



**PLANNING COMMISSION
STAFF REPORT - USE PERMIT**

**MAY 17, 2018
U_2017-0018**

SUMMARY

OWNER & APPLICANT: TIMOTHY & KHAMOOR K POEHLMANN
PO BOX 1131
MENDOCINO, CA 95460

REQUEST: Use Permit request for transient habitation campground consisting up to 12 campsites. In addition, future development would include up to 18 canvas tents. Also requested are up to 15 private events of no more than 100 people per year.

LOCATION: 4.5± miles east of Mendocino town center, on the west side of Little Lake Road (CR 408), 0.7± miles south of its intersection with Caspar Little Lake Road (CR 409). Located at 40500 Little Lake Road, Mendocino. (APN: 118-550-19).

TOTAL ACREAGE: 20± acres

GENERAL PLAN: Forestlands (FL)

ZONING: Timber Production (TP:160)

SUPERVISORIAL DISTRICT: 5

ENVIRONMENTAL DETERMINATION: Negative Declaration

RECOMMENDATION: Approve with Conditions

STAFF PLANNER: Sam 'Vandy' Vandewater

BACKGROUND

PROJECT DESCRIPTION: The applicants propose a Major Use Permit, per Section 20.068.025(C) of the Mendocino County Code, to establish a Transient Habitation – Campground of eight (8) to twelve (12) campsites, in addition to some “canvas tents” to be established at a later date. The campsites would be located in a large meadow, just north of a permitted short-term rental, with each site having access to an existing water source. The campground would have a communal fire pit, as opposed to individual pits for each campsite. Gravel parking spaces would be available for each campsite and would be accessed from existing driveways that circulate the property. Secured refuse areas would be provided throughout the campground. The Use Permit would include the construction of a small bathhouse to be used by the campers, located in/near the meadow with the campsites for easy access. The applicants are also seeking a Use Permit to allow for the establishment of up to eighteen (18) permanent “canvas tents” at a later date, which would be used for the campground. A canvas tent shall refer to a structure with canvas walls and roofing, without a bathroom or kitchen, fitted to a raised platform. In addition to the campsite, the applicants are proposing use of the space for single day events or retreats. Attendees to the events/retreats would be able to use the campground for accommodation, as well as other spaces on the subject property for event use. The applicants are requesting up to 15 events per year, of no more than 100 people.

SITE CHARACTERISTICS: The proposed project is located roughly 4.5 miles east of Mendocino town. The project is situated on the applicant's property, accessed from Little Lake Road, and has internal circulation with adjoining parcel to the south which is also owned by the applicants. The parcels are surrounded by the Jackson State Forest and are heavily forested themselves. The subject parcel has a number of areas that are cleared of forest and more open meadows, including the area in which the

proposed campground will be located. The parcel is relatively flat with gentle sloping occurring on all but the southern parcel boundary. There are some seasonal drainage courses through the parcel, but no year-round water flows.

The subject parcel is situated within a "High Fire Hazard" area with regards to fire hazards zone, and is located in a CalFire responsibility area. Additionally, the WUI map classifies the subject parcel as grazing lands, despite being a relatively forested area and the parcel being within a Timber Production Zone. There is presence of Bishop Pine in the area, although no removal of any tree species is proposed.

The parcel currently has several structures including a permitted short-term rental, a studio, several sheds, a pump house and a guest cottage (studio). The parcel has multiple existing septic system and leach fields, one of which will be utilized for the bathhouse used in conjunction with the campground and events. PG&E provides the necessary electricity to the parcel. The applicants also own the parcels to the south of the subject property; (APN: 118-550-20).

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Public Facilities	Timber Production	600±	State Forest
EAST	Public Facilities	Timber Production	600±	State Forest
SOUTH	Forest Land	Timber Production	20±	Residential
WEST	Public Facilities	Timber Production	375±	State Forest

PUBLIC SERVICES:

Access: Little Lake Road (CR 408)
Fire District: CalFire
Water District: None
Sewer District: None
School District: Mendocino Unified

AGENCY COMMENTS: On December 21, 2017, referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. Their submitted recommended conditions of approval are contained in Exhibit A of the attached resolution.

REFERRAL AGENCIES	COMMENT
Planning (FB)	No Response
Department of Transportation	Comment
Environmental Health (FB)	Comment
Building Inspection (FB)	No Response
Tax Collector	No Response
CalFire	Comment
CA Department of Parks & Recreation	No Response
CA Department of Fish & Wildlife	No Comment
Resource Lands Protection Committee	No Response
Forestry Advisor	No Response
Sonoma State University	Comment
Cloverdale Rancheria	No Response
Potter Valley Rancheria	No Response
Sherwood Valley Band Rancheria	No Response
Redwood Valley Rancheria	Comment

KEY ISSUES

1. General Plan and Zoning Consistency: The subject parcel is located within the Forestlands (FL) General Plan Land Use Designation. The FL General Plan zone *"is intended to be applied to lands which are suited for and are appropriately retained for the growing, harvesting, and production of timber and timber-related products. The classification should include lands eligible to be zoned Timberland Production; intermixed smaller parcel and other contiguous lands, the inclusion of which is necessary for the protection and efficient management of timber resource lands. The policy of the County and the intent of this classification shall be to protect these lands from the pressures of development and preserve them for future use as designated."* (Mendocino County General Plan pg.3-76 – 3-77).

While the proposed project does not propose the use of the land for timber production, the project does allow for the protection and use of the forest for recreational uses. This allows the forest to be protected from the pressures of development and preserves timber resources for potential future use. Furthermore, the "General Uses" identified for the FL General Plan designation includes recreation, providing additional evidence that the project is consistent with the General Plan.

The proposed project is also consistent with the Timberland Production (TPZ) zoning district, as defined by the Mendocino County Code. Chapter 20.068.005 of the Mendocino County Code defines TPZ as a district *"intended to be applied to areas of the County which because of their general soil types, location, and timber growing capabilities are suited for and should be devoted to the growing, harvesting, and production of timber and timber-related products and are taxed as such."*

The proposed project is consistent with the Mendocino County Code, which is consistent with General Plan Designation, thus the project conforms to the intended uses of the TPZ zoning district. This consistency with the zoning district is apparent through Section 20.068.025(C) of the Mendocino County Code which identifies "Transient habitation – campground" as an appropriate commercial use subject to a major use permit. As the parcel is legal non-conforming with regards to acreage, the campground is an appropriate use for a parcel that might not otherwise be able to satisfy other purposes such as a future site for timber production.

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, the proposed project is in conformity with the General Plan.

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

The proposed project has connections to existing water and septic systems that will be used for the operation. Conditions to the use permit require the applicant to work with the Mendocino County Department of Environmental Health. Additionally, the Mendocino County Department of Transportation has already completed and approved encroachment permits for the access driveways onto the parcel.

- 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 no aspects of the proposed project could have potentially significant impacts on the environment. A Negative Declaration was prepared for the project and includes conditions to ensure that impacts are less than significant.

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; the proposed project is in conformity with the zoning district.

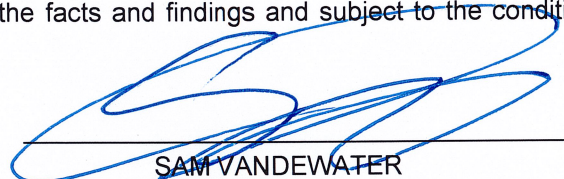
3. Environmental Protection: Staff has completed an Initial Study for the project and determined that the project could have no potential significant impacts on the environment. The Negative Declaration was released for public comment on April 19, 2018. As discussed in the Initial Study, conditions have been identified to reduce impacts to the environment to a less than significant level. Staff recommends that the Planning Commission certify a Negative Declaration for the project.

RECOMMENDATION

By resolution, the Planning Commission adopt a Negative Declaration 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.

5/2/2018

DATE



SAM VANDEWATER
PLANNER II

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

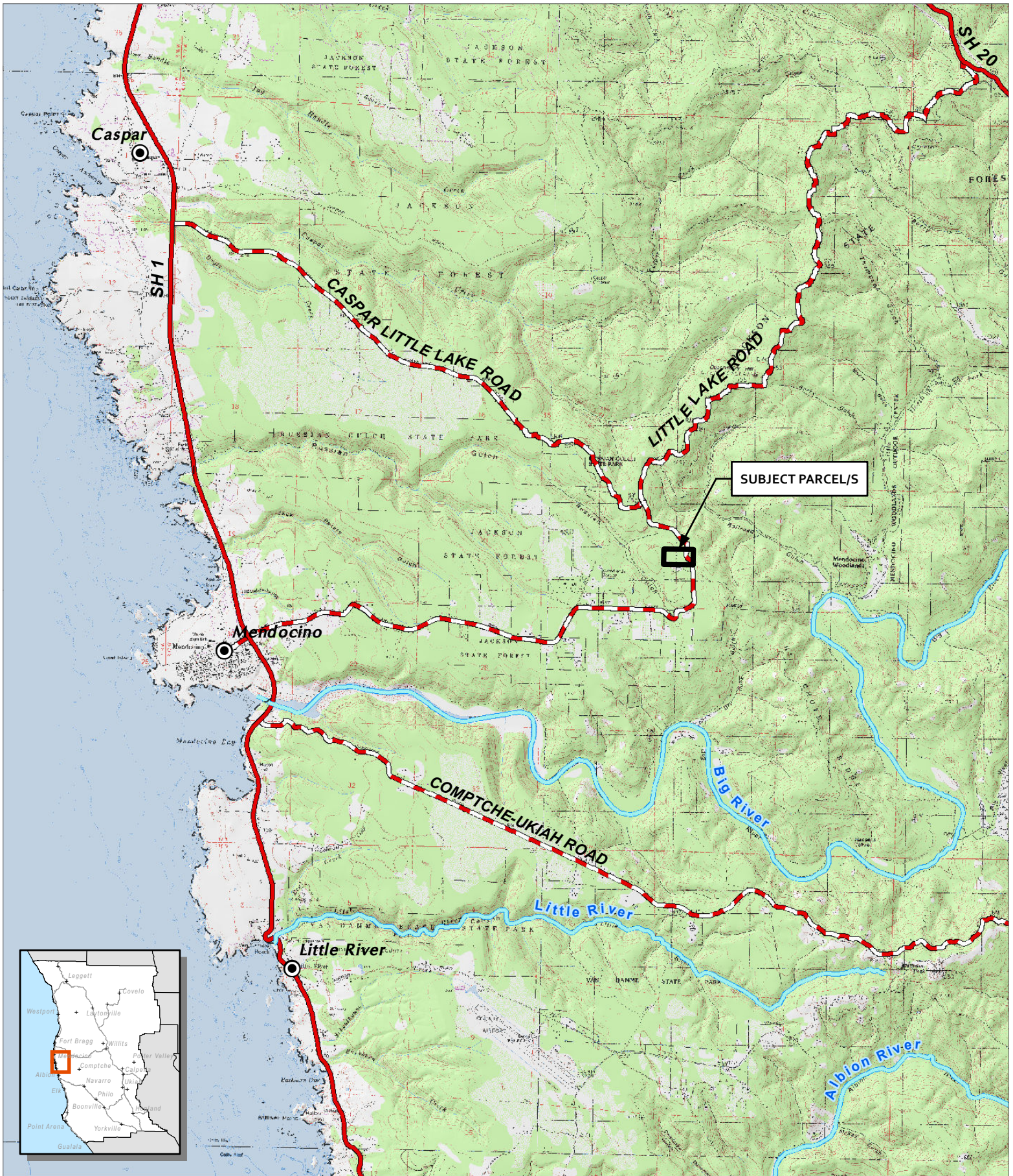
ATTACHMENTS:

- A. Location Map
- B. Topographical Map
- C. Aerial (Vicinity) Map
- D. Aerial Map
- E. Site Map
- F. Campground Map
- G. Zoning Map
- H. General Plan Map
- I. Adjacent Owner Map
- J. Fire Hazards Map
- K. Ground Water Resource Area Map
- L. Soils Map
- M. Important Farmland Map
- N. Timber Production Map

RESOLUTION AND CONDITIONS OF APPROVAL (Exhibit A):

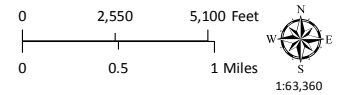
[NEGATIVE DECLARATION] Initial Study available online at:

www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission



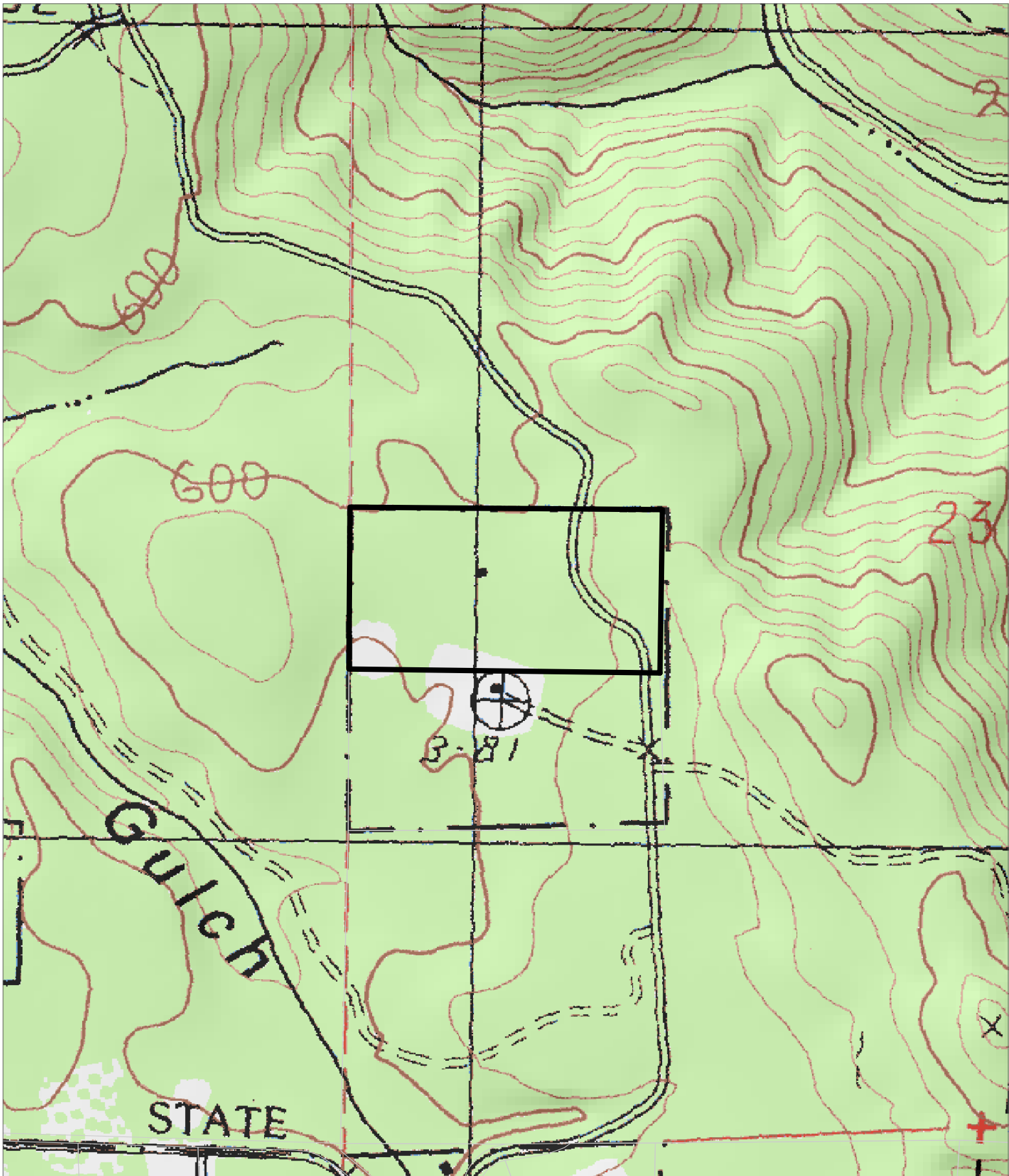
CASE: U 2017-0018
 OWNER: POEHLMANN, Timothy & Khamoor
 APN: 118-550-19
 APLCT: Tim & Khamoor Poehlmann
 AGENT:
 ADDRESS: 40500 Little Lake Road, Mendocino

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

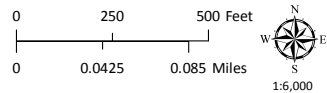


LOCATION MAP

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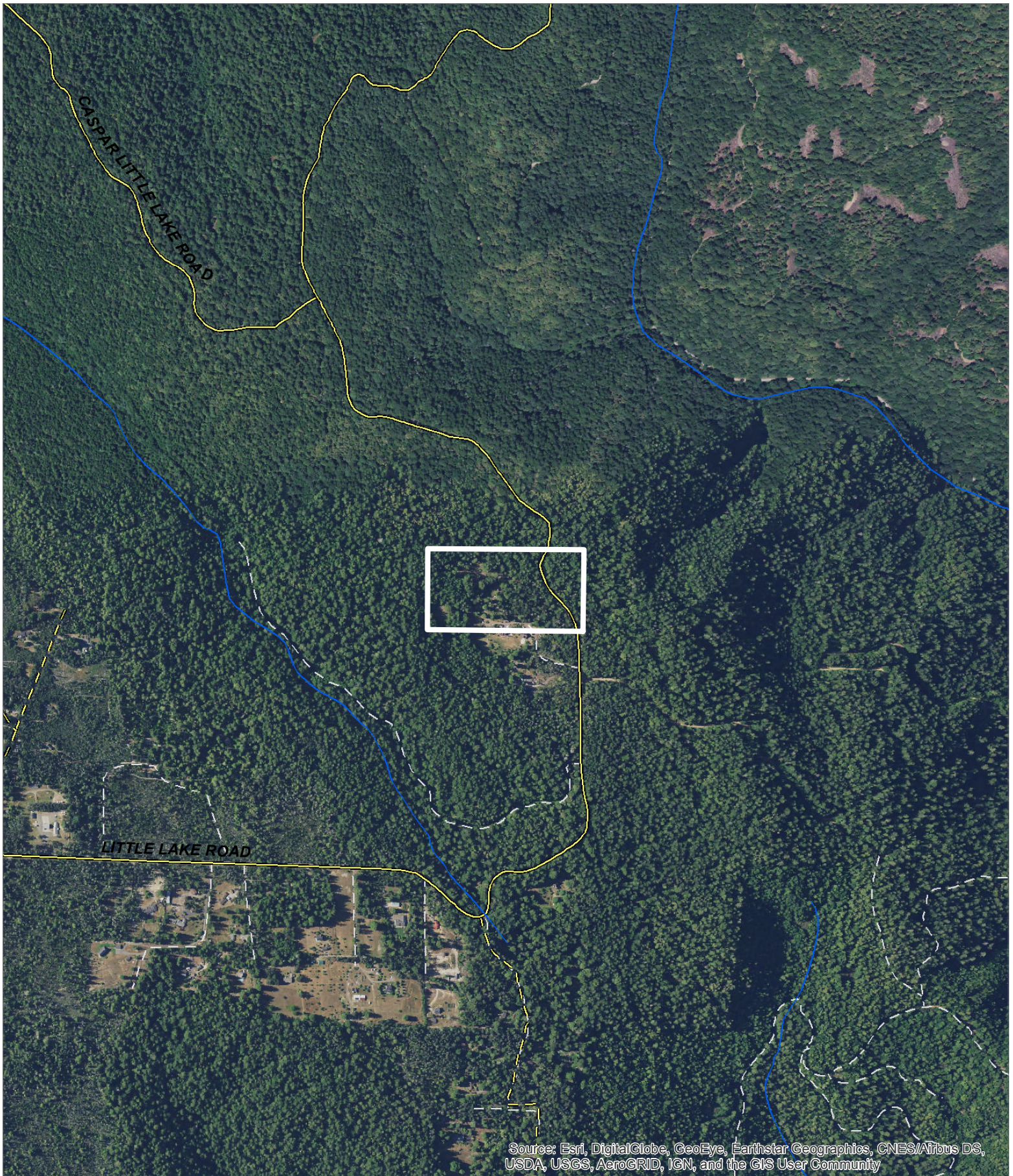


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TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

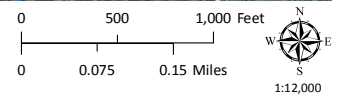
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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 Named Rivers  Private Roads
 Major Roads  Driveways/Unnamed Roads
 Public Roads



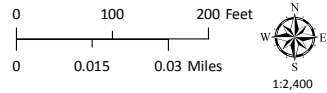
AERIAL IMAGERY

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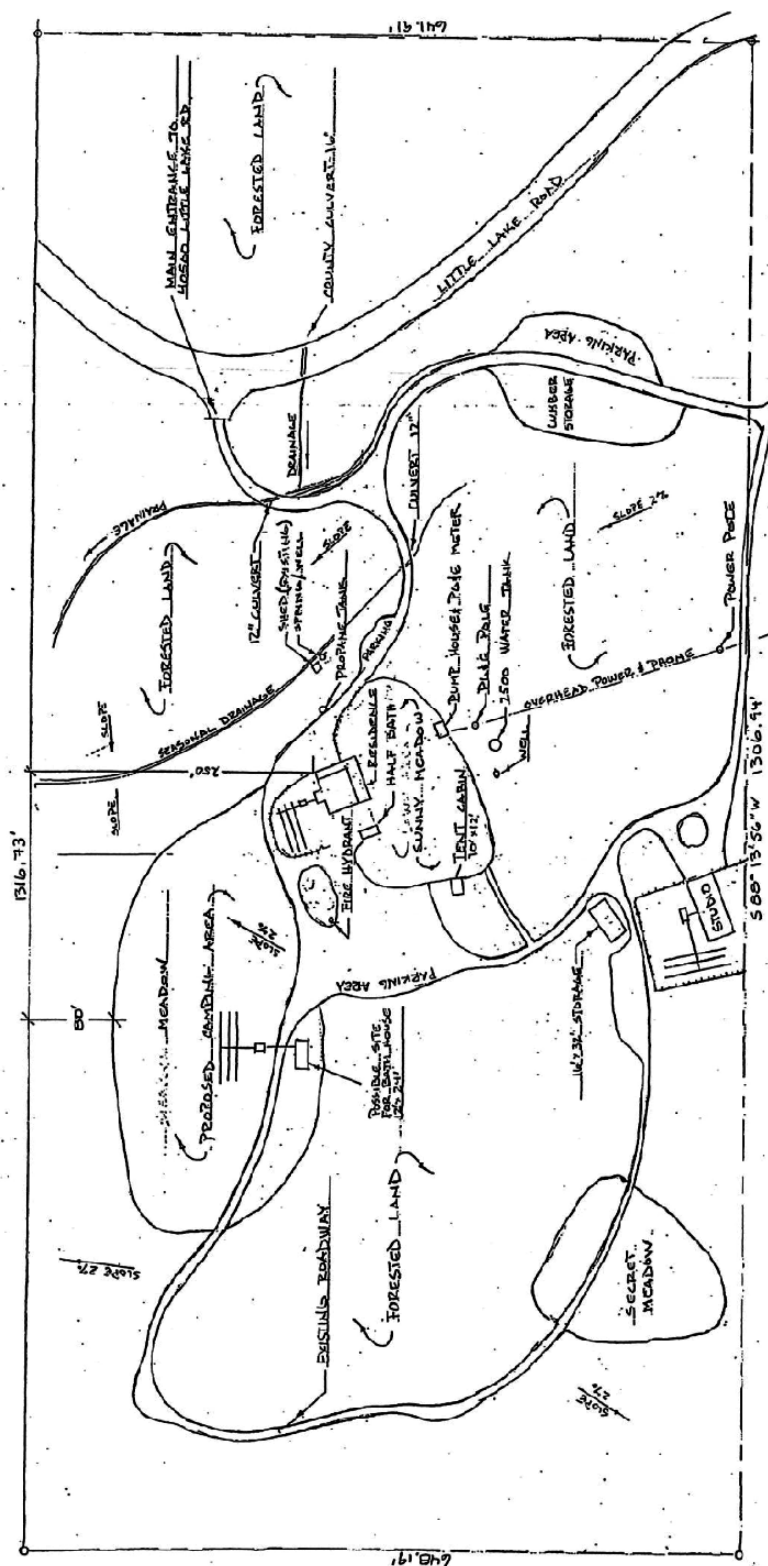
Public Roads
Driveways/Unnamed Roads



AERIAL IMAGERY

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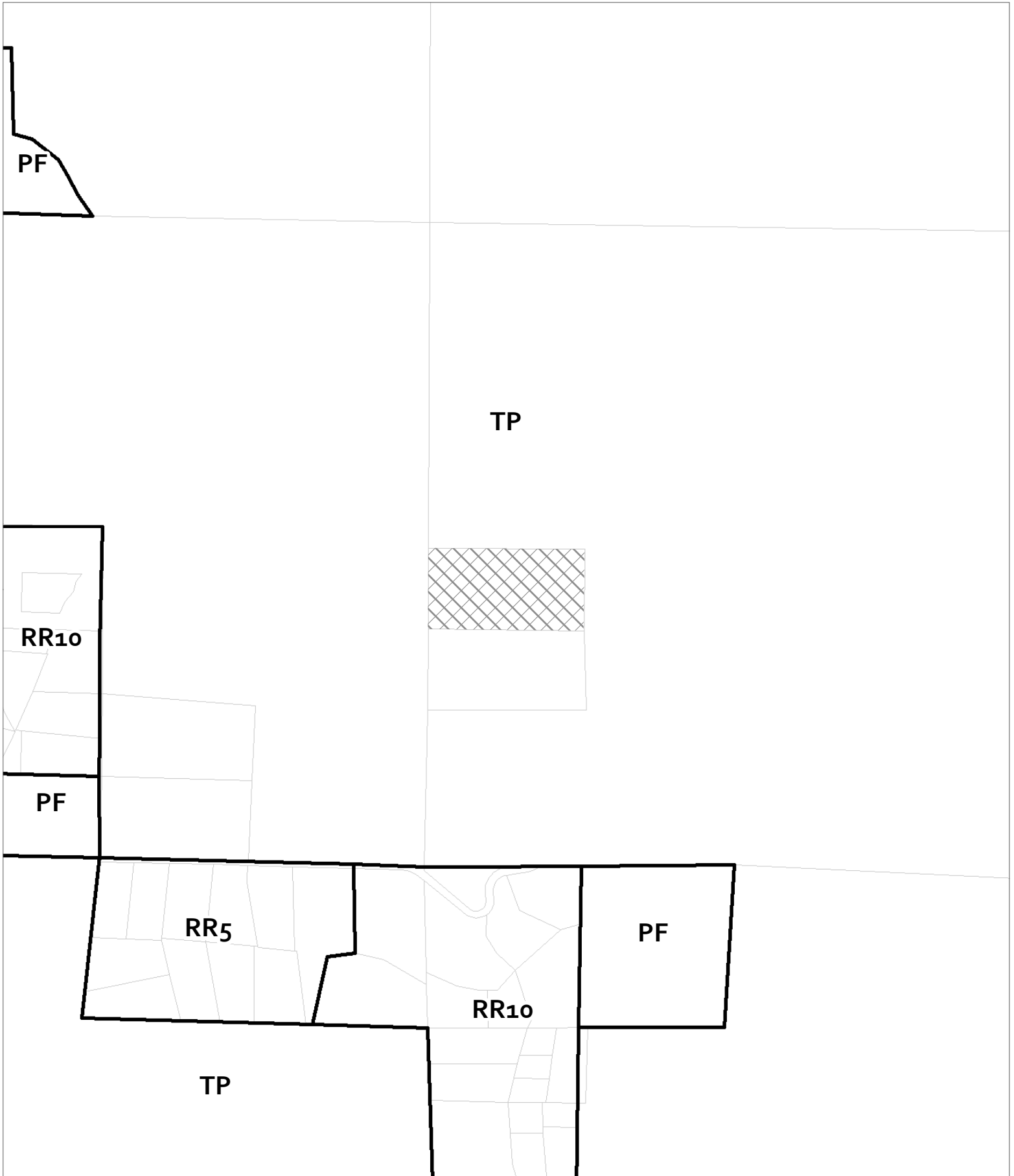
**PLANNING & BUILDING SERV
FORT BRAGG CA**




CAMPING AREA PROPOSAL @ 40,500 LITTLE LAKE ROAD A.P. # 18-550-19, ZONED R-2P
PARCEL OWNED BY TIM & KRANMOR JOSEPH MANN, 20 AC. PIECE TO THE SOUTH IS OWNED BY
THE JOSEPH MANN'S. THE NORTH-EAST AND WEST PORTION IS A PASTURE OVERLOOKING THE

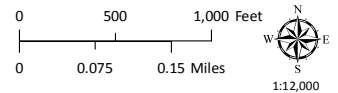
SITE PLAN

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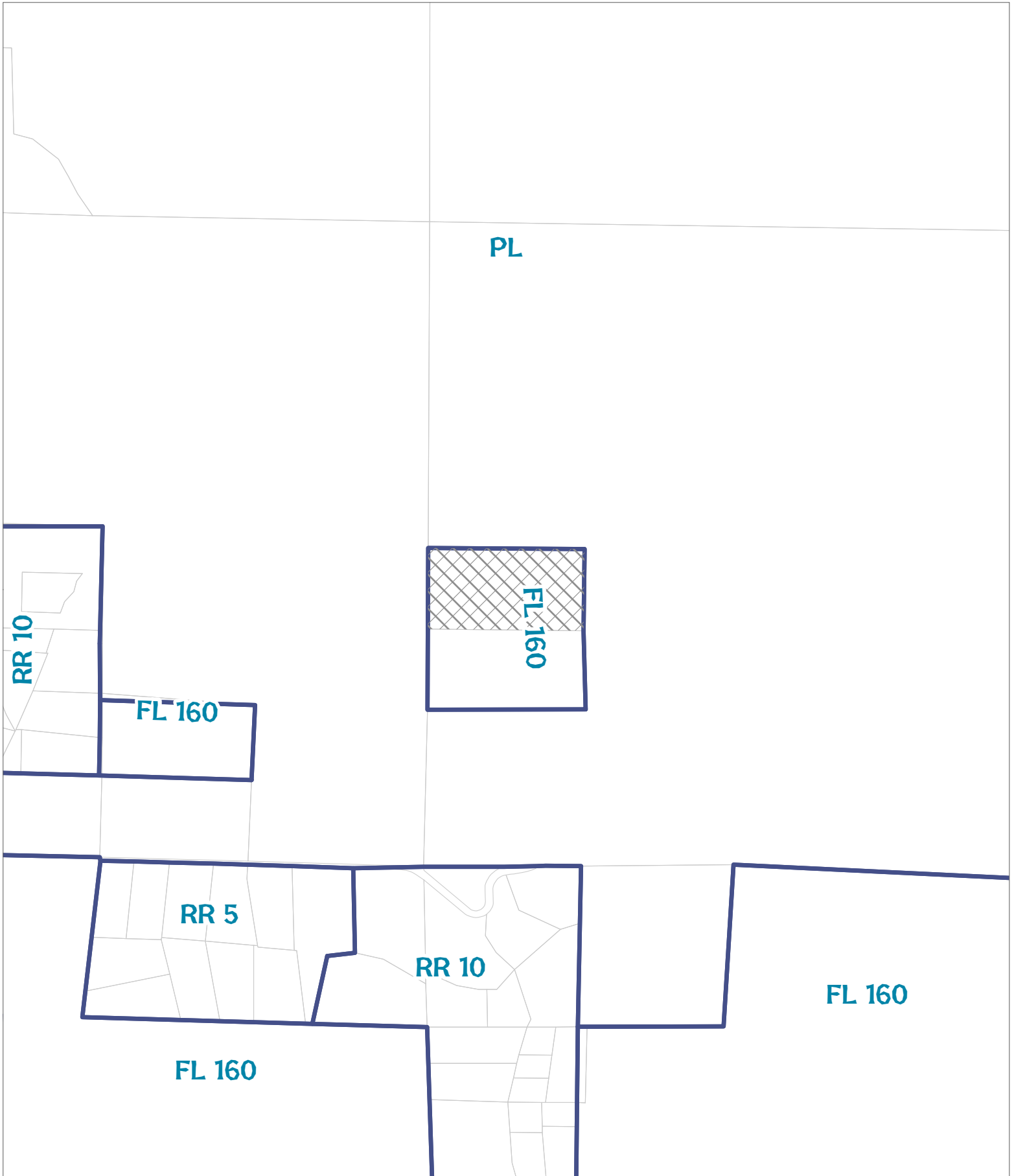
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 Zoning Districts




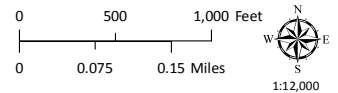
ZONING DISPLAY MAP

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 General Plan Classes



GENERAL PLAN CLASSIFICATIONS

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118-550-02
STATE JACKSON
TP 0 256.25 A±

118-550-04
STATE JACKSON
TP 0 640 A±

118-550-12
STATE JACKSON
TP 0 375.07 A±

118-550-09
STATE JACKSON
TP 0 600 A±

118-550-19
TIMOTHY POEHLMANN
TP 160 20 A±

118-550-20
TIMOTHY POEHLMANN
TP 160 20 A±

118-550-07
PAUL DEIRUP
TP 160 20 A±

118-550-14
STATE JACKSON
TP 0 20 A±

119-490-01
PETER NASH
RR 10 2.74 A±

119-490-19
AARON RATHBLOTT
RR 10 5.48 A±

119-490-18
RONALD CHANDLER
RR 10 5.04 A±

119-490-16
STATE JACKSON
PF 0 37.5 A±

119-490-26
OF STATE
TP 160 192 A±

119-490-02
MARC DYM
RR 10 8.43 A±

119-490-20
LEE EDMUNDSON
RR 10 7.38 A±

119-470-18
WALTER IVERSEN
RR 5 5.01 A±

119-470-19
WALTER IVERSEN
RR 5 5 A±

119-470-20
LEONARD GENSBURG
RR 5 5.27 A±

119-470-38
THOMAS PEPPER
RR 5 10 A±

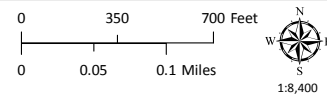
119-470-43
CHARLES HERVILA
RR 10 10 A±

119-470-28
GERALD TRINDADE
RR 5 5 A±

119-470-37
JANE DUTTON
RR 5 5.02 A±

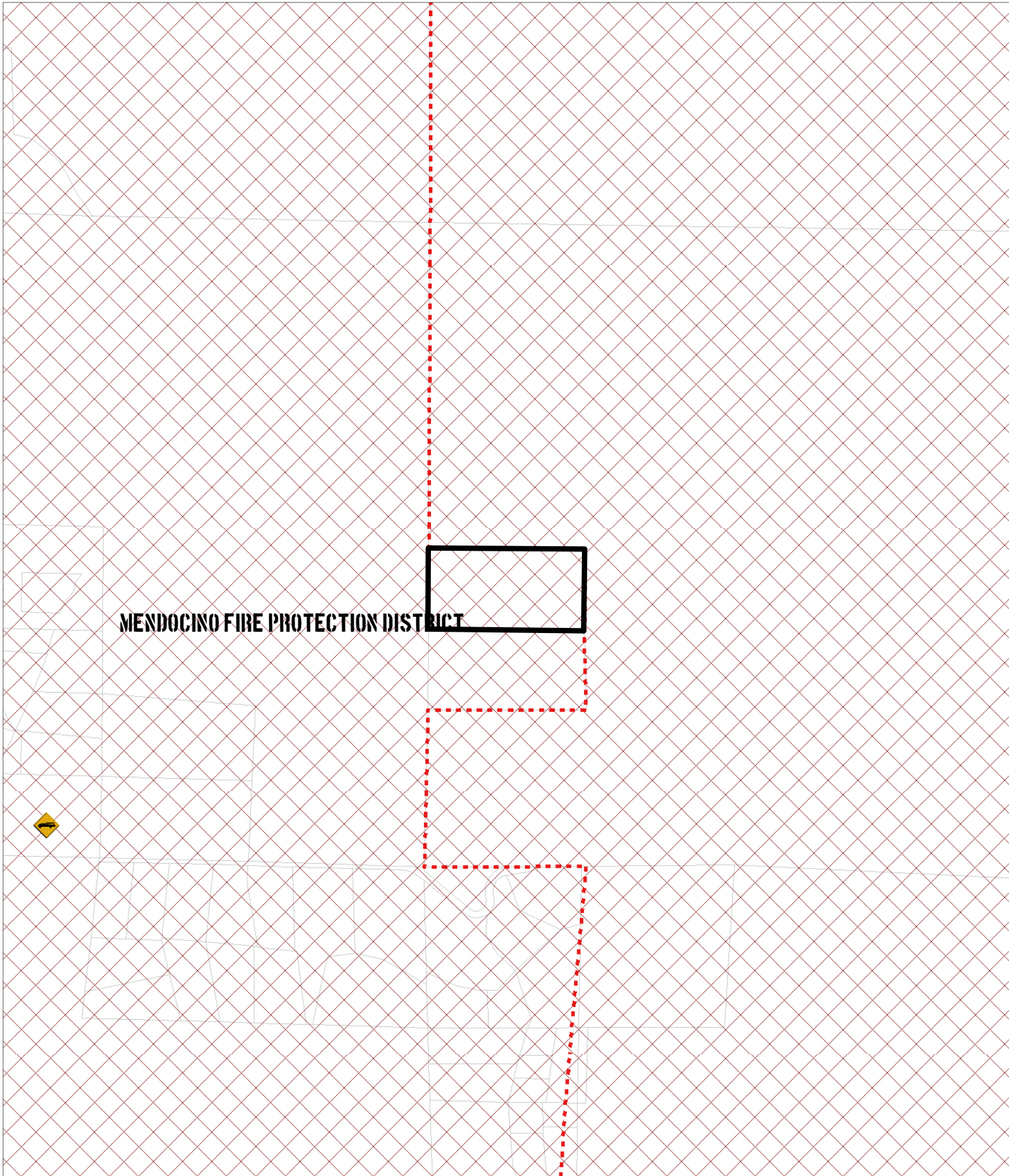
119-470-40
NANCY PUDER
RR 10 10 A±

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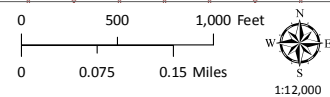
ADJACENT PARCELS

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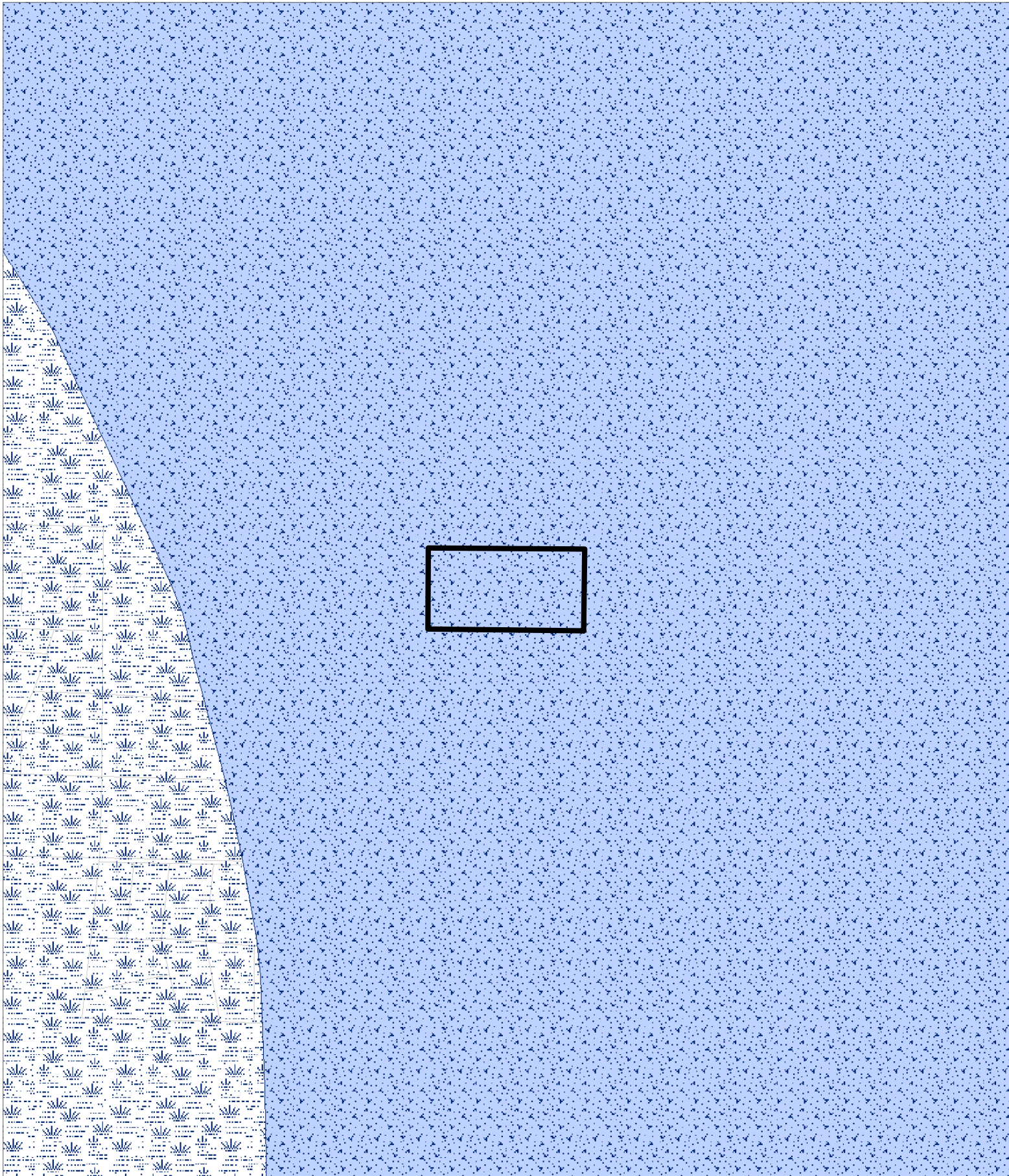
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-  Fire Stations
-  County Fire Districts
-  High Fire Hazard



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

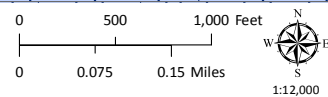
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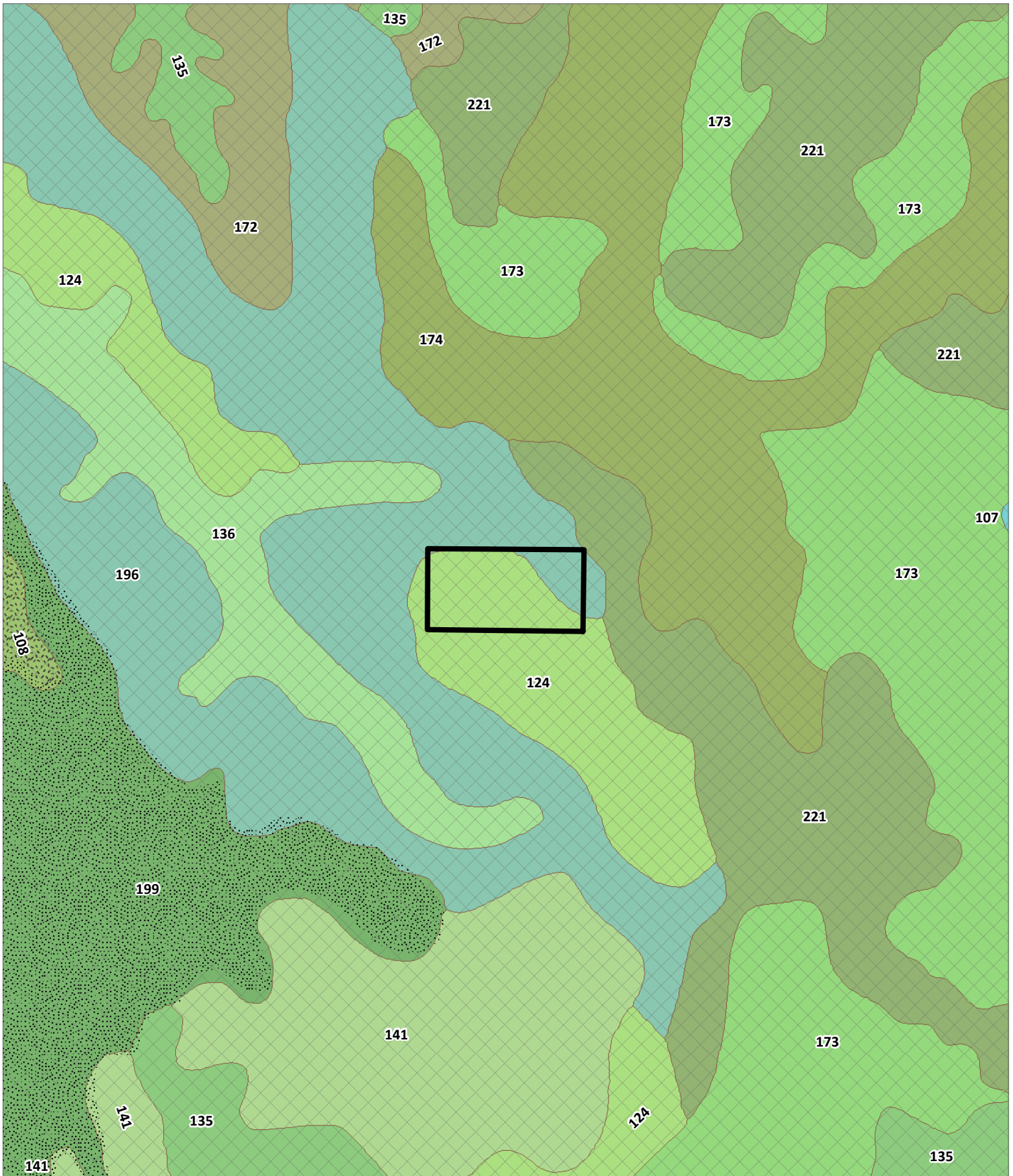


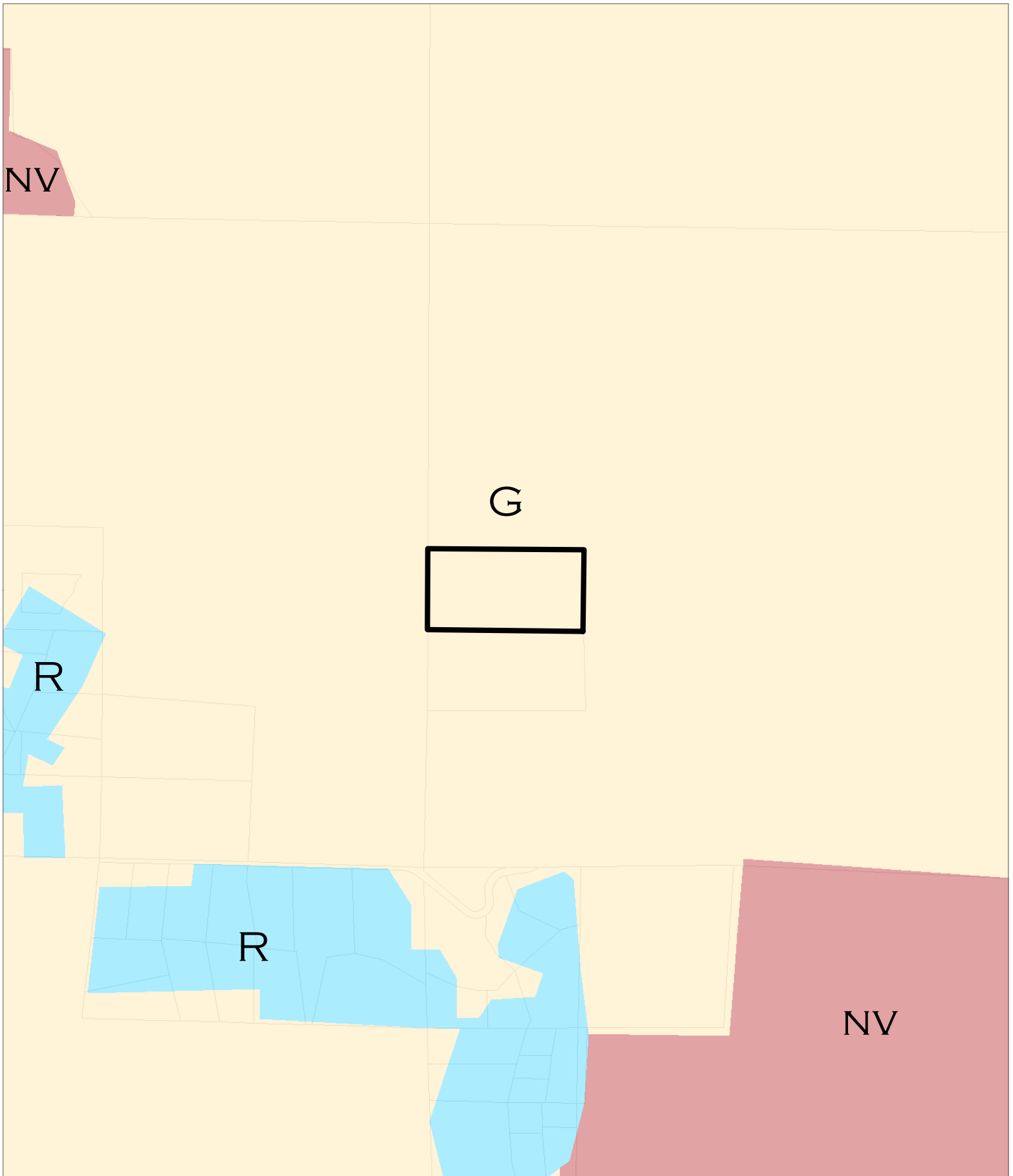
Marginal Water Resources
Critical Water Resources Bedrock






GROUND WATER RESOURCES

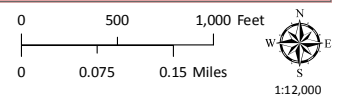
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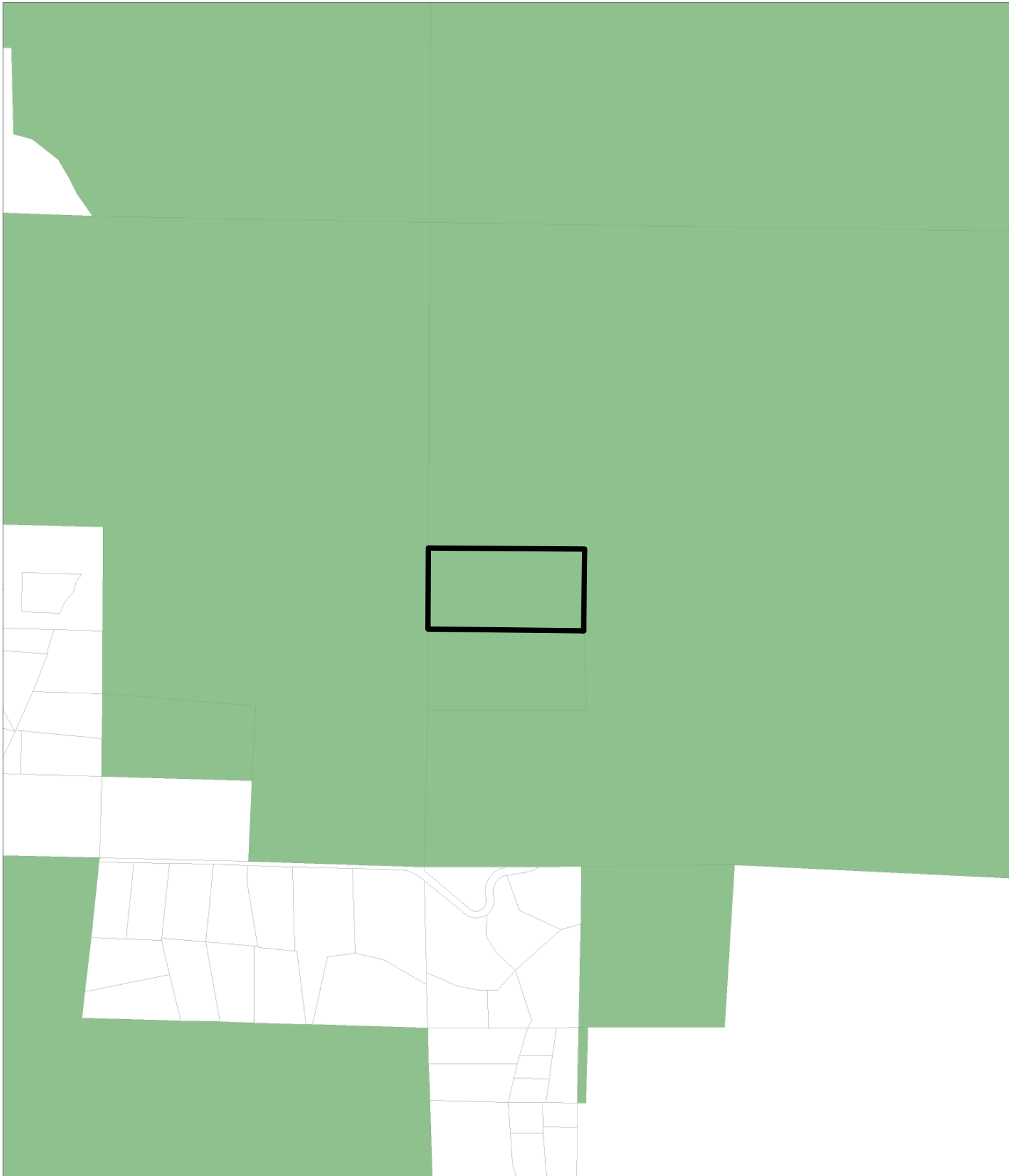
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-  Grazing Land (G)
-  Non-Ag & Natural Vegetation (nv)
-  Rural Residential & Rural Commercial (R)



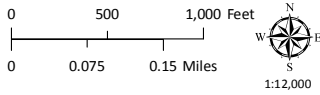
IMPORTANT FARMLAND

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TPZ 2017



TIMBER PRODUCTION ZONES

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Section I	Description Of Project.
	<p>DATE: May 17, 2018 CASE#: U_2017-0018 DATE FILED: 6/30/2017 OWNER/APPLICANT: TIMOTHY & KHAMOOR K POEHLMANN REQUEST: Use Permit request for transient habitation campground consisting up to 12 campsites. In addition, future development would include up to 18 canvas tents. Also requested are up to 15 private events of no more than 100 people per year. LOCATION: 4.5± miles west of Mendocino town center, on the west side of Little Lake Road (CR 408), 0.7± miles south of its intersection with Caspar Little Lake Road (CR 408). Located at 40500 Little Lake Road, Mendocino (APN: 118-550-19). ENVIRONMENTAL DETERMINATION: Negative Declaration STAFF PLANNER: Sam 'Vandy' Vandewater</p>
Section II	Environmental Checklist.
	<p><i>"Significant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change, may be considered in determining whether the physical change is significant (CEQA Guidelines, Section 15382).</i></p> <p><i>Accompanying this form is a list of discussion statements for <u>all</u> questions, or categories of questions, on the Environmental Checklist (See Section III). This includes explanations of "no" responses.</i></p>

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

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

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.

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

a-c) **No Impact:** The proposed project 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. Additionally, the project will not require the removal of any natural elements such as trees or rocks, thus there is no impact to those resources.

d) **Less Than Significant Impact:** The proposed project entails the use of the property as a campground and location for private events. This would lead to more vehicles coming to the property, thus more headlights during darker periods of the day. Additionally, the campground will have communal fire pit that would result in more light pollution. However, there will only be (up to) 12 campsites and a number of canvas tents, all of which are restricted to the single, communal fire pit, thus the potential light pollution emanating from the property will not have a significant impact on the aesthetics of the surrounding area. A condition has been included to ensure any future permanent lighting is designed to prevent further contribution to light pollution.

<u>II. AGRICULTURE AND FORESTRY RESOURCES.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<u>II. AGRICULTURE AND FORESTRY RESOURCES.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a-e) **No Impact:** The land on which the proposed Project will be located is considered 'Grazing Land' per the *Attachment M Important Farmland Map*, thus there will be no conversion of Prime, Unique, or state farmland to a non-agricultural use. Additionally, the lack of farmland means there is little to no conflict with any Williamson Act contract or other agricultural use. While the parcel is located within, and surrounded by, Timber Production Zone, the Project does not entail the removal of any tree species, thus there is no impact to forest and timber resources.

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

- a-e) **No Impact:** The proposed Project does not entail any activity that would create substantial pollution, or damage air quality in any way, thus the project would not conflict with any air quality plan, nor would it violate any air quality standards. Subsequently, there will be no considerable net increase of pollutants due to the project. While the proposed permit would allow for single day events, several conditions have been included to ensure appropriate air quality and air quality standards. Furthermore, the subject parcel

is surrounded by Jackson State Forest, thus activities like campfires will not affect any sensitive receptors or a substantial number of people.

<u>IV. BIOLOGICAL RESOURCES.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and 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 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"/>

- a) **Less Than Significant Impact:** The proposed project is located within an area known to host Bishop Pine species, a special species for the Department of Fish and Wildlife. However, the project does not entail the removal of any tree species, thus any impact is considered less than significant. This is further supported by the fact that the Department of Fish and Wildlife did not provide any additional comments or conditions for the project to protect the Bishop Pine.
- b-f) **No Impact:** The proposed project 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. Additionally, there are not conservation plans, policies, or ordinances with which the project conflicts, thus there will be no impacts to such protections.

The California Department of Fish and Wildlife fee of \$2,330.75 will be required within five (5) days of the end of any appeal period.

<u>V. CULTURAL RESOURCES.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a-d) **No Impact:** The proposed project was determined by Staff to not have any impact to cultural resources. The project was referred to Sonoma State University for an initial archaeological review. The response from SSU indicated a survey completed in 1988 that examined 100% of the subject parcel and did not result in any findings. Additionally, aside from the construction of a small restroom/bathhouse for the campers, there will be no major ground disturbance to the land. It is for these reasons that the project was not heard by the Archaeological Commission. The Discovery Clause (Mendocino County Code 22.12.090) has been included to ensure that no damage or issues arise should any cultural resources be uncovered during construction period or with campers or events in the future.

<u>VI. GEOLOGY AND SOILS.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

<u>VI. GEOLOGY AND SOILS.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

- a-e) **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 heavily sloped terrain. Furthermore, the subject parcel is not located on soils that would be considered unstable or expansive, per the *Attachment L Soils Map*, thus these concerns do not apply to the project site. These identified soils are capable of supporting a septic or alternative waste water system.

<u>VII. GREENHOUSE GAS EMISSIONS.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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:** The proposed project not only establishes a number of campsites for the campground, but it would allow for single day events to be hosted on the property. While users of the campground would not have a major impact in terms of greenhouse gases, a large event would involve a number of vehicles coming to the property and thus create a pocket for greenhouse gases. The events could also involve vendors that use greenhouse gas emitting equipment, such as generators. A condition has been included to address this specific issue. However, given that events would only be allowed for a single day, any greenhouse gas impact would be temporary. Furthermore, the property is heavily forested and has the capability of reducing such gases.
- b) **No Impact:** There are no identified plans, policies, or regulations that would be violated through any of the project activities, thus there is considered to be no impact. As noted above, there could be large numbers of vehicles on-site, but the temporary nature of the events, as well as the surrounding forest, help to reduce the impacts of such gatherings.

<u>VIII. HAZARDS AND HAZARDOUS MATERIALS.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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, Mendocino K-8 School, is located on Little Lake Road, roughly 3.5 miles west of the subject property. Additionally, the project does not propose any activities that would emit any hazardous emissions or use any hazardous materials.
- 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 Little River Airport, thus there are no concerns regarding airplanes or airstrips.
- g) **No Impact:** The proposed project gains access from Little Lake Road (CR 408) and allows for on-site parking, thus there will no physical interference with an emergency response or evacuation plan.
- h) **Less Than Significant Impact:** The proposed project is located in a "Grazing Lands" area per *Attachment M Important Farmland Map*, thus there is the potential for wildland fires to affect the subject property. Additionally, the parcel is located within a "High Fire Hazard" area per the *Attachment J Fire Hazards Map*. However, the subject parcel is located within the Calfire responsibility area, about a mile away from a Calfire Station, thus the impact is considered to be less than significant. Several conditions have been included to ensure appropriate safety standards for the campground or events.

IX. HYDROLOGY AND WATER QUALITY. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase 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 type="checkbox"/>	<input checked="" 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 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"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
l) Have a potentially significant impact on groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
m) Impact aquatic, wetland or riparian habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a, f) **No Impact:** The project will not violate any water quality standards or degrade water quality itself as there are no aspects of the proposed activities that would affect water quality. A condition has been included to confirm that water quality standards are maintained for events.

- b) **No Impact:** The proposed project will use an existing on-site well which requires testing prior to making use of this permit. Therefore, sufficient groundwater supplies will need to be demonstrated, thus no substantial depletion of water resources will occur.
- 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. As a majority of the parcel is undeveloped, most of water drainage will occur on-site.
- d) **No Impact:** The proposed project will not alter any drainage pattern in terms of stream alterations as there are no identified water courses located on the subject parcel. As previously noted, the project site is mostly undeveloped soil that can absorb the water into the regional water table, thus this issue is considered to have no impact.
- e) **No Impact:** There is currently no existing or planned storm water drainage system located near the subject parcel that could be impacted by the Project. A majority of the subject parcel is undeveloped and would thus allow for storm water to infiltrate into the local water table.
- g-j) **No Impact:** The proposed project is not located within a flood plain or within a dam inundation zone, thus there is considered to be no impact in terms of these issues. Additionally, the subject parcel is far enough away from the coastline that no ocean related flooding would occur.
- k-l) **No Impact:** The proposed project does not entail any large water discharging that would result in pollutant discharges or any activities that would significantly impact groundwater quality, thus there is considered no impact in terms of these issues.
- 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>X. LAND USE AND PLANNING.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input 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) **No Impact:** The proposed project would not divide an established community as the parcel is surrounded by state forest, thus there is no existing community to physically divide.
- b) **No Impact:** There are no land use plans, policies, or regulations, established by a jurisdictional agency to mitigate environmental impacts, with which the proposed project conflicts.
- 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. Additionally, there are no special habitats located on the subject parcel.

<u>XI. MINERAL RESOURCES.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- 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 of any available mineral resource.

<u>XII. NOISE.</u> Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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-b) **Less Than Significant Impact:** The proposed project entails the use of the property for a campground and some single day events, both of which would increase the level of noise and groundborne vibrations. However, the parcel is entirely surrounded by state forest and no actual neighbors, meaning there are few, if any, people that would be exposed to such disruptions. Additionally, the campground is relatively small in size, thus a relatively small number of people to make such noises. Single day events, as well as the construction of the bathhouse or canvas tents, is a temporary issue and would only occur during sporadic occasions, thus the impact is considered to be less than significant.
- c) **No Impact:** The project would allow a number of people to use the subject parcel as a campsite, which could result in a permanent increase of noise due to typical campground activities. Noises could include children at play, socializing, unloading, setup and loading of equipment from a vehicle, and vehicular movement to and from campsites. To ensure these noises do not create too great a nuisance, a condition has been included to provide reasonable quiet hours.

- d) **Less Than Significant Impact:** The proposed project would entail temporary increases to noise level from the construction of the bathhouse, as well as from potential single day events; however, due to the scale of bathhouse and temporary nature of single day events, the impact is considered less than significant. A condition has been included to ensure construction is performed at reasonable hours of the day, while another conditions has been included to limit the number of events that can be hosted as well as the number of guest, thus reducing the amount of temporary noise that would occur. A condition requires an administrative permit be applied for should the event be open to the public.
- 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.

<u>XIII. POPULATION AND HOUSING.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a-c) **No Impact:** As the proposed project does not entail any new homes or housing infrastructure, it is unlikely that direct or indirect substantial population growth would occur. This lack of development also means that no housing or people will be displaced because of the proposed project.

<u>XIV. PUBLIC SERVICES.</u>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 Little Lake Road (CR 408). The Department of Transportation had requested a standard commercial driveway encroachment be established for the entrance road, but this has already been constructed and ensures the subject parcel has access for public services such as fire and police protection and medical services.

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

- a) **No Impact:** The proposed project would not increase the use of any local or state park. While there are a number of state parks in close proximity to the subject parcel, the number of camp sites provided by the campground limits the number of people that can potentially access the local and state parks
- b) **Less Than Significant Impact:** The proposed project could be considered the expansion of recreational facilities as the project entails the establishment of a campground, however the project is a small enough scale that any impact on the environment would be less than significant.

<u>XVI. TRANSPORTATION/TRAFFIC.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Less Than Significant Impact:** The project has the potential to generate additional vehicular traffic, however, due to the scale of the project and the total number of campsites provided, the impact is considered to be less than significant. Additionally, the project location provides enough space for parking and emergency access that there are no concerns regarding any impacts the additional vehicles would potentially cause.
- b-f) **No Impact:** The subject parcel provides off street parking, thus there will be no impact to existing parking facilities or existing transportation systems. The off street parking also allows for adequate emergency response access. Additionally, the proposed project would not alter any movement patterns, nor increase traffic hazards to others within the surrounding area.

<u>XVII. UTILITIES AND SERVICE SYSTEMS.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **No Impact:** The proposed project is connected to an approved existing septic system.
- b-c) **No Impact:** The proposed project is connected to an existing septic system, thus there is no need to construct any additional wastewater treatment facilities or expand any existing facilities. Additionally, more than half of the subject parcel is undeveloped land that allows for storm water drainage, thus new or expanded facilities are not necessary.
- d) **No Impact:** The proposed project is supplied water from an approved well within an area that has sufficient water supplies.
- 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.
- g) **No Impact:** The proposed project may create some refuse, however the Caspar transfer station is located roughly 5 miles northwest of the property, and thus there are no issues in terms of compliance with federal, state, and local solid waste regulations.

<u>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.</u>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **No Impact:** As noted in previous sections, the proposed project has mostly no impact on the quality of the environment and 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) **No Impact:** The proposed project has no impacts on the surrounding environment, albeit some minor disturbances occurring during the construction phase of the project. The impacts that do occur are considered less than significant and will not affect the environment, even cumulatively.
- c) **No Impact:** Due to the insignificant impacts on the environment, as indicated through this Initial Study, the proposed project would not have an effect on the environment that would have adverse impacts on human beings.

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.

5/2/2018
DATE



SAM 'VANDY' VANDEWATER
PLANNER II

Resolution Number _____

County of Mendocino
Ukiah, California
May 17, 2018

U_2017-0018 TIMOTHY & KHAMOOR K POEHLMANN

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF
MENDOCINO, STATE OF CALIFORNIA, ADOPTING A NEGATIVE
DECLARATION AND GRANTING A USE PERMIT FOR A
CAMPGROUND AND PRIVATE EVENTS.

WHEREAS, the applicants, TIMOTHY & KHAMOOR POEHLMANN, filed an application for a Use Permit with the Mendocino County Department of Planning and Building Services to allow for a campground and private events, 4.5± miles west of Mendocino town center, on the west side of Little Lake Road (CR 408), 0.7± miles south of its intersection with Caspar Little Lake Road (CR 408). Located at 40500 Little Lake Road, Mendocino (APN: 118-550-19); General Plan FL:160; Zoning TP:160; Supervisorial District 5; (the "Project"); and

WHEREAS, a NEGATIVE DECLARATION was prepared for the Project and noticed and made available for agency and public review on April 19, 2018 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, May 17, 2018, 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 based upon the evidence in the record;

1. **General Plan and Zoning Consistency Findings:** The subject parcel has a General Plan Land Use Designation of Forest Lands (FL) and the Project is consistent with the General Plan definition. Additionally, the subject parcel lies within the Zoning District of Timberland Production Zoning (TPZ) and the Project is consistent with the Zoning District per MCC 20.068.
2. **Use Permit Findings:** The Project satisfies the Use Permit required findings per the Mendocino County Code §20.196.020; and
3. **Environmental Protection Findings:** 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 Planning Commission.

BE IT FURTHER RESOLVED that the Planning Commission hereby grants the requested Use Permit, 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 Planning Commission 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 11th 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

MADELIN HOLTKAMP, Chair
Mendocino County Planning Commission

EXHIBIT A

CONDITIONS OF APPROVAL U_2017-0018 – TIMOTHY & KHAMOOR POEHLMANN MAY 17, 2018

Use Permit with the Mendocino County Department of Planning and Building Services to allow for a campground and private events, 4.5± miles west of Mendocino town center, on the west side of Little Lake Road (CR 408), 0.7± miles south of its intersection with Caspar Little Lake Road (CR 408). Located at 40500 Little Lake Road, Mendocino (APN: 118-550-19).

APPROVED PROJECT DESCRIPTION: Use Permit request for transient habitation campground consisting up to 12 campsites. In addition, future development would include up to 18 canvas tents. Also requested are up to 15 private events of no more than 100 people per year.

CONDITIONS OF APPROVAL:

A. Conditions which must be met prior to use and/or occupancy and complied with for the duration of this permit:

1. The permit shall become effective on the 11th day after Planning Commission approval and shall expire and become null and void at the expiration of two years after the effective date except where use of the property in reliance on such permit has been initiated prior to its expiration.
2. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Division I of Title 20 of the Mendocino County Code.
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Planning Commission.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
5. The applicant shall secure all required permits from the Building Inspection Division of the Department of Planning and Building Services for all construction, structural modifications, establishment of signs and compliance with handicapped accessibility for the facility if required.
6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - a. The permit was obtained or extended by fraud.
 - b. One or more of the conditions upon which the permit was granted have been violated.
 - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.
 - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the operation of one or more such conditions.
7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described

boundaries are different than that which is legally required by this permit, this permit shall become null and void.

8. The applicant shall grant access to the property during hours of operation to permit County representatives or any consultants hired by the County for inspection, enforcement, or monitoring activities deemed desirable by the County. The applicant shall designate an individual who is to be available at all times for purposes of supplying information deemed necessary by the authorized County representatives in connection with such work during working hours.

Aesthetics

9. All external lighting shall be shielded and downcast to prohibit light from being cast beyond the property boundaries. Outdoor lighting shall be turned off at midnight in the evenings and not be turned back on until the following day after 6:00 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 sensor activation). All lighting along the property boundaries shall be setback a minimum of 50 feet from all property lines.

Air Quality

10. The applicant shall secure all required permits from the Air Quality Management District for any development or use for which the District has jurisdiction.
11. The unpaved access roads and interior circulation routes shall be maintained in such a manner as to ensure minimum dust generation and shall be subject to pertinent Air Quality Management District regulations.

Biological Resources

12. 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 \$ 2330.75 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.**

Cultural Resources

13. In the event that archaeological resources are encountered on the property, work or any use 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.

Greenhouse Gas Emissions

14. Any stationary onsite internal combustion engines over 50 horsepower (i.e. large power generator or pumps) may require a permit from the District, depending on fuel source and level of operation. Written verification from the Air Quality Management District shall be submitted to the Department of Planning and Building Services stating that the project is in compliance with all requirements of the Air Quality Management District.

Hazards and Hazardous Materials

15. The applicant shall comply with the following conditions as recommended by the California Department of Forestry and Fire Protection, within their clearance letter dated September 6, 2017 (CDF# 311-17):
 - a. Address must be posted at the beginning of construction and maintained thereafter. It shall be posted on BOTH sides of a mailbox or post at driveway entrance so it is visible from BOTH directions of travel. Minimum 3 inch letter height, 3/8 stroke. Reflectorized, contrasting with background color. Sequential numbering issued by Mendocino County will be utilized. Multiple addresses will be on a single post.
 - b. Driveway will be a minimum 10 feet wide, all weather surface. It shall be maximum of 16% grade, minimum 50 feet inside radius on turns, and have a minimum 15 feet vertical clearance. Driveways longer than 150 feet, but less than 800 feet require a turnout near the midpoint. Driveways longer than 800 feet require turnouts every 400 feet. Turnouts shall be a minimum of 10 feet wide and 30 feet long with a 25 foot taper at each end. A 40 foot radius turnaround or 60 foot hammerhead "T" is required for driveways longer than 300 feet and must be within 50 feet of the building. Gates will be 2 feet wider than the traffic lane and located at least 30 in from road.
 - c. All parcels 1 acre or larger shall provide a minimum 30 foot setback from all buildings from all property lines and/or center of a road. All parcels less than 1 acre shall provide for same practical effect by standards set forth by local jurisdiction.
 - d. Any person who owns, leases, or controls any property within the State Responsibility Area, shall at all times maintain a firebreak by clearing an area of all flammable vegetation or other combustible material 30 feet immediately around and adjacent to any building or structure. Additionally, a fuel reduction zone is required for an additional 70 feet or to the property line, whichever is nearer, this zone shall eliminate the fuel continuity. The total defensible space is 100 feet or to the property line. This subdivision does not apply to single specimens of trees, ornamental shrubbery, or similar plants which are used as ground cover, if they do not form a means of rapidly transmitting fire from the native growth to any building or structure.
16. The applicant shall comply with the following conditions as recommended by the Department of Forestry and Fire Protection, within their clearance letter dated September 6, 2017 (CDF# 311-17): The following items shall be required prior to each event and inspected by CDF within five (5) days prior to each event:
 - a. A written medical, fire, and natural disaster emergency response plan. An additional copy shall be submitted to the Department of Planning & Building Services.
 - b. Maintain a fire department water supply – 2.5 in line with at least 50 psi.
 - c. Fire Department sign posted at the water supply.
17. The applicant shall develop an acceptable emergency plan in conjunction with emergency providers to include fire, medical, law enforcement, and evacuation procedures. The plan shall contain checklists and telephone numbers for use by security and safety personnel. The plan shall be submitted for review and approval to the Mendocino Emergency Services Authority at least 14 days prior to each event. A copy of the emergency plan shall be provided to the Department of Planning and Building Services

Hydrology & Water Quality

18. Submit Site Evaluation Report/Septic Design for septic system to serve campground to the satisfaction of the Mendocino County Department of Environmental Health.
19. Submit 17 hour proof of water test to the Department of Environmental Health.

Noise

20. Excessive noise shall be limited during the hours of 10:00 p.m. to 6:00 a.m. The campground areas shall be posted, and information shall be provided on the campground website that a "Quiet Time" shall exist from 10:00 p.m. to 6:00 a.m. each day.
21. Construction shall be limited to the hours of 8:00 a.m. to 6:00 p.m.
22. Up to 15 private events per year may be held on the 20 acre parcel. Each event shall be limited to a maximum attendance of 100 people with hours limited to between 8:00 a.m. to 11:59 p.m. daily. Lighting for private events shall be downcast and shielded, and shall be limited in illumination power to only the amount required for nighttime navigation and safety of the immediate area surrounding the event area.
23. No public events are authorized by this permit. Any public event shall require an Administrative Permit from the Mendocino County Department of Planning & Building Services.

Transportation & Traffic

24. Prior to commencing any event on the property, a dimensioned Event Site Plan shall be prepared and submitted to the Department of Planning and Building Services for approval, which provides adequate area for both parking and circulation movements for the proposed event area. The number of total parking spaces required shall be 44 based on a maximum attendance of 100 people, a vehicle occupancy rate of 2.3 persons per vehicle.
25. Two **standard commercial road approaches** shall be constructed onto Little Lake Road (CR 408) to a minimum width of eighteen (18) feet, with improved approach extended twenty (20) feet from the edge of the County road, paved with asphalt concrete or comparable surfacing to the adjacent road. Concrete driveways shall not be permitted.
26. Parking shall be permitted only in designated parking areas, as shown on the Event Site Plan.
27. Internal circulation roads shall meet Fire Safe Standards for driveways (California Code of Regulations, Title 14, Section 1273.10), or as otherwise required by CalFire.
28. No facilities or signs shall be placed, or work performed, within the Mendocino County road right-of-way without specific approval and issuance of an encroachment permit prior to commencing the event from the Mendocino County Department of Transportation.

Additional Conditions

29. A valid Mendocino County Business License for the subject property shall be issued and kept current by the Mendocino County Tax Collector, and a copy of said license shall be submitted to the Department of Planning and Building Services prior to the operation of the business.
30. Prior to commencement of operations, all surplus construction materials and debris, including cleared vegetation, shall be removed from the site to a proper disposal facility. Thereafter the site shall be kept free of refuse.

31. No permanent signs advertising the site or event are authorized by this permit.
32. No permanent improvements shall be installed to accommodate the events.
33. The project site shall be cleaned of all litter within one week following each event and the site shall be restored to pre-event conditions.
34. Applicant shall contact all emergency service providers and, if requested, shall coordinate a post-event inspection and meeting to consider future modification to emergency response plans, event logistics, and other issues related to inter-agency coordination and event design.
35. The use of food and beverage packaging made from expanded polystyrene foam (more commonly known as Styrofoam, a trademark name) shall be Prohibited by Retail Food Establishments or Food Providers (definitions within MCC Section 9.42). No establishment or provider may sell, hand out, give away, distribute or otherwise make available for public or customer use prepared food in disposable food service ware that contains polystyrene foam.