INITIAL STUDY
MITIGATED NEGATIVE DECLARATION

Navarro River Redwoods State Park
NAVARRO INN STABILIZATION PROJECT

March 2010

State of California
DEPARTMENT OF PARKS AND RECREATION

MITIGATED NEGATIVE DECLARATION

PROJECT: **NAVARRO INN STABILIZATION PROJECT**

LEAD AGENCY: California Department of Parks and Recreation

AVAILABILITY OF DOCUMENTS: The Initial Study for this Mitigated Negative Declaration is available for review at:

- Mendocino District Headquarters
  California Department of Parks & Recreation
  12301 North Highway 1 – Box 1
  Mendocino, CA 95460

- Mendocino County Library, Fort Bragg Branch
  499 Laurel Street
  Fort Bragg, CA 95437

PROJECT DESCRIPTION:

The project would stabilize the Navarro Inn to prevent further degradation of the structural integrity of the building. The Navarro Inn has been placed on the National Register of Historic Places; the project stabilization project is designed to meet the Secretary of the Interior's Standards for the Treatment of Historic Properties.

A copy of the Initial Study is attached. Questions or comments regarding this Initial Study/Mitigated Negative Declaration may be addressed to:

Renee Pasquinelli, Senior Environmental Scientist, Mendocino District
California Department of Parks & Recreation
12301 North Highway 1 – Box 1
Mendocino, CA 95460

Pursuant to Section 21082.1 of the California Environmental Quality Act, the California Department of Parks and Recreation (DPR) has independently reviewed and analyzed the Initial Study and Negative Declaration for the proposed project and finds that these documents reflect the independent judgment of DPR. DPR, as lead agency, also confirms that the project mitigation measures detailed in these documents are feasible and will be implemented as stated in the Negative Declaration.

_____ _____
Marilyn Murphy Date
District Superintendent

_____ _____
Renée Pasquinelli Date
Environmental Coordinator

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CHAPTER 1
INTRODUCTION

1.1 INTRODUCTION AND REGULATORY GUIDANCE

The Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared by the California Department of Parks and Recreation (DPR) to evaluate the potential environmental effects of the proposed Navarro Inn Stabilization Project located at the Navarro River Redwoods State Park, Mendocino County, California. This document has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code §21000 *et seq*., and the State CEQA Guidelines, California Code of Regulations (CCR) §15000 *et seq*.

An Initial Study is conducted by a lead agency to determine if a project may have a significant effect on the environment [CEQA Guidelines §15063(a)]. If there is substantial evidence that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) must be prepared, in accordance with CEQA Guidelines §15064(a). However, if the lead agency determines that revisions in the project plans or proposals made by or agreed to by the applicant mitigate the potentially significant effects to a less-than-significant level, a Mitigated Negative Declaration may be prepared instead of an EIR [CEQA Guidelines §15070(b)]. The lead agency prepares a written statement describing the reasons a proposed project would not have a significant effect on the environment and, therefore, why an EIR need not be prepared. This IS/MND conforms to the content requirements under CEQA Guidelines §15071.

1.2 LEAD AGENCY

The lead agency is the public agency with primary approval authority over the proposed project. In accordance with CEQA Guidelines §15051(b)(1), "the lead agency will normally be an agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose." The lead agency for the proposed project is DPR. The contact person for the lead agency is:

Marilyn Murphy, District Superintendent, Mendocino District
State of California
Department of Parks and Recreation
12301 North Highway 1 - Box 1
Mendocino, CA 95460
707.937.2507

All inquiries regarding environmental compliance for this project, including comments on this environmental document should be addressed to:

Renee Pasquinelli, Senior Environmental Scientist, Mendocino District
State of California
Department of Parks and Recreation
P.O. Box 440
Mendocino, CA 95460
Email: rpasquinelli@parks.ca.gov
Fax: 707.937.2953)

1.3 PURPOSE AND DOCUMENT ORGANIZATION

The purpose of this document is to evaluate the potential environmental effects of the proposed Navarro Inn Stabilization Project at the Navarro River Redwood State Park in Mendocino County. Mitigation measures have also been incorporated into the Project to eliminate any potentially significant impacts or reduce them to a less-than-significant level.

This document is organized as follows:

- **Chapter 1 - Introduction.**
  This chapter provides an introduction to the project and describes the purpose and organization of this document.

- **Chapter 2 - Project Description.**
  This chapter describes the reasons for the project, scope of the project, and project objectives.

- **Chapter 3 - Environmental Setting, Impacts, and Mitigation Measures.**
  This chapter identifies the significance of potential environmental impacts, explains the environmental setting for each environmental issue, and evaluates the potential impacts identified in the CEQA Environmental (Initial Study) Checklist. Mitigation measures are incorporated, where appropriate, to reduce potentially significant impacts to a less-than-significant level.

- **Chapter 4 - Mandatory Findings of Significance**
  This chapter identifies and summarizes the overall significance of any potential impacts to natural and cultural resources, cumulative impacts, and impact to humans, as identified in the Initial Study.

- **Chapter 5 - Summary of Mitigation Measures.**
  This chapter summarizes the mitigation measures incorporated into the project as a result of the Initial Study.

- **Chapter 6 - References.**
  This chapter identifies the references and sources used in the preparation of this IS/MND. It also provides a list of those involved in the preparation of this document.

- **Chapter 7 - Report Preparation**
  This chapter provides a list of those involved in the preparation of this document.

1.4 SUMMARY OF FINDINGS

Chapter 3 of this document contains the Environmental (Initial Study) Checklist that identifies the potential environmental impacts (by environmental issue) and a brief discussion of each impact resulting from implementation of the proposed project. Based on the IS and supporting environmental analysis provided in this document, the proposed Navarro Inn Stabilization Project would result in less-than-significant impacts for the following issues: aesthetics, agricultural resources, geology and soils, green house gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation/traffic and utilities and service systems; and potentially significant impacts for the following issues: air quality, biological resources, and cultural resources.

In accordance with §15064(f) of the CEQA Guidelines, a MND shall be prepared if the proposed project will not have a significant effect on the environment after the inclusion of mitigation measures in the project. Based on the available project information and the environmental analysis presented in this document, there is no substantial evidence that, after the incorporation of mitigation measures, the proposed project would have a significant effect on the environment. It is proposed that a Mitigated Negative Declaration be adopted in accordance with the CEQA Guidelines.

CHAPTER 2
PROJECT DESCRIPTION

2.1 INTRODUCTION

This Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared by the California Department of Parks and Recreation (DPR) to evaluate the potential environmental effects of the proposed Navarro Inn Stabilization Project (Stabilization Project) at Navarro River Redwoods State Park (NRR State Park), located in Mendocino County, California. The proposed Project would stabilize and seismically upgrade the Navarro-by-the Sea Inn (Navarro Inn) to prevent further deterioration and loss of this historic structure until it can be fully rehabilitated.

2.2 PROJECT LOCATION

The Stabilization Project is located at the western portion of the 726-acre NRR State Park. The NRR State Park is located in the coastal region of Mendocino County, about seven miles south of the village of Mendocino; Fort Bragg, the largest city along the coast, is about 18 miles to the north (see **Figure 2-1**).

The proposed project site is located near the mouth of the Navarro River, along the south side of Navarro River Road. The site consists of the unoccupied Navarro-by-the Sea complex, which contains the historic Navarro Inn (ca. 1865), a non-historic 1960's era motel building to the west of the Navarro Inn, and two remaining bungalows from the 1930's to the east of the Navarro Inn (see **Figure 2-2**). The only nearby structures in the vicinity include the historic Mill Manager's House (ca 1864) and associated out buildings about 400 feet to the east.

2.3 BACKGROUND AND NEED FOR THE PROJECT

NSCR was established in 2000 to work in partnership with CA State Parks to promote education and interpretation activities, with a short-term focus of rehabilitating the Navarro Inn before this structure is lost. In March of 2006, the Navarro-by-the-Sea Center for Riparian and Estuarine Research (NSCR) was awarded a Proposition 40 grant (California Clean Water, Clean Air, Safe Neighborhood, Parks and Coastal Protection Act of 2002) from the California Cultural and Historical Endowment (CCHE). The CCHE grant provided funds to prepare technical studies and *Interim Operational Guidelines* (2M Associates 2010) for the future reuse of the Navarro-by-the Sea complex, a 8.5 acre study area within NRR State Park. The purpose of the *Interim Operational Guidelines* is to integrate stewardship responsibilities of CA State Parks for both the natural and cultural (historic) resources present at Navarro-by-the-Sea and identify guidelines for their implementation. The technical studies provided information on the opportunities and constraints associated with the larger 8.5-acre study area and their relationship to rehabilitation of the Navarro Inn. The technical studies were conducted by a variety of professional consultants and CA State Parks staff and include the following documents which are incorporated by reference into this IS/MND:

- Drainage-Flooding Investigation (Welty & Associates 2009)
- Environmental Site History and Soil Investigation (Baseline 2008)
- Septic System Study (Carl Rittiman & Associates 2007 and 2008)
- Geotechnical Reconnaissance and Investigations (Jensen-Van Leinden Associates 2008 and 2009)
- Wetland Delineation (CA State Parks 2008)
- Biological Assessment (CA State Parks 2007)
- Cultural Resources Study (Sonoma State University 2008)
- National Register Nomination (CA State Parks 2009)
- Bat Mitigation Report (Wildlife Research Associates 2009)
- Lead and Asbestos Remediation Report (RGA Environmental 2009)

The CCHE grant also provided funds to prepare construction drawings to rehabilitate the Navarro Inn. The Navarro Inn has been the focus of a series of remedial actions over the past ten years to prevent it from further deterioration and collapse and to save this historic structure (see **Table 2-1**).

TABLE 2-1: Chronology of Navarro Inn Rehabilitation Activities

DATE	ACTION
October, 1999	Captain Fletcher's Inn is designated a project of the *Save America's Treasures Program* of the National Trust for Historic Preservation.
March, 2000	A matching grant from the California Endowed Fund for Historic Preservation of the National Trust for Historic Preservation secured by NSCR. The grant was used for a preliminary architectural report and planning document for Captain Fletcher's Inn.
April, 2001	Initial architectural report completed by Avila and Tom, Architects, of Oakland for Captain Fletcher's Inn, ca. 1865.
October, 2001	Dedication of the temporary metal roof, historic signboard and preliminary architectural report, co-sponsored by CA State Parks, NSCR, and The Charles Fletcher Society.
February, 2003	Historic Structure Report completed by Carey & Co. for CA State Parks.
October, 2004	Initial phase of the rehabilitation and weatherization project completed by CA State Parks and NSCR including removal of non-historic material from the interior of the Inn, replacing falling redwood clapboard, and covering windows and doors following the Secretary of Interior's Standards for the Treatment of Historic Properties.
May, 2005	Archaeological report for the Inn completed by Sonoma State University under contract to NSCR. No significant finds were made regarding pre-European cultural use in the immediate vicinity of the Inn.
January, 2006	CA State Parks and NSCR update a Memorandum of Understanding for NSCR to continue coordinating the planning, preservation, and reuse of the historic area, to identify and secure funding for the development of planning and construction documents, implementation, and to help coordinate the adaptive reuse of the site.
August, 2007	CCHE provided a Proposition 40 (California Clean Water, Clean Air, Safe Neighborhood, Parks and Coastal Protection Act of 2002) grant to NSCR for preparation of the Interim Operational Guidelines and construction plans for rehabilitation of the historic Inn.
March, 2008	CA State Parks submits an application to designate the Navarro Inn Historic District for National Landmark status, encompassing the Inn and Mill Manager's House.
July, 2009	In place of a Historic District, the Navarro Inn and Mill Manager's House are nominated by the State Historical Resources Commission for the National Register of Historic Places. (Note: The two buildings were recently listed on the National Register of Historic Places.)
January, 2010	CA State Parks and NSCR complete the Interim Operation Guidelines for the Navarro-by-the-Sea area and the construction drawings and specifications for the Navarro Inn Stabilization Plan, also prepared by Carey & Co.

A *Historic Structure Report* (Carey & Co., Inc. 2003) prepared in 2003 identified recommendations for the repair and re-use of the Inn. Given their familiarity with the site, Carey & Co. was retained by NSCR as part of the CCHE-funded work to serve as the lead architect in preparing the construction drawings, specifications, and bid documents for the Stabilization Project. Extensive meetings have been held over the past two years involving the various consultants, CA State Parks staff, and NSCR in refining the project objectives and preparing the construction plans for the Stabilization Project. The ultimate goal of NSCR is to eventually fully rehabilitate the Navarro Inn as an interpretive center for visitors, with the downstairs open to the public with displays on the cultural and natural history of the area and the upstairs available for docent-led tours of individual rooms in their historic condition with period furniture and wall displays. Some of the upstairs rooms could be used for limited office use or archive storage. However, there is currently no funding available to rehabilitate the Inn at this time and any future re-use of the building would most likely be subject to additional environmental review.

However, it is essential that the Stabilization Plan be implemented as soon as possible to prevent further deterioration and collapse of the building. NSCR is working with CA State Parks in pursuing possible funding options to implement the essential stabilization work outlined in the Stabilization Project through outreach to foundations and the local community.

According to the structural engineer and architects working on the Stabilization Project, the Navarro Inn in its current state is at a high risk of extensive damage or complete loss in an earthquake, and flooding through the rear of the building continues to pose a significant threat to the structure. The following is an excerpt from an assessment by the project architect and structural engineer regarding the need to stabilize the Navarro Inn (Carey & Co 2009), summarizing the vulnerability of the structure and urgency in implementing the stabilization work to be performed as part of the Stabilization Project.

> *Although it is true that the building has stood for nearly 150 years, its current condition leaves it extremely vulnerable. 150 years ago, all of the building's structural elements, connections and cladding were sound and firm. Today, many of the structural members - particularly beneath the building – are largely rotted-out, nails and other fasteners are missing or rusted through, cladding and trim is deteriorating etc. Secondly, only luck has prevented a major earthquake from striking this portion of the coast. Add to this the issue of more frequent flooding caused by climate change and the case for stabilization becomes clear. The potential for continued flooding into the back of the building, which has already severely deteriorated the ground floor and lower walls in the former kitchen and rear additions, is especially troubling. The building must be lifted to prevent further flooding through the rear, to provide separation between the floor and ground surface where it is currently sitting on the hillside and to address the potential for damage from storm debris at the front of the building.* (Carey & Co 2009)

2.4 PROJECT OBJECTIVES

The primary objective of the Stabilization Project is to carry out the goals of California State Parks with regard to the stewardship of their historic properties, by protecting its most valued cultural resources from deterioration. The state's heritage resources require this kind of program, to implement the essential stabilization work before this significant property is lost irrevocably, and it is too late to save this historic structure. The Stabilization Project has been developed over the course of a two year process, identifying options and constraints, obtaining public and professional input, and ensuring that the historic integrity of the Navarro Inn and its historical setting are respected and enhanced.

2.5 PROJECT DESCRIPTION

The proposed Stabilization Project consists of the stabilization and seismic upgrade of the Navarro Inn, using the Secretary of the Interior Standards for the Treatment of Historic Properties to prevent further deterioration and potential collapse of the building. The project would involve the following:

- Remove existing southern and northern additions. Retain historic building elements including but not limited to the bar, cooler and fixtures in upstairs and downstairs bath;
- Remove existing porch and salvage elements for re-use;
- Dismantle existing chimney, firebox and mantle elements, catalog and salvage all materials for reconstruction in the future. Close roof opening at chimney stack penetration and at west wall firebox opening;
- Lift the building three feet above the existing finished floor elevation and replace deteriorated first floor wood spanning elements. The assumed area of replacement is the south section of the building, however depending on condition of floor, additional replacement may be required;
- Install new concrete grade beam and stem wall foundations including a new retaining wall and slab at the rear of the building. A professional archaeologist will be present on-site during any excavation;
- Catalog, remove and salvage for reinstallation, exterior wood siding at locations to receive seismic reinforcing on wall surfaces and/or for inspection or replacement of vertical sub-sheathing. Install new in-kind wood siding to replace material lost to deterioration or damaged in removal for seismic work. Refasten loose siding throughout. Replace deteriorated vertical sub-sheathing in-kind to match existing historic sub-sheathing. Install seismic reinforcing straps and shear walls;
- Reframe south exterior wall to restore bearing. Sheath reframed wall with vertical redwood sub-sheathing to match existing historic sub-sheathing replacement boards span from first floor sill plate to second floor top plate. Clad in wood siding to match existing cover and flash new window opening in temporary exterior grade plywood cladding design similar to existing coverings;

- Reframe northwest corner picture window at porch to restore bearing frame openings based on historic window locations. Sheath reframed wall with vertical redwood sub-sheathing to match existing historic sub-sheathing. Replacement boards span from first floor sill plate to second floor top plate clad in wood siding to match existing. Cover and flash new window opening in temporary exterior grade plywood cladding design similar to existing.
- Remove scored redwood wall cladding at the original north facing wall of the main building at the demolished bar addition. Inspect vertical redwood sub-sheathing. If required replacement boards span from first floor sill plate to second floor top plate, clad in wood siding to match existing. Cover and flash new window or existing door opening in temporary exterior grade plywood cladding design similar to existing.
- Repair or replace fascia and exterior trim. Replace existing door at southwest corner of building with temporary vandal-resistant door and locking system to provide secure primary access to building. Prep, prime and paint all exterior wood elements.
- Demolish existing motel building to the west of the Navarro Inn prior to stabilization of the Inn. Remove hazardous materials per Lead and Assessment Survey Report
- Import an estimated 500 cubic yards of aggregate and topsoil fill around the perimeter of the Navarro Inn to recreate the historical setting and elevations at the front of the building and to reduce the potential for damage from major flood events, while avoiding the wetlands in the vicinity. Existing pavement between Navarro Beach Road and the Navarro Inn and motel building will be ground in place and capped with the imported fills, and native grassland cover will be established on the fill to prevent erosion and to improve habitat values and aesthetics of the site.
- Reconstruct the front porch per 1930's era historic photographs and front steps up to the front porch.
- Demolish temporary roof and old roofing and install new plywood sheathing and new asphalt shingle roof.
- Install temporary, period appropriate wood-sash windows at specified locations on first floor to provide light and visibility into the ground floor, minimize the potential for vandalism by showing visitors that the interior of the building is empty, and to improve the visitor experience and aesthetics of the structure by providing exposed windows instead of plywood window coverings.

Architectural and Structural Drawings. The architectural and structural drawings (Carey & Co 2009a) provide extensive details on the proposed Stabilization Project, and are available for review at the Mendocino District offices of CA State Parks. The site plan identifies major aspects of proposed demolition work, wetland avoidance, and site security enclosure fencing (see **Figure 2-3**). Demolition and deconstruction work on the Navarro Inn would occur on both floors and roof (see **Figures 2-4 through 2-6**).

Elevations show the exterior treatment of the Navarro Inn, including the reconstructed front porch, closure of openings, and repaired siding where temporarily removed as part of the structural retrofitting of the building (see **Figures 2-7 through 2-9**). A cross-section through the building (see **Figure 2-10**) shows the relationship of existing grades to the fills to be installed around the perimeter of the north, west and east sides of the building, and the new retaining wall and concrete slab at the back of the building. The floor plan (see **Figure 2-11**) shows the interior walls and the existing and reconstructed fenestration. The roof plan (see **Figure 2-12**) shows the treatment of roof areas, with the completely reconstructed front porch.

Grading and Erosion Control Plans. The Project civil engineer prepared a grading plan (see **Figure 2-13**) and an erosion control plan (see **Figure 2-14**). The grading plan shows the limits of proposed fills and new contours, wetland areas to be avoided and location of temporary construction avoidance fencing, drainage controls, and the equipment storage and stockpile area, among other details. As indicated in cross-section through the Navarro Inn depicted in the erosion control plan (see **Figure 2-14**), fills would consist of aggregate as specified by the geotechnical engineer, topped with six inches of top soil. The erosion control plan identifies the location of fiber rolls around the perimeter of the site, drainage controls and the stabilized construction entrance, and lists Best Management Practices (BMPs) to be used during construction.
The BMPs call for avoidance of wetlands, use of fiber rolls and drainage controls, specifications for seeding, wind erosion control practices, good housekeeping measures, proper construction material storage, proper waste storage and spill containment, and street and storm drainage maintenance activities. Establishment of a short-lived cereal barley cover over the imported fills will further reduce the potential for sedimentation into the fiber rolls and other controls designed to avoid direct and indirect impacts on the nearby wetlands.

Project Construction Specifications. Because the site is located in the vicinity of a number of known sensitive resources, detailed restrictions on construction activities were incorporated into the Project Construction Specifications to insure that these resources were avoided and protected. Project Construction Specifications were also developed to address geotechnical risks and require that appropriate abatement of asbestos and lead be performed during demolition. Section 02471 of the Project Construction Specifications includes restrictions that would serve to avoid and protect "Sensitive Environmental Resources". These include avoidance of direct and indirect impacts on wetlands and downgradient aquatic habitat, as well as roosting habitat for Townsend's big-eared bat, details of which are discussed further in **Section 3.IV, Biological Resources**, of this IS/MND. The plans and specifications for the Stabilization Project were prepared by an architect specializing in historic renovation and restoration, and all work will be performed using the Secretary of the Interior Standards for the Treatment of Historic Properties. Section 02071 of the Project Construction Specifications contains detailed restrictions to protect and salvage historic elements of the Navarro Inn. Part 3.4 of Section 02071 of the Project Construction Specifications requires that a qualified archaeologist be present during any excavation to ensure avoidance of any sensitive archaeological resources (Carey & Co. 2009). Section 02100 of the Project Construction Specifications consist of the asbestos and

lead paint hazardous materials abatement methods in advance of demolition and other construction activities. Section 02300 of the Project Construction Specifications require that foundation, retaining wall, and structural retrofitting of the Navarro Inn be performed as intended by the project geotechnical engineer and structural engineer to address the risks of seismic groundshaking and the remote potential for lateral spreading.

2.6 PROJECT IMPLEMENTATION

The proposed project would be implemented over a period of three to four months in a single dry season, from spring through fall. Alternatively, work could be performed in phases. There would be a maximum of five construction workers on the site at any one time. Excavated materials would be temporarily stockpiled as indicated on the grading plan (see **Figure 2-13**) and estimated 500 cubic yards of imported aggregate and topsoil would be used as fill around the Navarro Inn to recreate historic elevations and reduce the potential for damage during flood events. Project construction would occur between the hours of 7 a.m. and 6 p.m. Monday through Friday. Some restrictions on timing of demolition may apply to prevent inadvertent take of special-status bats, depending on the results of preconstruction surveys as described in **Section 3.IV, Biological Resources**.

2.7 CONSISTENCY WITH LOCAL PLANS AND POLICIES

The Navarro River Redwoods State Park is designated in the Mendocino General Plan as “Public & Semi-Public Facilities and is within the Mendocino County Local Coastal Plan. Navarro-by-the-Sea (“abandoned inn”) is designated as a conditional use for visitor serving facilities on the land use map for the Coastal Plan. Additional discussion of the consistency of the project with local plans and policies is provided under **Section X, Land Use**, and the relevant resources issues, such as **Section 3.IV, Biological Resources**. In general, the Stabilization Project is consistent with the intent of the Mendocino County Local Coastal Plan. Further review and approval will be required as part of the Coastal Development Permit process, that will serve to ensure consistency with the Mendocino County Local Coastal Plan.

2.8 DISCRETIONARY APPROVALS

Discretionary approvals related to the Stabilization Project are limited to a Coastal Development Permit from the California Coastal Commission. Jurisdictional wetlands and drainages regulated by the U.S. Army Corps of Engineers, the Regional Water Quality Control Board, and the California Department of Fish and Game will be avoided.

2.9 RELATED PROJECTS

The Interim Operational Guidelines identify a number of other improvements in the 8.5 acre Navarro-by-the-Sea study area. These include: restoring and enhancing the seasonal wetlands to the northeast of the Navarro Inn that have become established on top of the existing asphalt that once served as the parking lot for Navarro-by-the-Sea; rebuilding and enhancing the man-made drainage along the east side of the Inn that

feeds into the seasonal wetlands in the former parking area; improving pedestrian safety between the Navarro Inn and Mill House by installing a walking path along the south side of Navarro Beach Road; upgrading the existing water and septic systems at the Mill House; and installing interpretive signage in the study area. In addition, possible future uses identified in the Interim Operation Guidelines associated with the Inn include a five stall parking area, ADA ramp, and installation of a waste-water storage vault, if the Inn is ever fully rehabilitated and opened for public visitors. However, no funding is currently available for any of these improvements and separate environmental review would be required before any of these related projects could be implemented. If any of these related improvements were ever to move forward, their relationship to the Stabilization Plan, if any, would be considered as part of separate environmental review.

CHAPTER 3
ENVIRONMENTAL CHECKLIST

PROJECT INFORMATION

1.	Project Title:	Navarro Inn Stabilization Project
2.	Lead Agency Name & Address:	California Department of Parks and Recreation
3.	Contact Person & Phone Number:	Marilyn Murphy, District Superintendent, 707.937.2507
4.	Project Location:	Navarro-by-the-Sea Inn Navarro River Redwoods State Park Navarro Beach Road Albion, CA 94510
5.	Project Sponsor Name & Address:	California Department of Parks and Recreation Mendocino District 12301 North Highway 1 – Box 1 Mendocino, CA 95460
6.	General Plan Designation:	Public & Semi-Public Facilities
7.	Zoning:	Rural Coastal (RR)
8.	Description of Project:	The project would stabilize and seismically upgrade the Navarro Inn using the Secretary of the Interior Standards for the Treatment of Historic Properties to prevent further deterioration and potential collapse of the building.
9.	Surrounding Land Uses & Setting:	Refer to Chapter 3 of this document (Section X, Land Use and Planning)
10.	Approval Required from Other Public Agencies:	Refer to Chapter 2, Section 2.9

1. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

☐ Aesthetics	☐ Agricultural Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology/Soils
☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials	☐ Hydrology/Water Quality
☐ Land Use/Planning	☐ Mineral Resources	☐ Noise
☐ Population/Housing	☐ Public Services	☐ Recreation
☐ Transportation/Traffic	☐ Utilities/Service Systems	☐ Mandatory Findings of Significance
☒ None		

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 original scope of the proposed project **COULD** have had a significant effect on the environment, there **WILL NOT** be a significant effect because revisions/mitigations to the project have been made by or agreed to by the applicant. 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** or its functional equivalent will be prepared. ☐

I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated impact" on the environment. However, at least one impact has been adequately analyzed in an earlier document, pursuant to applicable legal standards, and has been addressed by mitigation measures based on the earlier analysis, as described in the report's attachments. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the impacts not sufficiently addressed in previous documents. ☐

I find that, although the proposed project could have had a significant effect on the environment, because all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration, pursuant to applicable standards, and have been avoided or mitigated, pursuant to an earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, all impacts have been avoided or mitigated to a less-than-significant level and no further action is required. ☐

_____ _____

Renee Pasquinelli — Date

Environmental Coordinator

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers, except "No Impact", that are adequately supported by the information sources cited. A "No Impact" answer is adequately supported if the referenced information sources show that the impact does not apply to the project being evaluated (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on general or project-specific factors (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must consider the whole of the project-related effects, both direct and indirect, including off-site, cumulative, construction, and operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether that impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate when there is sufficient evidence that a substantial or potentially substantial adverse change may occur in any of the physical conditions within the area affected by the project that cannot be mitigated below a level of significance. If there are one or more "Potentially Significant Impact" entries, an Environmental Impact Report (EIR) is required.

4. A "Mitigated Negative Declaration" (Negative Declaration: Less Than Significant with Mitigation Incorporated) applies where the incorporation of mitigation measures, prior to declaration of project approval, has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact with Mitigation." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR (including a General Plan) or Negative Declaration [CCR, Guidelines for the Implementation of CEQA, § 15063(c)(3)(D)]. References to an earlier analysis should:

   a) Identify the earlier analysis and state where it is available for review.

   b) Indicate which effects from the environmental checklist were adequately analyzed in the earlier document, pursuant to applicable legal standards, and whether these effects were adequately addressed by mitigation measures included in that analysis.

   c) Describe the mitigation measures in this document that were incorporated or refined from the earlier document and indicate to what extent they address site-specific conditions for this project.

6. Lead agencies are encouraged to incorporate references to information sources for potential impacts into the checklist or appendix (e.g., general plans, zoning ordinances, biological assessments). Reference to a previously prepared or outside document should include an indication of the page or pages where the statement is substantiated.

7. A source list should be appended to this document. Sources used or individuals contacted should be listed in the source list and cited in the discussion.

8. Explanation(s) of each issue should identify:
   a) the criteria or threshold, if any, used to evaluate the significance of the impact addressed by each question **and**
   b) the mitigation measures, if any, prescribed to reduce the impact below the level of significance.

ENVIRONMENTAL ISSUES

I. AESTHETICS.

ENVIRONMENTAL SETTING

The characteristic landscape of the site vicinity is that of a river estuary and its riparian woodland, transitioning to conifer forest on the hillsides. Key visual elements include open water, sand spits, beaches, wetlands and riparian vegetation, the Navarro Head, the wooded slopes behind the Navarro Inn and sea stacks off the shoreline. Traveling south along the coastline, the Navarro River, its estuary, and the Navarro Inn are openly visible from Highway 1 on the northern bluffs that overlook the river outlet and study area. Since the road was first built, the Navarro Inn has been a cultural landmark of this vista (2M Associates 2010).

The site vicinity is traversed by Navarro Beach Road and a complex of nine buildings are scattered across the area. The Navarro Inn is a two story building that faces northward onto Navarro Beach Road and is nestled against a vegetated hillside. A one-story, 1960s era motel building is located to the west of the Navarro Inn and two one-story cabins constructed in the 1930s are located to the east of the Navarro Inn. Other buildings in the site vicinity consist of the historic Mill Manager's House, a shed, chicken coop, garage and workshop building all located about 100 yards to the east of the Navarro Inn. With the exception of the Mill Manager's House, which contains offices for NSCR and State Parks, most of the buildings are vacant (see **Figure 2-2**). Some larger artifacts from the original town of Navarro are stored in the workshop building.

The site itself consists of the area in the immediate vicinity of the Navarro Inn, including the motel building and two cottages. The Navarro Inn and the non-historic motel building and cottages are all in a dilapidated state that detracts from the visual experience of the visitor as they travel from the park entrance to Navarro Beach. **Figures 3.I-1** and **3.I-3** show the existing condition of the Navarro Inn and motel building in views from Navarro Beach Road, with asphalt paving and weedy vegetation around the perimeter. Broken and boarded up windows, collapsing eves and soffits and peeling exposed siding all contribute to a sense of neglect and abandonment. The interpretive signboard and window coverings to the original Navarro Inn structure (see **Figure 3.I-1**) are the only indications of any maintenance to these structures by passing motorists.

WOULD THE PROJECT:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒

WOULD THE PROJECT:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

CRITERIA FOR DETERMINING SIGNIFICANCE

The analysis of determining the significance of impacts of the Proposed Action to Aesthetics is based on criteria **I a – d**, described in the environmental checklist above.

DISCUSSION

a) The proposed stabilization and seismic upgrade of the Navarro Inn would not adversely affect any scenic vistas. The Navarro Inn is setback from the Navarro River and does not presently obstruct views of the river from Navarro Beach Road. The proposed removal of the one-story motel building located west of the Inn would open up views of the confluence of the Navarro River and Pacific Ocean from the first floor of the historic Navarro Inn and would remove this unsightly, dilapidated structure from the site. In views from Highway 1, the proposed Project would not represent a significant change in the current view of the site vicinity and Project site.

b) Although the *1997 Mendocino General Plan Scenic Highway Element* recommended the designation of the portion of Highway 1 that passes through the county as an official scenic highway, no scenic designations have been adopted for any roads or highways in Mendocino County (County of Mendocino 2009). The California Scenic Highway program lists Highway 1 as an eligible, but not officially designated State Scenic Highway. The *Coastal Element of the Mendocino General Plan* identifies the coast as a scenic resource (County of Mendocino 2005).

   The proposed Stabilization Project would not substantially damage scenic resources including trees, rock outcroppings and historic buildings. The Stabilization Project would not affect any trees or rock outcroppings in the site vicinity. The purpose of the Stabilization Project is to stabilize the historic Navarro Inn to prevent further deterioration of the building until such time the Navarro Inn can be fully rehabilitated. The stabilization and seismic upgrade work would be undertaken in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and would not cause any damage that would jeopardize its eligibility for listing on the National Register of Historic Places. The Stabilization Project would improve the existing condition of the historic Navarro Inn, removing the dilapidated non-historic bar addition and temporary metal roof, reconstruct the 1930's era front porch and reinstall period appropriate temporary wood-sash windows on the ground floor of the structure to improve the visual interest and accessibility of the structure to visitors.

c) The proposed Stabilization Project would not substantially degrade the visual character or quality of the site and the surroundings. See I.a and I.b above.

d) The Stabilization Project would not create a new source of substantial light or glare. The Project would not include any exterior lighting as the building would not be occupied at night. The structure is completely wired for electrical use, although it has not been in operation since the 1980's and would have to be upgraded as part of any future rehabilitation. Unlike the temporary metal roof that has been in place since 2000, the permanent roof would be composed of asphalt shingles that will not create any reflection or glare. Deteriorated wood and other building materials would be replaced with in-kind materials and would not create a new source of glare.

MITIGATION MEASURES AESTHETICS

None required.

II. AGRICULTURAL RESOURCES.

ENVIRONMENTAL SETTING

The Stabilization Project site is located within NRR State Park. The landscape comprises existing structures and paved areas, wetlands and riparian vegetation, open water and beaches. Private timber-producing properties, public and private campgrounds and resorts and private residences are the major land uses in the immediate area of the NRR State Park. The general character of land use in the surrounding coastal region is a mixture of natural forest lands, coastal terrace, limited agriculture and scattered low-density residential properties (2M Associates 2010). The site and surrounding lands are in public ownership and are not in contract under the Williamson Act.

WOULD THE PROJECT*:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	☐	☐	☐	☒
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	☐	☐	☐	☒

* In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997), prepared by the California Department of Conservation as an optional model for use in assessing impacts on agricultural and farmland.

CRITERIA FOR DETERMINING SIGNIFICANCE

The analysis of determining the significance of impacts of the Proposed Action to Agricultural Resources is based on criteria **II a – c**, described in the environmental checklist above.

DISCUSSION

a) The project site comprises a portion of the NRR State Park and contains the Navarro Inn and motel building. The project site and larger NRR State Park are not used for any agricultural purposes.

b) NRR State Park is zoned Rural Coastal (RR) and is not under a Williamson Act contract (California Department of Conservation 2008).

c) The Stabilization Project would not result in the conversion of any agricultural land.

MITIGATION MEASURES AGRICULTURAL RESOURCES

None required.

III. AIR QUALITY.

ENVIRONMENTAL SETTING

The project site is within the jurisdiction of the Mendocino County Air Quality Management District (MCAQMD or District), which is responsible for regulating stationary sources of air pollution. The District's boundaries are those of Mendocino County. The project site is also within the jurisdiction of the United States Environmental Protection Agency (USEPA) Region IX and the California North Coast Air Basin (NCAB), which is composed of Mendocino, Humboldt, Trinity, and Del Norte counties and the northern portion of Sonoma County.

In general, air quality in Mendocino County is good, the District being in "attainment" of state and federal air quality standards, at least in part due to its proximity to the Pacific Ocean and robust prevailing northwest winds. However, the District is in "non-attainment" of the state standard for particulate matter (PM_{10} or particles with an aerodynamic diameter of 10 microns or less and $PM_{2.5}$, particles with an aerodynamic diameter of 5 microns or less) with no exceedance of the federal standard. A pollutant is designated non-attainment if there was at least one violation of a standard for the specified pollutant within the area boundaries; a pollutant is designated attainment if the state standard for that pollutant was not violated at any site in the area during a three-year period.

Over the 4-year period (2004-2007), Fort Bragg exceeded the PM_{10} State standard a total of 6.1 days. Particles less than 10 microns in diameter (PM_{10}) pose a health concern because they can be inhaled into and accumulate in the respiratory system. Particles less than 2.5 microns in diameter ($PM_{2.5}$) are referred to as "fine" particles and because of their small size can lodge deeply into the lungs and thus pose the largest health risk.

At a local and regional level, air quality along the southern Mendocino coast is considered very good. Very little industry, light traffic, and the low population density, along with the prevailing ocean-borne winds, contribute to the cleanliness of the air.

Scientists have established specific levels of each of 6 common air pollutants that are dangerous to our health and welfare. The California Air Resources Board makes State area designations for ten criteria pollutants: ozone, suspended particulate matter (PM_{10}), fine suspended particulate matter ($PM_{2.5}$), carbon monoxide, nitrogen dioxide, sulfur dioxide, sulfates, lead, hydrogen sulfide, and visibility reducing particles. In contrast, the U.S. Environmental Protection Agency (U.S. EPA) makes national area designations for five criteria pollutants: ozone (1-hour and 8-hour standards), PM_{10}, carbon monoxide, nitrogen dioxide, and sulfur dioxide. The following table identifies the 2006 and 2009 levels of criteria pollutants in Mendocino County.

Mendocino County Air Quality Designations

	FEDERAL LEVELS[1] 2006/2009	STATE LEVELS[2] 2006
Ozone	Unclassified/Attainment	Attainment
Carbon Monoxide (2009 update)	Unclassified/Attainment	Attainment
Nitrogen Dioxide	Unclassified/Attainment	Attainment
Sulfur Dioxide	Unclassified/Attainment	Attainment
Particulate Matter (PM10) (2009 update)	Unclassified	Non-Attainment
Particulate Matter (PM 2.5)	Unclassified/Attainment	Unclassified
Sulfates	---	Attainment
Lead	---	Attainment
Hydrogen Sulfide	---	Unclassified
Visibility Reducing Particles	---	Unclassified

1 U. S. Environmental Protection Agency. 2010. Green Book: Non-Attainment Areas for Criteria Pollutants. http://www.epa.gov/air/oaqps/greenbk/index.html

2 State of California Air Resources Board. 2010. 2006 State Area Designations. http://www.arb.ca.gov/desig/adm/adm.htm

Grading activities and demolition of structures may result in temporary increases in airborne dust emissions. These activities are subject to the conditions of Regulation 1, Rule 430 (Fugitive Dust Emissions) of the Mendocino County Air Quality Management District (MCAQMD). In addition, the MCAQMD has permitting requirements related to the use of diesel engines for construction activities.

Sensitive Receptors

Air standards specify the concentration of pollutants the public could be exposed to without experiencing adverse health effects. Individuals or groups who are especially reactive to criteria pollutants are considered sensitive receptors. Sensitive receptors include children, the elderly, individuals susceptible to respiratory distress, and those who are acutely or chronically ill.

WOULD THE PROJECT*:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
a) Conflict with or obstruct implementation of the applicable air quality plan or regulation?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations (e.g., children, the elderly, individuals with compromised respiratory or immune systems)?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

* Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied on to make these determinations.

Criteria for Determining Significance

The analysis of determining the significance of impacts of the Proposed Action to Air Quality is based on criteria **III a – e**, described in the environmental checklist above.

DISCUSSION

Project air quality impacts are limited to construction activities only. There would be no operational air quality impacts associated with the proposed Stabilization Project as the Navarro Inn will not be occupied upon completion of the building's stabilization and seismic upgrade.

a) The Stabilization Project would not conflict with or obstruct implementation of the *Particulate Matter Attainment Plan* (Mendocino County Air Quality Management District 2005). The proposed Project would result in limited construction activities that could generate particulate matter (dust). Project construction would be limited to 3 – 4 months and would consist of about 7,170 square feet (0.17 acre) of ground disturbance, demolition of the motel building and Navarro Inn additions. Because the Project would not violate air quality standards, the Stabilization Project is not anticipated to conflict with the Mendocino County Air Quality Management District attainment plan.

b) The Project would not violate any air quality standards or contribute substantially to an existing or projected air quality violation. The California Environmental Protection Agency Air Resources Board lists Mendocino County as a non-attainment area for PM_{10} only (http://www.arb.ca.gov/desig/adm/adm.htm, accessed February 25, 2010). The proposed Stabilization Project would result in minimal ground disturbance (less than 0.17 acre) and

construction activities where diesel-fueled construction equipment is in use would be four months or less. Due to the small size of the Project and short duration of construction, fugitive dust from construction activities is not anticipated to increase the Mendocino County PM_{10} ambient air concentrations by a significant level. Implementation of Mitigation Measure Air-1 is anticipated to reduce construction-related emissions even further.

c. The Stabilization Project would not result in a cumulatively considerable net increase in PM_{10}. Because the Project does not individually have significant construction air quality impacts, cumulative impacts are determined by evaluating the consistency of the Project with the *Particulate Matter Attainment Plan* and the *Mendocino County General Plan.* As discussed in III.a above, the Project would not conflict with the Particulate Matter Attainment Plan. With implementation of Mitigation Measure Air-1, the Project would also be consistent with Policy RM-43 of the *Mendocino County General Plan* (County of Mendocino 2009), which would reduce the effects of earthmoving, grading, clearing and construction activities on air quality. PM_{10} emissions associated with Project construction activities would be less-than-significant.

d) The Project would not expose sensitive receptors to substantial pollutant concentrations. The nearest sensitive receptors are the overnight campground and day users of Navarro Beach located about a quarter mile west of the Project site and a private residence located about 300 feet west and above the site. As discussed in III.b and III.c above, PM_{10} is the only criteria pollutant for which the County is in nonattainment and the Stabilization Project would not result in significant increases in PM_{10} emissions.

e) Some objectionable odors may be generated from the operation of diesel powered equipment during the Project construction period. Under most meteorological conditions that are encountered at the Project site, these odors would likely be diluted sufficiently in odor-free air and would not be perceived by individual receptors including the private residence and users of Navarro Beach. Therefore, any objectionable odors due to diesel powered construction equipment at the Project site are considered to be less-than-significant.

MITIGATION MEASURES AIR-1

The following provisions of Rule 1-430 of the Mendocino County Air Quality Management District shall be implemented:

- Covering open bodied trucks when used for transporting materials likely to give rise to airborne dust.
- Installation and use of hoods, fans, and fabric filters to enclose and vent the handling of dusty materials.
- The use of water or chemicals for the control of dust during the demolition of existing buildings or structures.
- Earth or other material that has been transported by trucking or earthmoving equipment, erosion by water, or other means onto paved streets shall be promptly removed.
- Water, straw, and mulch shall be applied on materials stockpiles, and other surfaces that can give rise to airborne dusts.

MITIGATION MEASURES AIR-1
• All earthmoving activities shall cease when sustained winds exceed 15 miles per hour. • The operator shall take reasonable precautions to prevent entry of unauthorized vehicles onto the site during non-working hours. • The operator shall keep a daily log of activities to control fugitive dust.

IV. BIOLOGICAL RESOURCES.

ENVIRONMENTAL SETTING

Vegetation and Wildlife. The site vicinity contains a diverse, rich mosaic of habitat types, formed at the confluence of the Navarro River with the Pacific Ocean. The Navarro River is seasonally under tidal influence near the site and extending several miles upstream, creating brackish water conditions which become less saline as the mouth of the river eventually becomes blocked with sand during the summer months and water backs up behind it. Habitat types in the site vicinity include the marine environments of the ocean; the open water and exposed beaches and mudflats at the mouth of the river; coastal scrub along the bluffs above Navarro Beach and slopes above the Navarro Inn; brackish water marsh, freshwater marsh, and seasonal wetlands along the valley floor and river terraces, generally north of Navarro Beach Road; willow and alder dominated riparian scrub and forest along the edge of the river and the larger tributary drainages; and conifer forest on the upper slopes that border the valley floor. These vegetation assemblages support a wide range of terrestrial and aquatic fish and wildlife species, some of which are considered to be highly sensitive because of their limited numbers, loss of habitat, and other factors.

The variety of vegetation types, available surface water, and dense protective cover supports a diverse assemblage of terrestrial and aquatic animal species within the site vicinity and surrounding undeveloped lands. These include both resident and migratory species, which utilize the diverse habitats, including open water of the ocean and river, marshlands, riparian scrub, and conifer forest. The aquatic habitat supports large numbers of invertebrates, fish, and amphibians, as well as harbor seal, sea lion, and river otter which frequent the lower reaches of the Navarro River. Although their numbers have declined significantly, a number of special-status fish species continue to utilize the Navarro River watershed, such as steelhead and coho salmon. Mammals common in the terrestrial habitats of the site vicinity include black-tailed deer, grey fox, brush rabbit, California vole, dusky-footed woodrat, deer mouse, and Bottae's pocket gopher.

The site itself is developed with the Navarro Inn and motel structures, asphalt paving, retaining walls, remnant landscaping, and non-native ruderal (weedy) grasses and forbs. Most of the site is unvegetated because of the existing structures and paving, but non-native grasses occur along the margins of the site and along the roadside drainage ditch formed by piles of dirt excavated from the rear of the Navarro Inn to prevent flooding into the structure. Non-native grasses and forbs include: Italian ryegrass (*Lolium multiflorum*), rattail fescue

(*Vulpia myuros*), big quaking grass (*Briza maxima*), silver hairgrass (*Aira caryophylia*), narrowleaf plantain (*Plantago lanceolata*), and lesser hawkbit (*Leontodon nudicaulis*).

A seasonal wetland has formed on top of the asphalt paving which used to serve as the parking lot to the Navarro Inn, supported by runoff from a large culvert that discharges southeast of the Navarro Inn. The culvert carries runoff from a drainage that was filled in over 70 years ago when the now abandoned Highway 1 alignment was located about 300 feet upslope from the Navarro Inn. Runoff from the culvert follows a narrow drainage channel that has been modified to prevent it from overtopping and flooding through the back of the Navarro Inn. The channel has been periodically cleaned out and a berm with concrete and piled dirt used to prevent it from flooding through the Navarro Inn. Species growing in and along the channel include: horsetail (*Equisetum telmateia*), hedge nettle (*Stachys ajugoides*), and arroyo willow (*Salix lasiolepis*). The arroyo willow is forming a dense thicket where the drainage fans out into the former parking lot and the organic layer that has built up over the asphalt is deeper. Where the organic layer is shallower and asphalt is still visible in some locations, the wetland characteristics are more transitional in nature. Species in these locations are dominated by common velvet grass (*Holcus lanatus*), Mediterranean barley (*Hordeum marinum*), annual yellow sweetclover (*Melilotus indicus*), yellow glandweed (*Parentucellia viscose*), and lesser hawkbit, among others.

The slope on the south side of the Navarro Inn and motel building is covered with a dense cover of coastal scrub, transitioning to stands of red alder (*Alnus rubra*) and arroyo willow, and forests of Douglas fir (*Pseudotsuga menziesii*), Grand fir (*Abies grandis*) and other conifers. Shrubs and vines from the dominant cover near the existing structures, composed of sword fern (*Polystichum munitum*), coyote brush, California blackberry (*Rubus ursinus*), honeysuckle (*Lonicera hispidula*), flowering currant (*Ribes sanguineum*), poison oak (*Toxicodendron diversilobum*), English ivy (*Hedera helix*), coastal manroot (*Marah oreganus*), and twin berry (*Lonicera involucrate*).

On the west side of the motel building, a small thicket of invasive, non-native Himalayan blackberry (*Rubus discolor*) occurs, together with a groundcover of invasive Cape weed (*Arctotheca calendula*) and English ivy. Scattered shrubs of native coyote bush (*Baccharis pilularis*) also occur in the thicket. Cape ivy (*Delaria odorata*) has formed a thick mat over the coastal scrub vegetation above the blackberry thicket.

With the exception of seasonal roosting activity by bats, as discussed below under special-status species, the site itself has only limited habitat values for wildlife. The structures and asphalt surfaces limit opportunities for establishment of native cover, preventing the production of forage, seed and protective cover attractive to wildlife. Windows and other openings on both buildings have generally been secured, limiting their attractiveness as possible nesting habitat for birds.

Special-Status Species. Special-status species are plants and animals that are legally protected under the State and/or federal Endangered Species Acts (ESAs), the Migratory Bird Treaty Act (MBTA), the California Fish and Game Code (sections 3503, 3503.5, 3511, 3513,

3515, and 4700), or other regulations.[1] In addition, pursuant to Section 15380 of the CEQA Guidelines, special-status species also include other species that are considered rare enough by the scientific community and trustee agencies to warrant special consideration, particularly with regard to protection of isolated populations, nesting or denning locations, communal roosts and other essential habitat. Species with legal protection under the federal and State ESAs often represent major constraints to development, particularly when they are wide ranging or highly sensitive to habitat disturbance and where proposed development would result in a "take" of these species. "Take" as defined by the federal ESA means to "harass, harm, pursue, hunt, shoot, kill, trap, capture, or collect" a threatened or endangered species. "Harm" is further defined by the United States Fish and Wildlife Service (USFWS) to include the killing or harming of wildlife due to significant obstruction of essential behavior patterns (i.e. breeding, feeding, or sheltering) through significant habitat modifications or degradation. The CDFG may also consider the loss of listed species habitat as "take," although this policy lacks statutory authority and case law support under the California ESA.

Available background information was reviewed and supplemented by field surveys to confirm whether any special-status species occur in the site vicinity. The only reported occurrence of a special-status species from the site is based on a bat survey conducted in 2000 that recorded the presence of Townsend's western big-eared bat (*Corynorhinus townsendii*) in the Navarro Inn.[2] Townsend's western big-eared bat has no legal protective status under the State and/or federal ESAs, but is considered to be a California Species of Special Concern (SSC) by the CDFG. Maternity roosts of this species are considered highly sensitive to disturbance, with very few recorded from the coastal areas of California. The bat survey in 2000 was limited in its scope and did not provide a determination on whether the Navarro Inn served as a maternity roost for this species.

A habitat suitability analysis was conducted in 2007 by CA State Parks staff for special-status plant and animal species initially considered to have some potential for occurrence in the site vicinity (CA State Parks 2007) To determine whether any special-status plant species occur in the site vicinity, systematic surveys were conducted in the vicinity of the Navarro Inn, Mill Manger's House, motel building, associated outbuildings, and access roads. Based on this assessment, a total of 55 special-status plant species were initially suspected to possibly occur in the site vicinity. However, no populations of special-status species were detected with the exception of an occurrence of sea watch (*Angelica lucida*) on the north-facing slope along the access road to the beach. Sea watch has no legal protective status under the State or Federal Endangered Species Acts, but is maintained on List 4.2 of the California Native Plant Society (CNPS) *Inventory*. List 4 is a watch list of plants that are of limited distribution or infrequent

[1] Special-status species include: designated (rare, threatened, or endangered) and candidate species for listing by the CDFG; designated (threatened or endangered) and candidate species for listing by the USFWS and NOAA Fisheries; species considered to be rare or endangered under the conditions of Section 15380 of the California Environmental Quality Act Guidelines, such as those identified on lists 1A, 1B, and 2 in the *Inventory of Rare and Endangered Plants of California* by the California Native Plant Society (CNPS); and possibly other species which are considered sensitive due to limited distribution or lack of adequate information to permit listing or rejection for state or federal status, such as those included on list 3 in the CNPS *Inventory* or identified as "California Species of Special Concern" (SSC) by the CDFG. Species designated as a SSC have no legal protective status under the California Endangered Species Act but are of concern to the CDFG because of severe decline in breeding populations and other factors.

[2] Heady, Paul, 2000, *Bat Survey and Conservation Recommendations for Deferred Maintenance Re-roofing Projects.*

throughout California, and their vulnerability or susceptibility to threats appears relatively low. (CA State Parks 2007)

Based on the CA State Parks staff assessment for the potential for occurrence of special-status animal species, a total of 39 special-status animal species were initially suspected to possibly occur in the site vicinity. Following further consideration of habitat characteristics, of these 39 species, a total of 22 were considered to have some varying potential for occurrence in the site vicinity. **Table 3.IV-1** identifies these 22 species and their status, summarizes potential direct and indirect impacts, and makes recommendations for avoidance and need for mitigation.

Only one species listed in **Table 3.IV-1**, the California red tree vole (*Arborimus pomo*), was actually observed during the field inspections of the site vicinity by CA State Parks staff in 2007. A large red tree vole nest occurs in a grand fir tree (*Abies grandis*) on the south side of the Navarro Bluff Road approximately 50 feet from the intersection of the abandoned Highway 1 grade, about one quarter mile east of the Navarro Inn. Steelhead trout (*Oncorhynchus mykiss*), Coho salmon (*Oncorhynchus kisutch*),

Navarro roach (*Lavinia symmetricus navarroensi*) and other special-status aquatic species are known to utilize the Navarro River and tributary drainages, but suitable habitat for these species are absent in the immediate site vicinity, and they were not observed during the 2007 field surveys.

Given the known presence of Townsend's western big-eared bat (Townsend's bat) in the Navarro Inn, a supplemental habitat assessment and maternity roost surveys were conducted for all structures in the site vicinity. The report by Wildlife Research Associates entitled "*Results of Bat Roost Habitat Assessment, Building Surveys and Mitigation Recommendations for Buildings at the Navarro-by-the-Sea Specific Plan Study Area*"[3] provides a detailed assessment of the occurrence of Townsend's bat at the Navarro Inn and two cottages to the east. The roost surveys confirmed that none of the structures in the site vicinity are used for maternity roosting, but that the Navarro Inn and western cottage are used as a seasonal roost by adults. No evidence of use of the structures by other special-status bat species was observed, and there was no evidence of recent use of the motel building by Townsend's bat.

Wetlands. Although definitions vary to some degree, wetlands are generally considered to be areas that are periodically or permanently inundated by surface or ground water, and support vegetation adapted to life in saturated soil. Wetlands are recognized as important features on a regional and national level due to their high inherent value to fish and wildlife, use as storage areas for storm and flood waters, and water recharge, filtration and purification functions. Technical standards for delineating wetlands have been developed by the United Stated Army Corps of Engineers (Corps) and the USFWS, which generally define wetlands through consideration of three criteria: hydrology, soils and vegetation. The agencies having potential jurisdiction over site wetlands are discussed below.

[3] Wildlife Research Associates, 2009, *Results of Bat Roost Habitat Assessment, Building Surveys and Mitigation Recommendations for Buildings at the Navarro-by-the-Sea Specific Plan Study Area*, November 9.

TABLE 3.IV-1: Special-Status Animal Species with Potential for Occurrence in Site Vicinity

SCIENTIFIC NAME	COMMON NAME	STATUS Fed/State *	POTENTIAL IMPACT / AVOIDANCE MEASURES
Invertebrates			
Helminthoglypta arrosa pomoensis	Pomo bronze shoulderband	None / None	Ground disturbance in natural habitat. / Survey by qualified biologist and relocate snails prior to any construction in natural habitat.
Reptiles & Amphibians			
Actinemys marmorata marmorata	Northwestern pond turtle	None / SSC	Disturbance to freshwater habitat. / Survey by qualified biologist and avoid marsh and ponds.
Rana aurora aurora	Northern red-legged frog	None / SSC	Disturbance to aquatic breeding habitat. / Survey by qualified biologist and avoid wetlands with suitable habitat.
Rhyacotriton variegatus	Southern torrent salamander	None / SSC	Disturbance to aquatic breeding habitat. / Survey by qualified biologist and avoid streams and wetlands.
Birds			
Accipiter cooperii	Cooper's hawk	None / None	Noise during breeding-nesting season, nest tree removal. / Qualified biologist to conduct preconstruction survey for nests if construction is to occur during active nesting season (March 1 to August 31). Provide appropriate construction setback and avoid working in area until any young have successfully fledge.
Accipiter gentilis	Northern goshawk	None / SSC	Noise during breeding-nesting season, nest tree removal. / Conduct preconstruction survey for nests. Avoid working in area during active nesting, as described above for Cooper's hawk.
Accipiter striatus	Sharp-shinned hawk	None / None	Noise during breeding-nesting season, nest tree removal. / Conduct preconstruction survey for nests. Avoid working in area during active nesting, as described above for Cooper's hawk.
Agelaius tricolor	Tri-colored blackbird	None / SSC	Not known to breed on the coast in Mendocino County. / Conduct preconstruction survey for nests. Avoid working in area during active nesting, as described above for Cooper's hawk.
Dendroica petechia brewsteri	Yellow warbler	None / SSC	Noise during breeding-nesting season, riparian vegetation removal. / Conduct preconstruction survey for nests. Avoid working in area during active nesting, as described above for Cooper's hawk.

TABLE 3.IV-1: Special-Status Animal Species with Potential for Occurrence in Site Vicinity (continued)

SCIENTIFIC NAME	COMMON NAME	STATUS Fed/State *	POTENTIAL IMPACT / AVOIDANCE MEASURES
Elanus leucurus	White-tailed kite	None / Fully Protected	Noise during breeding/nesting season, nest tree removal. / Conduct preconstruction survey for nests. Avoid working in area during active nesting, as described above for Cooper's hawk.
Pandion haliaetus	Osprey	None / None	Noise during breeding/nesting season, nest tree removal. / Conduct preconstruction survey for nests. Avoid working in area during active nesting, as described above for Cooper's hawk.
Progne subis	Purple martin	None / SSC	Noise during breeding/nesting season, nest tree removal. / Conduct preconstruction survey for nests. Avoid working in area during active nesting, as described above for Cooper's hawk.
Fish			
Eucyclogobius newberryi	Tidewater goby	Endangered / SSC	Sediment entry into estuary as a result of ground disturbance. / Avoid sediment delivery to estuary through appropriate controls on construction activities and use of BMPs during grading.
Lavinia symmetricus navarroensis	Navarro roach	None / SSC	Sediment entry into estuary as a result of ground disturbance. / Avoid sediment delivery to estuary as described for tidewater goby.
Oncorhynchus gorbuscha	Pink salmon	None / SSC	Sediment entry into estuary as a result of ground disturbance. / Avoid sediment delivery to estuary as described for tidewater goby.
Oncorhynchus kisutch	Coho salmon	Threatened / Threatened	Sediment entry into estuary as a result of ground disturbance. / Avoid sediment delivery to estuary as described for tidewater goby.
Oncorhynchus mykiss irideus	Steelhead trout	Threatened / SSC	Sediment entry into estuary as a result of ground disturbance. / Avoid sediment delivery to estuary as described for tidewater goby.
Oncorhynchus mykiss irideus	Summer-run steelhead trout	None / SSC	Sediment entry into estuary as a result of ground disturbance. / Avoid sediment delivery to estuary as described for tidewater goby.
Mammals			
Arborimus pomo	California red tree vole	None / SSC	Tree removal or pruning of large limbs containing nests. / Conduct preconstruction survey by qualified biologist if any conifer trees are to be affected. Avoid trees with nests.

TABLE 3.IV-1: Special-Status Animal Species with Potential for Occurrence in Site Vicinity (continued)

SCIENTIFIC NAME	COMMON NAME	STATUS Fed/State *	POTENTIAL IMPACT / AVOIDANCE MEASURES
Bassariscus astutus	Ringtail	None / Fully Protected	Structure demolition/remodel. / Conduct preconstruction survey by qualified biologist for signs of ringtail denning. If necessary, consult with CDFG if any evidence of denning activity is found in structures, and implement appropriate avoidance and exclusion measures.
Corynorhinus townsendii pallescens	Pale big-eared bat	None / None	No known occurrences in structures. / Utilize avoidance and mitigation approach for Townsend's western big-eared bat.
Corynorhinus townsendii townsendii	Townsend's western big-eared bat	None / SSC	Roosting site disturbance. / Implement bat exclusion and take avoidance measures detailed in Final Bat Mitigation Report.

Status Designations

Federal: Endangered = Listed as "endangered" under the federal Endangered Species Act.
Threatened = Listed as "threatened" under the federal Endangered Species Act.
State: Threatened = Listed as "threatened" under the California Endangered Species Act.
Fully Protected = California fully protected species; individual may not be possessed or taken at any time.
SSC = Considered a California Species of Special Concern by the CDFG.
* = Species with an asterisk are considered to meet the definition of special-status because they are maintained on the CDFG list of Special Animals or Special Plants and have a California Natural Diversity Data Base Element Ranking of 3 or less, are protected by the State Fish and Game Code, or active nests are protected under the Migratory Bird Treaty Act.

The federal Clean Water Act (CWA) was enacted to address water pollution, establishing regulations and permit requirements regarding construction activities that affect storm water, dredge and fill material operations, and water quality standards. This regulatory program requires that discharges to surface waters be controlled under the National Pollutant Discharge Elimination System permit program which applies to sources of water runoff, private developments, and public facilities. Under Section 404 of the CWA, the Corps is responsible for regulating the discharge of fill material into waters of the United States. The term "waters" includes wetlands and non-wetland bodies of water that meet specific criteria as defined in the Code of Federal Regulations. All three of the identified technical criteria must be met for an area to be identified as a wetland under Corps jurisdiction, unless the area has been modified by human activity. In general, a permit must be obtained before fill can be placed in wetlands or other waters of the United States.

In the Coastal Zone, wetlands are regulated by the California Coastal Commission as Environmentally Sensitive Habitat Areas (ESHA) under the California Coastal Act and the Mendocino County Local Coastal Element. Only a single criterion (hydrology, soils, or vegetation) is necessary to meet the definition of wetlands under the California Coastal Act.

Jurisdictional authority of the CDFG over wetland areas is established under Section 1600 of the Fish and Game Code, which pertains to activities that would disrupt the natural flow or alter

the channel, bed, or bank of any lake, river, or stream. The Fish and Game Code stipulates that it is unlawful to substantially divert or obstruct the natural flow or substantially change the bed, channel or bank of any river, stream or lake without notifying the CDFG, incorporating necessary mitigation, and obtaining a Streambed Alteration Agreement.

In addition, the Regional Water Quality Control Board (RWQCB) is responsible for upholding state water quality standards. Pursuant to Section 401 of the CWA, projects regulated by the Corps under Section 404 must obtain water quality certification from the RWQCB. The RWQCB is also responsible for regulating wetlands under the Porter-Cologne Act, which may include hydrologically isolated wetlands no longer regulated by the Corps under Section 404 of the Clean Water Act. Recent federal Supreme Court rulings have limited the limits of Corps jurisdiction, but the RWQCB in some cases continues to exercise jurisdiction over these features.

A Preliminary Wetland Delineation (PWD) was conducted by California State Parks staff in 2008, mapping the assumed limits of wetlands regulated by the Corps under Section 404 of the Clean Water Act and by the California Coastal Commission under the California Coastal Act. A field verification was subsequently conducted by David Wickens of the Corps on June 12, 2009 to evaluate the PWD and verify the accuracy of the mapping effort by California State Parks staff. Only minor revisions were made by the Corps during their verification. **Figure 3.IV-1** illustrates the limits of jurisdictional wetlands in the vicinity of the site as verified by the Corps. These include the seasonal wetland area that has become established on top of the former asphalt parking lot northeast of the Navarro Inn, the drainage channel on the east side of the Navarro Inn, and the stand of Himalayan blackberry-dominated wetland area to the west of the Motel building. The area encompassed by the Navarro Inn, motel building, and immediately surrounding pavement and non-native grassland are not regulated wetlands under Corps and/or California Coastal Commission definitions, as indicated in **Figure 3.IV-1**.

WOULD THE PROJECT:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
a) Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a sensitive, candidate, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?	☐	☐	☒	☐
c) Have a substantial adverse effect on federally protected wetlands, as defined by §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?	☐	☐	☒	☐

WOULD THE PROJECT:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

CRITERIA FOR DETERMINING SIGNIFICANCE

The analysis of determining the significance of impacts of the Proposed Action to Biological Resources is based on criteria **IV a – f**, described in the environmental checklist above.

DISCUSSION

a) **Special-Status Animals.** The proposed Stabilization Project is not expected to have any significant adverse impact on special-status animal species. Proposed improvements would generally be restricted to the highly disturbed footprint of the existing buildings, and surrounding asphalt paving and areas of non-native grassland. The nearby wetlands would be completely avoided as part of the project (see Project Description). Section 02471 of the Project Construction Specifications includes restrictions that would serve to avoid and protect "Sensitive Environmental Resources", including direct and indirect impacts on wetlands and downgradient aquatic habitat and roosting habitat for Townsend's big-eared bat, details of which are discussed further below. Appropriate control measures would be implemented as Best Management Practices called for in the Erosion Control Plan (see Figure 2-12) which would serve to contain any Project-generated sediment during placement of fills on the site, thereby avoiding possible indirect impacts on fish, amphibians, and other aquatic dependent species in downgradient waters.

Townsend's Bat. To address potential impacts of the Project on Townsend's bat, measures were developed with input from CA State Parks staff and CDFG. Recommendations contained in the *Results of Bat Roost Habitat Assessment, Building Surveys and Mitigation Recommendations for Buildings at the Navarro-by-the-Sea Specific Plan Study Area* (Wildlife Research Associates 2009) address both the potential for inadvertent take of individual bats during demolition and construction, as well as the permanent loss of seasonal roosting habitat once the Navarro Inn is stabilized and rehabilitated. The proposed stabilization activities would close up openings in the structure, preventing access and occupation by Townsend's and other bat species, making the Navarro Inn unsuitable as bat roosting habitat in the future. The take avoidance and bat roost replacement/enhancement measures were prepared with input from CA State Parks

staff and once refined, were then reviewed by CDFG. These include: restrictions on timing of avoidance measures; conduct of preconstruction surveys and daily inspections during construction; reducing the attractiveness of the Navarro Inn during construction by opening doors windows, and soffits; and contingency measures if bats are encountered repeatedly. Following their review, CDFG staff concluded that the measures, if fully implemented, would serve to adequately address potential impacts on Townsend's bat.[4] The recommendations from the *Results of Bat Roost Habitat Assessment, Building Surveys and Mitigation Recommendations for Buildings at the Navarro-by-the-Sea Specific Plan Study Area* regarding take avoidance were then incorporated into Section 02471 of the Project Construction Specifications, as described in the Project Description. These measures are listed below, and will be fully implemented as part of the Project, serving to ensure that potential loss of individual Townsend's bats are avoided during demolitions and construction.

1. *Direct mortality of bats must be avoided during demolition and construction. For the Inn, this will be accomplished by carefully opening specific portions of the Inn prior to the start of stabilization, foundation, demolition and other structural retrofitting activities and leaving sufficient openings throughout construction to cause the building to be unsuitable for day roosting by pats, particularly Townsend's be-eared bat, by increasing the amount of light and airflow into the structure. This method is in lieu of a conventional "blockage and humane eviction method (also called "passive exclusion") for removing bats prior to demolition or construction activities. This method requires the following actions:*

    a) *Opening of the soffits, windows and other areas of the Inn shall occur only when bats are seasonally active (approximately March 1 through October 15). This will minimize chances for direct mortality caused by inactive bats not being metabolically capable of flight away from the structure prior to construction activities, or indirect mortality resulting from causing bats to rouse and fly during winter months, which could result in loss of stored body fat essential for winter survival.*

    b) *Prior to removing plywood window, door coverings and soffits on the Inn, a qualified bat biologist shall conduct a building survey to determine if bats are present in the structure and if so, to oversee removal of window/door coverings and building soffit boards. The bat biologist will provide training of all construction crews working on demolition and stabilization. The training shall provide information on the bat species of concern, goals of the project, and procedure for daily inspection and what to do if individuals are encountered in the structures during construction.*

    c) *After the preconstruction survey and training outlined in b above, open all windows on the Inn, particularly upper floor, during construction. If replacing windows, they must remain open after installation.*

[4] Macedo, Rick, Staff Environmental Scientist, Coastal Conservation Planning, Northern Region, CDFG, 2009, email communication with James Martin, NSCR, November 23.

d) *After the preconstruction survey and training outlined in b above, remove soffit boards on front and back (north and south elevation) of the Inn at start of construction and do not replace until conclusion of work.*

e) *Prior to start of work each day, conduct a survey of the entire Inn by a construction foreman trained by the qualified bat biologist, including the attic space, for bats that may have returned to the building overnight.*

f) *In the unlikely event any bats are found inside the Inn, the qualified bat biologist or bat rescue center specialists must be notified immediately, who will attempt to hand-capture the bat and place it into one of the cottages to the east. Construction activities in the building shall not proceed until the bat has been successfully relocated outside the building.*

g) *If any bats are found on more than one occasion after steps a-d above have been followed, additional portions of the structure may need to be temporarily opened to increase the airflow and light into the structure. This recommendation would be made by the qualified bat biologist after evaluating the conditions and occurrence.*

2. *For the motel building, there is a remote possibility that demolition of the building could result in direct mortality of roosting bats, including Townsend's big-eared bat. To prevent direct mortality of bats resulting from demolition activities of the motel building, a qualified bat biologist shall conduct surveys to verify absence of bats 20-30 days prior to demolition. If bats are present, humane eviction shall be conducted either under supervision of a qualified bat biologist, or by a qualified bat exclusion specialist. The appropriate method for eviction from the motel building would be blockage and eviction. The specific locations for blockage and installation of one-way exists would be determined by the bat biologist at the time of the pre-demolition survey.*

3. *If required, human eviction shall occur only from about March 1 (or after heavy rains and when night temperatures are above 40F) until April 15, or from August 15 (assuming no heavy rains or unseasonably cold temperatures have occurred in April (which could delay birth), until about October 15 (or before heavy rains and before night temperatures get below 40F).*

To address the permanent loss of seasonal roosting habitat for Townsend's bat, the *Results of Bat Roost Habitat Assessment, Building Surveys and Mitigation Recommendations for Buildings at the Navarro-by-the-Sea Specific Plan Study Area* called for implementation of habitat enhancement of the two cottages to the east of the Navarro Inn (see Mitigation 1-2 and 2-2 in the Wildlife Research Associates report) to ensure that secure replacement habitat is available before any work on the Navarro Inn and motel building proceeded. These measures have been implemented by the bat specialist and included clearing out considerable debris and retrofitting bat entrances into the structures. This enhancement work is described in the report entitled "*Cottage Cleanup and Bat Entry Modifications Per Mitigation Recommendations at Navarro-by-the-Sea Specific Plan Study*

Area".[5] There are no other uses intended for the two cottages and they will remain available for bat roosting. Securing and enhancing the two cottages as permanent roosting habitat for Townsend's bat has served to mitigate the loss of existing roosting habitat provided by the Navarro Inn to a less-than-significant level.

Nesting Birds. No evidence of any nesting has been observed in the mature trees and dense vegetation surrounding the site. However, the surrounding area provides suitable nesting habitat for numerous species of birds. Nests in active use are protected by the Migratory Bird Treaty Act (MBTA). No trees or brush are proposed for removal as part of the project, but initiation of construction activities in the vicinity of an active nest could result in its abandonment. Any activity that results in the destruction or abandonment of an active nest would be a violation of the MBTA. Although the potential for occurrence of new nests in the immediate vicinity of the site is considered remote, this would be a potentially significant impact unless preconstruction surveys and appropriate controls are implemented to ensure compliance with the MBTA. With implementation of **Mitigation Measure BIO-1**, potential impacts to nesting birds would be reduced to a less- than- significant level.

Special-Status Plants. No occurrences occur within the immediate vicinity of proposed construction, and no adverse impacts are anticipated. No impacts to the population of sea watch or its habitat are expected because of its location closer to the beach parking lot.

b) Proposed improvements would be restricted to areas containing existing structures, pavement and non-native grassland cover. No sensitive natural communities would be directly affected. Control measures defined in Section 02471 of the Project Construction Specifications and implementation of the Best Management Practices as part of the Erosion Control Plan (see **Figure 2-12**) would ensure avoidance of any indirect impacts on nearby wetlands and aquatic habitat, including freshwater marsh and riparian habitat associated with the Navarro River. Because of the limits of construction and restrictions established as control measures, no additional mitigation is considered necessary.

c) No direct impacts on wetlands regulated by the Corps and/or the California Coastal Commission are anticipated. As indicated by the limits of grading shown in the Project Grading Plan (**Figure 2-13**) and the Erosion Control Plan (**Figure 2-14**), wetlands would be avoided. Temporary construction fencing would be installed along the edge of wetland areas to be avoided, together with fiber rolls and drainage controls to prevent indirect effects of sedimentation. Implementation of Best Management Practices called for in the Erosion Control Plan (**Figure 2-14**) would serve to avoid potential indirect effects of fuel spills, wind erosion, stockpiled materials, and other potential adverse secondary impacts on wetland resources. Control measures defined in Section 02471 of the Project Construction Specifications would serve to avoid direct and indirect impacts on wetlands and downgradient aquatic habitat. Because of the limits of construction and restrictions established as control measures, listed below, no additional mitigation is considered necessary.

    1. *All construction-related activities must avoid direct and indirect modifications to areas mapped as "Wetlands" in the Final Grading Plan for the Navarro Inn*

[5] Wildlife Research Associates, 2009a, *Cottage Cleanup and Bat Entry Modifications Per Mitigation Recommendations at Navarro-by-the-Sea Specific Plan Study Area*, November 9.

Stabilization Project, prepared by I.L. Welty & Associates. No disturbance shall be permitted by the contractor within areas mapped as "Wetlands" in the Final Grading Plan, including but not limited to installation of construction fencing, equipment operation, placement of fills or other grading, stockpiling of debris and excavated materials, storage of equipment and other materials, and any other construction-related disturbance.

2. *Temporary orange construction-fencing shall be installed at the edge of wetland areas to be protected as delineation on the Final Grading Plan for the Navarro Inn Stabilization Project. The final location of the fencing shall be installed under the supervision of a qualified wetland specialist or State Parks Representative prior to initiation of any on-site construction activities.*

3. *All erosion control measures defined in the Erosion Control Plan for the Navarro Inn Stabilization Project prepared by I.L. Welty & Associates shall be followed by the contractor. This includes construction avoidance of adjacent wetlands and existing vegetation, restrictions on grading during the rainy season, installation of silt fencing and fiber rolls around the perimeter of the construction zone prior to on-set of rains, installation of a stabilized construction entrance onto the site, controls on storage of any stockpiles soils, proper construction waste storage and disposal, spill cleanup, and wind erosion control, among others.*

d) No significant adverse impacts on wildlife habitat or wildlife movement opportunities would occur as a result of the Project, and no wildlife nursery sites would be affected. Proposed improvements involve existing structures and the existing paved areas which surround the buildings. Unimpeded wildlife access would still be available around the structures. Detailed surveys for special-status bats have confirmed that the Navarro Inn, motel building, and cottages are not used as maternity roosts by any species of bats, and their inaccessibility precludes use by birds and most other species.

e) Implementation of the proposed Project would not conflict with any local policies or ordinances related to protection of sensitive biological resources. No trees would be removed, or creeks or wetlands affected by the proposed project. Control measures implemented as part of the Project would ensure avoidance of direct and indirect impacts on nearby wetlands, and essential habitat for special-status species such as Townsend's big-eared bat and steelhead associated with the Navarro River.

   Proposed demolition and Navarro Inn stabilization activities would all occur within 100 feet of wetlands considered to be Environmentally Sensitive Habitat Areas (ESHA) in the Mendocino County Coastal Element (County of Mendocino 1985). Under Section 30240(b) of the California Coastal Act (State of California 1976), development in areas adjacent to ESHA is to be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas. Although the Navarro Inn and construction related disturbance would technically occur within the ESHA, these activities would not significantly degrade the adjacent wetlands. As discussed above under IV.a, b, and c, control measures defined in Section 02471 of the Project

Construction Specifications would serve to avoid direct and indirect impacts on wetlands and downgradient aquatic habitat.

Coastal Element Policy 3.1-2 calls for special review of development proposals within ESHAs such as wetlands, including input from representatives of CDFG and the California Coastal Commission, and findings that the resources will not be significant degraded. Further review by representatives of these agencies will serve to confirm that wetlands and other resources in the ESHAs will not be significantly degraded, and a Coastal Development Permit cannot be issued for a project if that is not the case.

Coastal Element Policy 3.1-7 calls for establishment of a buffer area adjacent to all ESHAs, as appropriate to provide a sufficient area to protect the resource from significant degradation. As called for in the policy, the width of the buffer area shall be a minimum of 100 feet unless that distance is not necessary to protect the resources of that particular habitat area and the adjacent upland transitional habitat function of the buffer. Direct impacts to the adjacent wetlands would be avoided with the proposed Project. A 100-foot setback from wetlands surrounding the site would preclude implementation of any stabilization and possible future rehabilitation of the Navarro Inn, which is recognized as an historic structure by the State Historical Resource Commission. Importation of fills around the perimeter of the Navarro Inn are necessary to maintain the character of the building in its historic setting once it is raised outside the current threat of flooding. Existing pavement would be broken up and local aggregate capped with top soil to allow for establishment of native and/or non-invasive plant cover around the perimeter of the building. No significant degradation of the adjacent low-quality wetlands would occur as a result of the Project. Consequently, the Project is considered to be consistent with this policy.

f) No habitat conservation plans have been adopted for the site vicinity, and no conflicts or impacts are therefore anticipated.

MITIGATION MEASURE BIO-1

Any active bird nests in the vicinity of proposed construction shall be avoided until young birds are able to leave the nest (i.e., fledged) and forage on their own. Avoidance will be accomplished either by initiating construction during the non-nesting period (September through January), or if this is not feasible, then a qualified biologist shall conduct a pre-construction survey for active nests. A pre-construction survey report verifying that no active nests are present shall be submitted to the Mendocino District of California State Parks for review and approval prior to initiation of construction during the nesting season, or that nesting has been completed as detailed below. Provisions of the pre-construction survey and nest avoidance measures, if necessary, shall include the following:

- If demolition and new construction is scheduled during the active nesting period (February through August), a qualified wildlife biologist shall be retained to conduct a pre-construction nesting survey no more than 15 days prior to initiation of construction to provide confirmation on presence or absence of active nests in the vicinity.
- If active nests are encountered, species-specific measures shall be prepared by a qualified biologist through informal consultation with the CDFG and implemented

MITIGATION MEASURE BIO-1
to prevent nest abandonment. At a minimum, new construction in the vicinity of the nest shall be deferred until the young birds have fledged. A nest-setback zone of at least 100 feet shall be established for raptors, egrets and herons, and 50 feet for loggerhead shrike and passerine birds within which all construction-related disturbances shall be prohibited. The perimeter of the nest-setback zone shall be fenced or adequately demarcated, and construction personnel restricted from the area. • A survey report of findings verifying that any young have fledged shall be submitted for review and approval by Environmental Scientists at the Mendocino District of California State Parks prior to initiation of new construction in the nest-setback zone. Following approval by the Mendocino District of California State Parks, new construction in the nest-setback zone may proceed as proposed.

V. CULTURAL RESOURCES.

ENVIRONMENTAL SETTING

Ethnographic literature indicates that at the time of historic contact, the site vicinity was at the boundary between the territory of the speakers of the Central and Northern Pomo languages. While the lower Navarro River was controlled by the Central Pomo, the immediate site vicinity was apparently uninhabited. The nearest reported ethnographic sites were located about five miles to the north and about 12 miles inland from the mouth of the Navarro River (Anthropological Studies Center 2008).

An archaeological study of approximately 35 acres located around the Navarro Inn and Mill Manager's House was conducted by Anthropological Studies Center at Sonoma State University in January 2008 (Anthropological Studies Center 2008). During the course of the study four archaeological resources were identified: 1) a previously recorded site consisting of a historic-period scatter and abandoned historic-period paved road adjacent to the Navarro Inn (P-23-004073); 2) a previously unrecorded historic-period cultural resource consisting of an abandoned segment of Highway 1, which was given the field designation ASC 85/07-01 and recorded on State of California Department of Parks and Recreation (DPR 523) forms; 3) a prominent depression identified during the field survey, which was noted but not recorded on a DPR 523 form; and 4) a grave location previously depicted on the 1960 USGS topographic quadrangle, which was noted but not recorded on a DPR 523 form. The area in which the grave was depicted on the 1960 USGS 7.5 minute Albion, California, Quadrangle is a narrow gentle slope covered in dense brush situated between a steep, eroding hillside and the beach. Much of the area is currently occupied by the beach campground.

The Captain Fletcher's Inn (Navarro Inn) and Mill Manager's House are the only remaining structures from the original town of Navarro, which grew around the Navarro Mill Company established in 1861. The Navarro Inn was constructed circa 1865 and served as a boarding house for single male mill workers at the Navarro Mill (established in 1861) and as a stopping place for sailors. The Mill Manager's House was constructed in the early 1860's as part of the development of the Navarro Mill Company. Both buildings are of wood construction with side

gable roofs. Constructed in the early period of Mendocino County settlement, they are best categorized as examples of vernacular architecture, specifically variations on a traditional New England house with massed plan (two rooms deep) (2M Associates 2010).

The Navarro Inn is currently unoccupied and is in a state of deterioration. The Navarro Inn retains many aspects of its historical integrity despite several shed additions and alternations and represents a rare form of plank wall construction with few examples in California. A *Historic Structure Report* (Carey &Carey 2003) found that the main building is largely intact and the integrity of the workmanship remains good and is of considerable value as an example of a construction method that has disappeared (Navarro-by-the-Sea-Center 2008). Both the Navarro Inn and the Mill Manager's House were placed on the National Register of Historic Places on December 21, 2009.

Two cottages dating from the 1930's and a motel building from the 1960s are located to the east and west of the Navarro Inn, respectively. These buildings represent resort additions to the site, but are not considered contributing to the National Register Nomination for the Navarro Inn where the documented period of significance extends from 1861 until 1893.

WOULD THE PROJECT:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
a) Cause a substantial adverse change in the significance of a historical resource, as defined in §15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to §15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

CRITERIA FOR DETERMINING SIGNIFICANCE

The analysis of determining the significance of impacts of the Proposed Action to Cultural Resources is based on criteria **V a – c**, described in the environmental checklist above.

DISCUSSION

a) The Stabilization Project would seismically upgrade the Navarro Inn to minimize damage to the structure in the event of an earthquake. The work includes lifting the first floor elevation to reduce the risk of future flooding, while adding fill around the exterior to retain the historic relationship to grade. The non-contributing southern and northern shed additions to the original building and the 1960s-era motel building will be demolished, and additional reconstruction and repair work will secure the building. As discussed in the Project Description, the proposed Stabilization Project would be undertaken using the recommendations of the Office of Historic Preservation and the Secretary of the Interior Standards for the Treatment of Historic Properties to prevent further deterioration and potential collapse of the building. The plans and specifications for the Stabilization Project

were prepared by an architect specializing in historic rehabilitation and restoration, and have undergone extensive review and refinement by CA State Parks and the Office of Historic Preservation to ensure compliance with these standards. Section 02071 of the Project Construction Specifications contains detailed conditions and restrictions to protect and salvage historic elements of the Navarro Inn. The Project would not adversely affect the historic and architectural integrity of the Navarro Inn or the other remaining elements of the Navarro-by-the-Sea complex.

b) According to the Anthropological Studies Center, there is a high possibility that subsurface archeological deposits may exist in the site vicinity, given the archaeological sensitivity of the area. This is considered a potentially significant impact. Part 3.4 of Section 02071 of the Project Construction Specifications requires that a qualified archaeologist be present during any excavation ensure avoidance of any sensitive archaeological resources (Carey & Co. 2009). Part 3.17 of Section 02300 of the Project Construction Specifications requires that all work stop in the vicinity "in the event that undocumented features, materials or artifacts are discovered during execution of work" and that the area be evaluated by a State Representative. Compliance with these sections of the Project Construction Specifications together with implementation of **Mitigation Measure Cult-1**, potential impacts to archaeological resources would be reduced to a less-than-significant level.

   The abandoned segment of Highway 1 would not be affected by the proposed Stabilization Project as it is located behind and above the site.

   The prominent depression is located more than 400 feet to the east of the Project site and would not be affected by the Stabilization Project.

   No evidence of a grave was encountered during the study in 2008. This area is not within the Project site and would not be affected by the Stabilization Project.

c) As discussed in V.b above, the proposed Project would not affect the grave depicted on the 1960 USGS map. However, in the event that human remains were to be discovered at the Project site during construction, with implementation of **Mitigation Measure Cult-2**, potential impacts to human remains would be reduced to a less-than-significant level.

Mitigation Measure Cult-1
• If concentrations of prehistoric [obsidian and chert flaked-stone tools (e.g., projectile points, knives, scrapers) or tool-making debris; culturally darkened soil ("midden") containing heat-affected rock, artifacts or shellfish remains; and stone milling equipment (e.g., mortars, pestles, handstones)] or historic-period materials (stone or concrete footings and walls; filled wells or privies; and deposits of metal, glass and/or ceramic refuse) are encountered during ground-disturbing work in the site vicinity, all work in the immediate vicinity shall halt until a qualified archaeologist can evaluate the finds and make recommendations for further action, if warranted.

Mitigation Measure Cult-2
• In the event that human remains are discovered, work will cease immediately in the area of the find and the project manager will notify the DPR Project Manager. Any human remains and/or funerary objects will be left in place. The DPR Sector Superintendent (or authorized representative) will notify the County Coroner, in accordance with §7050.5 of the California Health and Safety Code, and the Native American Heritage Commission (NAHC) will be notified within 24 hours of the discovery if the Coroner determines that the remains are Native American. The NAHC will designate the "Most Likely Descendent" (MLD) of the deceased Native American. The MLD will recommend an appropriate disposition of the remains. If a Native American monitor is on-site at the time of the discovery and that person has been designated the MLD by the NAHC, the monitor will make the recommendation of the appropriate disposition.

VI. GEOLOGY AND SOILS.

ENVIRONMENTAL SETTING

Mendocino County is in an active earthquake area. The nearest active fault to the Project site is the San Andreas fault which traverses the southwestern corner of the County and continues offshore north of Manchester (County of Mendocino 2009). Only broad-scale published geologic maps of the area are available, which indicate that the site vicinity is underlain by sedimentary rocks of Cretaceous age assigned to the Franciscan Assemblage (Jennings and Strand 1960). The low terrace that borders the river is mapped as alluvium of Quaternary age. Jennings (1994) shows that the San Andreas Fault is the closest active fault to the site, located approximately 2.5 miles to the west, meaning the site is not located within an Alquist-Priolo Special Studies Fault Zone. The next closest active fault is the Maacama Fault, located approximately 27 miles to the east of the site.

According to the geotechnical and geologic reports prepared as part of the assessment of site conditions and recommendations for building foundation design (Jensen-Van Lienden Associates, Inc. 2008), two primary risks could affect the Inn during a major earthquake event, these being "liquefaction" and "lateral spread". Liquefaction is the transformation of reasonably firm soil, having measureable strength and foundation bearing capacity, to a medium resembling a thick, viscous fluid possessing little or no shear strength and foundation bearing capacity. Liquefaction is a transient condition. Drainage from the liquefied zone following cessation of the earthquake usually restores the sand to its original strength and supporting characteristics in a matter of minutes or hours. The mechanics of this transformation have been intensively researched and therefore are well known. Lateral spread is the horizontal displacement of liquefied soil during liquefaction. In this instance, because the liquefied soil has very low strength, there could be a tendency for the ground beneath the Inn, and the stream terrace as a whole, to move laterally towards the vertical void of the river channel.

A map of historical liquefaction features was prepared for the North Coast (Youd and Hoose 1974). The map is rather generalized and is based on historical records from geologic reports, newspapers, and other media. The map by Youd and Hoose show no liquefaction records in

the site vicinity, but indications of lateral spreading, sand boils and other liquefaction phenomenon were reported from the north and south, including Mendocino, Fort Bragg, Cleon, Inglenook, Westport, and Rockport. An extensive report (Lawson 1908) compiling the observation of the damage associated with the great California Earthquake of 1906 included references to the town of Navarro (page 175). Many of the abandoned structures sustained severe damage, assumed to be in part due to the fact that the town was located n the alluvial plain.

The Project site is located on a sand bar/stream terrace along the southeasterly side of the Navarro River, near the point where the river discharges into the Pacific Ocean. The terrace is relatively level with a change in elevation from the ground beneath the Navarro Inn and the Navarro River shoreline. The rear of the Navarro Inn abuts the base of a hillside that rises moderately steeply to the top of bluffs adjacent to the river and coastline, with exposed, relatively shallow bedrock at the back of the building. The hillside inclination varies, averaging at about a 1.5:1 slope (Jensen-Van Lienden Associates, Inc. 2008). The site itself is developed with existing structures, former paved parking areas, and graded slopes, with no records of unique paleontological resource or site, or unique geologic features.

WOULD THE PROJECT:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area, or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☒	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☒	☐	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable, as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☒	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	☐	☐	☐	☒

WOULD THE PROJECT:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste disposal systems, where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?	☐	☐	☐	☒

CRITERIA FOR DETERMINING SIGNIFICANCE

The analysis of determining the significance of impacts of the Proposed Action to Geology and Soils is based on criteria **VI a – f**, described in the environmental checklist above.

DISCUSSION

a) i) The Project site is located over 2.5 miles from the closest active fault, and is therefore not located within an Alquist-Priolo Fault Zone.

ii) The Project site may be subject to strong ground shaking during a seismic event, which could cause damage to the Navarro Inn, possibly including complete collapse of the structure if not stabilized and structurally retrofitted. This is considered a significant impact. Major objectives of the Stabilization Project are to address this potential risk for earthquake damage and possible destruction of the Navarro Inn. The project geotechnical engineer and structural engineer have developed foundation and building retrofit designs that address the risk of severe damage during a seismic event. This includes installation of a new perimeter and earthquake retrofitting, and tying the foundation system into bedrock at the retaining wall behind the building (see **Figures 2-9 and 2-10**). With implementation of Section 02300 of the Project Construction Specifications related to earthwork and the extensive foundation design and structural retrofitting of the building incorporated into the Stabilization Project, potential seismic impacts would be reduced to a less-than-significant level.

iii) The Navarro Inn is underlain by silty sand with a loose consistency (a low relative density) and saturated by groundwater. Loose, low density saturated sands and silty sands are susceptible to being liquefied if subjected to repeated shocks generated by a moderate to severe earthquake with a source region near the site or a much larger earthquake with a more distant origin. There is a reasonably high probability that the Project site will be subjected to an earthquake with a magnitude large enough to create liquefaction (Jensen-Van Lienden Associates, Inc. 2008). This is considered a potentially significant impact. With implementation of Section 02300 of the Project Construction Specifications related to earthwork and the extensive foundation design and structural retrofitting of the building incorporated into the Stabilization Project, potential liquefaction impacts would be reduced to a less-than-significant level.

iv) No evidence of any landslide activity was observed on the hillside to the south of the Inn in the inspection by the consulting geologist on the project (Joyce Associates 2009). The new retaining wall to be installed at the rear of the Navarro Inn would replace the decomposed wooden wall behind the kitchen shed addition to be demolished. The retaining wall would serve to permanently retain the currently exposed cut slope behind the building, preventing the occasionally sloughing that has accumulated against the back of the Navarro Inn and has contributed to decay of the structure. No adverse impacts from landslide activities are anticipated.

b) Project construction activities would result in soil disturbance which may result in moderate erosion at the Project site and potential sedimentation of the nearby wetlands. The Project includes an Erosion Control Plan (see **Figure 2-14**) which would minimize soil erosion on site, resulting in less-than-significant impacts.

c) In additions to the potential for liquefaction at the Project site, there is the potential for lateral spreading. Because the liquefied soil has very low strength, there could be a tendency for the ground beneath the Navarro Inn, and the stream terrace as a whole, to move laterally towards the river channel after the silty sand liquefies, either before an earthquake ground motion stops or subsequently thereafter. Although remote, the potential for lateral spreading at the Project site is considered a potentially significant impact. With implementation of Section 02300 of the Project Construction Specifications related to earthwork and the extensive foundation design and structural retrofitting of the building incorporated into the Stabilization Project, the potential for lateral spreading would be reduced to a less-than-significant impact.

d) Soils underlying the Navarro Inn consist of river sand deposits, which do not exhibit properties of expansive soils.

e) The proposed Stabilization Project would not require a waste disposal system.

f) The Stabilization Project would not directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature. The Project site is developed with the Navarro Inn, motel building, and paved surfaces, and does not contain unique paleontological or geologic features.

MITIGATION MEASURE GEOLOGY AND SOILS

None required.

VII. GREENHOUSE GAS EMISSIONS

ENVIRONMENTAL SETTING

California Assembly Bill No. 32 (AB-32), also known as the Global Warming Solutions Act, was passed on August 31, 2006. AB 32 codifies the state's goal by requiring that the state's greenhouse gas (GHG) emissions be reduced to ten percent below the 1990 GHG emissions level as a target to be achieved by 2020. Regulating carbon dioxide (CO_2), which is the major GHG contributor to global warming, has been the main focus for achieving the 1990 levels. In

December 2009, the Natural Resource Agency adopted amendments to the *Guidelines for Implementation of the California Environmental Quality Act* addressing the significance of impacts for greenhouse gas emissions (State of California 2009) Section 15064.4 of the amended CEQA Guidelines states: “A lead agency should make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate the amount of greenhouse gas emissions resulting from a project.” According to the Mendocino County General Plan, the county is primarily rural and thus the amount of greenhouse gases generated by human activities (primarily the burning of fossil fuels for vehicles, heating and other uses) is small in total compared to other more urban counties (although higher per capita due to the distances involved in traveling around the county) and miniscule in statewide or global terms. However, Mendocino County acknowledges its responsibility to reduce GHG emissions. In the long-term County efforts will focus on reductions in the sources of greenhouse gases in the county through a comprehensive greenhouse gas reduction plan for both County operations and the broader area governed by Mendocino County. For the near-term, the General Plan identifies energy-reducing policies that will lower overall CO_2 emissions (County of Mendocino 2009).

WOULD THE PROJECT:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of green house gasses?	☐	☐	☒	☐

CRITERIA FOR DETERMINING SIGNIFICANCE

The analysis of determining the significance of impacts of the Proposed Action to Greenhouse Gas Emissions is based on criteria **VII a – b**, described in the environmental checklist above.

DISCUSSION

a) Currently, the State has not developed specific GHG thresholds of significance for use in preparing environmental analyses under CEQA, although the State has provided guidance to lead agencies in determining significant impacts from GHG emissions. The Mendocino County Air Quality Management District has not adopted GHG thresholds to determine significance. Therefore, in lieu of thresholds, a qualitative discussion of the GHG emissions related to the Stabilization Project and its potential impacts is included.

   The proposed Stabilization Project would result in very limited CO_2 emissions from construction activities. The Project would not be occupied and would, therefore, have no operational impacts associated with GHG emissions.

   The Project architect estimates five construction workers on site during peak construction activities. Peak construction activities would occur at the time the motel building is

demolished and at the time fill materials are being hauled to the site for the re-grading. An estimated six construction vehicles would support construction activities during peak construction activities over the three to four-month construction period. The GHG emissions related to construction worker vehicles and equipment represents a minor increase during this period.

As discussed in the Association of Environmental Professionals' document *Alternative Approaches to Analyzing Greenhouse Gas Emissions and Global Climate Change in CEQA Documents,* emissions for criteria pollutants tend to follow similar pattern as the emissions for GHG emissions"(AEP 2007). Therefore, it is reasonable to assume that if all other pollutants from the Project are determined to be less than significant, the CO_2 emissions can also be deemed less than significant. The proposed Stabilization Project would not violate Mendocino County's air quality standards and would not result in a cumulatively considerable increase in emissions (please refer to **Section 3.III Air Quality**).

b) The proposed Stabilization Project would not generate significant GHG emissions and would therefore not conflict with the current State and Mendocino County guidelines concerning GHG emissions. To reduce potential GHG emissions due to construction activities, the Project will strive to undertake the following best management practices:

- Use alternative-fueled (e.g., biodiesel, electric) construction vehicles/equipment as feasible.
- Use local (within 100 miles) building materials of at least ten percent.
- Recycle at least 50 percent of construction waste or demolition materials.

VIII. HAZARDS AND HAZARDOUS MATERIALS.

ENVIRONMENTAL SETTING

Due to the age of the Navarro Inn (1865 and subsequent additions in the 1930's and 1948) and the motel building (1960's), both buildings have been determined to contain asbestos containing materials (ACMs) and/or lead paint. A survey was conducted by RGA Environmental to identify ACMs that would be disturbed by the proposed Stabilization Project and to determine the lead content of the most predominant painted surfaces and suspect materials in the Navarro Inn and motel building (RGA Environmental 2009). During the survey, 40 homogeneous suspect ACMs were identified in the Navarro Inn and the motel building. Nine tested positive for asbestos content at concentrations greater than 0.1 percent and three were assumed to contain asbestos. Fourteen paint chip, ceramic tile and sheet flooring samples were collected in the two buildings to determine potential for lead content. The resulting report included recommendations to address the risk associated with asbestos and lead abatement (RGA Environmental 2009). Abatement specifications were subsequently developed for the Project architect by RGA, which were incorporated into Section 02100 of the Project Construction Specifications. Removal of ACMs and lead must be undertaken in conformance with State and federal standards.

The nearest school is Albion Elementary School which is more than three miles from the Project site. The Project site is located more than four nautical miles from the Little River Airport. In the event of a fire at NRR State Park, CalFire or the Albion-Little River Fire District would be the first responders.

WOULD THE PROJECT:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☒	☐	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials, substances, or waste into the environment?	☐	☒	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites, compiled pursuant to Government Code §65962.5, and, as a result, create a significant hazard to the public or environment?	☐	☐	☐	☒
e) Be 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? If so, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) Be located in the vicinity of a private airstrip? If so, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury, or death from wildland fires, including areas where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐

CRITERIA FOR DETERMINING SIGNIFICANCE

The analysis of determining the significance of impacts of the Proposed Action to Hazards and Hazardous Materials is based on criteria **VIII a – h**, described in the environmental checklist above.

DISCUSSION

a) The proposed Stabilization Project would not routinely transport, use or dispose of hazardous materials. However hazardous materials are contained in the Navarro Inn and motel building. A survey was conducted by RGA Environmental to identify ACMs that would be disturbed by the proposed Stabilization Project and to determine the lead content of the most predominant painted surfaces and suspect materials in the Navarro Inn and motel building (RGA Environmental 2009). During the survey, 40 homogeneous suspect ACMs were identified in the Navarro Inn and the motel building. Nine tested positive for asbestos content at concentrations greater than 0.1 percent and three were assumed to contain asbestos. Fourteen paint chip, ceramic tile and sheet flooring samples were collected in the two buildings to determine potential for lead content. The presence of these hazardous materials within the two buildings is considered a significant impact. Section 02100 of the proposed Project Construction Specifications requires that the asbestos and lead contamination be abated prior to demolition and other construction related work on the Navarro Inn and motel building. With implementation of the required asbestos and lead abatement, potentially significant impacts would be less-than-significant.

b) As discussed in **VIII.a** above, the Project site contains hazardous materials. With implementation of Section 02100 of the Project Construction Specifications, hazardous materials would be safely abated and removed from the site, and would reduce potentially significant impacts associated with the release of hazardous materials into the environment to a less-than-significant level.

c) See **VIII.a** and **b** above for a discussion of hazardous materials.

d) The Project site is not included on the Department of Toxic Substance Control's site cleanup list (DTSC 2010) as per Government Code Section 65962.5.

e) The proposed Project would not represent a safety hazard for air traffic or persons working in the Project area.

f) The Project site is not within the vicinity of any private airstrips that would result in safety hazards for persons working or residing in the Project area.

g) The Project would not interfere with any adopted emergency response or evacuation plans.

h) The Project site is located in NRR State Park situated in an area with extensive forest lands. The proposed Project would not introduce a new use into the Project area, rather it would stabilize and repair an existing historic building which would most likely reduce the potential for a fire to start in the building. The proposed Stabilization Project would not increase the risk of fire at NRR State Park or to the private residences sited on the bluff behind the Navarro Inn.

MITIGATION MEASURE HAZARDS AND HAZARDOUS MATERIALS

None required.

IX. HYDROLOGY AND WATER QUALITY.

ENVIRONMENTAL SETTING

The Project site is located within the Navarro River watershed, near it's confluence with the Pacific Ocean. The *Drainage and Flood/Storm Investigation* prepared by I.L. Welty & Associates (2008) provides a detailed description of existing drainage facilities, addresses the risk of past and future flooding of the Navarro Inn and the potential for tsunami runups, and includes recommendations for appropriate improvement to address drainage and flooding issues in the vicinity.

Site Drainage Conditions. Drainage in the watershed in the site vicinity has been interrupted and channeled during construction of existing State Highway 1; the former alignment of Highway 1, located 110 feet southeast and 70 feet above the Navarro Inn; and by Navarro Beach Road located about 50 feet in front of the Navarro Inn. The site itself is relatively flat, and surface runoff eventually moves across the impervious paved surfaces in front of the Navarro Inn and Mill House, entering a man-made swale, and eventually reaching a largely obstructed culvert under Navarro Beach Road, about 50 feet northeast of the Navarro Inn. This 36-inch culvert is almost completely silted in from lack of maintenance, and surface water tends to pond until it continues to flow easterly across a paved, former parking lot which used to serve the Navarro Inn. About 250 feet to the east, surface water eventually flows into a partially silted 24-inch culvert under Navarro Beach Road, and from there flows northerly through the marshlands and willow thickets that connect to the south side of the Navarro River. The existing drainage on the east side of the Navarro Inn carries very little surface runoff from the site, and begins approximately 0.25 mile to the southeast. Storm water runoff associated with this drainage is initially routed under State Highway 1 where it enters a five-foot-plus square wood cribbed 20-foot deep drop inlet. Storm water is then directed via a 36-inch diameter storm drain and terminates in a shallow ditch near the southeast corner of the Navarro Inn. This drainage has overtopped the shallow channel on the east side of Navarro Inn, and actually flooded through the building in the past. A berm installed several years ago now help prevent winter flows in the channel from entering the rear of the building, which is approximately 3 feet lower than the invert elevation of the 36-inch culvert outfall.

As noted above 36-inch diameter storm drain under Navarro Beach Road about 50 feet north of the Navarro Inn has completely silted in, forcing surface water to seasonally flood the former asphalt parking lot to the northeast. As sediment and organic debris have accumulated on the former parking lot, this area has eventually formed a seasonal wetland and willow scrub. Surface water flows through the wetland and eventually reaches the heavily silted 24-inch CMP under Navarro Beach Road, about 250 feet east of the Inn. During major flood events and seasonal ponding at the mouth of the Navarro River, Navarro Beach Road floods with water depths extending under the Navarro Inn and pavement in front of both buildings.

Flooding Potential. According to the *Drainage and Flood/Storm Investigation,* Navarro Beach Road forms the edge of the 100-year flood zone (FEMA 1983). For the purposes of the I.L. Welty & Associates study, the 100-year flood elevation was assumed to be ten to 11 feet above mean sea level as determined by N.A.V.D.88 datum, with an extreme high tide at eight feet above mean sea level. The Flood Insurance Rate Map (FIRM) does not indicate a high

storm wind area for the site vicinity, however, historical evidence indicates that some value should be placed on surge from storms as driftwood and other debris has washed up on the road and the front of the Navarro Inn. The maximum geotechnical hazard elevation determined as part of the investigation considered a combination of mean tide and the 100-year flood elevation, and should be considered on the order of 14 feet above sea level (I.L. Welty & Associates 2008).

The Project site is located within half a mile of the Pacific Ocean, and given the potential for seismic activity, there remains a possibility for a tsunami in the area. There has been no recorded tsunami event in the Project vicinity. After the 9.2 magnitude earthquake in Alaska in 1964, Point Arena recorded a 5.4-foot tsunami wave. The geotechnical hazard zones as shown in the Mendocino County General Plan Seismic Safety Element do not label the site vicinity as one of its tsunami hazard locations. However, the geotechnical Hazard Zone I that is defined by the San Andreas Fault is considered a medium to high potential on the Hazard Zone Chart. The most recent information on tsunamis for the site vicinity was published by the California Geological Survey, which concluded that tsunamis from local sources are less likely to occur because the ocean floor and overlying water is not typically thrust upward. Earthquakes south of Cape Mendocino take place mainly on strike-slip faults, and because the movement they generate is mostly lateral rather than vertically. Since the local source tsunami is unlikely, a design elevation of 6 feet for a distant source tsunami was selected for the site vicinity (I.L. Welty & Associates 2008).

Water Quality Conditions. Navarro Beach Road separates the site from the nearby Navarro River, although runoff from the existing buildings and paved surfaces encompassing the site eventually reach the river, as described above under Site Drainage Conditions. Due to the lack of any point-source contributors, surface water quality on the site is self is relatively good. Some automobile-generate products and worn tire tread materials from traffic along Navarro Beach Road and the off-site Highway 1 alignment to the south would be the major contributor to non-point source pollutants to surface waters on and adjacent to the site. Roadside ditches and the seasonal wetlands that have developed on top of the paved former parking lot to the Navarro Inn provide for filtration of surface waters before they pass under Navarro Beach Road and enter the marshlands directly adjacent to the Navarro River.

The North Coast Region of the Regional Water Quality Control Board (NCRWQCB) regulates water quality in the region and provides water quality standards and management criteria as required by the Clean Water Act (CWA). These standards and criteria are presented in the Water Quality Control Plan (i.e., *Basin Plan*) for the North Coast Region (NCRWQCB 2007). The Navarro River watershed has been placed on a list of impaired water bodies as required under Section 303(d) of the CWA. The 303(d) list describes water bodies that do not fully support all beneficial uses or are not meeting water quality objectives. Water quality objectives and beneficial uses are identified for all water bodies in the *Basin Plan*, as well as supporting technical documents (NCRWQCB 2000). According to the *Basin Plan*, the Navarro River watershed was listed due to water quality problems related to sedimentation and increased stream temperatures. At the time of listing, sedimentation and increased stream temperatures were judged to be associated, in part, with management related activities. Sediment and increased stream temperatures were determined to be impacting the cold water fisheries and associated beneficial uses of the

Navarro River watershed, including the migration, spawning, reproductive success, and early development of cold water fish species such as coho salmon and steelhead trout. Cold water, estuarine habitat, and commercial and sport fishing are also designated uses of the Navarro River watershed.

The total maximum daily loads (TMDL) addressing sediment and temperature impairments were established by the U.S. Environmental Protection Agency in December 2004. The NCRWQCB staff are in the process of developing work plans that will set watershed priorities for addressing sediment loads and describe how and when implementation actions will be taken at a watershed-specific level throughout the North Coast Region. The Navarro River will be included in this effort, but recommendations have not yet been developed for this watershed.

WOULD THE PROJECT:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
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 that would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through alteration of the course of a stream or river, in a manner which would result in substantial on- or off-site erosion or siltation?	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of the site or area, including through alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in on- or off-site flooding?	☐	☐	☒	☐
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?	☐	☐	☒	☐
f) Substantially degrade water quality?	☐	☐	☒	☐
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?	☐	☐	☐	☒
h) Place structures that would impede or redirect flood flows within a 100-year flood hazard area?	☐	☐	☒	☐

WOULD THE PROJECT:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
i) Expose people or structures to a significant risk of loss, injury, or death from flooding, including flooding resulting from the failure of a levee or dam?	☐	☐	☐	☒
j) Result in inundation by seiche, tsunami, or mudflow?	☐	☐	☒	☐

CRITERIA FOR DETERMINING SIGNIFICANCE

The analysis of determining the significance of impacts of the Proposed Action to Hydrology and Water Quality is based on criteria **IX a – j**, described in the environmental checklist above.

DISCUSSION

a) The Project would not violate any water quality standards or water discharge requirements. The Project incorporates an erosion control plan (see **Figure 2-14**) that would minimize potential soil erosion during Project construction activities. A stormwater pollution prevention plan (SWPPP) has been prepared which identifies best management practices (BMPs) for erosion control and control of pollutants associated with construction activities such as gasoline, diesel fuel, lubricating and hydraulic oils, lubricating grease, automatic transmission fluid, paints, solvents, glues and other substances used during construction.

b) The Stabilization Project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. Stabilization of the Navarro Inn would not increase the building footprint or result in any increase in impervious surface area. [Removal of the motel building and breaking up of the existing pavement in front of these buildings would result in a slight increase in pervious surface at the Project site. The Project would not require increased use of the existing spring-fed water source at the Mill Company House.

c) The Project would not result in substantial erosion or siltation on- or off-site, and no changes in existing drainage patterns are proposed. An existing man-made swale along the south edge of Navarro Beach Road will be retained and enhanced as part of the project, and will serve to improve filtration functions of any surface runoff from the site. No modifications to the existing drainage along the east side of the Navarro Inn, or the seasonal wetland to the northeast are proposed as part of the Stabilization Project. An erosion control plan and SWPPP have been prepared for the Project (see **Figure 2-14**) to minimize potential erosion and siltation during Project construction activities.

d) The proposed Stabilization Project would result in minor changes to the existing on-site drainage pattern which would improve drainage conditions on site. Much of the site would become pervious to stormwater runoff again, with removal of the motel building and breaking up of the asphalt paving in front of the Navarro Inn and motel building. However, the existing drainages to the north and east of the site would remain undisturbed, and no significant impacts are anticipated.

e) The proposed Project would reduce existing runoff volumes with removal of the impervious surfaces associated with the motel building and asphalt paving in front of the existing structures. No adverse impacts on surface drainage are anticipated.

f) The overall water quality of the local receiving waters would not be expected to be significantly reduced as a result of the Stabilization Project. To protect against substantial water quality degradation during Project constructions activities the Project incorporates an erosion control plan and SWPPP (see **Figure 2-14**) which will reduce potential erosion and siltation impacts and prevent chemical pollutants from entering receiving waters.

g) There is no housing proposed on the Project site. The Stabilization Project would raise the first floor elevation of the Navarro Inn by three feet, reducing the risk of future damage from flooding.

h) The Navarro Inn and motel building are not located within a 100-year flood zone, although the buildings are set back about 50 feet from Navarro River Road which is within a 100-year flood zone. The proposed Project would not impede or redirect flood flows. As recommended by the project Civil Engineer, the Stabilization Project would raise the first floor elevation of the Navarro Inn by three feet, reducing the potential for flooding through the rear of the building from the 36-inch culvert and drainage to the southeast. Raising the first floor elevation and importing fills around the north, west, and east side of the structure would reduce the potential for ponding around the Navarro Inn. Ponding occurs during major runoff events because of poor drainage, and as a result of seasonal flooding when the mouth of the river becomes blocked by sand deposits. Depending on the elevation of the seasonal flooding, surface water may temporarily pond under the Navarro Inn, but the project architect and geotechnical engineer have both determined that this would not be a significant concern. The water already ponds under the building when seasonal flooding reaches the upper end of its limits, and once the sand dam is breached the water would quickly percolate into the porous river sand deposits under the building, just as it currently does.

i) There are no major levees or dams close to the Project area that would expose people to significant risks involving flooding due to failure of a levee or dam (County of Mendocino 2009). The Stabilization Project would raise the first floor elevation of the Navarro Inn by three feet, reducing the risk of future damage from flooding.

j) The I.L. Welty & Associates study assumed a design elevation of 6 feet for a distant source tsunami (I.L. Welty & Associates 2008). As recommended in the study, raising the Inn three feet should address the remote potential for a tsunami and associated runup on the site. The finished, first floor elevation of the Navarro Inn would be 16.5 feet, well above the projected 100-year flood elevation (assumed to be around 10 or 11 feet above mean sea level). There are no landslides reported from the surrounding area, and no threat of mudflow. Construction of the replacement, concrete retaining wall at the back of the building would prevent the occasionally sloughing that occurs on the existing cut slope because of the deteriorated condition of the existing retaining wall.

MITIGATION MEASURE HYDROLOGY AND WATER QUALITY
None required.

X. LAND USE AND PLANNING.

ENVIRONMENTAL SETTING

The Project site is located within the 726-acre NRR State Park at the mouth of the Navarro River. The Project site consists of the unoccupied Navarro-by-the-Sea complex, which contains the historic Navarro Inn, a non-historic 1960's era motel building located immediately west of the Navarro Inn and two remaining bungalows from the 1930's located east of the Navarro Inn (see **Figure 2-2**).

Surrounding land uses in this coastal region include natural forest lands, coastal terrace, limited agriculture and scatter low-density rural residential properties. Larger properties in the area around NRR State Park and upstream from the Project area are owned by Save the Redwoods League and the Mendocino Redwood Company. Land use activities in the immediate Project vicinity include a private residence located about 300 feet southwest above the Navarro Inn, the Navarro Beach campground (within NRR State Park) located about one quarter mile west of the site, and the NSCR and State Park offices housed located in the Mill Manager's House about 400 feet east of the Navarro Inn. Visitors to Navarro Beach must pass by the Project site as they travel west on Navarro Beach Road.

The current General Plan designation for the parcel is listed as RR-5-DL and the zoning district classification is RR-5, Flood Plain (FP), 1C Development Limitation (DL). As discussed in **Section IX Hydrology and Water Quality**, the FEMA 100-year flood zone is mapped along the river to Navarro Beach Road, approximately 50 feet north of the Navarro Inn.

WOULD THE PROJECT:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with the applicable land use plan, policy, or regulation of any agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

CRITERIA FOR DETERMINING SIGNIFICANCE

The analysis of determining the significance of impacts of the Proposed Action to Land Use and Planning is based on criteria **X a – c**, described in the environmental checklist above.

DISCUSSION

a) The proposed Stabilization Project would not physically divide any established community. Stabilization of the Navarro Inn would protect the structure from further deterioration and the potential for collapse which would preserve the historic value of the Navarro-by-the-Sea

complex. This effort, combined with the demolition of the dilapidated motel building, would enhance the architectural and historic integrity of the Navarro Inn.

b) The proposed Project would not conflict with the Public and Semi-Public General Plan land use designation for the site. This designation is intended to allow the use of properties which are properly used for or proposed for public purposes. The proposed Project would prevent further deterioration of the Navarro Inn and secure it for future rehabilitation when funds are available. When rehabilitated, the Navarro Inn would provide interpretive opportunities to promote education and interpretation activities of the Mendocino coastal area.

   Implementation of the proposed Stabilization Project would not conflict with applicable policies of the Coastal Element of the Mendocino General Plan (County of Mendocino 1995).

   Coastal Element Policy 3.7-1 underscores the land use plan designation of recreation and visitor serving facilities to provide sufficient properties for existing and future needs on the coast. The proposed Project would stabilize the historic Navarro Inn and secure it for future renovation when funding is available. A rehabilitated Navarro Inn would offer expanded educational and interpretive opportunities for park visitors, and the proposed Project would be consistent with this policy.

   Coastal Element Policy 3.7-5 encourages an affordable and diverse range of visitor and recreational facilities for persons and families with a preference for public recreational opportunities. NRR State Park does not charge an entrance fee. At such time the Navarro Inn is rehabilitated and reopen to the public, this facility would offer educational and interpretive activities on the Mendocino Coast at no charge to the public. The proposed Project would be consistent with this policy.

   Coastal Element Policy 3.7-7 calls for State Parks to prepare a comprehensive land use plan and management program for their lands on the Mendocino Coast within two years of the certification of the Local Coastal Plan. State Parks has prepared the Interim Operational Guidelines for the future reuse of the Navarro-by-the-Sea complex. The proposed Stabilization Project is addressed in this document. The proposed Project would be consistent with the Interim Operational Guidelines and would not conflict with the intent of Coastal Element Policy 3.7-7.

c) The Stabilization Project would not conflict with any applicable habitat conservation or natural community conservation plans. No such plans have been adopted encompassing the site vicinity. **Section 3.IV, Biological Resources**, includes a discussion of the relationship of the Project to Coastal Element policies related to Biological and Wetland Resources.

MITIGATION MEASURE LAND USE
None required.

XI. MINERAL RESOURCES.

ENVIRONMENTAL SETTING

The Project site is part of the NRR State Park and is designated Public and Semi-Public Facilities by the Mendocino County General Plan. The Mendocino County General Plan does not identify the Project site as a mineral resource area of value to the State (County of Mendocino 2009).

WOULD THE PROJECT:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
a) Result in the loss of availability of a known mineral resource that is or would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒

CRITERIA FOR DETERMINING SIGNIFICANCE

The analysis of determining the significance of impacts of the Proposed Action to Mineral Resources is based on criteria **X a – b**, described in the environmental checklist above.

DISCUSSION

a) The Project site is not identified as a known mineral resource of value to the region or residents of the state. There are no mineral resource recovery operations at the Project site or within the Project area.

b) The Mendocino County General Plan does not identify the Project site as a mineral resource that would be of value to the region and residents of the State. The proposed Stabilization Project would not result in the loss of availability of locally important mineral resource resources in Mendocino County.

MITIGATION MEASURES MINERAL RESOURCES

None required.

XII. NOISE.

ENVIRONMENTAL SETTING

Sound is any detectable fluctuation in air pressure and generally is measured on a logarithmic scale in decibels (dB). When unwanted sound (i.e., noise) is measured, an electronic filter is used to de-emphasize extreme high and low frequencies to which human hearing has decreased sensitivity. Resulting noise measurements are expressed in weighting frequencies called

A-weighted decibels (dBA). While zero dBA is the low threshold of human hearing, a sustained noise equal or greater than 90 dBA is painful and can cause hearing loss (**Table XI-1**, Bearden 2000).

TABLE XI-1: Sound Levels Generated by Various Sources of Noise

SOUND LEVEL	dbA
Quiet library, soft whispers	30
Living room, refrigerator	40
Light traffic, normal conversation, quiet office	50
Air conditioner at 20 feet, sewing machine	60
Vacuum cleaner, hair dryer, noisy restaurant	70
Average city traffic, garbage disposals, alarm clock at 2 feet	80
Constant exposure to the following sound levels can lead to hearing loss	
Subway, motorcycle, truck traffic, lawn mower	90
Garbage truck, chain saw, pneumatic drill	100
Rock band concert in front of speakers, thunderclap	120
Gunshot blast, jet plane	140
Rocket launching pad	180

(Bearden 2000)

Noise is further described according to how it varies over time and whether the source of noise is moving or stationary. Background noise in a particular location gradually varies over the course of a 24-hour period with the addition and elimination of individual sounds. Several terms are used to describe noise and its effects. The equivalent sound level (L_{eq}) describes the average noise exposure level for a specific location during a specific time period, typically over the course of one hour. The instantaneous maximum noise level (L_{max}) is the highest sound level measured during a specific time period. Federal, state, and local governments have defined noise and established standards to protect people from adverse health effects such as hearing loss and disruption of certain activities. Noise is defined in the California Noise Control Act, Health and Safety Code, California Code of Regulations (CCR) § 46,022 as excessive or undesirable sound made by people, motorized vehicles, boats, aircraft, industrial equipment, construction, and other objects.

Mendocino County has established exterior noise limit standards (noise levels not to be exceeded more than 30 minutes in any hour) for various receiving land use categories. County noise limits apply to discretionary and ministerial projects. The exterior noise limits for the Navarro Inn project site are 50 dBA between 7:00 a.m. and 7:00 p.m, and 45 dBA between 10:00 p.m. and 7:00 a.m. (http://www.co.mendocino.ca.us/planning/pdf/APPENDIX_B.pdf accessed March 1, 2010).

The ambient noise environment at the Project site can be characterized as relatively quiet with the intermittent sound of vehicles traveling on Navarro Beach Road and Highway 1. The Mendocino General Plan identifies Highway 1 as one of the highways in Mendocino County that generates significant Noise (County of Mendocino 2009). Generally speaking, residential land uses, churches, schools and certain kinds of outdoor recreation are considered noise-

sensitive. The nearest noise-sensitive land uses to the Project site include a private residence located approximately 300 feet south west of the Project site and Navarro Beach and Campground, located approximately 300 yards west of the site.

WOULD THE PROJECT:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
a) Generate or expose people to noise levels in excess of standards established in a local general plan or noise ordinance, or in other applicable local, state, or federal standards?	☐	☐	☒	☐
b) Generate or expose people to excessive groundborne vibrations or groundborne noise levels?	☐	☐	☒	☐
c) Create a substantial permanent increase in ambient noise levels in the vicinity of the project (above levels without the project)?	☐	☐	☐	☒
d) Create a substantial temporary or periodic increase in ambient noise levels in the vicinity of the project, in excess of noise levels existing without the project?	☐	☐	☒	☐
e) Be 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? If so, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) Be in the vicinity of a private airstrip? If so, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

CRITERIA FOR DETERMINING SIGNIFICANCE

The analysis of determining the significance of impacts of the Proposed Action to Noise is based on criteria **XII a – f**, described in the environmental checklist above.

DISCUSSION

a) During the short-term construction period, the proposed Stabilization Project would generate noise associated with construction activities. Construction noise would be of limited duration (three to four months) and be restricted to the hours of 7 a.m. to 6 p.m. Monday through Friday. The temporary Project construction activities are not anticipated to adversely affect the private residence, located 300 feet southwest of the Project Site and Navarro Beach located approximately 300 yards to the west. Upon completion of the Stabilization Project, the Navarro Inn would not be occupied and would not generate any operational noise.

b) Project construction activities would not require the use of equipment, such as pile-drivers and rollers that would generate excessive groundborne vibration or ground borne noise

levels. The primary type of construction equipment used would be flatbed and dump trucks, a front-end loader and possibly a bulldozer. Use of construction equipment would not be continuous during construction hours.

c) The Project would not be occupied and consequently would not cause an increase in ambient noise at the Project site.

d) Project construction activities could result in temporary increases in noise at the Project site. However increases in the noise level at the Project site would not be substantial and would not adversely affect the private residence and Navarro Beach because of their distance from the Project site.

e) The Project site is located approximately six nautical miles from Little River Airport, the nearest public airport. The Project site is not exposed to significant noise from aircraft.

f) The Project site is not within the vicinity of a private airstrip.

MITIGATION MEASURE NOISE
None required.

XIII. POPULATION AND HOUSING.

ENVIRONMENTAL SETTING

There are very few residences located in the Project area. The nearest residence is located approximately 300 feet southwest of the Stabilization Project site, and other nearby residences are located more than one-quarter mile from the site. The Project site itself does not contain any housing.

WOULD THE PROJECT:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	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)?	☐	☐	☐	☒
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

CRITERIA FOR DETERMINING SIGNIFICANCE

The analysis of determining the significance of impacts of the Proposed Action to Population and Housing is based on criteria **XIII a – c**, described in the environmental checklist above.

DISCUSSION

a) The proposed Stabilization Project would not induce any population growth, either directly or through extension of infrastructure. Currently, the Mill Manager's House is used as offices for State Parks and NSCR. The proposed Stabilization Project would not result in an increase in the number of employees working at NRR State Park.

b) The Project site does not contain housing. The site is part of the NRR State Park and no housing would be affected by the Stabilization Project.

c) The proposed Stabilization Project would not displace any people.

XIV. PUBLIC SERVICES.

ENVIRONMENTAL SETTING

Public services include fire and police protection, schools, parks, and other public facilities. The proposed Stabilization Project benefits from existing public services such as fire and police protection since it is located within Navarro River Redwoods State Park. Other State Parks located within the Project area include Van Damme State Park located approximately eight miles to the north and Greenwood State Beach located approximately 6.5 miles to the south (2M Associates 2010).

Fire Protection

The California Department of Fire and Forestry Protection (CalFire) has primary jurisdiction for fire suppression in State Responsibility Areas (SRA), including units of the State Park System. The nearest CalFire station to the proposed project site is northeast, outside of the town of Mendocino at the Woodland Fire Station of Jackson Demonstration State Forest, approximately 15 miles from the park unit. Another CalFire Station is located approximately 30 miles east of the proposed project site near the town of Booneville. The local Albion-Little River Volunteer Fire Department maintains a fire station approximately 4 miles north of the project site.

Police Protection

DPR rangers assigned to Navarro River Redwoods State Park are Peace Officer Standards and Training (POST) certified law enforcement officers. The rangers operating out of the Mendocino District Headquarters patrol the Navarro River Redwoods State Park unit on a regular basis. The Mendocino County Sheriff would assist DPR with any issues within park unit boundaries and CHP would provide assistance along public roadways in the vicinity of the park unit.

Schools

Navarro River Redwoods State Park is located approximately 3 miles from the nearest school near the town of Albion. The nearest high school to the project site is located in the town of Mendocino, approximately 5 miles to the north (Google Maps 2008).

Parks and Other Public Facilities

The Navarro Inn proposed stabilization project is within Navarro River Redwoods State Park. Other facilities within the park include a beach campground, a few hundred yards to the west of the project site, and wayside camp facilities at Paul M. Dimmick Campground located approximately 8 miles to the east.

WOULD THE PROJECT:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
a) Result in significant environmental impacts from construction associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:	☐	☐	☐	☒
Fire protection?	☐	☐	☐	☒
Police protection?	☐	☐	☐	☒
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

CRITERIA FOR DETERMINING SIGNIFICANCE

The analysis of determining the significance of impacts of the Proposed Action to Public Services is based on criteria **XVI a**, described in the environmental checklist above.

DISCUSSION

a) The proposed Stabilization Project would not result in an increase in demand for police and fire protection services at the Project site. With the completion of the Stabilization Project, the Navarro Inn would be secured to prevent trespass and vandalism. The proposed Project would not affect schools within the Project area. The proposed Stabilization Project would improve the visual appearance at the Project site which would enhance the experience of visitors to NRR State Park as they pass by the Project site on their way to Navarro Beach. The Project Stabilization would not affect other State Parks in the Project vicinity. And the proposed Stabilization Project would not affect other public facilities within the coastal area of Mendocino County.

XV. RECREATION.

ENVIRONMENTAL SETTING

The Project site is located within NRR State Park. Based on counts taken by State Parks staff, NRR State Park attendance was estimated at 142,000 visitors during the 2006-2007 year and includes both Navarro Beach and the Paul M. Dimmick Campground and day use area. Paul M. Dimmick Campground is located on Highway 128 about eight miles east of the junction with Highway 1. It has 23 camp sites and toilet facilities. Camping is available on a first-come first-serve basis. The Navarro Beach Campground is located within the Project vicinity. There are ten primitive campsites with no potable water available. One portable toilet is located at the north end of the parking area serving the campground and a permanent vault toilet is located at the south end of the parking area (2M Associates 2010).

WOULD THE PROJECT:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
a) Increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☐	☒

CRITERIA FOR DETERMINING SIGNIFICANCE

The analysis of determining the significance of impacts of the Proposed Action to Recreation is based on criteria **XV a – b**, described in the environmental checklist above.

DISCUSSION

a) The Project Stabilization Project is located about one-quarter mile east of the Navarro Beach Campground and eight miles west of Paul M. Dimmick Campground. The proposed Project would not adversely affect either of these campgrounds or any other park and recreation facilities located along the coast. The Stabilization Project would stabilize and secure the Navarro Inn and remove the unsightly and dilapidated motel building which would prevent the further physical deterioration of the Navarro Inn.

b) The Project would stabilize and secure the historic Navarro Inn until such time funds are available to rehabilitate the Inn. With rehabilitation of the Navarro Inn, it would be available for education and interpretive purposes which would enhance the visitor experience at NRR State Park.

XVI. TRANSPORTATION/TRAFFIC.

ENVIRONMENTAL SETTING

Access to NRR State Park is from Navarro Beach Road via Highway 1. Visitors coming to the Park from inland areas of Mendocino County would travel on Highway 128 to the juncture with Highway 1 and continue on Highway 1 to Navarro Beach Road. Traffic on both of these highways is smooth flowing with minimal delays. When delays occur, they are generally due to auto accidents on the highways or road closures due to flooding and slides. NRR State Park is not served by public transit.

WOULD THE PROJECT:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
a) Cause a substantial increase in traffic, in relation to existing traffic and the capacity of the street system (i.e., a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐
b) Exceed, individually or cumulatively, the level of service standards established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
c) Cause a change in air traffic patterns, including either an increase in traffic levels or a change in location, that results in substantial safety risks?	☐	☐	☐	☒
d) Contain a design feature (e.g., sharp curves or a dangerous intersection) or incompatible uses (e.g., farm equipment) that would substantially increase hazards?	☐	☐	☒	☐
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Result in inadequate parking capacity?	☐	☐	☒	☐
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒

CRITERIA FOR DETERMINING SIGNIFICANCE

The analysis of determining the significance of impacts of the Proposed Action to Transportation/Traffic is based on criteria **XVI a – g**, described in the environmental checklist above.

DISCUSSION

a) During Project construction, it is estimated that a maximum of five construction workers would be working at the Project site. Construction truck trips to the Project site are estimated at eight to ten trips per day during peak construction activities such as the delivery of construction materials to Project site. During typical construction activities,

construction truck trips are estimated at two to three per day. A total of 15 vehicle trips per day, which represents the worst case condition for construction traffic, at the Project site represents an insignificant increase in traffic generated by the proposed Project.

b) The temporary incremental increase in vehicle trips at the Project site represents an insignificant increase and would not exceed individually or cumulatively the level of service standards established by the Mendocino County Department of Transportation.

c) The proposed Stabilization Project would not cause a change in air traffic patterns at the Little River Airport.

d) The Stabilization Project would not affect access to Navarro River Road or line of site problems during Project construction activities.

e) Project construction activities would not block access along Navarro River Road. Truck deliveries would be staged to prevent queuing on Navarro River Road.

f) During project construction activities, construction workers would be required to park at secure locations within the fenced site, or at the nearby beach parking lot which would have adequate capacity to park all construction worker vehicles.

g) The Project would not conflict with the Mendocino General Plan or other plans and programs supporting alternative transportation.

XVII. UTILITIES AND SERVICE SYSTEMS.

ENVIRONMENTAL SETTING

Electrical service in the Project area is provided by Pacific Gas & Electric Company. A connection line extends from a pole located on the old highway grade above the Navarro Inn to the motel structure. The service line extends from the old highway grade, across the Navarro Beach Road into the wetland areas, then back to the north of the Mill Manager's garage building. From there, underground service is provided back across Navarro Beach Road to the Mill Manager's House. Electrical service is functioning in the Mill Managers House, but not currently in the Navarro Inn. Wiring, switches, and some fixtures remain in place in the Navarro Inn, but they would have to be upgraded before put back into service, and a new panel box installed to service the building.

There is currently no potable water supply to the Navarro Inn, campground or beach day use area. The Mill Manager's House has a water supple from a spring-fed source under Highway 1. A 500-gallon plastic storage tank is located on an elevated platform east of the Mill Manager's House.

The Mill Manager's House is currently heated with propane; and a propane tanks is located to the east of the house. The Navarro Inn has no propane heating facilities. Historically, the Navarro Inn was heated by a large fireplaces and central heating (2M Associates 2010).

WOULD THE PROJECT:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
a) Exceed wastewater treatment restrictions or standards of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities?	☐	☐	☐	☒
Would the construction of these facilities cause significant environmental effects?	☐	☐	☐	☒
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities?	☐	☐	☐	☒
Would the construction of these facilities cause significant environmental effects?	☐	☐	☐	☒
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?	☐	☐	☐	☒
e) Result in a determination, by the wastewater treatment provider that serves or may serve the project, that it has adequate capacity to service the project's anticipated demand, in addition to the provider's existing commitments?	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations as they relate to solid waste?	☐	☐	☐	☒

CRITERIA FOR DETERMINING SIGNIFICANCE

The analysis of determining the significance of impacts of the Proposed Action to Utilities and Service Systems is based on criteria **XVII a – g**, described in the environmental checklist above.

DISCUSSION

a) The proposed Stabilization Project would not generate any wastewater and therefore, would not affect any applicable Regional Water Quality Control Board standards.

b) The Project would not affect any water or wastewater treatment facilities and would not require the construction of any new facilities.

c) The Stabilization Project would not modify any existing storm drain facilities serving the Project site vicinity, and no improvements are considered necessary. Refer to the discussion of existing drainage facilities in **Section 3.IX, Hydrology and Water** Quality.

d) The Stabilization Project would not result in an increase in water consumption at NRR State Park, as no potable water facilities are proposed.

e) The Stabilization Project would not generate any wastewater and therefore would not adversely affect wastewater treatment facilities.

f) The proposed Project would strive to recycle at least 50 percent of its waste construction materials. Contaminated material from the asbestos and lead abatement would be disposed of in an appropriate waste facility, as called for in Project Construction Specification 02100. Remaining waste generated during Project construction would be hauled to the Albion transfer station for disposal. Mendocino County has no remaining operating landfills. Solid waste generated in Mendocino County is transported to the Potrero Hills Landfill located in Solano County (County of Mendocino 2009).

g) The Stabilization Project would comply with all federal, state and locate requirements related to solid waste.

CHAPTER 4
MANDATORY FINDINGS OF SIGNIFICANCE

WOULD THE PROJECT:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	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?	☐	☒	☐	☐
b) Have the potential to eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
c) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects, and probably future projects?)	☐	☐	☒	☐
d) Have environmental effects that will cause substantial adverse effects on humans, either directly or indirectly?	☐	☐	☒	☐

DISCUSSION

a) Project construction activities could result in the abandonment of active nests located in the Project vicinity. With incorporation of the Project mitigation measures into this document, potential impacts to biological resources would be reduced to a less-than-significant level.

b) Project construction activities could result in the disturbance of prehistoric or historic-period materials and possible burial sites. Full implementation of the project mitigation measures incorporated into this document would reduce impacts to prehistoric and historic-period materials and human remains to a less-than-significant level.

c) The Project would not result in significant cumulative impacts. Potentially significant air quality impacts would be generated by temporary construction activities and would not result in a cumulatively considerable net increase in PM_{10}.

d) The Project would not cause environmental effects resulting in substantial adverse effects on human beings either directly or indirectly. Project construction activities have the potential to generate minimal amounts of fugitive dust. No sensitive receptors are located within the immediate Project vicinity and the potential for human exposure to substantial air pollutants is minimal. With implementation of the project mitigation measures incorporated into this document, air quality impacts would be reduced to a less-than-significant level.

CHAPTER 5
SUMMARY OF MITIGATION MEASURES

The following mitigation measures would be implemented by DPR as part of the Stabilization Project.

AESTHETICS
None required.

AGRICULTURAL RESOURCES
None required.

AIR QUALITY
MITIGATION MEASURES AIR-1

The following provisions of Rule 1-430 of the Mendocino County Air Quality Management District shall be implemented:

- Covering open bodied trucks when used for transporting materials likely to give rise to airborne dust.
- Installation and use of hoods, fans, and fabric filters to enclose and vent the handling of dusty materials.
- The use of water or chemicals for the control of dust during the demolition of existing buildings or structures.
- Earth or other material that has been transported by trucking or earthmoving equipment, erosion by water, or other means onto paved streets shall be promptly removed.
- Water, straw and mulch shall be applied on materials stockpiles, and other surfaces that can give rise to airborne dusts.
- All earthmoving activities shall cease when sustained winds exceed 15 miles per hour.
- The operator shall take reasonable precautions to prevent entry of unauthorized vehicles onto the site during non-working hours.
- The operator shall keep a daily log of activities to control fugitive dust.

BIOLOGICAL RESOURCES
MITIGATION MEASURES BIO-1

Any active bird nests in the vicinity of proposed construction shall be avoided until young birds are able to leave the nest (i.e., fledged) and forage on their own. Avoidance may be accomplished either by initiating construction during the non-nesting period (September through January), or if this is not feasible, then a qualified biologist shall conduct a pre-construction survey for active nests. A pre-construction survey report verifying that no active nests are present shall be submitted to the Mendocino District of California State Parks for review and approval prior to initiation of construction during the nesting season, or that nesting has been completed as detailed below. Provisions of the pre-construction survey and nest avoidance measures, if necessary, shall include the following:

- If demolition and new construction is scheduled during the active nesting period (February through August), a qualified wildlife biologist shall be retained to conduct a pre-construction nesting survey no more than 15 days prior to initiation of construction to provide confirmation on presence or absence of active nests in the vicinity.
- If active nests are encountered, species-specific measures shall be prepared by a qualified biologist through informal consultation with the CDFG and implemented to prevent nest abandonment. At a minimum, new construction in the vicinity of the nest shall be deferred until the young birds have fledged. A nest-setback zone of at least 100 feet shall be established for raptors, egrets and herons, and 50 feet for loggerhead shrike and passerine birds within which all construction-related disturbances shall be prohibited. The perimeter of the nest-setback zone shall be fenced or adequately demarcated, and construction personnel restricted from the area.
- A survey report of findings verifying that any young have fledged shall be submitted for review and approval by Environmental Scientists at the Mendocino District of California State Parks prior to initiation of new construction in the nest-setback zone. Following approval by the Mendocino District of California State Parks, new construction in the nest-setback zone may proceed as proposed.

CULTURAL RESOURCES

MITIGATION MEASURES CULT-1

- If concentrations of prehistoric [obsidian and chert flaked-stone tools (e.g., projectile points, knives, scrapers) or tool-making debris; culturally darkened soil ("midden") containing heat-affected rock, artifacts or shellfish remains; and stone milling equipment (e.g., mortars, pestles, handstones)] or historic-period materials (stone or concrete footings and walls; filled wells or privies; and deposits of metal, glass and/or ceramic refuse) are encountered during ground-disturbing work in the site vicinity, all work in the immediate vicinity shall halt until a qualified archaeologist can evaluate the finds and make recommendations for further action, if warranted.

MITIGATION MEASURES CULT-2

- In the event that human remains are discovered, work will cease immediately in the area of the find and the project manager will notify the DPR Project Manager. Any human remains and/or funerary objects will be left in place. The DPR Sector Superintendent (or authorized representative) will notify the County Coroner, in accordance with §7050.5 of the California Health and Safety Code, and the Native American Heritage Commission (NAHC) will be notified within 24 hours of the discovery if the Coroner determines that the remains are Native American. The NAHC will designate the "Most Likely Descendent" (MLD) of the deceased Native American. The MLD will recommend an appropriate disposition of the remains. If a Native American monitor is on-site at the time of the discovery and that person has been designated the MLD by the NAHC, the monitor will make the recommendation of the appropriate disposition.

GEOLOGY AND SOILS
None required.

HAZARDS AND HAZARDOUS MATERIALS
None required.

HYDROLOGY AND WATER QUALITY
None required.

LAND USE AND PLANNING
None required.

MINERAL RESOURCES
None required.

NOISE
None required.

POPULATION AND HOUSING
None required.

PUBLIC SERVICES
None required.

RECREATION
None required.

TRANSPORTATION/TRAFFIC
None required.

UTILITIES AND SERVICE SYSTEMS
None required.

CHAPTER 6
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CHAPTER 7
Report Preparation

CALIFORNIA DEPARTMENT OF PARKS AND RECREATION
Mendocino District
9500 North Highway
Mendocino, CA 95460

Renee Pasquinelli, Senior Environmental Scientist
Marilyn Murphy, Mendocino District Superintendent

PLACEMAKERS
1500 Park Avenue – Loft #310
Emeryville, CA 94608

Patricia Jeffery, AICP – preparation of Initial Study/Mitigated Negative Declaration

ENVIRONMENTAL COLLABORATIVE
1268 64th Street
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James Martin – preparation of biological resources analysis

2M ASSOCIATES
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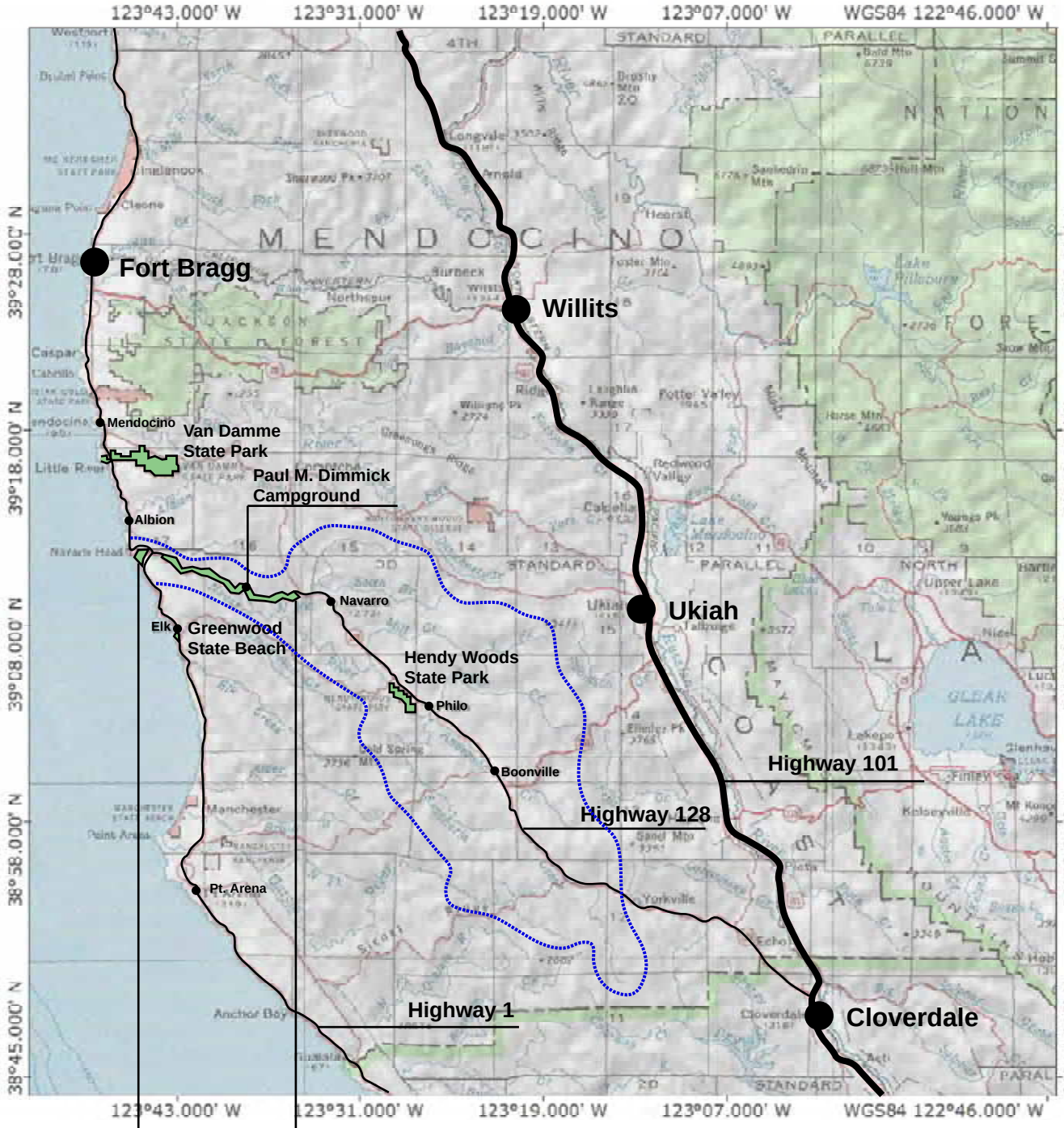
Landscape Station
Berkeley, CA 94707

Patrick Miller – preparation of report figures for Initial Study/Mitigated Negative Declaration

APPENDIX A

MAPS AND PROJECT DESIGN GRAPHICS



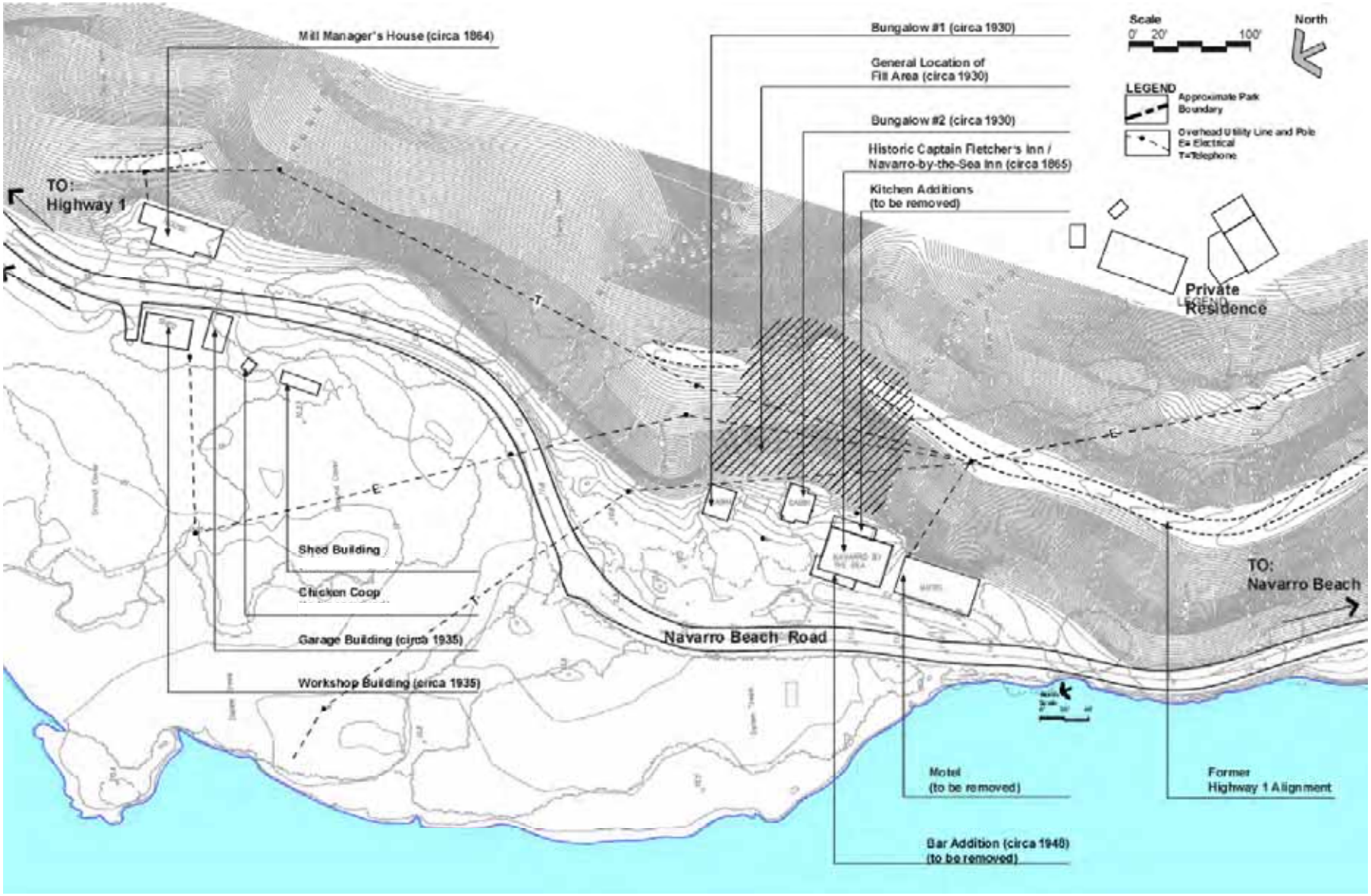
source: 2M Associates

Navarro Inn Stabilization Project
at Navarro River Redwoods State Park
Initial Study/Mitigated Negative Declaration

Navarro-by-the-Sea Center for Riparian and Estuarine Research

Regional Location

FIGURE
2-1
1/14/10



Source: 2M Associates

Navarro Inn Stabilization Project
at Navarro River Redwoods State Park
Initial Study/Mitigated Negative Declaration

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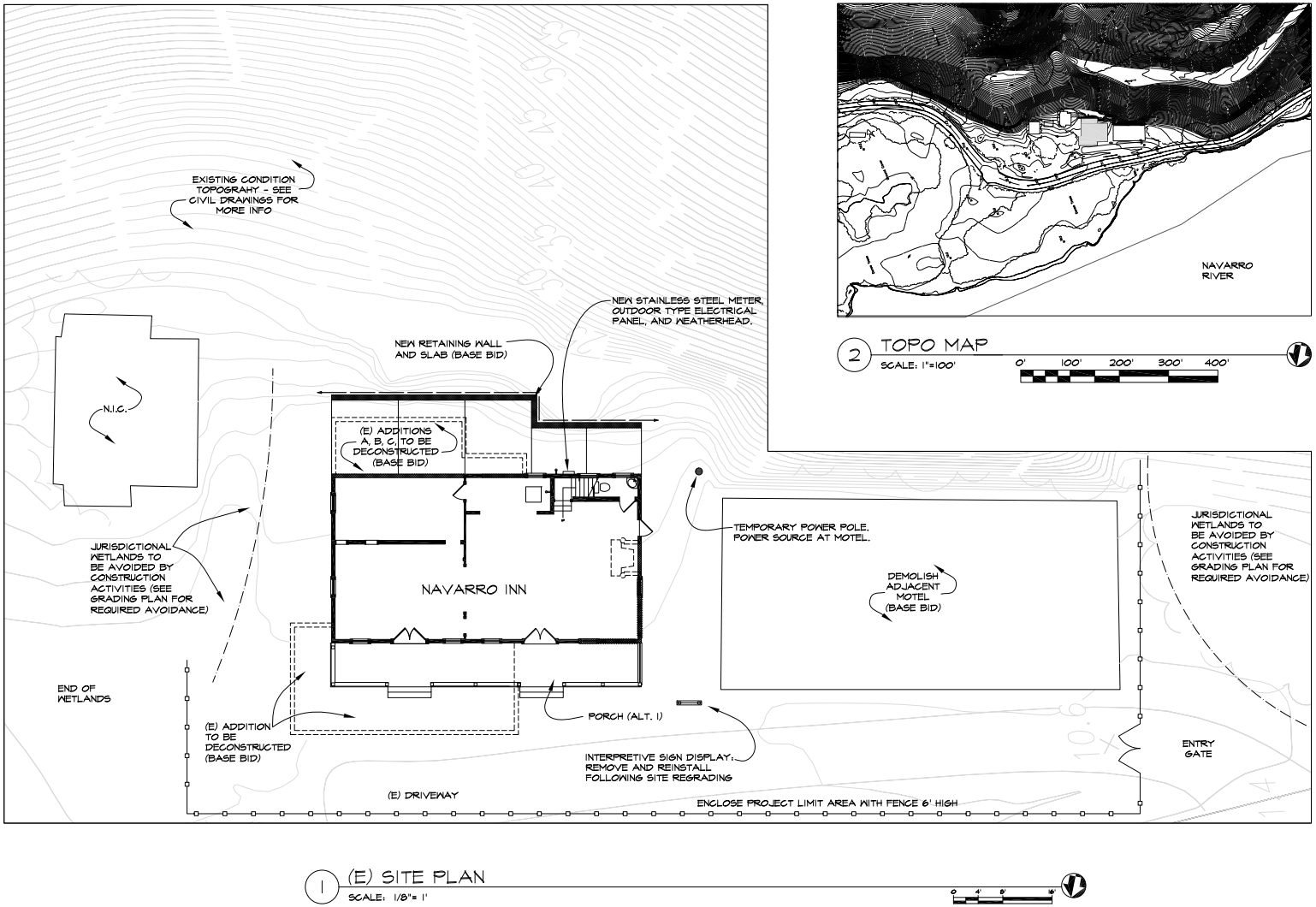
Existing Facilities

FIGURE
2-2
1/14/10



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REVISIONS:

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DRAWING TITLE:
SITE PLAN

DATE:	8-10-09
DRAWN:	C.M.
CHECKED:	C.D.
PROJECT NO.:	26183
SCALE:	AS NOTED

DRAWING NO.: A0.1

☐ FULL SIZE, 22x34 ☐ HALF SIZE, 11x17

SHEET OF

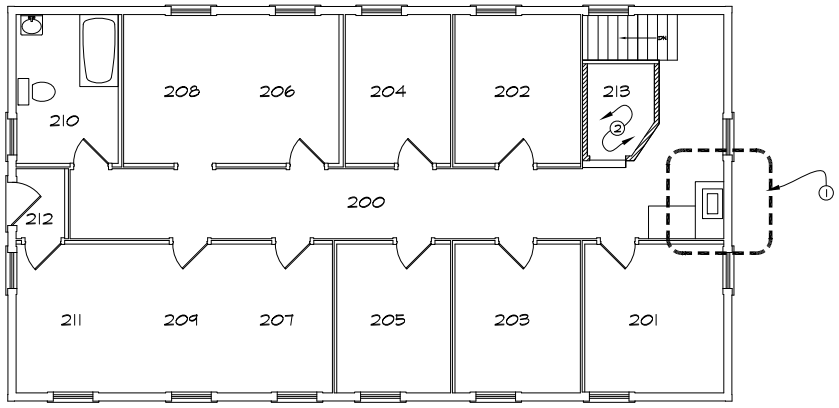
Source: Carey & Co., Inc. Architecture

Navarro Inn Stabilization Project
at Navarro River Redwoods State Park
Initial Study/Mitigated Negative Declaration

Navarro-by-the-Sea Center for Riparian and Estuarine Research

Project Site Plan

FIGURE
2-3
1/14/10



SECOND FLOOR

1 DECONSTRUCTION PLAN - SECOND FLOOR
SCALE: 1/4"=1'-0"

0 2' 4' 8'

GENERAL NOTES

1. REMOVE AND DISPOSE OF STOVE IN ROOM 104. RETAIN AND PROTECT HISTORIC ELEMENTS INCLUDING BUT NOT LIMITED TO THE BAR, COOLER, AND FIXTURES IN DOWNSTAIRS BATH.
2. REMOVE AND SALVAGE FOR REINSTALLATION, EXTERIOR SIDING AT LOCATIONS TO RECEIVE SEISMIC REINFORCING ON WALL SURFACES AND/OR FOR INSPECTION OR REPLACEMENT OF VERTICAL REDWOOD SUB-SHEATHING, OR WHERE REMOVED FOR GENERAL CONSTRUCTION ACCESS.

KEY NOTES

① DECONSTRUCT CHIMNEY STACK, FIREBOX, MANTLE, AND FIREPLACE SURROUND ELEMENTS. SALVAGE BRICKS AND STORE IN WORKSHOP BUILDING ACROSS FROM MILL HOUSE FOR RE-INSTALLATION IN A FUTURE PHASE. STACK BRICKS ON PALLETS AT A SUFFICIENT HEIGHT TO PROTECT AGAINST FLOOD EVENTS. RETAIN ALL ELEMENTS OF CHIMNEY ASSEMBLY FOR RECONSTRUCTION. DOCUMENT ANY EVIDENCE OF EARLIER FIREPLACE/CHIMNEY CONSTRUCTION.

② REMOVE AND DISPOSE OF FIXTURES IN ROOM 213 AND DEMOLISH WALLS FACING HALLWAY TO EXPOSE ORIGINAL WALL TO ROOM 202 AND DEMOLISH RAISED FLOOR TO EXPOSE ORIGINAL FLOORING.

LEGEND

TO BE DEMOLISHED

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DATE:	8-10-09
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CHECKED:	C.D.
PROJECT NO.:	26183
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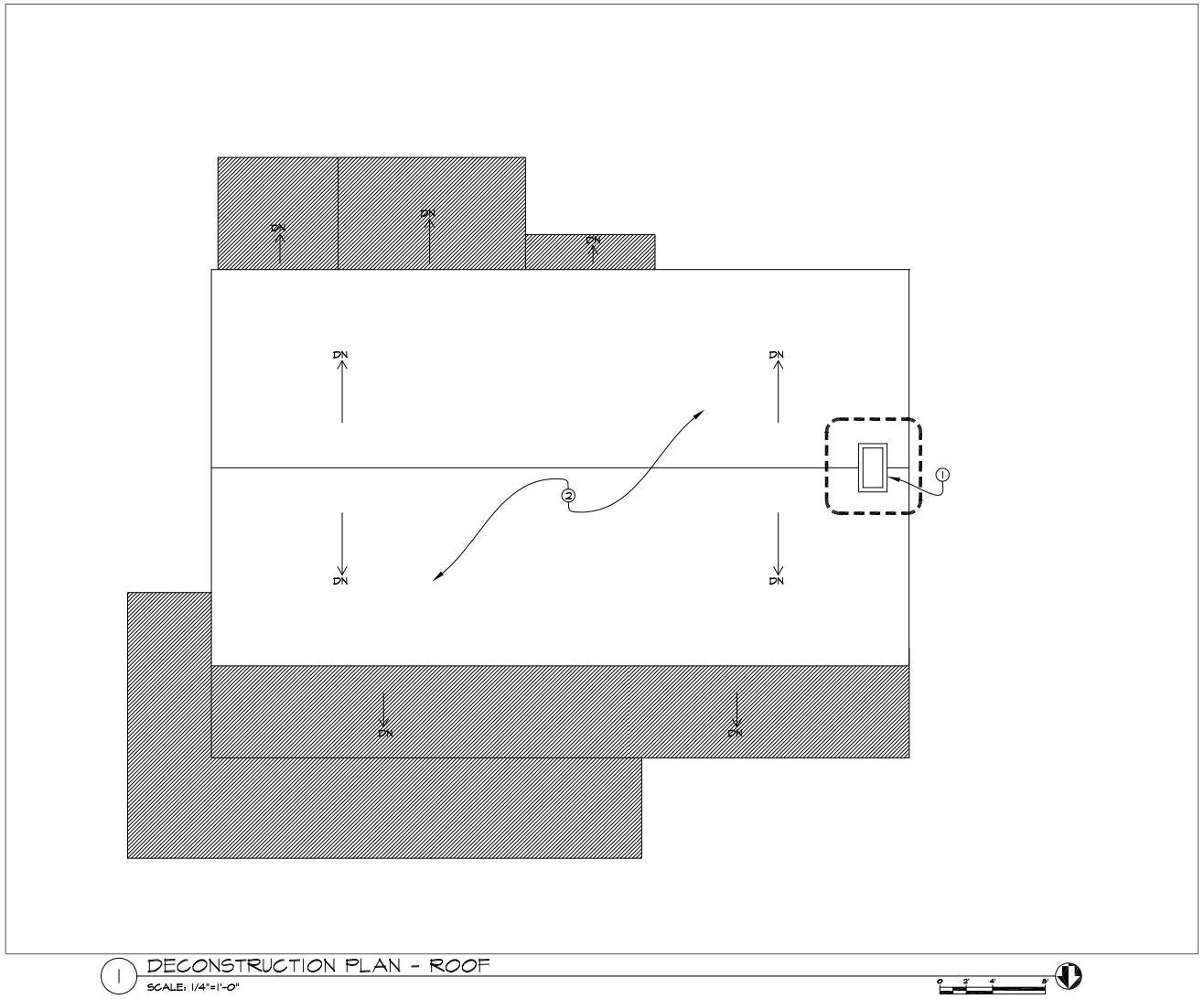

GENERAL NOTES

1. N/A

KEY NOTES

1. DECONSTRUCT CHIMNEY STACK, FIREBOX, MANTLE, AND FIREPLACE SURROUND ELEMENTS. SALVAGE BRICKS AND STORE IN WORKSHOP BUILDING ACROSS FROM MILL HOUSE FOR RE-INSTALLATION IN A FUTURE PHASE. STACK BRICKS ON PALLETS AT A SUFFICIENT HEIGHT TO PROTECT AGAINST FLOOD EVENTS. RETAIN ALL ELEMENTS OF CHIMNEY ASSEMBLY FOR RECONSTRUCTION. DOCUMENT ANY EVIDENCE OF EARLIER FIREPLACE/CHIMNEY CONSTRUCTION.

2. ALTERNATE TWO: DEMOLISH TEMPORARY METAL ROOF AND OLD ROOFING TO THE SKIP SHEATHING. IF TEMPORARY CORRUGATED ROOF SHEETS ARE SOUND, SALVAGE FOR DELIVERY TO THE STATE REPRESENTATIVE.

LEGEND

TO BE DEMOLISHED

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DECON PLAN ROOF

DATE:	8-10-09
DRAWN:	C.M.
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PROJECT NO.:	26183
SCALE:	AS NOTED

DRAWING NO.:
A1.2

☐ FULL-SIZE, 22x34 ☐ HALF-SIZE, 11x17
SHEET OF

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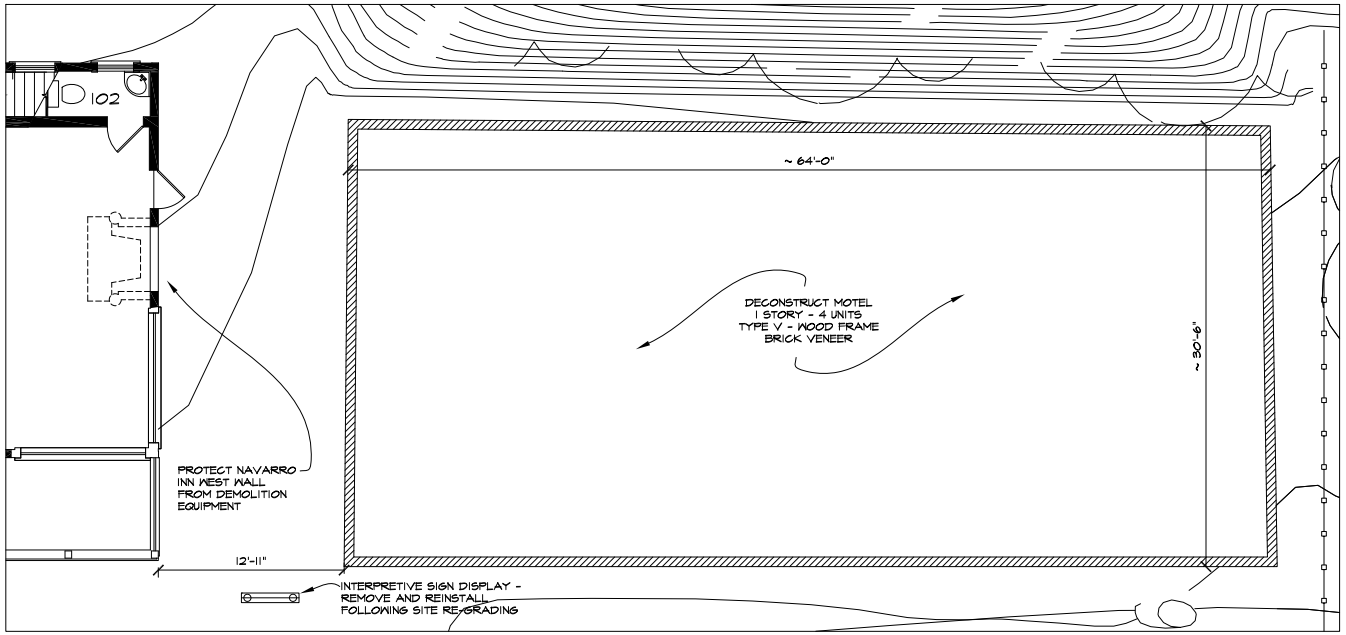
Navarro Inn Stabilization Project
at Navarro River Redwoods State Park
Initial Study/Mitigated Negative Declaration

Navarro-by-the-Sea Center for Riparian and Estuarine Research

Demolition Plan
Navarro Inn - Roof

FIGURE
2-5
1/14/10



2 DECONSTRUCTION PLAN - MOTEL
SCALE: 1/4"=1'-0"

GENERAL NOTES

1. SEE SPECIFICATION BUILDING DECONSTRUCTION FOR DECONSTRUCTION REQUIREMENTS. PRIOR TO DECONSTRUCTION REMOVE LEAD AND ASBESTOS CONTAINING MATERIALS. SEE SPECIFICATIONS.
2. REMOVE INTERPRETIVE SIGN DISPLAY TO PREVENT DAMAGE DURING CONSTRUCTION AND REINSTALL FOLLOWING COMPLETION OF SITE GRADING.

KEY NOTES

LEGEND

TO BE DEMOLISHED

CLIENTS:
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DRAWING TITLE:
DECON PLAN
MOTEL

DATE:	8-10-09
DRAWN:	C.M.
CHECKED:	C.D.
PROJECT NO.:	26183
SCALE:	AS NOTED

DRAWING NO.:
A1.3

FULL SIZE, 22x34 HALF-SIZE, 11x17

SHEET OF

SHEET OF

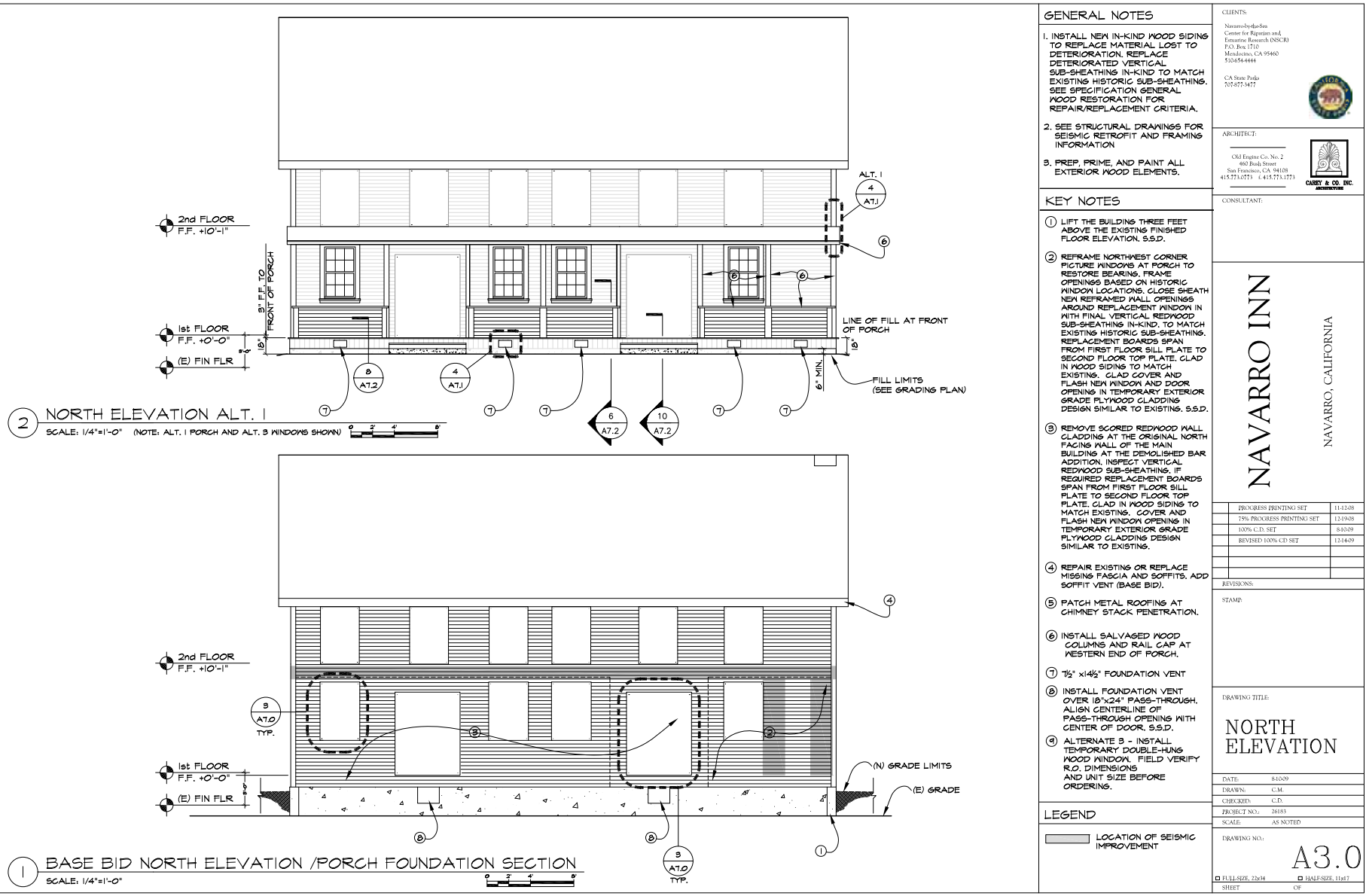
Source: Carey & Co., Inc. Architecture

Navarro Inn Stabilization Project
at Navarro River Redwoods State Park
Initial Study/Mitigated Negative Declaration

Navarro-by-the-Sea Center for Riparian and Estuarine Research

Demolition Plan
Navarro Inn - Motel

FIGURE
2-6
1/14/10



GENERAL NOTES

1. INSTALL NEW IN-KIND WOOD SIDING TO REPLACE MATERIAL LOST TO DETERIORATION. REPLACE DETERIORATED VERTICAL SUB-SHEATHING IN-KIND TO MATCH EXISTING HISTORIC SUB-SHEATHING. SEE SPECIFICATION GENERAL WOOD RESTORATION FOR REPAIR/REPLACEMENT CRITERIA.
2. SEE STRUCTURAL DRAWINGS FOR SEISMIC RETROFIT AND FRAMING INFORMATION
3. PREP, PRIME, AND PAINT ALL EXTERIOR WOOD ELEMENTS.

KEY NOTES

1. LIFT THE BUILDING THREE FEET ABOVE THE EXISTING FINISHED FLOOR ELEVATION. S.S.D.
2. REFRAME NORTHWEST CORNER PICTURE WINDOWS AT PORCH TO RESTORE BEARING. FRAME OPENINGS BASED ON HISTORIC WINDOW LOCATIONS. CLOSE SHEATH NEW REFRAMED WALL OPENINGS AROUND REPLACEMENT WINDOW IN WITH FINAL VERTICAL REDWOOD SUB-SHEATHING IN-KIND. TO MATCH EXISTING HISTORIC SUB-SHEATHING. REPLACEMENT BOARDS SPAN FROM FIRST FLOOR SILL PLATE TO SECOND FLOOR TOP PLATE. CLAD IN WOOD SIDING TO MATCH EXISTING. CLAD COVER AND FLASH NEW WINDOW AND DOOR OPENING IN TEMPORARY EXTERIOR GRADE PLYWOOD CLADDING DESIGN SIMILAR TO EXISTING. S.S.D.
3. REMOVE SCORED REDWOOD WALL CLADDING AT THE ORIGINAL NORTH FACING WALL OF THE MAIN BUILDING AT THE DEMOLISHED BAR ADDITION. INSPECT VERTICAL REDWOOD SUB-SHEATHING. IF REQUIRED REPLACEMENT BOARDS SPAN FROM FIRST FLOOR SILL PLATE TO SECOND FLOOR TOP PLATE. CLAD IN WOOD SIDING TO MATCH EXISTING. COVER AND FLASH NEW WINDOW OPENING IN TEMPORARY EXTERIOR GRADE PLYWOOD CLADDING DESIGN SIMILAR TO EXISTING.
4. REPAIR EXISTING OR REPLACE MISSING FASCIA AND SOFFITS. ADD SOFFIT VENT (BASE BID).
5. PATCH METAL ROOFING AT CHIMNEY STACK PENETRATION.
6. INSTALL SALVAGED WOOD COLUMNS AND RAIL CAP AT WESTERN END OF PORCH.
7. 7½" x14½" FOUNDATION VENT
8. INSTALL FOUNDATION VENT OVER 18"x24" PASS-THROUGH. ALIGN CENTERLINE OF PASS-THROUGH OPENING WITH CENTER OF DOOR. S.S.D.
9. ALTERNATE 3 - INSTALL TEMPORARY DOUBLE-HUNG WOOD WINDOW. FIELD VERIFY R.O. DIMENSIONS AND UNIT SIZE BEFORE ORDERING.

LEGEND

LOCATION OF SEISMIC IMPROVEMENT

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	REVISED 100% CD SET	12-14-09

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DRAWING TITLE:
NORTH ELEVATION

DATE:	8-10-09
DRAWN:	C.M.
CHECKED:	C.D.
PROJECT NO.:	26183
SCALE:	AS NOTED

DRAWING NO.: A3.0

☐ FULL-SIZE, 22x34 ☐ HALF-SIZE, 11x17

SHEET OF

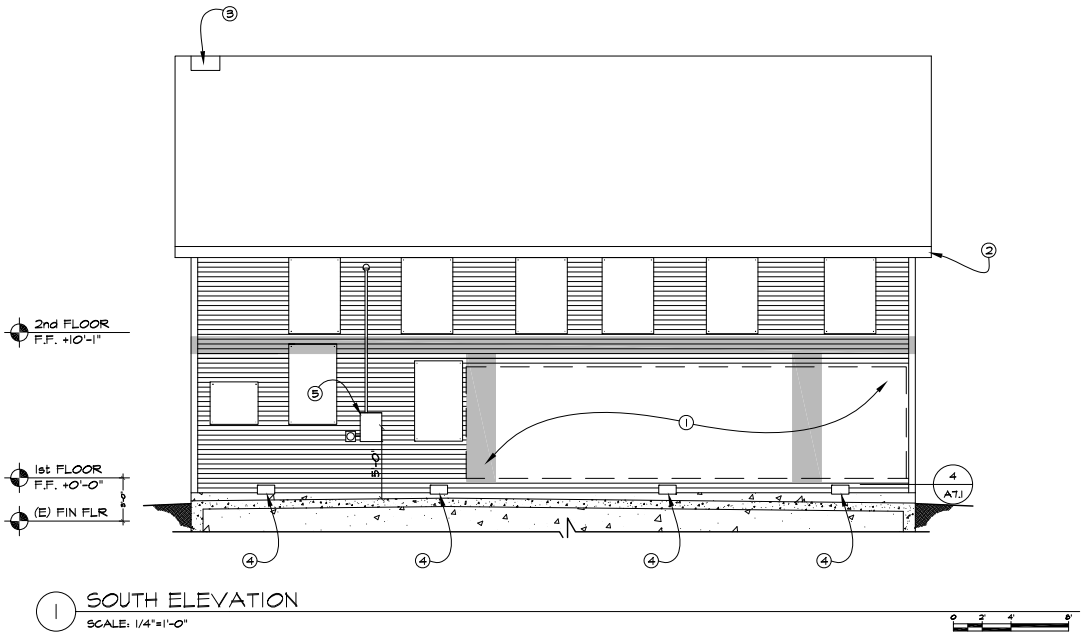
Source: Carey & Co., Inc. Architecture

Navarro Inn Stabilization Project
at Navarro River Redwoods State Park
Initial Study/Mitigated Negative Declaration

Navarro-by-the-Sea Center for Riparian and Estuarine Research

North Elevation

FIGURE
2-7
1/14/10



GENERAL NOTES

1. INSTALL NEW IN-KIND WOOD SIDING TO REPLACE MATERIAL LOST TO DETERIORATION. REPLACE DETERIORATED VERTICAL SUB-SHEATHING IN-KIND TO MATCH EXISTING HISTORIC SUB-SHEATHING. SEE SPECIFICATION GENERAL WOOD RESTORATION FOR REPAIR/REPLACEMENT CRITERIA.
2. SEE STRUCTURAL DRAWINGS FOR SEISMIC RETROFIT AND FRAMING INFORMATION
3. PREP, PRIME, AND PAINT ALL EXTERIOR WOOD ELEMENTS - SEE SPECS.

KEY NOTES

1. REFRAME SOUTH EXTERIOR WALL TO RESTORE BEARING. SHEATH REFRAMED WALL WITH VERTICAL REDWOOD SUB-SHEATHING TO MATCH EXISTING HISTORIC SUB-SHEATHING. REPLACEMENT BOARDS SPAN FROM FIRST FLOOR SILL PLATE TO SECOND FLOOR TOP PLATE. CLAD IN DROP SIDING TO MATCH EXISTING. S.S.D.
2. REPAIR EXISTING OR REPLACE MISSING FASCIA AND SOFFITS
3. PATCH METAL ROOFING AT CHIMNEY STACK PENETRATION
4. 7½" x14½" FOUNDATION VENT
5. (N) STAINLESS STEEL METER, OUTDOOR TYPE ELECTRICAL PANEL, AND WEATHERHEAD.

LEGEND

LOCATION OF SEISMIC IMPROVEMENT

CLIENTS:
Navarro-by-the-Sea Center for Riparian and Estuarine Research (NSCR)
P.O. Box 1710
Mendocino, CA 95460
510-654-4444

CA State Parks
707-857-3427

ARCHITECT:
Old Engine Co. No. 2
460 Bush Street
San Francisco, CA 94108
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CAREY & CO. INC. ARCHITECTURE

CONSULTANT:

NAVARRO INN

NAVARRO, CALIFORNIA

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SOUTH ELEVATION

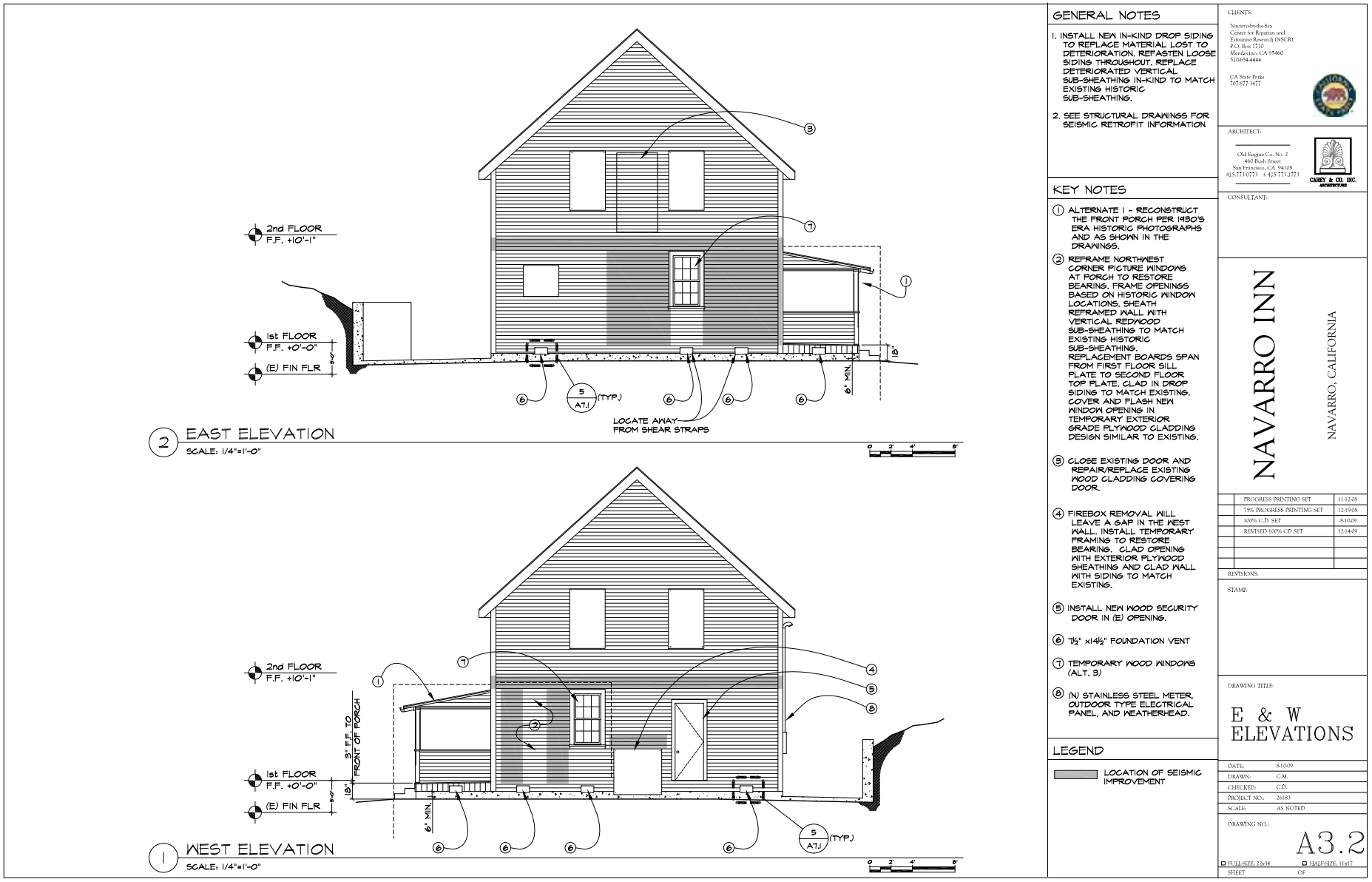
DATE:	8-10-09
DRAWN:	C.M.
CHECKED:	C.D.
PROJECT NO.:	26183
SCALE:	AS NOTED

DRAWING NO.: A3.1

☐ FULL-SIZE, 22x34 ☐ HALF-SIZE, 11x17

SHEET OF

Source: Carey & Co., Inc. Architecture



GENERAL NOTES

1. INSTALL NEW IN-KIND DROP SIDING TO REPLACE MATERIAL LOST TO DETERIORATION. REFASTEN LOOSE SIDING THROUGHOUT. REPLACE DETERIORATED VERTICAL SUB-SHEATHING IN-KIND TO MATCH EXISTING HISTORIC SUB-SHEATHING.
2. SEE STRUCTURAL DRAWINGS FOR SEISMIC RETROFIT INFORMATION

KEY NOTES

1. ALTERNATE 1 - RECONSTRUCT THE FRONT PORCH PER 1930'S ERA HISTORIC PHOTOGRAPHS AND AS SHOWN IN THE DRAWINGS.
2. REFRAME NORTHWEST CORNER PICTURE WINDOWS AT PORCH TO RESTORE BEARING. FRAME OPENINGS BASED ON HISTORIC WINDOW LOCATIONS. SHEATH REFRAMED WALL WITH VERTICAL REDWOOD SUB-SHEATHING TO MATCH EXISTING HISTORIC SUB-SHEATHING. REPLACEMENT BOARDS SPAN FROM FIRST FLOOR SILL PLATE TO SECOND FLOOR TOP PLATE. CLAD IN DROP SIDING TO MATCH EXISTING. COVER AND FLASH NEW WINDOW OPENING IN TEMPORARY EXTERIOR GRADE PLYWOOD CLADDING DESIGN SIMILAR TO EXISTING.
3. CLOSE EXISTING DOOR AND REPAIR/REPLACE EXISTING WOOD CLADDING COVERING DOOR.
4. FIREBOX REMOVAL WILL LEAVE A GAP IN THE WEST WALL. INSTALL TEMPORARY FRAMING TO RESTORE BEARING. CLAD OPENING WITH EXTERIOR PLYWOOD SHEATHING AND CLAD WALL WITH SIDING TO MATCH EXISTING.
5. INSTALL NEW WOOD SECURITY DOOR IN (E) OPENING.
6. 7½" x14½" FOUNDATION VENT
7. TEMPORARY WOOD WINDOWS (ALT. 3)
8. (N) STAINLESS STEEL METER, OUTDOOR TYPE ELECTRICAL PANEL, AND WEATHERHEAD.

LEGEND

LOCATION OF SEISMIC IMPROVEMENT

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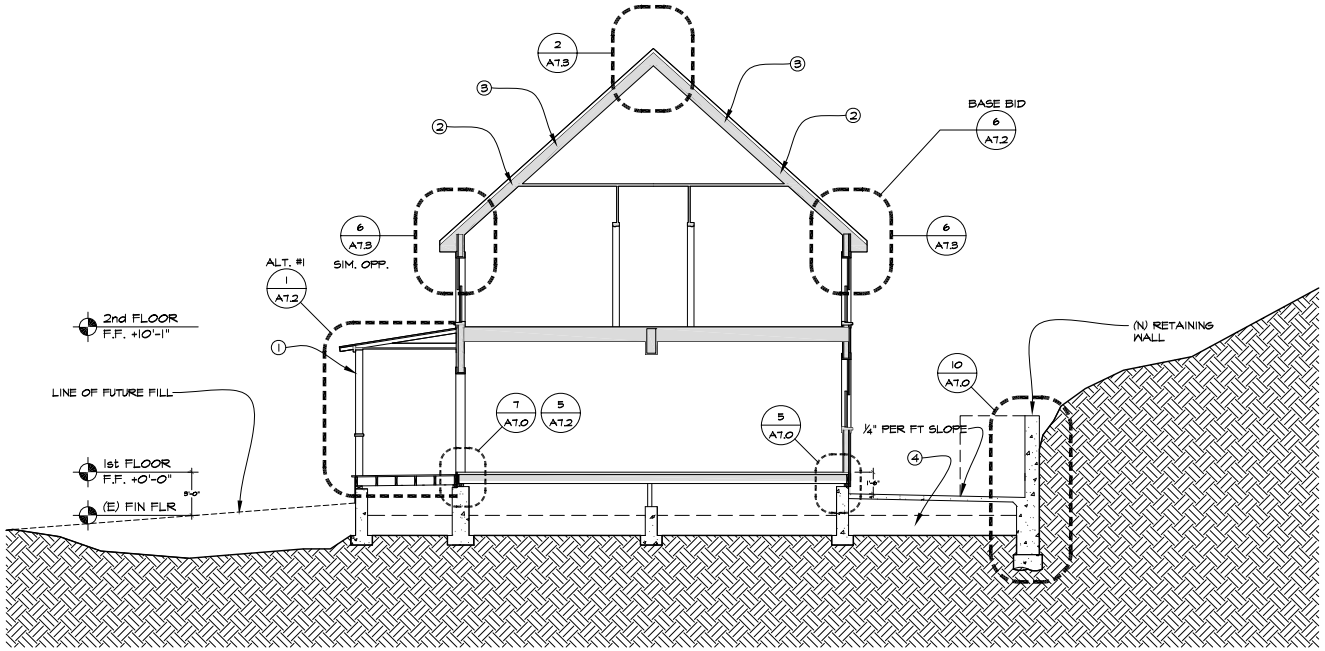

1 SECTION N-S
SCALE: 1/4"=1'-0"

0 2' 4' 8'

GENERAL NOTES

1. BASE BID - RAISE BUILDING 3'-0" AND INSTALL NEW FOUNDATIONS PER STRUCTURAL DRAWINGS

KEY NOTES

1. ALT. 1 - RECONSTRUCT THE FRONT PORCH PER 1930'S ERA HISTORIC PHOTOGRAPHS AND AS SHOWN IN THE DRAWINGS
2. ALT. 2 - DEMOLISH TEMPORARY AND OLD ROOFING. INSTALL NEW PLYWOOD SHEATHING OVER (E) SKIP SHEATHING. INSTALL NEW ASPHALT SHINGLE ROOF. S.S.D.
3. ASSUME 25% ROOF RAFTER REPLACEMENT AND DRYROT REPAIR FOR BID PURPOSES.
4. GRAVEL FILL UNDER NEW SLAB. SEE SPECIFICATIONS FOR MATERIAL CONTENT.

LEGEND

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N-S SECTION

DATE:	8-10-09
DRAWN:	C.M.
CHECKED:	C.D.
PROJECT NO.:	26183
SCALE:	AS NOTED

DRAWING NO.: A4.0

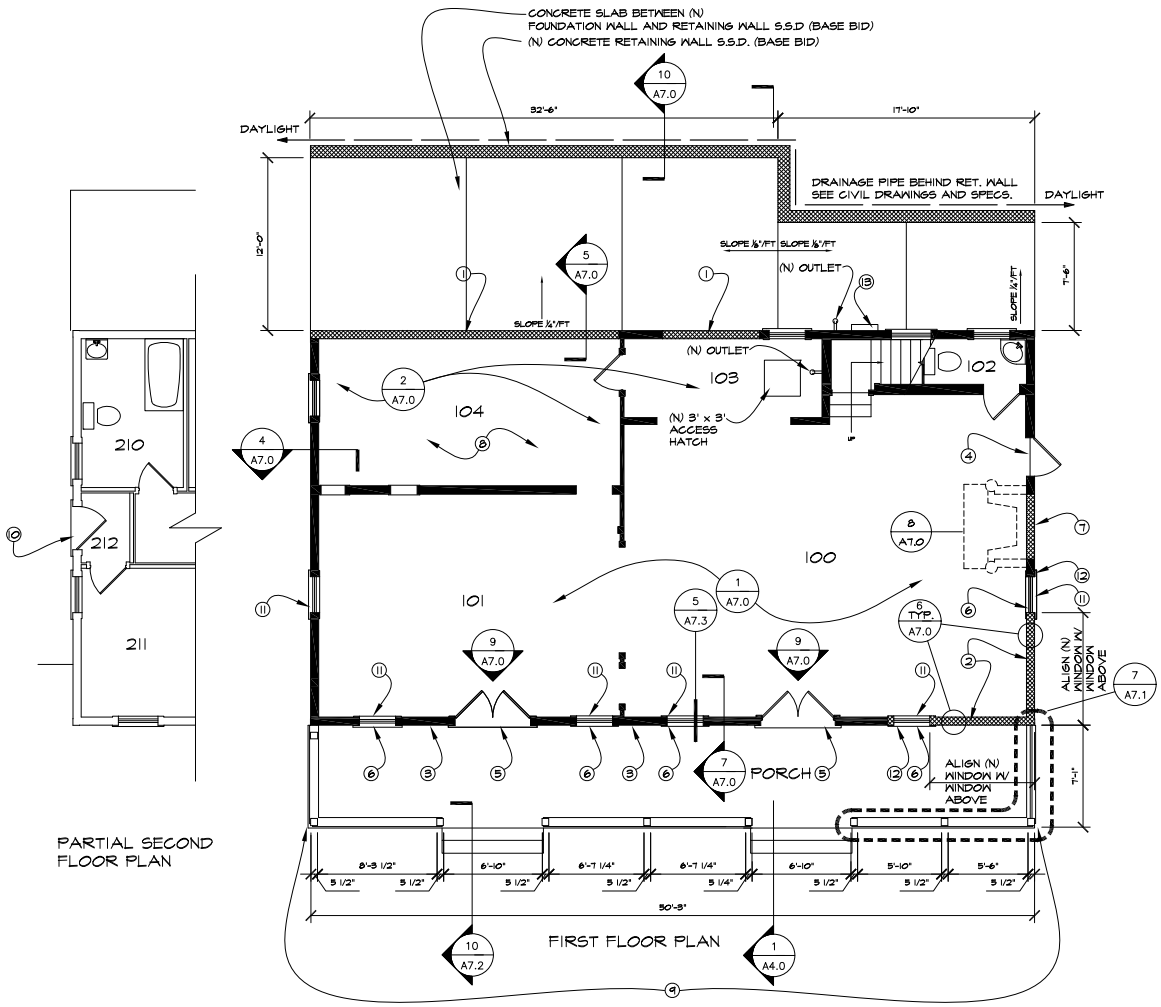
☐ FULL-SIZE, 22x34 ☐ HALF-SIZE, 11x17

SHEET OF

Source: Carey & Co., Inc. Architecture

North-South Building Section

FIGURE
2-10
1/14/10



1 FIRST FLOOR AND PARTIAL SECOND FLOOR (EAST) PLAN
SCALE: 1/4"=1'-0"

KEY NOTES

1. REFRAME SOUTH EXTERIOR WALL TO RESTORE BEARING. SHEATH REFRAMED WALL WITH VERTICAL REDWOOD SUB-SHEATHING TO MATCH EXISTING HISTORIC SUB-SHEATHING. REPLACEMENT BOARDS SPAN FROM FIRST FLOOR SILL PLATE TO SECOND FLOOR TOP PLATE. CLAD IN WOOD SIDING TO MATCH EXISTING. S.S.D. OR EXISTING.
2. REFRAME NORTHWEST CORNER PICTURE WINDOWS AT PORCH TO RESTORE BEARING. ROUGH FRAME OPENINGS BASED ON HISTORIC WINDOW LOCATIONS AND DIMENSIONS. SHEATH REFRAMED WALL WITH VERTICAL REDWOOD SUB-SHEATHING TO MATCH EXISTING HISTORIC SUB-SHEATHING. REPLACEMENT BOARDS SPAN FROM FIRST FLOOR SILL PLATE TO SECOND FLOOR TOP PLATE. CLAD IN DROP SIDING TO MATCH EXISTING. S.S.D.
3. INSPECT VERTICAL REDWOOD SUB-SHEATHING. IF REQUIRED REPLACEMENT BOARDS SPAN FROM FIRST FLOOR SILL PLATE TO SECOND FLOOR TOP PLATE. CLAD WITH WOOD SIDING TO MATCH EXISTING.
4. REPLACE EXISTING DOOR AT SOUTHWESTERN CORNER OF BUILDING WITH A TEMPORARY SOLID WOOD CORE, EXTERIOR GRADE, VANDAL RESISTANT DOOR AND LOCKING SYSTEM TO PROVIDE SECURE, PRIMARY ACCESS TO BUILDING. SLAVAGE AND STORE EXISTING DOOR FOR RE-USE.
5. CLOSE AND SECURE EXISTING DOUBLE DOORS. MOUNT PLYWOOD PROTECTION ON EXTERIOR SIMILAR TO EXISTING WINDOW PROTECTION. (SEE DET. 3/A1.0) SECURE DOORS FROM INTERIOR (SEE DET. 9/A1.0)
6. COVER AND FLASH NEW WINDOW OPENING IN TEMPORARY EXTEROIR GRADE PLYWOOD CLADDING DESIGN SIMILAR TO EXISTING WINDOW PROTECTION. (BASE BID).
7. FIREBOX REMOVAL WILL LEAVE A GAP IN THE WEST WALL. INSTALL TEMPORARY FRAMING TO RESTORE BEARING. CLAD OPENING WITH PLYWOOD SHEATHING AND NEW REDWOOD SIDING TO MATCH EXISTING.
8. ROOM 104: REFRAME DETERIORATED FLOOR JOISTS. INSTALL PLYWOOD SUB-FLOORING. TOP OF PLYWOOD SUBFLOOR TO MATCH TOP OF EXISTING SUBFLOOR. FINISHED FLOOR INSTALL IN A FUTURE PHASE. COORDINATE WITH STRUCTURAL DRAWINGS.
9. ALTERNATE ONE: RECONSTRUCT THE FRONT PORCH PER 1930'S ERA HISTORIC PHOTOGRAPHS AND AS SHOWN IN THE DRAWINGS. REPAIR AND / OR REPLACE THE WOOD SIDING.
10. CLOSE EXISTING DOOR AND REPAIR/REPLACE EXISTING EXTERIOR WOOD CLADDING COVERING DOOR.
11. ALTERNATE 3 - INSTALL TEMPORARY DOUBLE-HUNG WOOD WINDOW. FIELD VERIFY R.O. DIMENSIONS AND UNIT SIZE BEFORE ORDERING.
12. ALIGN HEAD OF (N) WINDOW WITH HEAD OF (E) 1ST FLR WINDOWS. ALIGN JAMB OF (N) WINDOWS WITH JAMB OF (E) 2ND FLR WINDOW.
13. RELOCATE EXISTING POWER LINE FROM MOTEL TO SOUTHWEST CORNER OF INN. RECONNECT TO (N) STAINLESS STEEL OUTDOOR TYPE ELECTRICAL PANEL, METER AND WEATHERHEAD SUITABLE FOR MARINE ENVIRONMENT.

GENERAL NOTES

1. SEE STRUCTURAL DRAWINGS FOR SEISMIC RETROFIT AND FRAMING INFORMATION.
2. LIFT THE BUILDING THREE FEET ABOVE THE FINISHED FLOOR ELEVATION. S.S.D.
3. PREP, PRIME AND PAINT ALL EXTEROIR WOOD ELEMENTS. SEE SPECS.

LEGEND

EXISTING WALL
NEW WALL

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FLOOR PLAN

DATE:	8-10-09
DRAWN:	C.M.
CHECKED:	C.D.
PROJECT NO.:	26183
SCALE:	AS NOTED

DRAWING NO.: A2.1

☐ FULL-SIZE, 22x34 ☐ HALF-SIZE, 11x17
SHEET OF

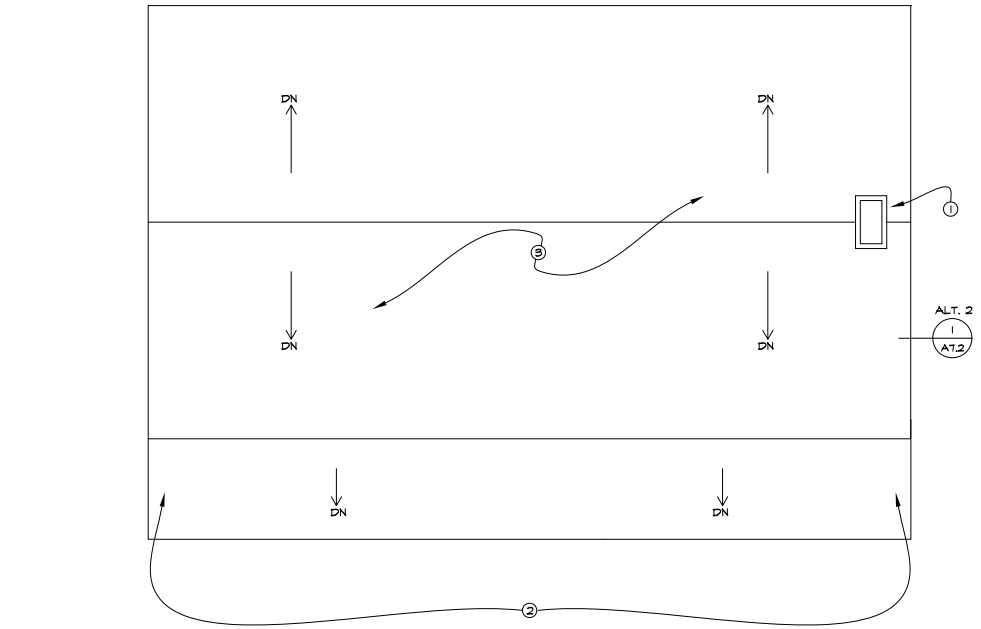
Source: Carey & Co., Inc. Architecture

Navarro Inn Stabilization Project
at Navarro River Redwoods State Park
Initial Study/Mitigated Negative Declaration

Navarro-by-the-Sea Center for Riparian and Estuarine Research

Floor Plan

FIGURE
2-11
1/14/10



1 ROOF PLAN
SCALE: 1/4"=1'-0"

0 2' 4' 8'

GENERAL NOTES

1. N/A

KEY NOTES

1. BASE BID: PATCH OPENING LEFT BY CHIMNEY STACK REMOVAL. CLOSE HEADED OPENING WITH TEMPORARY 2X4 FRAMING. ATTACH NEW TEMPORARY PLYWOOD SHEATHING AND COVER WITH CORRUGATED SHEET METAL ROOFING TO MATCH EXISTING. ATTACH SHEET METAL RIDGE FLASHING AND LAP OVER EXISTING RIDGE.

2. ALTERNATE ONE: RECONSTRUCT FRONT PORCH PER 1930s ERA HISTORIC PHOTOGRAPHS AND AS SHOWN IN THE DRAWINGS. REPAIR AND/OR REPLACE THE WOOD SIDING IN THE FRONT (NORTH) ELEVATION.

3. ALTERNATE TWO: REMOVE EXISTING ROOF AND REPLACE DETERIORATED JOISTS. INSTALL NEW PLYWOOD SHEATHING. INSTALL NEW ASPHALT SHINGLE ROOF. S.S.D.

LEGEND

CLIENTS:
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100% C.D. SET	8-10-09
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REVISIONS:

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DRAWING TITLE:
ROOF PLAN
INCLUDES ALT. #1

DATE:	8-10-09
DRAWN:	C.M.
CHECKED:	C.D.
PROJECT NO.:	26183
SCALE:	AS NOTED

DRAWING NO.:
A2.2

☐ FULL-SIZE, 22x34 ☐ HALF-SIZE, 11x17

SHEET OF

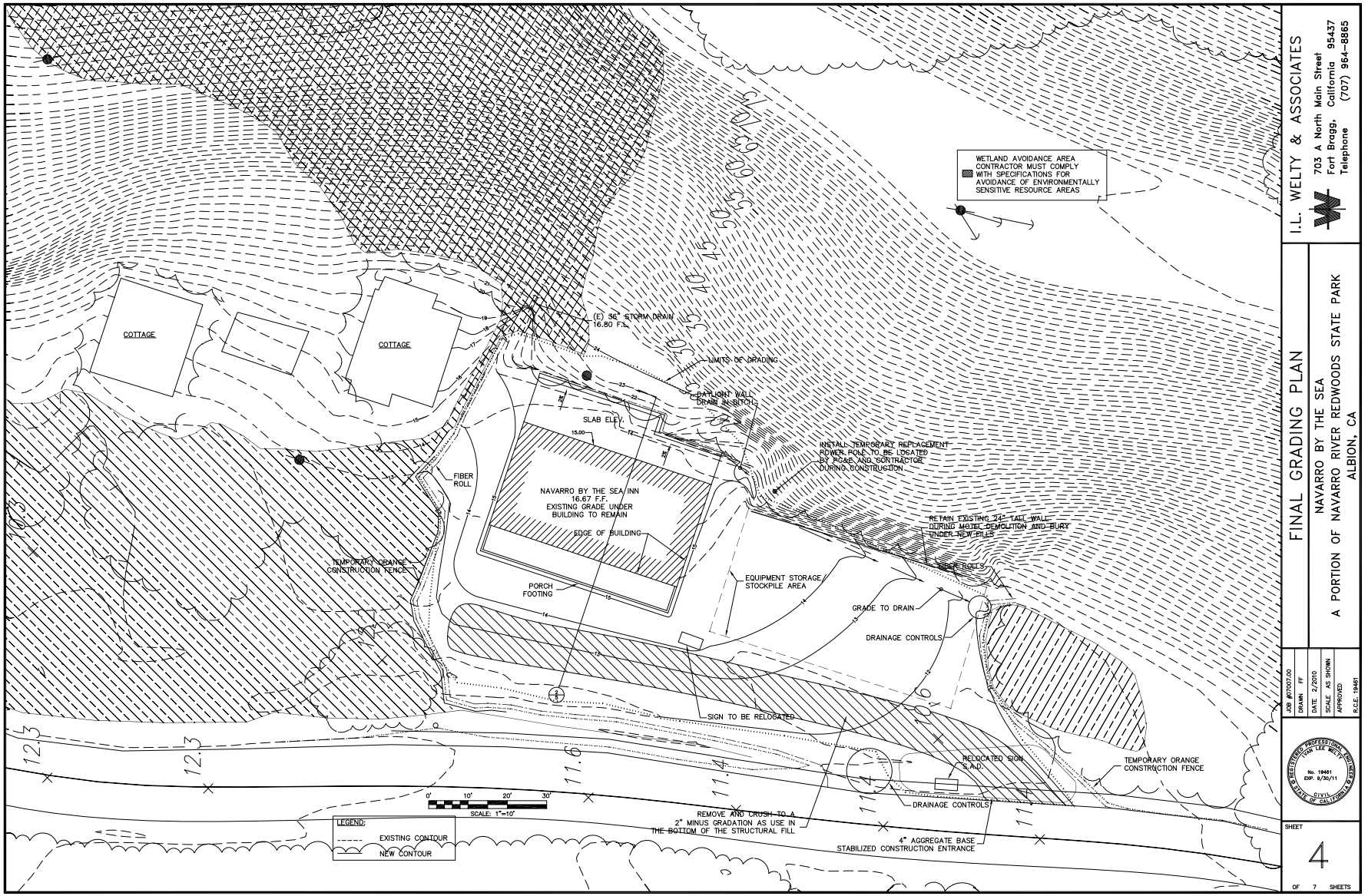
Source: Carey & Co., Inc. Architecture

Navarro Inn Stabilization Project
at Navarro River Redwoods State Park
Initial Study/Mitigated Negative Declaration

Navarro-by-the-Sea Center for Riparian and Estuarine Research

Roof Plan

FIGURE
2-12
1/14/10



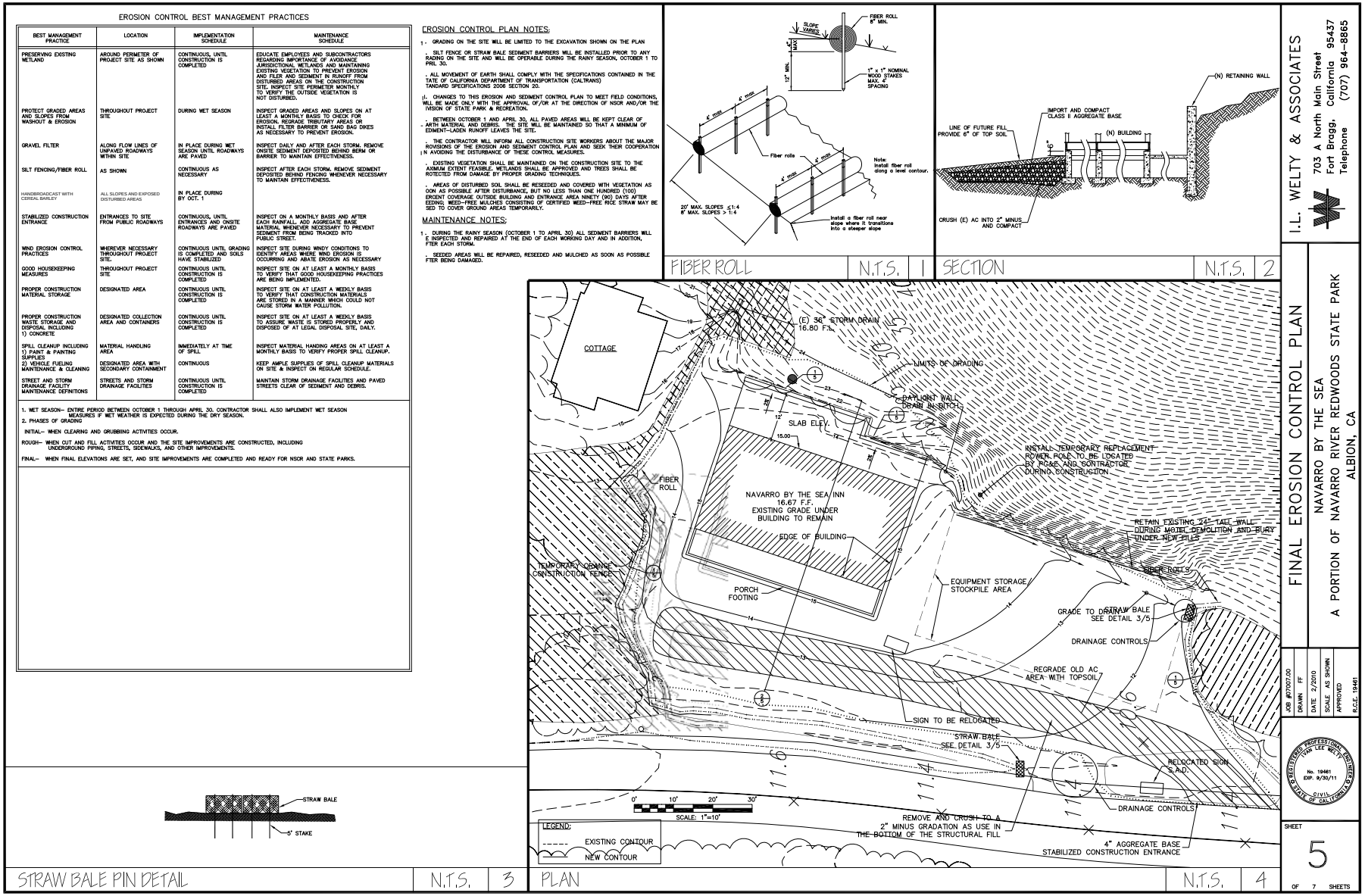
Source: I.L. Welty & Associates

Navarro Inn Stabilization Project
at Navarro River Redwoods State Park
Initial Study/Mitigated Negative Declaration

Navarro-by-the-Sea Center for Riparian and Estuarine Research

Grading Plan

FIGURE
2-13
2/17/10



BEST MANAGEMENT PRACTICE	LOCATION	IMPLEMENTATION SCHEDULE	MAINTENANCE SCHEDULE
PRESERVING EXISTING WETLAND	AROUND PERIMETER OF PROJECT SITE AS SHOWN	CONTINUOUS, UNTIL CONSTRUCTION IS COMPLETED	EDUCATE EMPLOYEES AND SUBCONTRACTORS REGARDING IMPORTANCE OF AVOIDANCE JURISDICTIONAL WETLANDS AND MAINTAINING EXISTING VEGETATION TO PREVENT EROSION AND FILER AND SEDIMENT IN RUNOFF FROM DISTURBED AREAS ON THE CONSTRUCTION SITE. INSPECT SITE PERIMETER MONTHLY TO VERIFY THAT OUTSIDE VEGETATION IS NOT DISTURBED.
PROTECT GRADED AREAS AND SLOPES FROM WASHOUT & EROSION	THROUGHOUT PROJECT SITE	DURING WET SEASON	INSPECT GRADED AREAS AND SLOPES ON AT LEAST A MONTHLY BASIS TO CHECK FOR EROSION. REGRADE TRIBUTARY AREAS OR INSTALL FILTER BARRIER OR SAND BAG DIKES AS NECESSARY TO PREVENT EROSION.
GRAVEL FILTER	ALONG FLOW LINES OF UNPAVED ROADWAYS WITHIN SITE	IN PLACE DURING WET SEASON UNTIL ROADWAYS ARE PAVED	INSPECT DAILY AND AFTER EACH STORM. REMOVE ONSITE SEDIMENT DEPOSITED BEHIND BERM OR BARRIER TO MAINTAIN EFFECTIVENESS.
SILT FENCING/FIBER ROLL	AS SHOWN	CONTINUOUS AS NECESSARY	INSPECT AFTER EACH STORM. REMOVE SEDIMENT DEPOSITED BEHIND FENCING WHENEVER NECESSARY TO MAINTAIN EFFECTIVENESS.
HANDBROADCAST WITH CEREAL BARLEY	ALL SLOPES AND EXPOSED DISTURBED AREAS	IN PLACE DURING BY OCT. 1	
STABILIZED CONSTRUCTION ENTRANCE	ENTRANCES TO SITE FROM PUBLIC ROADWAYS	CONTINUOUS, UNTIL ENTRANCES AND ONSITE ROADWAYS ARE PAVED	INSPECT ON A MONTHLY BASIS AND AFTER EACH RAINFALL. ADD AGGREGATE BASE MATERIAL WHENEVER NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED INTO PUBLIC STREET.
WIND EROSION CONTROL PRACTICES	WHEREVER NECESSARY THROUGHOUT PROJECT SITE.	CONTINUOUS UNTIL GRADING IS COMPLETED AND SOILS HAVE STABILIZED	INSPECT SITE DURING WINDY CONDITIONS TO IDENTIFY AREAS WHERE WIND EROSION IS OCCURRING AND ABATE EROSION AS NECESSARY
GOOD HOUSEKEEPING MEASURES	THROUGHOUT PROJECT SITE	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	INSPECT SITE ON AT LEAST A MONTHLY BASIS TO VERIFY THAT GOOD HOUSEKEEPING PRACTICES ARE BEING IMPLEMENTED.
PROPER CONSTRUCTION MATERIAL STORAGE	DESIGNATED AREA	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	INSPECT SITE ON AT LEAST A WEEKLY BASIS TO VERIFY THAT CONSTRUCTION MATERIALS ARE STORED IN A MANNER WHICH COULD NOT CAUSE STORM WATER POLLUTION.
PROPER CONSTRUCTION WASTE STORAGE AND DISPOSAL INCLUDING 1) CONCRETE	DESIGNATED COLLECTION AREA AND CONTAINERS	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	INSPECT SITE ON AT LEAST A WEEKLY BASIS TO ASSURE WASTE IS STORED PROPERLY AND DISPOSED OF AT LEGAL DISPOSAL SITE, DAILY.
SPILL CLEANUP INCLUDING 1) PAINT & PAINTING SUPPLIES	MATERIAL HANDLING AREA	IMMEDIATELY AT TIME OF SPILL	INSPECT MATERIAL HANDING AREAS ON AT LEAST A MONTHLY BASIS TO VERIFY PROPER SPILL CLEANUP.
2) VEHICLE FUELING MAINTENANCE & CLEANING	DESIGNATED AREA WITH SECONDARY CONTAINMENT	CONTINUOUS	KEEP AMPLE SUPPLIES OF SPILL CLEANUP MATERIALS ON SITE & INSPECT ON REGULAR SCHEDULE.
STREET AND STORM DRAINAGE FACILITY MAINTENANCE DEFINITIONS	STREETS AND STORM DRAINAGE FACILITIES	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	MAINTAIN STORM DRAINAGE FACILITIES AND PAVED STREETS CLEAR OF SEDIMENT AND DEBRIS.

1. WET SEASON– ENTIRE PERIOD BETWEEN OCTOBER 1 THROUGH APRIL 30. CONTRACTOR SHALL ALSO IMPLEMENT WET SEASON MEASURES IF WET WEATHER IS EXPECTED DURING THE DRY SEASON.
2. PHASES OF GRADING
INITIAL– WHEN CLEARING AND GRUBBING ACTIVITIES OCCUR.
ROUGH– WHEN CUT AND FILL ACTIVITIES OCCUR AND THE SITE IMPROVEMENTS ARE CONSTRUCTED, INCLUDING UNDERGROUND PIPING, STREETS, SIDEWALKS, AND OTHER IMPROVEMENTS.
FINAL– WHEN FINAL ELEVATIONS ARE SET, AND SITE IMPROVEMENTS ARE COMPLETED AND READY FOR NSCR AND STATE PARKS.

EROSION CONTROL PLAN NOTES:

1. GRADING ON THE SITE WILL BE LIMITED TO THE EXCAVATION SHOWN ON THE PLAN
2. SILT FENCE OR STRAW BALE SEDIMENT BARRIERS WILL BE INSTALLED PRIOR TO ANY GRADING ON THE SITE AND WILL BE OPERABLE DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30.
3. ALL MOVEMENT OF EARTH SHALL COMPLY WITH THE SPECIFICATIONS CONTAINED IN THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) STANDARD SPECIFICATIONS 2006 SECTION 20.
4. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN TO MEET FIELD CONDITIONS, WILL BE MADE ONLY WITH THE APPROVAL OF/OR AT THE DIRECTION OF NSOR AND/OR THE DIVISION OF STATE PARK & RECREATION.
5. BETWEEN OCTOBER 1 AND APRIL 30, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE WILL BE MAINTAINED SO THAT A MINIMUM OF SEDIMENT-LADEN RUNOFF LEAVES THE SITE.
6. THE CONTRACTOR WILL INFORM ALL CONSTRUCTION SITE WORKERS ABOUT THE MAJOR PROVISIONS OF THE EROSION AND SEDIMENT CONTROL PLAN AND SEEK THEIR COOPERATION IN AVOIDING THE DISTURBANCE OF THESE CONTROL MEASURES.
7. EXISTING VEGETATION SHALL BE MAINTAINED ON THE CONSTRUCTION SITE TO THE MAXIMUM EXTENT FEASIBLE. WETLANDS SHALL BE APPROVED AND TREES SHALL BE PROTECTED FROM DAMAGE BY PROPER GRADING TECHNIQUES.
8. AREAS OF DISTURBED SOIL SHALL BE RESEEDED AND COVERED WITH VEGETATION AS SOON AS POSSIBLE AFTER DISTURBANCE, BUT NO LESS THAN ONE HUNDRED (100) PERCENT COVERAGE OUTSIDE BUILDING AND ENTRANCE AREA NINETY (90) DAYS AFTER SEEDING; WEED-FREE MULCHES CONSISTING OF CERTIFIED WEED-FREE RICE STRAW MAY BE USED TO COVER GROUND AREAS TEMPORARILY.

MAINTENANCE NOTES:

1. DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 30) ALL SEDIMENT BARRIERS WILL BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY AND IN ADDITION, AFTER EACH STORM.
2. SEEDED AREAS WILL BE REPAIRED, RESEEDED AND MULCHED AS SOON AS POSSIBLE AFTER BEING DAMAGED.

Source: I.L. Welty & Associates

Navarro Inn Stabilization Project
at Navarro River Redwoods State Park
Initial Study/Mitigated Negative Declaration

Erosion Control Plan

FIGURE
2-14
2/18/10

Figure 3.I-1a: Panorama of Inn, motel, and Navarro Beach looking south from Highway 1 (source: 2M Associates; date of photograph: 12/27/06)

Figure 3.I-1a: Close-up of Inn, motel, and cottages looking south from Highway 1 (source: 2M Associates; date of photograph: 12/27/06)

Navarro Inn Stabilization Project at Navarro River Redwoods State Park **Initial Study/Mitigated Negative Declaration** Navarro-by-the-Sea Center for Riparian and Estuarine Research	**Views of Navarro Inn and Site**	**FIGURE 3.I-1** 1/14/10

Figure 3.I-2a: North and west sides of Inn looking south from Navarro Beach Road (source: 2M Associates; date of photograph: 5/12/08)

Figure 3.I-2b: East side of Inn looking south (source: 2M Associates; date of photograph: 6/11/08)

Navarro Inn Stabilization Project
at Navarro River Redwoods State Park
Initial Study/Mitigated Negative Declaration

Navarro-by-the-Sea Center for Riparian and Estuarine Research

Views of Navarro Inn

FIGURE
3.I-2

1/14/10

Figure 3.I-3a: South side of Inn looking west
(source: 2M Associates; date of photograph: 6/11/08)

Figure 3.I-3b: West side of Inn and Motel looking east from Navarro Beach Road
(source: 2M Associates; date of photograph: 6/11/08)

Navarro Inn Stabilization Project at Navarro River Redwoods State Park **Initial Study/Mitigated Negative Declaration** Navarro-by-the-Sea Center for Riparian and Estuarine Research	**Views of Navarro Inn and Motel**	**FIGURE 3.I-3** 1/14/10

Figure 3.I-4a: Inn and cottages looking southwest as seen from Navarro Beach Road (source: 2M Associates; date of photograph: 6/11/08)

Figure 3.I-4a: Inn and motel looking southeast as seen from Navarro Beach Road (source: 2M Associates; date of photograph: 8/29/08)

Navarro Inn Stabilization Project
at Navarro River Redwoods State Park
Initial Study/Mitigated Negative Declaration

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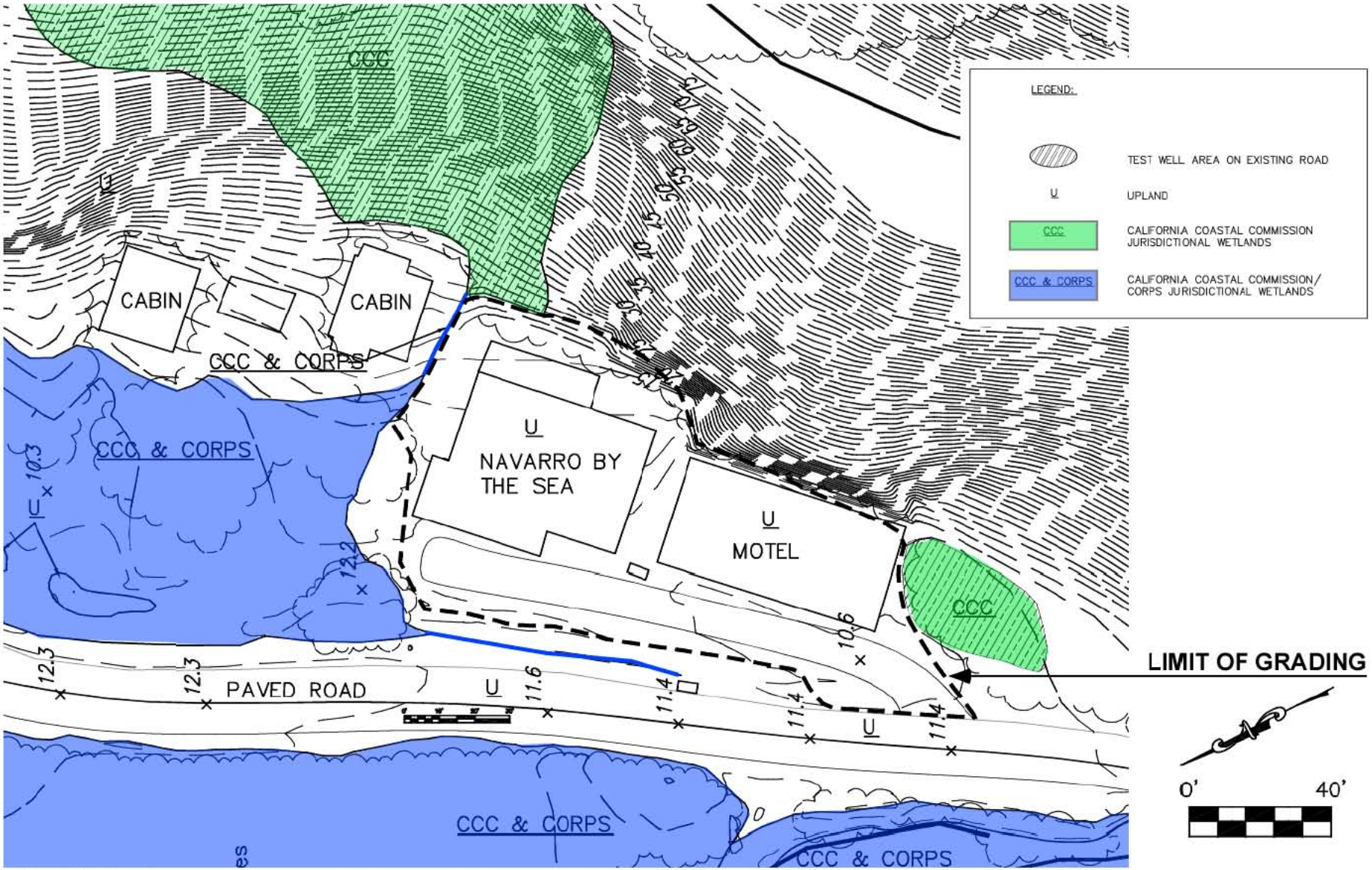
Views of Navarro Inn and cottages

FIGURE
3.I-4

1/14/10



SOURCE: 2M Associates
Based on original mapping by State of California Department of Parks and Recreation: *Delineation of Potential Jurisdictional Wetlands under Section 404 of the Clean Water Act & California Coastal Act* with grading limit line as delineated by I.L. Welty & Associates, 2/2010.

Navarro Inn Stabilization Project
at Navarro River Redwoods State Park
Initial Study/Mitigated Negative Declaration

Navarro-by-the-Sea Center for Riparian and Estuarine Research

Wetlands in the Vicinity of the Navarro Inn

FIGURE
3.IV-1
2/17/10

APPENDIX B

MITIGATION MONITORING AND REPORTING PROGRAM

1.0 INTRODUCTION

1.1 Background

Public Resources Code section 21081.6(a) requires all public agencies to adopt monitoring or reporting programs when they approve projects subject to Environmental Impact Reports (EIRs), Mitigated Negative Declarations or Negative Declarations that identify significant impacts. The reporting or monitoring program must be adopted when a public agency makes its findings for EIRs, Mitigated Negative Declarations or Negative Declarations so that the program can be made a condition of project approval in order to mitigate significant effects on the environment. The program must be designed to ensure compliance during project implementation to mitigate or avoid significant environmental effects.

1.2 Purpose

This Mitigation Monitoring and Reporting Program Checklist is designed to serve as a tool for the evaluation of Project compliance with mitigation measures identified in the Mitigated Negative Declaration/Initial Study for the Navarro Inn Stabilization Project. This document will be used by California State Parks to verify inclusion of required project design features and implementation of mitigation measures. The Checklist serves as a summary so California State Parks, other public agencies and the community can easily determine which measures have been complied with.

2.0 MITIGATION MONITORING PROGRAM CHECKLIST

The Mitigation Monitoring and Reporting Program Checklist is proposed for monitoring the implementation of the mitigation measures contained in the Navarro Inn Stabilization Project Mitigated Negative Declaration/Initial Study and listed in the attached checklist. California State Parks should implement the monitoring program as follows:

- The Mendocino District of California State Parks is responsible for coordination of the monitoring and reporting program including the monitoring checklist.
- Each responsible individual or agency will be responsible for determining whether the applicable mitigation measures contained within the checklist have been complied with. Once all mitigation measures have been complied with, the responsible individual or agency should submit a completed checklist to the Mendocino District of California State Parks.

NAVARRO INN STABILIZATION PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST

MITIGATION MEASURE	One-time or On-going	Responsible for Implementation	Responsible for Verification	Form of Verification	Comments/ Special instructions	Initials	Date
During Project Construction							
AIR-1: The following provisions of Rule 1-430 of the Mendocino County Air Quality Management District shall be implemented: • Covering open bodied trucks when used for transporting materials likely to give rise to airborne dust. • Installation and use of hoods, fans, and fabric filters t enclose and vent the handling of dusty materials. • The use of water or chemicals for the control of dust during the demolition of existing buildings or structures. • Earth or other material that has been transported by trucking or earthmoving equipment, erosion by water, or other means onto paved streets shall be promptly removed. • Water, straw and mulch shall be applied on materials stockpiles and other surfaces that can give rise to airborne dusts. • All earthmoving activities shall cease when sustained winds exceed 15 miles per hour. • The operator shall take reasonable precautions to prevent entry of unauthorized vehicles onto the site during non-working hours. • The operator shall keep a daily log of activities to control fugitive dust.	On-going throughout construction activities.	Project General Contractor	Mendocino District of California State Parks	Project Construction Specifications	It is recommended a weekly site visit be undertaken to confirm implementation of the AIR-1 mitigation measure.		

MITIGATION MEASURE	One-time or On-going	Responsible for Implementation	Responsible for Verification	Form of Verification	Comments/ Special instructions	Initials	Date
Prior to Project Construction							
BIO-1: Any active bird nests in the vicinity of proposed construction shall be avoided until young birds are able to leave the nest (i.e., fledged) and forage on their own. Avoidance may be accomplished either by initiating construction during the non-nesting period (September through January), or if this is not feasible, then a qualified biologist shall conduct a pre-construction survey for active nests. A pre-construction survey report verifying that no active nests are present shall be submitted to the Mendocino District of California State Parks for review and approval prior to initiation of construction during the nesting season, or that nesting has been completed as detailed below. Provisions of the pre-construction survey and nest avoidance measures, if necessary shall include the following: • If demolition and new construction is scheduled during the active nesting period (February through August), a qualified wildlife biologist shall be retained to conduct a pre-construction nesting survey no more than 15 days prior to initiation of construction to provide confirmation on presence or absence of active nests in the vicinity. • If nests are encountered, species-specific measures shall be prepared by a qualified biologist through informal consultation with the CDFG and implemented to prevent nest abandonment. At a minimum, new construction in the vicinity of the nest shall be deferred until the young birds have fledged. A nest-setback zone of at least 100 feet shall be established for raptors, egrets and herons, and 50 feet for	On-going throughout construction activities.	Qualified Wildlife Biologist	Mendocino District of California State Parks	Project Construction Specification Pre-construction nesting survey report	Need for pre-construction survey dependent on timing of construction initiation. Pre-construction surveys would be necessary if demolition and other construction work was initiated during the nesting period (September through January).		

MITIGATION MEASURE	One-time or On-going	Responsible for Implementation	Responsible for Verification	Form of Verification	Comments/ Special instructions	Initials	Date
Prior to Project Construction – continued							
loggerhead shrike and passerine birds within which all construction-related disturbances shall be prohibited. The perimeter of the nest-setback zone shall be fenced or adequately demarcated, and construction personnel restricted from the area. • A survey report of findings verifying that any young have fledged shall be submitted for review and approval by Environmental Scientists at the Mendocino District of California State Parks prior to initiation of new construction in the nest-setback zone. Following approval by the Mendocino District of California State Parks, new construction in the nest-setback zone may proceed as proposed.							
During Project Construction							
CULT-1: If concentrations of [obsidian and chert flaked-stone tools (e.g., projectile points, knives, scrapers) or tool-making debris; culturally darkened soil ("midden") containing heat-affected rock, artifacts or shellfish remains; and stone milling equipment (e.g., mortars, pestles, handstones)] or historic-period materials (stone or concrete footings and walls; filled wells or privies; and deposits of metal, glass and/or ceramic refuse) are encountered during ground-disturbing work in the site vicinity, all work in the immediate vicinity shall halt until a qualified archaeologist can evaluate the finds and make recommendations for further action, if warranted.	On-going during ground disturbing construction activities such as grading and excavation work.	Project General Contractor	Project General Contractor Qualified Archaeologist if prehistoric or historic-period materials encountered. Mendocino District of California State Parks	Project Construction Specifications Archaeologist report identifying recommendations for discovered archeological materials.			

MITIGATION MEASURE	One-time or On-going	Responsible for Implementation	Responsible for Verification	Form of Verification	Comments/ Special instructions	Initials	Date
During Project Construction – continued							
CULT-2: In the event that human remains are discovered, work will cease immediately in the area of the find and the project manager will notify the DPR Project Manager. Any human remains and/or funerary objects will be left in place. The DPR Sector Superintendent (or authorized representative) will notify the County Coroner, in accordance with §7050.5 of the California Health and Safety Code, and the Native American Heritage Commission (NAHC) will be notified within 24 hours of the discovery if the Coroner determines that the remains are Native American. The NAHC will designate the "Most Likely Descendent" (MLD) of the deceased Native American. The MLD will recommend an appropriate disposition of the remains. If a Native American monitor is on-site at the time of the discovery and that person has been designated the MLD by the NAHC, the monitor will make the recommendation of the appropriate disposition.	On-going during ground disturbing construction activities such as grading and excavation work.	Project General Contractor	Mendocino County Coroner Qualified Archaeologist	Report prepared by Mendocino County Coroner Report prepared by Qualified Archaeologist			