



**ZONING ADMINISTRATOR
STAFF REPORT: USE PERMIT RENEWAL**

**MAY 12, 2016
UR_2016-0004**

SUMMARY

OWNER: MARY DURYEE
220 RAGLE ROAD SOUTH
SEBASTOPOL, CA 95472

APPLICANT: KIWANIS OF THE REDWOODS
PO BOX 1094
REDWAY, CA 95560

AGENT: DANIELLE WHITMORE
P.O. BOX 331
REDWAY, CA 95560

REQUEST: Renewal for Minor Use Permit #U 2-2012 to allow the temporary use of a property for a 4-day event known as the "Redwood Run" to include camping, music, provisions for food and alcohol and vending booths. A total of 5,000 attendees would be authorized. Date of the event would be June 9th through June 12th of 2016.

DATE DEEMED COMPLETE: March 3, 2016

LOCATION: In Piercy, lying on the west side of the Highway 101 and 271 junction, and on the south side of CR 442B, extending to the Eel River, 2.75± miles south of the Humboldt/Mendocino County line.

TOTAL ACREAGE: 80± Acres

GENERAL PLAN: RR 5 and RC

ZONING: RR:5 and RC

SUPERVISORIAL DISTRICT: 4

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

RECOMMENDATION: Approval with recommended conditions

STAFF PLANNER: ROBERT DOSTALEK

BACKGROUND

The entitlement chronology of the "Redwood Run" motorcycle event is as follows:

- May 21, 1991, the Board of Supervisors approved Use Permit #U 11-91 for a five-year term, allowing the gathering of 5,000+- people for a three-day event each year during the month of June to include music, dancing and camping.

- March 25, 1993, the Zoning Administrator approved Use Permit Modification #UM 11-91/92 to allow the previously approved three-day gathering of motorcycle riders to be held twice a year during the months of June and September.
- May 9, 1996, the Zoning Administrator conducted a public hearing on Use Permit Renewal #UR 11-91/96 to allow the continued use of the previously approved three-day gatherings to be held twice a year. In addition to the continued use, the applicants also requested construction of a temporary summer bridge to allow access to the west side of the river, and the removal of less than 1,000 cubic yards of sand and gravel from the point bar below the stage area, to be used as road base and surfacing on site. The Zoning Administrator deferred action on the project to the Board of Supervisors upon finding that the proposed project generated significant community controversy and warranted review by the Board of Supervisors.
- May 21, 1996, the Board of Supervisors approved #U 28-96 limiting the term to one three-day event in June, 1996, however, not permitting the temporary summer bridge nor the gravel extraction. The Board of Supervisors also added a condition that there be no structured parking of vehicles, motorcycles, vending booths or other structures except for a limited number of portable bathrooms on the gravel bar along the Eel River.
- May 11, 2000, the Zoning Administrator approved #UR 28-96/2000 to allow the continued use of the property for a gathering of 5,000+- people for one 3-day event during the month of June, to include camping, entertainment, provisions for food and alcohol, vending booths, storage and caretaker's quarters.
- August 9, 2001, the Zoning Administrator approved a Use Permit Modification, #UM 28-96/2001, to allow an additional parking area for the yearly three-day event.
- September 23, 2004, the Zoning Administrator approved Use Permit Renewal, #UR 28-96/2004 to allow the continued use of the property for a gathering of 5,000+- people for one 3-day event during the month of June, to include camping, entertainment, provisions for food and alcohol, vending booths, storage and caretaker's quarters for a 5 year period. The permit expired September 23, 2009.
- May 18, 2011, the Zoning Administrator approved Use Permit Modification #UM 3-05/2011 to authorize the temporary use of the Cooks Valley property for the gathering of up to 3,500 people for a 3-day special event June 10, 11, and 12, known as "Redwood Run," to include camping, music, provision for food and alcohol, and vending booths. Request also includes the same use of the property on July 16 and 17, in conjunction with an off-site event located in Humboldt County known as "Reggae on the River," and a separate one-day music event to be held on-site the last weekend in August. Cooks Valley is located approximately 2.5 miles north of the historical location of past Redwood Run events at Riverview Ranch.
- May 12, 2012, the Zoning Administrator approved Use Permit #U 2-2012 to allow use of the property for a gathering of 5,000+- people for a 3-day event during the month of June, to include camping, entertainment, provisions for food and alcohol, vending booths, storage and caretaker's quarters for a 3-year period. The permit expired September 23, 2015.

Under previous entitlements, the applicant requested utilization of a temporary stage, two vending shelters, a storage building, a sound board and temporary shower facilities. The applicant subsequently received authorization to permit the site to be considered "a seldom used permanent venue site" with the electric power, load center and distribution facilities, liquid propane gas storage and distribution, water system, and landscaping to become permanently located on the site. Per the previous action of the County, the existing stage, sound tower, concession stands and a caretaker's quarters are considered temporary improvements, but allowed to remain on the property on a permanent basis. Some structures are built on skids and are moved to their individual locations during the event, but later removed to areas outside the 100 year flood plain which the Federal Emergency Management Agency (FEMA) has identified for the property.

PROJECT DESCRIPTION:

The applicants, the Kiwanis of the Redwoods, are requesting a Use Permit Renewal #UR 2016-0004 to allow for one 4-day event known as the “Redwood Run.” The date of the event would be June 9th through June 12th of 2016 and would include camping, entertainment and provisions for the on-site consumption of food and alcohol, on-site vending concessions and souvenirs. The maximum attendance of the event would be 5,000 people.

Amplification for music or speakers would be limited to the hours between 10:00 a.m. and 2:00 a.m. for each day of the event. On-site parking would be provided within designated areas as identified on the event site plan. Water, portable toilets and hand washing units would be conveyed to the event from off-site providers. The applicant has submitted a Plan of Operations (attached) for the 2016 Redwood Run which describes the event details.

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	RMR40	RR 5	1.98± - 3.24± acres	Hwy 101 Corridor and Residential
EAST	RR5/FL160	RR 5 + FP	21.8± acres	Hwy 101 Corridor and Residential
SOUTH	FL160	TP 160 + FP + B	20± acres	Eel River/Timber Production
WEST	FL160/RC	TP 160 + FP + B & RC 40 + FP	15.5± 18.29± ac	Eel River/Timber Production

AGENCY COMMENTS:

On March 3, 2016 project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. Their required related permits, if any, are listed below. Their submitted recommended conditions of approval are contained in Exhibit A of the attached resolution. A summary of the submitted agency comments are listed below. Any comment that would trigger a project modification or denial are discussed in full as key issues in the following section.

REFERRAL AGENCIES	RELATED PERMIT	COMMENT	DATE
Department of Transportation	Encroachment Permit	Comments	March 8, 2016
Environmental Health-FB/Ukiah		No Response	
Building Services-Ukiah PBS		Comments	
Emergency Services		No Comment	March 14, 2016
Forestry Advisor		No Response	
Alcoholic Beverage Control		No Response	
Caltrans		No Response	
Air Quality Management District	State Registration or District Permit	Comments	March 8, 2016
CalFire		Comments	March 9, 2016
Mendocino County Sheriff's Office		No Response	
HHS Public Health		No Response	
Dept. of Fish and Wildlife		Comments	March 23, 2016
North Coast RWQCB		No Response	
Department of Health Services		No Response	
U.S. Fish and Wildlife Service		No Response	
Army Corps of Engineers		No Response	
CHP - Garberville		Comments	March 24, 2016
Humboldt County Sheriff's Office		No Response	

MSWMA		No Comment	March 10, 2016
Piercy Fire Department		No Response	
Humboldt County Planning		No Response	
Redwood Valley Rancheria		No Response	
Cloverdale Rancheria		No Response	
Sherwood Valley Band of Pomo Indians		No Response	

KEY ISSUES

The applicant for this annual event has not adhered to the renewal deadlines, which are very clearly stated in the conditions of approval, on at least two consecutive occasions. Although the County has accepted and processed these applications, Condition Number 30 is recommended to limit the term of this permit to accommodate the June 2016 event only. Until such time that the applicant and/or event coordinators can demonstrate punctual submission of future applications, the Redwood Run event will only be considered on a year-to-year basis. The applicant will be required to re-submit each year well in advance of the event start date (i.e. >6 months). Subsequent applications submitted later than 6 months prior to the event start date may be declined or denied.

During application processing, staff requested that the applicant submit permission from the property owner of Assessor’s Parcel Number 153-110-11 (owner of record Anton Kloiber) to allow use of the property for the event. As of the date of this report, the applicant has not provided this information. Accordingly, Condition #13 is recommended to require the applicant to submit written permission from the aforementioned property owner prior to commencement of the event.

1. General Plan and Zoning Consistency:

The applicant previously obtained an entitlement via Minor Use Permit #U 2-2012 to hold the annual 3-day “Redwood Run” event through 2015. This permit was processed under the Temporary Use provisions of Chapter 20.168 of the County Code. The event proposed for 2016 would be 4-days long. The Code limits the use of the land for a temporary event to 5 days in any 6 month period. The code does not limit the attendance levels or hours of amplified music that an applicant may request. The project is consistent with its General Plan designation and the zoning restrictions for the property.

2. Environmental Protection:

The Redwood Run has been a recurring event since the early 1990’s. Environmental review was conducted under previous entitlements and the issues identified for the ongoing event have been thoroughly analyzed and addressed. No substantive modifications to the project have been made. Additionally, no new recommendations from referred regulatory agencies have been received which would substantially alter previous environmental determinations or conditioning. The Initial Study for this project contains detailed analyses of each environmental impact area and recommended mitigation measures, where necessary, to ensure potential impacts would be less than significant.

RECOMMENDATION

By resolution, adopt a Mitigated Negative Declaration and grant Use Permit Renewal #UR 2016-0004, as proposed by the applicant, based on the facts and findings and subject to the conditions of approval.

DATE

Signature on file
ROBERT DOSTALEK

RD/at
March 23, 2016
Appeal Period: 10 Days
Appeal Fee: \$910.00

ATTACHMENTS:

- A. Location Map
- B. Topographical Map
- C. Aerial Map
- D. Site/Tentative Map
- E. Adjacent Owner Map
- F. Zoning Map
- G. General Plan/LCP Map
- H. Fire Hazards Map
- I. Flood Zone
- J. Plan of Operations
- K. CalFire Letter
- L. Dept. of Fish & Wildlife Letter

RESOLUTION AND CONDITIONS OF APPROVAL (Exhibit A):

MITIGATED NEGATIVE DECLARATION] Initial Study available online at:
<http://www.co.mendocino.ca.us/planning/meetings.htm>

Resolution Number _____

County of Mendocino
Ukiah, California
MAY 12, 2016

UR_2016-0004 DANIELLE WHITMORE (KIWANIS OF THE REDWOODS)

RESOLUTION OF THE ZONING ADMINISTRATOR, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND GRANTING A USE PERMIT RENEWAL FOR A FOUR-DAY EVENT KNOWN AS THE "REDWOOD RUN."

WHEREAS, the applicant, DANIELLE WHITMORE (KIWANIS OF THE REDWOODS), filed an application for a Use Permit Renewal with the Mendocino County Department of Planning and Building Services to hold a four-day event known as the "Redwood Run" (the "Project"); and

WHEREAS, a MITIGATED NEGATIVE DECLARATION was prepared for the Project and noticed and made available for agency and public review on April 12, 2016, in accordance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines; and

WHEREAS, in accordance with applicable provisions of law, the Zoning Administrator held a public hearing on May 12, 2016, at which time the Zoning Administrator heard and received all relevant testimony and evidence presented orally or in writing regarding the Mitigated Negative Declaration and the Project. All interested persons were given an opportunity to hear and be heard regarding the Mitigated Negative Declaration and the Project; and

WHEREAS, the Zoning Administrator has had an opportunity to review this Resolution and finds that it accurately sets for the intentions of the Zoning Administrator regarding the Mitigated Negative Declaration and the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator makes the following findings;

1. General Plan Findings: The subject properties are classified Rural Residential (RR) and Rural Community (RC) under the General Plan. The proposed temporary event is consistent with the General Plan.
2. Zoning Findings: The subject property is zoned Rural Residential, 5-Acre Minimum (RR:5) and Rural Community (RC). The project is consistent with the Temporary Use provisions of Chapter 20.168 of the County Code.
3. Use Permit Findings: The Zoning Administrator approves #UR 2016-0004 subject to the conditions of approval recommended by staff, and further finding:
 - A) That adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.

The event site is accessed from County Road #442B via State Route 271 from Highway 101 at Piercy. 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 spring and an off-site water provider and stored in a 10,000 gallon tank, which will connect for distribution for drinking, shower and vendor use.

- B) 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. The project has been conditioned to 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 conditions placed on this permit, staff does not anticipate any issues 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.

C) That such use preserves the integrity of the zoning district.

The properties include Rural Residential, 5-Acre Minimum (RR:5) and Rural Community (RC) zoning. The Use Permit Renewal is being processed under Entertainment Events or Religious Assembly as regulated by Mendocino County Code Section 20.168.020. An entertainment event with over one thousand (1,000) persons is subject to a Minor Use Permit and is permitted on any parcel other than R-1 or R-2, therefore the project is consistent with the property zonings.

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

BE IT FURTHER RESOLVED that the Zoning Administrator hereby grants the requested Use Permit Renewal, subject to the Conditions of Approval in Exhibit "A", attached hereto.

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

BE IT FURTHER RESOLVED that the Zoning Administrator action shall be final on the 11th day after the date of the Resolution unless an appeal is taken.

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

ATTEST: ADRIENNE M. THOMPSON
Commission Services Supervisor

By: _____

BY: STEVEN DUNNICLIFF, Director

ANDY GUSTAVSON, Zoning Administrator

EXHIBIT A

CONDITIONS OF APPROVAL AND MITIGATION MONITORING AND REPORTING PROGRAM - UR_2016-0004 MAY 12, 2016

Renewal for Minor Use Permit #U 2-2012 to allow the temporary use of a property for a 4-day event known as the "Redwood Run."

APPROVED PROJECT DESCRIPTION: Renewal for Minor Use Permit #U 2-2012 to allow the temporary use of a property for a 4-day event known as the "Redwood Run" to include camping, music, provisions for food and alcohol and vending booths. A total of 5,000 attendees would be authorized. Date of the event would be June 9th through June 12th of 2016.

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

- **1. The applicant shall comply with those recommendations (except those conditions which are applicable to gravel extraction as this activity is no longer a part of this project) listed in the California Department of Fish and Wildlife email dated March 23, 2016 (attached) or other alternatives as acceptable to the Department of Fish and Wildlife.
2. This entitlement does not become effective or operative and no work shall be commenced under this entitlement until the California Department of Fish and Wildlife filing fees required or authorized by Section 711.4 of the Fish and Game Code are submitted to the Mendocino County Department of Planning and Building Services. Said fee of \$2,260.25 shall be made payable to the Mendocino County Clerk and submitted to the Department of Planning and Building Services prior to May 25, 2016 (within 5 days of the end of any appeal period). Any waiver of the fee shall be on a form issued by the Department of Fish and Game upon their finding that the project has "no effect" on the environment. If the project is appealed, the payment will be held by the Department of Planning and Building Services until the appeal is decided. Depending on the outcome of the appeal, the payment will either be filed with the County Clerk (if the project is approved) or returned to the payer (if the project is denied). Failure to pay this fee by the specified deadline shall result in the entitlement becoming null and void. **The applicant has the sole responsibility to insure timely compliance with this condition**
- **3. All structures and utilities to be established within the 100-year flood plain as depicted on the FEMA FIRM Map Number 060183-0050-B shall be established in conformance with Chapter 20.120 of the Mendocino County Code, unless a detailed Flood Hazard Study is performed and accepted by the Federal Emergency Management Agency (FEMA) through either the Letter of Map Revision (LOMR) or Letter of Map Amendment (LOMA) process.
- **4. All structures not complying with the standard outlined in Condition Number A-3 of this permit shall only be permitted in areas of identified flood hazard during the period of May 1 through September 1 of each year. During the remainder of the year they shall be moved from the site, or to an area outside of the identified flood hazard area. Placement of such structures shall consider visual screening from all public ways, including the river. The storage locations shall be reviewed and approved by the Department of Planning and Building Services.
5. Amplification for music or speakers shall be limited to between the hours of 10:00 a.m. and 2:00 a.m.
- **6. Outdoor lighting shall be limited to minimal security lighting, which shall be internally directed so as to limit light beyond the site, except during the limited period of the authorized event. Prior to

July 1, 2016, the applicant shall submit a lighting plan to demonstrate that illumination of the event will be limited to that necessary for safety, security and convenience and contained within the boundaries of the event properties. Said lighting plan shall be subject to review and approval by the Director of Planning and Building Services.

- **7. Landscaping improvements shall be established and maintained consistent with prior use permit approvals.
- **8. No permanent signs advertising the site or event are authorized by this permit.
- **9. The project site shall be cleaned of all litter within one week following the event.
- **10. All areas on the subject property previously cleared of vegetation (areas for camping, entertainment, concession, etc.) shall be seeded with native grasses no later than October 31st each year.
- 11. The applicant shall secure an encroachment permit from the California Department of Transportation for any encroachments onto State Highway right-of-way on State Routes 101 and 271.
- 12. No facilities shall be placed, or work performed, within the County road right-of-way without specific approval and issuance of an encroachment permit from the County Department of Transportation.
- 13. The applicants shall submit to the Department of Planning and Building Services, 10 days prior to the event, a copy of a fully executed agreement for the use of #AP 053-110- 11 as parking areas.
- **14. The applicants and/or property owner shall restore the properties utilized for off-site temporary event parking to its "natural state" following the termination of the event. All areas on the subject properties cleared of vegetation for parking shall be seeded with native grasses no later than October 31st of each year. A written statement and photographs shall be submitted to the Department of Planning and Building Services by May 1 of each year that the work on the site has been accomplished.
- **15. The applicant shall comply with the conditions contained in the letter from CalFire dated March 9, 2016 (attached).
- 16. The applicant shall obtain an Outdoor Festival Permit from the Treasurer-Tax Collector's office **prior to each year's 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.
- **17. The applicant shall submit to the Mendocino County Sheriff's Department 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 shall be furnished the identity of security personnel in case law enforcement services are needed within the perimeter of the event.
- **18. The event sponsors must provide to emergency response personnel 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 (i.e., T-shirts) as approved by the Sheriff.
- 19. The applicant shall pay all reasonable costs incurred by the uniformed officers of the Sheriff's Department, California Highway Patrol, or other designated emergency service personnel for responding to any service call stemming directly from the event. This shall not include normal patrol duties otherwise warranted in the area.

20. The applicant shall submit to the Department of Planning and Building Services prior to the event, written verification indicating the financial responsibilities of the applicant with regard to the payment of services provided by the Mendocino County Sheriff's Office and the California Highway Patrol.
21. Prior to use of access ramp to river, it shall be tested and approved by the local fire authority to insure proper use by fire apparatus and emergency vehicles. A written statement from the local fire authority approving the ramp shall be submitted to the Department of Planning and Building Services and Mendocino Emergency Services Authority five days prior to the event.
- **22. The applicants shall develop an acceptable emergency plan in conjunction with servicing authorities to include fire, medical, law enforcement and evacuation. 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 prior to the event.
23. The Division of Environmental Health recommended the following conditions from their memo dated March 22, 2016:
 - a. Event coordinator shall obtain a Community Event packet and submit, to Environmental Health, a Community Event Application at least 45 days before the event. This will allow a Statement of Adequacy from Environmental Health to be forwarded to the Tax Collector in a timely manner.
 - b. Provide name and contact information of licensed liquid waste hauler providing and servicing portable toilets and hand wash pedestals.
 - c. Provide name and contact information of licensed potable water hauler providing water and how water is to be distributed to event patrons.
 - d. Provide name and contact information of licensed solid waste hauler contracted to remove trash garbage in an approved manner.
- **24. The applicants shall submit written verification to the Department of Planning and Building Services from the Division of Environmental Health on an annual basis, no later than five days prior to each event that Condition Number A-23 has been met to the satisfaction of the Division of Environmental Health.
- **25. Should any person in the process of earth moving or other soil disturbance in preparation for the event discover any archaeological site, they shall cease and desist from all further excavation and disturbances within 100 feet of the discovery and shall notify the Planning and Building Services Department in accordance with the Discovery Provisions of Sections 22.12.090 and 22.12.100 of the Mendocino County Archaeological Resources Ordinance.
- **26. The applicant shall develop and submit an acceptable short notice cancellation protocol for the event to the Department of Planning and Building Services at least 14 days prior to the event.
- **27. ALS Staffed medical crew must be present on-site for the entire event duration.
- **28. An area of sufficient size for a helicopter landing at the location shown on the "Redwood Run Event Access & Site Plan" shall be kept clear at all times.
- **29. 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.

30. That the term of this permit not exceed four (4) days in one calendar year unless renewed. This permit shall become effective on or after June 9, 2016 and shall remain active and eligible for renewal until December 31, 2016. Failure of the permittee to renew this permit shall result in its expiration on December 31, 2016. The applicant has the sole responsibility for renewing this application before the expiration date listed above. The County of Mendocino will NOT provide a notice prior to the expiration date. The Department of Planning and Building Services shall conduct an annual administrative review of Use Permit #U 2-2012 for compliance with the recommended conditions of approval. **The applicant and owner are advised to apply for any renewal or modification for future events well in advance of any event date (> 6 months).**
31. That this permit 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.
32. Total attendance at each event shall be limited to 5,000 individuals, including both paid and unpaid event staff. The applicants/operators shall use appropriate management techniques to insure that the total number of individuals attending (including staff) is limited to 5,000. This shall include the issuance of wrist bands with the approval of the Mendocino County Sheriff's Department. Further, should the event become full (sold out), the applicant/operators shall provide advance signage, at locations approved under an encroachment permit issued by Caltrans, to advise traveling motorists of this status, at appropriate locations as may be determined through the encroachment permit process. Finally, should the event "sell out", the applicant/operators shall issue "negative advertising" through the media or other outlets to advise potential attendees of this status.
33. The applicant/operator shall provide Planning and Building Services with a ticket sales count for each event by July 1 of each year.
34. The applicants shall post "no trespassing" signs along the perimeter boundaries of the event site to prevent people attending the event from trespassing onto adjoining neighbors' property. 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.
35. Each year, one week prior to the event, the applicant shall be responsible for organizing a "walk through" inspection of the site by law enforcement, fire agencies, other emergency response personnel, Building Inspection Division, Planning Division, Department of Fish and Game and other responsible public agency personnel to assess compliance with the terms and conditions of required permits.
36. Each year, within the week following each 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.
- **37. That the unpaved access roads and interior circulation routes be treated with a dust suppressant and maintained in such a manner as to insure minimum dust generation subject to Air Quality Management District dust regulations.
38. 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.
39. That the application along with supplemental exhibits and related material be considered elements of this entitlement and that compliance therewith be mandatory, unless a modification has been approved by the Zoning Administrator.

40. 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.
41. 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.

Any such revocation shall proceed as specified in Title 20 of the Mendocino County Code.

42.
 - 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, Department of Fish & Wildlife, 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.

It is the intent of this condition to provide some reasonable flexibility and that the applicant and the responsible agencies be authorized to work together to "fine tune" the conditions of this entitlement to provide a quality event for all concerned. Any significant issue that may arise, that cannot be resolved through mutual agreement, or any issue that may cause significant public concern in the opinion of the Director of Planning and Building Services, will cause a revocation/modification hearing, at the applicant's expense, in order to provide public input.

43. The applicant shall comply with the recommendations of the Mendocino County Water Agency.
 - a. Pre- and post-project photo documentation with time and date stamp should occur to ensure that the site has been adequately cleaned up.

b. ... that a continuous recording turbidimeter be installed at least downstream of the project and preferably above and below the project to determine turbidity effects from the event.

c. Daily water samples should be collected during the event by a qualified independent entity to assess water quality impacts from this event.

**44. Prior to commencement of the event, the applicant shall obtain State Registration or an Air Quality Management District permit for use of diesel generators over 50hp.

Section I Description Of Project.
<p>DATE: MAY 12, 2016 CASE#: UR_2016-0004 DATE FILED: 2/29/2016 OWNER: MARY DURYEE APPLICANT: KIWANIS OF THE REDWOODS AGENT: DANIELLE WHITMORE PROJECT COORDINATOR: ROBERT DOSTALEK REQUEST: Renewal for Minor Use Permit #U 2-2012 to allow the temporary use of a property for a 4-day event known as the "Redwood Run" to include camping, music, provisions for food and alcohol and vending booths. A total of 5,000 attendees would be authorized. Date of the event would be June 9th through June 12th of 2016. ENVIRONMENTAL DETERMINATION: MITIGATED NEGATIVE DECLARATION LOCATION: In Piercy, lying on the west side of the Highway 101 and 271 junction, and on the south side of CR 442B, extending to the Eel River, 2.75± miles south of the Humboldt/Mendocino County line.</p>
Section II Environmental Checklist.
<p><i>"Significant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change, may be considered in determining whether the physical change is significant (CEQA Guidelines, Section 15382).</i></p> <p><i>Accompanying this form is a list of discussion statements for <u>all</u> questions, or categories of questions, on the Environmental Checklist (See Section III). This includes explanations of "no" responses.</i></p>

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

An explanation for all checklist responses is included, and all answers take into account the whole action involved, including off-site as well as on-site; cumulative as well as project-level; indirect as well as direct; and construction as well as operational impacts. The explanation of each issue identifies (a) the significance criteria or threshold, if any, used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance. In the checklist the following definitions are used:

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

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

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

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

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

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

a, c) **Less than Significant with Mitigation**

The subject property is adjacent to the South Fork Eel River within the State Wild and Scenic River system. General Plan Scenic Resources Policy 130 states:

“Protect the outstanding values of designated river corridors within the State Wild and Scenic River System by limiting land use and site development impacts (including grading and vegetation removal but not including regulated timber harvesting).”

As it serves the issue of compliance with flood plain regulations to move the majority of structures out of the river area, it also serves to comply with aesthetic issues to move structures back off the gravel bars and into the neighboring tree cover. Staff would recommend that this practice continue.

Because the project site is visible from Highway 101 (traveling southbound), staff has previously required that a landscaped berm be developed to screen the site. This visual berm also serves to screen the stored and other improvements on site. Over time, concern has been expressed about the care provided for this feature, and staff would recommend that continued monitoring of this condition remain a term of the entitlement. Staff would recommend conditions for insuring the continued screening and storage of the various structures. (See Conditions Number 4 and 6 through 10)

b) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?* **No Impact:** The project proposal does not include permanent improvements to the site, demolition of structures, tree removal or manipulation of surrounding landforms. According to the Caltrans website (as of March 14, 2016), Highway 101 is an *eligible* State Scenic Highway. However, it is not officially *designated*.

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

General Plan Dark Sky Policy RM-134 states:

“The County shall seek to protect the qualities of the nighttime sky and reduce energy use by requiring that outdoor nighttime lighting is directed downward, kept within property boundaries, and reduced both in intensity and direction to the level necessary for safety and convenience.”

The event will include lighting for the music stages and other common areas during the nighttime hours. The nighttime lighting has the potential to spill upward toward the sky and outward beyond the subject property boundaries. This light “spill” has the potential to adversely affect nighttime views along the Eel River scenic waterway and upward into the sky. A lighting plan was not submitted with the project application. To ensure consistency with Policy RM-134, Condition Number 6 is recommended to require submission of a lighting plan to insure illumination will be limited to that necessary for safety, security and convenience and contained within the boundaries of the event properties.

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

a) through e) **No Impact.** The initial study, completed for previous Use Permit #U 2-2012 permitting the Redwood Run event through 2015, evaluated potential impacts related to agriculture and forestry resources. Staff determined that the project would not result in any significant impacts. Further analysis may be found in the #U 2-2012 Initial Study. No mitigation required.

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:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of any applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a,b) **Less than Significant Impact.** A referral response from the Mendocino County Air Quality Management District dated March 8, 2016 notes that diesel generators over 50 horsepower require State Registration or a County District Permit. Therefore, Condition Number 44 is recommended to require the applicant to secure all requisite permits from the State and County air quality agencies prior to commencement of the event.

c-e) **No Impact.** The initial study, completed for previous Use Permit #U 2-2012 permitting the Redwood Run event through 2015, evaluated additional aspects related to air quality resources. Staff determined that the project would not result in any significant impacts. Further analysis may be found in the #U 2-2012 Initial Study. No mitigation required.

IV. BIOLOGICAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input 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, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- 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***
- 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 Impact***
- 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? **Less than Significant Impact***
- 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? **Less than Significant Impact***

See also: *Hydrology/Water Quality*. Staff’s review of the proposed project found no rare or endangered wildlife or plant species on the subject property. Previously, to insure minimal impacts would occur to fish and wildlife, staff recommended prohibiting vehicular movement (i.e., parking, traffic) on the gravel bar along the Eel River.

The following policies of the General Plan and Salmon and Steelhead Management Plan pertain to protection of fish and wildlife resources:

General Plan Watershed Policy:

- 1. *Protect stream corridors and associated riparian habitat.*

General Plan Ecosystems Policy:

- 28. *Provide protection for habitat and the known locations of special-status species through adequate buffering or other means.*

General Plan Fisheries Policy:

- 96. *Support the restoration of spawning and nursery habitat in all salmonid-bearing streams and rivers.*

Salmon and Steelhead Management Plan Policy:

- 3. *Require reasonable and appropriate mitigation measures whenever county approval is required for projects which may degrade or destroy stream habitat. Where existing law requires mitigation, this policy will not require additional mitigation.*

In past permits, the California Department of Fish and Game (currently Department of Fish and Wildlife) has noted that this section of the South Fork Eel River is classified under the National Wild and Scenic Rivers System and that it supports valuable populations of chinook and coho salmon, steelhead, foothill yellow-legged frogs and several other aquatic species. Due to dramatic declines over most of their ranges, coho salmon and foothill yellow-legged frogs are recognized in California as “species of special concern.” A referral response email dated March 23, 2016 from the California Department of Fish and Wildlife recommends continued compliance with standards established in the past regarding acquisition of appropriate permits, regulating activities on the gravel bars, etc (see Condition Number 1).

Additionally, the Department of Fish and Wildlife recommends that in order to maintain the quality of the Eel River's wild and scenic character and to prevent undue disturbance to nocturnal animals, outdoor lighting shall be turned off or focused on very specific areas during non-event periods (see Condition Number 6).

Staff is recommending that a Negative Declaration be adopted. Therefore, a filing fee under the Fish and Game Code is required. Conditions Numbers 1 and 2 are recommended to mitigate impacts to fish and wildlife.

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

The project site is not located near any identified wetlands or woodlands that are afforded protection under a tree preservation ordinance.

<u>V. CULTURAL RESOURCES.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) through e) **No Impact.** The Mendocino County Archaeological Commission reviewed Use Permit #U 11-91 (parent project for this event) and recommended that no survey be required for the proposed project. Based on this previous action taken by the Archaeological Commission and previous use of the site, staff does not anticipate any significant adverse environmental impacts upon archaeological/cultural resources. Should archaeological resources be encountered in future site development, the Mendocino County Archaeological Resources Ordinance requires the applicant to notify Planning and Building Services (see Condition Number 25)

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

ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

a) through e) **No Impact or Less Than Significant Impact.** The initial study, completed for previous Use Permit #U 2-2012 permitting the Redwood Run event through 2015, evaluated potential impacts related to geology and soils. Staff determined that the project would not result in any significant impacts.

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

a) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?* **Less Than Significant Impact**

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.

<u>VIII. HAZARDS AND HAZARDOUS MATERIALS.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a-g) The initial study, completed for previous Use Permit #U 2-2012 permitting the Redwood Run event through 2015, evaluated additional impact areas related to hazards and hazardous materials. Staff determined that the project would not result in any significant impacts. Further analysis may be found in the #U 2-2012 Initial Study. No mitigation required.

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**

A referral response from CalFire dated March 9, 2016 includes specific condition recommendations for the event. Therefore, Condition Number 15 is recommended to ensure compliance with CalFire’s conditions.

<u>IX. HYDROLOGY AND WATER QUALITY.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k) Result in an increase in pollutant discharges to receiving waters considering water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g. heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
l) Have a potentially significant impact on groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
m) Impact aquatic, wetland or riparian habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) *Violate any water quality standards or waste discharge requirements?* **Less than Significant with Mitigation**

k) *Result in an increase in pollutant discharges to receiving waters considering water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g. heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash)?* **Less than Significant with Mitigation**

Under previous entitlements, the Department of Fish and Wildlife (DFW), formerly Department of Fish and Game, expressed concern over the use of the gravel bar along the Eel River for the parking of vehicles. DFW determined

that this activity could result in the disruption of the gravel bar and potentially create adverse water quality problems within the Eel River. DFW and the County Water Agency commented that the affected in-channel area, including the turnaround road, is regularly inundated by high water flows and that there are documented in-channel discharges of oil and other petroleum products that have originated from motorcycles and other vehicles. In response, the applicants proposed locating the parking area so that no vehicles would be parked on the gravel bar in question.

The Mendocino County Water Agency (MCWA) responded to staff's referral noting potential impacts to water quality due to large number of people accessing the river bar. MCWA provided the following recommendations related to water quality protection.

1. Pre- and post-project photo documentation with time and date stamp should occur to ensure that the site has been adequately cleaned up.
2. ... that a continuous recording turbidimeter be installed at least downstream of the project and preferably above and below the project to determine turbidity effects from the event.
3. Daily water samples should be collected during the event by a qualified independent entity to assess water quality impacts from this event.

Condition Number 43 requires the applicant to comply with MCWA recommendations above.

An email referral response dated March 23, 2016 from Angela M. Liebenberg, Environmental Scientist with California Department of Fish and Wildlife (DFW), states:

"This is in response to the request for comments on Use Permit Renewal #UR_2016-0004. Permit renewal would authorize the temporary use of the subject property (APNs 053-150-08, -02, -03, -18, -17 and 053-110-11) for a four-day event known as "Redwood Run." The event would include camping, music, and facilities to serve a maximum of 5,000 attendees.

The Staff Report (provided by the County; dated May 31, 2012) for prior approval of the project included several permit conditions to protect water quality and prevent other impacts to aquatic resources. These conditions were developed through consultation with CDFW (CDFG at the time) and the Mendocino County Water Agency. In addition, permit conditions regarding the water supply for the event were developed in consultation with the County's Division of Environmental Health.

To minimize or avoid the potential for impacts to water quality and sensitive aquatic species, all conditions contained in the 2012 Staff Report pertaining to water quality (including prohibiting parking and other vehicular access to the river bar, pre- and post- project photo-documentation, turbidity monitoring, and water sampling); removal of structures and other facilities from FEMA-identified flood hazard zones; and other measures intended to protect fish, wildlife, and their habitat (including turning off, or downcasting and focusing night lighting) should be included in the renewed permit.

The project application notes that water for the event will be delivered and stored in a 10,000 gallon tank. Project applicants should provide documentation regarding a legal and properly permitted (if necessary) source of water for the event.

In addition to previous conditions as included in the 2012 Staff Report, I recommend that the following are required as enforceable conditions for permit approval:

1. Project applicant should provide documentation regarding a legal and properly permitted (if necessary) source of water for the event.
2. The California Department of Fish and Wildlife should be included in the contact list for the required walk-through in advance of the project, as required by the previous Use Permit.

3. Pursuant to Fish and Game Code section 1602, any activity with the potential to substantially divert or obstruct the natural flow of, or use any material from the bed channel or bank of, any river, stream or lake, requires notification to CDFW. Applicants should be made aware of this requirement, and should consult with CDFW if any project, or portion of a project, has the potential to do so.
4. Applicants should be made aware of Fish and Game Code Sections 5650 and 5652, which, generally, prohibit depositing deleterious substances in, or allowing deleterious substances to pass into, waters of the state.”

Accordingly, Condition Number 1 Is recommended to ensure compliance with the recommendations from DFW above.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? Less than Significant

A portion of the subject property has been identified as being within the 100-year Flood Plain (Zone A) as depicted on the FEMA Flood Insurance Rate Map (FIRM) Number 060183-0050-B. During the course of processing past permits, much discussion focused on concerns of keeping improvements out of the area of known flood hazard. As permitted, the structures that are placed within the flood plain are built on skids and are only moved to the lower portion of the site for the event itself. During the remainder of the year they are stored on upper areas of the property, out of any hazard area. Provided that this practice continues, no conflict with Flood Plain development standards or general plan conflicts exists. Conditions Number 3 and 4 are provided to ensure that this practice continues.

b) through g, i, j, and m) No Impact

The temporary nature of the project would not involve ongoing water usage, construction of new permanent structures or alteration of the land or streambed. The project site is not geographically positioned adjacent to water bodies prone to inundation by tsunami or seiche.

<u>X. LAND USE AND PLANNING.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) through c) No Impact. The initial study, completed for previous Use Permit #U 2-2012 permitting the Redwood Run event through 2015, evaluated potential impacts related to Land Use Planning. Staff determined that the project would not result in any significant impacts. Further analysis may be found in the #U 2-2012 Initial Study. No mitigation required.

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

a) and b) **No Impact.** The initial study, completed for previous Use Permit #U 2-2012 permitting the Redwood Run event through 2015, evaluated potential impacts related to Mineral Resources. Staff determined that the project would not result in any significant impacts. Further analysis may be found in the #U 2-2012 Initial Study. No mitigation required.

<u>XII. NOISE.</u> Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) through f) **Less than Significant Impact or No Impact**

The initial study, completed for previous Use Permit #U 2-2012 permitting the Redwood Run event through 2015, evaluated potential impacts related to noise. Condition Number 5 was identified to address potentially significant noise impacts. Further discussion found in the #U 2-2012 Initial Study. No additional mitigation required.

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

a) thru c) **No Impact:** The project is for a temporary event and would have no impact on population or housing.

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

a) **Less than Significant with Mitigation, Less than Significant Impact or No Impact**

The initial study, completed for previous Use Permit #U 2-2012 permitting the Redwood Run event through 2015, evaluated potential impacts related to public services. Condition Numbers 15, 16 through 20, 21 and 22 were identified to mitigate potentially significant public service related impacts. Further discussion found in #U 2-2012 Initial Study. No additional mitigation required.

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

a) and b) **No Impact.** The initial study, completed for previous Use Permit #U 2-2012 permitting the Redwood Run event through 2015, evaluated potential impacts related to recreation. Staff determined that the project would not result in any significant impacts.
No mitigation required.

<u>XVI. TRANSPORTATION/TRAFFIC.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate substantial additional vehicular movement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Effect existing parking facilities, or demand for new parking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially impact 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 type="checkbox"/>	<input checked="" 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) through f) **Less than Significant with Mitigation Incorporated or Less than Significant**

The event site is accessed from County Road #442B via State Route 271 from Highway 101 at Piercy. Access from the terminus of County Road #442B to the event area near the Eel River is by way of an existing asphalt paved road.

Parking areas are identified on the event site plan. The applicants are proposing to utilize a large flat area at the terminus of County Road #442B along with one off-site parcel for “Recreational Vehicle and Auto Parking” for the event. Pedestrians and shuttle vehicles using the parking area would travel County Road #442B from the parking area to the main gate and ticket booth at the subject property. Since the parcel would be utilized for off-site parking on a temporary basis, staff does not foresee any significant adverse impacts associated with the applicant’s proposal and anticipates this will lessen traffic congestion on the access road to the event area. However, staff recommends that the applicant’s submit a fully executed agreement or lease for the use of AP# 053-110-11 for temporary parking. (See Condition Number 13) Additionally, staff recommends that this parcel be restored to its “natural state” upon termination of the event. (See Condition Number 14)

The applicant has hired Wes Nalley of Stop and Go Traffic to handle traffic control details. The applicant has submitted a “Traffic Flow Plan” for the event to be reviewed and approved by the California Department of Transportation (Caltrans) and the California Highway Patrol (CHP). According to the Plan, there will be 4 traffic control stations, manned 24 hours a day, on Highway 271 to control traffic flow and help ensure that event traffic does not impede regular Highway 101 traffic or local traffic on Highway 271 and County Road #442B.

Caltrans did not respond to staff’s referral, likely due to the late nature of the project request. However, the applicant is aware that any temporary traffic control signs, cones, etc., proposed to be placed within the State Highway 271 or 101 right-of-way would require encroachment permits from Caltrans (see Condition Number 11).

The County Department of Transportation (DOT) has recommended that “no facilities shall be placed or work performed, within the County Road #442B right of way without specific approval and issuance of an encroachment permit from DOT” (see Condition Number 12).

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

a) through g) **No Impact.** The initial study, completed for previous Use Permit #U 2-2012 permitting the Redwood Run event through 2015, evaluated potential impacts related to utilities. Condition Numbers 23 and 24 were identified to ensure that the project was in conformance with applicable County Code. No mitigation required.

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

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) **Less Than Significant Impact with Mitigation.** The proposed project site would be adjacent to the Eel River with potential to adversely affect aesthetics, biological and hydrological resources. However, the 4-day event incorporates mitigation recommendations from responsible agencies that would reduce potential impacts to less than significant.

b) **Less Than Significant Impact.** The project is temporary in nature (4 days), and is not anticipated to contribute cumulatively toward a significant environmental impact in conjunction with past, present and probable future projects.

c) **Less Than Significant Impact with Mitigation.** The proposed project would have the potential to adversely affect humans. However, the 4-day event incorporates mitigation recommendations from responsible agencies that would reduce potential impacts to less than significant.

DETERMINATION:

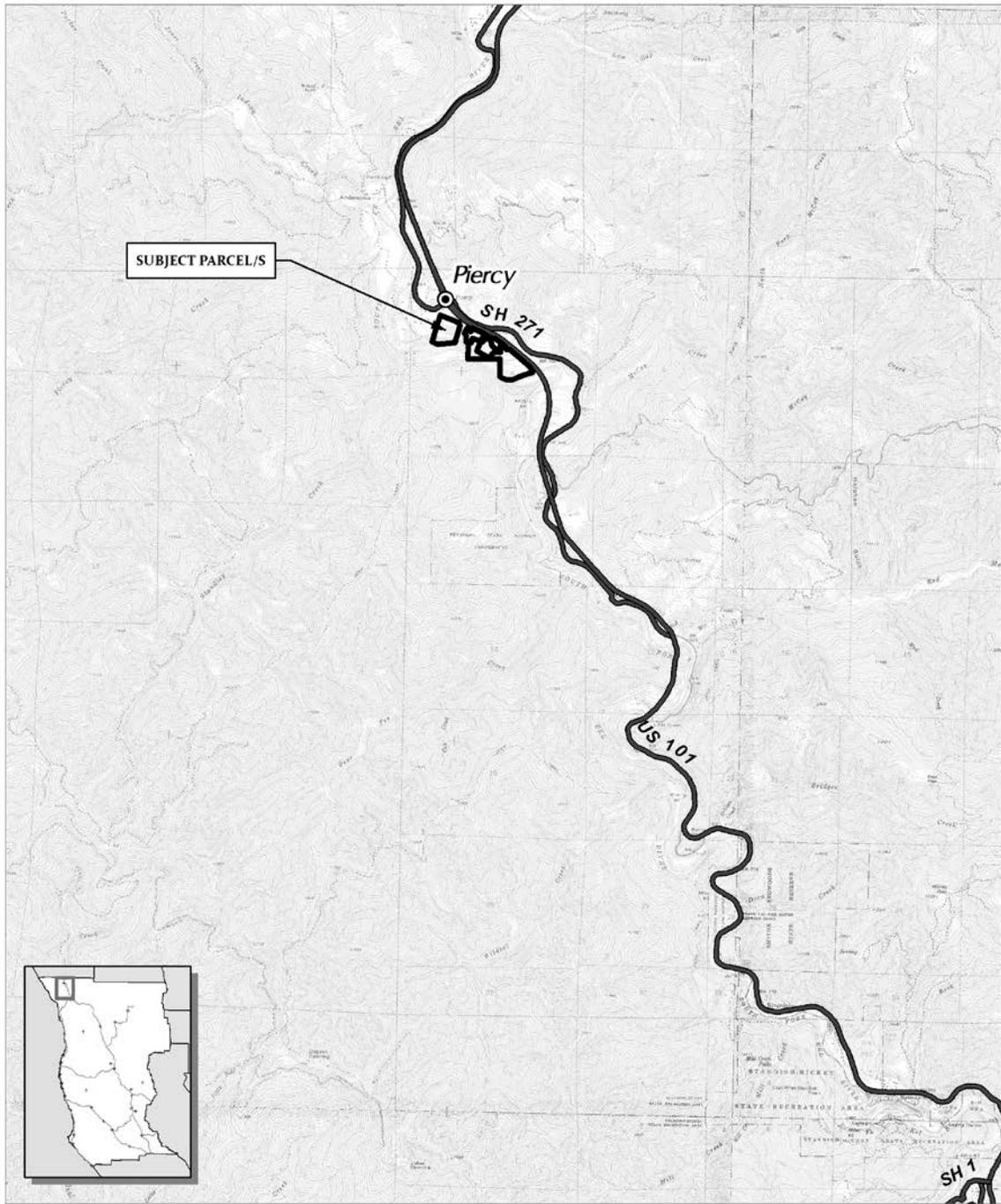
On the basis of this initial evaluation:

- 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

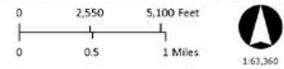
Signature on file

ROBERT DOSTALEK



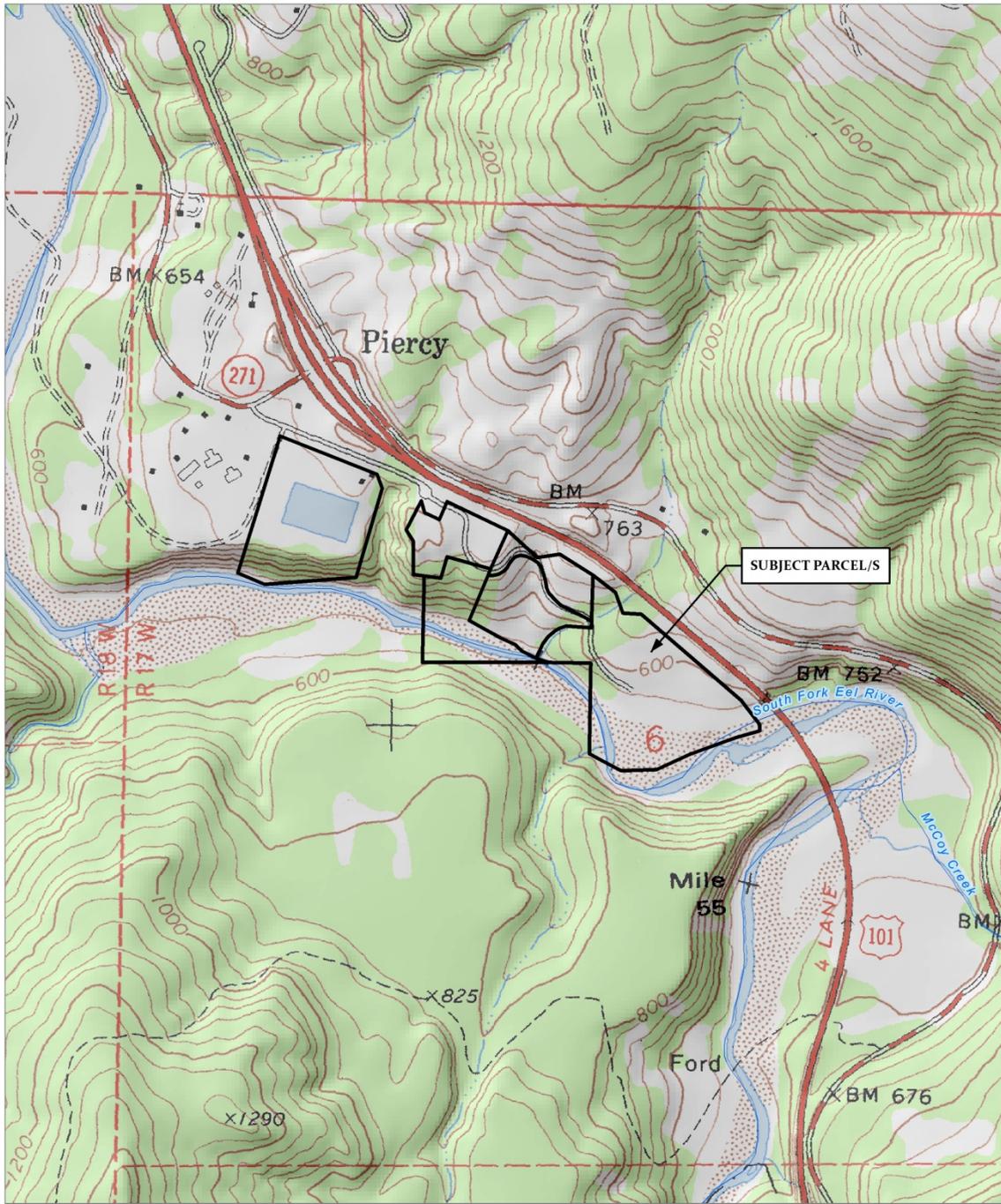
CASE: UR 2016-0004
OWNER: RE, Sal & DURYEE, Mary
APN: 053-150-08, et. al.
APLCT: Kiwanis of the Redwoods
ADDRESS: None Assigned

- Major Towns & Places
- Highways



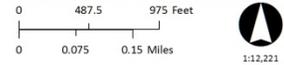
LOCATION MAP

Map produced by the Mendocino County Planning & Building Services, March, 2006
All spatial data is approximate. Map provided without warranty of any kind.



CASE: UR 2016-0004
OWNER: RE, Sal & DURYEE, Mary
APN: 053-150-08, et. al.
APLCT: Kiwanis of the Redwoods
ADDRESS: None Assigned

~ Named Rivers



TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

Map produced by the Mendocino County Planning & Building Services, March, 2016
All spatial data is approximate. Map provided without warranty of any kind.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

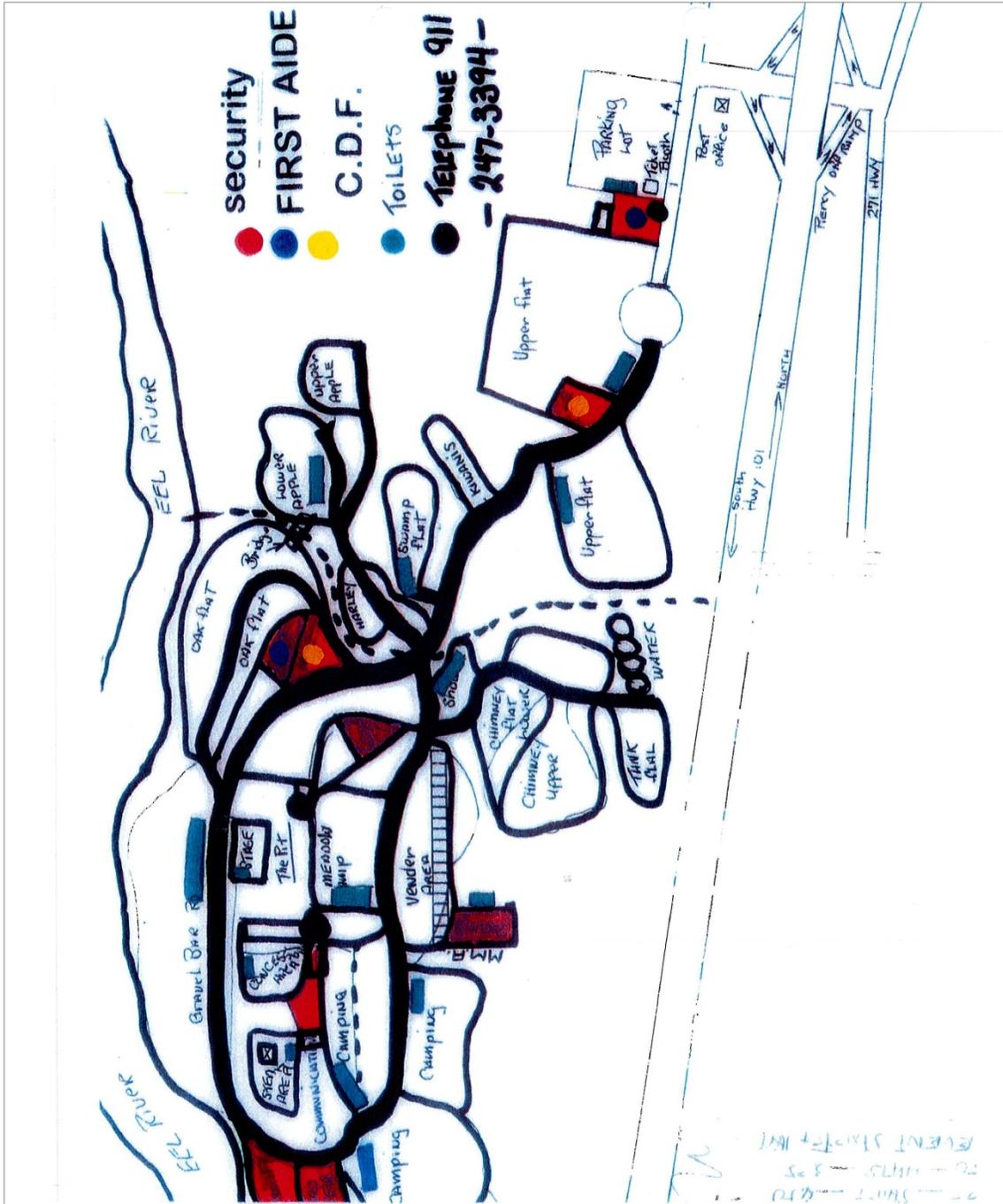
CASE: UR 2016-0004
OWNER: RE, Sal & DURYEE, Mary
APN: 053-150-08, et. al.
APLCT: Kiwanis of the Redwoods
ADDRESS: None Assigned

-  Named Rivers
-  Public Roads
-  Driveways/Unnamed Roads



ESRI IMAGERY

Map produced by the Mendocino County Planning & Building Services, March, 2016
All spatial data is approximate. Map provided without warranty of any kind.

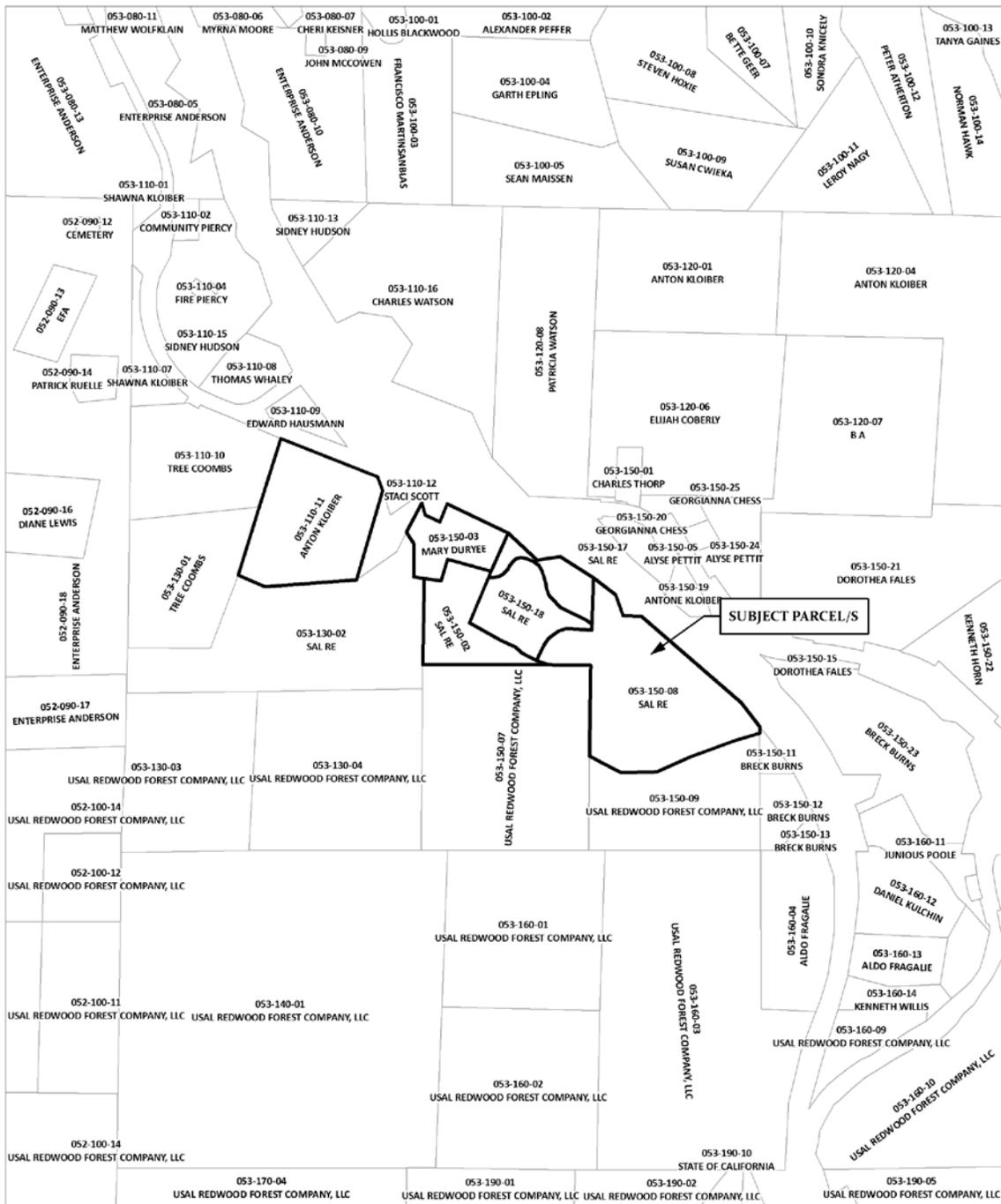


CASE: UR 2016-0004
 OWNER: RE, Sal & DURYEE, Mary
 APN: 053-150-08, et. al.
 APLCT: Kiwanis of the Redwoods
 ADDRESS: None Assigned

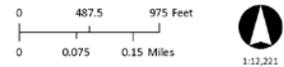
NO SCALE

SITE PLAN

Map produced by the Mendocino County Planning & Building Services, March, 2016
 All spatial data is approximate. Map provided without warranty of any kind.

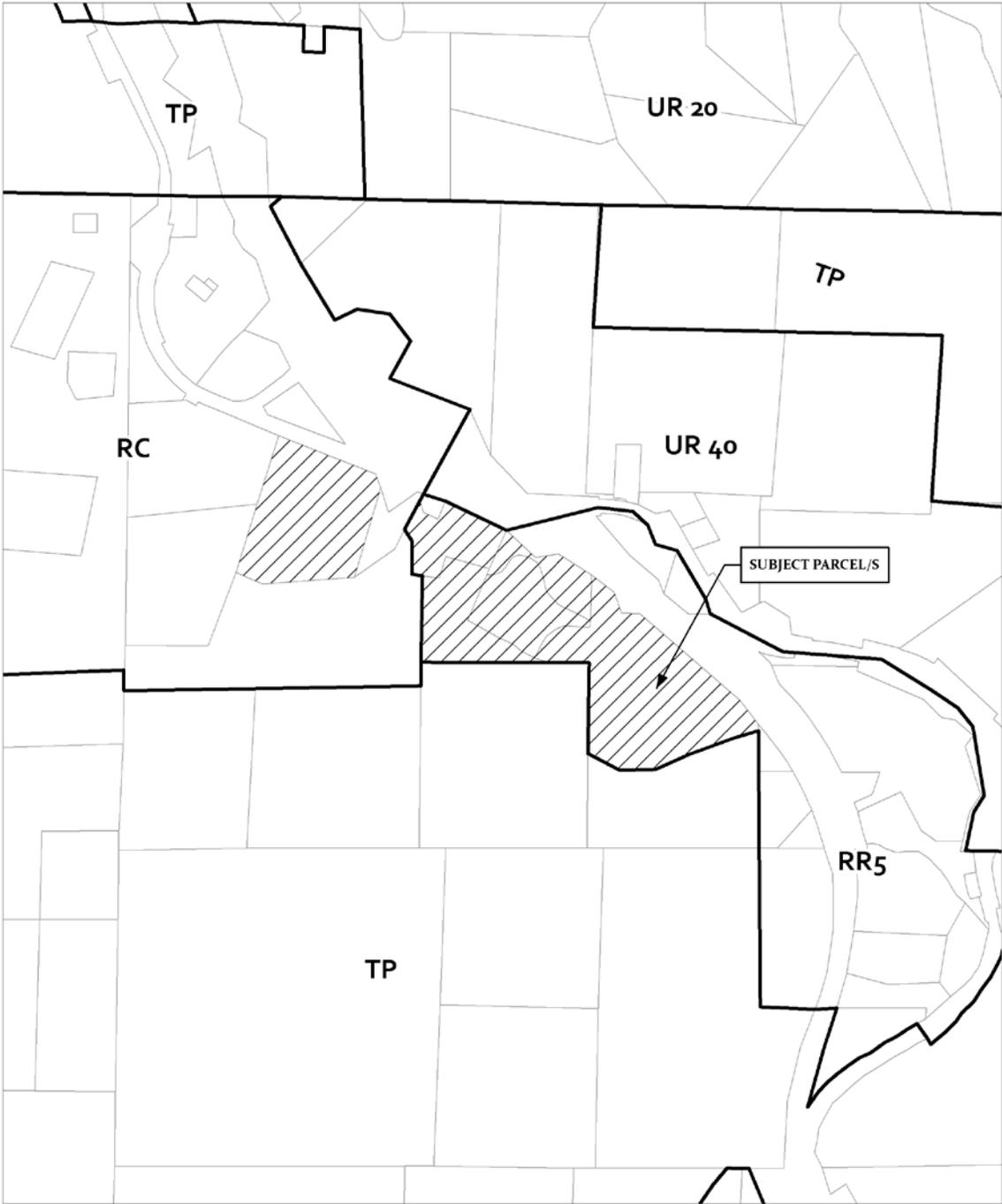


CASE: UR 2016-004
OWNER: RE, Sal & DURYEE, Mary
APN: 053-150-08, et. al.
APLCT: Kiwanis of the Redwoods
ADDRESS: None Assigned



GENERAL PLAN CLASSIFICATIONS

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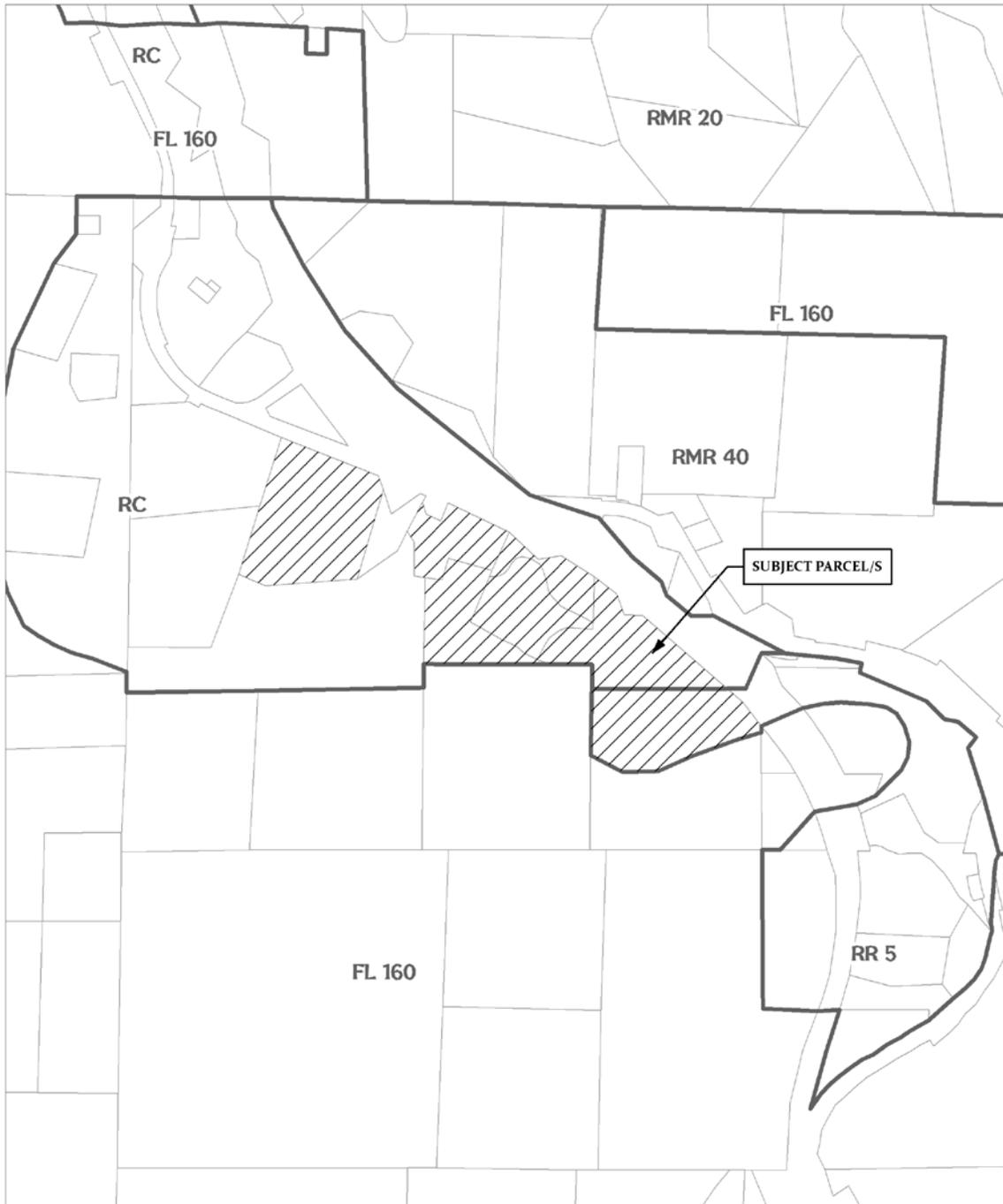
CASE: UR 2016-0004
 OWNER: RE, Sal & DURYEE, Mary
 APN: 053-150-08, et. al.
 APLT: Kiwanis of the Redwoods
 ADDRESS: None Assigned

 Zoning Master

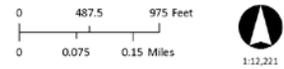


ZONING DISPLAY MAP

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 All spatial data is approximate. Map provided without warranty of any kind.

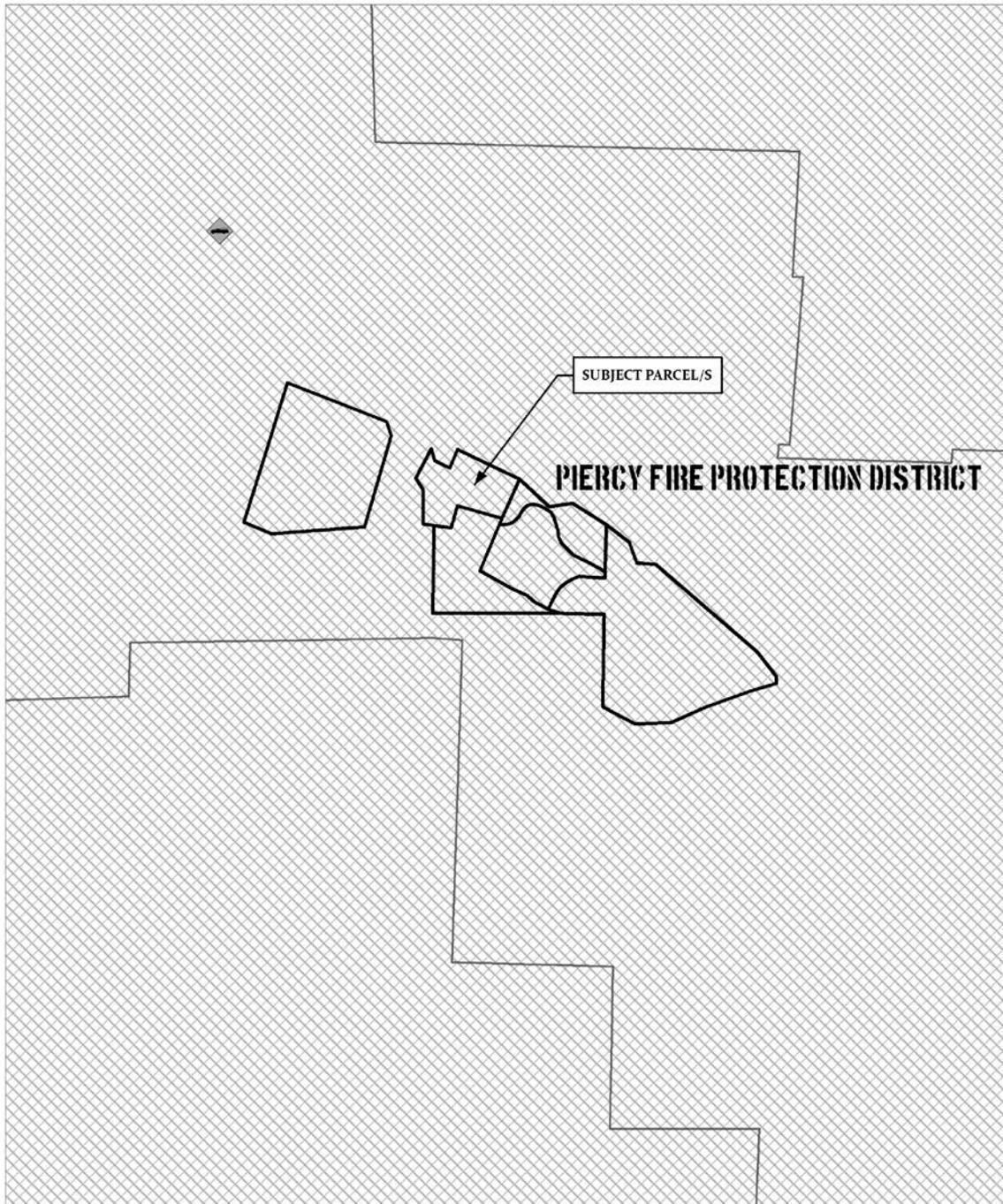


CASE: UR 2016-0004
OWNER: RE, Sal & DURYEE, Mary
APN: 053-150-08, et. al.
APLCT: Kiwanis of the Redwoods
ADDRESS: None Assigned



GENERAL PLAN CLASSIFICATIONS

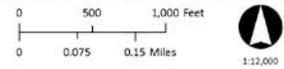
Map produced by the Mendocino County Planning & Building Services, March, 2016
All spatial data is approximate. Map provided without warranty of any kind.



CASE: UR 2016-0004
OWNER: RE, Sal & DURYEE, Mary
APN: 053-150-08, et. al.
APLT: Kiwanis of the Redwoods
ADDRESS: None Assigned

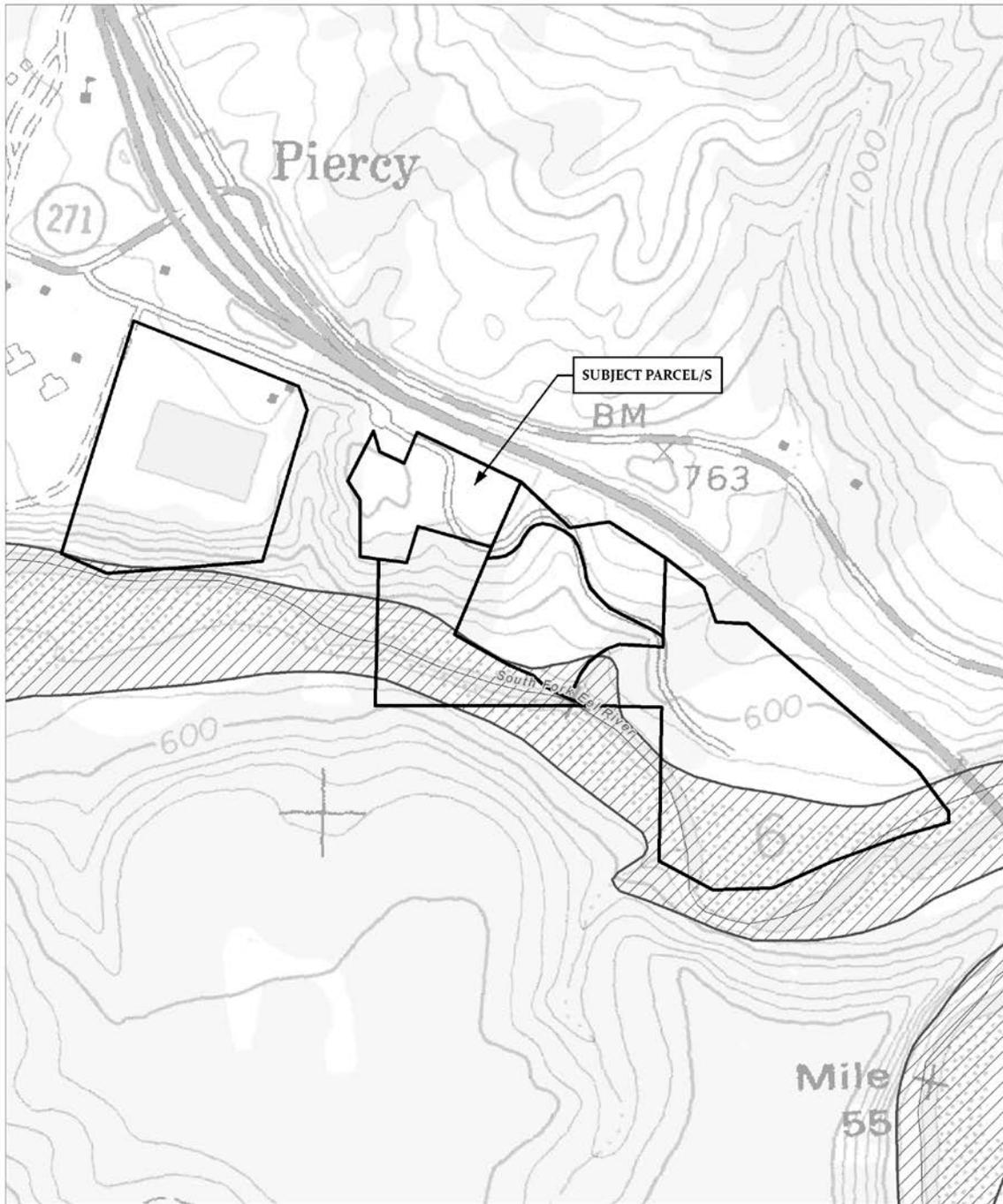
 Fire Stations
 County Fire Districts

 High Fire Hazard



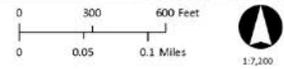
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

Map produced by the Mendocino County Planning & Building Services, March, 2006
All spatial data is approximate. Map provided without warranty of any kind.



CASE: UR 2016-0004
OWNER: RE, Sal & DURYEE, Mary
APN: 053-150-08, et. al.
APLCT: Kiwanis of the Redwoods
ADDRESS: None Assigned

 Flood Zone
 Named Rivers



FEMA FLOOD ZONE
NFIP MAPS, JUNE 2nd, 2011

Map produced by the Mendocino County Planning & Building Services, March, 2006
All spatial data is approximate. Map provided without warranty of any kind.

Plan of Operations

Redwood Run 2016

Planned and Submitted

By,

Kiwanis of the Redwoods

Danielle Whitmore

Traffic Flow and Parking

The traffic flow and parking plan show how attendees will access the event at Riverview Ranch. Mitigation measures will be used to insure public safety. Traffic control personnel will be on duty from Thursday evening to prevent early arrivals from parking / camping on highway 271 until Sunday noon when the event is completely over. Traffic will be coordinated with the CHP, Cal-Trans, Mendocino Sherriff's office, Humboldt Sherriff's Office, and Stop and Go Traffic (Wes Nalley).

Day before the Event

All of the traffic to the site the day before the event will be staff, volunteers and vendors. The gates will open Thursday from noon till 10pm to allow vendors to set up their sites and 500 attendees who have purchased early bird tickets. The thought process behind the early bird tickets is to get 500 people that would be early anyways, off of the road (county road) and out of the vehicle parking area to free up space for other attendees as well as Friday morning to have less back up bikes on highway 271. Northbound traffic will use Piercy exit off Highway 101. Southbound traffic will use the Piercy exit off highway 101. We have a traffic control company: Stop and Go Traffic (Wes Nalley) 707-764-3558 wk. 707-496-0946 cell and a complete traffic plan. Stop and Go Traffic have worked this event since 2011 and have done a great job working with Cal-Trans and CHP.

Day of the Event

Most of the traffic will be patrons. The gates will open at 7am on Friday. If there is a need to open early we will have staff in place to handle this. Announcements are on our website and will be sent in e-mails that no early arrivals are permitted. All event traffic will be directed to the main gate at will-call on the main driveway which is also known as Pepperwood drive.

Departures

During the event patrons are able to leave as necessary and re-entry will be allowed. Our traffic flow will not alter the flow on Highway 101, and should not be an issue.

Emergency Response, Fire protection, Medical and Security

Access to the site for emergency response will be on Pepperwood drive; This is a county road into the site.

Our emergency response team will be JahMed, Dr. Leo Leer is the director, his number is 707-498-8623.

Fire Protection: Piercy Fire Department will be present for this event. Contact Patrick Landergen 707-223-1076.

Critical Incident Team: This team will be in conjuncture with a medical team (JahMed), security team (Miller), Patrick Landergen (Piercy Fire Department), and John Earp (Alderpoint Fire and Rescue). Mendocino Sheriff (Lt. Kirk Mason)

The emergency response, medical and security plan is supplemented with the following proposed evacuation plan. In the instance of a mass casualty incident or threat of an approaching wild-fire, where all or part of the event site would need to be secured or cleared of attendees, the CIT (Critical Incident Team) would follow these guidelines:

- Responding agencies would be Mendocino Sheriff, Cal-Fire, CHP, Piercy Fire, and Miller Security.
- Secure and clear the area as needed.
- Clear the affected area on foot (quads) in an orderly manner using the evacuation routes that are pre-determined.
- Use existing resources on site. (Stage (amplified sound), Walkie-talkies (Security team and medical personnel), parking crew as needed, all to communicate and direct the public.
- Communicating with the public and staff is critical in managing an evacuation of any size, our on-site communication center will be

located backstage, where there is a phone line, hand held radios and a direct link with law officials.

- The dispatch center is in radio contact with all agencies and in direct contact with the members of the CIT.
- In the event of a medical-casualty incident, Triage and Basic care will be done by our EMS staff (JahMed) at the on-site medical station and transported as needed.

Fire Protection

A special crew as well as Miller Security will be onsite making sure there are no fire works or open fires. This crew will work to stop any incidence of anything to do with fire. All problems will be reported to the fire department on site (Piercy Fire Dept) or law enforcement, as needed.

Fire protection for the event will be provided by Piercy Fire Department and Cal-Fire.

- A “No Fireworks and No Fires” Policy has been advertised and will be enforced throughout the event.
- All parking areas will be bare ground or closely mowed grass to eliminate fire hazard.
- Cal Fire, Fortuna will be notified immediately in the case of fire.
- Cal Fire in Mendocino will also be notified immediately.

Medical

An on-site medical team and emergency services quick-response team will be on duty during the entire duration of the event. Jah Med works hand in hand with Garberville City ambulance. The medical station will occupy an area inside the concert grounds. Additionally, 2 helicopter landing areas will be provided for emergency evacuation. All medical staff will carry 2 way radios for quick response; they will also be able to contact security (Miller) when and if necessary.

Security

Miller Event Management- Security License P.P.O. # 15838
Jim Miller, 1190 Marsh Street, Suite E
San Luis Obispo, CA 93401
Phone: 805-547-9526
Cell: 805-748-2503

Miller Security will have radios and be stationed all over the event, from the gate to backstage, and will be in contact with emergency personnel as necessary. They will have distinctive uniforms that will be easily identified as security personnel. Backstage security comprised of both hired and volunteered positions will be in touch with law enforcement through our command center that will have someone on duty at all times.

Water Supply and Distribution

Our water supply is brought into the site from Garberville, into our 10,000 gallon tank. We have used this spring and had it tested before and after every event we have had and it has always been fine with The Department of Health. We have a large distribution system throughout the site. We have a 3 inch line for irrigation and fire suppression and a 2 inch line for drinking, showers and vendor use. For extreme use we have a road and fill up site to the river for Cal Fire or other water trucks that need water for fire suppression. Any water for human consumption is sold in pre-packaged plastic bottles.

Sanitary Facilities

We will be using B & B Portable Toilets and

Solid Waste and Recycling of Willits

We will be using a recycle team on the site. We have a waste area and sorting bins. We recycle all the glass and metal. Throughout our entire property we have barrels for collection of both waste and recycle material. The team will collect the waste and recycling hourly or as

needed and haul it to the recycle area and sort/dispose of it in the correct bins. We will use 3- 40 yard dumpster from Eel River Disposal for garbage. We will use a 40 foot dumpster for cardboard. Cans and Glass are separated and will be returned to recycle in Eureka or Willits.

Food Services

Food Vendor booths will be located on the perimeter of the concert bowl. All booths will have hot and cold water for hand washing and sanitizing. The gray water will be hauled off from a collection spot to the south of the booths. B & B will be hauling the gray water to a treatment plant. There will be up to 10 food booths, all non-profit from Southern Humboldt and Northern Mendocino Counties. These booths are permanent booths.

Craft Booths

There will be craft booths located at the top of the perimeter of the concert bowl; there will be no booth that will operate with out a license and insurance.

Concert and hours of use

As this is the main part of this event and the biggest part of a successful event we will be putting much effort towards making this happen. We will have live music Friday and Saturday. We have our line-up in place. We would like to have the same hours for music as the last years at this site had. . They were allowed to have their last set of music end at 2am. I would like to point out that most of the patrons to this event will be camping on site so there will be very little traffic on 101.

Alcohol

We will have 3 alcohol booths in the concert bowl. This is a 21 and over event. One booth will be a beer booth and one will be a liquor booth, the other will be a combination beer/liquor booth. All of these booths will be run by the Kiwanis of the Redwoods and all of the rules provided by the ABC will be met and strictly upheld.

Attendance

Our expected attendance is 2500 people. We have plenty of room for parking and camping for a much larger event but according to ticket sales at this point, I don't think we will hit our capacity of 5000 people.

Conclusion

Last year was a success, in that there were no fatal accidents, no overdoses, and a completely safe event was held. We did not have any problems with fights or disturbances, and we feel that all involved had a good time. We feel that the current board of Kiwanis of the Redwoods are competent and can handle the event again this year.

This plan of operation is similar to previous plans. I know that all agencies involved agree that we intend to have a safe, secure, and successful event. All money raised by The Kiwanis of the Redwoods is given back to our community in the following ways: Helping other Kiwanis in our district, giving out scholarships yearly to South Fork and Leggett graduating seniors, we have built and tend to 6 bus stops to keep our kids dry, we assist at least 150 families in need at Christmas with gifts, we hope to increase this list for next year! With an event of this magnitude we also give back to our local fire departments, more to the scholarships, and more to our communities!



Danielle Whitmore, Head of the Redwood Run Committee 2011-2016



DEPARTMENT OF FORESTRY AND FIRE PROTECTION

Mendocino Unit
 17501 North Highway 101
 Willits, CA 95490
 (707) 459-7414
 Website: www.fire.ca.gov



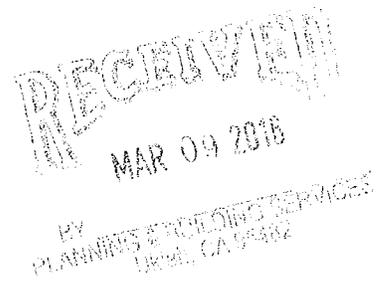
The following items shall be required prior to each event and inspected by CAL FIRE within five (5) days prior to each event.

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 open burning.
4. The main access road to the camping areas and concert area shall be a minimum of 18-foot wide and all weather surfaces.
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 river and pond for use as an emergency water source.
8. Each building at the event shall have an approved fire extinguisher, minimum 5BC.
9. Maintain 100' defensible space around all structures as required by law.
10. A stand by water tender of approximately 4000 gallons with 2 ½ inch male national hose fitting for fire use only and/or hydrant standpipes with the same fittings located in various locations for access for the fire department.
11. Medical emergency team prepared to assist with any medical emergencies, private ambulance or hired certified EMTs with trauma kits and first aid capabilities that can provide for an assembly of 5,000 people. Shade provided for patients.
12. Event staff and/or security shall maintain and monitor the control of all fires within the jurisdictional use area for the duration of the event and see that the above conditions are met.

If you have additional questions or concerns, please contact me at (707) 459-7424.

Sincerely,

Shawn Zimmermaker
 CAL FIRE
 Battalion Chief



CONSERVATION IS WISE-KEEP CALIFORNIA GREEN AND GOLDEN

PLEASE REMEMBER TO CONSERVE ENERGY. FOR TIPS AND INFORMATION, VISIT "FLEX YOUR POWER" AT WWW.CA.GOV.

Robert Dostalek - Redwood Run Use Permit (UR_2016-0004), Piercy

From: "Liebenberg, Angela@Wildlife" <Angela.Liebenberg@wildlife.ca.gov>
To: Robert Dostalek <dostalekr@co.mendocino.ca.us>
Date: 3/18/2016 5:17 PM
Subject: Redwood Run Use Permit (UR_2016-0004), Piercy

Robert -

This is in response to the request for comments on Use Permit Renewal #U2-2012. Permit renewal would authorize the temporary use of the subject property (APNs 053-150-08, -02, -03, -18, -17 and 053-110-11) for a four-day event known as "Redwood Run." The event would include camping, music, and facilities to serve a maximum of 5,000 attendees.

The Staff Report (provided by the County; dated May 31, 2012) for prior approval of the project included several permit conditions to protect water quality and prevent other impacts to aquatic resources. These conditions were developed through consultation with CDFW (CDFG at the time) and the Mendocino County Water Agency. In addition, permit conditions regarding the water supply for the event were developed in consultation with the County's Division of Environmental Health.

To minimize or avoid the potential for impacts to water quality and sensitive aquatic species, all conditions contained in the 2012 Staff Report pertaining to water quality (including prohibiting parking and other vehicular access to the river bar, pre- and post- project photo-documentation, turbidity monitoring, and water sampling); removal of structures and other facilities from FEMA-identified flood hazard zones; and other measures intended to protect fish, wildlife, and their habitat (including turning off, or downcasting and focusing night lighting) should be included in the renewed permit.

The project application notes that water for the event will be delivered and stored in a 10,000 gallon tank. Project applicants should provide documentation regarding a legal and properly permitted (if necessary) source of water for the event.

In addition to previous conditions as included in the 2012 Staff Report, I recommend that the following are required as enforceable conditions for permit approval:

1. Project applicant should provide documentation regarding a legal and properly permitted (if necessary) source of water for the event.
2. The California Department of Fish and Wildlife should be included in the contact list for the required walk-through in advance of the project, as required by the previous Use Permit.
3. Pursuant to Fish and Game Code section 1602, any activity with the potential to substantially divert or obstruct the natural flow of, or use any material from the bed channel or bank of, any river, stream or lake, requires notification to CDFW. Applicants should be made aware of this requirement, and should consult with CDFW if any project, or portion of a project, has the potential to do so.
4. Applicants should be made aware of Fish and Game Code Sections 5650 and 5652, which, generally, prohibit depositing deleterious substances in, or allowing deleterious substances to pass into, waters of the state. The full text of these Code Sections may be found at <http://www.leginfo.ca.gov/cgi-bin/displaycode?section=fgc&group=05001-06000&file=5650-5656>.

Thank you for the opportunity to comment. If you have any questions, please feel free to contact me at angela.liebenberg@wildlife.ca.gov or (707) 964-4830.

- Angela

Angela M. Liebenberg

Environmental Scientist

California Department of Fish and Wildlife

Coastal Conservation Planning

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