



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

**MARCH 15, 2018
UM_2017-0004**

SUMMARY

OWNER: CAMP NAVARRO STEWARDS LLC
P.O. BOX 346
PHILO, CA 95463

APPLICANT/AGENT: DANIEL BRAUN
6215 CALIFORNIA STREET
SAN FRANCISCO, CA 94121

REQUEST: Use Permit Modification to an existing Resort and Recreational Facility to allow up to six (6) special events per year with a maximum attendance of up to 1,500 persons per event. The length of each event would be four (4) days maximum. In addition, the applicant requests allowance for the sale of beer and wine to the event attendees and guests of the Resort and Recreational Facility.

LOCATION: 1.5± miles northwest of Navarro town center, lying on the east side of Masonite Industrial Road (private), 0.8± mile north of its intersection with Hwy. 128, located at 17525 Masonite Industrial Rd., Navarro (APNs: 026-010-23 & 24). (aka - Camp Navarro).

TOTAL ACREAGE: 46.21±

GENERAL PLAN: FL 160 & RL 160

ZONING: TP 160 & RL 160

SUPERVISORIAL DISTRICT: 5

ENVIRONMENTAL DETERMINATION: Categorically Exempt Class 23

RECOMMENDATION: Approve with Conditions

STAFF PLANNER: Eduardo Hernandez

BACKGROUND

"Camp Navarro" began as a Boy Scouts Camp since the late 1950s and it was first recognized as a legal non-conforming use in 1982 when the applicants obtained Use Permit U 89-82 which allowed them to expand, renovate, and operate the camp for 25 additional years. Use Permit U 89-82 expired on November 1, 2007. The permit for the Boy Scouts Camp was then renewed in 2009 through Use Permit Renewal UR 89-82/2009 which granted an additional 25 years, set to expire on July 31, 2034. The venue started holding music events in 2013 with a four day event known as "The Redwood Ramble" and the now discontinued "Enchanted Forest." The Redwood Ramble is a recurrent event in the property approved in the last three years through Administrative Permits, and recently approved on December 2017 through a Use Permit allowing the event every year from 2018 through 2026.

PROJECT DESCRIPTION: Use Permit Modification to an existing Resort and Recreational Facility to allow up to six (6) special events per year with a maximum attendance of up to 1,500 persons per event,

the length of each event would be four (4) days maximum. In addition, the applicant requests allowance for the sale of beer and wine to the event attendees and guests of the Resort and Recreational Facility.

Planning and Building Services Department has not received any complaints about the proposed project or past events held at this location.

RELATED APPLICATIONS ON SITE:

- Minor Division MD 159-73 resulted in the creation of the two subject properties and Boundary Line Adjustment B 41-92 reconfigured the two subject properties into their current configurations.
- Use Permit U 142-81 was approved in early 1982 for the renovation of an existing legal non-conforming Boy Scout Camp.
- Use Permit U 89-82 was approved by the Planning Commission on October 21, 1982 allowing for the expansion and renovation of existing Boy Scout Camp.
- Use Permit Renewal UR 89-82/09 was approved by the Planning Commission allowing for the continued operation of the Boy Scout Camp for an additional 25 years. Permit expires July 31, 2034.
- Use Permit U 6-2013 was approved by the Zoning Administrator on May 29, 2013 allowing for the staging of a single four day event, including camping, music, activities, and provisions for food and vending booths with a total of 1,500 attendees, including staff, artists, and vendors.
- Administrative Permit 2015-0005 was approved by the Zoning Administrator on June 11, 2015 for a single four day event called "The Redwood Ramble" that included camping, music, activities and provisions for food, alcohol, and vending booths. A total of 1,000 attendees, including staff, artists and vendors were authorized.
- Administrative Permit 2016-0002 was approved by the Zoning Administrator on April 4, 2016 for "The Redwood Ramble" as a single four day event that included camping, music, activities and provisions for food, alcohol, and vending booths. A total of 1,000 attendees, including staff, artists and vendors were authorized.
- Administrative Permit 2016-0038 was approved by the Zoning Administrator on April 13, 2017 for "The Redwood Ramble" as a single four day event that included camping, music, activities and provisions for food, alcohol, and vending booths. A total of 1,000 attendees, including staff, artists and vendors were authorized.
- Minor Use Permit 2017-0003 was approved by the Zoning Administrator on December 14, 2017 for "The Redwood Ramble" as an event to be held four days a year from 2018 to 2026. The attendee cap is 1,250 for 2018, and 1,500 thereafter.

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	LOTS ACREAGES	USES
NORTH	FL 160	TP	385.8±	Timber Production
EAST	FL 160	TP	Same North & South	Timber Production
SOUTH	RL & FL 160	RL & TP	136.8±	Timber Production
WEST	FL 160	TP	78±	Timber Production

PUBLIC SERVICES:

Access: Masonite Industrial Rd (private) to State Highway 128
Fire Districts: Anderson Valley Community Services District and
The California Department of Forestry and Fire Protection (CalFire)
Water District: None
Sewer District: None
School District: None

AGENCY COMMENTS:

On August 1, 2017 project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. Their submitted recommended conditions of approval are contained in Exhibit A of the attached resolution. Any comments that would trigger a project modification or denial are discussed in full as key issues in the following section. MC stands for Mendocino County, and CA stands for California agencies respectively.

REFERRAL AGENCIES	COMMENT
MC Dept. of Environmental Health-Ukiah	Comments
MC Office of Emergency Services	No Comment
MC Air Quality Management District	No Comment
CA Dept. of Transportation	Comments
CA Dept. of Forestry and Fire Protection	No Comment
Anderson Valley Fire District	Comments
CA Highway Patrol	No Comment
Redwood Valley Little River Band of Pomo Indians	Comments
Sherwood Valley Band of Pomo Indians	No Comment
MC PBS, Building Services Division-Ukiah	No Response
MC Dept. of Transportation	No Response
MC Assessor's Office	No Response
MC Forestry Advisor	No Response
CA Dept. of Alcoholic Beverage Control	No Response
CA Dept. of Fish and Wildlife	No Response
CA Regional Water Quality Control Board	No Response
CA Dept. of Health Services	No Response
US Dept. of Fish and Wildlife	No Response
Army Corps of Engineers	No Response
Rancho Navarro Home Owners Association	No Response
Mendocino Solid Waste Management	No Response
Anderson Valley Community Services District	No Response
Cloverdale Rancheria	No Response

KEY ISSUES

1. General Plan and Zoning Consistency: The property is split zoned and includes Timber Production (TP 160) zoning on most of the property, with the remainder being Rangeland (RL 160) zoning. The Major Use Permit Modification is being processed as an expansion to a legal non-conforming use of the property as Resort and Recreational Facility, as permitted through the original Use Permit U 14-81 and currently under Use Permit UR 89-82/2009. This application proposes to use the property for a total of 6 events per year, with a maximum of 4 days per event.

As the use is temporary in nature, and in conjunction with a special event, it would be consistent with the zoning restrictions for the property. Conditions 13 and 23 through 25 are recommended to help ensure that the site will be returned to its natural or pre-event state following the event, to include the removal of all litter, lighting, sanitation facilities, or other amenities. No permanent signage or structures shall be permitted in association with this use, they would be considered with a separate building permit application as mentioned in Conditions 17 and 18.

2. Aesthetics: Staff anticipates that temporary, internally directed, outdoor security lighting will be used for the campground and bathroom facilities during nighttime hours. As the event is situated within a heavily forested area with tall trees and a dense canopy, residential neighbors to the west should be shielded from the lights. To ensure that light and glare will not be invasive to off-site neighbors, Condition 20 requires outdoor lighting be turned off or downcast and focused on very specific areas (e.g., bathrooms, medical station, stage) during nighttime hours.

3. Noise: The nearest off-site residence is located approximately 2,400 feet west of the music stage. Upon reviewing aerial photos and County records, staff is aware of three single family residences within a 0.5± mile radius of the subject property, all within the Rancho Navarro Subdivision. A project referral was sent to the Rancho Navarro Home Owner's Association (RNHOA), but there was no response in regards to this project. There was however a response for the previously submitted Administrative Permit application AP_2016-0002 which said: "The HOA has no issues with the event, the organizers have done a good job controlling noise levels and security such that there are no longer impacts on the subdivision." Amplified speakers will be directed away from residences to further minimize noise impacts. Condition 27 limits the hours for amplified speakers and music. Additionally, the applicant will inform attendees that personal amplified music is prohibited on site.

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

With regard to sewage disposal, portable toilets will be provided on-site to supplement existing bathrooms and will be maintained at normal capacity levels by a sanitary services provider.

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

- Event coordinator shall submit, to Environmental Health, a Community Event Permit Application to include list of vendors. The Community Event Permit Application shall be submitted to DoEH at least forty-five (45) days before the event. This will allow the necessary Statement of Adequacy from Environmental Health to be forwarded to the Tax Collector office in a timely manner.

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

- The applicant provide for at least 1 toilet for every 100 people. Hand wash pedestals shall be located adjacent to the portable toilets.

- Provide at least 1 hand wash pedestal for every 4 portable toilets.
- The applicant provide for at least 1 trash container with a 32 gallon capacity for every 50 people.
- The use of food and beverage packaging made from polystyrene foam, or Styrofoam, is prohibited throughout Mendocino County. Food and beverages shall not be distributed by any means in disposable food service ware that contains polystyrene foam.

Staff further recommends that portable toilets be placed in locations throughout the event site and campground that are convenient to attendees, thereby reducing the potential for attendees to directly impact river water quality. Staff also suggests that trash cans be similarly located to discourage littering. All garbage shall be removed from the campground daily. The "Waste Management and Sanitation Services" element of the applicant's Operations Plan indicates that garbage and recycling cans will be placed throughout the property and will be constantly maintained by janitorial staff throughout the entire event. The venue would supply 3 (three) 4 cubic yard dumpsters for trash and 1 (one) 4 cubic yard dumpster for recycling. They would be supplemented by an additional 40 cubic yard dumpster. All dumpsters would be serviced by Solid Waste of Willits. These large dumpsters will then be properly disposed of following the event.

No significant adverse impacts are anticipated to water availability or water quality provided the above conditions are implemented prior to and during the event. Conditions 24, and 27 are recommended to address potential impacts relating to water quality, sewage, and solid waste collection and disposal.

5. Protection Services: Fire Protection: The project site is located in a "Very High" fire hazard area and is within the jurisdiction of the California Department of Forestry and Fire Protection (CalFire). The property is also within the local response jurisdiction of the Anderson Valley Community Services District (AVCSD). The subject property is located within the Rancho Navarro Subdivision, which consists of numerous individual lots in forested areas; many improved with single-family residences, with the closest off-site residence located approximately 2,400 feet west of the event site. AVCSD did not respond to the referral of this project; however, they commented for the previous years' event with a letter dated March 18, 2016. Condition 35 requires the applicant to comply with AVCSD recommendations. CalFire did not provide any comment to this project. The last time CalFire commented was for the 2015 event (AP 2015-0005), where they recommended that the event meet the fire plan and parking plan conditions established within the Operations Plan for the Enchanted Forest Festival dated April 8, 2013 (U 6-2013). The applicant then found the plan to be acceptable and incorporated the relevant conditions into the updated Operations Plan for last year's and future events included in this project.

The event's Operations Plan demonstrates the preventative measures to minimize fire danger in the property and immediate locations. Water for fire suppression is available on-site from an existing internal water distribution system. Campfires and fireworks are strictly prohibited. Event security will continuously patrol the event site 24 hours a day to enforce this prohibition and look for unsafe situations. Additional fire safety measures are identified in the Public Services section. Compliance with protection measures identified by AVCSD, CalFire, and staff are anticipated to provide for adequate fire protection.

Police Protection: The temporary gathering of a large number of people may result in increased calls to public safety departments including the Mendocino County Sheriff's Office (MCSO) and California Highway Patrol (CHP). Project referrals were sent to both agencies to gather comments, concerns, and any recommended conditions. MCSO did not respond to staff's referral. CHP responded on August 24, 2017 and had no objection to the event.

According to the "Event Safety (Security) Team Operating Procedures" document submitted to staff (attached), there will be at least 1 experienced staff member for every 75 guests, with a minimum of 4 personnel at all times. The applicant's Security Plan is found both in summaries within the Operations Plan and in further detail in the Redwood Ramble Event Safety (Security) Team Operating Procedures, and has been submitted to the MCSO for review and approval. Conditions #29 through #35 ensure adequate measures are taken to protect the public from an adverse situation on-site.

Medical: The applicant will provide medical services during the event. According to the applicant's Operations Plan, the medical staff consists of 3 Board Certified Physicians, 3 Emergency Medical Technicians, and 1 Medical Team Supervisor to be available at all times via an emergency radio system.

Measures have been identified to help ensure public safety will not be compromised during the event. Condition 16 requires a post-event inspection and meeting coordinated by the event promoters with all emergency service providers to consider future modification(s) to emergency response plans, event logistics, and other issues related to inter-agency coordination and event design.

6. Traffic Circulation: The subject property will be accessed by traveling north from Highway 128 for approximately 0.8 miles, via a private road known as Masonite Industrial Road. The road is primarily utilized by Mendocino Redwood Company to access their large land holdings. The first 0.6± mile of the road may also be used by property owners within the Rancho Navarro Subdivision, with Appian Way. The majority of staff and vendors will arrive Tuesday, two (2) days before the event. General public will be allowed to enter the site with when the gates open at 11:00 AM on Thursday. Staff recognizes that the applicant may need to open the gates slightly earlier if appropriate for traffic safety considerations. A holding lane shall be established along Masonite-Industrial Road for vehicles lining up to be processed for appropriate ticketing. Vehicle in/out privileges are prohibited during the event. The applicant has submitted Traffic Plan identifying measures to offset potential traffic related issues through their Operations Plan in the past, they shall provide with the same type of Plan for future events.

A large number of people accessing or exiting the event at the same time have the potential to interrupt regular traffic flow and cause significant traffic safety issues. The applicant has been advised of similar events in the County where attendees, attempting to get their place in line, arrive well ahead of the time the event is scheduled to open to the public. Having a long line of cars parked along the road shoulder, with people essentially camping overnight in their vehicles, has the potential to interrupt regular through-traffic and create a public health hazard as there are no bathrooms. In addition some early arrivals have exercised poor judgment in attempting to start campfires along the road. The applicant has been alerted of this issue and the need to assign event personnel to effectively prohibit early arrivals from lining up the night/early morning before the event. Early arrivals will not be accommodated and public on-site camping is prohibited on Wednesday night. The campground shall close no later than 5:30 PM on Sunday. The applicant is already advertising this information on their website.

Based on the proposed attendance cap of 1,500 people and assuming an average of 2.3 people per vehicle, the applicant is prepared to provide parking area for approximately 750 vehicles, which is more than necessary. Staff has determined that adequate parking areas have been identified to support the event, as noted in the Aerial Map provided by the applicant.

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

Compliance with measures identified within the traffic plan and identified by staff is expected to minimize potential traffic impacts to Highway 128, local Masonite Industrial Road and the surrounding community. Conditions 36 through 42 are recommended to facilitate transportation system and traffic safety.

Emergency access lanes have been established throughout the site. Emergency lanes shall be kept clear at all times and shall only be used by authorized vehicles. The applicant shall coordinate with all emergency service providers to conduct a pre-event inspection at the site. Conditions 14 and 33 are recommended to ensure adequate emergency access lanes are identified and kept free and clear during the event.

7. Environmental Protection:

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

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

This site has been operating as a Boy Scout Camp since the late 1950s and has been holding temporary events since 2013. There are no potential impacts from the proposed modification that would trigger the need for additional review pursuant to CEQA beyond that which was previously conducted on the site for the previous Administrative and Use Permits for temporary events. Therefore, staff finds the project to be Categorically Exempt from CEQA pursuant to Class 23.

RECOMMENDATION

By resolution, accept the Categorical Exemption and grant approval of Major Use Permit Modification UM_2017-0004, as proposed by the applicant, based on the facts and findings and subject to the conditions of approval.

DATE

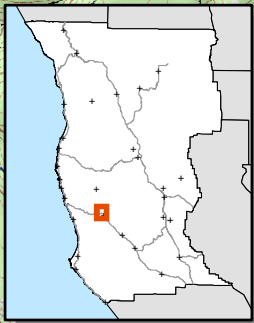
EDUARDO HERNANDEZ
PROJECT PLANNER

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

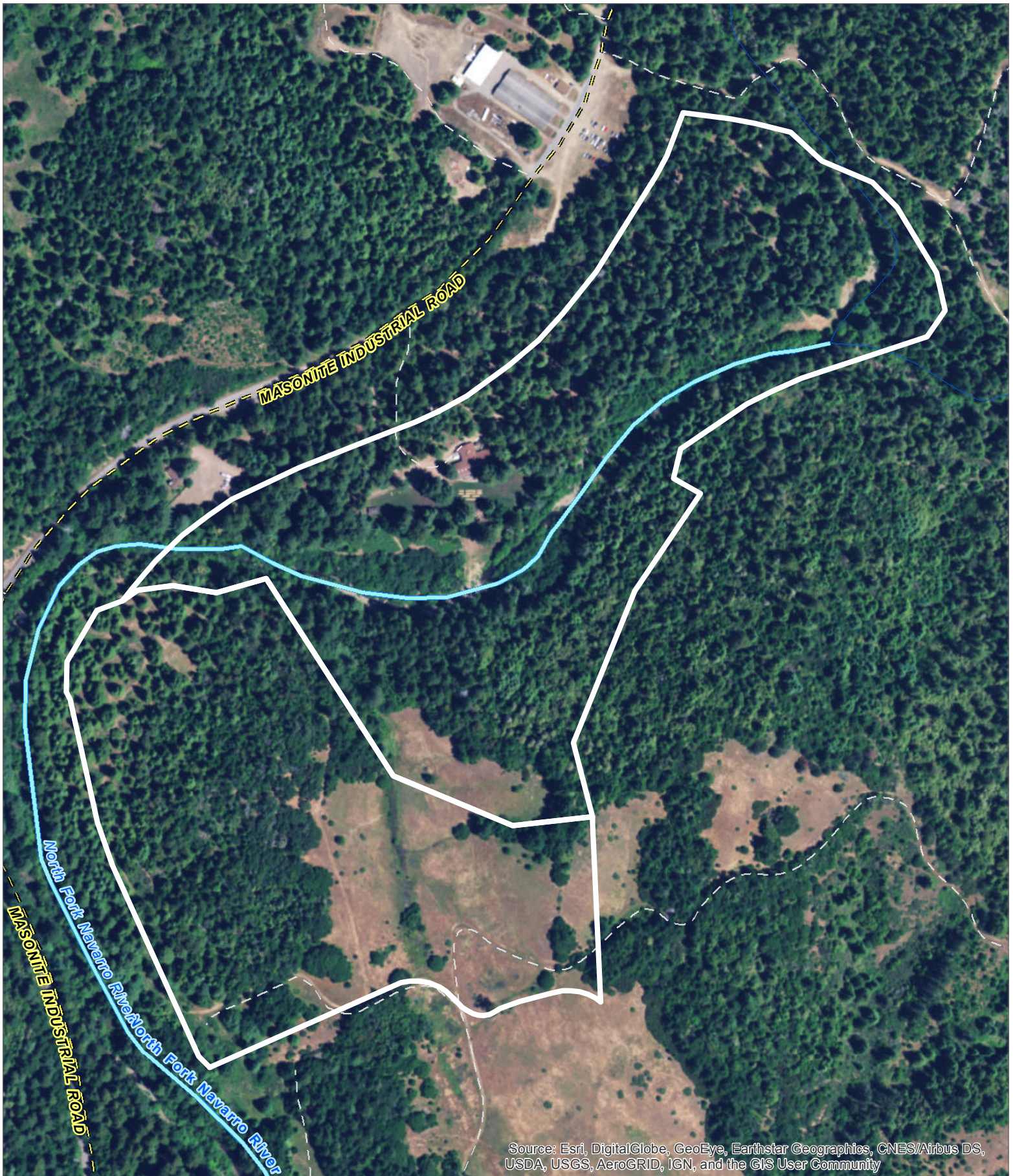
ATTACHMENTS:

- A. Location Map
- B. Aerial Map
- C. Site Plan
- D. Zoning Display Map
- E. General Plan Classifications
- F. Adjacent Parcels
- G. Fire Hazard Zones & Responsibility Areas
- H. FEMA Flood Zone

RESOLUTION AND CONDITIONS OF APPROVAL (Exhibit A):







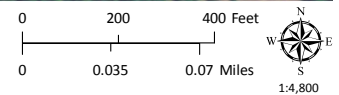
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



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

CASE: UM 2017-0004
OWNER: Camp Navarro Stewards, LLC
APN: 026-010-23, 24
APLCT:
AGENT:
ADDRESS: 17525 Masonite Industrial Road, Navarro

 Major Rivers  Driveways/Unnamed Roads
 Named Rivers
 Private Roads



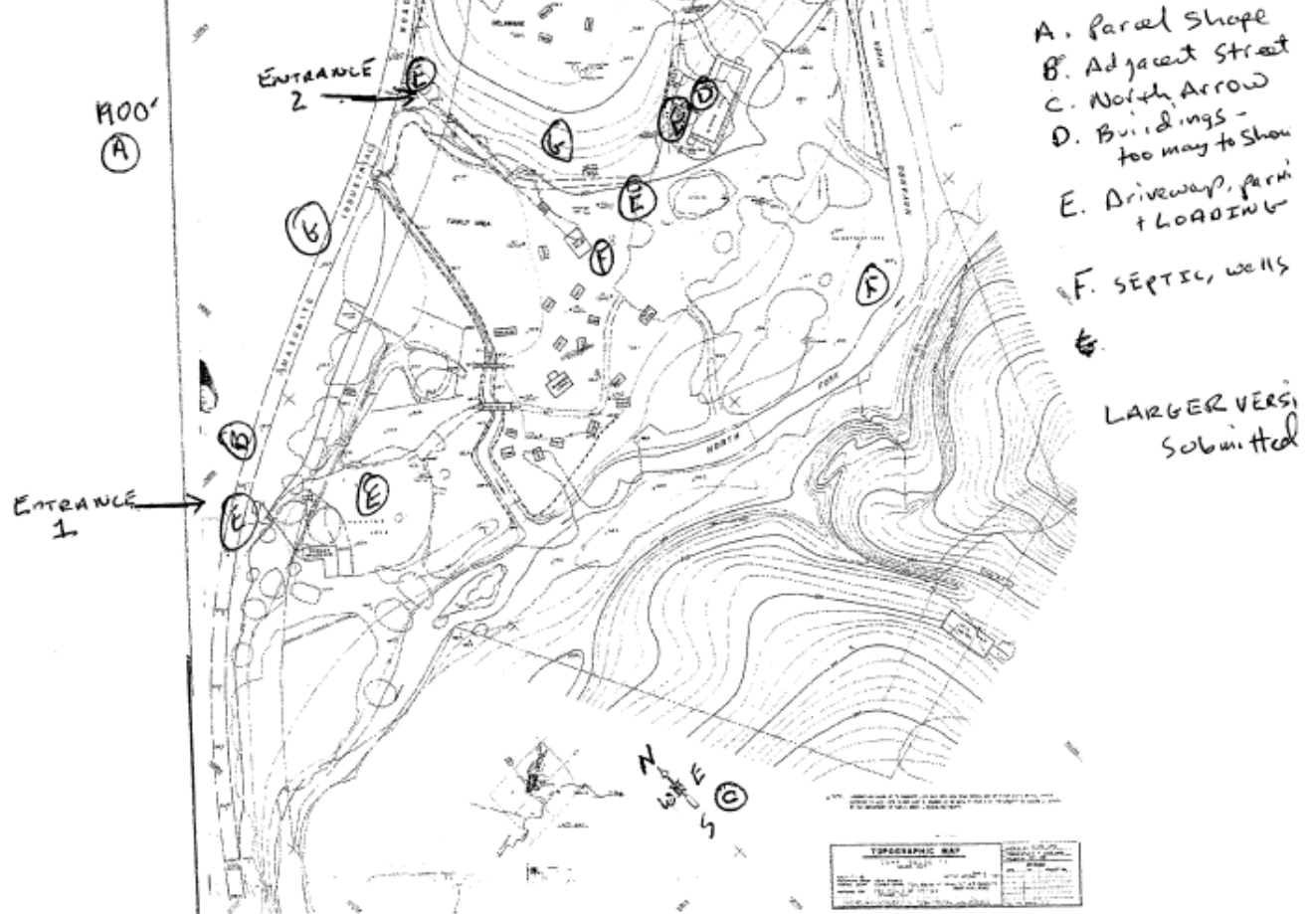
AERIAL MAP

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

MEMORANDUM
REDWOOD
COMPANY
LEASE

PLOT PLANS

620' (A)

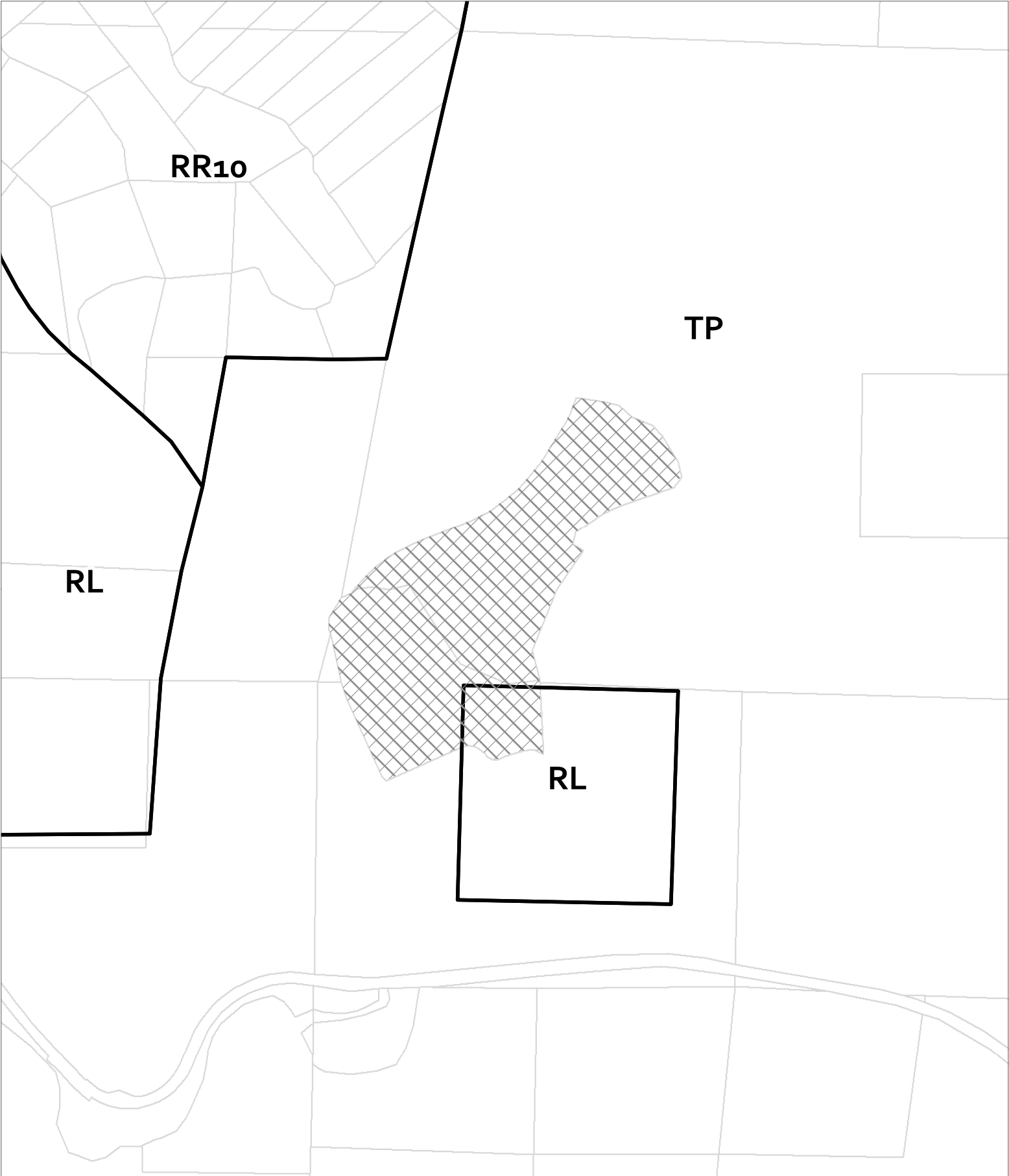


CASE: UM 2017-0004
OWNER: Camp Navarro Stewards, LLC
APN: 026-010-23, 24
APLCT:
AGENT:
ADDRESS: 17525 Masonite Industrial Road, Navarro


NO SCALE

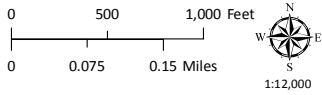
SITE PLAN

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: **UM 2017-0004**
OWNER: **Camp Navarro Stewards, LLC**
APN: **026-010-23, 24**
APLCT:
AGENT:
ADDRESS: **17525 Masonite Industrial Road, Navarro**

 Zoning Districts




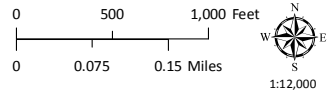
ZONING DISPLAY MAP

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



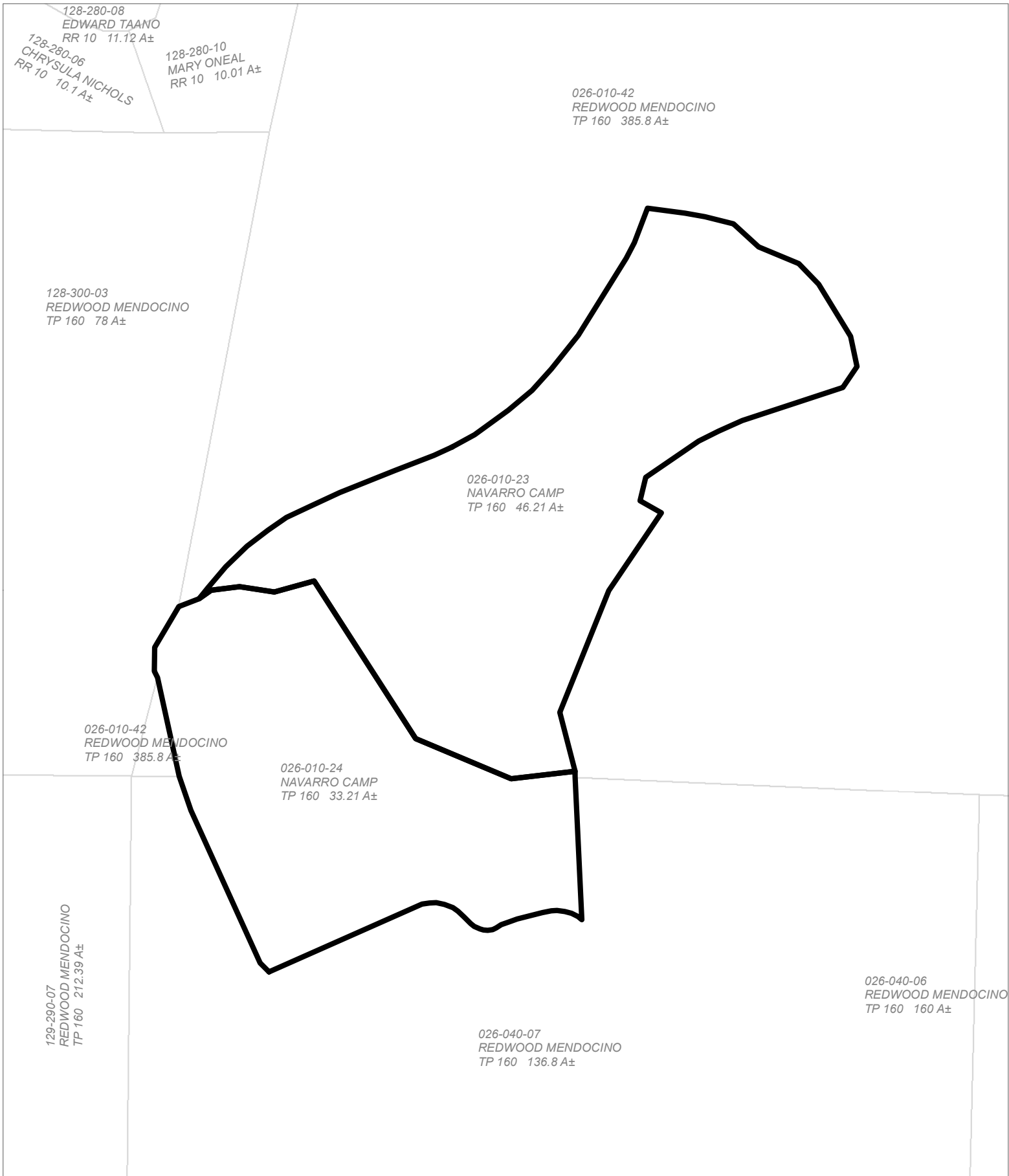
CASE: **UM 2017-0004**
OWNER: **Camp Navarro Stewards, LLC**
APN: **026-010-23, 24**
APLCT:
AGENT:
ADDRESS: **17525 Masonite Industrial Road, Navarro**

 General Plan Classes

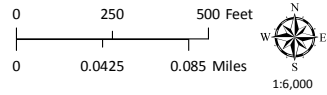


GENERAL PLAN CLASSIFICATIONS

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: **UM 2017-0004**
OWNER: **Camp Navarro Stewards, LLC**
APN: **026-010-23, 24**
APLCT:
AGENT:
ADDRESS: **17525 Masonite Industrial Road, Navarro**





ADJACENT PARCELS

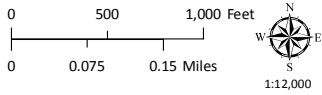
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

COMPTCHE COMMUNITY SERVICES DISTRICT

ANDERSON VALLEY COMMUNITY SERVICES DISTRICT

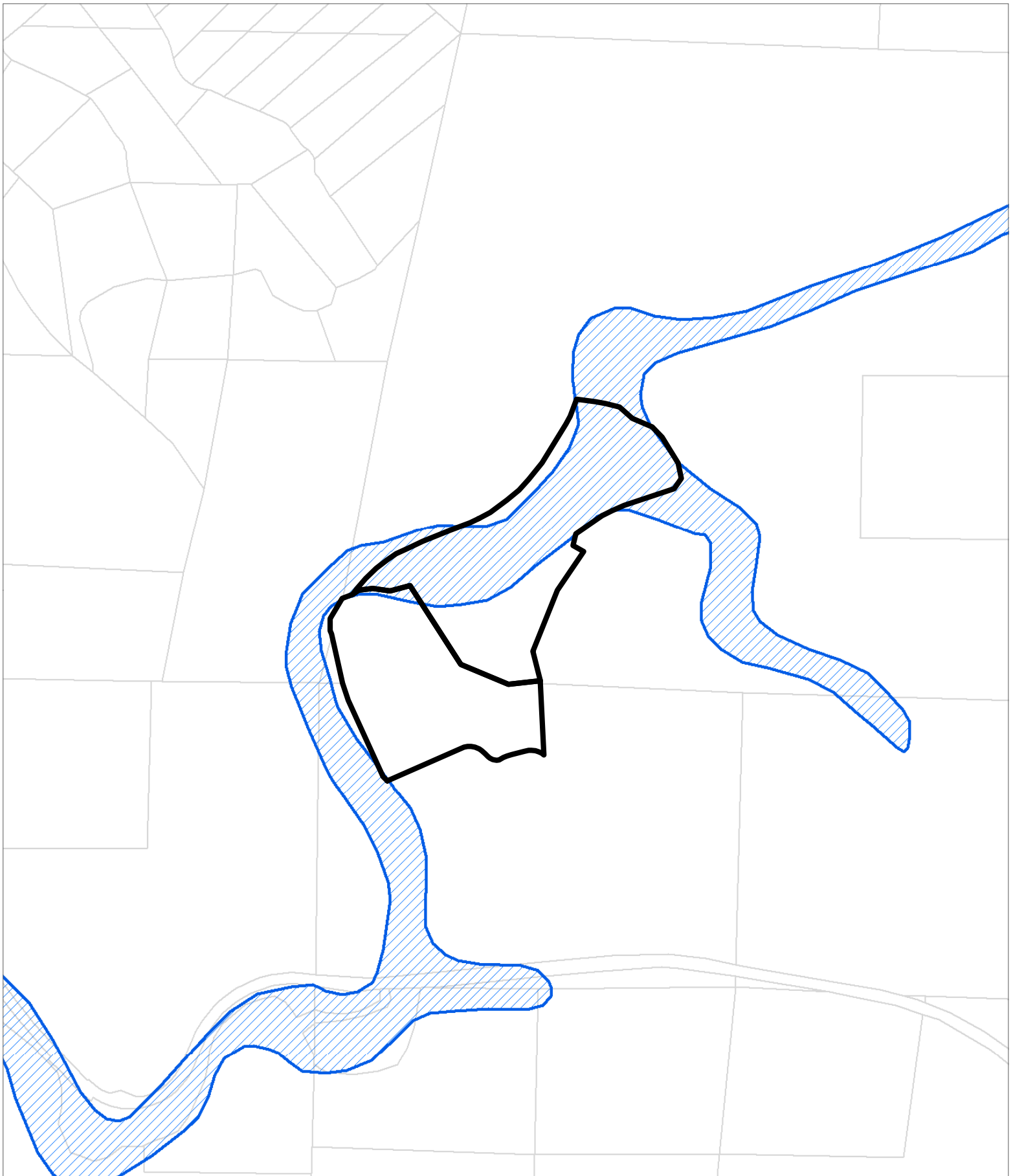
CASE: **UM 2017-0004**
OWNER: **Camp Navarro Stewards, LLC**
APN: **026-010-23, 24**
APLCT:
AGENT:
ADDRESS: **17525 Masonite Industrial Road, Navarro**

 County Fire Districts
 High Fire Hazard



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

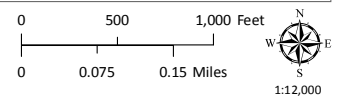
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: **UM 2017-0004**
OWNER: **Camp Navarro Stewards, LLC**
APN: **026-010-23, 24**
APLCT:
AGENT:
ADDRESS: **17525 Masonite Industrial Road, Navarro**



Flood Zone



FEMA FLOOD ZONE
NFIP MAPS, JULY 18th, 2017

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

Resolution Number _____

County of Mendocino
Ukiah, California
March 15, 2018

UM_2017-0004 - CAMP NAVARRO STEWARDS LLC

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, ADOPTING A CLASS 23 CATEGORICAL EXEMPTION AND GRANTING A USE PERMIT MODIFICATION FOR TEMPORARY USE OF A PROPERTY FOR EVENTS AND SALE OF BEER AND WINE FOR EVENTS' ATTENDEES AND GUESTS OF THE RESORT AND RECREATIONAL FACILITY KNOWN AS CAMP NAVARRO.

WHEREAS, the applicant, Daniel Braun, filed an application for a modification of a major use permit with the Mendocino County Department of Planning and Building Services to hold up to six (6) special events per year with a maximum attendance of up to 1,500 persons and a maximum of 4 days per event. In addition, to allow the sale of beer and wine for the events attendees and the guests of the Resort and Recreational Facility known as Camp Navarro; 1.5 ± miles northwest of Navarro town center, lying on the east side of Masonite Industrial Road (private), 0.8 ± mile north of its intersection with Highway 128, located at 17525 Masonite Industrial Road; (APNs: 026-010-23 & 24) – General Plan FL160; Zoning TP 160/FP; Supervisorial District 5; (the "Project"); and

WHEREAS, the Secretary for Resources has found that certain classes of projects have been determined not to have a significant effect on the environment and are therefore exempt from the requirement for the preparation of environmental documents, and the Project was determined to meet the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Class 23; and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on, March 15, 2018, at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Categorical Exemption and the Project. All interested persons were given an opportunity to hear and be heard regarding the Categorical Exemption and the Project; and

WHEREAS, the Planning Commission has had an opportunity to review this Resolution and finds that it accurately sets for the intentions of the Planning Commission regarding the Categorical Exemption and the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission makes the following findings;

1. **General Plan Findings:** The subject property is classified mostly Forestland (FL 160) and Rangeland (RL 160) under the General Plan. The type and intensity of the events to take place at the property is consistent with the General Plan.
2. **Zoning Findings:** The subject property is zoned mostly Timberland Production (TP 160) and partially Rangeland (RL 160). The project is consistent with both TPZ Timberland Production Zoning District provisions of Chapter 20.068 and Rangeland District provisions of Chapter 20.060 of the County Code.
3. **Project Findings:** The Planning Commission approves UM_2017-0004 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 site is developed with multiple cabins, camping areas, and utility buildings for which requisite services such as bathrooms and potable water are provided. The applicant has made arrangements with sanitary and water trucking services to provide enough portable restrooms and washing stations for the duration of the events, and to keep the septic and water tanks at a normal capacity. The site gains access from Masonite Industrial Rd (private road) which connects to Highway 128. The future events are to make use of the same traffic and transportation pattern as it has done for the same capacity events in the past.

- 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.

The project would authorize the use of the Camp as a venue for temporary events and sale of beer and wine for the events' attendees and guest of the Resort and Recreational Facilities. The property has been used for events at a 25-50% lower capacity than is now proposed, and there have been no issues of any kind in the previous events. There was recently a minor use permit approved for an annual 4 day event with capacity of up to 1,500 per day at the same location. The project, however; has the potential to generate noise nuisance to off-site residences. Condition 27 will help ensure noise compatibility with surrounding land uses by keeping noise impacts at a minimum. 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 property is split zoned TP and RL. The Minor Use Permit is being processed under Entertainment Events or Religious Assembly as regulated by Mendocino County Code Section 20.168.020. An entertainment event an attendance of over one thousand (1,000) persons is subject to a minor use permit, and is permitted on any parcel other than R-1 and R-2; therefore the project is consistent with the property zonings. The project is intended to make use of the structures of the property that have been utilized for the same event in the past, and there is no further development proposed; thereby preserving the integrity of the zone district. The sale of beer and wine while not permitted at the location's zonings is an expansion to the legal non-conforming use in the property.

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

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

This site has been operating as a Boy Scout Camp since the late 1950s and has been holding temporary events since 2013. There are no potential impacts from the proposed modification that would trigger the need for additional review pursuant to CEQA beyond that which was previously conducted on the site for the previous Administrative and Use Permits

for temporary events. Therefore, staff finds the project to be Categorically Exempt from CEQA pursuant to Class 23.

BE IT FURTHER RESOLVED that the Planning Commission hereby adopts the Section 15323 Categorical Exemption and the Conditions of Approval. The Planning Commission certifies that the Class 23 Categorical Exemption 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 exemption reflects the independent judgment and analysis of the Planning Commission.

BE IT FURTHER RESOLVED that the Planning Commission hereby grants the requested Major Use Permit Modification, subject to the Conditions of Approval in Exhibit "A", attached hereto.

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

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

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

ATTEST: VICTORIA DAVIS
 Commission Services Supervisor

By: _____

BY: IGNACIO GONZALEZ
 Interim Director

MADELIN HOLTKAMP, Chair
Mendocino County Planning Commission

EXHIBIT A

CONDITIONS OF APPROVAL

UM_2017-0004 - CAMP NAVARRO STEWARDS LLC MARCH 15, 2018

Use Permit Modification to an existent Resort and Recreational Facility to allow up to six (6) special events per year, with a maximum attendance of up to 1,500 persons per event; the length of each event would be four (4) days maximum. In addition, the applicant requests allowance for the sale of beer and wine to the event attendees and guests of the Resort and Recreational Facility known as Camp Navarro.

APPROVED PROJECT DESCRIPTION: Use Permit Modification to an existent Resort and Recreational Facility to allow up to six (6) special events per year, with a maximum attendance of up to 1,500 persons per event; the length of each event would be four (4) days maximum. In addition, the applicant requests allowance for the sale of beer and wine to the event attendees and guests of the Resort and Recreational Facility known as Camp Navarro.

Sufficient on-site parking will be provided within designated areas as identified on the event Aerial Map provided by the applicant; any proposed modifications to the parking plan shall be presented to and approved by the Planning and Building Services Department. Water is provided from an on-site well and water distribution system that runs throughout the property. Portable toilets, hand washing stations and showers will be provided and kept clean.

The applicant shall provide, have approved, and adhere an Operations Plan provided for each event every year; which shall include details addressing security, medical, fire safety, noise, traffic and parking.

CONDITIONS OF APPROVAL:

General

1. This permit shall become effective after all applicable appeal periods have been expired or appeal processes exhausted. Failure of the permittee to make use of this permit within two years or failure to comply with payment of any fees within specified time periods shall result in the automatic expiration of this permit.
2. In the event that the use of the facility should cease operation for a period exceeding one (1) year or more, the use shall be deemed invalid and a new use permit will be required for the operation as approved by UM_2017-0004.
3. **The granting of this permit shall be valid during the current expiration date to its parent permit UR 89-82/2009. This permit shall expire on July 31, 2034.** The applicant has sole responsibility for renewing this permit before the expiration date listed above. The County will not provide a notice prior to the expiration date.
4. 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.
5. The application along with supplemental exhibits and related materials shall be considered elements of this entitlement and compliance therewith shall be mandatory, unless a modification has been approved.
6. 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.

7. This permit shall be subject to revocation or modification by the Planning Commission upon a finding of any one (1) or more of the following grounds:
 - a) That such permit was obtained or extended by fraud.
 - b) That one or more of the conditions upon which such permit was granted have been violated.
 - c) That the use for which the permit was granted is so conducted as to be detrimental to the public health, welfare, or safety, or as to be a nuisance.
 - d) Any such revocation shall proceed as specified in Title 20 of the Mendocino County Code.
8. This permit shall be subject to the securing of all necessary permits for the proposed development and eventual use from County, State and Federal agencies having jurisdiction. Any requirements imposed by an agency having jurisdiction shall be considered a condition of this permit.
9. The term of the entitlement shall be time limited during the validity of the original use permit, without exceeding the 6 events per year excluding the Redwood Ramble event, and any subsequent events where an additional entitlement has been issued.
10. The total attendance for the events shall be limited to 1,500 people per day, including staff both paid and unpaid.
11. The sale of wine and beer shall be limited to event attendees and guests of the Resort and Recreational Facility.
- 12. The applicant and owner are advised to apply for any renewal or modification of this permit well in advance of any event date (greater than 6 months). Failure to comply with any measure contained within these conditions of approval may jeopardize future event requests.**
13. Any responsible public agency personnel may contact the applicant and arrange a pre-event inspection of the project site to assess compliance with the terms and conditions of required permits.
 - a) Each year, prior to an event, the applicant shall be responsible for contacting, and if warranted, organizing a "walk through" inspection of the site by law enforcement, fire agencies, other emergency response personnel, to assess compliance with the terms and conditions of required permits and provisions for emergency response. Such contacts shall be at a minimum of 30 days prior to an event and the walk through, if warranted, shall be within one week of the event.
 - b) Within 30 days following an event, the Department of Planning and Building Services shall inspect the project site to assess immediate impacts (e.g., litter, erosion, and other impacts to the subject and surrounding properties) that the event may have directly caused. An inspection fee shall be collected from the applicant/operator for each inspection performed by the Department of Planning and Building Services.
 - c) Each year, following the event, any agency outlined in "a" above may contact the Department of Planning and Building Services to request a meeting to assess the previous event and to make any adjustment to the terms or conditions of the permit, or the project, as may be necessary to provide for a safer operation. If in the opinion of the Director of Planning and Building Services an issue arises that would significantly modify any term or condition of this Permit, or if in the opinion of any of the reviewing agencies a significant issue has developed that causes any un-resolvable concern, a new public hearing shall be scheduled at the applicant's expense under the revocation/ modification procedures of the zoning ordinance. The applicants shall pay any extraordinary costs related to these agencies for these inspections. A report of the result of these

inspections shall be prepared as may be determined by the Director of Planning and Building Services.

14. In the scenario the event must be canceled; the applicant shall develop and submit an acceptable short notice cancellation protocol for the event to the Department of Planning and Building Services. The protocol shall be submitted at least 14 days prior to the event originally scheduled for that year, and shall be subject to the review and approval of the Director of Planning and Building Services.
15. Each year, within 15 days after each event's conclusion date; the applicant shall prepare a post-event report documenting count of attendees for the event plus any medical, security, parking, traffic circulation, water, or other issues that may have arisen during the event and submit that report to Planning and Building Services.
16. The applicant shall coordinate a post event inspection and meeting with all emergency service providers to consider future modifications to emergency response plans, event logistics, and other issues related to inter-agency coordination and event design.
17. No permanent improvements shall be installed to accommodate the event.
18. No permanent signs advertising the site or event are authorized by this permit.
19. Prior to commencement of operations the applicant shall submit a copy of their Alcoholic Beverage Control (ABC) License to the Department of Planning and Building Services. This license shall be kept active and if in the event that the license is inactive for a period of one (1) year or longer, the use permit and business will automatically expire.

Aesthetics

20. Outdoor lighting shall be directed and shielded to prohibit light from being cast beyond the property boundaries. Lighting shall be turned off or focused on very specific areas (e.g., bathrooms, medical station, and stage) between sunset and sunrise so as to avoid any impact to off-site residences.

Air Quality

21. 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 (AQMD) regulations.
22. Diesel powered generators are required to be registered with the State of California PERP program, or to acquire a permit for through the AQMD. Additionally, any stationary on-site internal combustion engines over 50 horsepower (i.e. larger power generators or pumps) may require a permit from the AQMD, depending on fuel source and level of operation. Rental equipment may require notification to District. The applicant/owner shall contact the District to determine whether it's necessary to obtain a permit.

Biological Resources

23. Event staff will inspect vehicles at arrival for leaking fluids, take appropriate steps for dealing with problem vehicles, monitor the parking areas during the event, and provide any required clean up during and after the yearly event.
24. No material shall be placed into or where it may pass into any stream or watercourse in quantities that would be deleterious to fish, wildlife, or other beneficial uses. Attendees are prohibited from using soap in the river. Applicants shall make effort to discourage direct human impacts to water quality.

25. The project site shall be cleaned of all litter within one week following the annual event and the site shall be restored to pre-event conditions.

Cultural Resources

26. In the event that archaeological resources are encountered during normal operation activities at the site, work in the immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code relating to archaeological discoveries have been satisfied.

Hydrology/Water Quality

27. The applicant shall demonstrate to the Mendocino County Department of Environmental Health (MCDoEH) that adequate water, sanitation and solid waste facilities will be provided as determined by MCDoEH, including, but not limited to:
- a) Submit, to MCDoEH, a Community Event Permit Application to include list of vendors at least forty five (45) days before the event on an annual basis. This will allow the necessary Statement of Adequacy from MCDoEH to be forwarded to the County's Tax Collector office in a timely manner.
 - b) Submit a water test showing that all potable water is free of coliforms.
 - c) Provide for at least one (1) toilet for every one hundred (100) people. Hand wash pedestals shall be located adjacent to the portable toilets.
 - d) Provide at least one (1) hand wash pedestal for every four (4) portable toilets.
 - e) Provide for at least one (1) 32 gallon trash container for every fifty (50) people.
 - f) Prohibit the use of food and beverage packaging made from polystyrene foam, or Styrofoam; since these materials are strictly prohibited throughout Mendocino County. Food and beverages shall not be distributed by any means in disposable food service ware that contains polystyrene foam.
 - g) Place portable toilets and trash cans throughout the event site and campground, in locations that are convenient to attendees.
 - h) Remove all garbage from the campground on a daily basis.

Noise

28. Should any given event require amplification for music or speakers; the applicant/producer of said event shall notify the Planning and Building Services Department, in order to secure compliance of the County's exterior noise standards and consequently protect neighboring residences and fauna.

Public Services

29. The perimeter of the site shall be clearly identified, and shall be posted in a clear fashion to limit access beyond the approved event, camping, and parking area sites.
30. The applicant/producer shall pay all reasonable costs incurred by the uniformed officers of the Mendocino County Sheriff's Office, California Highway Patrol, any responsible fire agency or other designated emergency service personnel for responding to any service call(s) stemming directly from the events. This shall not include normal patrol duties otherwise warranted in the area. Financial responsibilities shall be based on costs directly related to services provided within their service area and shall be proportional to services rendered, provided the applicant and any emergency service agency negotiate in good faith.
31. The applicant shall submit to the Mendocino County Sheriff's Office proof of adequate security personnel. This proof shall be a contract or agreement with a licensed security agency to provide enough security for protection of the participants of this event. The Sheriff's Office and California Highway Patrol shall be furnished with the identity of security personnel in case law enforcement services are needed within the perimeter of the events.

32. Twenty four hour per day security shall be provided on-site for the protection and service to attendees and neighboring property owners. Every attempt shall be made to limit encroachment/ trespassing onto neighboring properties. Adequate security shall be in place Thursday before the event is opened to the attendees and Sunday after event until all attendees have left the premises.
33. The applicant shall develop an acceptable emergency plan in conjunction with emergency providers to include fire, medical, law enforcement, and evacuation procedures. The plan shall contain checklists and telephone numbers for use by security and safety personnel. The plan shall include language to activate 911 system to start early fast response to an emergency scene during the event should a patient have injury or illness that is determined to be life threatening. The plan shall be submitted for review and approval to the Mendocino Emergency Services Authority at least 14 days prior to the event. A copy of the emergency plan shall be provided to the Department of Planning and Building Services.
34. The event producers shall provide to emergency response personnel, at least 14 days prior to the event, the identity of the on-site person(s) primarily responsible for the gathering, in the event of an emergency. Security staff shall be clearly identified by distinctive clothing (e.g., T-shirts) as approved by the Sheriff's Office.
35. At least seven days prior to the event, the applicant shall provide Planning and Building Services with written confirmation from the Anderson Valley Fire Department that they have clearance from their Department to proceed with the annual event.

Transportation and Traffic

36. The applicant shall use appropriate management techniques to ensure that the total number of individuals attending, including staff, artists, vendors and guests, is limited to a number of vehicles and individuals that will not exceed that for which infrastructure can reasonably support in a safe manner.
37. Should the area reach capacity, as determined by the operator or any qualified emergency personnel, the applicant/producer shall provide advance signage at locations approved under an encroachment permit issued by Caltrans and/or the County Department of Transportation, to advise traveling motorists of this status (e.g., "Campground Full" sign) at appropriate locations as determined through the encroachment permit process.
38. The applicant shall discourage early arrivals by prohibiting the line-up of cars before gates open at the given time of the first day of the event each year. PUBLIC CAMPING IS PROHIBITED BEFORE THE EVENT. The above information shall be posted on the event website to discourage early arrivals. Adequate security shall remain on-site following the event to ensure that attendees vacate the site in a timely and orderly manner by an hour after the event's ending time.
39. Prior to commencing the event, the applicant shall secure an encroachment permit from the California Department of Transportation for any encroachments onto State Highway 128 right-of-way.
40. The applicant shall provide a traffic/parking plan for each event, in order to ensure adequate parking and circulation in the property and the immediate vicinity. The plan shall be submitted for review and approval to the Department of Planning and Building Services at least 14 days prior to an event.
41. No facilities shall be placed, or work performed, within the Mendocino County road right-of-way without specific approval and issuance of an encroachment permit prior to commencing the event, from the Mendocino County Department of Transportation.
42. The temporary campground shall close by an hour following the event's ending time each year. Every effort shall be made to ensure attendees leave the site in a timely fashion.

43. A valid Mendocino County Business License for the subject property shall be issued and kept current by the Mendocino County Tax Collector, and a copy of said license shall be submitted to the Department of Planning and Building Services prior to the operation of the business.