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**PLANNING COMMISSION  
STAFF REPORT- MAJOR USE PERMIT**

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**U\_2017-0002  
OCTOBER 19, 2017**

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**SUMMARY**

**OWNER:** LONG VALLEY HEALTH CENTER INC  
PO BOX 870  
LAYTONVILLE, CA 95454

**APPLICANT:** THE HARWOOD MEMORIAL PARK INC  
PO BOX 1382  
LAYTONVILLE, CA 95454

**REQUEST:** Use permit to develop a skate park. Phase I consists of bowls and ramps constructed of reinforced concrete, enclosed in a wire fence with metal fence art, a parking lot and water fountain. Phase II will see the addition of more bowls and ramps. A bathroom will be constructed within first 2 years of project.

**DATE DEEMED COMPLETE:** 3/13/2017

**LOCATION:** 0.5± mi. southwest of Laytonville center, on the south side of Harwood Road (CR 319), 0.3± mi. west of its intersection with Hwy 101, located at 351 Harwood Road, Laytonville (APN: 014-160-12).

**TOTAL ACREAGE:** 0.90± acres

**GENERAL PLAN:** RC

**ZONING:** R1:6K

**SUPERVISORIAL DISTRICT:** 3

**ENVIRONMENTAL DETERMINATION:** Negative Declaration

**RECOMMENDATION:** Approve with Conditions

**STAFF PLANNER:** Sam 'Vandy' Vandewater

**BACKGROUND**

**PROJECT DESCRIPTION:** The applicant seeks a use permit to allow for the construction of a skate park within the community of Laytonville. The project will be completed in two phases. Phase I will entail the construction of bowls and ramps made of reinforced concrete, enclosed in a wire fence with metal fence art. Additionally, Phase I also includes a parking lot and water fountain. Phase II will see the addition of more bowls and ramps. A bathroom will be constructed within first 2 years of project.

**SITE CHARACTERISTICS:** The site of the proposed skate park is located just south of the Laytonville town center, on the west side of Highway 101 and a few thousand feet east of Harwood Memorial Hall. Access to the parcel is off of Harwood Road. The site is currently vacant, with no history of improvements to the subject parcel, or those to the west or east of it. The parcel is mostly vegetated with wild grasses and small shrubs, while the southern border of the property is lined with oak trees that help separate it from the adjacent agricultural lands. There is currently no access onto the parcel, but any access would be gained from Harwood Road.

**SURROUNDING LAND USE AND ZONING:**

	GENERAL PLAN	ZONING	LOT SIZES	USES
<b>NORTH</b>	RC	R1	3.67±, <1ac	Vacant
<b>EAST</b>	RC	R1	<1ac	Vacant
<b>SOUTH</b>	AG:40	AG:40	225±	Agriculture
<b>WEST</b>	RC	R1	<1ac	Vacant

**PUBLIC SERVICES:**

Access: Harwood Road (CR 319)  
Fire District: Long Valley Fire District  
Water District: Laytonville Water District  
Sewer District: None  
School District: None

**AGENCY COMMENTS:** On April 5, 2017, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. Their required related permits, if any, are listed below. Their submitted recommended conditions of approval are contained in Exhibit A of the attached resolution. A summary of the submitted agency comments are listed below. Any comments that would trigger a project modification or denial are discussed in full as key issues in the following section.

TABLE 2 – SUMMARY OF AGENCY REFERRALS			
REFERRAL AGENCIES	RELATED PERMIT	COMMENT	DATE
Department of Transportation	Encroachment Permit	Comment	May 18, 2017
> Applicant to install commercial road approach			
Environmental Health – FB		Comment	April 27, 2017
Building Inspection – FB PBS		Comment	April 10, 2017
> May need building permits.			
> Will need to comply with California Building Code 11.3 ADA compliance.			
> Plans will need to be submitted and a review done prior to any permit issued.			
Laytonville Water District		NO RESPONSE	
Assessor		NO RESPONSE	
Air Quality Management District	Air Quality Large Grading Project Permit	Comment	May 23, 2017
> One acre or more may be subject to Air Quality Large Grading Project Permit.			
Farm Advisor		NO RESPONSE	
Air Quality Management		NO RESPONSE	
Native Plant Society		NO RESPONSE	
Agricultural Commissioner		NO RESPONSE	
Long Valley Fire District		NO RESPONSE	
Redwood Valley Rancheria		Comment	April 12, 2017
> Protection of Tan Oak and traditional food sources.			
Cloverdale Rancheria		NO RESPONSE	
Sherwood Valley Band Rancheria		NO RESPONSE	
Sonoma State University		Comment	April 20, 2017
> This office has no record on any previous cultural resource studies for the proposed project area.			
> Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Mendocino County have been found along the major waterways (perennial			

and intermittent), within the valleys, and within the interface between the low-lying terrain and the surrounding foothills. The proposed project area is located in Ukiah Valley near the confluence of two forks of the Russian River. There, the proposed project area has the possibility of containing unrecorded archaeological sites. A study is recommended prior to commencement of project activities.

> We recommend you contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at (916)-373-3710.

> Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, if the project area contains such properties, it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture and history of Mendocino County conduct a formal CEQA evaluation.

Laytonville Area MAC

Comment

> Letters of support from local community.

### KEY ISSUES

**1. General Plan and Zoning Consistency:** The subject parcel is located within the Rural Community (RC) General Plan Land Use Designation. The RC General Plan zone can be applied to “*small, unincorporated towns and community centers (including areas in the Community Planning Areas) and to areas near City boundaries, which **provide a variety of community and tourist-oriented goods and services** but may not have well-defined or identifiable commercial or residential districts.*” This would allow for a skate park, which can be considered a community-owned and –oriented good that has the potential to serve people outside the local community. While Laytonville does have semi-defined commercial and residential districts, the proposed skate park is suitably located, as the Harwood Memorial Hall and Park are located a few thousand feet to the west. This helps to establish the area as a recreational use-area within the community.

The General Plan continues to say, “[t]he Rural Community designation anticipates multiple land uses on any given lot, consistent with and supportive of a higher intensity of development in the community area core that will further define each of these town centers. Preference shall be given to those projects providing... **infill development.**” This further supports the establishment of the skate park. The park will create infill within a residential area of Laytonville, having the potential to attract more residents to the community.

The proposed skate park helps to further several of the Laytonville community-specific policies established by the General Plan. Policy CP-L-12 states: “*The County supports and will work with agencies and local organizations to improve community services and amenities, including: (1) **Supporting youth activities and facilities, such as a skate park and after-school programs.***” This policy literally mentions a skate park, thus supporting the proposed project. Additionally, the General Plan Policy CP-L-13 states, “*The County will work cooperatively with the Long Valley community **to plan open spaces, parks, and public gardens,***” which only further supports the proposed project.

The proposed skate park is also consistent with the R1 zoning district, as defined by the Mendocino County Code. Chapter 20.072.005 of the Mendocino County Code defines the R-1 Single Family Residential District as a district “***intended to create and enhance neighborhoods where a topography, access, utilities, and public services make the land suitable and desirable for single-family home development and community services appurtenant thereto.***”

The proposed skate park is a form of recreational infrastructure that enhances the neighborhood in which it is located. Letters submitted by the Laytonville Municipal Advisory Council (LMAC) show a large level of support for the project, particularly those with teenage children.

**2. Use Permit Findings:** The proposed use permit is required to meet the use permit findings set forth in the Mendocino County Code (MCC 20.196.020). Below is the discussion of each finding and how the use permit appropriately meets those requirements.

- A. *That the establishment, maintenance or operation of a use or building applied for is in conformity to the General Plan;*

As shown in the previous section, not only is the proposed skate park in conformity, it is specifically requested for in the community-specific policies of Laytonville. Additionally, the General Plan zone in which the proposed project is located promotes the establishment of community goods and services, such as recreational infrastructure.

- B. *That adequate utilities, access roads, drainage and other necessary facilities have been are being provided;*

The proposed skate park proposes connections to existing water and septic systems that will be used to the on-site restroom. Conditions to the use permit require the applicant to work with the Mendocino County Department of Environmental Health. Additionally, as response to comment from the Mendocino County Department of Transportation, the proposed skate park will require a permitted encroachment off of Harwood Road (CR #319) to ensure adequate access.

- C. *That such use will not, under the circumstances of that particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the county; provided, that if any proposed building or use is necessary for the public health, safety or general welfare, the finding shall be to that effect;*

An Initial Study pursuant to CEQA regulations was completed for the proposed project and it has been determined that some aspects of the proposed skate park could have potential significant impacts on the environment. A Mitigate Negative Declaration was prepared for the project and includes mitigation measure to ensure that impacts caused by construction and use of the proposed skate park are brought to a less than significant level. This includes issues that may have effects on local and non-local people.

- D. *That such use preserves the integrity of the zoning district.*

Similarly to the General Plan conformity, compliance with the Mendocino County Code zoning district is discussed in the previous section. While the zoning district in which the project is located traditionally is utilized for residential uses, the proposed skate park does preserve the integrity of the zoning district simply because of this use permit process, which is required to allow for the proposed use. In other words, this use permit signifies the preservation of the zoning district integrity.

**3. Environmental Protection:** Staff has completed an Initial Study for the project and determined that the project could have some potential significant impacts on the environment. The Mitigated Negative Declaration was released for public comment on April 5, 2017. As discussed in the Initial Study, mitigation measures have been identified to mitigate potential significant impacts to the environmental to a less than significant level. Staff recommends that the Planning Commission certify a Mitigated Negative Declaration for the project.

#### RECOMMENDATION

By resolution, adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and grant Use Permit for the Project, as proposed by the applicant, based on the facts and findings and subject to the conditions of approval.

10/4/17  
\_\_\_\_\_  
DATE

  
\_\_\_\_\_  
SAM VANDEWATER

Appeal Period: 10 Days  
Appeal Fee: \$1,616.00

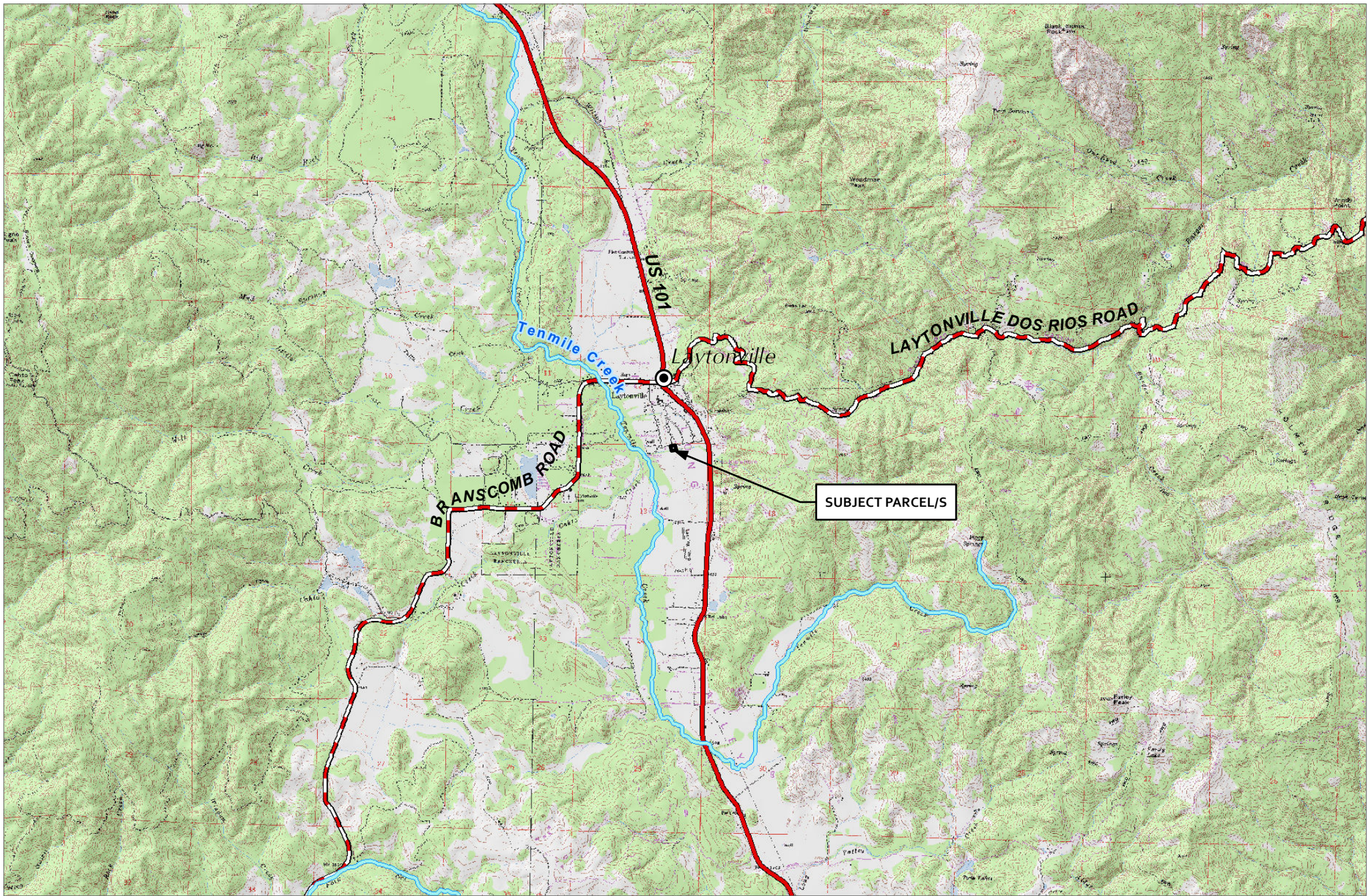
**ATTACHMENTS:**

- A. Location Map
- B. Aerial Map
- C. Site Map
- D. Zoning Map
- E. General Plan Map
- F. Adjacent Owner Map
- G. Fire Hazards Map
- H. Wildlife-Urban Interface Zones
- I. Water District
- J. Soils Map
- K. Williamson Act Map
- L. Important Farmland Map





**RESOLUTION AND CONDITIONS OF APPROVAL (Exhibit A):**

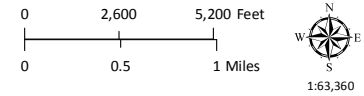
**[NEGATIVE DECLARATION or MITIGATED NEGATIVE DECLARATION ] Initial Study available  
online at: <http://www.mendocinocounty.org/pbs>**





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 APN: 014-160-12  
 APLCT: The Harwood Memorial Park, Inc.  
 AGENT:  
 ADDRESS: 351 Harwood Road, Laytonville

-  Major Towns & Places
  Major Roads
-  Major Rivers
-  Highways



## ATTACHMENT A

## LOCATION MAP

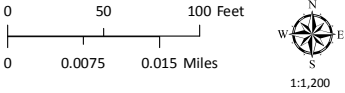




Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Public Roads  
Driveways/Unnamed Roads

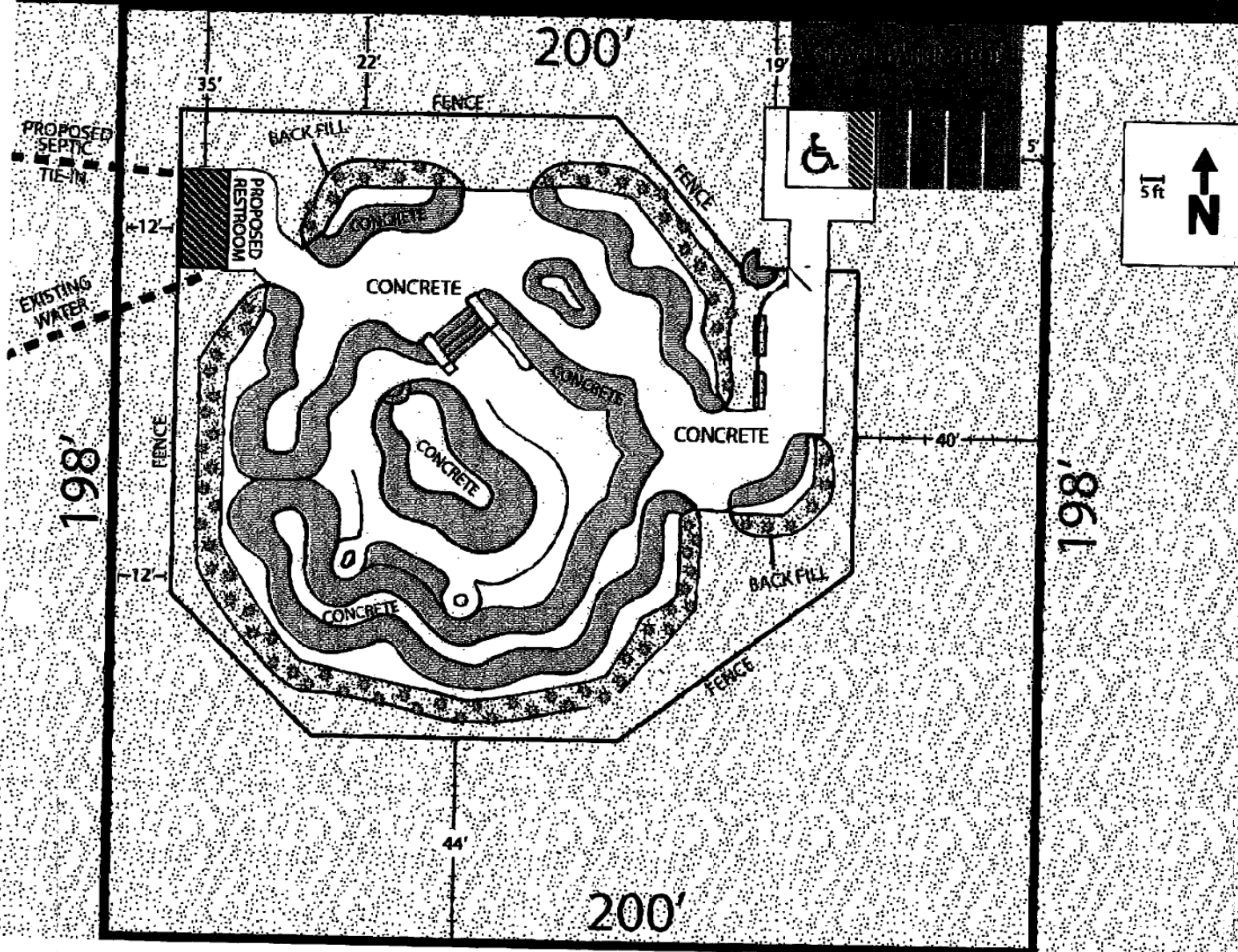


ATTACHMENT B

AERIAL IMAGERY

Map produced by the Mendocino County Planning & Building Services, March, 2017  
All spatial data is approximate. Map provided without warranty of any kind.





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NO SCALE

ATTACHMENT C


REVISED SITE PLAN

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.

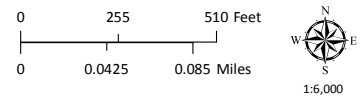




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 Zoning Districts

**ATTACHMENT D**




**ZONING DISPLAY MAP**

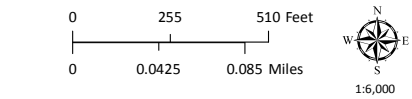
Map produced by the Mendocino County Planning & Building Services, March, 2017  
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 General Plan Classes

### ATTACHMENT E



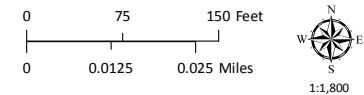
### GENERAL PLAN CLASSIFICATIONS

Map produced by the Mendocino County Planning & Building Services, March, 2017  
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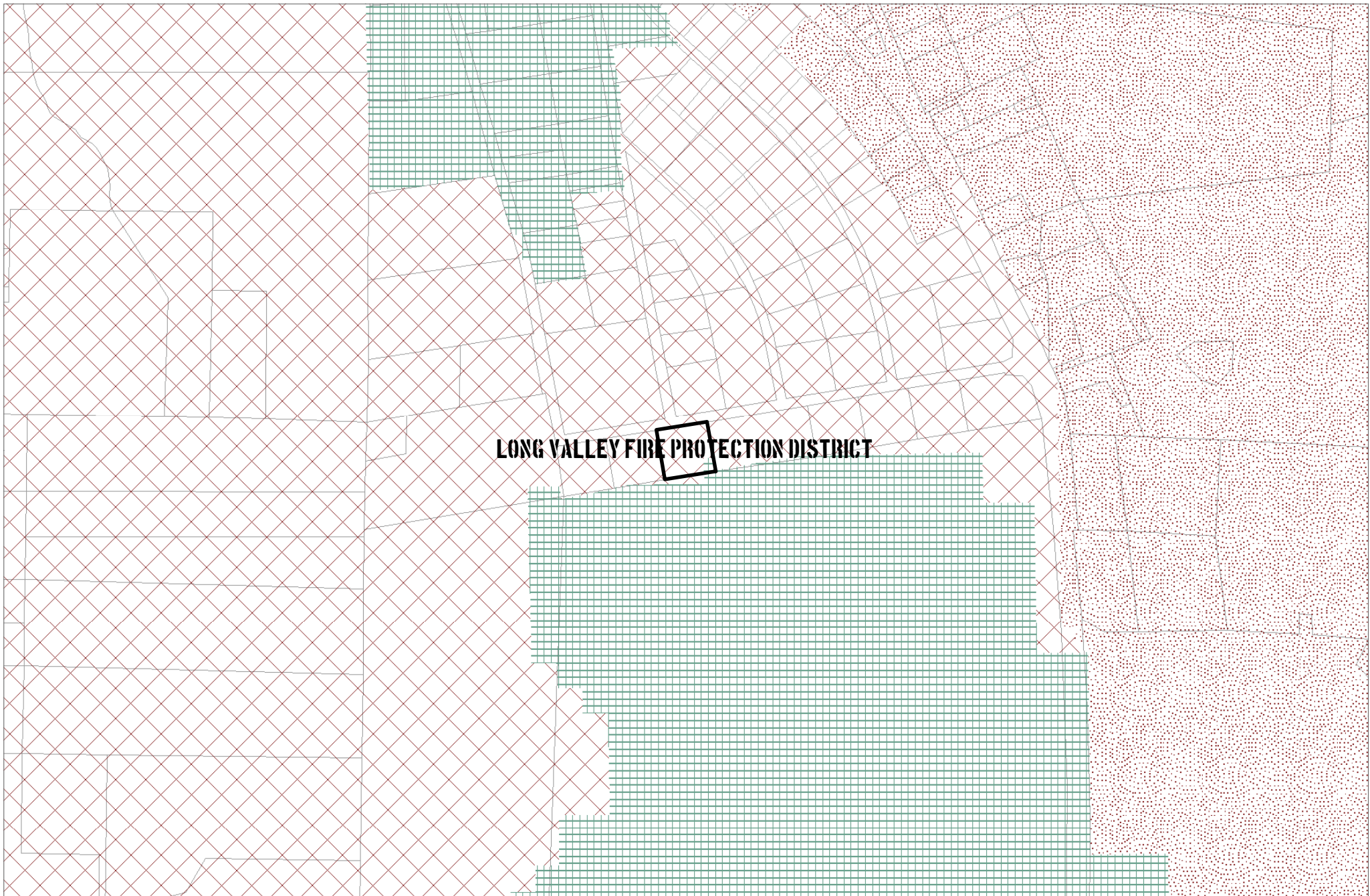


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## ATTACHMENT F

## ADJACENT PARCELS



**LONG VALLEY FIRE PROTECTION DISTRICT**

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ADDRESS: 351 Harwood Road, Laytonville

 County Fire Districts  Moderate Fire Hazard  
 Very High Fire Hazard  
 High Fire Hazard

## ATTACHMENT G

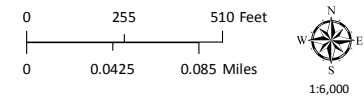
**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
STATE RESPONSIBILITY AREA



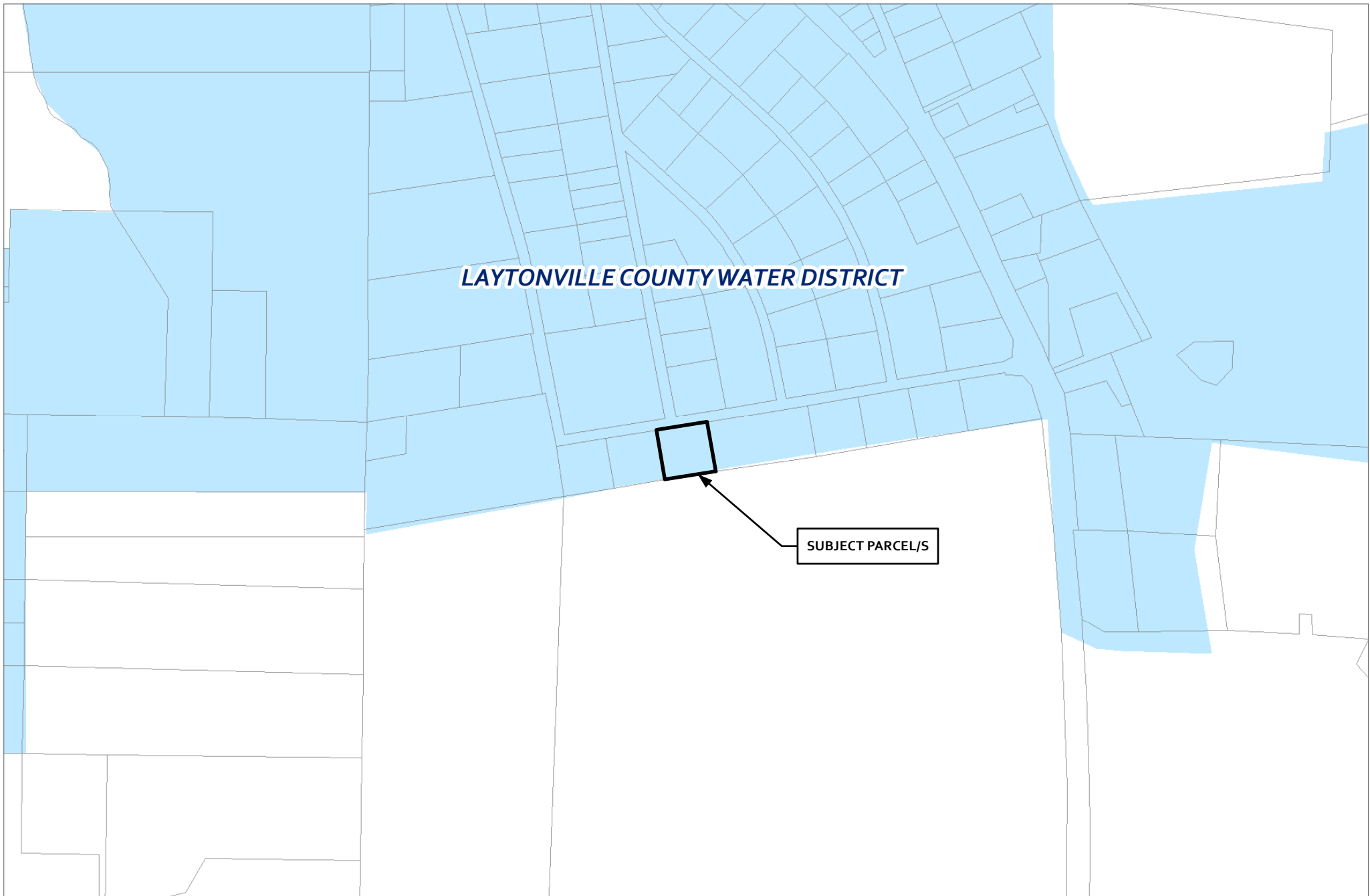


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
## ATTACHMENT H

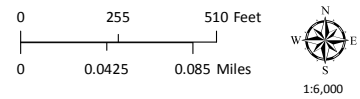


WILDLAND-URBAN INTERFACE ZONES



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 County Water Districts

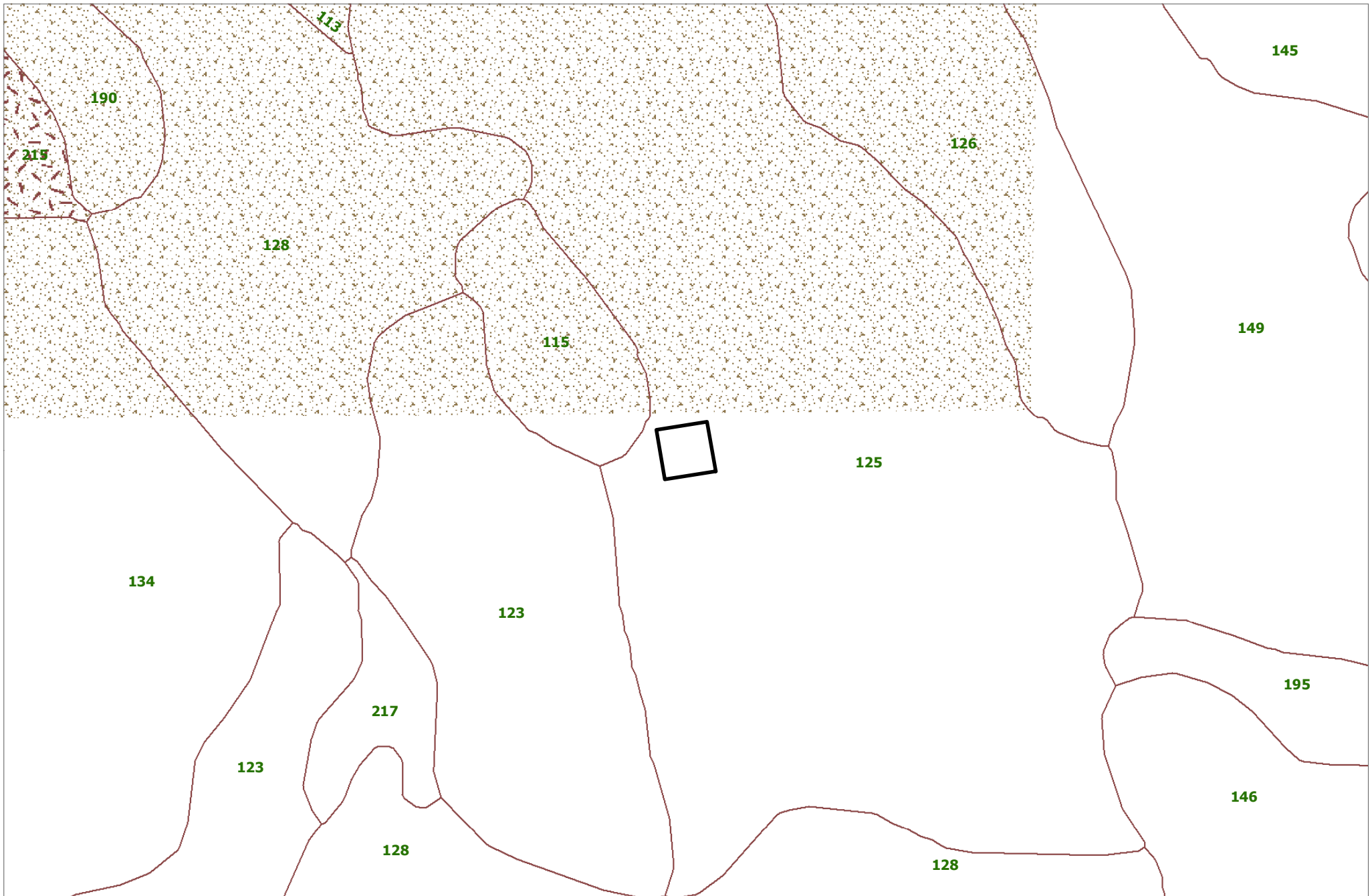


**ATTACHMENT I**




**WATER DISTRICTS**

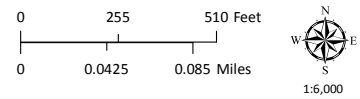
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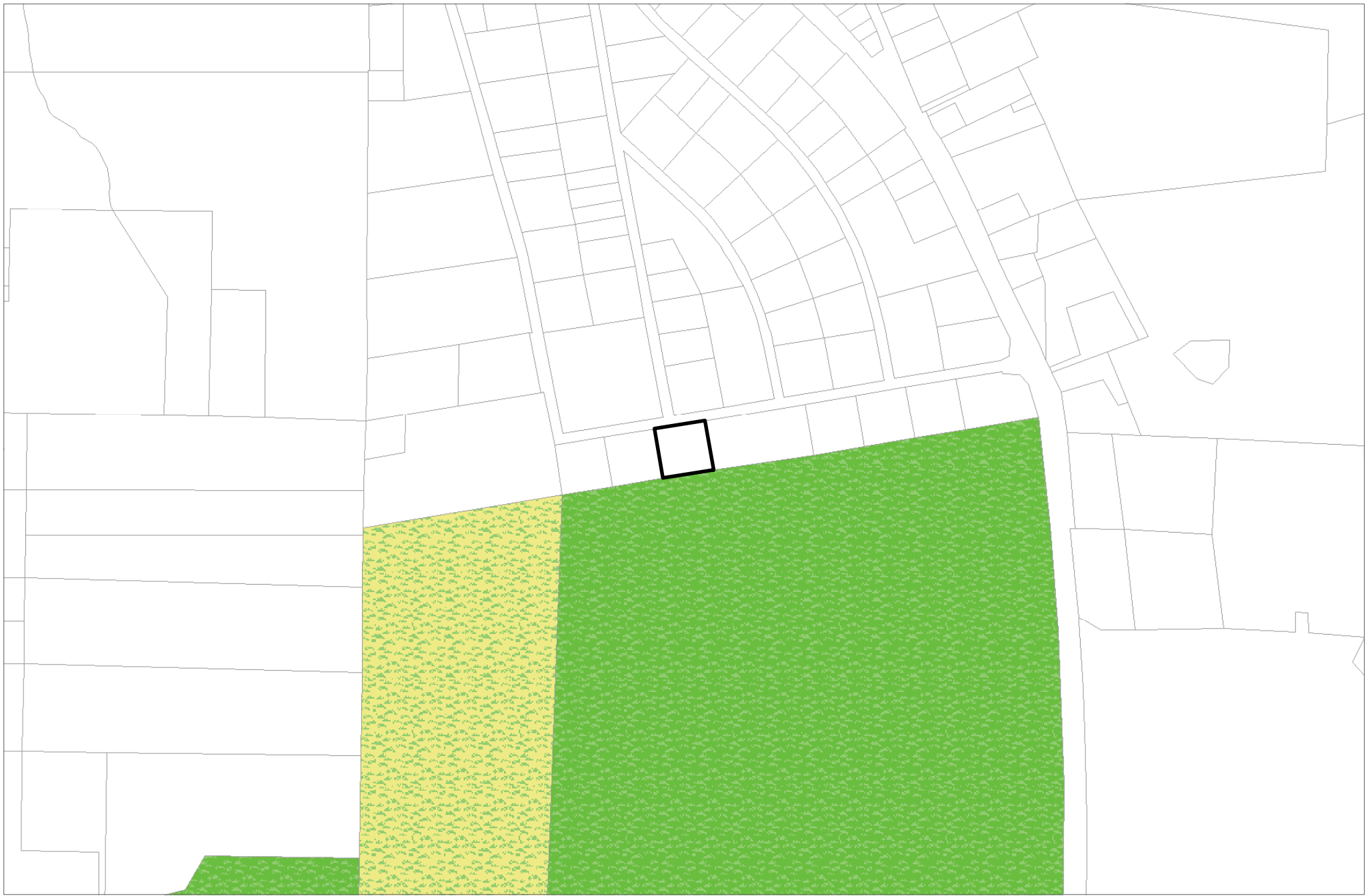
-  Eastern Soils
-  Eastern Serpentine Inclusions
-  Naturally Occuring Asbestos






### ATTACHMENT J

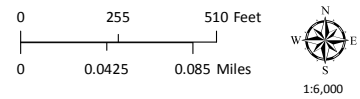
### LOCAL SOILS

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-  Williamson Act 2016
-  Prime Ag 2016
-  Non-Prime Ag 2016

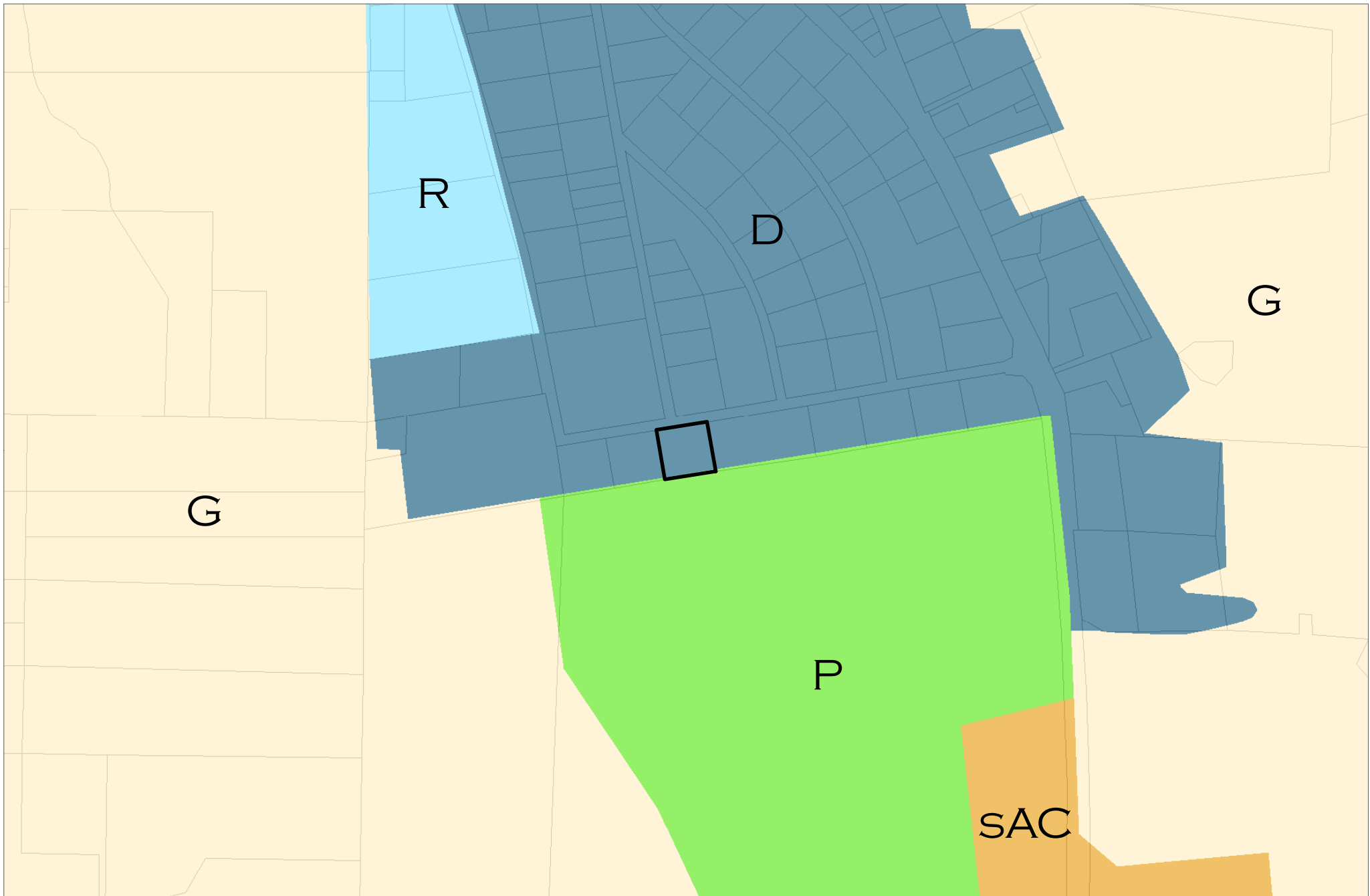


### ATTACHMENT K

### LANDS IN WILLIAMSON ACT CONTRACTS

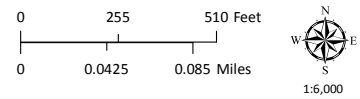
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- Urban & Built-Up Land (D)
  Rural Residential & Rural Commercial (R)
- Grazing Land (G)
  Semi-Ag & Rural Commercial (sAC)
- Prime Farmland (P)



**ATTACHMENT L**

**IMPORTANT FARMLAND**

Map produced by the Mendocino County Planning & Building Services, March, 2017  
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**Section I Description Of Project.****DATE:** AUGUST 24, 2017**CASE#:** U\_2017-0002**DATE FILED:** 11/10/2016**OWNER:** LONG VALLEY HEALTH CENTER INC**APPLICANT:** THE HARWOOD MEMORIAL PARK INC**PROJECT COORDINATOR:** Sam 'Vandy' Vandewater**REQUEST:** Use permit to develop a skate park. Phase I consists of bowls and ramps constructed of reinforced concrete, enclosed in a wire fence with metal fence art, a small parking lot and water fountain. Phase II will see the addition of more bowls and ramps. A bathroom will be constructed within first 2 years of project.**ENVIRONMENTAL DETERMINATION:** Negative Declaration**LOCATION:** 0.5± mi. southwest of Laytonville center, on the south side of Harwood Road (CR 319), 0.3± mi. west of its intersection with Hwy 101, located at 351 Harwood Road, Laytonville (APN: 014-160-12).**Section II Environmental Checklist.**

*"Significant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change, may be considered in determining whether the physical change is significant (CEQA Guidelines, Section 15382).*

*Accompanying this form is a list of discussion statements for all questions, or categories of questions, on the Environmental Checklist (See Section III). This includes explanations of "no" responses.*

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

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

An explanation for all checklist responses is included, and all answers 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. The explanation of each issue identifies (a) the significance 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 significance. In the checklist the following definitions are used:

**"Potentially Significant Impact"** means there is substantial evidence that an effect may be significant.

**"Potentially Significant Unless Mitigation Incorporated"** means the incorporation of one or more mitigation measures can reduce the effect from potentially significant to a less than significant level.

**“Less Than Significant Impact”** means that the effect is less than significant and no mitigation is necessary to reduce the impact to a lesser level.

**“No Impact”** means that the effect does not apply to the Project, or clearly will not impact nor be impacted by the Project.

**INITIAL STUDY/ENVIRONMENTAL REVIEW:** This section assesses the potential environmental impacts which may result from the project. Questions in the Initial Study Checklist are stated and answers are provided based on analysis undertaken.

<b><u>I. AESTHETICS.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a-b) **No Impact:** The proposed skate park is not located on any scenic state highway, thus there is no potential for the project to damage any scenic resources or have adverse effects on any scenic vistas.
- c-d) **Less Than Significant Impact:** As the subject parcel is currently unimproved, the proposed skate park would result in the development of concrete structures that some might consider displeasing to the eye. Additionally, should any lighting be installed at any point in time, it would create light and glare, however, **Condition 1** and **Condition 2** are included to address these issues.

<b><u>II. AGRICULTURE AND FORESTRY RESOURCES.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a, c, d) **No Impact:** The land on which the proposed skate park will be built is considered 'Urban and Built-up Land' per the Important Farmland map, thus there will be no conversion of Prime, Unique, or state farmland to a non-agricultural use. This applies to forest land resources too, as the majority of trees on the property are used as a barrier between the subject parcel and the Williamson Act lands to the south.

b, e) **Less Than Significant Impact:** The proposed project is adjacent to land to the south with an existing Williamson Act contract. While the project does not conflict with the Williamson Act contracts, the proposed changes to the subject parcel could result in adverse issues for the Williamson Act lands, thus **Condition #05** has been included to mitigate this concern. The Staff Report discusses the reasoning for the aforementioned condition as the site would otherwise be undevelopable if following the setbacks set forth by General Plan Policy RM-109.

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

a, e) **No Impact:** The proposed project will not conflict with the implementation of any air quality plan, nor will it create objectionable odors for the surrounding neighborhood, thus these issues are considered to have no impact on the environment.

b-d) **Less Than Significant Impact:** The proposed project entails the construction of concrete bowls and ramps which will require heavy equipment that may disturb the soil and create dust. However, due to the temporary nature of the construction, any violations to air quality standards or exposure of sensitive receptors to pollutant concentrations are considered less than significant. In addition, the cumulative increase of dust and greenhouse gas emissions from construction is considered to be less than significant, but **Condition 6** through **Condition 9** have been included to help mitigate these impacts. Additionally, comments submitted by the Air Quality Management District state that any earthwork over one (1) acre in size may be subject to an Air Quality Large Grading Project Permit, thus **Condition 11** has been included to ensure the requirements are met.

<b><u>IV. BIOLOGICAL RESOURCES.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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 Wildlife 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 Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-d, f) **No Impact:** The proposed skate park is not located near any sensitive habitats, thus there is no potential for any substantial adverse impacts on a sensitive habitat such as a riparian zone, wetland, wildlife corridor, or any form of conservation land. As the project is not located near any of these habitats, there is no potential for the proposed project to have a substantial adverse impact on any sensitive species or native residents. Additionally, there are no conservation plans or local policies to protect the biological resources found on the project site and the project would require minimal removal of trees located on the parcel. **Condition 11** has been included to promote native plant species as the project site plan identifies areas of vegetated backfill.

The California Department of Fish and Wildlife fee of \$2266.25 will be required within five (5) days of the end of any appeal period. This is ensured through **Condition 10**.

e) **Less Than Significant Impact:** The proposed project intends to remove two trees from the area to allow for the construction of the skate park, however, the minimal number of trees being removed can be considered a less than significant impact. The Redwood Valley Little River Band of Pomo Indians submitted comments on April 12, 2017, requesting oak tree species be protect, thus **Condition 12** has been included for this purpose.

<b><u>V. CULTURAL RESOURCES.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a-b) **No Impact:** The proposed project request was reviewed at the May 10, 2017 and August 9, 2017, Archaeological Commission meetings, the latter of which reviewed an archaeological survey prepared by Thad M. Van Bueren on June 26, 2017. The survey did not identify any archaeological, paleontological, or cultural resources that could be adversely impacted by the proposed skate park.

c-d) **Less Than Significant:** Due to the amount of earthwork that is required by the project for the development of skate park bowls and ramps, the potential impacts to cultural resources could be significant. However, **Condition 13** (MCC 22.12.090 – Discovery Clause) has been included to ensure that any disturbance to cultural resources is properly managed and reduce any impacts to be less than significant. Additionally, **Condition 14** has been included, guiding the applicant to follow any recommendations made in the June 26, 2017, archaeological survey.

<b><u>VI. GEOLOGY AND SOILS.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- a-d) **No Impact:** The proposed project is not exposed to any major geological concerns such as ground shaking, ground failure, landslides, or soil erosion as it is not located on any fault zone or near any sloped terrain. Furthermore, the subject parcel is not located on soils that would be considered unstable or expansion, thus these concerns do not apply to the project site.
- e) **Less Than Significant Impact:** The proposed project is located in an area with a high water table, thus there could be some issues with regards to septic system installation. However, this is considered a less than significant impact as the proposed on-site restrooms would connect to an existing septic system. This issue is addressed in *Section XVII Utilities & Service Systems* with **Condition 26**.

<b><u>VII. GREENHOUSE GAS EMISSIONS.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Less Than Significant Impact:** As a skate park, the proposed project would not generate greenhouse gas emissions, but the construction of such a facility would require heavy equipment and thus indirectly increase greenhouse gas levels for a temporary period. It is due to this non-permanency that such an impact would be considered less than significant.
- b) **No Impact:** As there are no regulations in the County for greenhouse gas emissions, there are no applicable plans with which the proposed project is in conflict, and thus there are no impacts with regards to this issue.

<b><u>VIII. HAZARDS AND HAZARDOUS MATERIALS.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or 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"/>

- a-b) **No Impact:** As the project does not include the use of any hazardous materials, there will be no transportation of such materials to or from the subject parcel. Additionally, the lack of hazardous material use means there will be no possibility of accidents involving such materials.
- c) **No Impact:** There are no schools located within a quarter-mile of the project site, thus this issue can be considered to have no impact. The closest school is located roughly one-third of a mile north of the project location; Laytonville Elementary School on the corner of Willis Avenue and Ramsey Road.
- d) **No Impact:** The project site has not been identified as a hazardous materials site, thus there will be no significant hazard to the public or the environment in terms of exposure to on-site hazardous materials.
- e-f) **No Impact:** The proposed project is not located within an airport land use plan, the closest airport being Round Valley Airport, thus there are no concerns regarding airplanes or airstrips.
- g) **No Impact:** The proposed project gains access from Harwood Road (CR #319) and allows for on-site parking, thus there will no physical interference with an emergency response or evacuation plan.
- h) **No Impact:** The proposed project is located in a low density, intermixed area in terms of the Wildland-Urban Interface, thus there should be in concerns or impacts related to wildland fires. Additionally, the skate park will entail many concrete elements, which will not create any additional fire hazards.

<b><u>IX. HYDROLOGY AND WATER QUALITY.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b><u>IX. HYDROLOGY AND WATER QUALITY.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
uses for which permits have been granted)?				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>
k) Result in an increase in pollutant discharges to receiving waters considering water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g. heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l) Have a potentially significant impact on groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m) Impact aquatic, wetland or riparian habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a, f) **Less Than Significant Impact:** While the project does not intend to violate any water quality standards, there is the potential for degradation during the construction period due to construction materials, however, as noted in the *Section VIII Hazards & Hazardous Material*, best management practices will be required to ensure any hazardous materials are handled and disposed of with proper methods. Thus, these concerns are considered to be less than significant. (See **Condition 16**)

b) **No Impact:** The proposed project will not use water from on-site, but from existing water access on an adjacent parcel, thus there is no impact to the site regarding water depletion. **Condition #19** has been included to ensure that all requirements of the Mendocino County Department of Environmental Health will be fulfilled.



- c) **No Impact:** The proposed project will not alter any drainage pattern that would result in erosion or siltation of the site or neighboring properties, thus this concern is considered to have no impact.
- d) **Less Than Significant Impact:** The proposed project will not alter any drainage pattern in terms of stream alterations; however, the construction of a non-permeable surface could reduce the amount of on-site drainage and increase the rate of surface-water runoff. However, the project site and surrounding parcels are mostly grassy fields that can absorb the water into the regional water table, thus this issue is considered to be less than significant.
- e) **No Impact:** There are currently no stormwater drainage facilities located in Laytonville, thus there are no concerns regarding exceeding the capacity of such facilities to handle runoff created from the project. Additionally, the project does not intend to increase the runoff that would affect the natural environment or residents of the neighborhood, thus there is considered to no impact.
- g-j) **No Impact:** The proposed project is not located within a flood plain, near the coast, or within a dam inundation zone, thus, these issues are considered to have no impact on the environment.
- k-l) **Less than Significant Impact:** The proposed project may result in increased pollutants, such as trash and construction materials, being discharged into receiving water, and therefore have impact on groundwater quality. However, **Condition 20** has been included to help mitigate these effects.
- m) **No Impact:** The proposed project is not located within or near any aquatic, wetland, or riparian habitats, thus there is no potential for the project to have an impact on these types of environments.

<u><b>X. LAND USE AND PLANNING.</b></u> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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"/>

- a-b) **No Impact:** The proposed skate park will not divide an established community as the parcel on which it will be located is one of several undeveloped parcels in a neighborhood with a low dwelling unit density. Furthermore, as noted in the Staff Report, the proposed skate park is not only a permitted use for the parcel's zoning district and General Plan zone, but it is a project of which the community of Laytonville is very supportive of and has identified as a priority for the town within the General Plan.
- c) **No Impact:** There are no identified habitats or natural community conservation plans for the project location, thus there is no possibility for the project to conflict with any such plans.

<u><b>XI. MINERAL RESOURCES.</b></u> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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"/>
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- a-b) **No Impact:** The proposed project is not located on or within any identified mineral resource lands, thus it will not result in the loss on any available mineral resource.

<b><u>XII. NOISE.</u></b> <b>Would the project result in:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a-c) **Less Than Significant Impact:** The proposed skate park has the potential to increase noise levels due to construction, as well as noise from skate park users once construction has been completed and the park open. An increase in groundborne vibrations could occur during the construction phase with the movement of larger vehicles, however, this impact is considered less than significant because of the proximity neighboring residents are to the project parcel and the temporary nature of construction. However, **Condition 21** has been included to ensure noise is not an issue during construction.
- d) **Less Than Significant Impact:** The proposed skate park will certainly increase the ambient noise levels for temporary periods, almost exclusively during operating hours. Users of the skate park could be loud enough that neighboring residents may hear them and other noises associated with skate parks such as grinding, scraping, and other associated noises of skate park equipment. Due to this potential increase in periodic noise, **Condition 22** has been included as a mitigation measure.
- e-f) **No Impact:** The proposed project is not located near any airport zone or within any airport land use plan, thus it would not be exposing people to any level of noise regarding aircrafts or airstrips.

<b><u>XIII. POPULATION AND HOUSING.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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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 checked="" type="checkbox"/>	<input 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"/>

- a) **Less Than Significant Impact:** The proposed skate park will not directly induce a substantial growth in population, but the development of recreational infrastructure can make a neighbor more appealing and indirectly induce population growth. While this indirect growth may occur, it is unlikely that a large number of people would be moving to the area solely because of the skate park, thus this impact is considered to be less than significant, although no mitigation measures will be provided to address such concerns.
- b-c) **No Impact:** The proposed project would not displace any housing or people as the site on which the project is located is undeveloped. The neighborhood in which the proposed project is occurring has a low dwelling unit density, thus there are other bare parcels to which current or future residents can move.

<u><b>XIV. PUBLIC SERVICES.</b></u>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Medical Services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **No Impact:** The proposed project does not create any issues for public service delivery as the parcel gains access from Harwood Road (CR 319). The Department of Transportation has requested a commercial grade encroachment be established for the parking area, thus **Condition 30** under *Section XVI Transportation & Traffic* ensures the skate part has access for public services such as fire and police protection and medical services.

<u><b>XV. RECREATION.</b></u>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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 checked="" type="checkbox"/>	<input 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"/>
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- a-b) **Less Than Significant Impact:** There are no regional or state parks located near the project site, however, the Harwood Memorial Park can be accessed at the end of Harwood Road. The proximity between the existing park and propose project could result in the increase of use and lead to a physical deter, However, this impact is considered less than significant because the Harwood Memorial Park consists less of permanent infrastructure (the Memorial Hall), and more of outdoor recreational facilities. Any impacts to the environment have been addressed in other sections of the Initial Study, thus no mitigation measure is included for this item (*Section XV Recreation Question b*) in the Initial Study.

<b><u>XVI. TRANSPORTATION/TRAFFIC.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Generate substantial additional vehicular movement?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Effect existing parking facilities, or demand for new parking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially impact existing transportation systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter present patterns of circulation or movement of people and/or goods?	<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) Increase traffic hazards to motor vehicles, bicyclists or pedestrians.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a, f) **Less than Significant Impact:** The proposed project will attract people to the area, thus generating some additional vehicular movement to the neighborhood and increasing traffic hazards between motor vehicles, riders, and pedestrians. However, the project also proposes on-site parking which should help to alleviate some of these issues. Additionally, **Condition 23 and Condition 24** also help to reduce any traffics related issues.
- b) **Less Than Significant Impact:** The proposed skate park will create a new demand for parking, however, parking has been proposed with the project which addresses this issue. The impact is considered less than significant because the parking does not currently exist, but will be constructed.
- c-d) **No Impact:** While there may be some increased traffic on Harwood Road (CR 319) due to the proposed skate park, it is not expected to have a substantial impact on the existing infrastructure nor alter any patterns of circulation of people or goods. Harwood Road is already used to access the Harwood Memorial Park and Hall, thus the road would suffer relatively normal wear and tear. Furthermore, the proposed project provides on-site parking, including an ADA space, which will prevent the need to alter existing movement patterns.
- e) **No Impact:** The parcel will gain access from Harwood Road (CR 319), thus emergency access will not be an issue. Additionally, **Condition 25** ensures the entrance to the skate park parking lot will be adequate for emergency access.

<b><u>XVII. UTILITIES AND SERVICE SYSTEMS.</u></b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **No Impact:** The proposed project was discussed prior to the submittal of the Use Permit application, during a Pre-Application Conference on January 22<sup>nd</sup>, 2016 (PAC\_2016-0002). During this PAC, the applicants established their plan for connecting to a neighboring septic system on land owned by the Harwood family. Representatives of the Department of Environmental Health stated at the PAC, as well as during an informal conversation with the project planner (Sam Vandy Vandewater) on August 30<sup>th</sup>, 2017, that this would be acceptable and a portable toilet could be used while working on the septic connection.
- b-c) **No Impact:** The proposed project will connect to an existing septic system, thus there is no need to construct any additional wastewater treatment facilities or expand any existing facilities. The project also will consist of a non-permeable surface and is surrounded by undeveloped grass fields, both of which negate the need to expand any existing or create any new storm water drainage facilities.
- d) **No Impact:** The proposed project is supplied water from an existing connection on an adjacent parcel. As noted in the *Section IX Hydrology & Water Quality*, the applicant shall work with the Mendocino County Department of Environmental Health to ensure all water supplies are complying with all appropriate regulations.
- e-f) **No Impact:** The proposed project is not located within any wastewater or sanitation district, thus there are no impacts with regards to these issues. The Mendocino County of Environmental Health plans to work with the applicant so connect to a septic system on a neighboring parcel. **Condition 26** has been included to ensure the applicant meets all the Department's requirements.
- g) **No Impact:** The proposed project will connect to an existing septic system on an adjacent parcel and will be required to work with the Mendocino County Department of Environmental Health, thus there are no concerns in terms of compliance with federal, state, and local solid waste regulations.

<u><b>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.</b></u>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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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"/>

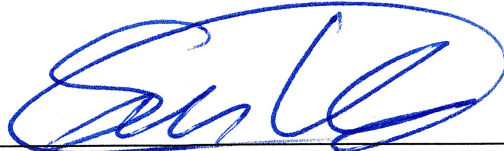
- a) **Less Than Significant Impact:** As noted in previous sections, the proposed project has a less than significant impact on the quality of the environment with mitigation measures included, but it would not substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife 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, nor would the project eliminate important examples of the major periods of California history or prehistory.
- b) **Less Than Significant Impact:** The proposed project does have some less than significant impacts on the surrounding environmental, but many of these are during the construction phases of the project. Once the skate park is constructed, the number of impacts or potential impacts significantly decreases as concerns such as cultural resources, air quality, and hazardous material usage are eliminated. Other impacts that would be caused by regular use of the skate park are considered less than significant and would not cumulatively be of any major concerns.
- c) **Less Than Significant Impact:** Due to the insignificant impacts on the environment, owing partially to the mitigation measures, the proposed skate park does not have environmental effects that would have adverse impacts on human beings. As noted in several sections of this study, any impact that could have negative effects on local residents is mitigated through the conditions.

**DETERMINATION:** On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

10/24/17  
DATE

  
SAM 'VANDY' VANDEWATER

Resolution Number \_\_\_\_\_

County of Mendocino  
Ukiah, California  
October 19, 2017

U\_2017-0002 LONG VALLEY HEALTH CENTER INC

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF  
MENDOCINO, STATE OF CALIFORNIA, ADOPTING A NEGATIVE  
DECLARATION AND GRANTING A MAJOR USE PERMIT 2017-0002  
FOR A SKATE PARK.

WHEREAS, the applicant, LONG VALLEY HEALTH CENTER INC AND THE HARWOOD MEMORIAL PARK INC, filed an application for MAJOR USE PERMIT with the Mendocino County Department of Planning and Building Services to establish a skate park, 0.5± mi. southwest of Laytonville center, on the south side of Harwood Road (CR 319), 0.3± mi. west of its intersection with Hwy 101, located at 351 Harwood Road, Laytonville (APN: 014-160-12); General Plan RC; Zoning R1:6K; Supervisorial District 3; hereto referred as (the "Project"); and

WHEREAS, a NEGATIVE DECLARATION was prepared for the Project and noticed and made available for agency and public review on September 19, 2017 in accordance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines; and

WHEREAS, in accordance with applicable provisions of law, the PLANNING COMMISSION held a public hearing on October 19, 2017, at which time the PLANNING COMMISSION heard and received all relevant testimony and evidence presented orally or in writing regarding the NEGATIVE DECLARATION and the Project. All interested persons were given an opportunity to hear and be heard regarding the NEGATIVE DECLARATION and the Project; and

WHEREAS, the PLANNING COMMISSION has had an opportunity to review this Resolution and finds that it accurately sets for the intentions of the PLANNING COMMISSION regarding the NEGATIVE DECLARATION and the Project.

NOW, THEREFORE, BE IT RESOLVED, that the PLANNING COMMISSION makes the following findings;

1. **General Plan and Zoning Findings:** The subject parcel is located in the RC (Rural Community) General Plan zone and the Project is consistent with the intent of the designation. Additionally, the subject parcel is in the R1 zoning district and the Project is consistent with the intent of the zoning district per Mendocino County Code §20.072; and
2. **Use Permit Findings:** The Project satisfies the Use Permit required findings per the Mendocino County Code §20.196.020; and
3. **Environmental Protection:** The Project received an Initial Study, in accordance with CEQA, which determined the Project will not have any significant adverse impacts on the environment.

BE IT FURTHER RESOLVED that the PLANNING COMMISSION hereby adopts the Negative Declaration and the Conditions of Approval. The PLANNING COMMISSION certifies that the Negative Declaration has been completed, reviewed, and considered, together with the comments received during the public review process, in compliance with CEQA and State and County CEQA Guidelines, and finds that the Negative Declaration reflects the independent judgment and analysis of the .



BE IT FURTHER RESOLVED that the PLANNING COMMISSION hereby grants the requested subject to the Conditions of Approval in Exhibit "A", attached hereto.

BE IT FURTHER RESOLVED that the PLANNING COMMISSION designates the Secretary as the custodian of the document and other material which constitutes the record of proceedings upon which the decision herein is based. These documents may be found at the office of the County of Mendocino Planning and Building Services, 860 North Bush Street, Ukiah, CA 95482.

BE IT FURTHER RESOLVED that the PLANNING COMMISSION action shall be final on the 11<sup>th</sup> day after the date of the Resolution unless an appeal is taken.

*I hereby certify that according to the Provisions of Government Code Section 25103 delivery of this document has been made.*

ATTEST: VICTORIA DAVIS  
Commission Services Supervisor

By: \_\_\_\_\_

BY: IGNACIO GONZALEZ  
Interim Director

MADELINE HOLTKAMP, Chair  
Mendocino County Planning Commission

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## **EXHIBIT A**

### **CONDITIONS OF APPROVAL LONG VALLEY HEALTH CENTER INC - U\_2017-0002**

USE PERMIT TO DEVELOP A SKATE PARK. PHASE I CONSISTS OF BOWLS AND RAMPS CONSTRUCTED OF REINFORCED CONCRETE, ENCLOSED IN A WIRE FENCE WITH METAL FENCE ART, A SMALL PARKING LOT AND WATER FOUNTAIN. PHASE II WILL SEE THE ADDITION OF MORE BOWLS AND RAMPS. A BATHROOM WILL BE CONSTRUCTED WITHIN FIRST 2 YEARS OF PROJECT. AS APPROVED OR MODIFIED

**APPROVED PROJECT DESCRIPTION:** Use permit to develop a skate park. Phase I consists of bowls and ramps constructed of reinforced concrete, enclosed in a wire fence with metal fence art, a small parking lot and water fountain. Phase II will see the addition of more bowls and ramps. A bathroom will be constructed within first 2 years of project.

### **CONDITIONS OF APPROVAL AND MITIGATION MEASURES (as indicated by "\*\*\*"):**

#### **Aesthetics:**

- 1.\*\* All external lighting shall be shielded and downcast to prohibit light from being cast beyond the property boundaries. Outdoor lighting shall be turned off thirty (30) minutes after sunset OR at 10:00 p.m. in the evenings, whichever is more restrictive, and not be turned back on until the following day after 8:00 a.m. in the morning. (Twenty-four hour security lighting would be exempt from this time requirement; however any exterior security lighting installed on the property shall utilize motion-sensored activation). All lighting along the property boundaries shall be setback a minimum of 20 feet from all property lines.
- 2.\*\* Should any landscaping occur, a detailed landscaping plan, compliant with the California Water Efficient Landscape Ordinance, shall be submitted to the Department of Planning and Building Services for review and approval. Approved landscaping shall be established and maintained.
3. Elevation drawings of all signs, including visual appearance and method of illumination, shall be submitted to the Department of Planning and Building Services for review and approval.

#### **Agriculture**

4. The applicant shall be aware that property adjacent to Agricultural Preserve (Williamson Act) may be subject to inconvenience or discomfort arising from agricultural practices which occasionally generate dust, noise, smoke, and odors.
- 5.\*\* The applicant shall maintain the substantial tree-stand the abuts the Agricultural Preserve as a separation between the skate park and agricultural practices. Should the tree-stand be removed, a landscaped berm or constructed feature must be established as a separation between the skate park and agricultural practices within one year of tree removal.

#### **Air Quality:**

- 6.\*\* During construction, all visibly dry disturbed soil and road surfaces shall be watered to minimize fugitive dust emissions.
- 7.\*\* During construction, earth or other material tracked onto neighboring paved roads shall be removed promptly.

- 8.\*\* The access road, driveway and interior circulation routes be maintained in such a manner as to insure minimum dust generation subject to Air Quality Management District Regulation 1 Rule 430. All grading must comply with Air Quality Management District Regulations Rule 430. Any rock material, including natural rock from the property, used for surfacing must comply with Air quality Management District regulations regarding asbestos content.
- 9.\*\* Secure any required permits from the Mendocino County Air Quality Management District.

#### **Biological Resources:**

- 10.\*\* This entitlement does not become effective or operative and no work shall be commenced under this entitlement until the California Department of Fish and Game filing fees required or authorized by Section 711.4 of the Fish and Game Code are submitted to the Mendocino County Department of Planning and Building Services. Said fee of \$ 2266.25 OR CURRENT FEE shall be made payable to the Mendocino County Clerk and submitted to the Department of Planning and Building Services prior to November (within 5 days of the end of any appeal period). Any waiver of the fee shall be on a form issued by the Department of Fish and Game upon their finding that the project has “no effect” on the environment. If the project is appealed, the payment will be held by the Department of Planning and Building Services until the appeal is decided. Depending on the outcome of the appeal, the payment will either be filed with the County Clerk (if the project is approved) or returned to the payer (if the project is denied). Failure to pay this fee by the specified deadline shall result in the entitlement becoming null and void. **The applicant has the sole responsibility to insure timely compliance with this condition.**
- 11.\*\* Should landscaping occur, native plant species shall be used to ensure water-use efficiency and indigenous natural environment restoration.
- 12.\*\* Should any oak tree species be removed for construction, or any other reason besides safety purposes, they shall be replaced two-fold elsewhere on the parcel.

#### **Cultural Resources:**

- 13.\*\* In the event that archaeological resources are encountered during development of the property, work in the immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code “Discovery” relating to archaeological discoveries have been satisfied.
- 14.\*\* Those “Recommendations” outlined in the Archaeological Report dated June 26<sup>th</sup>, 2017, prepared by Thad M. Van Bueren, Registered Professional Archaeologist shall be complied with. In the event that additional archaeological resources are encountered during development of the property, work in the immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code relating to archaeological discoveries have been satisfied.

#### **Geology & Soils:**

15. Prior to the issuance of building permits, a soils report and engineered foundation may be required by the Planning and Building Services Department.
16. The Owner/Applicant shall **acknowledge in writing** to the Department of Planning and Buildings Services that all grading activities and site preparation, at a minimum, shall adhere to the following “Best Management Practices”. The applicant shall submit to the Department of Planning and Building Services an acknowledgement of these grading and site preparation standards.
- a. That adequate drainage controls be constructed and maintained in such a manner as to prevent contamination of surface and/or ground water, and to prevent erosion.

- b. The applicant shall endeavor to protect and maintain as much vegetation on the site as possible, removing only as much as required to conduct the operation.
  - c. All concentrated water flows, shall be discharged into a functioning storm drain system or into a natural drainage area well away from the top of banks.
  - d. Temporary erosion and sediment control measures shall be established and maintained until permanent protection is established.
  - e. Erosion control measures shall include, but are not limited to, seeding and mulching exposed soil on hill slopes, strategic placement of hay bales below areas subject to sheet and rill erosion, and installation of bioengineering materials where necessary. Erosion control measures shall be in place prior to the commencement of construction.
17. Upon completion of construction, the applicant shall submit to the Department of Planning and Building Services a letter from the project designer certifying that the structure was constructed as drawn and specified.
18. If the use of this property should be terminated, the site shall be restored to its natural state within one year, to include reseeding and replanting of native or native-like vegetation, and grading to natural contours.

**Hydrology & Water Quality:**

- 19.\*\* The applicant shall contact and work with the Mendocino County Department of Environmental Health to ensure all water connections comply with all applicable regulations.
- 20.\*\* Adequate drainage controls shall be constructed and maintained in such a manner as to prevent contamination of surface and/or ground water, and to prevent erosion.

**Noise:**

- 21.\*\* Construction shall be limited to the hours of 8:00 a.m. to 8:00 p.m..
- 22.\*\* The operating hours of the park shall be between 8:00 a.m. in the morning and thirty (30) minutes after sunset OR at 10:00 p.m. in the evenings, whichever is more restrictive.

**Transportation & Traffic:**

- 23.\*\* A detailed on-site parking and circulation plan shall be prepared, which provides adequate area for both parking and circulation movements outside public rights-of-way and private ways not intended for that purpose or use.
- 24.\*\* Traffic patterns and parking spaces shall be delineated on access routes and in parking areas.
- 25.\*\* Any proposed work within county rights of way requires obtaining an encroachment permit from the Mendocino County Department of Transportation.

**Utilities & Service Systems:**

- 26.\*\* The applicant shall contact and work with the Mendocino County Department of Environmental Health to meet any requirements the department has regarding wastewater and septic systems.