

**MENDOCINO COUNTY
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (IS/MND):**

DATE: SEPTEMBER 24, 2015
<p>CASE NUMBER: CDP_2013-0007 OWNER/APPLICANT: Camille Seghesio PROJECT DESCRIPTION: The project includes request for after-the-fact approval for Major Vegetation Removal on a bluff-top parcel; installation of a total of four (4) signs along the perimeter of the newly-designated Point Arena Mountain Beaver preserve (as required by Agreement with U.S. Fish and Wildlife Service, dated March 30, 2015), signs to be approximately twelve (12) inches wide by six (6) inches high, mounted on posts approximately two (2) to three (3) feet tall. Associated development includes installation of drought-tolerant landscaping adjacent to the Preserve, compatible with the species found in the Preserve. LOCATION: In the Coastal Zone, 3.5± miles north of the town of Manchester, on the west side of Irish Beach Drive (CR 539), 800± feet north of its intersection with Highway 1, located at 15100 Irish Beach Drive; APN 132-040-09.</p>
Environmental Checklist.
<p><i>"Significant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change, may be considered in determining whether the physical change is significant (CEQA Guidelines, Section 15382).</i></p> <p><i>Accompanying this form is a list of discussion statements for <u>all</u> questions, or categories of questions, on the Environmental Checklist. This includes explanations of "no" responses.</i></p>

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

I. AESTHETICS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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"/>

The 1.09 acre subject parcel is situated in the community of Irish Beach, approximately 3.5 miles north of the town of Manchester. The blufftop parcel is surrounded by residential development and vacation home rentals on the north, south, and east sides and to the west is the Pacific Ocean. The subject parcel is currently vacant.

The project is not located in an area that is designated Highly Scenic by the Local Coastal Program. Consequently, the project is not subject to Local Coastal Program Visual Resource policies relating to Highly Scenic Areas. The site is located within a designated Tree Removal Area, where tree thinning or removal shall be required as a condition of approval in areas where concentrations of trees unreasonably obstruct views to and along the ocean and scenic coastal areas. The subject parcel is not an appropriate site to require tree thinning or removal, due to the lack of trees on the parcel and the designation of a Point Arena Mountain Beaver Preserve, where no vegetation may be removed or altered in accordance with the U.S. Fish and Wildlife Service Settlement Agreement and Declaration of Restrictions (Mendocino County Official Records Document #2015-05222).

The proposed development, consisting of signage and installation of vegetation, will be established in an area where the character of the setting is that of a developed subdivision.

No new exterior lighting is proposed as part of this application.

No conditions of approval are necessary to ensure project impacts will be held to a less than significant level.

II. AGRICULTURE AND FORESTRY RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant with 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?	<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) 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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is located in an area designated as “Mendocino Grazing Land” (along bluff edge) and “Urban and Built-Up Land” (on flat slope, nearest public roadway) by the State of California Department of Conservation. The parcel is zoned Suburban Residential, as are surrounding parcels, and as such agricultural uses are not permitted in the Suburban Residential zoning district, approval of this application would not convert any agriculturally zoned lands to non-agricultural uses. The project would not convert any land designated “Prime Farmland,” “Unique Farmland,” or “Farmland of Statewide Importance” to non-agricultural uses.

III. AIR QUALITY. Where available, the significance 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 Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of any 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"/>

The project is located within the jurisdiction of the Mendocino County Air Quality Management District (AQMD). Any new emission point source is subject to an air quality permit, consistent with the district's air quality plan, prior to project construction.

While the project will not include a new point source, and would contribute minimally to emissions, as the site proposes minimal earth movement, and no residential development. The generation of dust during grading activities, a type of area-source emission, will be limited by the County's standard grading and erosion control requirements (MCC Sections 20.492.010; -020). These policies limit ground disturbance and require immediate revegetation after the disturbance. Consequently, these existing County requirements will help to ensure PM10 generated by the project will not be significant and that the project will not conflict with nor obstruct attainment of the air quality plan PM10 reduction goals. The project is consistent with and will not obstruct the implementation of the air quality plan.

The project will establish a Point Arena Mountain Beaver habitat preserve and landscaping on the parcel in a high density suburban residential coastal setting where the site is surrounded by residential uses. Approval of this project will not permit large-scale development that may result in a cumulatively considerable net increase in air pollution, including PM10.

Additionally, there are no short-term or long-term activities or processes associated with the installation of signage and landscaping plan that will create objectionable odors. Nor are there any uses in the surrounding area that are commonly associated with a substantial number of people (i.e., churches, schools, etc.) that could be affected by any odor generated by the project.

No conditions are necessary to reduce potential project impacts to a less than significant level.

IV. BIOLOGICAL RESOURCES: Would the project:	Potentially Significant Impact	Less Than Significant with 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 Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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"/>

The certified Mendocino County LCP includes sections of both the MCC and the Coastal Element of the General Plan addressing Environmentally Sensitive Habitat Areas (ESHA). The MCC states that development having the potential to impact an ESHA shall be subject to a biological survey, prepared by a qualified biologist, to determine the extent of sensitive resources, to document potential negative impacts, and to recommend appropriate mitigation measures.

In 2013, complaints were received regarding Major Vegetation Removal activities on the subject parcel in a known Point Arena Mountain Beaver habitat area. A violation case, ZC #2013-0004, was opened on the subject parcel for the take of a Federally Listed Endangered Species, the Point Arena Mountain Beaver.

Galea Wildlife Consulting conducted two separate Point Arena Mountain Beaver (PAMB) surveys of the parcel. The first survey was completed on May 1, 2013 and the second survey was completed on June 17, 2013. The survey in May 2013 documented that the flat area on top of the bluff did not contain any PAMB burrows; however, inactive burrows were observed approximately twenty (20) feet downslope. The Biologist concluded that the "burrows were of sufficient size and located in prime PAMB habitat, they should be considered evidence of PAMB presence on the bluff slope" (Galea Wildlife Consulting, May 2013). It was noted that material had been dumped over the bluff edge into the prime PAMB habitat.

The survey of June 2013 was conducted to delineate PAMB habitat on three adjacent parcels (including the subject parcel- lot 16, as it is referred to in the survey). The survey stated:

On lot 16 PAMB habitat was located 45 feet down slope off the bluff edge along the far south property line. A dense stand of common teasel (Dipsacus follo num L) grew on the slope from the top of bluff to this delineation point. Teasel is an invasive plant species which can temporarily outcompete native vegetation after clearing, and this was the likely reason PAMB habitat did not reach top of slope. From this delineation point along the south line of lot 16, PAMB habitat decreased in distance from top of bluff until it was at top of bluff approximately 1/2 way across lot 16 (Figure 1). (Galea Wildlife Consulting, June 2013)

Figure 1, as referenced in the above excerpt from the study, is included in PAMB Habitat Designation. Please note that the subject property is referred to as Lot 16 in the map.

U.S. Fish and Wildlife Service worked with the landowner, Ms. Seghesio, to create a Settlement Agreement as abatement for the violation. The Settlement Agreement specifies that Ms. Seghesio must protect the Point Arena

Mountain Beaver Habitat on the property as an Endangered Species Preserve, through the recordation of a Declaration of Restrictions (Mendocino County Official Records Document #2015-05222) and through the installation and maintenance of four (4) signs along the perimeter of the Preserve. **Condition 9** is recommended requiring that the signs be installed no more than sixty (60) days after issuance of this Coastal Development Permit, consistent with the Settlement Agreement and Declaration of Restrictions.

Condition 9: Within sixty (60) days after the date of issuance of this coastal development permit, the applicant shall install the required four (4) signs, per the Declaration of Restrictions (Mendocino County Official Records Document #2015-05222) along the perimeter of the Point Arena Mountain Beaver Preserve, as shown on the attached Landscaping & Site Plan.

No wetland habitats have been identified on the subject parcel, therefore no impacts to wetland resources is anticipated.

The Point Arena Mountain Beaver habitat preserve will add value to the existing habitat for the Point Arena Mountain Beaver in the Irish Beach subdivision area. The site will keep prime Point Arena Mountain Beaver habitat in pristine condition in perpetuity.

The site is located within a designated Tree Removal Area, where tree thinning or removal shall be required as a condition of approval in areas where concentrations of trees unreasonably obstruct views to and along the ocean and scenic coastal areas. The subject parcel is not an appropriate site to require tree thinning or removal, due to the lack of trees on the parcel and the designation of a Point Arena Mountain Beaver Preserve, where no vegetation may be removed or altered in accordance with the U.S. Fish and Wildlife Service Settlement Agreement and Declaration of Restrictions (Mendocino County Official Records Document #2015-05222).

Currently, the U.S. Fish and Wildlife Service has a *Recovery Plan for the Point Arena Mountain Beaver-Aplodontia rufa nigra (Rafinesque)* published in 1998. The proposed project, which will establish a Point Arena Mountain Beaver preserve on the subject parcel, is consistent with the goals and stated actions that are needed to bring the Point Arena Mountain Beaver population to suitable levels for de-listing from the Endangered Species Act.

Condition 10 is recommended to require all specifications stated in the landscape plan as conditions of approval and further that deviation from the proposed landscape plan shall require consultation and possibly modification of this coastal development permit.

Condition 10: Landscape specifications as outlined in the Landscaping Plan originally dated January 23, 2015 and revised to include Point Arena Mountain Beaver habitat information on May 6, 2015, shall be required as conditions of approval and further that deviation from the proposed landscape plan shall require consultation and possibly modification of this coastal development permit. Required landscape specifications are as follows:

A. General Conditions:

1. All work shall be performed in a professional manner and be of the highest quality standards.
2. No work shall occur within the protected Point Arena Mountain Beaver (PAMB) habitat.
3. Rodenticides containing any anticoagulant compounds, including but not limited to, bromadiolone, brodifacoum, or diphacinone, shall not be used.
4. All proposed plantings to be native vegetation, drought- and spray-tolerant, locally native to Mendocino County, obtained from local genetic stocks within Mendocino County, if native vegetation from local genetic stock is not available, native vegetation obtained from genetic stock outside the local area, but from within the adjacent region of the floristic province, may be used.
5. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or by the State of California shall be employed or allowed to naturalize or persist at the site of the proposed revegetation. No plant species listed as a 'noxious weed' by the State of California or U.S. Federal Government shall be utilized within the property.

B. Soil Preparation:

1. Hand-remove poison oak from level portion of site, outside of the PAMB protected area.
2. No additional topsoil needs to be imported to the site. Backfill plant holes with existing soil.

C. Planting:

1. The enclosed Landscape Plan shows the species, size, and location of all plant materials that are to be newly planted on the site.
2. Plant holes shall be twice the diameter and depth of the root ball.
3. When planted, crown of plant shall be 1-2" above grade. Prepare a water basin by forming a soil ring at least 3" high and wide around the outer edge of the new plant hole. Water plants in container thoroughly prior to planting and directly after to eliminate air pockets and reduce plant stress.
4. All plants shall receive 3' minimum of ¾" walk on fir bark mulch or equal. Existing vegetation in a 3' radius from tree crown shall be removed and mulch applied.
5. Plants shall be kept moist for two weeks following planting and then watered well, once per week until rainy season begins.

D. Irrigation:

1. Planting shall occur late fall/early winter to take advantage of winter rainy season.
2. Augment winter rains, if needed, with temporary installation of drip irrigation tape laid on top of ground surface until plants are well established. Connect drip irrigation tape to hose bib located on adjacent parcel (also owned by Camille Seghesio), 15050 Irish Beach Drive, APN 132-040-08.

E. Maintenance and replacement:

1. Provide a monthly maintenance check on vegetation and irrigation conditions to ensure success of the planting and irrigation system.
2. Trees shall be replaced in-kind, per the landscape plan and written specifications, as they die or are substantially declining.

In summary, the proposed project impacts biological resources due to unpermitted development that occurred in a sensitive habitat. The mitigation recommended reduces project impacts to a less than significant level.

<u>V. CULTURAL RESOURCES.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The proposed project was referred the Sonoma State University's Northwest Information Center for the California Historical Resources Information System (CHRIS) to determine potential impacts to archaeological and paleontological resources. CHRIS responded that while the office has no record of any previous cultural resource

studies for the proposed project area, the project area has a low possibility of containing unrecorded archaeological sites. Therefore, no further study of archaeological resources is recommended.

The applicant is advised of the Mendocino County Archaeological Resources Ordinance, and specifically Section 22.12, commonly referred to as the "Discovery Clause." Recommended **Condition 8** similarly advises the applicant of the Discovery Clause, which prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project, and states:

Condition 8: If any archaeological sites or artifacts are discovered during site excavation or construction activities, the applicant shall cease and desist from all further excavation and disturbances within one hundred (100) feet of the discovery, and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resource(s) in accordance with Section 22.12.090 of the Mendocino County Code.

With the inclusion of the recommended condition of approval, the project is found consistent with protection of paleontological and archaeological resources.

VI. GEOLOGY AND SOILS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The property neither lies within, nor does it adjoin a mapped Alquist-Priolo Earthquake fault zone. The San Andreas fault is located approximately a half (0.5) mile to the southwest of the project site and is the nearest active fault. The site, like the rest of Mendocino County, is subject to strong ground shaking. Figure 3-12 of the Mendocino County General Plan indicates that the subject parcel is not located in a known area of soil liquefaction.

The subject property is located west of the highway and slopes gently toward the bluff edge. There are no translational/rotational or debris slides mapped on the subject parcel.

The proposed structure is located in a relatively flat coastal terrace area and minimal grading activities are proposed. Grading consists of the removal and then replacement of soil to install the proposed landscaping plan and posts for the required signage.

The site is currently vacant. The current property owner also owns the parcel directly north of the subject parcel, which is developed with a single-family residence and is operated as a vacation home rental. In a letter dated April 29, 2013, Carl Rittiman & Associates (a Qualified Site Evaluator) stated that in their opinion the subject parcel would not be suitable for residential development due to groundwater conditions that would not allow the installation of a County approved sewage disposal system.

<u>VII. GREENHOUSE GAS EMISSIONS.</u> Would the project:	Potentially Significant Impact	Less Than Significant with 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Assembly Bill 32 (AB32), the California Global Warming Solutions Act, 2006 recognized that California is a source of substantial amounts of greenhouse gas (GHG) emission which poses a serious threat to the economic well-being, public health, natural resources, and the environment of California. AB32 established a state goal of reducing GHG emission to 1990 levels by the year 2020 with further reductions to follow. In order to address global climate change associated with air quality impacts, CEQA statutes were amended to require evaluation of GHG emission which includes criteria air pollutants (regional) and toxic air contaminants (local). As a result, Mendocino County Air Quality Management District (AQMD) adopted CEQA thresholds of significance for criteria air pollutants and GHGs, and issued updated CEQA guidelines to assist lead agencies in evaluating air quality impacts to determine if a project’s individual emissions would be cumulatively considerable. According to the AQMD, these CEQA thresholds of significance are the same as those which have been adopted by the Bay Area Air Quality Management District (BAAQMD). Pursuant to the BAAQMD CEQA Guidelines, the threshold for project significance of GHG emissions is 1,100 metric tons CO₂e (CO₂ equivalent) of operation emission on an annual basis. This project as proposed, creating one additional parcel and one single-family residence, will have no impact and be below the threshold for project significance of 1,100 metric tons CO₂e.

Given the limited scale of development on the parcel, the GHG generated by the project will not have a significant impact on the environment.

<u>VIII. HAZARDS AND HAZARDOUS MATERIALS.</u> Would the project:	Potentially Significant Impact	Less Than Significant with 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 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 death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The project will establish a Endangered Species Preserve and will include the installation of a native and drought tolerant landscape plan involving the routine transport, use and disposal of hazardous materials never or in small quantities. These materials include fertilizers and power tools. Storage of these materials in the open may result in contaminated stormwater runoff being discharged into nearby water bodies, including the Pacific Ocean.

This potential hazard is not significant if these materials are properly stored on the project site and then disposed at an approved collection facility. Potential impacts involving the transport, use or disposal of hazardous materials is less than significant.

The proposed landscaping plan specifically prohibits the use of rodenticides containing any anticoagulant compounds including but not limited to, bromadiolone, brodifacoum, or diphacinone. **Condition 10** is recommended to require all specifications stated in the landscape plan as conditions of approval and further that deviation from the proposed landscape plan shall require consultation and possibly modification of this coastal development permit.

Condition 10: Landscape specifications as outlined in the Landscaping Plan originally dated January 23, 2015 and revised to include Point Arena Mountain Beaver habitat information on May 6, 2015, shall be required as conditions of approval and further that deviation from the proposed landscape plan shall require consultation and possibly modification of this coastal development permit. Required landscape specifications are as follows:

F. General Conditions:

1. All work shall be performed in a professional manner and be of the highest quality standards.
2. No work shall occur within the protected Point Arena Mountain Beaver (PAMB) habitat.
3. Rodenticides containing any anticoagulant compounds, including but not limited to, bromadiolone, brodifacoum, or diphacinone, shall not be used.
4. All proposed plantings to be native vegetation, drought- and spray-tolerant, locally native to Mendocino County, obtained from local genetic stocks within Mendocino County, if native vegetation from local genetic stock is not available, native vegetation obtained from genetic stock outside the local area, but from within the adjacent region of the floristic province, may be used.
5. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or by the State of California shall be employed or allowed to naturalize or persist at the site of the proposed revegetation. No plant species listed as a 'noxious weed' by the State of California or U.S. Federal Government shall be utilized within the property.

G. Soil Preparation:

1. Hand-remove poison oak from level portion of site, outside of the PAMB protected area.
2. No additional topsoil needs to be imported to the site. Backfill plant holes with existing soil.

H. Planting:

1. The enclosed Landscape Plan shows the species, size, and location of all plant materials that are to be newly planted on the site.
2. Plant holes shall be twice the diameter and depth of the root ball.
3. When planted, crown of plant shall be 1-2" above grade. Prepare a water basin by forming a soil ring at least 3" high and wide around the outer edge of the new plant hole. Water plants in container thoroughly prior to planting and directly after to eliminate air pockets and reduce plant stress.
4. All plants shall receive 3' minimum of ¾" walk on fir bark mulch or equal. Existing vegetation in a 3' radius from tree crown shall be removed and mulch applied.
5. Plants shall be kept moist for two weeks following planting and then watered well, once per week until rainy season begins.

I. Irrigation:

1. Planting shall occur late fall/early winter to take advantage of winter rainy season.
2. Augment winter rains, if needed, with temporary installation of drip irrigation tape laid on top of ground surface until plants are well established. Connect drip irrigation tape to hose bib located on adjacent parcel (also owned by Camille Seghesio), 15050 Irish Beach Drive, APN 132-040-08.

J. Maintenance and replacement:

1. Provide a monthly maintenance check on vegetation and irrigation conditions to ensure success of the planting and irrigation system.
2. Trees shall be replaced in-kind, per the landscape plan and written specifications, as they die or are substantially declining.

The recommended condition will reduce impacts of hazards and hazardous materials to a less than significant level.

<u>IX. HYDROLOGY AND WATER QUALITY. Would the project:</u>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				
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"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed improvements are located on a parcel within the Irish Beach Water District service boundaries. Service could be provided to the site, however, the landscaping plan proposes to utilize water from the owner's adjacent parcel if necessary. The landscaping plan includes drought tolerant vegetation and has been designed to reduce the need for irrigation. No other water service is required to service the proposed development.

The project is not located within a mapped 100-year flood hazard area, and therefore will not impede or redirect flood flows, and will not expose people or structures to a significant risk involving flooding, including flooding as a result of the failure of a levee or dam.

Hydrology and water quality impacts are not anticipated, no mitigation is required.

X. LAND USE AND PLANNING. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project site is situated in a long established suburban residential area, and proposed adjacent to an existing residential development. The project site is currently the only blufftop parcel along Irish Beach Drive that is not developed with a single-family residence; however, due to documented constraints on the parcel residential development is not feasible, as such the proposed project will not divide an established community.

The proposed project is consistent with all policies of the Local Coastal Program of the General Plan and the MCC, except Section 20.496.020(A)(1) relating to buffer widths from Environmentally Sensitive Habitat Areas, due to the clearing of vegetation within a known Point Arena Mountain Beaver habitat area.

Currently, the U.S. Fish and Wildlife Service has a *Recovery Plan for the Point Arena Mountain Beaver-Aplodontia rufa nigra (Rafinesque)* published in 1998. The proposed project, which will establish a Point Arena Mountain Beaver preserve on the subject parcel, is consistent with the goals and stated actions that are needed to bring the Point Arena Mountain Beaver population to suitable levels for de-listing from the Endangered Species Act.

<u>XI. MINERAL RESOURCES.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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"/>

The project is not located in an area of known mineral resources. No impact is expected and no mitigation is required.

<u>XII. NOISE.</u> Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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 type="checkbox"/>	<input checked="" 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 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 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"/>

With the exception of short-term construction related noise, the proposed development will not create a new source of noise that will impact the community. Noise created by the Endangered Species Preserve and landscaping is not anticipated to be significant, and no mitigation is required.

<u>XIII. POPULATION AND HOUSING.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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 (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

The project would permit a Endangered Species Preserve and landscaped area in a zoning district and General Plan land use designation intended for residential development and on a parcel where residential development exists on the adjacent parcels. The project would not trigger the need for new public roads or other infrastructure that may indirectly trigger population growth. Consequently, the project would not generate unanticipated population growth in the local area. No impacts are expected, and no mitigation is required.

<u>XIV. PUBLIC SERVICES.</u>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is served by CalFire and the Redwood Coast Fire Protection District. The establishment of an Endangered Species Preserve and landscaping in an existing community would not create additional significant service demands or result in adverse physical impacts associated with delivery of fire, police, parks or other public services.

<u>XV. RECREATION.</u>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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"/>

The project site is located west of Highway 1, but is not designated as a potential public access trail location on the Local Coastal Plan maps. There is no evidence of prescriptive access on the site, nor would the development generate enough recreation demand to require the construction of additional facilities. The project would have no impact on public access or recreation, and no mitigation is required.

<u>XVI. TRANSPORTATION/TRAFFIC.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards 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 safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The parcel is currently provided access off of Irish Beach Drive (CR #539) that intersects Highway 1.

Mendocino County Department of Transportation (DOT) was invited to provide comment on the application but stated that they had no comments for the proposed project. The proposed development will be provided with adequate access roads. There are no other transportation facilities that serve the property.

The proposed use is consistent with Mendocino County's Local Coastal Program for the area and is a low-trip generating use, which will not degrade performance of the existing private roadway. The project is not located within an area subject to a congestion management program.

Impacts to transportation and circulation are less than significant, with no mitigation required.

<u>XVII. UTILITIES AND SERVICE SYSTEMS.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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 to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project does not include any residential development that will require wastewater treatment or utility systems. The site proposes the installation of signage and landscaping on the parcel. Landscaping shall be native and drought tolerant, reducing the need for irrigation.

Impacts related to utilities and service systems are less than significant.

<u>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.</u>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

The project’s potential to degrade the quality of the environment, as described in the first Mandatory Finding of Significance, will be less than significant provided it incorporates the mitigation measures recommended in this Initial Study.

None of the of the project mitigated impacts are cumulatively considerable because the project’s potential impacts are limited to the project site, and the approval and establishment of the project will not alter the existing setting nor amend an existing regulation that would create a circumstance where the incremental effect of a probable future project will generate a potentially significant environmental impact.

The project will not generate any potential direct or indirect environmental effect that will have a substantial adverse impact on human beings including, but not limited to, exposure to geologic hazards, air quality, water quality, traffic hazards, noise and fire hazards.

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 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.

DATE

JULIA ACKER
PLANNER I