjacent to, a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. The Department finds there is no evidence that the project will result in significant adverse impact with regard to mineral resources.

11. NOISE. Would the project result in:

	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

11. NOISE: NO IMPACT

Finding: The project will have no environmental impacts with regards to: the exposure of persons to or, generation of noise levels in excess of standards established in the local general plan or, a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; for projects located within an airport land use plan or, where such a plan has not been adopted or, within two miles of a public airport or public use airport or within the vicinity of a private airstrip, the project would not expose people residing or working in the project area to excessive noise levels.

Discussion: The project will create very little increases in noise and ground vibrations during the project activity. The main structure is already built and slight noise may be created when parking area improvements are made, however, there is no evidence the use will create permanent ambient noise levels above existing levels. Furthermore, there is no private airstrip in the vicinity of the project. Based on the above, the Department finds that the project will have no impact, individually or cumulatively, with regards to noise.

12. POPULATION AND HOUSING. Would the project:

	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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(for example, through extension of roads or other infrastructure)?

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

12. POPULATION AND HOUSING: NO IMPACT

Finding: The project will not induce substantial 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); nor displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; nor displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

Discussion: The project includes the establishment of the Humboldt Bay Coastal Education Center and Reserve for the neighborhood benefit. The project is utilizing an existing residence, however, it has not been used as such for many years. The Lot Line Adjustment will allow for future subdivision that could potentially create separate residential parcels in the future. There is no evidence the project will induce growth within the area, displace substantial numbers of existing housing, necessitate the construction of replacement housing or the displacement of people. Based on the above, the Department finds no evidence indicating that the project will have an adverse impact on population and housing.

13. PUBLIC SERVICES.

a) 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	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
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- | | | | | |
|-----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| i. Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii. Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii. Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv. Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| v. Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

13. PUBLIC SERVICES: LESS THAN SIGNIFICANT IMPACT

Finding: The project will have a less than significant impact on the environment with regards to the following public services: 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: fire protection, police protection, schools, parks, other public facilities.

Discussion: The project site is located within the urban limit line with full city services. The parcel is served by a 12' wide gravel lane that will be improved to a 16' wide to meet a Category 3 road standard. The applicant has demonstrated that adequate public water and sewer systems are available. Referral comments did not indicate the project would impact or require additional public services for any of the following: fire and police protection (see above), schools, parks, other public facilities (see Transportation discussion). Based on the above, and comments from reviewing agencies, the Department finds no evidence indicating that the project will result in an adverse impact with regard to public services.

14. RECREATION.

	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

14. RECREATION: NO IMPACT

Finding: The project will not 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; nor include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

Discussion: The project includes the establishment of the Humboldt Bay Coastal Education Center and Reserve. The project also includes beach and dune restoration as well as trail signage. The project will provide recreational facilities to the general public as well as education facilities to learn about the beach and dune ecosystems. It is not anticipated that it would increase the use of existing neighborhood and regional parks or other recreational facilities. There is no evidence indicating that the project would affect existing recreational opportunities based on the project as proposed, comments from reviewing agencies, and review of applicable regulations.

15. TRANSPORTATION/TRAFFIC. Would the project:

	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

safety risks?

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Result in inadequate parking capacity? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

15. TRANSPORTATION/TRAFFIC: LESS THAN SIGNIFICANT IMPACT/NO IMPACT

Finding: The project will have a less than significant impact to the environment with regards to an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections).

Discussion: The project is anticipated to create approximately 25 vehicle trips per day, approximately 3 times that of a single family residence. This increase in traffic is not anticipated to substantially increase the overall traffic impacts on the roadway. In addition, the project was referred to Cal Trans and they commented that the access road (Highway 255) was adequate to serve the property. Based on the project as proposed, comments from reviewing agencies, and review of applicable regulations, the Department finds there is no evidence indicating the proposed project will result in individually or cumulatively significant impacts regarding traffic load.

There are no airports, public or private, within 2 miles of the site. In regards to emergency access, neither Public Works nor Cal Trans voiced concerns that the road was exceptionally substandard in width. There are no policies regarding alternative transportation routes for this area.

There are no known restrictions along the road that could impede passage such as a covered bridge with weight restrictions. In addition, the project will not alter any private or public improvements, such as roads, sidewalks, bike lanes, parking lots or any other transportation routes or facilities. Based on the project as proposed, comments from reviewing agencies, and review of applicable regulations, the Department finds there is no evidence indicating the proposed project will result in individually or cumulatively significant impacts regarding: capacity or level of service; nor hazards due to a design feature or incompatible uses.

16. UTILITIES AND SERVICE SYSTEMS. Would the project:

- | | Potentially Significant | Potentially Significant Unless Mitigation Incorp. | Less Than Significant Impact | No Impact |
|--|--------------------------|---|------------------------------|-------------------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

to serve the project's projected demand in addition to the provider's existing commitments?

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- g) Comply with federal, state, and local statutes and regulations related to solid waste?

16. UTILITIES AND SERVICE SYSTEMS: NO IMPACT

Finding: The project will: not exceed wastewater treatment requirements of the applicable RWQCB; nor require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; the project would have sufficient water supplies available to serve the project from existing entitlements and resources without new or expanded entitlements being needed; result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; comply with federal, state, and local statutes and regulations related to solid waste.

Discussion: The parcels are planned and zoned for residential and agricultural uses. The project is not expected to generate a substantial solid waste situation. Furthermore, there is no evidence indicating that the project will result in a significant impact with respect to utilities and service systems. Referral comments have not identified any concerns regarding the project's impact to utilities and service systems. Based on the evidence and County records, Staff finds that the project will have either no impact on or a less than significant impact on utilities and service systems.

17. MANDATORY FINDINGS OF SIGNIFICANCE.

- | | Potentially Significant | Potentially Significant Unless Mitigation Incorp. | Less Than Significant Impact | No Impact |
|--|--------------------------|---|-------------------------------------|-------------------------------------|
| a) Does the project have the potential to 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, 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

17. a) and b): MANDATORY FINDINGS OF SIGNIFICANCE: LESS THAN SIGNIFICANT IMPACT

Finding: The project has a less than significant potential to 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, 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. Nor will it 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).

Discussion: The proposed work within a beach and dune area will restore the dune areas and enhance the existing native vegetation in the area. Staff finds, and referral agencies appear to agree, that the proposed beach and dune restoration will not negatively impact the area. Staff finds no evidence that the proposed project will significantly degrade the quality of the environment, nor will it have impacts that are individually limited but cumulatively considerable.

17. c): MANDATORY FINDINGS OF SIGNIFICANCE: NO IMPACT

Finding: The project will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

Discussion: Based on the project as described in the administrative record, comments from reviewing agencies, a review of the applicable regulations, the inclusion of conditions and mitigations, and discussed herein, the Department finds there is no evidence to indicate the proposed project will have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly

19. DISCUSSION OF MITIGATION MEASURES, MONITORING, AND REPORTING PROGRAM

n/a

20. EARLIER ANALYSES.

Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 16063(c)(3)(D). In this case a discussion should identify the following on attached sheets:

a) Earlier analyses used. Identify earlier analyses and state where they are available for review.

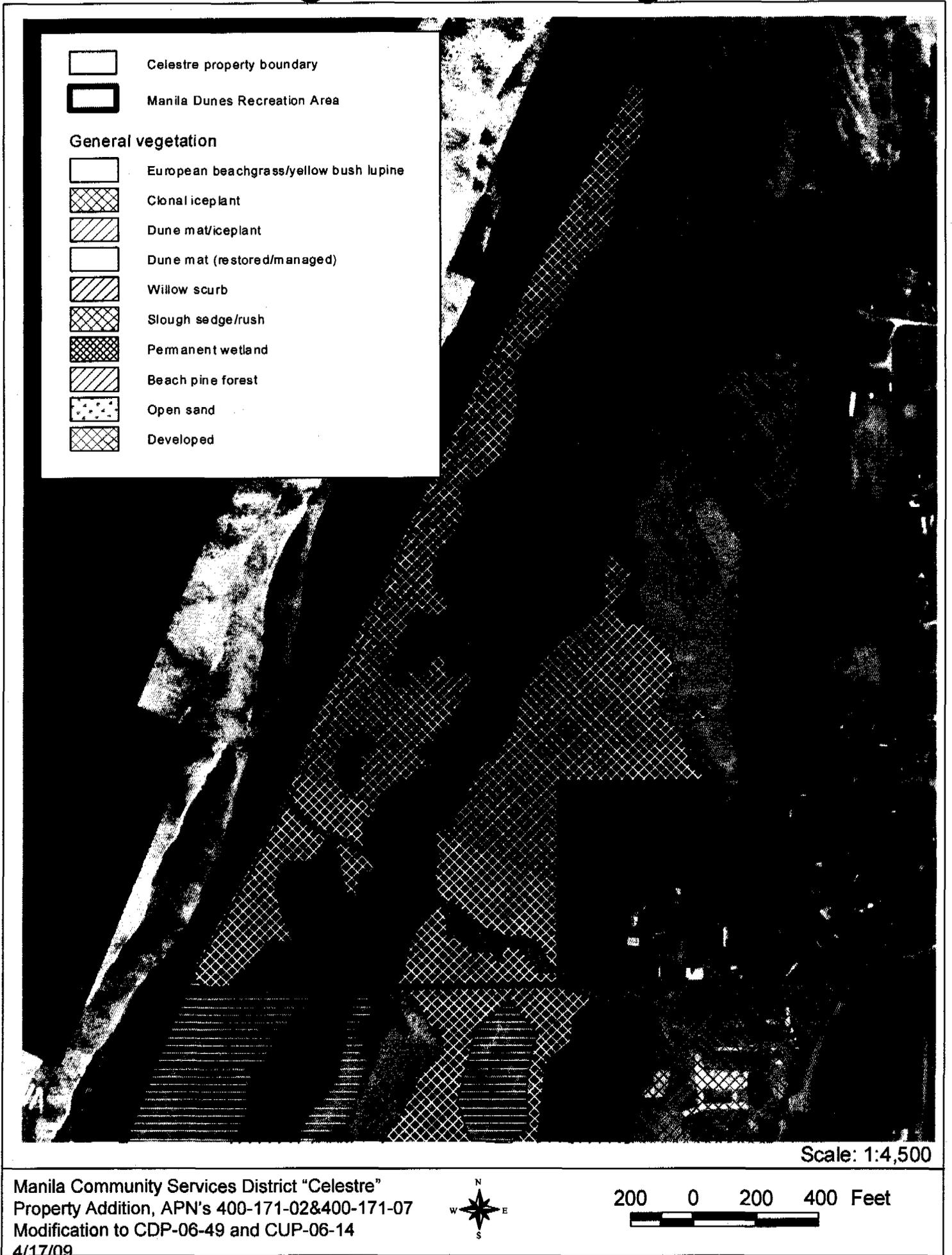
No earlier analysis used.

b) Impacts adequately addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects are addressed by mitigation measure based on a the earlier analysis.

See 20a.

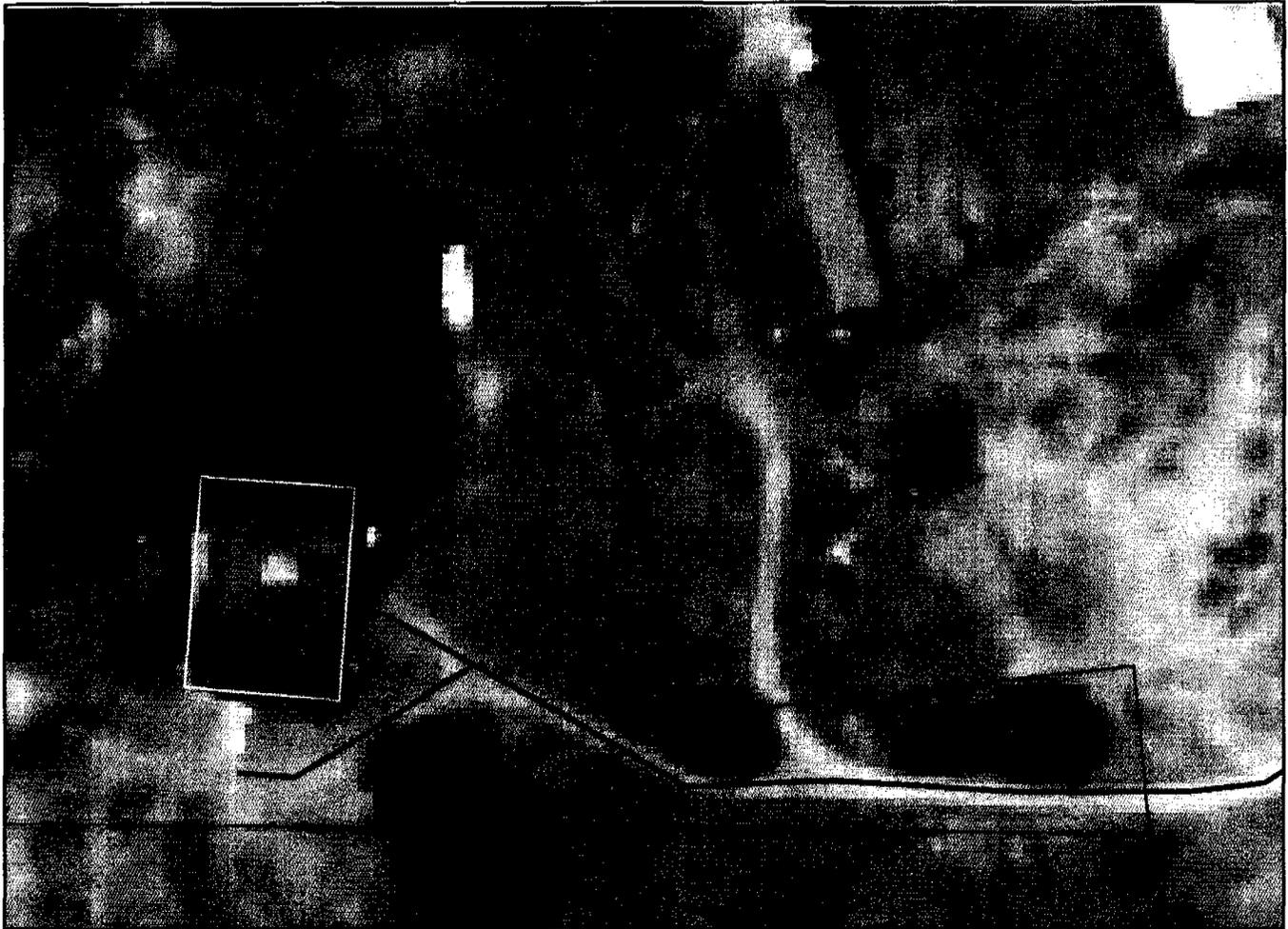
c) Mitigation measures. For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

n/a



Friends of the Dunes - Humboldt Coastal Nature Center

Trees to be Removed

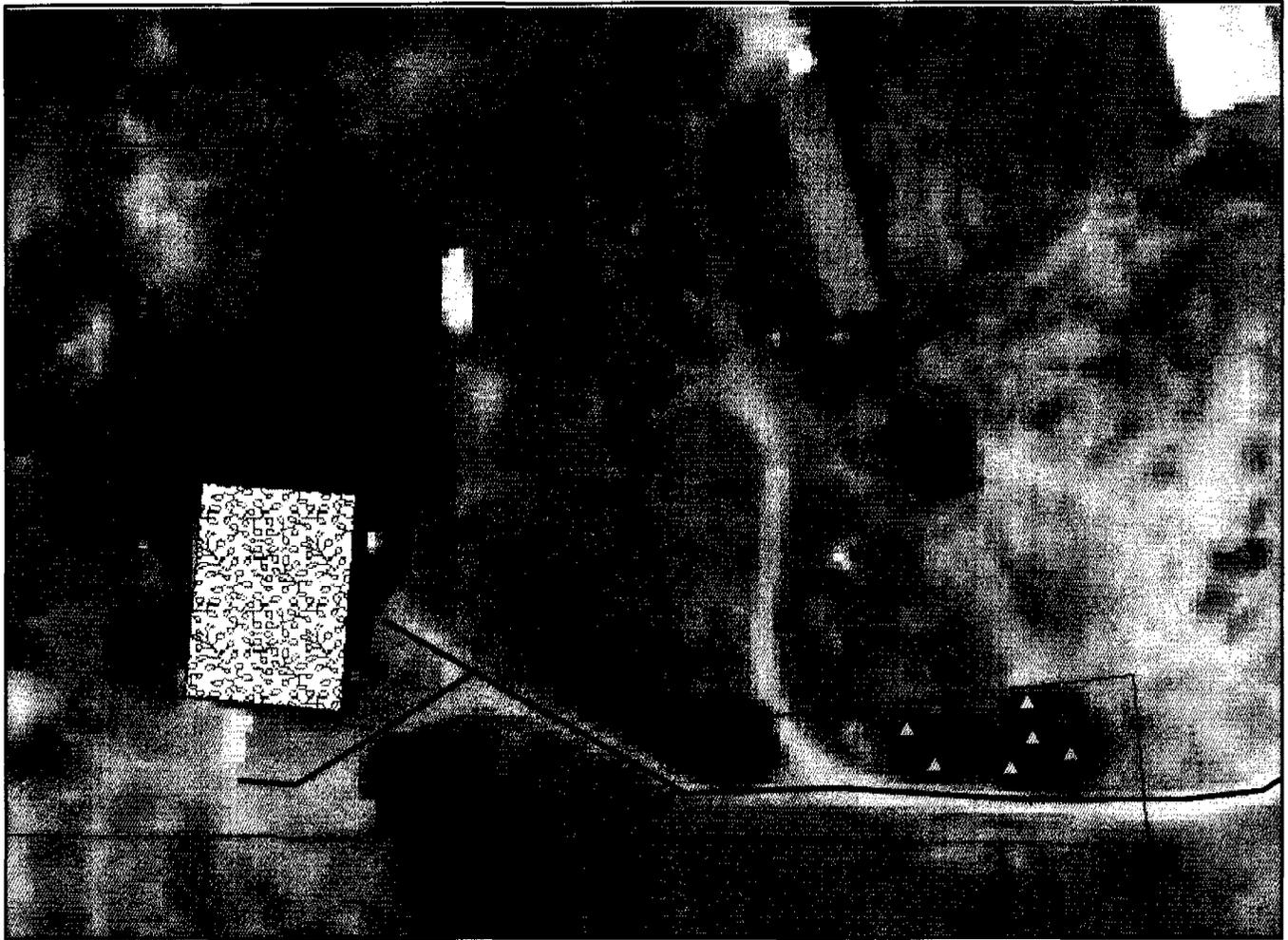


<p>Tree Size</p> <p>○ < 12" diameter</p> <p>□ > 12" diameter</p>	<p>Scotch Pine</p> <p>■ (1)</p>	<p>Property Owner</p> <p>□ Friends of the Dunes</p> <p>□ Stamps (FOD Easement)</p>
<p>Eucalyptus</p> <p>■ (10)</p> <p>● (1)</p>	<p>Monterey Cypress</p> <p>■ (7)</p> <p>● (1)</p>	<p>▭ Building</p> <p>— Stamps Lane</p>
<p>Knobcone Pine</p> <p>■ (1)</p>	<p>Friends of the Dunes - APN # 506-111-023</p>	



Friends of the Dunes - Humboldt Coastal Nature Center

Native Dune Planting



Sitka Spruce ▲ (9)	Wax Myrtle ◆ (6)	Property Owners □ Friends of the Dunes □ Stamps (FOD Easement) — Stamps Lane ■ Building (native green roof)
Beach Pine ■ (3)	Silk Tassel △ (6)	

Friends of the Dunes - APN # 506-111-023

