

Initial Study and Mitigated Negative Declaration

1. Project title: New Heart Community Church General Plan Amendment/Zone Reclassification/Coastal Development Permit
2. Lead agency name and address: Humboldt County Planning & Building Department, 3015 H Street, Eureka, CA 95501-4484; Phone: (707) 445-7541; Fax (707) 445-7446
3. Contact person and phone number: Michael Richardson, phone: 707-268-3723, fax: 707-445-7446
email: mrichardson@co.humboldt.ca.us
4. Project location: The project is located in Humboldt County, in the McKinleyville area, on the north side of Murray Road, approximately 370 feet east from the intersection of Fortune Street and Murray Road, on the property known to be in the southwest 1/4 of the southwest 1/4 of Section 30 Township 07 North Range 01 East..

5. Project sponsor's name and address:

APPLICANT

New Heart Community Church
c/o Mark Davis
PO Box 2608
St
McKinleyville, CA 95519
Phone: (707) 839-9727
1023

OWNER

(Same as Applicant)

AGENT

SHN Consulting
c/o Arnie Herskovic
812 West Wabash

Eureka, CA 95501
Phone: (707) 269-1023

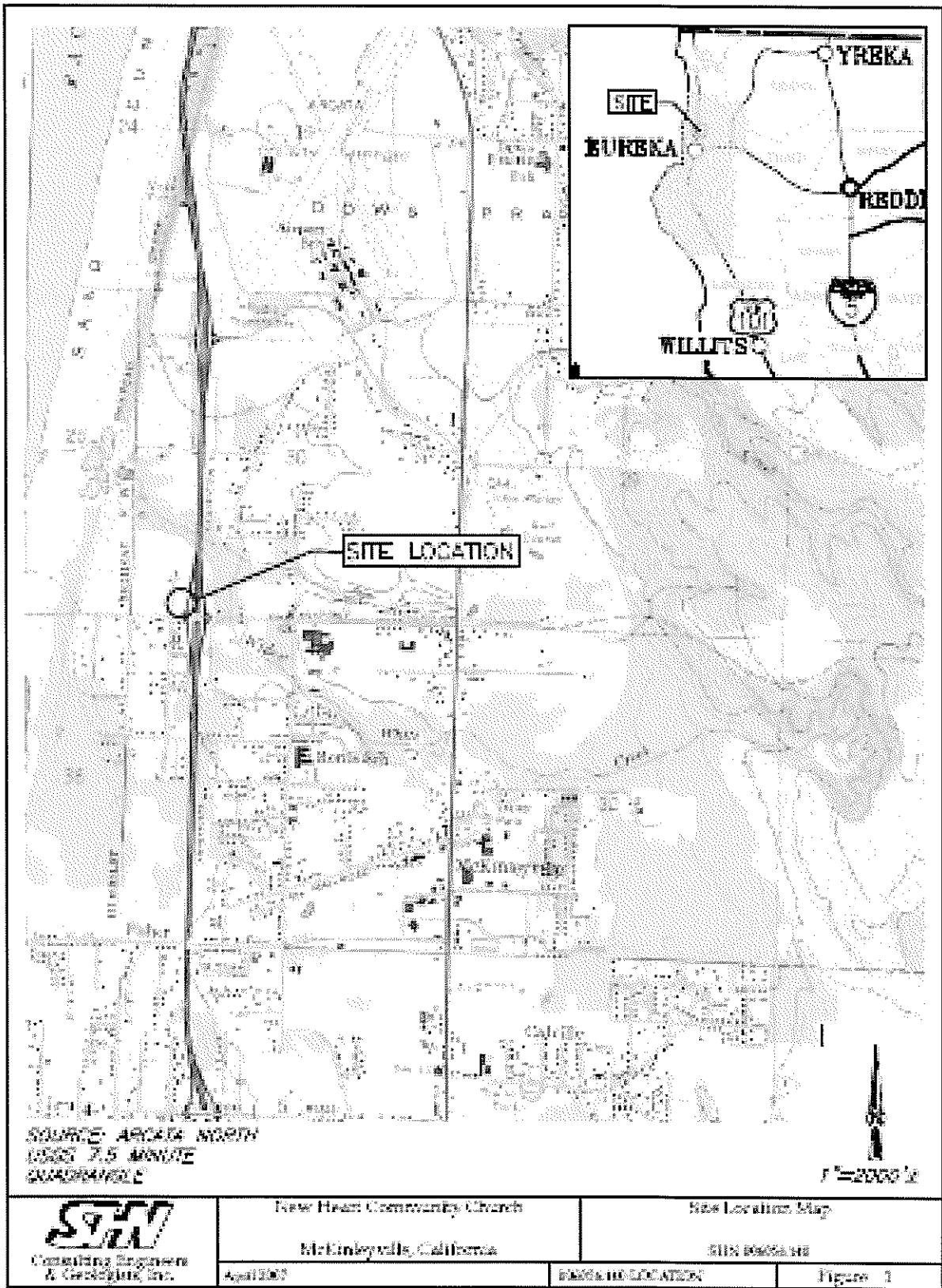
6. Commercial Recreational (CR) McKinleyville Area Plan (MCAP) **Density:** N/A **Slope Stability:** Relatively Stable (0)
7. Zoning: Commercial Recreational (CR).

8. Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or on-site features necessary for its implementation. Attach additional sheets if necessary.): An application to change the general plan and zoning designations from Commercial Recreation to Public Facility (Urban) to enable construction of a church. Also, a Coastal Development Permit for future construction of the church is requested, contingent on the plan and zone change. The public interest requirement for the plan and zone change is proposed to be satisfied by granting an easement for construction of the last segment of the Hammond Trail, a public multi-use trail.

The church will be constructed in phases. The first phase is the construction of the Hammond Trail along the east side of the property, which was completed under a separate coastal development permit in 2007. The other phases will be construction of a main auditorium, offices, meeting rooms, a kitchen, and a lobby. The building will total approximately 42,000 square feet in size, and it will be up to 35' in height.

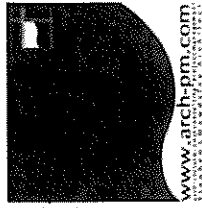
There are 248 proposed parking spaces. The parcel is served by public water and sewer, and a public road (Murray Road), which is paved to a width of 30' in front of the property.

Environmental review of the General Plan Amendment and Zone Reclassification is not required because that part of the project requires certification by the Coastal Commission, which is considered to be functionally equivalent to environmental review under CEQA. This Mitigated Negative Declaration is limited to review of the future construction of a church, which is contingent upon certification of the General Plan Amendment and Zone Reclassification by the Coastal Commission.



NOTES

1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. VERIFY ALL DIMENSIONS OF FINISH, CHANGING, OR ADJUSTING ALL DIMENSIONS TO MATCH FINISH DIMENSIONS.
3. VERIFY ALL DIMENSIONS TO MATCH FINISH DIMENSIONS AS SHOWN ON THE ARCHITECT'S DRAWINGS.
4. USE THE LATEST REVISIONS UNLESS NOTED OTHERWISE.
5. THE OWNER HAS THE PROPERTY OF THE ARCHITECT'S DRAWINGS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROJECT AND MAINTENANCE OF THE PROJECT.
6. AREA CALCULATIONS ARE APPROXIMATE.

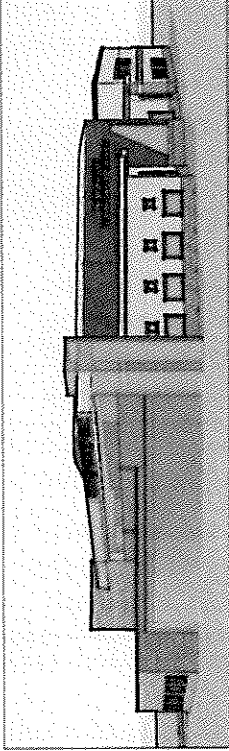


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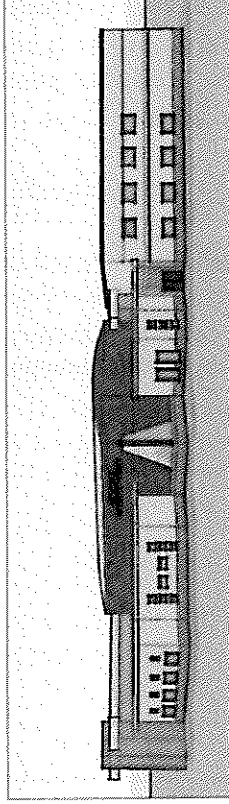
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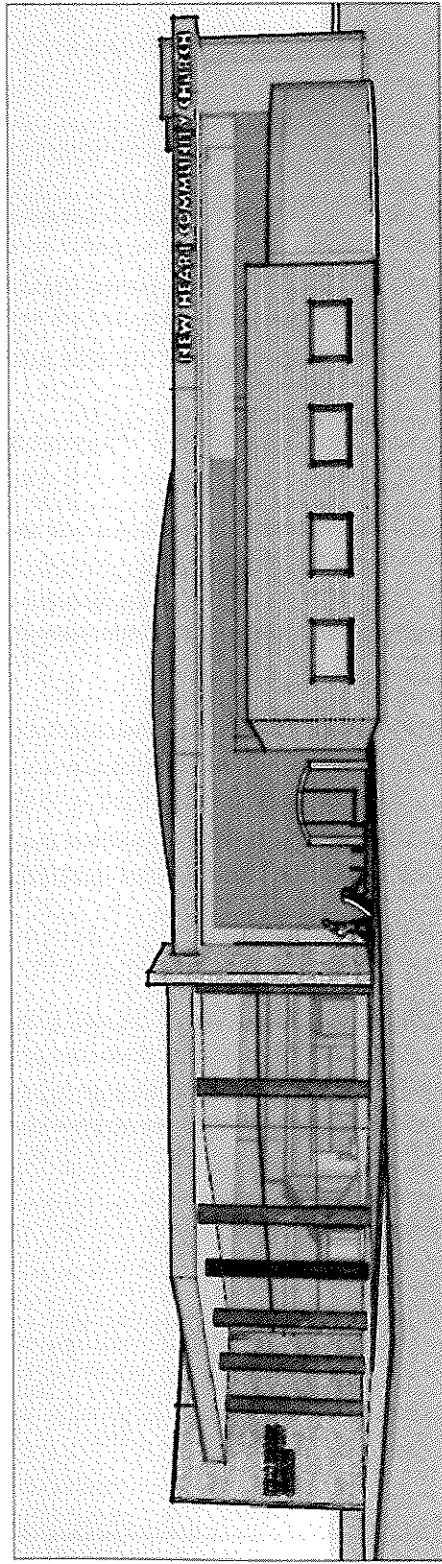
BUILDING VIEWS



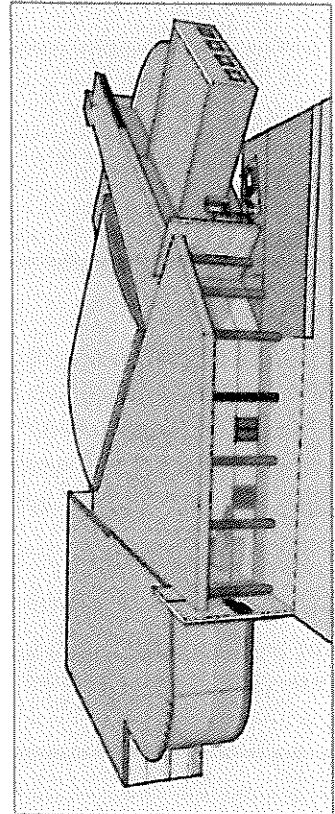
VIEW FROM BRIDGE



VIEW FROM HAMMOND TRAIL



VIEW FROM ENTRY DRIVE (SOUTH WEST)



AERIAL VIEW FROM WEST

9. Surrounding land uses and setting: Briefly describe the project's surroundings: The site is a vacant, approximately 4.5-acre parcel, which is relatively flat and is located on the north side of West Murray Road in McKinleyville, adjacent to the Murray Road Highway 101 southbound exit. Existing subdivisions border the property on the west and north sides and the off-ramp from the southbound lane of Highway 101 borders the site on the east.

Existing vegetation is composed of grasses with trees bordering the eastern edge along the highway. To the west of the project site is a subdivision beyond which lies the ocean, approximately three-quarters of a mile away. The existing subdivision to the west has approximately a 50-foot buffer between the project parcel fence line and houses. To the north, a house is adjacent to the parcel. The Hammond trail, on this property is on the eastern edge of the property running parallel to Highway 101.

The applicant, New Heart Community Church, proposes a rezoning of this 4.5-acre parcel from its existing Coastal Recreational (CR) category to a Public Facilities (PF-1) category. The existing Coastal Recreational zoning permits a number of visitor-serving uses including motels, restaurants, and other related coastal recreational uses. The immediate land uses in this area are primarily residential with the proposed project offering a more compatible and desirable use than the current zoning. This site has been available for development for over a decade and has not seen any major development initiative for the above-identified commercial uses.

During this same period, a new visitor-serving motel has been developed at the Arcata/Eureka Airport area, located approximately 1 mile to the northeast, along with other available visitor-serving motels and restaurant uses in the Valley West area of Arcata. At this time, the City of Arcata is considering two new motel projects in the Valley West area. The Public Facilities category (PF-1) would permit the type of assembly and meeting uses that the New Heart Community Church envisions for its project.

New Heart Community Church is proposing that a recreational component be included as part of the overall site plan with the designation of the 10-foot wide segment of the Hammond Trail. As an important final segment of the area, recreational and coastal access will be achieved. The permanent easement for the trail area is 10 feet wide and follows the eastern segment from Murray Road paralleling the U.S. 101 exit to the east, then continues due north toward Widow White Creek. Redwood Community Action Agency's Natural Resource Division has constructed the trail segment as a multi-purpose bicycle and pedestrian link of the Hammond Trail. The primary auditorium will be set back at least 20 feet from the trail with a buffer of open space and native vegetation landscaping.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.) Building Inspection Division, Public Works, California Coastal Commission; the North Coast Unified Air Quality Management District; the North Coast Information Center; and the California Regional Water Quality Control Board, North Coast Region.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology/Soils |
| <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |

- Public Services Recreation Transportation/Traffic
- Utilities/Service Systems Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project COULD have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project COULD have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Michael Richardson
Signature of preparer

9/12/08
Date

Michael Richardson
Printed name

For

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats, however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue identify:
 - a) The significant criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significant.

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

Poten tially Signifi cant	Potentially Significant Unless Mitigation Incorp.	Less Than Signifi cant Impact	No Impact
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1. a) and b): AESTHETICS: LESS THAN SIGNIFICANT IMPACT

Finding: The project will not impact a scenic vista; nor will it substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.

Discussion: The project site is not within an area mapped or designated with scenic vistas or resources. The parcel is in the Coastal zone, but not within an area requiring special consideration of Coastal visual impacts. The area is urban with full urban services including access off County maintained public roads. The proposed church infills an established development pattern, but at a higher density than normally associated with single-family neighborhoods. Although the project will not impact a scenic vista, nor will it substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway, the plan does include significant landscaping. The parcel is flat and has no views either to or from the site. It is surrounded by existing development. The Department finds no evidence that the creation of 15 parcels (total) within an area characterized as urban residential will have a substantial adverse aesthetic impact.

1. c) and d): AESTHETICS: POTENTIALLY SIGNIFICANT UNLESS MITIGATED

Finding: Unless mitigated, the project could create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or substantially degrade the existing visual character or quality of the site and its surroundings.

Discussion: There is a possibility that the church could create a source of substantial light or glare which would adversely affect day or nighttime views in the area. Most facilities with large parking lots choose to install lighting standards for both security purposes and for the convenience of their customers. Given that the proposed use is adjacent to a residential neighborhood, these lighting impacts shall be minimized to a degree that they will not negatively impact the neighbors.

Mitigation Measure #1 – The owner/applicant shall develop the most minimal number of lighting standards of the lowest wattage possible. All lighting shall be established within the interior of the parcel, closest to the church buildings, downshielded and directed into the property so as to not create nighttime adverse impacts on residential neighbors. There shall be no lighting (other than low-wattage motion sensor-triggered security lighting) on the north and west sides of the subject parcel.

The eastern portion of the site, along the newly constructed Hammond Trail has a chain-link fence. A landscaping plan, utilizing native vegetation as Mitigation Measure #2, will reduce impacts to visual resources from the street and neighbor's view. The intent of this is to screen visual impacts from adjacent parcels. The ocean is located approximately ¼-mile from the site and cannot be seen from the project parcel or neighboring houses. Due to the position of the parcel, with Highway 101 directly east and Murray Road to the south, the project will not block any scenic views to the coast.

Mitigation Measure #2 – The Landscaping Plan approved by the Planning Commission shall be implemented and in place prior to occupancy of the church. This measure shall be verified by the Building Inspections Division (BID).

These Mitigation Measures shall be noted on the Development Plan.

With this measure in place, Staff is confident that the project's potential impacts to nighttime views will be less than significant.

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

2. AGRICULTURE RESOURCES

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

Discussion: Neither the subject property nor adjacent lands are within a Williamson Act contract. While the site is underlain by prime agricultural soils, it is not used for agricultural purposes, and it would not be appropriate for agricultural use because it is less than 4 acres in size and surrounded by existing development. The neighborhood is characterized by single family residential development with services provided by the McKinleyville CSD. The proposed church infills an established development pattern. Public Assembly is a primary and compatible use within the PF designation and is principally permitted in the PF-1 zoning district. The PF Zone does not accommodate agriculture, nor are there any intensive agricultural uses in the immediate vicinity. The Department finds no evidence that the project will result in a significant adverse impact on agricultural resources.

3. AIR QUALITY. Where available, the significant criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Poten tially Signifi cant	Potentially Significant Unless Mitigation Incorp.	Less Than Signifi cant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3. AIR QUALITY

Finding: The project will not conflict with or obstruct implementation of the applicable air quality plan; will not violate any air quality standard or contribute substantially to an existing or projected air quality violation; will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors); will not expose sensitive receptors to substantial pollutant concentrations; and will not create objectionable odors affecting a substantial number of people.

Discussion: The entire 4.8 acre parcel will require grading for site preparation and construction of the future church road improvements and parking. There is no indication, however, that the construction under review at this point will increase any negative air quality issues for the long term. All grading and site preparation will be required by the Land Use Division of Public Works (LUD) conditions of approval to adhere to an LUD-approved improvement plan complete with engineered erosion and sediment control. Potential fugitive dust impacts are also addressed in these plans in the rare cases where construction activities occur during dry enough times in the McKinoleville area that this is a problem. The project will increase the amount of traffic thus increasing vehicular exhaust levels slightly, but not at significant levels. The Department finds no evidence that the construction of a church will have a substantial adverse impact on air quality in the immediate vicinity.

4. BIOLOGICAL RESOURCES. Would the project:

	Poten tially Signifi cant	Potentially Significant Unless Mitigation Incorp.	Less Than Signifi cant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4. b): BIOLOGICAL RESOURCES: LESS THAN SIGNIFICANT IMPACT

Finding: The project is expected to have a less than significant effect, either directly or through habitat modifications on a riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service.

Discussion: The nearest possible sensitive habitat is just over 1,000' to the north - Norton Creek. The drainage system is required to be approved by the Public Works Department. An engineered drainage assessment and biological resources assessment for the project was submitted, and conclude the project will not significantly impact Norton Creek, which is known to be habitat for any natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service. SHN conducted a Biological Resources Assessment (Appendix A) for the proposed project that provides a detailed description of habitat at the subject site, adjacent land use (including habitat value), resource protection related to the regulatory context for the proposed project, a search of the California Natural Diversity Database for Special Status Species and investigation of jurisdictional wetlands (July 2007).

4. a), c) – f): BIOLOGICAL RESOURCES: NO IMPACT

Finding: The project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service; or have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means; will not 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; will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; and will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Discussion: Per County resource maps, there are no sensitive biological resources on, or in the vicinity of, the project site, other than those resources discussed above. There are no wetlands or wetland habitat present on the site; the project site is not near a stream or river and the project does not involve any development within a streamside management area. The project site is not within an adopted or proposed habitat conservation plan. The project was referred to the Eureka offices of the DFG and the Coastal Commission, neither of which responded with concerns during the referral period. The area is developed on 4 sides. The neighborhood is developed to urban standards. As explained in the assessment, the current condition of the subject site has little value to native wildlife or plants other than being disturbed open space. No special status species (as defined by the California Department of Fish and Game, U.S. Fish and Wildlife Service, NOAA Fisheries, or California Native Plant Society) are expected to occur on the project site, or immediately adjacent to it based on a query of the California Natural Diversity Database and surveys conducted by SHN's botanist and former wildlife biologist (July 2007). No jurisdictional wetlands were found within the boundaries of the subject site (July 2007).

The Department finds no evidence that the project will result in a significant adverse impact on biological resources.

5. CULTURAL RESOURCES. Would the project:

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

- d) Disturb any human remains, including those interred outside of formal cemeteries?

5. b): CULTURAL RESOURCES

Finding: Unless mitigated, the project could cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5.

Discussion: An Historical Resource Review was prepared for the project area by the North Coast Information Center (NCIC). Their report states that a number of historic resources were evaluated as part of the review, including Ethnography & Archeology of the Wiyot Territory (LOUD), Place Names of Humboldt County (Turner), California Inventory of Historic Resources (OHP), California Historic Property Inventory (OHP), and 1890 GLO Land Plat Map. The site has been 100% surveyed. A previous study (S-2006) has been conducted in the project vicinity. Records of previously recorded historic resources have been found immediately outside the project boundary. Although the proposed project site is not located on an identified archaeological site, the likelihood of such discovery is considered to be low to medium probability of finding sites or other evidence of human cultural activity. These findings are based on the information presented by the NCIC. Therefore, if any resources are found during the construction of the proposed project they will be mitigated as necessary by contacting appropriate tribal agencies..

The Wiyot Tribe, however, expressed some concern about the possibility of cultural resources at the site. For this reason, the Planning Division required the applicant's agent to have prepared a Cultural Resources Investigation. Said document was prepared by Roscoe Associates (October 2007) in consultation with the Wiyot Tribe's cultural representative. The report concluded that no resources were located and that none were likely to exist at the site but a variety of protocols were included should inadvertent discoveries occur through the process of grading and/or other site development.

Mitigation Measure #3 – Should any inadvertent discovery of cultural resources or human remains occur during construction activities, all work shall cease and the proper protocols set into place. Work shall immediately cease and the County Coroner shall be called to the site in the event that human remains are discovered or a professional archaeologist should work unearthen cultural resources.

5. a), c), d): CULTURAL RESOURCES

Finding: The project will not: cause a substantial adverse change in the significance of a historical resource as defined in §15064.5; directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; disturb any human remains, including those interred outside of formal cemeteries.

Discussion: The subject property is vacant, and there is no evidence of significant historical resources in the immediate vicinity. Nor are there any known structures in the area that meet these criteria that would be negatively impacted by the project as proposed and mitigated. Nonetheless, the conditions of project approval include a requirement that a note be placed on the Development Plan protecting archaeological resources should they be found during site development.

6. GEOLOGY AND SOILS. Would the project:

	Poten tially Signifi cant	Potentially Significant Unless Mitigation Incorp.	Less Than Signifi cant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

6. c): GEOLOGY AND SOILS: LESS THAN SIGNIFICANT IMPACT

Finding: The project will not 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.

Discussion: According to the County's slope instability rating maps, the parcel is located on ground designated with a low instability rating of "1". Nonetheless, given the community assembly nature of the project, the Framework Plan's Geologic Hazards Land Use Matrix and the Building Inspections Division (BID) required an R-1 Soils Report. An R-1 Engineering/Geologic Report was reviewed and commented on by the BID. Grading and site development are required to adhere to the recommendations of the (revised) approved report. A note reflecting this report and its recommendations will be shown on the Development Plan.

6. a), b), d), e): GEOLOGY AND SOILS: NO IMPACT

Finding: The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction and landslides; will not be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property; and will not have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.

Discussion: According to the Alquist-Priolo Earthquake Fault Zoning Map and Framework Plan Geologic Hazards map, the project site is not located within a Special Studies Zone. The project site is located just outside the Earthquake Fault Zone associated with the Mad River fault. There are no known active faults that cross the project site, and no evidence in the investigation that a previously unrecognized active fault may be present. According to the Framework Plan Geologic Hazards map, the project site is in an area of low slope instability, and is not located in an area subject to liquefaction. The Building Inspection Division did not identify any issues with expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994). The Uniform Building Code requires all structures in Humboldt County to be built in accordance with Zone 4, the most restrictive zone. These issues will be addressed upon the review of future Building Permits for the church facility. The subject parcel is in an area served by community water and sewer. The proposed project infills an established development pattern, and is consistent with the planned build-out of the area. The Building Inspection Division did not identify any concerns with regards to site suitability non-residential development. According to the submitted R-1 Geotechnical Evaluation for the project, the site is located on a Pleistocene-age marine terrace, covered by two feet of surficial, dark-colored, low-density, porous topsoil over the majority of the site. Based on published results of geotechnical testing and post-earthquake studies, the susceptibility of sediments to liquefaction can be directly correlated to the type, origin, and age of the deposits. It should be noted that these "most susceptible" conditions do not exist in the marine terrace deposits at the site. Liquefaction occurs only when susceptible materials are saturated. Susceptibility to liquefaction decreases with increasing geologic age (Youd and Perkins, 1978). The Department sees no evidence that the construction of a church within an area characterized as urban will have a substantial adverse impact on geology and soils.

7. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

	Poten tially Signifi cant	Potentially Significant Unless Mitigation Incorp.	Less Than Signif icant Impa ct	No Impa ct
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

7. b) – h) HAZARDS AND HAZARDOUS MATERIALS: NO IMPACTS

Finding: The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; will not be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment; will not, for a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area; will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. The project will not result in a safety hazard for people residing or working in the project area in terms of the nearby public airport.

Discussion: The project site is not included on a list of hazardous material sites. According to the Fire Hazard map, the parcel is located in a low fire hazard area. The Arcata Fire Protection District has recommended approval of the project. The fire district did not require the installation of another hydrant. A hydrant is currently located within 300' of the project site. The parcel is not within the State Responsibility Area (SRA) for fire protection so CDF was not referred to. Access for the development is via a County-maintained road (Murray Road), which is paved to a width of 30'. The site is within 1 mile of the Arcata-Eureka Airport, a public airport. The site is subject to the Airport Land Use Compatibility Zone C; conditions of approval require adherence to the requirements of the Airport Land Use Compatibility Plan. There are no private airstrips within 25 miles of the site. The Department finds no evidence that the development of a church in an area characterized as urban will create, or expose people or property to, hazardous materials, or impair implementation of, or physically interfere with, an adopted emergency response plan.

7. a) HAZARDS AND HAZARDOUS MATERIALS: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION IS INCORPORATED

Finding: The project may create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials unless mitigation is incorporated.

Discussion: The proposed project does not involve routine transport, use or disposal of hazardous materials. Even so, the construction contractor is responsible for developing and implementing a Stormwater Pollution Prevention Plan (SWPPP), which will also include a Spill Prevention Control and Countermeasure Plan (SPCCP). As part of the SPCCP, absorbent materials will be stored on site and all jobsite employees will be properly trained to deal with hazardous material spills in the event of an accidental release. By implementing Mitigation Measure No. 4, the potential for a less than significant impact resulting from the accidental resource of a hazardous substance is mitigated further to reduce the potential impacts of the project.

8. HYDROLOGY AND WATER QUALITY. Would the project:	Potentially Significant	Potentially Significant Unless Mitigation Incorp.	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

8: b), f) – j): HYDROLOGY AND WATER QUALITY: NO IMPACT

Finding: The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted); will not otherwise substantially degrade water quality; or 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; will not place within a 100-year flood hazard area structures which would impede or redirect flood flows; will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; will not result in inundation by seiche, tsunami, or mudflow.

Discussion: The proposed church infills an established development pattern, and is consistent with the planned build-out of the area. The project site is an area served by community water and sewer. The McKinleyville Community Services District (MCSD) has indicated that it is able to provide water and sewer service to the proposed church upon the payment of the appropriate fees. MCSD has not identified any concerns with regard to the project interfering with groundwater recharge. The Department finds no evidence indicating that the project will violate any water quality or waste discharge standards, or otherwise substantially degrade water quality.

According to the Flood Insurance Rate Map Panel #625B, the project site is located in Flood Zone C, which is defined as "areas of minimal flooding", and is outside the 100- and 500-year floodplains. The project site is not within a mapped dam or levee inundation area, and is outside the areas subject to tsunami run-up.

As much of the previously pervious surface of the parcel will become paved or otherwise impervious as it develops, the LUD's review of the submitted drainage study will ensure the drainage does not significantly impact other properties. The Department sees no evidence that the proposed project will result in significant hydrologic or water quality impacts.

8: c) - d): HYDROLOGY AND WATER QUALITY: LESS THAN SIGNIFICANT IMPACT

Finding: The project will not: substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site; nor substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river; nor substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.

Discussion: Given the project's potential for a future increase in impervious surface through the development of both paved access and parking areas, the applicant provided the LUD with a Drainage Report addressing downstream runoff. The parcel is quite flat. The LUD has indicated that the existing stormwater system can handle the run-off created by the project, but will require construction of drainage facilities on-site necessary to get the water to an approved drainage facility off-site. The project will not alter a stream or river, nor is there any indication that the project is likely to result in flooding on- or off-site. These drainage requirements will keep this alteration's impacts to a less than significant level.

8: a), e): HYDROLOGY AND WATER QUALITY: POTENTIALLY SIGNIFICANT UNLESS MITIGATED

Finding: The project will not violate any water quality standards or waste discharge requirements. Unless mitigated, the project could 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.

Discussion: The construction contractor is responsible for developing and implementing a Stormwater Pollution Prevention Plan (SWPPP), which will also include a Spill Prevention Control and Countermeasure Plan (SPCCP). As part of the SPCCP, absorbent materials will be stored on site and all jobsite employees will be properly trained to deal with hazardous material spills in the event of an accidental release. By implementing Mitigation Measure No. 4, the potential for a significant impact resulting from the accidental resource of a hazardous substance is mitigated to a less than significant level.

One of the requirements to meet the County's standards regarding run-off and drainage will be met by implementation of the LUD's conditions. These improvements and maintenance requirements will help filter polluted run-off before it can enter any natural drainage courses or the County's storm drain system which, in this neighborhood, drains into Norton Creek.

Mitigation Measure #4. The contractor shall be responsible for developing and implementing an SWPPP for each phase of project construction, which will also include an SPCCP (in the event of an accidental release of pollutants) to the satisfaction of the County of Humboldt.

Mitigation Measure #5 - The applicant/owner is required to submit implement recommendations of the approved drainage plan per the LUD's Conditions of Approval.

9. **LAND USE AND PLANNING.** Would the project:

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

9: LAND USE AND PLANNING

Finding: The project will not physically divide an established community; will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; and will not conflict with any applicable habitat conservation plan or natural community conservation plan.

Discussion: The site is currently planned and zoned CR, but a part of the project involves changing the Plan and Zoning to PF. (The functional equivalent of environmental review of that part of the project was covered in the beginning of the staff report.) The proposed church infills an established development pattern, and is consistent with the planned build-out of the area, and will be consistent with the PF designations. The neighborhood is characterized as urban.

There are no habitat conservation or natural community conservation plans proposed or adopted for this area. The Department finds there is no evidence that construction of a church within an existing neighborhood will result in significant adverse impact with regard to land use and planning.

10. **MINERAL RESOURCES.** Would the project:

	Poten- tially Signifi- cant	Potentiall y Significa nt Unless Mitigatio n Incorp.	Less Than Signifi- cant Impact	No Impa- ct
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

10: MINERAL RESOURCES

Finding: The project will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

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

11. NOISE. Would the project result in:

	Poten tially Signifi cant	Potentia lly Significa nt Unless Mitigatio n Incorp.	Less Than Signifi cant Impact	No Impa ct
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

11: b) – c), e,) f): NOISE: NO IMPACT

Finding: The project will not result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; and, for a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or for a project within the vicinity of a private airstrip, the project will not expose people residing or working in the project area to excessive noise levels. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Discussion: The proposed church infills an established development pattern, and is consistent with the planned build-out of the area. No vibrations or groundborne noise level increases are expected by the project other than those associated with the construction of the church, the interior access road and parking areas. The short-term impacts by construction crews paving the access and building the church can be considered less than significant. These are normal sounds that can be expected in residential areas which still have room to grow. They will be temporary in nature. The Department finds no evidence that the construction of a church in an area characterized as urban will result in a significant adverse noise impact. The parcel is within an Airport Land Use Compatibility Zone C, but the existing and future noise contours do not exceed 60 ldn as shown on the noise contour maps for the airport.

11: a) & d): NOISE: POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION IS INCORPORATED

Finding: The project may result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies unless mitigation is incorporated; and may result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

Discussion: According to Figure 3-2 of the Framework Plan, churches are normally acceptable at noise levels of up to 65 decibels (65dB), and the maximum interior noise level at a church is 45 dB. The church property lies approximately 135' from the center of the nearest travel lane on Highway 101. According to the 1999 Environmental Impact Report for the McKinleyville Community Plan, a 65 dB noise level is expected in the year 2020 within 185' from the center of the nearest travel lane on Highway 101. The project parcel is located approximately 30 feet above the exit lane and this separation reduces noise on the site from the highway to some degree. Conditions of approval require that church facilities constructed within 185' of the center of the nearest travel lane on Highway 101 include construction materials and techniques to achieve a 45 dB interior noise level.

The church facilities will be located entirely indoors. There are outdoor playgrounds that might cause ambient noise in the area to increase. Conditions of approval limit the hours the outdoor playground area may be used to between 7:00 am and 10:00 pm. With these conditions of approval, the noise impacts of the project are reduced to less than significant levels.

Mitigation Measure #6: Conditions of approval require that church facilities constructed within 185' of the center of the nearest travel lane on Highway 101 include construction materials and techniques to achieve a 45 dB interior noise level.

Mitigation Measure #7: Conditions of approval limit the hours the outdoor playground area may be used to between 7:00 am and 10:00 pm. With these conditions of approval, the noise impacts of the project are reduced to less than significant levels.

12. POPULATION AND HOUSING. Would the project:

	Poten tially Signifi cant	Potentia lly Significa nt Unless Mitigatio n Incorp.	Less Than Signifi cant Impact	No Impa ct
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

12: POPULATION AND HOUSING: NO IMPACT

Finding: The project will not induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure); will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; and will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

Discussion: The proposed church infills an established development pattern. It does not involve the construction of any new homes. The proposed new development does not involve the extension of roads or other infrastructure. The lot is vacant, so there will not be any displacement of existing housing or people. The Department finds no evidence that the project will result in a significant adverse impact on population and housing.

13. PUBLIC SERVICES.

	Poten tially Signifi cant	Potentia lly Significa nt Unless Mitigatio n Incorp.	Less Than Signifi cant Impact	No Impa ct
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

13: PUBLIC SERVICES: NO IMPACT

Finding: The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: fire protection, police protection, schools, parks, other public facilities.

Discussion: The proposed church will access off Murray Road, a public, paved County-maintained road paved to a width of approximately 35'. Curb, gutter, and sidewalks will be installed along the frontage as a condition of approval. All road improvements on- and off-site, will be overseen by the LUD. Both the service district and the fire district have recommended conditional approval and approval with comments, respectively.

The proposed subdivision infills an established development pattern, and is consistent with the planned build-out of the area. The project will result in a slight increase in the demand for existing services such as fire protection, police protection, schools and other public facilities, but this increase would be within the capabilities of the existing infrastructure and services, per agency comments. The public access trail developed as Phase I of the project satisfies an important part of the demand for parks in the area by providing bicycle and pedestrian access to coastal resources in the McKinleyville area. All of the public service agencies have either recommended approval or conditional approval of the project, or had no comment. No issues were identified with regard to the provision, construction or maintenance of public services. The Department finds no evidence that the project will result in a significant adverse impact on public services.

14. RECREATION.

	Potentially Significant	Potentially Significant Unless Mitigation Incorporated.	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

14: RECREATION: NO IMPACT

Finding: The project a) will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

Discussion: Phase I of the project included installation of a bicycle and pedestrian access from Murray Road to the property to the north, completing the Hammond Trail, and benefiting recreational users throughout McKinleyville by providing access to coastal recreation areas in the McKinleyville area. While Phase I may increase the use of the coastal recreation areas, there is no evidence that increased use will cause or accelerate substantial physical deterioration of these resources.

14: RECREATION: LESS THAN SIGNIFICANT IMPACT

The project will not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

Discussion: Phase I of the project included installation of a bicycle and pedestrian access from Murray Road to the property to the north, completing the Hammond Trail, and benefiting recreational users throughout McKinleyville by providing access to coastal recreation areas in the McKinleyville area. Environmental review of that project was completed under a separate permit, and determined to not cause significant adverse environmental impacts.

15. TRANSPORTATION/TRAFFIC. Would the project:

	Poten- tially Signifi- cant	Potentia- lly Significa- nt Unless Mitigatio- n Incorp.	Less Than Signifi- cant Impact	No Impa- ct
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

15: a) and b): TRANSPORTATION/TRAFFIC: LESS THAN SIGNIFICANT IMPACT

Finding: The project is not expected to cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections); nor exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways.

Discussion: SHN prepared a Traffic Analysis (March 2008). Intersection and capacity calculations were conducted with Traffix© software using the HCM Methodologies. Existing traffic turning movement counts were conducted by SHN staff between 7:00 AM-9:00 AM and 4:00 PM-6:00 PM on a Tuesday, Wednesday, and Thursday in January 2008. The weekday AM peak hour and PM peak hour volumes are presented in Figure 4 and Figure 5, respectively.

The operation does not appear to have any significant vehicular or pedestrian traffic during peak hours, let alone the rest of the day; except for the southbound left turn lane at the intersection of Murray Road and Highway 101 during the am peak hour on weekdays. During the am peak times it's considered a Level of Service (LOS) F, but the entire intersection meets a LOS B. According to the Highway Safety Capacity Manual (2000), the entire intersection should be evaluated instead of one turning movement.

The project does not add vehicles to the left movement. because when traveling southbound in the exit lane, the church attendees will be turning right onto Murray Road with a separate turn lane. With the clarification in the Highway Safety Capacity Manual, a separate turning lane, minimal accidents occur at this intersection, and peak church activities are during Saturday evenings and Sunday mornings, therefore, the proposed project is not expected to exceed a County acceptable LOS. Refer to Appendix D for more detailed information.

Proposed traffic volumes generated by activities at the church are well below the acceptable capacity level per County and Caltrans capacity volumes. The number of vehicles will not cause a significant increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections). It is estimated from the Humboldt County Resource Facility Traffic and Pedestrian Impacts Analysis that at worst case assumptions traffic volumes generated by the project are not significant (Refer to Appendix D).

The proposed project will not exceed, either individually cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways.

15: c) – g): TRANSPORTATION/TRAFFIC: NO IMPACT

Finding: The project will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections); will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; will not substantially increase hazards due to a design feature; will not result in inadequate emergency access or parking capacity; and will not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks).

Discussion: The project site is located within the vicinity of an airport safety review (McKinleyville Community Plan Zoning Map, December 2002), but not in the airport approach zone. The project will not result in a change in air traffic pattern, including either an increase in traffic levels, or a change in location that results in substantial safety risks.

The proposed project will not substantially increase hazards due to design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). The access roads to and from the site are already constructed. Site distances and turning radii are adequate to accommodate project traffic and will not increase hazards or result in incompatible uses.

The proposed project will not result in inadequate emergency access. The project will not limit or create conditions affecting emergency access. No access roads are slated for demolition in conjunction with the proposed project. The site design will comply with adopted emergency access and will be reviewed by the Arcata Fire District, which serves McKinleyville. Since the church is proposing a phased approach to building, the site design changes will require review by the Arcata Fire District to ensure that there is adequate emergency access.

Recommendations of Arcata Fire District will be incorporated into the site design.

The proposed project will not result in inadequate parking capacity. At the time of building permit review, the parking facilities and number of spaces will be reviewed for compliance with the County of Humboldt's parking ordinance pertaining to required handicapped, maneuverability, and stall dimensions. There will also be eleven dedicated spaces for coastal access.

The proposed project will not conflict with the County of Humboldt's adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks). The proposed project will not conflict with alternative forms of transportation. In fact, the project connects two sections of the Hammond trail.

16. UTILITIES AND SERVICE SYSTEMS. Would the project:

	Poten- tially Signifi- cant	Potential- ly Significa- nt Unless Mitigatio- n Incorp.	Less Than Signifi- cant Impact	No Impa- ct
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

16: UTILITIES AND SERVICE SYSTEMS

Finding: The project will not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board; or require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; or require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; or have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed; or result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; or be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; or comply with federal, state, and local statutes and regulations related to solid waste.

Discussion: The McKinleyville Community Services District (CSD) provides wastewater services for the project site, and other developed areas in McKinleyville. The wastewater management facilities consist of two primary oxidation ponds (11.2 acres) and three secondary oxidation ponds (8.8 acres), and have a total pond area of 20 acres. Biological treatment capacity of the ponds is 1.18 MGD (1,180,000 gallons per day) and hydraulic capacity of disinfection facilities (chlorine contact chamber) is estimated at 3.3 MGD (2300 gpm) peak flow.

The wastewater system capacity is 1.18 million gallons per day (MGD), at an overall system peak wet weather flow. The current operating level is approximately 0.86 MGD. Based on the fact that the CSD's wastewater treatment plant is operating at less than half capacity, and the fact that the proposed project will not substantially increase the need for wastewater treatment, staff concludes that the project does not exceed wastewater treatment requirements of the California Regional Water Quality Control Board, North Coast Region, nor will it require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities.

The McKinleyville CSD purchases its wholesale supply from the Humboldt Bay Municipal Water District (HBMWD). Water is diverted at HBMWD's million-gallon tank on Essex Hill and is piped under the Mad River to MCSD's Grant A. Ramey Pump Station at the corner of North Bank and Azalea Roads. Water is then pumped into the primary pressure zone, which serves the entire District except McCluski Hill. The capacity of the HBMWD system is approximately 75 MGD (combined treated domestic and untreated industrial), and the current operating level is approximately 40 MGD. The McKinleyville CSD water supply system is at a capacity of 2.8 MGD, and the current operating level is approximately 1.19 MGD. There are no plans to expand water services, as current operating levels are at only about one-half of the system capacity levels. The proposed project will not require a substantial increase in water usage and, therefore, will not adversely impact existing water supplies.

The solid waste provider for the McKinleyville is the Humboldt Waste Management Authority (HWMA). The HWMA has formulated a joint powers agreement with the County and with most of the incorporated cities within the County for the disposal of waste. The HWMA has contracted with ECDC Environmental to ship solid waste produced in the County to state licensed land fills located outside of Humboldt County.

Solid waste from the project site will be collected and transferred to the HWMA transfer station for shipment to a licensed landfill. The quantity of solid wastes generated during project construction will not significantly contribute to the waste stream volumes transferred out of the County and, based on information from the Portrero Hills landfill and the Medford, Oregon landfill, the project will not cumulatively result in amounts of waste that exceed the capacity of either landfill. Therefore, the proposed project will not be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs.

In order to ensure that construction debris does not result in adverse environmental impacts, a mitigation measure is proposed that requires: No construction materials, debris, or waste be placed or stored where it may be subject to dispersion by storm water. Any and all debris resulting from construction activities shall be immediately removed following completion of construction; concrete trucks and tools used for construction shall be rinsed at the specified wash-out area(s); and staging and storage of construction machinery and storage of debris shall not take place on any public street rights-of-way.

17. MANDATORY FINDINGS OF SIGNIFICANCE.

	Poten- tially Signifi- cant	Potentia- ly Significa- nt Unless Mitigatio- n Incorp.	Less Than Signifi- cant Impact	No Impa- ct
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

17: MANDATORY FINDINGS OF SIGNIFICANCE: LESS THAN SIGNIFICANT IMPACT

Finding: The project will not have the potential to significantly degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory; or have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

Discussion: California has recently passed Assembly Bill 32, mandating a reduction in greenhouse gas (GHG) emissions and Senate Bill 97, evaluating and addressing GHG under CEQA. At this time, it is not clearly understood how to evaluate a project's production and contribution of GHG since thresholds have not been set by the California Air Resources Board, but are planned for release in 2009. In addition the Office of Planning and Research through SB 97 will produce guidance on this subject in 2009. Furthermore, Humboldt County will be addressing GHG in the ongoing General Plan update process by including performance measures.

In an attempt to quantify this impact, project staff evaluated how the project has reduced GHG through project design. Transportation could be one the largest contributors of GHG and attendees currently drive to the current location. However, in the new location attendees will still be driving so there may be no considerable gain of vehicles added to the road. The dedication of the trail connection also promotes alternative transportation to the project site and will result in a reduction of GHG because the community will be using the trail more. In addition to the trail link, attendees will be encouraged to carpool and are likely doing this now to the same extent.

The finished structure will be eligible for LEED certification, the applicant will be taking advantage of opportunities to use local resources and construct a high performance building that in the longterm would use fewer resources than another building of comparable size and use. Landscaping will include trees and other materials that sequester carbon. The proposed project does not significantly add GHG emissions to the environment.

The proposed project will result in some cumulative impacts. However, with full implementation of the associated mitigation measures, the proposed project will have a less than significant effect on the

environment. The project will not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

18. SOURCE/REFERENCE LIST

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McKinleyville Community Services District. (2008). Download from website: (<http://www.mckinleyvillecsd.com/>)

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SHN Consulting Engineers & Geologists, Inc. (April 2007). *R-2 Geologic Hazard Evaluation and Soils Engineering Report, Proposed New Heart Community School, McKinleyville, California*. Eureka: SHN.

Youd, T.L., and D.M. Perkins (1978). "Mapping of Liquefaction-Induced Ground Failure Potential,"

Journal of the Geotechnical Engineering Division, ASCE, Vol. 104, No. GT4, pp. 433- 446.NR:ASCE.

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

See the Mitigation Measures and Monitoring Plan below

20. EARLIER ANALYSES.

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

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

No earlier analyses were used.

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

See 20.a above

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

MITIGATION MEASURES, MONITORING, AND REPORTING PROGRAM

The following table lists the required mitigation measures, including the method of verification, monitoring schedule, and the responsible party.

Resource(s)	Measure No.	Summary of Mitigation Measure	Method of Verification	Monitoring Schedule	Responsible Party
Aesthetics	1	<p>Minimize impacts to the aesthetic values in the vicinity.</p> <p>Requirements: The owner/applicant shall develop the most minimal number of lighting standards of the lowest wattage possible. All lighting shall be established within the interior of the parcel, closest to the buildings (residential and commercial), downshielded and directed into the property so as to not create nighttime adverse impacts on residential neighbors. There shall be no lighting (other than low-wattage motion sensor-triggered security lighting) on the north and east sides of the subject parcel. Lighting for the health club shall be on an automatic timer to come on at dusk and turn off within one hour of closing time.</p>	At the time of final inspection or occupancy of the church, the Building Inspector shall verify that all lighting and landscaping meet the requirement.	As needed	Applicant, successors in interest & HCCSD.
	2	<p>This Mitigation Measure shall be noted on the Development Plan.</p> <p>The Landscaping Plan approved by the Planning Commission shall be implemented and in place prior to occupancy of the health club and residential units. This measure shall be verified by the Building Inspections Division (BID).</p>	At the time of final inspection or occupancy of the church, the Building Inspector shall verify that all lighting and landscaping meet the requirement.	As needed	Applicant, successors in interest & HCCSD.

This Mitigation Measure shall be noted on the Development Plan.

Resource(s)	Measure No.	Summary of Mitigation Measure	Method of Verification	Monitoring Schedule	Responsible Party
Cultural Resources	3	<p>Minimize impacts to Cultural Resources.</p> <p><u>Requirements:</u> Should any inadvertent discovery of cultural resources or human remains occur during construction activities, all work shall cease and the proper protocols set into place. These substantial protocols are on file in the report (Roscoe, October 2007) which is stored in the confidential files at the Planning Division. Work shall immediately cease and the County Coroner shall be called to the site in the event that human remains are discovered or a professional archaeologist should work unearth cultural resources.</p>	At the time human remains or artifacts are encountered.	On-going	Applicant, successors in interest & Coroner
		<p>This Mitigation Measure shall be noted on the Development Plan.</p> <p>To minimize impacts from hazardous spills.</p> <p><u>Requirements:</u> The applicant/owner is required to submit a Stormwater Pollution Prevention Plan (SWPPP) which will also include a Spill Prevention Control and Countermeasure Plan (SPCCP) for the LUD's review and approval per the attached LUD's Conditions of Approval.</p>	LUD approval	Once	Applicant, successors in interest & LUD
Hazards	4	<p>The applicant/owner is required to submit implement recommendations of the approved drainage plan per the LUD's Conditions of Approval.</p>	LUD approval	Once	Applicant, successors in interest & LUD
	5				
Hydrology					

Resource(s)	Measure No.	Summary of Mitigation Measure	Method of Verification	Monitoring Schedule	Responsible Party
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Noise	6	The project may result in exposure of persons to or generation of noise levels in excess of standards	Building Permit Issuance	Once	Applicant, successors in interest & CDS
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Requirement: Conditions of approval require that church facilities constructed within 185' of the center of the nearest travel lane on Highway 101 include construction materials and techniques to achieve a 45 dB interior noise level.

7 The project may result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project

Requirement: Conditions of approval limit the hours the outdoor playground area may be used to between 7:00 am and 10:00 pm. With these conditions of approval, the noise impacts of the project are reduced to less than significant levels.

HCCDS = Humboldt County Community Development Services Building and Planning Divisions
 LUD = Land Use Division of Department of Public Works
 DEH = Environmental Health Division of Health Department
 DFG = California Department of Fish and Game
 Cal Fire = California Department of Forestry and Fire Protection
 NCUAQMD = North Coast Unified Air Quality Management District