

APPLICANT: RAMBLE ON PRODUCTIONS
999 FIFTH AVE, SUITE 250
SAN RAFAEL, CA 94904

OWNER: CAMP NAVARRO STEWARDS, LLC
314 HALLADAY STREET
SEATTLE, WASHINGTON 98109

REQUEST: Administrative Permit to authorize the temporary use of a property for one four (4) day event, July 16 through July 19, 2015, known as the Redwood Ramble. Event will include camping, music, activities and provisions for food, alcohol, and vending booths. A total of 1,000 attendees, including staff, artists and vendors would be authorized.

LOCATION: 1.5± miles northwest of Navarro town center, lying on the east side of Masonite Industrial Road (private), 0.8± mile north of its intersection with Highway 128, located at 1525 Masonite Industrial Road; APN 026-010-23 & 24.

ENVIRONMENTAL REVIEW: Categorical Exemption Class 23: normal operations of existing facilities for public gatherings for which the facilities were designed, where there is a past history of the facility being used for the same or similar kind of purpose are exempt from CEQA.

RECOMMENDATION: Approve Administrative Permit #AP 2015-0005 for one four day festival in 2015 only.

TOTAL ACREAGE: 79.4± Acres

GENERAL PLAN: Forest Lands:160 acres minimum (FL-160) and Range Lands: 160 acres minimum (RL-160)

ZONING: Timber Production: 160 acres minimum: Flood Plain Combining District (TP-160: FP) and Range Land: 160 acres minimum: Flood Plain Combining District (RL-160:FP)

ADJACENT ZONING: North: Timber Production - 160 acres minimum: Flood Plain Combining District (TP-160:FP)
East: Timber Production - 160 acres minimum: Flood Plain Combining District (TP-160:FP)
South: Timber Production - 160 acres minimum: Flood Plain Combining District (TP-160:FP) + Range Lands - 160 acres minimum: Flood Plain Combining District (RL-160:FP)
160: FP)
West: Timber Production - 160 acres minimum: Flood Plain Combining District (TP-160:FP)

EXISTING USES: Timberland and Organized Camp

SURROUNDING LAND USES: North: Timber Production
East: Timber Production
South: Timber Production
West: Timber Production/Agriculture/Equipment Yard

SURROUNDING LOT SIZES: North: 450± Acres
East: 450± Acres
South: 384± Acres
West: 450± Acres

SUPERVISORY DISTRICT: 5

OTHER RELATED APPLICATIONS ON SITE: Minor Division #MD 159-73 resulted in the creation of the two subject properties and Boundary Line Adjustment #B 41-92 reconfigured the two subject properties into their current configurations.

Use Permit #U 142-81 was approved in early 1982 for the renovation of an existing legal non-conforming Boy Scout Camp.

Use Permit #U 89-82 was approved by the Planning Commission on October 21, 1982 allowing for the expansion and renovation of existing Boy Scout Camp.

Use Permit Renewal #UR 89-82/09 was approved by the Planning Commission allowing for the continued operation of the Boy Scout Camp for an additional 25 years. Permit expires July 31, 2034.

Use Permit #U 6-2013 was approved by the Zoning Administrator on May 29, 2013 allowing for the staging of a single four day event, including camping, music, activities, and provisions for food and vending booths with a total of 1,500 attendees, including staff, artists, and vendors.

PROJECT DESCRIPTION: The applicant is requesting an administrative permit to authorize the temporary use of a property for a four-day music event known as the "Redwood Ramble". The event is proposed to take place Thursday July 16th through Sunday July 19th and will include camping, music, guest speakers, demonstrations, vending booths and provisions for the on-site consumption of food and alcohol. A total of 1,000 individual attendees/campers including staff and vendors would be authorized. Per Mendocino County Code Section 20.168.020 (c)(1) the gathering of one hundred (100) up to one thousand (1,000) persons for a temporary event such as a concert require an administrative permit. The applicant is requesting a 1 year permit. The property has historically been used as and continues to support an organized camp consisting of cabins, an assembly building, commercial kitchen, bathrooms, showers, water fountains, and various other improvements.

Amplified music is proposed between the hours of 2 PM and 10 PM on Thursday, between 11 AM and 10 PM on both Friday and Saturday, and 10 AM to 5 PM on Sunday. On-site parking will be provided within designated areas as identified on the event Plot Plan attached. Water is provided from an on-site well and water distribution system that runs throughout the property. Portable toilets, hand washing stations and showers will be provided.

The applicant has submitted an Operations Plan (attached) for the event which includes details addressing security, medical, fire safety, traffic and parking.

REFERRAL AGENCY COMMENTS: Agency comments relevant to this application are listed within the Issues Section of this report and are noted within the Conditions of Approval and Initial Study. Otherwise, half of the reviewing agencies had no comment regarding the proposed project.

REFERRAL AGENCIES	NOT RETURNED	"NO COMMENT"	COMMENTS
County Department of Transportation		X	
Environmental Health (Ukiah office)			X
Building Inspection (Ukiah office)		X	
Emergency Services		X	
Assessor	X		
Forestry Advisor	X		
Air Quality Mgmt. District			X
CALTRANS			X
CALFIRE			X
Dept. of Fish & Wildlife			X
RWQCB			X
Dept. of Health Services	X		
NOAA Fisheries	X		
Rancho Navarro Home Owners Ass.			X
U.S. Fish & Wildlife Services	X		
CHP	X		
County Public Health Department	X		
Anderson Valley CSD	X		
MSWMA		X	
Mendocino Co. Sheriff's Office	X		
Anderson Valley Fire District			X

KEY ISSUES

Key Issue #1: Aesthetics

Staff anticipates that temporary, internally-directed, outdoor security lighting will be used for the campground and bathroom facilities during nighttime hours. As the event is situated within a heavily forested area with tall trees and a dense canopy, residential neighbors to the west should be shielded from the lights. To ensure that light and glare will not be invasive to off-site neighbors, Condition Number 4 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.

Key Issue #2: Noise:

The nearest off-site residence is located approximately 2,400 feet west of the music stage. Upon reviewing aerial photos and County records, staff is aware of three single-family residences within a ½ mile radius of the subject property, all within the Rancho Navarro Subdivision. A project referral was sent to the Rancho Navarro Home Owner's Association (RNHOA). In their response to staff's referral, RNHOA approved of the project and stated that "Camp Navarro Stewards and Ramble On Productions have done a good job addressing the noise issues that were a problem for the Rancho Navarro HOA in the past." Amplified speakers will be directed away from residences to further minimize noise impacts.

The applicant is aware that attendees may try to bring their own amplified music systems for personal use and the potential for "renegade" sound systems to cause noise impacts to off-site residences. On the site maps to be handed out to attendees by the applicant shall state that all amplified "jamming" has been banned on the site.

Key Issue #3: Water and Waste

The event will be served by an on-site water supply system. In the case of a water shortage or an emergency, the applicant has a working agreement in place with Mendocino Water Company, which would be able to cover any shortfall in water supply. Potable water will be provided from an on-site well, which has line power for distribution to sinks and drinking fountain stations located throughout the camping area. Daily tests are performed on the water supply monitoring chlorine and ph levels by the applicant. Food vendors will be provided with hot and cold water. Gray water will be collected and stored on-site before being hauled to an approved treatment plant.

With regard to sewage disposal, portable toilets will be provided on-site to supplement existing bathrooms.

In order to monitor water quality, sewage and solid waste disposal, the Division of Environmental Health (DEH) has recommended the following:

- Event coordinator shall submit, to Environmental Health, a Community Event Permit Application to include list of vendors.
- That the applicant submit a water test showing that all potable water is free of coliforms.

To further ensure water quality and waste discharge requirements are met, staff also requests:

- The applicant provide for at least 1 (one) toilet for every 100 people. Hand wash pedestals shall be located adjacent to the portable toilets.
- Provide at least one (1) hand wash pedestal for every four (4) portable toilets.
- The applicant provide for at least 1 (one) 32-gallon trash container for every 50 people.
- The use of food and beverage packaging made from polystyrene foam, or Styrofoam, is prohibited throughout Mendocino County. Food and beverages shall not be distributed by any means in disposable food service ware that contains polystyrene foam.

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). The applicant has informed staff that approximately 50 trash cans are on site and they are to be emptied daily into four (4) 10 yard dumpsters for recycling and one (1) 80 yard dumpster for general trash. These large dumpsters will then be properly disposed of following the event.

No significant adverse impacts are anticipated to water availability or water quality provided the above conditions are implemented prior to and during the event. Condition Numbers 5 through 9 are expected to mitigate potential impacts relating to water quality, sewage, and solid waste collection and disposal.

Key Issue #4: Protection Services

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 Anderson Valley Fire Department (AVFD). The Rancho Navarro Subdivision consists of numerous individual lots in forested areas; many improved with single-family residences, with the closest off-site residence located approximately 2,400 feet west of the event site. AVFD responded to the project referral with fire safety recommendations. Condition Number 18 requires the applicant to comply with AVFD recommendations as found in their letter to staff dated March 16, 2015 (attached). CalFire recommends this event meets the fire plan and parking plan conditions

established within the Operations Plan for the Enchanted Forest Festival dated April 8, 2013, a copy of which was sent to the applicant by staff on April 7, 2015. The applicant found the plan to be acceptable and has incorporated the relevant conditions into the updated Operations Plan for this event.

Preventative measures to minimize fire danger have been identified in the Operations Plan. Water for fire suppression is available on-site from an existing internal water distribution system. Campfires and fireworks are prohibited. Event security will be continuously roaming the event site 24 hours day to enforce this prohibition and look for unsafe situations. Additional fire safety measures are identified in the Public Services section.

Condition Numbers 11, 16, 17 and 18 are recommended to mitigate potential fire hazards. Compliance with protection measures identified by AVFD, CalFire, and staff are expected to 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 agencies to gather comments, concerns, and any recommended conditions. CHP provided a "no comment" response to staff's referral. MCSO has yet to respond to staff referral.

According to the Event Safety (Security) Team Operating Procedures document submitted to staff (attached), there will be a minimum of four (4) experienced security personnel on site with a minimum of five (5) years' experience in law enforcement or event security. The applicant's Security Plan is found both in summary within the Operations Plan and in further detail in the Redwood Ramble Event Safety (Security) Team Operating Procedures, and has been submitted to the MCSO for review and approval.

In order to mitigate impacts to public safety, the applicant must comply with any public safety measures identified by the MCSO or CHP, in addition to securing an Outdoor Festival Permit through which the MCSO may seek additional conditions. Condition Numbers 11 through 17 are recommended to address issues related to public safety.

Medical: The applicant will provide medical services during the event. According to the applicant's Operations Plan, three (3) Board Certified Physicians with expertise in Primary Care, Emergency Medicine and Pediatrics, two (2) Registered Nurse providers and one (1) Emergency Medical Technician will be available 24 hours a day via an emergency radio system. The applicant states "The core team is familiar with the site and facilities from prior experience last fall."

Coastal Valleys Emergency Medical Services Agency staff with Sonoma County by way of contract with Mendocino County Public Health Department is reviewing the applicant's Medical Plan for adequacy. AVFD has also requested to review applicant's Medical Plan. See Condition Number 18.

Measures have been identified to help ensure public safety will not be compromised during the event. Staff recommends Condition Number 32, requiring a post-event inspection and meeting coordinated by the event promoters with all emergency service providers to consider future modification(s) to emergency response plans, event logistics, and other issues related to inter-agency coordination and event design.

Key Issue #5-Traffic circulation:

The subject property will be accessed by traveling north from State Highway 128 for approximately 0.8 mile, via a private road known as Masonite-Industrial Road. The road is primarily utilized by Mendocino Redwood Company to access their large land holdings. The first 0.6± mile of the road may also be used by property owners within the Rancho Navarro Subdivision, with Appian Way. The majority of staff and vendors will arrive Tuesday, two (2) days before the event. General public will be allowed to enter the site with when the gates open at 11:00 AM on Thursday. Staff recognizes that the applicant may need to open the gates slightly earlier if appropriate for traffic safety considerations. A holding lane shall be established

along Masonite-Industrial Road for vehicles lining up to be processed for appropriate ticketing. Vehicle in/out privileges are prohibited during the event. The applicant has submitted a Traffic Plan identifying measures to mitigate potential traffic related impacts and is found in the Operations Plan.

A large number of people accessing or exiting the event at the same time have the potential to interrupt regular traffic flow and cause significant traffic safety issues. The applicant has been advised of similar 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 road shoulder, with people essentially camping overnight in their vehicles, has the potential to interrupt regular 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 road. The applicant has been alerted of this issue and the need to assign event personnel to effectively prohibit early arrivals from lining up the night/early morning before the event. Early arrivals will not be accommodated and public on-site camping is prohibited on Wednesday night. The campground shall close no later than 5:30 PM on Sunday July 19th. The applicant is already advertising this information on their website.

Based on the attendance cap of 1,000 people and assuming an average of 2.3 people per vehicle, staff is estimating that the event will need provide adequate parking area for approximately 400-500 vehicles. According to the applicant, the subject property has the capacity to accommodate approximately 500 vehicles. Staff has determined that adequate parking areas have been identified to support the event.

The applicant has been advised that any temporary traffic control signs, cones, etc., proposed to be placed within the State Highway 128 right-of-way will require encroachment permits from Caltrans. Any such uses within the County right-of-way will require an encroachment permit through the Mendocino County Department of Transportation.

Compliance with measures identified within the traffic plan and as identified by staff, are expected to minimize potential traffic impacts to State Highway 128, local Masonite-Industrial Road and the surrounding community. Condition Numbers 19 through 22 are recommended to mitigate impacts to transportation systems and ensure traffic safety

Emergency access lanes have been established throughout the site. 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 Numbers 16 and 31 are recommended to ensure adequate emergency access lanes are identified and kept free and clear during the event.

ENVIRONMENTAL REVIEW: The project is Categorically Exempt from the California Environmental Quality Act (CEQA), Class 23, Section 15323. This exemption consists of:

...the normal operations of existing facilities for public gatherings for which the facilities were designed, where there is a past history of the facility being used for the same or similar kind of purpose. For the purposes of this section, "past history" shall mean that the same or similar kind of activity has been occurring for at least three years and there is a reasonable expectation that the future occurrence of an activity would not represent a change in the operation of the facility.

Planning Considerations: The property is zoned Timber Production with adjacent land use classifications being Timber Production as well. The use permit is being processed under the Temporary Use provisions of Chapter 20.168 of the County Code. The Code limits the use of the land for a temporary event to 5 days in any 6 month period. This application proposes to use the property for a total of 4 days.

As the use is temporary in nature, and in conjunction with a special event, the use would be consistent with the zoning restrictions for the property. Staff will recommend that the site be returned to its natural or

pre-event state within 15 days following the event, to include the removal of all litter, lighting, sanitation facilities, or other amenities. No permanent signage or structures shall be permitted in association with this use.

GENERAL PLAN CONSISTENCY RECOMMENDATION: The proposed project is consistent with applicable goals and policies of the County General Plan.

RECOMMENDED MOTION:

Environmental Findings: Based on the above, staff recommends the Zoning Administrator find the project is Categorically Exempt from CEQA, Class 23 Section 15323.

General Plan Consistency Finding: The proposed project is consistent with applicable goals and policies of the General Plan as subject to the conditions of approval recommended by staff.

Project Findings: The Zoning Administrator approves #AP 2015-0005 subject to the conditions of approval recommended by staff, and further finding:

1. That adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.

Access into the property is provided by an existing driveway off Masonite Industrial Road. As described in the staff report, temporary bathrooms and wash stations will be provided to support the event. Potable water will be provided by an on-site water supply, which will connect to power needed for distribution to sinks and drinking fountain stations that will be located throughout the event area. Food vendors will be provided with hot and cold water. Gray water will be treated by an on-site septic system.

2. That the proposed use will not 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.

As discussed in the staff report, the project has the potential to create a nuisance to off-site residences from noise. Condition Number 9 will minimize potential noise impacts and will help ensure noise compatibility with surrounding land uses. The project is subject to applicable noise standards identified in Policy DE-100 of the County General Plan.

Provided the applicant adheres to the mitigation measures placed on this permit, staff did not find any impacts from the project that would 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.

3. That such use preserves the integrity of the zoning district.

The property is split zoned and includes Forestland (FL 160) and Rangeland (RL 160) zoning. The Administrative Permit is being processed under Entertainment Events or Religious Assembly as regulated by Mendocino County Code Section 20.168.020. An entertainment event with between one hundred (100) and one thousand (1,000) persons is subject to an administrative permit and is permitted on any parcel other than R-1 or R-2, therefore the project is consistent with the property zonings.

RECOMMENDED CONDITIONS:

1. The term of the entitlement shall be limited to July 16 through July 19, 2015.
2. Total campground attendance shall be limited to no more than 500 vehicles and 1,000 campers/attendees, including staff both paid and unpaid. Additional vehicle parking may be established at off-site parking sites as approved by the Department of Planning and Building Services. The applicant/producer shall use appropriate management techniques to ensure that the total number of individuals attending, including staff, artists, vendors and guests, is limited to a number of vehicles and individuals that will not exceed that for which infrastructure can reasonably support in a safe manner. Should the area reach capacity, as determined by the operator or any qualified emergency personnel, the applicant/producer shall provide advance signage at locations approved under an encroachment permit issued by Caltrans and/or the County Department of Transportation, to advise traveling motorists of this status (e.g., "Campground Full" sign) at appropriate locations as determined through the encroachment permit process.
3. The applicant/producer shall provide the Department of Planning and Building Services with a count of attendees/campers for the event no later than July 30, 2015.
4. Outdoor lighting shall be directed and shielded to prohibit light from being cast beyond the property boundaries. Lighting shall be turned off or focused on very specific areas (e.g., bathrooms, medical station, and stage) between sunset and sunrise so as to avoid any impact to off-site residences.
5. Event staff will inspect vehicles at arrival for leaking fluids, take appropriate steps for dealing with problem vehicles, monitor the parking areas during the event, and provide any required clean up during and after the event
6. No material shall be placed into or where it may pass into any stream or watercourse in quantities that would be deleterious to fish, wildlife, or other beneficial uses. Attendees are prohibited from using soap in the river. Applicants shall make effort to discourage direct human impacts to water quality.
7. The project site shall be cleaned of all litter within one week following the event and the site shall be restored to pre-event conditions.
8. The applicant shall demonstrate to the Division of Environmental Health (DEH) that adequate water, sanitation and solid waste facilities will be provided as determined by DEH, including, but not limited to:
 - a) Event coordinator shall submit, to Environmental Health, a Community Event Permit Application to include list of vendors.
 - b) Provide at least one (1) hand wash pedestal for every four (4) portable toilets
 - c) The Community Event Permit Application shall be submitted to DEH at least forty five (45) days before the event. This will allow the necessary Statement of Adequacy from Environmental Health to be forwarded to the Tax Collector office in a timely manner.
 - d) The applicant provide for at least 1 (one) toilet for every 100 people. Hand wash pedestals shall be located adjacent to the portable toilets.
 - e) The applicant provide for at least 1 (one) 32-gallon trash container for every 50 people.
9. Amplification for music or speakers shall only be permitted between the hours of 10 AM and 10 PM.

10. The perimeter of the site shall be clearly identified, and shall be posted to limit access beyond the approved event, camping, and parking area sites.
11. The applicant/producer shall pay all reasonable costs incurred by the uniformed officers of the Mendocino County Sheriff's Office, California Highway Patrol, any responsible fire agency or other designated emergency service personnel for responding to any service call(s) stemming directly from the events. This shall not include normal patrol duties otherwise warranted in the area. Financial responsibilities shall be based on costs directly related to services provided WITHIN THEIR SERVICE AREA and shall be proportional to services rendered, provided the applicant and any emergency service agency negotiate in good faith.
12. The applicant shall submit to the Mendocino County Sheriff's Office proof of adequate security personnel. This proof shall be a contract or agreement with a licensed security agency to provide enough security for protection of the participants of this event. The Sheriff's Office and California Highway Patrol shall be furnished with the identity of security personnel in case law enforcement services are needed within the perimeter of the events.
13. The applicant is reminded of the need to obtain an Outdoor Festival Permit from the Treasurer-Tax Collector's Office prior to the event. Said permit shall be reviewed and approved by the Mendocino County Sheriff's Department. Any terms or conditions of the Outdoor Festival Permit shall become a condition of this permit.
14. Twenty-four hour per day security shall be provided on-site for the protection and service to attendees and neighboring property owners. Every attempt shall be made to limit encroachment/ trespassing onto neighboring properties. Adequate security shall be in place Thursday before the event is opened to the attendees and Sunday after event until all attendees have left the premises.
15. 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 the event. A copy of the emergency plan shall be provided to the Department of Planning and Building Services.
16. The event producers shall provide to emergency response personnel, at least 14 days prior to the event, the identity of the on-site person(s) primarily responsible for the gathering, in the event of an emergency. Security staff shall be clearly identified by distinctive clothing (e.g., T-shirts) as approved by the Sheriff's Office.
17. Applicant shall comply with fire safe measures as identified by the Anderson Valley Fire Department in their letter to staff dated March 16, 2015 and on file at the Department of Planning and Building Services.
18. The applicant shall discourage early arrivals by prohibiting the line up of cars before gates open Thursday at 11:00 AM. PUBLIC CAMPING IS PROHIBITED BEFORE THE EVENT. The above information shall be posted on the event website to discourage early arrivals. Adequate security shall remain on-site following the event to ensure that attendees vacate the site in a timely and orderly manner by 5:30 PM on Sunday.
19. The applicant shall comply with the traffic plan prepared for the event or other alternatives as approved by the Department of Planning and Building Services.
20. Prior to commencing the event, the applicant shall secure an encroachment permit from the California Department of Transportation for any encroachments onto State Highway 128 right-of-way.

21. No facilities 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.
22. The temporary campground shall close by 5:30 PM on Sunday. Every effort shall be made to ensure attendees leave the site in a timely fashion.
23. 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.
24. Any stationary on-site internal combustion engines over 50 horsepower (i.e. larger power generators or pumps) may require a permit from the Air Quality Management District, depending on fuel source and level of operation. Rental equipment may require notification to District. The applicant/owner shall contact the District to determine whether it's necessary to obtain a permit.
25. No permanent improvements shall be installed to accommodate the event.
26. In the event that archaeological resources are encountered during normal operation activities at the site, work in the immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code relating to archaeological discoveries have been satisfied.
27. No permanent signs advertising the site or event are authorized by this permit.
28. The applicant shall develop and submit an acceptable short notice cancellation protocol for the event to the Department of Planning and Building Services.
29. **The applicant and owner are advised to apply for any renewal or modification of this event well in advance of any event date (greater than 6 months). Failure to comply with any measure contained within these conditions of approval may jeopardize future event requests.**
30. Any responsible public agency personnel may contact the applicant and arrange a pre-event inspection of the project site to assess compliance with the terms and conditions of required permits.
 - a. Each year, prior to an event, the applicant shall be responsible for contacting, and if warranted, organizing a "walk through" inspection of the site by law enforcement, fire agencies, other emergency response personnel, to assess compliance with the terms and conditions of required permits and provisions for emergency response. Such contacts shall be at a minimum of 30 days prior to the event and the walk through, if warranted, shall be within one week of the event.
 - b. Within 30 days following the event, the Department of Planning and Building Services shall inspect the project site to assess immediate impacts (e.g., litter, erosion, and other impacts to the subject and surrounding properties) that the event may have directly caused. An inspection fee shall be collected from the applicant/operator for each inspection performed by the Department of Planning and Building Services.
 - c. Each year, following the event, any agency outlined in "a" above may contact the Department of Planning and Building Services to request a meeting to assess the previous event and to make any adjustment to the terms or conditions of the permit, or the project, as may be necessary to provide for a safer operation. If in the opinion of the Director of Planning and Building Services an issue arises that would significantly modify any term or condition of this Permit, or if in the opinion of any of the reviewing agencies a significant issue has developed that causes any un-resolvable concern, a new public hearing shall be scheduled at the applicant's expense under the

revocation/ modification procedures of the zoning ordinance. The applicants shall pay any extraordinary costs related to these agencies for these inspections. A report of the result of these inspections shall be prepared as may be determined by the Director of Planning and Building Services.

31. The applicant shall coordinate a post-event inspection and meeting with all emergency service providers to consider future modifications to emergency response plans, event logistics, and other issues related to inter-agency coordination and event design.
32. The applicant shall prepare a post-event report documenting any medical, security, parking, traffic circulation, water, or other issues that may have arisen during the event and submit that report to Planning and Building Services. Applicant can include the information requested in Condition # 3 in this report.
33. The applicants shall submit to the Department of Planning and Building Services, a copy of a fully executed agreement for the use of any off-site properties as parking areas.
34. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Title 20 of the Mendocino County Code unless modified by conditions of the use permit
35. The application along with supplemental exhibits and related materials shall be considered elements of this entitlement and compliance therewith shall be mandatory, unless a modification has been approved.
36. 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.
37. This permit shall be subject to revocation or modification by the Zoning Administrator upon a finding of any one (1) or more of the following grounds:
 - a. That such permit was obtained or extended by fraud.
 - b. That one or more of the conditions upon which such permit was granted have been violated.
 - c. That the use for which the permit was granted is so conducted as to be detrimental to the public health, welfare, or safety, or as to be a nuisance.
 - d. Any such revocation shall proceed as specified in Title 20 of the Mendocino County Code.
38. This permit shall be subject to the securing of all necessary permits for the proposed development and eventual use from County, State and Federal agencies having jurisdiction. Any requirements imposed by an agency having jurisdiction shall be considered a condition of this permit.

DATE

GRAHAM HANNAFORD
PLANNER II

GH/at
May 4, 2015

Categorically Exempt
Appeal Fee - \$910.00
Appeal Period - 10 days

ATTACHMENTS:

- A. Location Map
- B. Topographical Map
- C. Aerial Map
- D. Site Plan
- E. Adjacent Parcel Map
- F. Zoning Map
- G. General Plan Map
- H. Fire Hazard Map
- I. Flood Map
- J. Timber Map
- K. Wildland Urban Interface Map
- L. Event Safety (Security) Team Operating Procedures
- M. Enchanted Forest Festival Operations Plan
- N. Letter from Anderson Valley Fire Department