

**DATE:** February 19, 2015

**CASE#:** UR 2014-0004

**DATE FILED:** 9/10/2014

**OWNER:** BLACK OAK RANCH LIMITED PARTNERSHIP

**APPLICANT:** BOB BARSOTTI

**REQUEST:** Use Permit Modification/Renewal for the temporary use of a property for multiple special events to include camping, music, provisions for food and alcohol and vending booths. A maximum of 4,500 attendees including staff, artists and vendors would be authorized for two (2) multiple-day events and three (3) single-day events each year. Smaller events to include between 100 and 999 attendees are also included in the request. Up to 59 total days a year, between May 15th and September 30th, will be used to support temporary events. The applicant is requesting a 20 year permit.

**LOCATION:** 4.8± miles northwest of Laytonville town center, lying on the west side of Highway 101, 1.2± miles northwest of its intersection with Valley Drive (private), located at 50350 North Highway 101; APN 013-560-46, -47 and -48.

**PROJECT COORDINATOR:** DUSTY DULEY

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

**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>I. AESTHETICS. 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,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b><u>I. AESTHETICS.</u> 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>
including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic Highway?				
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) *Have a substantial adverse effect on a scenic vista?* **No Impact**

The property is visible when traveling along Highway 101. No permanent construction is proposed for the temporary event. The County General Plan does not designate the property as a scenic vista. The project will not have a substantial adverse effect on a scenic vista.

b) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic Highway?* **No Impact**

Highway 101 in Mendocino County is not an official state scenic Highway. The project will not result in damage to any scenic resources.

c) *Substantially degrade the existing visual character or quality of the site and its surroundings?* **Less than Significant.**

The property supports cattle and hay production operation and has been used in the past to support similar temporary music events including overnight camping. Staff is recommending that the site be returned to its natural or pre-event state within one week following the event, including removal of all litter, lighting, sanitation facilities, or other amenities except as need to support any event to occur within that one week timeframe. No permanent signage or structures shall be permitted in association with this use. See Condition Numbers 6 through 8. As the event is temporary and no permanent structures are proposed to accommodate the event, the project will not substantially degrade the existing visual character or quality of the site and its surroundings.

d) *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?* **Less than Significant with Mitigation Incorporated.**

Staff anticipates that temporary, internally-directed, outdoor security lighting (light towers) will be used for the stages, campground and bathroom facilities during nighttime hours. To ensure that light and glare will not be invasive to off-site neighbors, Condition Number 5 is recommended to require that outdoor lighting be turned off or downcast and focused on very specific areas (e.g., bathrooms, medical station, stage) during nighttime hours.

<b><u>II. AGRICULTURE AND FORESTRY RESOURCES.</u> 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

use, or a Williamson Act contract?				
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"/>

*II. Agriculture and Forestry Resources a) through e) No Impact or Less than Significant Impact*

The property, commonly known as “Black Oak Ranch”, is approximately 877 acres (events occur within approximately 100 acres portion) and is currently used for cattle and hay production. The property is split zoned and includes Forestland (FL 160) and Rangeland (RL 160) with adjacent properties sharing the same land use classifications. The project will not require conversion of farmland or forestland nor will it interfere with any off-site agricultural or timber endeavors.

The property is currently in an Agricultural Preserve under the Williamson Act based on its use for cattle and hay production. The approximate 100 acres of land used to support the project is also used between the months of March and May to support the agricultural endeavor. Events are proposed to occur between May 15th and September 30th of each year. Additional lands outside of the event areas are used to support cattle grazing between May 15th and September 30th.

No permanent improvements are proposed or required to support the project. The County Agricultural Commissioner reviewed the project and did not find issue with the request. As the project will not require the conversion of land used to support hay production and cattle raising operations, staff determined that the project will not conflict with the agricultural use on the property or the Williamson Act contract. The project is consistent with Mendocino County Code Section 22.08.060.

<b>III. AIR QUALITY. 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 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

pollutant concentrations?				
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*III. Air Quality a) through e) No Impact*

The project is located within a part of the North Coast Air Basin. The Mendocino County Air Quality Management District (AQMD) is responsible for enforcing the State and Federal Clean Air Acts as well as local air quality protection regulations. The applicant is proposing to water roads as necessary to minimize dust during the event. The project was reviewed by AQMD staff that noted that any portable diesel equipment must be permitted by the Air Resources Board or AQMD. See Condition Numbers 9 and 10.

The project will not conflict with or obstruct implementation of any applicable air quality plans or violate any air quality standards or contribute substantially to any project air quality violation.

<b>IV. BIOLOGICAL RESOURCES: 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 Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- 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. Less than Significant with Mitigation Incorporated.*

Tenmile Creek and Streeter Creek travel through the property as shown on the Aerial Photo on Attachment C. According to the California Department of Fish and Wildlife (CDFW), both creeks provide habitat for protected salmonids including Coho salmon, Chinook salmon and steelhead which are federally-listed as "threatened" pursuant to the Endangered Species Act. The project has the potential to significantly impact water quality in the creeks and its fish habitat from the unintended discharges of automobile fluids from parked vehicles as well as from a large number of people accessing a short stretch of the creeks in a concentrated timeframe for recreational purposes.

CDFW reviewed the project and recommended the following condition for the project.

*In order to avoid impacts to sensitive aquatic and terrestrial resources, a buffer of no less than 150 feet should be maintained between project activities and Tenmile Creek and/or Streeter Creek.*

CDFW further recommend that signage be placed within the buffer areas where they will effectively deter attendees from disturbing wildlife, damaging native vegetation or negatively affecting water quality. Staff spoke with CDFW staff and understands that temporary improvements, as well as parking and camping areas should be set back at least 150 feet from the creeks. However, the creeks can be used for recreational purposes during the events provided recreation activities do not further disturb riparian vegetation or significantly impact water quality.

As the events will take place during summer months, staff anticipates event attendees will choose to use the creeks for recreational purposes. Large numbers of people accessing a short stretch of the creeks in a concentrated timeframe can significantly impact water quality. Swimming holes are accessed by established foot paths which will have signage alerting attendees of need to remain on the paths. To minimize potential impacts, creek users will be reminded to utilize showers and restrooms provided and refrain from using soap or urinating in the creeks. Restrooms and wash stations shall not be located within 150 feet of the creeks but otherwise will be strategically located to discourage human impacts to water quality.

The parking of multiple vehicles for an event of this size could impact water quality through the unpermitted and/or unintended discharge of automotive fluids. Pre-designated parking areas are identified on the Event Site Plan and will need to maintain a 150 setback from all creeks.

CDFW further noted that modifications to the creek will require approval by CDFW pursuant to the Fish and Game Code Section 1602.

Staff recommends adherence to Condition Numbers 11 through 16 to ensure protection of the waterways and its fish habitat. Further discussion found under Item IX Hydrology and Water Quality.

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?* **Less than Significant with Mitigation Incorporated**

Tenmile Creek and Streeter Creek travel through the property. CDFW is recommending that a buffer of at least 150 feet be established between project activities and the creeks. Condition Numbers 11 through 16 are offered to protect riparian vegetation. Further discussion found in Item IV (a) above.

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?* **No Impact**

Based on aerial photos and previous site views, no wetlands were discovered in the vicinity of the project area.

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?* **No Impact**

The project will not interfere with the movement the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

- e) *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?* **No Impact**

Applicant is not proposing to nor is it necessary to remove any trees to support the project. The project will not conflict with any local policies or ordinances protecting biological resources.

- 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?* **No Impact**

The project is not located in an area subject to Habitat Conservation Plan, Natural Community Conservation Plan or similar plan.

<b><u>V. CULTURAL RESOURCES.</u> 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) 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"/>

**V. Cultural Resources a) through e) No Impact**

No grading is proposed and no permanent improvements will be installed. No mitigation required, however, the applicant has been apprised of the standard “Discovery Clause” as noted in County Code Sections 22.12.090 and 22.12.100. See Condition Number 17.

<b><u>VI. GEOLOGY AND SOILS.</u> 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:	<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"/>
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"/>

VI. Geology and Soils a) through e) No **Impact**

According to the Alquist-Priolo Earthquake Fault Zoning Map the closest earthquake fault is located approximately 5.75 miles away.

The applicant is not proposing any grading or to build any new structures. The project is not located on a known 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. No adverse environmental effects related to topography, soils or geology are expected as a result of this project. No new septic or waste water disposal improvements are proposed or required to accommodate the project.

<b><u>VII. GREENHOUSE GAS EMISSIONS. Would the project:</u></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) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?* **Less Than Significant Impact**

The proposed project will not occur at a scale or scope with potential to contribute substantially or cumulatively to the generation of greenhouse gas (GHG) emissions, either directly or indirectly.

b) *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?* **No Impact**

To date, no Federal, State, or Project area local agencies have developed thresholds against which a proposed project can be evaluated to assist lead agencies in determining whether or not the climate change impact from a proposed project is significant. The global nature of climate change warrants investigation of a statewide threshold of significance for GHG emissions. Staff determined that GHG emissions associated with the project will not result in a significant impact.

<b><u>VIII. HAZARDS AND HAZARDOUS MATERIALS.</u> 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VIII. Hazards and Hazardous Materials a) through g) **No Impact**

The project will not require the transport or disposal of hazardous materials. The property is not listed as a hazardous materials site pursuant to Government Code Section 65962.5. There are no private airstrips within the project vicinity. The closest school is Laytonville High School located approximately 4 miles south of the project site. Staff is unaware of any adopted emergency response plan or emergency evacuation plan that the project may impair or physically interfere with.

*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? **Less than Significant with Mitigation Incorporated***

The property is located within a “very high” fire hazard area and is within the response jurisdiction of the California Department of Forestry and Fire Protection (CalFire). The property is also within the local response jurisdiction of the Laytonville Fire District. The property primarily consists of open fields with scattered oak trees.

Preventative measures will be taken at the event to minimize fire danger. Water for fire suppression is available on-site by an existing internal water distribution system. Additional water sources for emergency purposes include the creeks and a private pond. Campfires and fireworks are prohibited with the exception of organized campfires to be approved by CalFire and monitored by event staff. Event security will be continuously roaming the event site to enforce this prohibition. The applicant, working with fire agencies, has developed an emergency plan which identifies public safety measures should a wildfire occur. The Emergency Plan is included in the applicant's Plan of Operations. See Condition Number 18. Further discussion found in Item XIV Public Services–Fire Protection.

<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

oxygen, turbidity and other typical stormwater pollutants (e.g. heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash)?				
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) *Violate any water quality standards or waste discharge requirements?* **Less than Significant Impact with Mitigation Incorporated**

The applicant has included provisions for on-site water supply, sanitary facilities, and food vendors in their Plan of Operations. With regard to sewage disposal, portable toilets will be provided on-site. There are currently two onsite grey water systems, one each for the kitchen and for food vendors. There is also a temporary holding tank for vendors that is checked and pumped regularly by the toilet contractor. Food vendors will be provided with hot and cold water. Gray water will be disposed in an on-site septic system. A septic tank and drainfield will also serve a temporary shower facility

Water to support events will be provided by Laytonville County Water District. The District reviewed the request and did not find issue with the project.

Generators using biofuel will be will provide power to support the events.

To mitigate impacts related to water quality, sewage and solid waste disposal, the County Division of Environmental Health (DEH) has recommended the following measures.

- A minimum of one toilet and one handwash station shall be provided for each 100 patrons.
- A minimum of one handwash station and one toilet facility shall be provided for each 15 food service employees within 200 feet of the designated food vending area.
- Copies of monthly water monitoring results taken to meet State operating requirements shall be submitted monthly from May through the end of October to the Division of Environmental Health.
- A minimum of one water fountain shall be provided for each 500 patrons.
- Two utensil wash areas shall be provided for temporary food vendors and each shall be equipped with a three-compartment sink providing hot and cold running water.
- A minimum of one 50-gallon garbage can shall be provided for each 100 patrons. A garbage hauler shall be available on call to remove and replace dumpsters as needed.
- A map precisely locating all wastewater systems servicing the event site, including septic tanks with leach fields, gray water lines, and temporary holding tanks, shall be submitted to the Division of Environmental Health within 30 days of permit approval.

Staff further recommends that portable toilets be placed in locations throughout the event site and campground that are convenient to attendees, thereby reducing the potential for attendees to directly impact river water quality. Staff also suggests that trash cans be similarly located to discourage littering. All garbage shall be removed from the campground daily (e.g., trash cans emptied into dumpster).

As mentioned previously under the Biological Resources (Item IV) section of report, the project had the potential to significantly impact water quality in the creeks and its fish habitat from the unintended discharges of automobile fluids from parked vehicles, event water usage as well as from large numbers of people accessing a short stretch of the creeks in a concentrated timeframe for recreational purposes. Potential impacts and recommended mitigation measures are discussed under the Biological Resource (Item IV) section of report. Condition Numbers 11 through 16 and 40 through 42 are recommended to mitigate potential impacts relating to water quality, and sewage disposal.

- 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)?* **Less than Significant Impact**

The applicant is proposing to use water provided by the Laytonville County Water District bulk sales division. The District reviewed the request and did not find issue with the project. The project will not substantially deplete ground water supplies.

*IX. Hydrology and Water Quality c) – e)* **No Impact**

The temporary event will take place during summer months. No grading or permanent improvements are proposed or necessary to support the event. The project will not significantly alter existing drainage patterns. No mitigation required.

- f) *Otherwise substantially degrade water quality?* **Less than Significant with Mitigation Incorporated**

Tenmile Creek and Streeter Creek travel through the property as shown on the Aerial Photo. As the event is taking place during summer months, staff anticipates event attendees will spend time in the creeks. Large numbers of people accessing a short stretch of the creeks in a concentrated timeframe can significantly impact water quality. To minimize potential impacts, creek users will be reminded to utilize showers and restrooms provided and refrain from using soap or urinating in the creek. Restrooms and wash stations shall not be located within 150 feet of the creeks but otherwise will be strategically located to discourage human impacts to water quality.

Compliance with Conditions Numbers 11 through 16 will ensure protection of water quality.

*IX. Hydrology and Water Quality g) – m)* **No Impact**

A portion of the event site is within the 100 year flood plain as determined by the Federal Emergency Management Authority (FEMA). The event is taking place during the summer months minimizing the chance of a flood event occurring on the property. As the events are temporary and no permanent improvements are proposed to support the project, staff determined that the project is consistent with County Flood Plain Regulations found in Chapter 20.120 of the County Inland Zoning Code. The property is not subject to inundation by seiche, tsunami, or mudflow.

<b>X. LAND USE AND PLANNING. 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) *Physically divide an established community?* **No Impact**

The project will not result in any physical improvements or barriers that would divide an established community.

- 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?* **No Impact**

The property, commonly known as “Black Oak Ranch”, is approximately 877 acres (events occur within approximately 100 acres portion) and is currently used for cattle and hay production. . The property is split zoned and includes Forestland (FL 160) and Rangeland (RL 160) zoning with adjacent properties sharing the same land use classifications.

Typically temporary events in the County such as music festivals are processed under the Temporary Use provisions of Chapter 20.168 of the County Code which limit the period of temporary events to no more than five days in any six-month period. As the applicant is proposing to utilize the property to hold a variety of events for up to 59 days a year, the Use Permit Modification/Renewal is being processed under the Commercial Recreation – Outdoor Entertainment use type which does not have a limitation on the number of days a property can be used to support temporary events. The Commercial Recreation – Outdoor Entertainment use type is allowed in the FL 160 and RL 160 zonings subject to obtaining a Major Use Permit, therefore the project is consistent with the property zonings.

The County had adopted noise standards to avoid noise conflicts between various land uses. Applicable noise standards between this project and off-site residential uses are found in the County General Plan Policy DE 100. Upon reviewing aerial photos, staff is aware of four off-site homes located within 1 mile of the event site. Staff is not aware of any noise complaints addressed to the Department of Planning and Building Services regarding previous events that have occurred at this site.

As the proposed use is temporary, and considering the distance between residents and the project area, staff would not anticipate that the project would result in noise generation beyond the County noise standards. However, additional measures may be placed on the applicant to ensure that the project is consistent with applicable County noise standards, should the department receive verified noise complaints regarding the project. See Condition Number 19.

- c) *Conflict with any applicable habitat conservation plan or natural community conservation plan?* **No Impact**

The project is not located within any habitat conservation or natural community conservation plan areas.

<b><u>XI. MINERAL RESOURCES.</u> 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"/>

***XI Mineral Resources a) and b) No Impact***

No permanent improvements are proposed to support the temporary events. No mineral resources would become unavailable as a result of the project. The property does not include a mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

<b>XII. NOISE -- 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- 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?* **Less than Significant Impact with Mitigation Incorporated**

The project has the potential to generate noise levels in excess of standards established in the County General Plan. The project is subject to applicable noise standards in the General Plan including Policy DE-100 and Table 3-J which identifies exterior noise level standards (not to be exceeded more than 30 minutes in any hour) for residential land uses. Staff is aware of 4 single-family homes within a mile radius of the event area including the music performance stage. Table 3-J allows for a maximum noise level of 50 dBA between the hours of 10:00 p.m. and 7:00 a.m. and 60 dBA between the hours of 7:00 a.m. to 10:00 p.m. as measured from any single family residence.

Amplified music is proposed between the hours of 10:00 a.m. and 2:00 a.m. on Friday and Saturday and between 10:00 a.m. and midnight on Sunday unless the following Monday is a recognized Federal holiday, in which case the applicant is requesting a curfew of 2:00 a.m. Previously approved Use Permit #U 2004-0013 limited amplified music between the hours of 10:00 a.m. and midnight on Fridays and Saturdays and between 10:00 a.m. and 10:00 p.m. on Sundays through Thursdays with the exception of extending Sunday curfew to 2:00 a.m. provided the following Monday was a nationally recognized holiday.

The events will occur within an approximate 100 acre portion of the 872 acres land ownership known as "Black Oak Ranch". Surrounding parcel sizes range from approximately 40 to 260 acres. The closest neighboring residence is approximately 0.75 mile south of the event entrance, and approximately 1 mile south of the concert area. As noted within the project description, concerts begin at approximately 10:00 a.m. and end between 10:00 p.m. and 2:00 a.m. Generators and solar electricity will provide power for the events. Due to the relatively isolated location and the limited duration of the events, no specific concerns are raised other than insuring that the hours of peak noise are maintained within the scheduled time periods. Condition Number 9 would limit the time periods for amplified sound.

The nearest off-site residence is located approximately 0.75 mile south of the event entrance and 1 mile south of the concert area. Upon reviewing aerial photos, staff is aware of four off-site homes located within 1 mile of the event site. Staff is not aware of any noise complaints addressed to the Department of Planning and Building Services regarding previous events that have occurred at this site. Due to the relatively isolated location and lack of neighborhood complaints against similar events which have occurred over the last 10 years, no specific mitigation measures are being placed on the permit with the exception of insuring that the hours of peak noise are maintained within the scheduled time periods. Additional measures may be placed on the applicant to ensure that the project is consistent with applicable County noise standards, should the department receive verified noise complaints regarding the project.

- b) *Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?* **No Impact**

There are no activities associated with the project that would generate excessive groundborne vibration or groundborne noise levels.

- c) *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?* **No Impact**

The project is temporary and will not result in any permanent increase in ambient noise levels in the project vicinity.

- d) *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?* **Less than Significant with Mitigation Incorporated.**

The project has the potential to cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity. Background noise levels at the site and nearby receptors fluctuate depending on surrounding activity. The primary noise generator in the area is Highway 101 traffic.

Amplified music will be the main source of noise from the project. The nearest off-site residence is located approximately 0.75 mile south of the event entrance and 1 mile south of the concert area. Upon reviewing aerial photos, staff is aware of four homes located within 1 mile of the project site.

To further minimize noise impacts and recognizing that some attendees may retire to the campground before 2:00 a.m. staff would suggest that the campground be posted with signage indicating a "Quiet Time" between the hours of 11:00 p.m. and 10:00 a.m. While it is recognized that quiet is a relative term given the number of people on-site, staff would anticipate that requiring a quiet period at night would reduce noise levels to some degree in the immediate area.

The Noise impacts from this event are expected to be similar to past events at this site. As the proposed use is temporary, and considering the relatively limited population in the project area, staff would not anticipate any significant adverse environmental impacts due to noise generated from the project site, so long as the applicant adheres to the noise limitations placed on the project.

There is a long standing history of temporary events being held on Black Oak Ranch whereby locals have shown a tolerance for the temporary inconveniences, including noise, which can sometimes arise from these types of events. Staff will continue to work with the applicant, community and other agencies to "fine tune" the conditions of this entitlement. See Condition Numbers 19, 20, 45, 47 and 49

- 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?* **No Impact**

The proposed project is not located within two miles of a public airport or public use airport.

- 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?* **No Impact**

The proposed project is no located within the vicinity of a private airstrip.

<b>XIII. POPULATION AND HOUSING. 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) 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"/>

*XIII Population and Housing a) thru c) No Impact*

The project will not affect existing housing or create a demand for new housing. No residences will be removed as a result of the project.

<b>XIV. PUBLIC SERVICES.</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) 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Medical Services?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<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"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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? Less than Significant with Mitigation Incorporated.*

**Fire Protection:** The subject property is located within a “very high” fire hazard area and is within the response jurisdiction of the California Department of Forestry and Fire Protection (CalFire). The property is also within the local response jurisdiction of the Long Valley Fire Protection District (LVFPD).

The LVFPD provided the following comments for the proposed project,

*Recommend approval with the continued requirement for an agreement with the Fire District. Applicant may request a multiyear agreement for annual events.*

Condition Number 22 requires the applicant to enter into an agreement with LVFPD for fire protection services.

CalFire is recommending the following fire safety measures for the project,

1. *Prepare and maintain a 20-foot wide fire break around the perimeter of the camping areas (both the public and the employee camping areas), the event area and the cooking areas.*
2. *All internal combustion engines (i.e. generators, pumps, etc.) shall have an approved and operational spark arrestor. There shall be a minimum of 10-foot clearance around these pieces of equipment.*
3. *No campfires other than in designated fire rings. Fire rings will have at least 10-foot clearance down to bare mineral soil around them.*
4. *The main access road to the camping areas and concert area shall be a minimum of 18-foot wide and all weather surface.*
5. *Mow all grass in the parking areas prior to an event.*
6. *Allow for a minimum of 10-foot wide access in all parking areas.*
7. *Allow for and maintain access to [creek] and pond for use as an emergency water source.*
8. *Each cooking facility at the event shall have an approved fire extinguisher, minimum 5BC.*
9. *Maintain 100' defensible space around all structures as required by law.*
10. *Event staff shall maintain control of all fires within the jurisdictional use area for the duration of the event and see that the above conditions are met.*

Condition Number 21 requires the applicant to comply with the fire safe measures identified by CalFire. All items shall be completed prior to each event and shall be inspected by CalFire within five days prior to each event.

Compliance with protection measures identified by CalFire and LVFPD will provide for adequate fire protection.

Police Protection: The temporary gathering of a large number of people may result in increased calls to public safety departments including the Mendocino County Sheriff's Office (MCSO) and California Highway Patrol (CHP). Project referrals were sent to both law enforcement agencies to gather comments, concerns, and any recommended conditions.

CHP reviewed the project request and based upon information provided to date, is not opposed to the project.

In order to mitigate impacts to public safety, the applicant must comply with any contract between themselves and MCSO and CHP, in addition to securing an Outdoor Festival Permit through which the MCSO may seek additional conditions. Condition Numbers 24 through 32 are recommended to address issues related to public safety as a result of the events.

Medical Services: The applicant will be contracting with an experienced medical team to provide medical services during the event. According to the applicant's Plan of Operations,

Coastal Valleys Emergency Medical Services Agency (CVEMSA) staff with Sonoma County, by way of contract for Mendocino County Public Health Department, reviewed the project and requested that the applicant submit an Emergency Medical Services Plan for each scheduled event prior to the event date. CVEMSA further noted that they as well as the LVFPD are currently understaffed and want to make sure that the applicant notifies CVEMSA and LVFPD prior to any event to ensure they have a unit staffed in the area to support the temporary increase in area population. Condition Number 33 requires the applicant to develop an acceptable medical plan for events to be approved by CVEMSA.

Schools, Parks and Other Public Facilities:

The project will not increase population or demand for schools and parks. The project will have no direct impact on public facilities.

Measures have been identified to help ensure public safety will not be compromised during the event. Staff recommends Condition Number 46 provides opportunity for emergency service providers to request a post-event inspection and meeting coordinated by the event promoters with all emergency service providers to consider future modification to emergency response plans, event logistics, and other issues related to inter-agency coordination and event design.

<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 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 type="checkbox"/>	<input checked="" type="checkbox"/>

*XV Recreation a) and b) No Impact*

The project will not result in an increased demand or use of recreational facilities.

<u><b>XVI. TRANSPORTATION/TRAFFIC.</b></u> Would the project:	<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 checked="" type="checkbox"/>	<input 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 upon existing transportation systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Alter present patterns of circulation or movement of people and/or goods?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Increase traffic hazards to motor vehicles, bicyclists or pedestrians.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) *Generate substantial additional vehicular movement?* **Less than Significant with Mitigation Incorporated**

Access to the project site is provided from private driveway directly off Highway 101. The project will result in a temporary periods of increased vehicular movement along Highway 101. Discussion of potential impacts related to increased traffic as a result of the project are discussed under Item XVI(d) below.

b) *Effect existing parking facilities, or demand for new parking?* **Less than Significant**

Based on the proposed attendance cap of 4,000 people for the largest events and assuming an average of 2.3 people per vehicle, staff is estimating around 1,700 to 1,800 vehicles being present at the site. The applicant had identified designated parking areas on the property that are estimated to accommodate up to 3,500 vehicles. Staff determined that adequate parking area is available to support the project.

c) *Substantial impact upon existing transportation systems?* **Less than Significant Impact**

The event will be accessed from Highway 101 via a private driveway. The project was reviewed by both California Department of Transportation (Caltrans) and the County Department of Transportation (DOT). Caltrans reviewed the project request and provided comments alerting the applicant of the need to obtain an encroachment permit when required to located traffic control measures or signage in the Sate right of way. Encroachment permit application shall be submitted at least 2 months prior to an event. DOT did not find any issue with the project.

The temporary introduction of a large increase in vehicle trips as attendees arrive at and depart from the event will not result in a substantial impact to existing transportation systems.

**d) *Alter present patterns of circulation or movement of people and/or goods?* Less than Significant with Mitigation Incorporated**

A large number of people potentially accessing or exiting the events at the same time can interrupt regular Highway traffic flow and cause significant traffic and pedestrian safety issues. To mitigate potential impacts related to increased traffic, the applicant has submitted a Traffic Plan prepared for the “Kate Wolf Festival” which identifies measures to mitigate potential traffic related impacts and is found in Appendix C. The event traffic plan has been reviewed and approved by Caltrans for previous events.

The subject property will be accessed from Highway 101 via a private driveway. The applicant is not proposing to allow vehicle in/out privileges during the event.

The applicant has been advised of past events in the County where attendees, attempting to get their place in line, arrive well ahead of the time the event is scheduled to open to the public. Having a long line of cars parked along the Highway shoulder, with people essentially camping overnight in their vehicles, has the potential to interrupt regular highway through-traffic and create a public health hazard as there are no bathrooms. In addition some early arrivals have shown bad judgment in attempting to start campfires along the Highway. The applicant has been alerted of the need to assign event personal to effectively prohibit early arrivals from lining up prior to the event. Early arrivals may be accommodated within the campground as early as 24 hours prior to any event but otherwise will not be accommodated. The campground shall close no later than 3:00 p.m. on the day following each event. The applicant shall advertise this information on their website. Staff recognizes that the applicant may need to open the gates slightly earlier if appropriate for traffic safety considerations. Further discussion of traffic related impacts and mitigation measures is found in the Initial Study, Item XVI Transportation/Traffic. Condition Numbers 34 through 39 are recommended to mitigate impacts to transportation systems and traffic safety. The applicant has contracted with CHP for their services and will be at the site during main traffic arrival and departure times to assist with traffic control.

**e) *Result in inadequate emergency access?* Less than Significant Impact with Mitigation Incorporated**

Emergency access lanes have been established for previous events. Emergency lanes shall be kept clear at all times and shall only be used by authorized vehicles. The applicant shall coordinate with all emergency service providers to conduct a pre-event inspection at the site. Condition Number 21 is recommended to ensure adequate emergency access lanes are identified and kept free and clear during the event.

**f) *Increase in traffic hazards to motor vehicles, bicyclists or pedestrians.* Less than Significant Impact with Mitigation Incorporated**

Compliance with measures identified within the traffic plan and as identified by staff, are expected to minimize regular traffic flow along Highway 101. Condition Numbers 34 through 39 are recommended to mitigate impacts to transportation systems and traffic safety.

<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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*XVII Utilities and Service Systems a) through g) No Impact or Less than Significant Impact*

The applicant has included provisions for on-site water supply, sanitary facilities, and food vendors in their Plan of Operations. With regard to sewage disposal, portable toilets will be provided on-site. Potable water will be provided by Laytonville Water District, which will connect to power needed for distribution to sinks and drinking fountain stations that will be located throughout the camping area. Food vendors will be provided with hot and cold water. Gray water will be treated by an on-site septic system as identified in Attachments D and E. All garbage shall be removed from the campground daily (e.g., trash cans emptied into dumpster).

<b><u>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.</u></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) 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

which will cause substantial adverse effects on human beings, either directly or indirectly?				
--	--	--	--	--

- 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?* **Less than Significant**

Based on the discussion in Section IV Biological Resources and throughout the report, there is evidence that the project does have the potential to degrade creek water quality and its fish habitat. Mitigation Measures have been identified to reduce potential impacts to a less than significant level. Staff does not find evidence that the project would substantially reduce the habitat of a fish or wildlife species, to cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal.

Based on discussion in Section V Cultural Resources and throughout the report, there is no evidence to support a finding that the project would have the potential to eliminate important examples of the major periods of California history or prehistory.

- 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)?* **Less than Significant Impact with Mitigation Incorporated**

All events are proposed to occur between May 15th and September 30<sup>th</sup> of each year. No specific dates have been identified for any individual event. Staff is aware of other large events which occur in Mendocino County (e.g. Laytonville Rodeo, Sierra Nevada World Music Festival, Northern Nights Music Festival) which can result in an increased demand of our public emergency service providers such as MCSO and CHP. Larger events subject to this permit, if they were scheduled to coincide with other larger events, could result in safety issues due to the lack of available resources to respond to increased need for police protection and other emergency services. Condition Number 1 requires the applicant to notify the Department of Planning & Building Services and applicable emergency service providers at least 60 days in advance of any event over 999 people.

The County shall reserve the right to deny some specific date requested should the County be able to document some significant conflict with other planned events in the general area.

- c) *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?* **No Impact**

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

**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.

---

DATE

---

DUSTY DULEY  
PLANNER

DD/at  
March 10, 2015