

**MINUTE ITEM**

This Calendar Item No. 009  
was approved as Minute Item  
No. 009 by the State Lands  
Commission by a vote of 2  
to 0 at its 3/6/91  
meeting.

**CALENDAR ITEM**

**C 0 9**

A 2  
S 2

03/06/91  
PRC 5414  
N. Smith

**ASSIGNMENT OF PRC 5414  
GENERAL LEASE - COMMERCIAL USE**

**ASSIGNOR:**

Tineke Floyd and Jacquelin Welter  
P. O. Box 476  
Little River, California 95456

**ASSIGNEE:**

Arthur and Johnnie Narvaez  
P. O. Box 232  
Redwood Valley, California 95470

**AREA, TYPE LAND AND LOCATION:**

A 0.64-acre parcel of tide and submerged land in the Albion  
River, at Albion, Mendocino County.

**LAND USE:**

Commercial marina facilities.

**TERMS OF ORIGINAL LEASE:**

Initial period:

Thirty (30) years beginning August 1, 1977.

Surety bond:

\$2,000.

Public liability insurance:

Combined single limit coverage of \$300,000.

CALENDAR ITEM NO. C 0 9 (CONT'D)

**Consideration:**

\$747 per annum; five-year rent review.

**BASIS FOR CONSIDERATION:**

Pursuant to 2 Cal. Code Regs. 2003.

**APPLICANT STATUS:**

Applicant is owner of upland.

**PREREQUISITE CONDITIONS, FEES AND EXPENSES:**

Filing fee and processing costs have been received.

**STATUTORY AND OTHER REFERENCES:**

A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.

B. Cal. Code Regs.: Title 3, Div. 3; Title 14, Div. 6.

**AB 884:**

N/A

**OTHER PERTINENT INFORMATION:**

1. On August 10, 1988, the Commission approved the expansion of the marina facilities under lease PRC 5414; this expansion has not been completed at this time. The Assignees, Arthur and Johnnie Narvaez, wish to complete the expansion and will do so under the terms and conditions of the County of Mendocino Use Permit and Negative Declaration No. U 8-87, as approved by the Commission in Minute Item 8, August 10, 1988.
2. A Negative Declaration for the expansion of marina facilities was prepared and adopted for this project by Mendocino County. The State Lands Commission's staff has reviewed such document.

**EXHIBITS:**

- A. Land Description
- B. Location Map
- C. Negative Declaration

CALENDAR ITEM NO. C 0 9 (CONT'D)

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT A NEGATIVE DECLARATION WAS PREPARED AND ADOPTED FOR EXPANSION OF MARINA FACILITIES BY MENDOCINO COUNTY AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.
2. DETERMINE THAT THE PROJECT, AS APPROVED, WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
3. AUTHORIZE ASSIGNMENT OF LEASE PRC 5414, GENERAL LEASE - COMMERCIAL USE, FROM TINEKE FLOYD AND JACQUELIN WELTER TO ARTHUR AND JOHNNIE NARVAEZ, EFFECTIVE MARCH 19, 1990, PROVIDED THAT ALL OTHER TERMS AND CONDITIONS OF THE LEASE REMAIN UNCHANGED FOR THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

LAND DESCRIPTION

WP 5414

A parcel of tide and submerged land in the bed of the Albion River, in the NW 1/4 of the SE 1/4 of Section 21, T16N, R17W, EDM, Mendocino County, California, said parcel being more particularly described as follows:

A strip of land 665 feet by 60 feet, the southerly edge of said strip being parallel with and ten feet southerly of the most southerly edge of a 645 feet long floating dock; the ends of said strip being perpendicular to the above mentioned southerly edge of said strip and extending 10 feet beyond the ends of said 645 feet long floating dock, said strip being adjacent to and waterward of that land described in "Parcel 1" of the Grant Deed recorded March 22, 1974 in Book 956, Page 721, Mendocino County Official Records.

EXCEPTING THEREFROM any portion thereof lying landward of the ordinary high water mark of the Albion River.

END OF DESCRIPTION

REVISED MAY 16, 1988, BY BIU 1.

0844b

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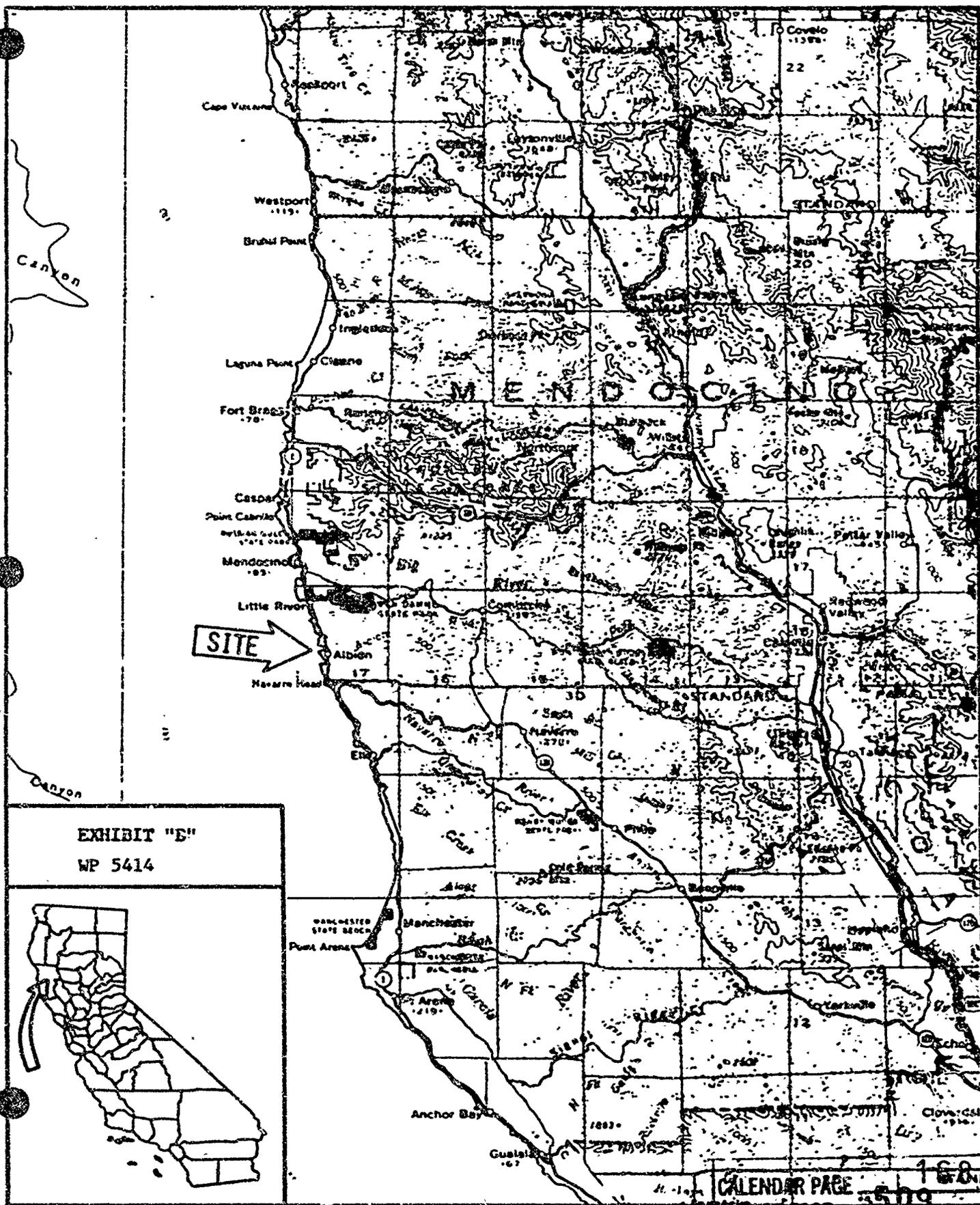


EXHIBIT "E"  
WP 5414



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EXHIBIT "C"

DRAFT  
NOTICE OF PROPOSED  
NEGATIVE DECLARATION

For Review by Interested Agencies and the Public in Accordance with Mendocino County Environmental Review Guidelines and the California Environmental Quality Act, an analysis has been made of possible environmental impacts of the following project by Staff:

Applicant: Tineke Floyd & Jacquelin Welter  
P.O. Box 476, Little River, CA 95456

Case #: #U 8-87

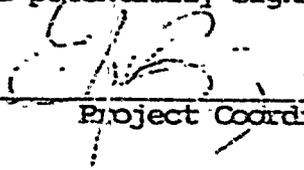
Project Title & Description: Use permit to allow for improvement to existing marina and expansion of campground and trailer park from 39 spaces to 60 with associated utilities.

Project Location: 1+- mile northeast of Albion town center, lying on the north side of the Albion River and on the south side of Albion Little River Road (CR# 403), 3/4+- mile northeast of its intersection with Highway 1; AP# 123-060-10 & 123-060-14.

Findings Which Support A Negative Declaration: After conducting an Initial Study, the Lead Agency has determined that the project will not have a significant, substantial adverse effect on the environment for the following reasons:

1. The project will not have impacts which have the potential to degrade the quality of the environment or curtail the range of the environment.
2. The project will not have impacts which achieve short-term, to the disadvantage of long-term, environmental goals. A short-term impact on the environment is one which occurs in a relatively brief, definite period of time while long-term impacts will endure well into the future.
3. The project will not have impacts which are individually limited, but cumulatively considerable. A project may affect two or more separate resources where the impact on each resource is relatively small. If the effect of the total of those impacts on the environment is significant, an EIR must be prepared. This mandatory finding of significance does not apply to two or more separate projects where the impact of each is insignificant.
4. The environmental effects of a project will not cause substantial adverse effects on human beings, either directly or indirectly.

Attached hereto is a copy of the Initial Study documenting reasons to support the above findings. Also attached are any mitigation measures proposed to avoid potentially significant effects.

  
\_\_\_\_\_  
Project Coordinator

November 11 1987  
Date

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STAFF REPORT FOR NEGATIVE DECLARATION

RU 8-07

OWNER: TINEKE FLOYD & JACQUELIN WELTER  
P.O. Box 476  
Little River, CA 95456

AGENT: PAUL DOUGLAS  
P.O. Box 1393  
Mendocino, CA 95460

REQUEST: Use permit to allow for improvement to existing marina and expansion of campground and trailer park from 39 spaces to 60 with associated utilities.

LOCATION: 1+ mile northeast of Albion town center, lying on the north side of the Albion River and on the south side of Albion Little River Hood (CR# 403), 3/4+ mile northeast of its intersection with Highway 1; AP# 123-060-10 & 123-060-14.

TOTAL ACREAGE: 48+- acres.

ZONING: S-A/Z

ADJACENT ZONING: S-A/Z

COASTAL PLAN: FL-160:FP & FV:FP

EXISTING USES: Recreational Vehicle Campground & Marina

SURROUNDING LAND USES: North: Residential & Timberland  
East: Timberland  
South: Residential, Commercial & Timberland  
West: Commercial & Industrial

SUBDIVISIONAL DISTRICT: 5

CON. CODE 65930 DATE: 2-30-00

**PROJECT DESCRIPTION:** The applicant proposes to improve and expand an existing recreational vehicle campground from 39 spaces to 60 spaces. Each space would be provided with water, sewer hook-ups and electricity. Additional improvements include development of on-site water supplies and storage; expansion of on-site sewage disposal facilities; construction of an entrance gate and trellis; remodel and add to an existing office/store; construct a new bathhouse/laundry facility; remodel two existing bathhouses, one of which contains an existing apartment; construct a recreation hall; and add 200 feet to the north end and 100 feet to the south end of an existing boat dock. The project site is located along the north bank of the Albion River in Albion.

**ENVIRONMENTAL & PLANNING ANALYSIS:** In reviewing the project, the following environmental and planning issues have been identified:

Earth (Item 1a). Grading activities will be limited to site preparation necessary for construction of improvements. No significant impacts will occur because the improvements will be located in level, previously cleared areas.

Earth (Item 1c). The project site is located in a seismically active area due to the proximity of the San Andreas fault located approximately five miles west of the project site. Compliance with required building codes will avoid adverse impacts from seismic hazards.

Water (Item 3a). Present drainage characteristics will be modified by placement of impervious surfaces, however the changes will be minimal and no significant impacts will occur.

Water (Item 3c). An expanded on-site water system will be necessary to support the proposed project. The Division of Environmental Health recommends the following conditions be attached to the use permit:

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1. Submit hydrological information by a qualified consultant demonstrating an adequate water supply during dry summer months which will accommodate the proposed use and will not adversely affect contiguous or surrounding water sources.
2. Submit engineered plans for changes to the water system. Plans shall include, but not be limited to, source(s), treatment, storage, distribution lines, estimated water demand, and other pertinent factors as determined by our office or as identified in the hydrological report.
3. Submit an Amended Application for a Permit to Operate a Public Water System.
4. Submit complete California Administrative Code, Title 22, water quality analyses on all new drinking water sources.

Compliance with these conditions will avoid adverse impacts.

Water (Item 3d). An expanded on-site wastewater disposal system will be necessary to support the proposed development. The Division of Environmental Health recommends the following conditions to be attached to the use permit:

1. Submit acceptable soil permeability and soil profile data prepared by a qualified consultant for all proposed sewage disposal areas, including primary and replacement sites.
2. Submit acceptable sewage disposal system design calculation including specifications, flow rates, application rates, and other pertinent data.
3. Submit complete engineered plans for the sewage disposal system(s) including septic tanks, pumps, chambers, flow meters or equivalent, alarms, distribution lines, leach lines, methods of preventing flood water and groundwater infiltration, monitoring wells and other pertinent details.
4. Submit an acceptable site plan showing the location and dimensions of each sewage disposal system. Include primary disposal area, 100ft replacement area, setback distances, and other pertinent information.
5. Obtain a sewage disposal system clearance letter from the Mendocino County Division of Environmental Health.
6. Obtain approval and waste discharge requirements, if necessary, from the North Coast Regional Water Quality Control Board.

The North Coast Regional Water Quality Control Board has also stated that the wastewater disposal plans should be submitted to that agency for review and approval. Compliance with these conditions will avoid adverse impacts to water quality.

Water (Item 3f). The proposed project is located within the 100-year flood zone of the Albion River. The applicant's engineer has reviewed the Flood Insurance Rate Map (FIRM) and determined that the flood elevation is 10 to 15 feet above sea level. Given these flood elevations, the engineer notes as follows:

- "(a) A 10-foot flood would cross the roadway entrance, just touching the manager's quarters, two trailer spaces and office near the entrance. The flood water would drop below the road near the main water line, staying below the road until about 100 feet upstream of "Future Trailer Park #2." It would then inundate a low spot in the road for a distance of approximately 150 feet, dropping below the road again at the telephone line.

This 10-foot flood would again cross above the road at Craig Tree Point, inundating all of "Future Trailer Park #3" except the existing bath house/apartment, and finally dropping below the road near the location of the future dock.

- (b) A 15-foot flood would cover the road at the lower millwork in Albion Flats, and remain above the road until upstream of the project limits. All of the existing and proposed sites would be flooded to a depth of approximately three to seven feet.

Once again, these flooding levels might not be accurate.

3. Assuming flooding from a 100-year flood, the following restrictions from County Code F-20-72.030 A apply:
  - (a) All new construction and improvements shall be anchored.
  - (b) New construction shall have the lowest habitable floor elevated above base flood elevation.
  - (c) New or improved water and sewer systems shall be designed to minimize damage to them or contamination from them.
4. The Blaney-Dyett Land Capabilities/Natural Hazards Map, dated January, 1980, shows "Flooding" on the north side of the river from the mouth to and including the road on the north side of the river. No elevation is indicated directly, but a comparison of the flood lines with the contours on this same map would indicate "Flooding" might occur to a height of 20 to 30 feet.
 

This same map indicates Tsunami Hazard areas. The mouth of Albion River is not specifically identified as such an area (a) Mendocino Bay is, and the mouth of the Navarro is. The general note on the map says Tsunami Flooding can occur to the 25-foot contour line or up to one mile inland. Considering the "Flooding" elevation of 20 to 30 feet previously discussed, I believe the map-makers were considering this an area of Tsunami Flooding up to an elevation of 25 feet or one mile inland.
5. Given the case of a Tsunami hazard up to an elevation of 25 feet, the entire project would be insulated to a depth of from 12 to 17 feet.
6. If the project is indeed within a Tsunami Zone, the County Code Section F-20-72.030G provides for the following:
  - (a) Placement of mobile homes is prohibited except in an existing mobile home park.
  - (b) All buildings and structures shall be elevated above the floodwater line.
  - (c) All buildings and structures shall be supported on pilings or columns.
7. Given all of the above, more detailed research might yield the following:
  - (a) A more precise and documented level of flooding should be determined either through official files of agencies like CalTrans or the Department of Water Resources, through credible eyewitnesses or through research such as expert determinations of water marks and siltation marks on structures such as the Highway One bridge piers.
  - (b) A concise answer to the question of whether the Albion River area should be included within a Tsunami Zone. Given the potential flood height of 25 feet, this appears to be the controlling factor in any development plans."

These improvements associated with the project that could be adversely effected by flood waters include the bathrooms, waste disposal system, water storage facilities, recreation hall and office/storm addition. As noted by the engineer, more detailed analysis is necessary to determine precise flooding levels and resultant development standards consistent with the County's flood plain ordinance. Compliance with the flood plain measures mitigate potential adverse effects from flood hazards.

Plant Life (Item 4a & 4c) & Natural Resources (Item 7a). The applicant proposes to add 200 feet to the north end and 100 feet to the south end of an existing floating boat dock. A portion of the north end extension will be anchored to the shoreline by placement of two to four pilings in the Albion River. Growing in the shallows parallel to the shoreline and adjacent to the main river channel is Zostera marina (eelgrass). Eelgrass is an important estuarine plant species that provides micro-habitat for invertebrates and juvenile fish, and is considered an environmentally sensitive habitat area in the Coastal Element. Although the precise location for the proposed pilings has not been identified, a field inspection indicated that pilings can be placed in the estuary in such a manner as to avoid direct impacts to the eelgrass beds. The applicant has also had preliminary discussions with representatives of the Department of Fish and Game. Fish and Game representatives have concurred that avoidance of eelgrass is possible. Conditions of approval for avoidance of eelgrass beds and coordination of in-stream work with the Department of Fish and Game will assure that adverse impacts will be avoided or mitigated.

Planning Criteria (Item 12a). The proposed project is located in two land use districts, Fishing Village (FV) and Forest Lands (FL). The FV designation allows "water dependent recreational uses" as a conditional use, and the FL designation allows campgrounds as a conditional use. The proposal by the applicant to expand an RV campground and improve boating facilities is consistent with these land use designations.

Chapter 3.1 of the Coastal Element provides policies to assure protection of environmentally sensitive habitat areas. Policy 3.1-19 of the Coastal Element provides, in part:

"The following activities and facilities shall be permitted in estuaries, consistent with applicable policies of this plan:...

9. New or expanded boating facilities..."

Policy 3.1-4 provides, in part:

- "5. ...New or expanded boating facilities may be permitted in estuaries... the diking, filling, or dredging of... estuaries... shall be permitted in accordance with all other applicable provisions of this plan. Such requirements shall include a finding that there is no feasible less environmentally damaging alternative and shall include mitigation measures required to minimize adverse environmental effects, in accordance with Sections 30233 and 30407, and other provisions of the Coastal Act."

The expanded boating facility will be located in the Albion River estuary and is among the limited uses which may be permitted in estuaries. The project can be located to avoid eelgrass beds in the river and would, therefore, be the least environmentally damaging alternative other than no project. The placement of pilings in mudflats will have minimal impacts on invertebrates. Although specific invertebrates such as clams, amphipods, polychaetes and ghost shrimp that inhabit mudflats will be displaced, the pilings are expected to provide new habitat for other invertebrates such as barnacles and mussels. Pilings in estuaries such as Big River also provide habitat for isopods, algae, soft bodied worms and insect larvae. Because the displacement will be of one type of habitat for another and that the impact will be minimal and temporary, specific mitigation will not be necessary.

Policy 3.4-11 of the Coastal Element provides:

"No development, except flood control projects, to protect existing structures, non-structural agricultural uses, and seasonal uses shall be permitted in the 100-year floodway unless mitigation measures in accordance with FEMA regulations are provided."

The proposed project is a seasonal use and incorporation of floodproofing measures into the project will assure compliance with Policy 3.4-11.

The project site is identified on the Coastal Element Land Use Maps as a location for proposed lateral access along the Albion River. Specific Coastal Element policies that address public access along the Albion River are noted below:

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- 4.9-6 Accessway of access to beach and river and utility shall be obtained by agreement, by proof of prescriptive rights, consistent with policy 3.6-5, or by purchase. A boat launch ramp should be considered for development, allowing for boat launching by portage.
- 4.9-7 No cost access and parking area should be acquired to both the north and south side of the Albion River in accordance with Policy 3.6-5.
- 3.6-5 Acquisition methods such as bequests, gifts, and outright purchases are preferred by the County when obtaining public access from private landowners. Other suitable voluntary methods such as a non-profit land trust may be helpful and should be explored in the future. If other methods of obtaining access as specified above have not occurred, developers obtaining coastal development permits shall be required prior to the issuance of the coastal development permit to record an offer to dedicate an easement for public access purposes (e.g. vertical, lateral, parking areas, etc.) where it is delineated in the land use plan as a condition of permit approval. The offer shall be in a form and content approved by the Commission and shall be recorded in a manner approved by the Commission before the coastal development permit is issued.

Vertical accessways from the sites of all existing ocean front visitor accommodations and services and from all sites in which visitor accommodations and services are designated as the principal permitted use shall be considered to be designated as such in the Land Use Plan, and appropriate provisions implementing this policy shall be required in conjunction with all new or expanded developments on such sites. (For the purpose of this section, the blufftop area is that area between Highway 1 and the beach or ocean.)"

The proposed project is to provide for increased recreational use of the Albion River through a fee to users. To require the applicant to provide "no cost access and parking" as suggested in policy 4.9-7 would be contrary to the purposes of the project.

In addition, the narrow strip of land upon which the development would occur would not allow for the proposed project and a public parking area without decreasing the number of recreational vehicle spaces.

Policy 3.6-11 appears to shed some light on this dilemma as noted below:

"Visitor accommodations and services on parcels adjoining the shoreline as identified on the public access maps shall provide public access to the blufftop and/or the shoreline. The access, to be required as a condition of permit approval or other methods as described in policy 3.6-5, shall be available to the public at large as well as to guests. In the event that the use is changed to a use other than visitor accommodations or services, an irrevocable offer to dedicate an easement for public access shall be made available to a public entity for acceptance and management. If the accessway is reopened, it shall remain available to the public free of entrance charge. (Emphasis added)"

A campground and boat launch are defined in the Coastal Element as visitor accommodations and services. Policy 3.6-11 appears to indicate that an irrevocable offer to dedicate is not necessary unless there is a change in use from the visitor accommodation use. This policy does indicate, however, that access must be available to the public as well as to guests. To assure consistency with these policies, a condition will be recommended that the applicant allow non-fee pedestrian access during business hours.

Planning Criteria (Item 12e). The California Department of Forestry and Fire Protection submitted the following recommendations on the project regarding access roads:

"Surface: Fire apparatus access roads shall be designed and maintained to support the improved loads of fire apparatus and shall be provided with a surface so as to provide all-weather driving capabilities.

Width: The minimum unobstructed width of a fire apparatus access road shall not be less than 20 feet. Sec. 10.207(c) UFC 1985 Edition.

Vertical Clearance: All fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet, 6 inches. Sec. 10.207(f) UFC 1985 Edition.

Cul-de-Sacs: Limit cul-de-sacs length based on hazard severity classifications to 1,000 feet moderate, 800 feet high, and 600 feet extreme, terminated by a turnaround right-of-way not less than 90 feet in diameter.

Access to allow engines to pump from river."

The existing road that serves the project site currently exceeds the maximum length recommended by the Department of Forestry, and it would not be feasible to remove or restrict use to the recommended length. To do so would require removal of some permanent structures, significant reduction in the number of recreational vehicle spaces and removal of the existing boat dock. Improvements to the water supply and road proposed by the applicant should provide sufficient fire fighting capabilities so that no significant impacts occur.

November 4, 1987

DATE

GARY BERRIGAN  
PLANNER II

GD:DAW  
10/30/87

ENVIRONMENTAL REVIEW CHECKLIST

Local Agency Maricopa County

Case File Number(s) #U U-U7

Owner/Applicant/Agent Floyd/Welter

This checklist is provided to allow determination of potential environmental problems, in relation to the above noted project(s). It is to be used in determining whether an Environmental Impact Report or Negative Declaration should be prepared in accordance with State and local environmental review procedures. To allow multiple use of the checklist, the following codes have been established:

1. No significant environmental effects will occur.
2. No significant environmental problems will occur if mitigation measures are adopted (list suggested mitigation measures).
3. Significant environmental problems are possible. More information needed (supply specific nature of information requested).
4. Significant environmental problems are likely (indicate why).

Answer the appropriate listed questions and then supply a code number. For all questions answered "YES" and supplied with Code Number 2, 3, or 4, provide written explanations.

1. <u>FARTH</u>	<u>YES</u>	<u>NO</u>	<u>CODE</u>
a. Will the project require major earth moving activities?	_____	X	1
b. Will the project increase any types of erosion?	_____	X	_____
c. Is the project located in areas of geologic hazard (earthquake faults, slides, etc.)?	_____	X	1
2. <u>AIR</u>			
a. Will the project breach any established air quality standards or create any objectionable odors?	_____	X	_____
b. Will the project alter the local climatic conditions?	_____	X	_____
3. <u>WATER</u>			
a. Will the project change the present drainage characteristics of the project area?	_____	X	1
b. Will the project alter water courses or movement?	_____	X	_____
c. Will the project alter ground water movements or availability?	X	_____	1
d. Will the project create any adverse water quality problems, either on-site or off-site?	X	_____	2
e. Will the project alter supplies to a community water system?	_____	X	_____

ENVIRONMENTAL REVIEW CHECKLIST

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	YES	NO	CODE
f. Will the project be located in an area prone to water related hazards? (eg. flooding or tsunami)?	<u>X</u>	<u>      </u>	<u>2/3</u>
<b>4. <u>PLANT LIFE</u></b>			
a. Will the project substantially alter local plant conditions by requiring removal?	<u>X</u>	<u>      </u>	<u>3</u>
b. Will the project reduce the acreage of agricultural crops?	<u>      </u>	<u>X</u>	<u>      </u>
c. Will the project affect any listed rare and/or endangered or locally unique plant species?	<u>X</u>	<u>      </u>	<u>3</u>
<b>5. <u>WILDLIFE</u></b>			
a. Will the project substantially alter the existing wildlife habitat characteristics in the area?	<u>      </u>	<u>X</u>	<u>      </u>
b. Will the project interfere with migration of wildlife?	<u>      </u>	<u>X</u>	<u>      </u>
c. Will the project affect any listed rare and/or endangered or locally unique animal species?	<u>      </u>	<u>X</u>	<u>      </u>
<b>6. <u>NOISE</u></b>			
a. Will the project substantially increase ambient noise levels?	<u>      </u>	<u>X</u>	<u>      </u>
b. Will the project breach any existing noise standards?	<u>      </u>	<u>X</u>	<u>      </u>
<b>7. <u>NATURAL RESOURCES</u></b>			
a. Will the project increase/decrease the natural resource base of the project site?	<u>      </u>	<u>X</u>	<u>      </u>
b. Does the project involve the extraction of non-renewable resources?	<u>      </u>	<u>X</u>	<u>      </u>
c. Will the project result in removal from or alteration of a resource protection zone (i.e. Agriculture Preserve or TRZ)?	<u>      </u>	<u>X</u>	<u>      </u>
d. Does the project have the potential to interfere with natural resource production either on-site or off-site?	<u>      </u>	<u>X</u>	<u>      </u>
e. Will the project detract or adversely effect any areas of significant biological importance?	<u>X</u>	<u>      </u>	<u>3</u>
f. Will the project interfere with or conflict with any State or Federal land use policies or land use designations (i.e. Wild and Scenic Rivers)?	<u>      </u>	<u>X</u>	<u>      </u>

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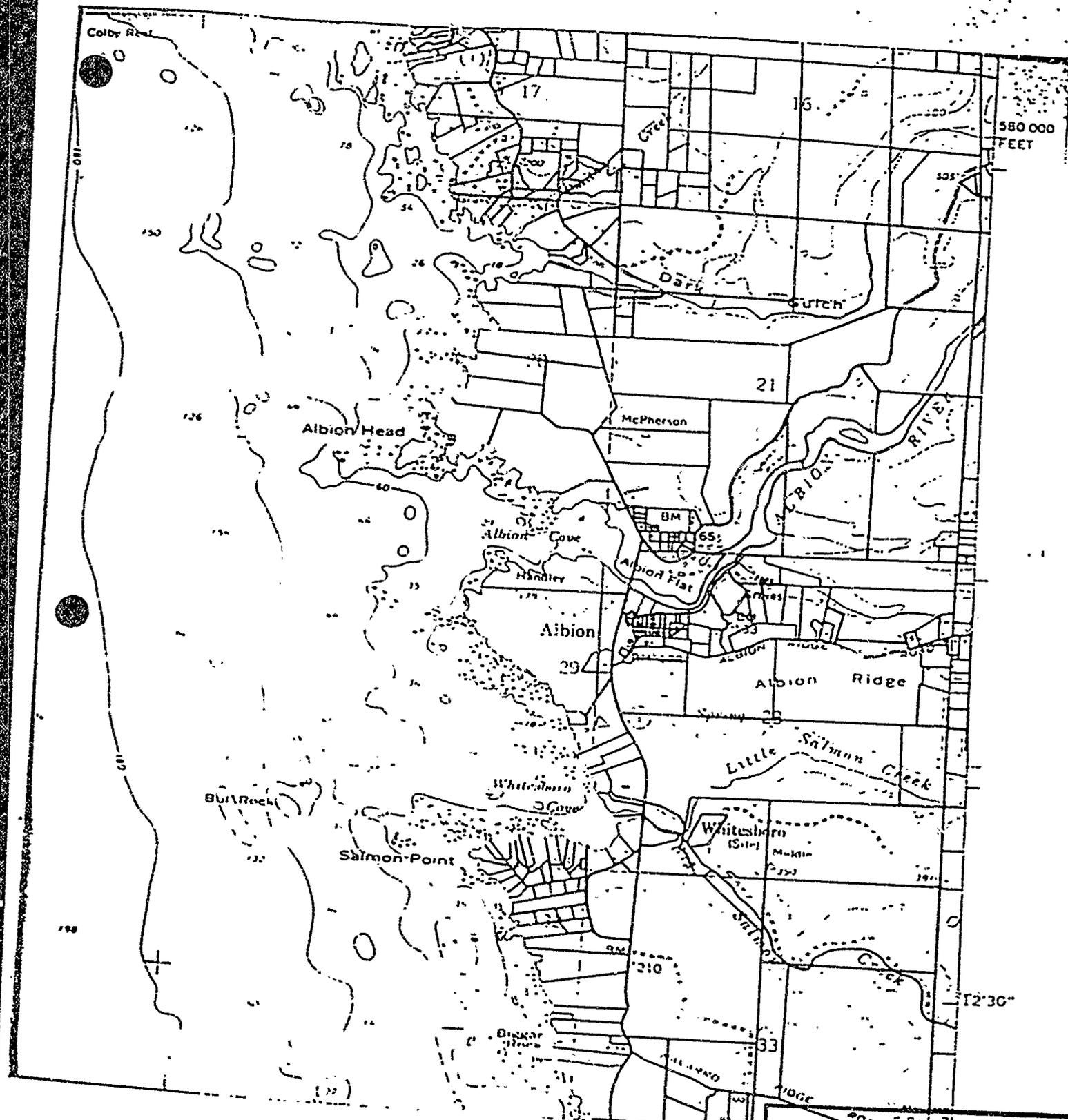
	YES	NO	CODE
<b>8. AESTHETICS</b>			
a. Will the proposal significantly alter any scenic view scape, viewshed or publicly recognized view characteristic in the project area?	---	X	---
b. Does the project differ significantly with existing visual characteristics in the area?	---	X	---
<b>9. ARCHAEOLOGICAL/HISTORICAL</b>			
a. Will the project result in an alteration of a significant archaeological or historical site, structure, object or building?	---	X	---
b. Will the proposal result in adverse physical or aesthetic effects to a pre-historic or historic building, structure, or object?	---	X	---
c. Does the proposal have the potential to cause a physical change which would effect unique ethnic cultural values?	---	X	---
d. Will the proposal restrict existing religious or sacred uses within the potential impact area?	---	X	---
<b>10. ENERGY</b>			
a. Will the project create any significant energy impacts?	---	X	---
<b>11. TRANSPORTATION/CIRCULATION</b>			
a. Will the project create substantial amounts of increased traffic?	---	X	---
b. Will the project substantially affect existing transportation systems?	---	X	---
c. Will the project increase traffic hazards in the project area?	---	X	---
d. Does the project comply with transportation plans for the area?	X		
<b>12. PLANNING CRITERIA</b>			
a. Does the project comply with appropriate land use plans for the area?	X		
b. Will the proposal effect local population location, distribution, density or growth rates?	---	X	---
c. Will the proposal result in changes in the housing supply or demand in the project area?	---	X	---
d. Will the project result in abnormal demands on recreation facilities?	---	X	---

ENVIRONMENTAL IMPACT CHECKLIST

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- |    |  |               |               |               |
|----|--|---------------|---------------|---------------|
| e. | Will the proposal adversely effect local government services (e.g. sewer, water, fire protection) or utility delivery?   | <u>  X  </u>  | <u>      </u> | <u>  2  </u>  |
| f. | Will the project increase the possibility of, or be located in an area subject to wildfire occurrence?   | <u>      </u> | <u>  X  </u>  | <u>      </u> |
| g. | Will the project involve any activities which may create unsafe, hazardous or objectionable conditions (e.g. excessive glare, noise, handling of hazardous materials, etc.)? | <u>      </u> | <u>  X  </u>  | <u>      </u> |

CHECKLIST PREPARED BY: Gary Berrigan, Planner II



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OWNER: <b>FLOYD/WELTER</b>	AGENT: <b>DOUGLAS</b>	P/C MEETING:	FILE NUMBER: <b>U 8-87</b>
A/P NUMBER: <b>123-060-10</b> <b>123-060-14</b>		B/S ACTION:	AGENDA  PAGE      ITEM