



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482  
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

IGNACIO GONZALEZ, INTERIM DIRECTOR  
TELEPHONE: 707-234-6650  
FAX: 707-463-5709  
FB PHONE: 707-964-5379  
FB FAX: 707-961-2427  
pbs@mendocinocounty.org  
www.mendocinocounty.org/pbs

April 2, 2018

Department of Transportation  
Environmental Health - Ukiah  
Building Inspection - Ukiah  
Emergency Services  
Assessor  
Forestry Advisor  
Air Quality Management  
County Water Agency- Sarah Dukett  
Sherwood Valley Band of Pomo Indians  
Redwood Valley Rancheria

Cloverdale Rancheria  
Army Corps of Engineers  
Caltrans  
Department of Forestry/ CalFire  
Department of Fish and Wildlife  
RWQCB  
Department of Health Services  
Department of Parks & Recreation  
Department of Alcohol & Beverage Control  
CHP- Garberville

US Fish & Wildlife Service  
NOAA Fisheries  
Humboldt County Planning  
Humboldt Co. Sheriff Office  
MSWMA  
MCSO  
Public Health Department  
Leggett Fire District  
Piercy Fire District

**CASE#:** UR\_2017-0002

**DATE FILED:** 11/6/2017

**OWNER:** CONRAD K BOWMAN

**APPLICANT:** NORTHERN NIGHTS MUSIC GROUP

**AGENT:** DR PETER HUSON

**REQUEST:** Use Permit Modification and Renewal for an annual event known as the "Northern Nights Music Festival". The modification proposal is to increase the event from 3 days to 4 days beginning the Thursday before the third full weekend in July and increase attendance from 6,000 to 8,000 persons. Camping spaces would be provided for a total of 6,000 attendees and parking for 2,000 vehicles. The project also involves supplemental parking and camping for 2,000 attendees and 2,000 vehicles located in adjacent Humboldt County. Amplified music is proposed from 6 PM to 10 PM on Thursday, 10 AM to 2 AM on Friday, 10 AM to 2 AM on Saturday and 8 AM to 12 AM on Sunday. The event would include newly designated camping areas on the point bars along the western bank of the South Fork Eel River. The request is to renew the modified permit from 2018 through 2022.

**LOCATION:** 2.5± miles north of Piercy, just south of the Mendocino/Humboldt County line, lying on the east side of Hwy. 101, south of the Cook's Valley exit, located at 83950 County Rd. 442E, Piercy (APNs: 053-020-10, -11, -12, -13, -14, and -16).

**STAFF PLANNER:** Robert Dostalek

**RESPONSE DUE DATE:** April 16, 2018

**PROJECT INFORMATION CAN BE FOUND AT:**

[www.mendocinocounty.org](http://www.mendocinocounty.org)

Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to [pbs@mendocinocounty.org](mailto:pbs@mendocinocounty.org). Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- ☐ No comment at this time.
- ☐ Recommend conditional approval (attached).
- ☐ Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- ☐ Recommend denial (Attach reasons for recommending denial).
- ☐ Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- ☐ Other comments (attach as necessary).



---

---

**REVIEWED BY:**

Signature \_\_\_\_\_ Department \_\_\_\_\_ Date \_\_\_\_\_



**OWNER:** CONRAD KEITH BOWMAN  
**APPLICANT:** NORTHERN NIGHTS MUSIC GROUP  
**AGENT:** PETER HUSON

**REQUEST:** Use Permit Modification and Renewal for an annual event known as the “Northern Nights Music Festival.” The modification proposal is to increase the event from 3-days to 4-days beginning the Thursday before the third full weekend in July and increase attendance from 6,000 to 8,000 persons. Camping space would be provided for a total of 6,000 attendees and parking for 2,000 vehicles. The project also involves supplemental parking and camping for 2,000 attendees and 2,000 vehicles located in adjacent Humboldt County\*. Amplified music is proposed from 6 PM to 10 PM on Thursday, 10 AM to 2 AM on Friday, 10 AM to 2 AM on Saturday and 8 AM to 12 AM on Sunday. The event would include newly designated camping areas on the point bars along the western bank of the South Fork Eel River. The request is to renew the modified permit from 2018 through 2022.

**LOCATION:** 2.5± miles N of Piercy, just S of the Mendocino/Humboldt County line, lying on the E side of Highway 101, just S of the Cook’s Valley exit; located at 83950 County Road 442E; APN’s 053-020-10, -11, -12, -13, -14 & -16 in the Piercy area.

**STREET ADDRESS:** 83950 County Road 442E **ACREAGE:** 32± acres

**GENERAL PLAN:** Rural Residential (RR:5) **ZONING:** Rural Residential (RR:5)

**COASTAL ZONE:** No

**EXISTING USES:** Residential **SUPERVISORIAL DISTRICT:** 4

**TOWNSHIP:** 5S **RANGE:** 3E **SECTION:** 24 **USGS QUAD#:** 8

**RELATED CASES ON SITE:** U 12-1988; UR 12-1988/93; UR 12-1988/00; U 17-2000; U 35-1992 to the east; U 3-2005; UR 3-2005/06, UM 3-2005/08, UM 3-2005/12, U 5-2013 and UM 5-2013/13, UM 5-2013/2014 and UM 2014-0011

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
<b>NORTH:</b>	Humboldt Co. and RR5	Humboldt Co. and RR 5	1-2 acres	Residential
<b>EAST:</b>	FL160	FL 160 + FP	44.5± acres	Gravel extraction and processing
<b>SOUTH:</b>	RR5	RR 5 + FP	19.4± acres	Vacant
<b>WEST:</b>	RC	RC 40K	5.39± acres	Hwy 101 + Commercial

<b>REFERRAL AGENCIES:</b>		
<input type="checkbox"/> Planning	<input checked="" type="checkbox"/> Sherwood Valley Band of Pomo	<input checked="" type="checkbox"/> CHP - Garberville
<input checked="" type="checkbox"/> Department of Transportation	<input checked="" type="checkbox"/> Redwood Valley Rancheria	<input checked="" type="checkbox"/> US Fish & Wildlife Service
<input checked="" type="checkbox"/> Environmental Health (Ukiah)	<input checked="" type="checkbox"/> Army Corps of Engineers	<input checked="" type="checkbox"/> NOAA Fisheries
<input checked="" type="checkbox"/> Building Inspection (Ukiah)	<input checked="" type="checkbox"/> Caltrans	<input checked="" type="checkbox"/> Humboldt Co. Planning
<input checked="" type="checkbox"/> Emergency Services	<input checked="" type="checkbox"/> CalFire	<input checked="" type="checkbox"/> Humboldt Co. Sherriff Office
<input checked="" type="checkbox"/> Assessor	<input checked="" type="checkbox"/> Department of Fish & Wildlife	<input type="checkbox"/> Laytonville MAC
<input type="checkbox"/> Farm Advisor	<input checked="" type="checkbox"/> Cloverdale Rancheria	<input checked="" type="checkbox"/> MSWMA
<input type="checkbox"/> Agriculture Commissioner	<input checked="" type="checkbox"/> RWQCB	<input checked="" type="checkbox"/> MCSO
<input checked="" type="checkbox"/> Forestry Advisor	<input type="checkbox"/> Division of Mines & Geology	<input checked="" type="checkbox"/> Public Health Dept.
<input checked="" type="checkbox"/> Air Quality Management District	<input checked="" type="checkbox"/> Department of Health Services	<input checked="" type="checkbox"/> Leggett FD
<input type="checkbox"/> ALUC	<input checked="" type="checkbox"/> Department of Parks & Recreation	<input checked="" type="checkbox"/> Piercy FD
<input checked="" type="checkbox"/> County Water Agency	<input checked="" type="checkbox"/> Department of Alcohol and Beverage Control	

**ADDITIONAL INFORMATION:** Previous Use Permit Modification #UM 2014-0011 was approved authorizing the event to occur from Friday until Sunday through 2017 with attendance levels of 6,000 people and amplified music curfew of 2:00 a.m. Saturday and Sunday morning.  
\*Related Humboldt County Case Nos: CUP-04-38MMMMM and MON 17-001.

**ASSESSOR’S PARCEL #:** 053-020-10, -11, -12, -13, -14 and -16

**PROJECT COORDINATOR:** Robert Dostalek **DATE:** 3/22/2018



**ENVIRONMENTAL DATA**  
**(To be completed by Planner)**

**COUNTY WIDE**

- | <b>Yes</b>                          | <b>No</b>                           |                                                                                                                                                        |
|-------------------------------------|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <b>1. Alquist-Priolo Earthquake Fault Zone</b>                                                                                                         |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <b>2. Hazard/Landslides Map</b>                                                                                                                        |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <b>3. Floodplain/Floodway Map</b>                                                                                                                      |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Portion of property within 100 year Flood Plain. FEMA panel # 060183 050<br><b>4. Within/Adjacent to Agriculture Preserve or Timberland Production</b> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <b>5. Fire Hazard Severity Classification:</b> <input type="checkbox"/> LRA <input checked="" type="checkbox"/> SRA-CDF# 495-17                        |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | State Responsibility Area - High Fire Hazard Area<br><b>6. Wild and Scenic River.</b>                                                                  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | South Fork of Eel River<br><b>7. Adjacent to State Forest/Park/Recreation Area.</b>                                                                    |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <b>8. Adjacent to Equestrian/Hiking Trail.</b>                                                                                                         |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <b>9. Within/Near Hazardous Waste Site.</b>                                                                                                            |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <b>10. Require Water Efficient Landscape Plan.</b>                                                                                                     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <b>11. Biological Resources/Natural Area Map.</b>                                                                                                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Eel River provides habitat for Steelhead and Rainbow trout<br><b>12. Natural Diversity Data Base.</b>                                                  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Coast Fawn Lily<br><b>13. Soil Type(s)/Pygmy Soils.</b>                                                                                                |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <b>14. Airport CLUP Planning Area – ALUC#_____</b>                                                                                                     |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <b>15. Specific Plan Area.</b>                                                                                                                         |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <b>16. State Permitting Required/State Clearinghouse Review</b>                                                                                        |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <b>17. Oak Woodland Area</b>                                                                                                                           |

**COASTAL ZONE**

- | <b>Yes</b>               | <b>No</b>                |                                                                          |
|--------------------------|--------------------------|--------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <b>16. Exclusion Map.</b>                                                |
| <input type="checkbox"/> | <input type="checkbox"/> | <b>17. Appealable Area/Original Jurisdiction Map.</b>                    |
| <input type="checkbox"/> | <input type="checkbox"/> | <b>18. Blayney-Dyett Map.</b>                                            |
| <input type="checkbox"/> | <input type="checkbox"/> | <b>19. Land Capabilities/Natural Hazards Map.</b>                        |
| <input type="checkbox"/> | <input type="checkbox"/> | <b>20. Habitats/ESHA/Resources Map.</b>                                  |
| <input type="checkbox"/> | <input type="checkbox"/> | <b>21. Coastal Groundwater Study Zone.</b>                               |
| <input type="checkbox"/> | <input type="checkbox"/> | <b>22. Highly Scenic Area/Special Communities.</b>                       |
| <input type="checkbox"/> | <input type="checkbox"/> | <b>23. Ocean Front Parcel (Blufftop Geology).</b>                        |
| <input type="checkbox"/> | <input type="checkbox"/> | <b>24. Adjacent to beach/tidelands/submerged land/Public Trust Land.</b> |
| <input type="checkbox"/> | <input type="checkbox"/> | <b>25. Noyo Harbor/Albion Harbor.</b>                                    |





Planning and Building  
Services

Case No: \_\_\_\_\_  
CalFire No: \_\_\_\_\_  
Date Filed: \_\_\_\_\_  
Fee: \_\_\_\_\_  
Receipt No: \_\_\_\_\_  
Received By: \_\_\_\_\_

Office use only

## APPLICATION FORM

### APPLICANT

Name: NORTHERN NIGHTS MUSIC GROUP LLC Phone: 415-302-4688

Mailing  
Address: 705 US HIGHWAY 101

City: GARBERVILLE State/Zip: CA/95542 email: PETER@BLAPPRODUCTIONS.COM

### PROPERTY OWNER

Name: CONRAD KEITH BOWMAN Phone: 707-247-3455

Mailing  
Address: 779 N HWY 101

City: PIERCY State/Zip: CA, 95587 email: KEITH\_BOWMAN2002@YAHOO.COM

### AGENT

Name: PETER HUSON Phone: 415-302-4688

Mailing  
Address: 705 US HIGHWAY 101

City: GARBERVILLE State/Zip: CA/95542 email: PETER@BLAPPRODUCTIONS.COM

Parcel Size: 32+ ACRES (Sq. feet/Acres) Address of Property: 83950 ROAD 442E, PIERCY, CA 95587

Assessor Parcel Number(s): 053-020-10, -11, -12, -13, -14, -16

### TYPE OF APPLICATION:

- |                                                    |                                                      |                                                      |
|----------------------------------------------------|------------------------------------------------------|------------------------------------------------------|
| <input type="checkbox"/> Administrative Permit     | <input type="checkbox"/> Flood Hazard                | <input type="checkbox"/> Rezoning                    |
| <input type="checkbox"/> Agricultural Preserve     | <input type="checkbox"/> General Plan Amendment      | <input type="checkbox"/> Use Permit-Cottage          |
| <input type="checkbox"/> Airport Land Use          | <input type="checkbox"/> Land Division-Minor         | <input checked="" type="checkbox"/> Use Permit-Minor |
| <input type="checkbox"/> CDP- Admin                | <input type="checkbox"/> Land Division- Major        | <input type="checkbox"/> Use Permit-Major            |
| <input type="checkbox"/> CDP- Standard             | <input type="checkbox"/> Land Division-Parcel        | <input type="checkbox"/> Variance                    |
| <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Land Division-Resubdivision | <input type="checkbox"/> Other                       |
| <input type="checkbox"/> Development Review        | <input type="checkbox"/> Modification of Conditions  |                                                      |
| <input type="checkbox"/> Exception                 | <input type="checkbox"/> Reversion to Acreage        |                                                      |

I certify that the information submitted with this application is true and accurate.

Signature of Applicant/Agent

11/14/2017  
Date

SEE OWNER AUTHORIZATION ATTACHED  
Signature of Owner

\_\_\_\_\_  
Date



## SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project please indicate "Not applicable" or "N/A".

## THE PROJECT

1. Describe your project. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input type="checkbox"/> Other: _____ <input type="checkbox"/> Other: _____					
<b>Total Structures Paved</b> <b>Area Landscaped Area</b> <b>Unimproved Area</b>					
<b>GRAND TOTAL (Equal to gross area of Parcel)</b>					



3. If the project is commercial, industrial or institutional, complete the following:

Estimated employees per shift: \_\_\_\_\_

Estimated shifts per day: \_\_\_\_\_

Type of loading facilities proposed: \_\_\_\_\_

---

4. Will the proposed project be phased? ☐ Yes ☐ No If yes, explain your plans for phasing:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

---

5. Will vegetation be removed on areas other than the building sites and roads? ☐ Yes ☐ No Explain:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

---

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? ☐ Yes ☐ No If yes, explain:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

---

7. How much off-street parking will be provided?

	Number	Size
Number of covered spaces	_____	_____
Number of uncovered spaces	_____	_____
Number of standard spaces	_____	_____
Number of handicapped spaces	_____	_____
Existing Number of Spaces	_____	
Proposed Additional Spaces	_____	
Total	_____	

---

8. Is any road construction or grading planned? ☐ Yes ☐ No If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

---

9. For grading or road construction, complete the following:

A. Amount of cut \_\_\_\_\_ cubic yards

B. Amount of fill \_\_\_\_\_ cubic yards

C. Maximum height of fill slope \_\_\_\_\_ feet

D. Maximum height of cut slope \_\_\_\_\_ feet

E. Amount of import or export \_\_\_\_\_ cubic yards

F. Location of borrow or disposal site \_\_\_\_\_



<p>10. Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, detailed extraction, reclamation and monitoring plans may be required?</p> <p>11. Will the proposed development convert land currently or previously used for agriculture to another use? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, how many acres will be converted? _____ acres. An agricultural economic feasibility study may be required.</p> <p>12. Will the development provide public or private recreational opportunities? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain below: _____ _____ _____ _____</p>	
<p>13. Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Diking : <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Filling: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Dredging: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> </div> <div style="width: 45%;"> <p>Placement of structures in:</p> <p><input type="checkbox"/> open coastal waters</p> <p><input type="checkbox"/> wetlands</p> <p><input type="checkbox"/> estuaries</p> <p><input type="checkbox"/> lakes</p> </div> </div> <p>If so, amount of material to be dredged or filled? _____ cubic yards.</p> <p>Location of dredged material disposal site? _____</p> <p>Has a U.S. Army Corps of Engineers permit been applied for? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>16. Will there be any exterior lighting? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans. _____ _____</p>	
<p>17. Utilities will be supplied to the site as follows:</p> <p>A. Electricity:</p> <p><input type="checkbox"/> Utility Company (service exists to the parcel)</p> <p><input type="checkbox"/> Utility Company (requires extension of service to site: _____ feet _____ miles)</p> <p><input type="checkbox"/> On Site Generation - Specify: _____</p> <p>B. Gas:</p> <p><input type="checkbox"/> Utility Company/Tank</p> <p><input type="checkbox"/> On Site Generation - Specify: _____</p> <p><input type="checkbox"/> None</p> <p>C. Telephone: <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>18. What will be the method of sewage disposal?</p> <p><input type="checkbox"/> Community sewage system - Specify supplier _____</p> <p><input type="checkbox"/> Septic Tank</p> <p><input type="checkbox"/> Other - Specify: _____</p>	
<p>19. What will be the domestic water source:</p> <p><input type="checkbox"/> Community water system - Specify supplier _____</p> <p><input type="checkbox"/> Well</p> <p><input type="checkbox"/> Spring</p> <p><input type="checkbox"/> Other - Specify: _____</p>	

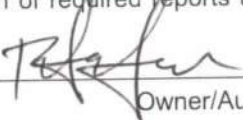


20.	Are there any associated projects and/or adjacent properties under your ownership? <input type="checkbox"/> Yes <input type="checkbox"/> No      If yes, explain (e.g., Assessor's Parcel Number, address, etc.):  <hr/> <hr/> <hr/>																														
21.	List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, state and federal agencies:  <hr/> <hr/>																														
22.	Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):  <hr/> <hr/> <hr/>																														
23.	Are there existing structures on the property? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe below, and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.  <hr/> <hr/> <hr/>																														
24.	Will any existing structures be demolished or removed? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.  <hr/> <hr/> <hr/>																														
25.	Project Height. Maximum height of existing structures _____ feet. Maximum height of proposed structures _____ feet.																														
26.	Gross floor area of existing structures _____ square feet (including covered parking and accessory buildings). Gross floor area of proposed structures _____ square feet (including covered parking and accessory buildings).																														
27.	Lot area (within property lines): _____ <input type="checkbox"/> square feet <input type="checkbox"/> acres.																														
28.	Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful.  <hr/> <hr/> <hr/>																														
29.	Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.  <hr/> <hr/>																														
30.	Indicate the surrounding land uses: <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;"></th> <th style="width: 25%; text-align: center;">North</th> <th style="width: 25%; text-align: center;">East</th> <th style="width: 25%; text-align: center;">South</th> <th style="width: 25%; text-align: center;">West</th> </tr> </thead> <tbody> <tr> <td>Vacant</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Residential Agricultural</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Commercial Industrial</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Institutional Timberland</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Other</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		North	East	South	West	Vacant					Residential Agricultural					Commercial Industrial					Institutional Timberland					Other				
	North	East	South	West																											
Vacant																															
Residential Agricultural																															
Commercial Industrial																															
Institutional Timberland																															
Other																															



# CERTIFICATION AND SITE VIEW AUTHORIZATION- SUBMIT ONLY ONE COPY

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

  
\_\_\_\_\_  
Owner/Authorized Agent

11/14/17

\_\_\_\_\_  
Date

**NOTE:** IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

## AUTHORIZATION OF AGENT

I hereby authorize see owner authorization attached to act as my representative and to bind me in all matters concerning this application.

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

## **MAIL DIRECTION**

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page 1 of the application form.

<b>Name</b>	<b>Name</b>	<b>Name</b>
<b>Mailing Address</b>	<b>Mailing Address</b>	<b>Mailing Address</b>

## **INDEMNIFICATION AND HOLD HARMLESS**

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

## **INDEMNIFICATION AGREEMENT**

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Applicant: 

Date: 11/14/17





May 23, 2017

To: Mendocino Planning

From: Keith Bowman, Owner Cook's Valley Campground

83950 County Road 442E Piercy, CA 95587

Re: Permission to Use Property and Modify Use Permits for Events

To whom it may concern.

I, Keith Bowman, property owner of Cook's Valley Campground, located at 83950 County Road 442E Piercy, CA 95587, give permission to Northern Nights Music Group, to apply for use permit modifications for festivals, concerts and events on my property. This includes Northern Nights 2017-2022, any one to three day events proposed between May – October 2017-2022, and in specific the one day event proposed for September 2<sup>nd</sup>, 2017.

Please let me know if you have any questions.

Thank you,

A handwritten signature in cursive script, reading "Keith Bowman", is written over a horizontal line.

Keith Bowman

Property Owner

Cook's Valley Campground

83950 County Road 442E Piercy, CA 95587

(707) 247 – 3455

keith\_bowman2002@yahoo.com



## **UM 2014-011 and AP 2016-0006 Renewal Request for Use of Cook's Valley Campground for Northern Nights Music Festival and One-Day Event**

The following is proposed for a renewal of Use Permit UM 2014-011 and Administrative Permit AP 2016-0006 on Cooks' Valley Campground (Mendocino APN 053-020-10, -11, -12, -13, -14, -16), for use during a three-day outdoor music and art event known as Northern Nights Music Festival held over the third weekend in July and a one day event previously held on the Fourth of July weekend. The term of the existing permit was set to expire and this renewal will extend the validity of the Use Permit and Administrative Permit for five additional years.

The applicant also seeks, through this renewal, the annual flexibility to move the date of the one-day concert previously authorized for the Fourth of July weekend to either the last weekend in August (Labor Day) or the Fourth of July holiday weekend and set the attendance for supplemental camping parking and camping in Mendocino County to less than 999 total attendees.

The use(s) are proposed in conjunction with and in addition to Humboldt County CUP 04-38MMMMM. The intent is to continue to use entitlements of the Use and Administrative Permit in Mendocino County. This document will be shared and discussed among associated regulatory agencies and used to identify project improvements and mitigations that reduce environmental impact levels to less than significant.



## **Project Description – Northern Nights**

Use Permit 2014-0011 has allowed uses to occur at Cook's Valley Campground (Mendocino APN 053-020-10, -11, -12, -13, -14, -16) during the third weekend of July for Northern Nights Music Festival as well as on adjacent parcels in Humboldt County (APN 033-271-007 andn 033-271-004). The Applicants propose to renew Mendocino County Use Permit 2014-0011 through 2022, in order to accommodate up to 6,000 people and 2,000 vehicles including attendees and staff in Mendocino County, in conjunction with and in addition to the entitlements under CUP 04-38MMMMM in Humboldt County. The project proponent and applicant is Northern Nights Music Group, LLC. The owner of record for Cook's Valley Campground is Conrad & Trudy Bowman and owner of record for County Line Ranch is Outraged Orangutan, LLC.

### ***Northern Nights Mission Statement***

Northern Nights Music Festival is produced by an experienced and professional production company, with a mission to ensure high quality events that showcase the region to new audiences, facilitate positive and enlightening experiences rooted in art and music, and demonstrate ways to act sustainably. Northern Nights meets goals by implementing measures that ensure public safety, stimulate Humboldt and Mendocino economies, provide financial support to local school districts, public service providers, non-profits and charities, and protect the local environment and quality of life.



## **Plan of Operations – Northern Nights**

The Applicants are proposing to use Cook's Valley Campground during Northern Nights Music Festival to accommodate 6,000 attendees and 2,000 vehicles in Mendocino County, in conjunction with and in addition to entitlements granted under Humboldt County CUP 04-28MMMMM. The event is proposed to take place the third weekend of July in 2018-2022. The event will include camping, local and international entertainment, as well as provisions for the on-site consumption of food and alcohol.

### ***Location and Environmental Setting***

The Project Site known as Cook's Valley Campground is approximately 100 acres in size and is located adjacent to and east of Highway 101 approximately 2 miles north of Piercy. The South Fork Eel River runs through the entire site, which extends east of the river. Proposed uses include music, camping and vending as well as music and camping along approximately 3,000 linear feet of gravel bar. The project extends onto over 160 acres into Humboldt County. The total use area is shown in Figure 1.

### ***Attendance***

The Applicants are requesting a renewal to UP 2014-011 for the use of Cook's Valley Campground in Mendocino County for 6,000 attendees and 2,000 vehicles, in addition to County Line Ranch in Humboldt County that will provide additional space for supplemental parking and camping for 2,000 attendees and 2,000 vehicles during Northern Nights Music Festival.

A population of approximately 5% of the total attendance capacity will be on-site two weeks before and two weeks after the event as build and strike crews. Event vendors and staff will start arriving Wednesday before the event. It is estimated that a population of approximately 25% of the total event capacity will be on-site by Thursday evening and a population of another 50% of total event capacity will have arrived by Friday evening. The remaining 25% of the total event capacity will arrive Saturday resulting in peak capacities Saturday night.



It is expected that a minimum of 25% and maximum of 50% of the population will leave Sunday by 4 pm. It is estimated that 75% of attendees will stay on-site and that 25% will stay off site either at hotels or at their home.

The Applicants are event management professionals and ensure that the number of individuals on-site will not exceed the capacity for which infrastructure can reasonably and safely support. Total attendance of the festival in both Humboldt and Mendocino Counties at any one time will be verified through wristband counts, box office cross-verification, and on-site security.

### ***Schedule and Hours of Operation***

*May 1st* – Water system preparation

*June 15<sup>th</sup>* – Fencing, electrical, signage and general infrastructure setup

*Wednesday prior to event* – vendors arrive for setup mid-day

*Thursday prior to event* - gates open in AM for up to 25% of total event capacity, amplified music from 6 PM to 10 PM

*Friday of the event* – gates open 8 AM, amplified music from 10 AM to 2 AM

*Saturday of the event* – gates open 8 AM, amplified music from 10 AM to 2 AM

*Sunday of the event* – gates open 8 AM, amplified music from 10 AM to 12 AM

*Monday following the event* – attendees depart, strike and cleanup begins

*July 31<sup>st</sup>* – strike and cleanup complete

*Dec 31<sup>st</sup>* – Post Event Report Submitted to County

### ***Concert and Infrastructure***

Temporary stages will be built and oriented away from Highway 101 and developed residences in the Piercy area, keeping them shielded from the main source of light and sound. The stages will be separated from the highway by a number of mature trees and is



at least 40 feet lower in elevation than the highway, further mitigating any paths of direct light to properties across the highway. Any lighting other than performance displays (such as light towers) will be downcast and shielded from adjacent properties.

Several permanent structures and systems were built across the properties between 2000 and 2017. These include an electrical system, water system, viewing platforms, fencing, shade support beams, and various other structures.

### ***Camping and Parking***

Camping and parking for the participants and staff will be provided on both Cook's Valley Camoground and adjacent Humboldt County properties. The on-site camping capacity of the event is approximately 8,410 attendees in eight designated camping areas spread over more than 25 acres. The on-site parking capacity is approximately 3,144 vehicles and 170 RVs and trailers in eight designated parking areas. Campers will be required to maintain a 30 ft. setback from the water's edge and vehicles will be required to maintain a 100 ft. setback. These setbacks will allow for pedestrian traffic as well as emergency access. Total camping and parking capacities are shown in Table 1 and are identified in Figure 2.

**Table 1. On-Site Parking and Camping Capacities**

<b><u>PARKING</u></b>	<b><u>CARS AND TRUCKS</u></b>	<b><u>RVS AND TRAILERS</u></b>	<b><u>CAMPING</u></b>	<b><u>ATTENDEES</u></b>
<b>P1</b>	514		<b>C1</b>	2080
<b>P2</b>	784	50	<b>C2</b>	884
<b>P3</b>	792	75	<b>C3</b>	1071
<b>P4</b>	193	25	<b>C4</b>	818
<b>P5</b>	91	10	<b>C5</b>	1029
<b>P6</b>	111	10	<b>C6</b>	1250
<b>P7</b>	458		<b>C7</b>	915
<b>P8</b>	202		<b>C8</b>	363
<b>TOTAL PARKING</b>	<b>3,144</b>	<b>170</b>	<b>TOTAL CAMPING</b>	<b>8,410</b>

### ***Traffic Flow and Parking***

The festival traffic flow, parking, and encroachment plans will be the same as previous years and can be found in Appendix A. The plan has been designed by the Applicant and



Stop N Go Traffic and reviewed by Caltrans, Garberville CHP, and stamped by a licensed traffic engineer. The plan includes measures for required signage, CMS Boards, cones, light towers, in-and-out regulations, and cancellation procedures. Estimated total number of vehicles parked on-site is 3,100 vehicles and are based on an average of 2.6 people per vehicle. Parking areas are shown in Figure 2 and will be filled in sequential order – beginning with P1.

*Wednesday (2 days prior to the event)*

The only traffic allowed on-site two days prior to the event will be vendors and staff, resulting in approximately 10% of the total vehicle capacity on-site.

*Thursday (day prior to the event)*

The only traffic allowed on-site the day before the event includes 4 day ticket buyers and staff resulting in approximately 25% of the total vehicle capacity on-site.

*Friday– Sunday (during the event)*

Most of the traffic to the event will be paying ticket holders. The gates will open at 8:00 AM on Friday. If there is a need to open the gates early for safety concerns, the Applicants will have staff in place to handle this, following any commands of on-site Garberville Highway Patrol. Northbound traffic will use the right turn lane at the intersection of Highway 101 and State Route 271. Southbound traffic will use the left turn lane at the intersection of Highway 101 and State Route 271. The Applicants utilize a thorough traffic plan implemented by an experienced traffic crew that has proven very successful during past events at the same location. All vehicles will be directed to traffic lanes away from Highway 101 for processing.

There will be two main access points – one into Humboldt for staff, volunteers and performers, and one into Mendocino for ticket holders. Upon arrival to Mendocino, the entry will be divided into four lanes for wristband retrieval and impact checks.

*Monday (day after the event)*



The campground will close no later than noon on the Monday following the event and it is estimated that 5% of the total vehicle capacity will remain on-site for clean up over the following two weeks.

### *Re-entry*

During the event, patrons will be allowed to leave the event only as necessary and only by vehicle. Patrons will be prohibited from leaving the premises as pedestrians, and this will be enforced by highway security staff and/or CHP. We will work to have reasonable prices in the general store to discourage attendees from leaving the property for additional supplies.

### *Shuttle Services*

We intend to offer a shuttle service by a licensed transportation company to and from the Garberville area to provide safe means of transportation for the local community and encourage out-of-town attendees to utilize local travel hospitality options.

The traffic plan will be reviewed by Garberville CHP and Caltrans and written correspondence with these agencies will be submitted at least one month prior to the event.

### ***Public Safety***

Contact with local law enforcement, fire agencies, and emergency response personnel will be made more than two (2) months prior to the event. Any warranted walkthroughs will be made during the week of the event. A briefing sheet will be supplied during the walkthrough with contact and schedule information for all on-site emergency personnel.

A detailed emergency plan will be finalized in conjunction with emergency providers to include fire, medical, law enforcement and evacuation procedures. The final plan will contain detailed checklists and direct contact information for use by security and safety personnel. The plan will be submitted to the Humboldt County Planning Division and Sheriff's Office at least two months before the commencement of the event. The Applicant has and will continue to coordinate with Humboldt and Mendocino County



Sherriff's Offices, Piercy, Leggett and Garberville Fire Departments, Howard Fire, City Ambulance and Garberville CHP to ensure cross-county safety and clear emergency service provider communication.

Communications will be conducted through the use of radios, cell phones, and a land line in the event that cell phone reception is poor.

### ***Emergency Medical Plan***

An experienced medical service team will be contracted as the on-site medical care provider for the duration of the event. The ALS-staffed medical team will be available around the clock at an established medical tent accessible to anyone on-site. The team will consist of licensed E.M.T.'s, paramedics, M.D.'s, and nurses. Highly visible signage will identify the medical tent. All medical and security staff will communicate via radio with the command center. The Applicants will provide the identity and on-site contact information for medical team members at least 14 days prior to the event. Communication and transportation equivalent to Cal Fire dispatch will be on-site and available for any life-threatening emergencies. A helicopter landing area is available for emergency evacuation. Jerold Phelps Community Hospital in Garberville and City Ambulance will be notified of the event dates.

An evacuation plan satisfying emergency service agencies will be available prior to the event and the contracted medical team documentation will be submitted to the Planning Commission at least one month before the event.

### ***Emergency Fire Plan***

A Cal Fire Safety Regulations Package will be submitted to the California Department of Forestry and Fire Protection (Cal Fire). On-site fire safety support at the event will be supervised by Piercy Volunteer Fire Department who will be available for the duration of the event around the clock with a minimum of two (2) personnel and supported with a minimum of one (1) Type 3 fire engine and one (1) water tender for standby emergency water and dust abatement, and radio communication equivalent to Cal Fire dispatch. An all-weather surfaced 20-ft fire lane existing around the perimeter of the campground will



be designated for fire and emergency use. Visible signage will indicate designated locations for fire, medical, and security personnel. Fire extinguishers will be mounted accessibly around the event site.

The Applicants employ a team to specifically target prohibited burning and open flames, including fireworks, in addition to posting signage and informing patrons and staff of fire danger and the strict no burn and no fireworks policies. The Applicants will advertise this information on the event website, email, social media, and local radio.

The emergency fire plan will be reviewed by Cal Fire and Piercy Volunteer Fire Department and written correspondence with these agencies will be submitted to the Planning Division at least one month before the event.

### ***Emergency Response Plan***

Prior to the event, members of the medical, security and fire teams will meet and plan responses to emergency scenarios as well as identify and correct potential safety risks. A Communications Leader will be designated. Contact information will be organized and shared to facilitate emergency communication during the event.

If there is an emergency situation during the event, the Communications Leader will coordinate response efforts involving the event producers, security, medical, and fire team leads, and on-site law enforcement. In the case of a medical evacuation, the Communications Leader will also communicate with City Ambulance dispatch, Jerold Phelps Community Hospital and coordinate with on-site law enforcement and traffic crew to ensure a clear path for emergency vehicles. A helicopter landing area is available for emergency evacuation.

The various emergency response teams will communicate using handheld radios and cell phones. The Communications Leader will be able to contact Cal Fire dispatch, as will fire, medical and security personnel.



As necessary, event producers will communicate information to event attendees using main stage amplification and provide instructions to ensure emergency service providers can safely and quickly access necessary locations.

If a fire occurs, the Communications Leader will coordinate with Piercy Volunteer Fire Department, Cal Fire dispatch, on-site law enforcement, event security, medical, and traffic teams to ensure a clear path for emergency vehicles and to implement the Emergency Fire Plan as follows:

- 1) Notify off-site responders
- 2) Secure and clear the affected area
- 3) Shelter in place along the river bar; in the case of approaching wild land fire dismantle tents and campsites.
- 4) Responding agencies will determine extent of evacuation area.
- 5) Clear the evacuation area on foot to the predetermined evacuation zones
- 6) Use on-site communications resources such as the stage PA, on-site FM radio broadcasting, and event staff to inform and direct the public.

The emergency response plan will be reviewed by Garberville CHP, Mendocino County Sheriff's Office, and Piercy Volunteer Fire Department and written correspondence with these agencies will be submitted to the Planning Commission at least one month before the event.

### ***Security***

Professional on-site security services shall be secured for the event and will consume the largest percentage of our on-site staff budget. We will use an experienced security service provider as our lead supervising company to organize and lay out the complete final plan, which will emphasize strictly enforcing responsibility to the property and policing attendee activity, with particular emphasis on the control of alcohol and prevention of drug consumption, as well as the noise curfew enforcement. The contracted team will be given distinctive colored clothing as approved by the Sheriff's Office.



Temporary fencing around the perimeter of the site will be installed to mitigate trespassing onto adjacent properties. Twenty-four hour per day security will be provided on-site for the protection and service to attendees and neighboring property owners. Every attempt will be made to limit encroachment/trespassing onto neighboring properties. The perimeter of the site shall be clearly identified and fenced, and shall be posted to limit access beyond the approved event, camping, and parking area sites.

Security will be on site beginning Wednesday prior to the event until Tuesday following the event and operating 24 hours a day reaching close to 75 staff members at peak times.

There will be (2) security positions assigned to the River Stage swimming area during the operating hours of 12 PM – 8 PM, in addition to the (3) medical staff composed of (2) lifeguards and (1) staff. During all other times at the River Stage swimming area, signs will be posted advising “NO LIFEGUARD ON DUTY”.

There will be (2) security roamers throughout the festival, with emphasis on the campgrounds, specifically assigned to monitoring those attendees under 21.

An additional security team will be set in place 24 hours a day to monitor the Proposition 215 Area. This will include a minimum of three dedicated security staff from 12 PM – 12 AM and two from 12 AM – 12 PM. Focus shall be compliance with Proposition 215 and theft deterrents.

Northern Nights Music Group will remain in consistent contact with the Sheriff's Office, CHP, and contracted security as the event approaches and we are committed to maintaining these relationships through responsible management practices and an open communication with all local law enforcement. A post-event meeting to address public safety concerns will be held following the event, to improve the event each year.

Our security plan will be reviewed by Garberville CHP and the Mendocino Sheriff's Office and written correspondence with these agencies will be submitted to the Planning Commission at least a month before the event.



### ***Water Supply and Distribution***

The water supply will be sourced from an on-site well and we project estimated water use of 100,000-200,000 gallons throughout the month of the festival including showers, drinking water, irrigation, domestic and vendor water use.

The on-site water system will be tested before and after the event and the water sample result will be included with the Community Event Permit Application. Water quality sampling and testing (bacteriological tests) will continue to be conducted by the event coordinators. The large water on-site distribution system runs throughout the site. There is a 3 inch line for irrigation and fire suppression, and a 2 inch line for drinking, showers, and for vendor use. Fire hydrants are available for quick use. For extreme use, there is ready access to a fill up spot at the river or in a 1,000,000 gallon pond.

Potable water is treated in four steps: (1) at the point of service via a sediment filter, (2) a 5-micron carbon block filter, (3) a UV filter and (4) a 1 micron carbon filter, as directed by Mendocino DEH.

### ***Sanitary Facilities***

There will be up to 300 portable toilets (including ADA) placed around the venue by a licensed service provider, maintaining a 40-50 people per facility. Hand wash stations are provided wherever toilets are located with a minimum of one wash station for every 10 toilets. Sewage will be disposed off-site at an approved disposal facility by the service provider. Locations of sanitary facilities can be seen in Figure 4.

### ***Solid Waste Disposal and Recycling***

A “Green Crew” will roam the event area and periodically empty the barrels at each station and take materials to the recycling area to sort and store them for disposal. Forty yard dumpsters will be used for trash and large totes for recyclables and transferred to a permitted waste disposal facility or recycling center by a commercial hauler. Waste stations and recycling containers will be placed in strategic locations to discourage littering. The location of the waste stations can be found in Figure 5.



The “Green Crew” remains on-site for up to two weeks following the event, sorting recyclables from solid waste, picking up “microtrash” from the entire site, including the full length of the river bar and swimming areas.

In 2013 Northern Nights generated diverted approximately 2,000 lbs of recyclables for a diversion rate of 10%. In 2014, the festival diverted approximately 6,000 lbs for a diversion rate of 18%. In 2015, Northern Nights diverted approximately 15,000 lbs of recyclables for a diversion rate of 25%. In 2016 & 2017, Northern Nights diverted approximately 20,000 lbs of recycling for a diversion rate of 30%.

Northern Nights goals are to increase the diversion rate from 2017-2021 to 50%.

### ***Waste Water Disposal***

Liquid waste is collected and stored on-site before being hauled off-site to an approved waste water facility.

### ***Craft Booths***

There will be approximately 20-30 craft booths located around the perimeter of performance and other high traffic areas.

### ***Food Service***

Food vendors will be provided with hot and cold water by existing water systems. Cooking will be done with propane gas supplied by each vendor. Solid waste will be disposed in general waste receptacles, until a full analysis of composting regulations is completed. Liquid waste is planned to be collected and stored on-site before being hauled off-site until the system has been approved by County and State agencies.

### ***Alcohol***

Alcohol will be served at specific booths and managed by a professional concessions team. All ABC rules and regulations will apply and will be enforced. Attendees will not be allowed to bring their own alcoholic beverages into the concert area. As per Northern Nights Music Group procedure, all attendees who wish to purchase or consume alcohol



will be required to show ID at an “ID Check” Booth to demonstrate age over 21. The ID check book will be separate from general ticketing and be located near the music/stage area. Consumers will then need to purchase “drink tickets” at an adjacent booth, where 21+ wristbands will be checked again in order to receive drink tickets. Only then, with a drink ticket and wristband, will alcohol be served to festival participants.

### ***Environmental Monitoring***

The proposed project incorporates mitigation measures in the project design to minimize environmental impacts. Aspects of the Environmental Monitoring program will continue to include:

- Vehicles will be subjected to an “Impact Check” when arriving to look for leaking fluids, fireworks, and other prohibited items.
- Water quality (potable and river) will be monitored before, during and after the event.
- Noise levels will be monitored throughout the event.
- Dust will be controlled through the use of a water truck as necessary.
- No significant vegetation removal is required or proposed, other than for fire safety.
- No camping will be permitted within 30 ft of the river and no parking permitted within 100 ft of the river.

### ***Event Cancellation Protocol***

This is in case of a cancellation of event for any reasons such as fire, earthquake, or any other occurrence that may harm the public. In case of event cancellation, there will be several methods used for notifying the public that the event is cancelled and not to arrive at the festival grounds.

Notification techniques include:

- Posting on event website and social media outlets notifying public of cancellation.



- Computerized message boards on Highway 101 notifying regional travelers of cancellation
- Targeted emails to all ticketholders with notification of cancelled event.
- Local newspaper and radio advertisements.

### ***Commitment to Local Schools, Non-Profit Organizations and Economic Boost***

Non-profit and community organizations that benefit directly from Northern Nights Music Festival include Piercy Volunteer Fire Department, Southern Humboldt and Northern Mendocino school districts, The Eel River Recovery Project, Salmonid Restoration Federation, EPIC, The Eel River Clean-up Project, Friends of the Eel River, KMUD Community Radio, Southern Humboldt Community Park, the Surfrider Foundation and Healthy Planet US. In 2015, a detailed Economic Impact Analysis was conducted and demonstrated that Northern Nights increased local economic impact of over \$2,000,000 in Mendocino and Humboldt Counties.

### ***Conclusion***

The Applicants have proven over the past four years that they can successfully manage large events in the Cook's Valley area. Positive feedback has been received from both Mendocino and Humboldt County officials, law enforcement agencies, local fire departments, service providers, press outlets, and the local community. The Applicants continue to review, improve, and refine event management practices in order to produce a safe event, abide by permit regulations, and continue dialogue with the local community on how to best stimulate local business and promote tourism into the area.



## **Project Description – One Day Event**

Administrative Permit 16-0006 allowed for supplemental camping and parking for less than 1,000 attendees during an event on the Fourth of July weekend in 2016. The Applicants are requesting to renew the entitlement for five additional years on either the last weekend of August (Labor Day weekend) or the Fourth of July weekend through 2022 in conjunction with and in addition to Humboldt County CUP 04-38MMMMM.



## **Plan of Operation – One Day Event**

The Applicants are proposing to use Cook's Valley Campground (APN 053-020-10, -12, -13, -14, -16) for auxiliary camping and parking during a One Day Event, held on the neighboring County Line Ranch (Humboldt County APN 033-271-007) on either the last weekend in August (Labor Day) or the Fourth of July holiday weekend. This request for a one day temporary event is in conjunction with and in addition to Humboldt County CUP 04-38MMMMM.

### ***Attendance***

Total campground attendance in Mendocino County will be limited to less than 1,000 attendees. The Applicants will utilize professional management techniques and their tenure of event production experience to ensure the total number of individuals on site is limited to a number that will not exceed that for which the natural infrastructure can reasonably and safely support.

### ***Emergency Response, Medical and Security***

Both County Line Ranch and Cook's Valley Campground will be staffed with qualified and experienced security, medical, and fire protection personnel. The Applicants will coordinate with Piercy Volunteer Fire Department, CHP, MCSO, and HCSO.

During the concert hours of 6 PM to 12 AM, twenty security personnel, four medical staff and six fire personnel will be present and covering both Humboldt and Mendocino County areas.

Two fire personnel, two medical staff, and two security personnel will be in the Mendocino campgrounds over night from the hours of 12 AM to 8 AM.

In the event of an emergency, Piercy Fire Captain will take lead as Critical Incident Team (CIT) leader will communicate with security lead, medical lead, fire lead, festival directors and on-site law enforcement, all of whose contacts will be organized and communicated during the walk-thru to occur in the days prior to the event. During days prior to the event, the CIT will meet and plan responses to hypothetical situations as well as meeting daily to address any current or potential areas of concern for patron safety. In the case of



a medical evacuation, CIT leader will communicate with medical team, City Ambulance dispatch, Jerold Phelps Community Hospital, along with onsite law enforcement (HCSO, MCSO or CHP), Traffic crew and Security team to ensure a clear path for emergency vehicles. A helipad is located on the south side of the property, as shown in our site map.

In the case of fire, CIT leader will communicate with on-site Piercy Fire representatives & with CalFire dispatch, along with onsite law enforcement (MCSO, HCSO or CHP), Traffic crew and Security team to ensure a clear path for emergency vehicles. The CIT leader will:

- 1) Notify off-site responders
- 2) Secure and clear the affected area
- 3) Shelter in place along the river bar – in the case of approaching wild land fire dismantle tents & campsites
- 4) Responding Agencies (CDF, CHP, SO, EMS) will determine extent of evacuation area.
- 5) Clear the evacuation area on foot to the predetermined evacuation zones
- 6) Use existing on-site resources such as the stage, on-site FM radio broadcasting capabilities, communications central, security, traffic, parking and camping crew personnel to communicate and direct the public.

In any emergency, Festival Directors will communicate with patrons from main stage amplification to stay calm and ensure emergency service providers can access necessary locations. Our CIT leader will be in radio contact with Mendocino CDF emergency and CalFire dispatch frequencies. Fire, Medical and Security personnel also have CDF dispatch radios. All of the various crews will coordinate their efforts through handheld radios and cell phones.

### ***Hours of Noise***

The Applicants request permission to host live music between the hours of 5:00 pm and 11:59 pm on the event date.



### ***Traffic Flow and Parking***

The traffic flow, parking, and encroachment guidelines designed by the Applicants have been reviewed and approved by Stop N Go Traffic, Garberville CHP, and Caltrans, and stamped by a licensed traffic engineer and proven successful for higher capacity events in prior years.

The attached Site Map shows how participants will access the site. Extensive traffic hazard mitigation measures will be used to ensure public safety. Measures include required signage, CMS Boards, cones, light towers, in-and-out regulations, and cancellation procedures.

Beginning at 12:00 pm on the event date, traffic control personnel will allow traffic to enter from Highway 101 and into designated parking areas without impeding traffic on 101. Parking will be permitted only in designated parking areas, as shown on the Site Map. Vehicles, including motorcycles, will be prohibited from parking on the river bar and appropriate signage will be posted. Traffic control personnel will be assigned to effectively prohibit early arrivals from lining up along the highway during the night and early morning before the event. The campground will close no later than noon. The Applicants will advertise this information on the event website to discourage early arrivals and emphasize noon departures on Monday.

#### ***Day prior to the event***

The only traffic allowed on site the day before the event includes staff, volunteers, and vendors. Traffic control personnel will be assigned to effectively prohibit early arrivals from lining up along the highway during the night and early morning before the event.

#### ***Morning through afternoon of the event***

The gates will open at 12:00 pm. If there is a need to open the gates early for safety concerns, the Applicants will have staff in place to manage entry, following any commands of on-site Garberville Highway Patrol. Northbound traffic will use the right turn lane at the intersection of Highway 101 and State Route



Southbound traffic will use the left turn lane at the intersection of Highway 101 and State Route 271. The Applicants utilize a thorough traffic plan implemented by an experienced traffic crew that has proven very successful during past events at the same location. All vehicles will be directed to traffic lanes away from Highway 101 for processing.

#### *Early evening through night of the event*

Most of the traffic from the event will be paying ticket holders. The show will end at 11:59 pm. Both Northbound and Southbound traffic will be monitored and regulated by the CHP and traffic crew. Camping options will be offered to those that wish to stay the evening and depart the following morning.

#### *Day after the event*

The event site and campgrounds will close no later than noon.

#### *Re-entry*

During the event, attendees will be allowed to leave the event only as necessary and only by vehicle. Attendees will be prohibited from leaving the event as pedestrians, and this will be enforced by event staff on-site law enforcement.

#### ***Water Supply and Distribution***

The water supply will be sourced from an on-site well. The on-site water system will be tested before and after the event. The Applicants estimate using no more than 3,000 gallons of water for showers and drinking water to accommodate any attendees who choose to camp.

#### ***Sanitary Facilities, Solid Waste Disposal, and Recycling***

The Site Map shows the proposed location of toilets, trash receptacles, and recycling stations at County Line Ranch and Cooks Valley Campground. Waste will be sorted and otherwise managed at County Line Ranch in accordance with the approved Humboldt County CUP.



### ***Environmental Monitoring***

The proposed project incorporates mitigation measures in the project design to minimize environmental impacts. Aspects of the Environmental Monitoring program will continue to include:

- Vehicles will be subjected to an “Impact Check” when arriving to look for leaking fluids, fireworks, and other prohibited items. “Problem” vehicles that are leaking will be intercepted and directed to parking areas away from the river bar and if discovered within the venue, pollution will be prevented by containing leaks until fluids can be properly disposed of after the event
- Water quality (potable and river) will be monitored before, during and after the event.
- No camping will be permitted within 30 ft of the river and no parking permitted within 100 ft of the river.
- There will be dedicated staff for clean-up and remediation of spots/spills during and after the event and will report post clean-up findings to CDFW and other interested agencies after the event

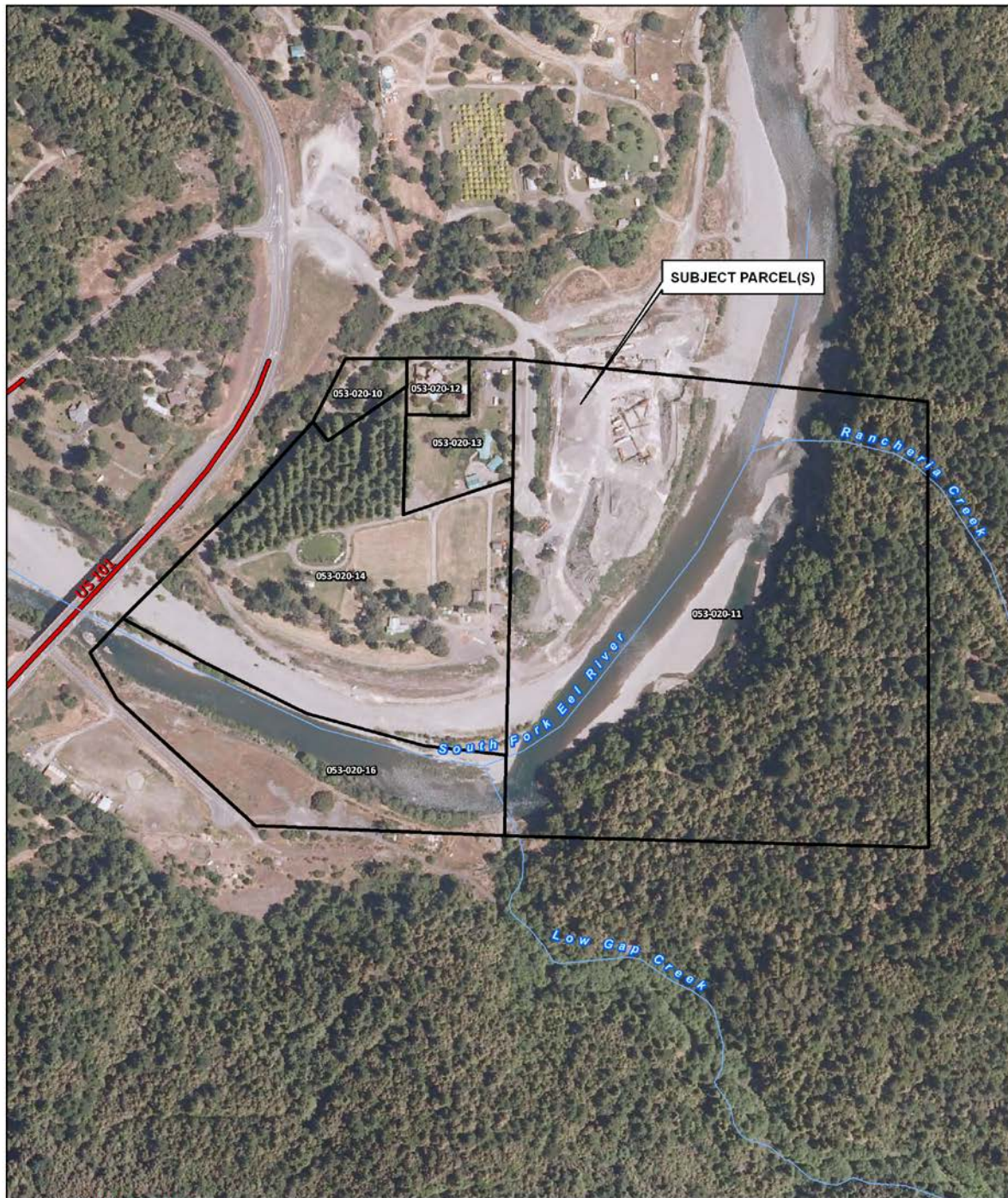
### ***Event Cancellation Protocol***

The purpose of this Protocol is in case of event cancellation for any reason such as fire, earthquake, or any type of occurrence that could cause harm to the public. In the event of a cancellation, several methods will be used to notify the public that the event will not take place and to discourage arrival to County Line Ranch and Cook's Valley Campground. Methods that will be used for this purpose:

- Computerized message boards on Highway 101 notifying travelers that the event has been cancelled.
- Notification via social media outlets and event website informing the event is cancelled and not to arrive.
- Email presale ticketholders informing the event is cancelled and not to arrive.
- Local newspaper and radio spots informing the event is cancelled and not to arrive.



**FIGURE 1**



CASE: UM 5-13(2013)  
OWNER: BOWMAN, Keith, et. al.  
APN: 053-020-16, et. al.  
AGENT:  
ADDRESS: 83950 Road 442E, Piercy

2010 NAIP AERIAL ORTHOPHOTO

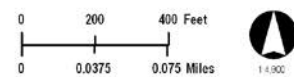




FIGURE 2

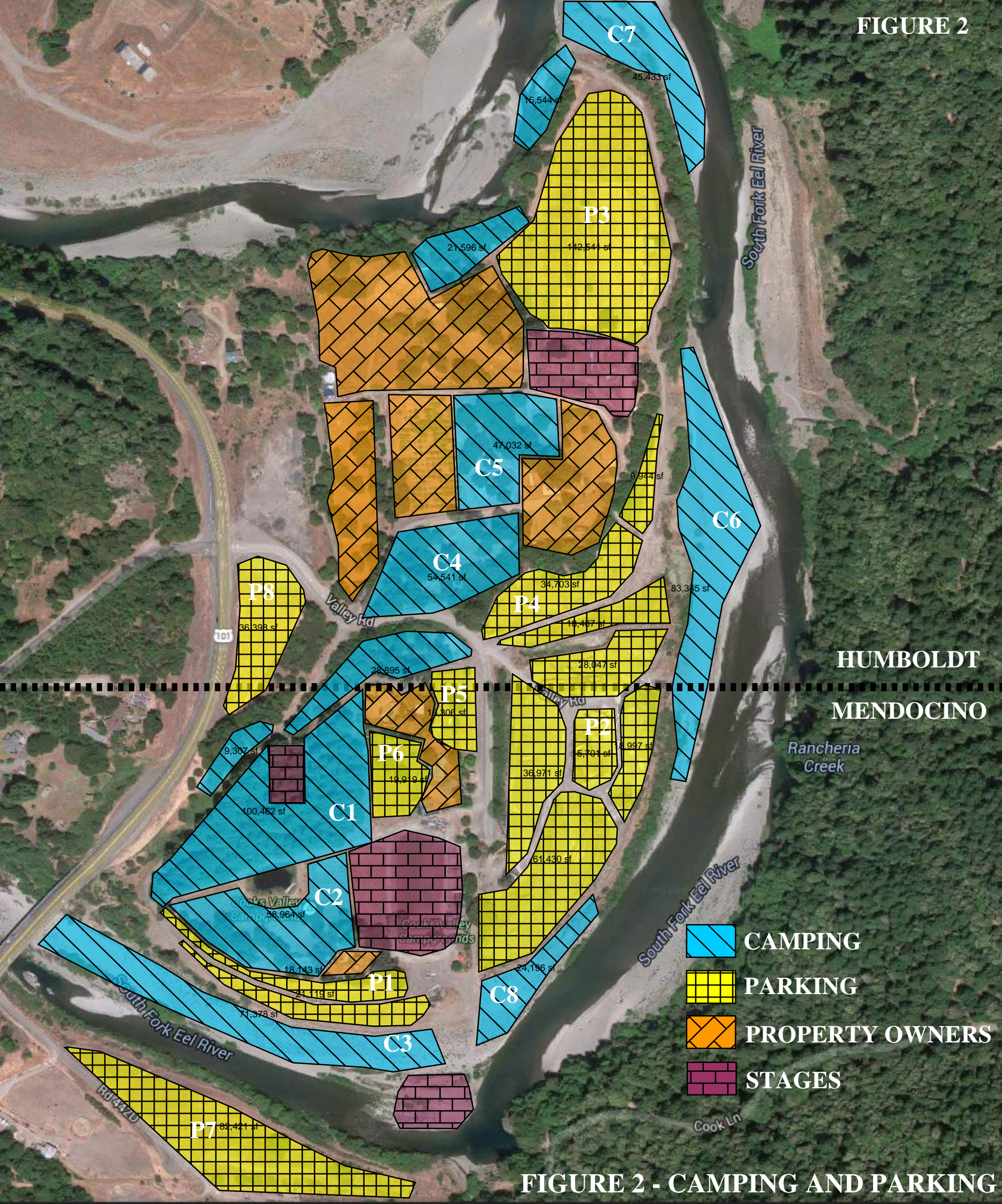


FIGURE 2 - CAMPING AND PARKING



FIGURE 3

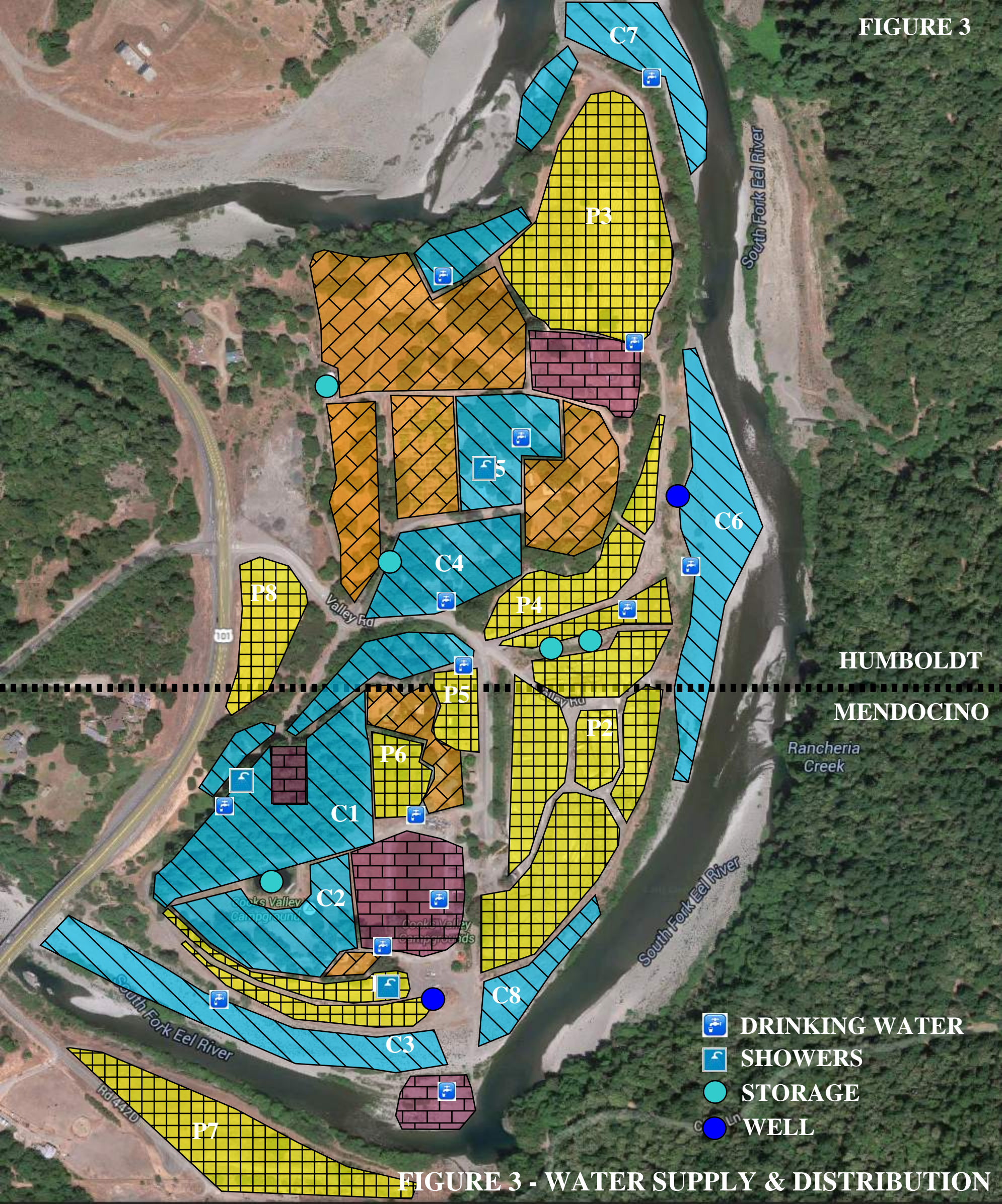


FIGURE 3 - WATER SUPPLY & DISTRIBUTION



FIGURE 4

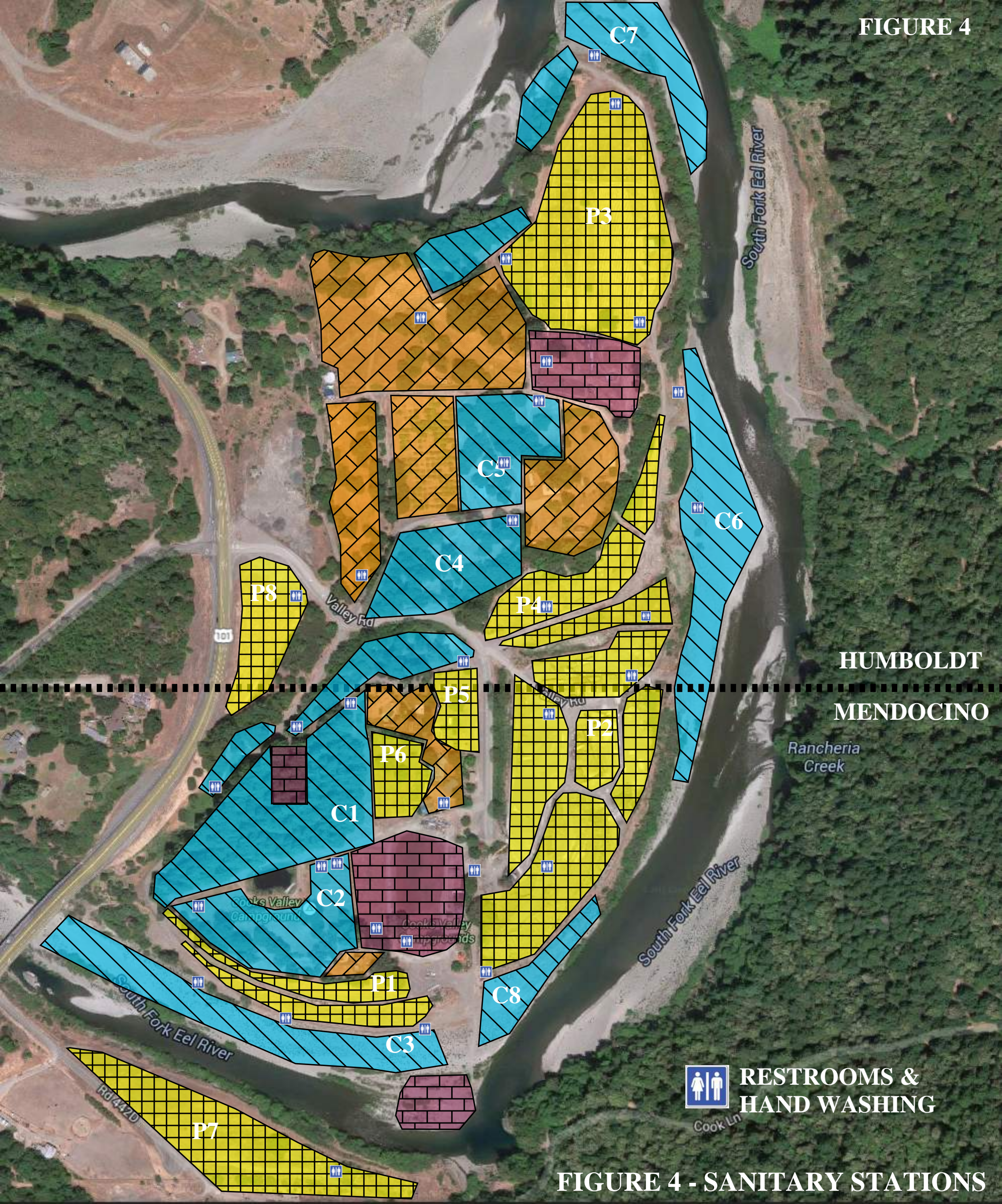


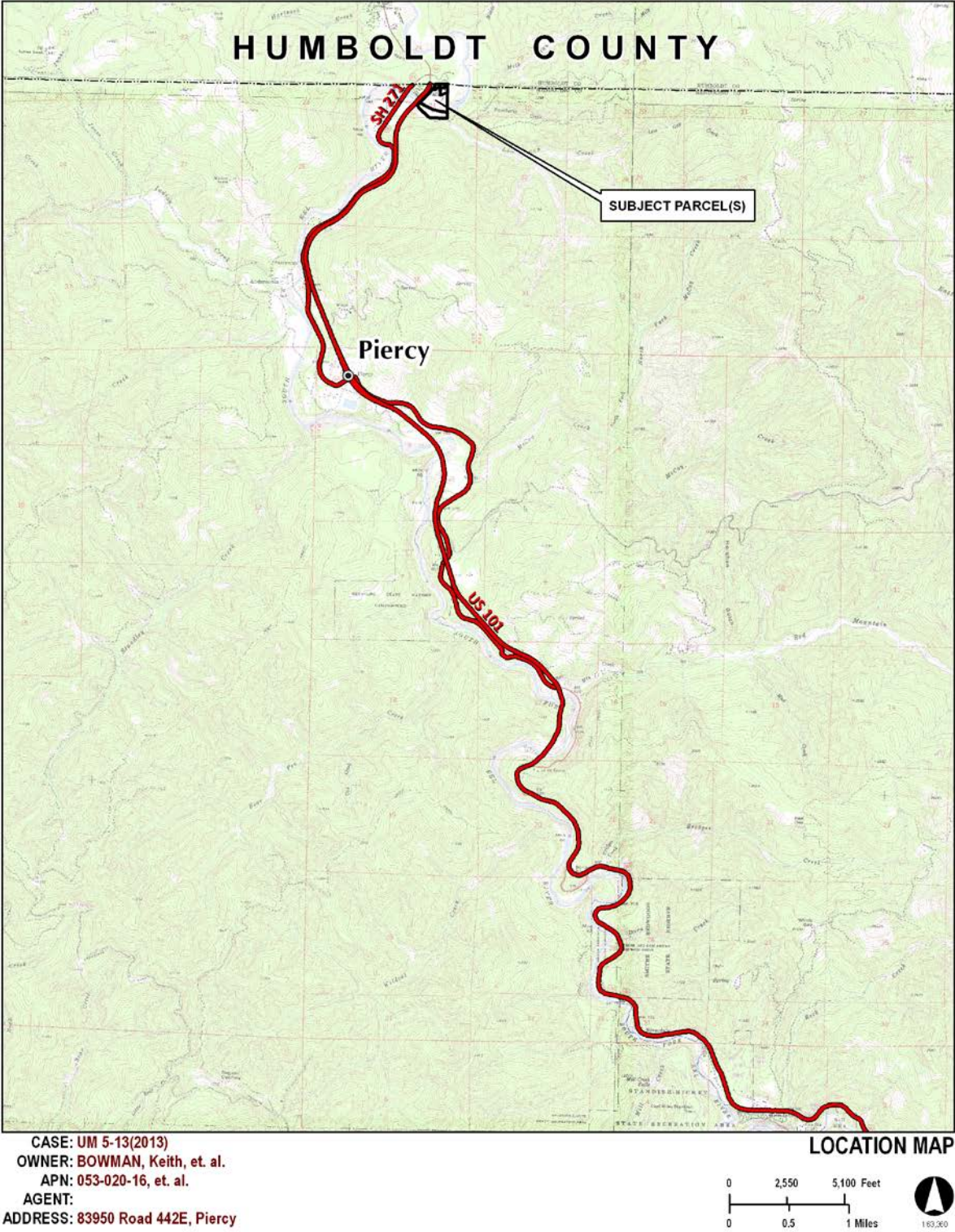
FIGURE 4 - SANITARY STATIONS







**FIGURE 6**





## DEPARTMENT OF FORESTRY AND FIRE PROTECTION

Mendocino Unit  
17501 North Highway 101  
Willits, CA 95490



### Attention: Fire Safe Applicant

CAL FIRE has received and reviewed your **State Fire Safe Regulation Application Form**. Please keep copies of your Fire Safe Application and conditions of Approval forms for your records. Your Fire Safe documents will be maintained by CAL FIRE a maximum of 5 years.

**Please review the requirements for your specific project in the attached Conditions of Approval.** Once you have complied with the requirements listed in the Conditions of Approval, contact the CAL FIRE receptionist at (707) 459-7414 to **Request a Final Inspection**. The CAL FIRE Final Inspection must be completed before Mendocino County Planning and Building Services staff will complete their final for your project. **Processing your request for Final Inspection is approximately two weeks, depending on emergency incidents.** The most common delays in obtaining a Final Clearance are **improperly addressed properties**.

### 100 Feet of Defensible Space

In January 2006 new state law (PRC 4291) expanded defensible space clearance around homes and structures from 30 feet to 100 feet. Proper clearance to 100 feet increases the chance of your house surviving an uncontrolled wildfire. Please visit the CAL FIRE web link <http://www.fire.ca.gov> or contact the Mendocino Unit Headquarters for additional information:

### Tree Removal Requirements

California Forest Practice Regulations may apply to your project if you are permanently removing trees, selling timber or firewood, trading timber or firewood, selling or trading other solid wood forest products from your project. For further information and assistance please contact the CAL FIRE Resource Management Office in Willits at (707) 459-7440. Additional information is provided with your documents and is available on the CAL FIRE web site at:  
[http://www.fire.ca.gov/rsrc-mgt\\_forestpractice.php](http://www.fire.ca.gov/rsrc-mgt_forestpractice.php)



### Owner/Agent Information

CAL FIRE File Number 495-17 Date 12/07/17  
Owner's Last Name Bowman Owner's First Name Conrad  
Owner's Phone Number 707-247-3455  
Owner's Mailing Address 83950 rd. 442E Agent/Phone # Northern Nights Music/ 415-302-4688  
Piercy, CA95587

### Project Information

Project Street # 83950 Project Street Name Rd. 442E Type of Project Use  
Project City/Community Piercy Battalion 4 Lavtonville

Finalized ☐

### Conditions of Approval

With reference to the above case number, the California Department of Forestry and Fire Protection requires the following MINIMUM standards as set forth in Title 14, "Natural Resources; Div. 1.5, be adhered to in order to gain a "Final Clearance" and "Approval for occupancy" from this Department. Local agencies may have additional requirements that may be more restrictive.

#### ☒ Address Standard

California Code of Regulations, Title 14, Section 1274.01

Address must be posted at the beginning of construction and maintained thereafter. It shall be posted on BOTH sides of a mailbox or post at driveway entrance so it is visible from BOTH directions of travel. Minimum 3 inch letter height, 3/8 inch stroke. Reflectorized, contrasting with background color. Sequential numbering issued by Mendocino County will be utilized. Multiple Addresses will be on a single post.

#### ☒ Driveway Standard

California Code of Regulations, Title 14, Section 1273.10

Driveway will be minimum 10 feet wide, all weather surface. It shall be a maximum of 16 % grade, minimum 50 feet inside radius on turns, and have a minimum 15 feet vertical clearance. Driveways longer than 150 feet, but less than 800 feet require a turnout near the midpoint. Driveways longer than 800 feet require turnouts every 400 feet. Turnouts shall be a minimum 10 feet wide and 30 feet long with a 25 foot taper at each end. A 40 foot radius turnaround or 60 foot hammerhead "T" is required for driveways longer than 300 feet and must be within 50 feet of the building. Gates will be 2 feet wider than the traffic lane and located at least 30 feet in from the road.

#### ☐ Road Standard

California Code of Regulations, Title 14, Section 1273

Roads will have two-10 foot traffic lanes (20 ft. wide road surface), Minimum 40,000 lb. load capacity, and have an all weather surface. Roads will have a maximum grade of 16%, a minimum curve radius of 50 foot, and a minimum of 15 foot vertical clearance. Dead end roads shall not exceed: 800 ft for parcels 1 acre or less - 1320 ft. for parcels 1 to 4.99 acres - 2640 ft. for parcels 5 to 19.99 acres - 5280 ft. for parcels 20 acres or larger. Dead end roads are also required to have turnarounds every 1320 ft. and at terminus. Turnarounds shall be a minimum 40 ft. radius or 60 ft. hammerhead "T". Roads shall be officially recognized by Mendocino County with approved signs at each intersection and visible for 100 feet from both directions. The sign shall be minimum 3 inch letter height, 3/8 inch stroke, reflectorized and contrasting with background color. One Way Road Standards (if approved) are available from this office.



☐ Bridge Standard

California Code of Regulations, Title 14, Section 1273.07

Bridges shall have a minimum 40,000 lb. load capacity, minimum 15 foot vertical clearance. Appropriate signing including: Weight limits, Vertical Clearance, One Way Road, Single Lane conditions shall be posted. One lane bridges shall provide an unobstructed view from one end to the other with turnouts at both ends.

☐ Emergency Water Supply Standard

California Code of Regulations, Title 14, Section 1275.01

Subdivisions shall meet or exceed either PUC Revised General Order #103, NFPA Standard 1231, or ISO Rural Class 8 Standard (local jurisdiction may require more as these are minimum standards). Fire Hydrant shall be 18 inches above grade, minimum 4 feet and maximum 12 feet from road or driveway. Hydrant shall be minimum 50 feet and maximum 1/2 mile from building it serves, and minimum 8 feet from flammable vegetation. Hydrant shall have 2 1/2 inch male National Hose fitting, suitable crash protection and located where Fire Apparatus using it will not block entry. Hydrant shall be identified with a 3 inch reflectorized blue dot on driveway sign, or placed within 3 feet of hydrant, or identified by blue highway marker as specified by State Fire Marshal.

☒ Defensible Space Standard

California Code of Regulations, Title 14, Section 1276.01

All parcels 1 acre or larger shall provide a minimum 30 foot setback for all buildings from all property lines and/or center of a road. All parcels less than 1 acre shall provide for same practical effect by standards set forth by local jurisdiction.

☒ Maintaining Defensible Space

Public Resources Code, Section 4291


Any person who owns, leases, or controls any property within the State Responsibility Area, shall at all times maintain a firebreak by clearing an area of all flammable vegetation or other combustible material 30 feet immediately around and adjacent to any building or structure. Additionally, a fuel reduction zone is required for an additional 70 feet or to the property line, whichever is nearer, this zone shall eliminate the fuel continuity. The total defensible space is 100 feet or to the property line. This subdivision does not apply to single specimens of trees, ornamental shrubbery, or similar plants which are used as ground cover, if they do not form a means of rapidly transmitting fire from the native growth to any building or structure.

CAL FIRE/ADDITIONAL COMMENTS:

Concert shall meet all conditions established within the Northern Nights Music Group letter to the County of Mendocino. Specifically, the Emergency Response and Fire Protection conditions set forth. Provide a public safety and fire response plan submitted to Mendocino County, Piercy Fire Department, and Cal Fire for review 1 month prior to the event.

Ryan Smith, Battalion Chief

By

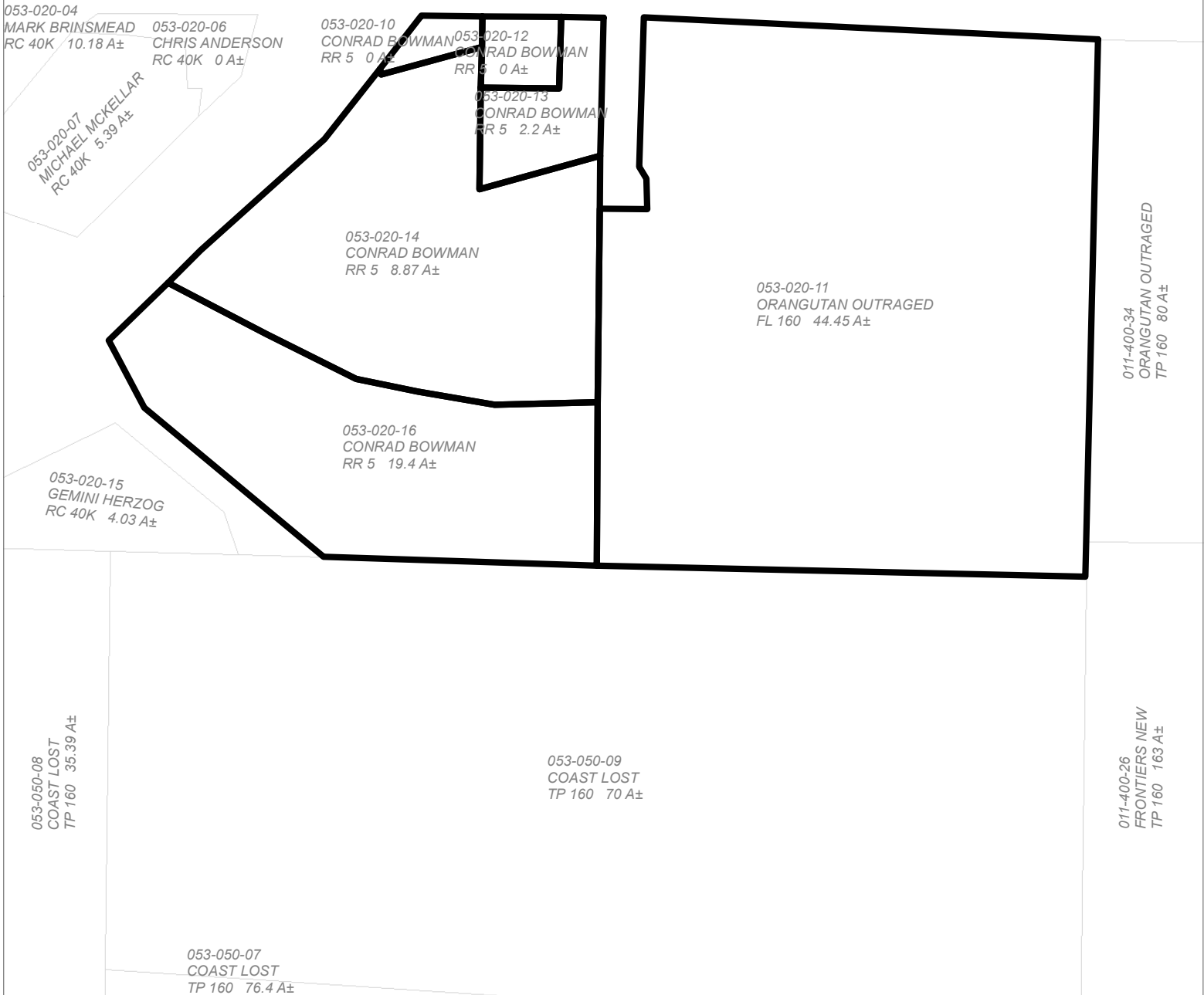
Mitch Bosma Forestry Aide 

Reviewing Official

Patricia Austin

Fire Prevention Bureau





CASE: **UR 2017-0002**  
OWNER: **BOWMAN, Conrad & Trudy**  
APN: **053-020-10**  
APLCT: **Northern Nights Music Group, LLC**  
AGENT: **Peter Huson**  
ADDRESS: **83950 Road 442-E, Piercy**

ADJACENT PARCELS

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

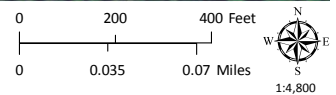




Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CASE: UR 2017-0002  
OWNER: BOWMAN, Conrad & Trudy  
APN: 053-020-10  
APLCT: Northern Nights Music Group, LLC  
AGENT: Peter Huson  
ADDRESS: 83950 Road 442-E, Piercy

~ ~ ~ ~ ~ Named Rivers  
— — — — — Public Roads



AERIAL IMAGERY

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



FIGURE 2

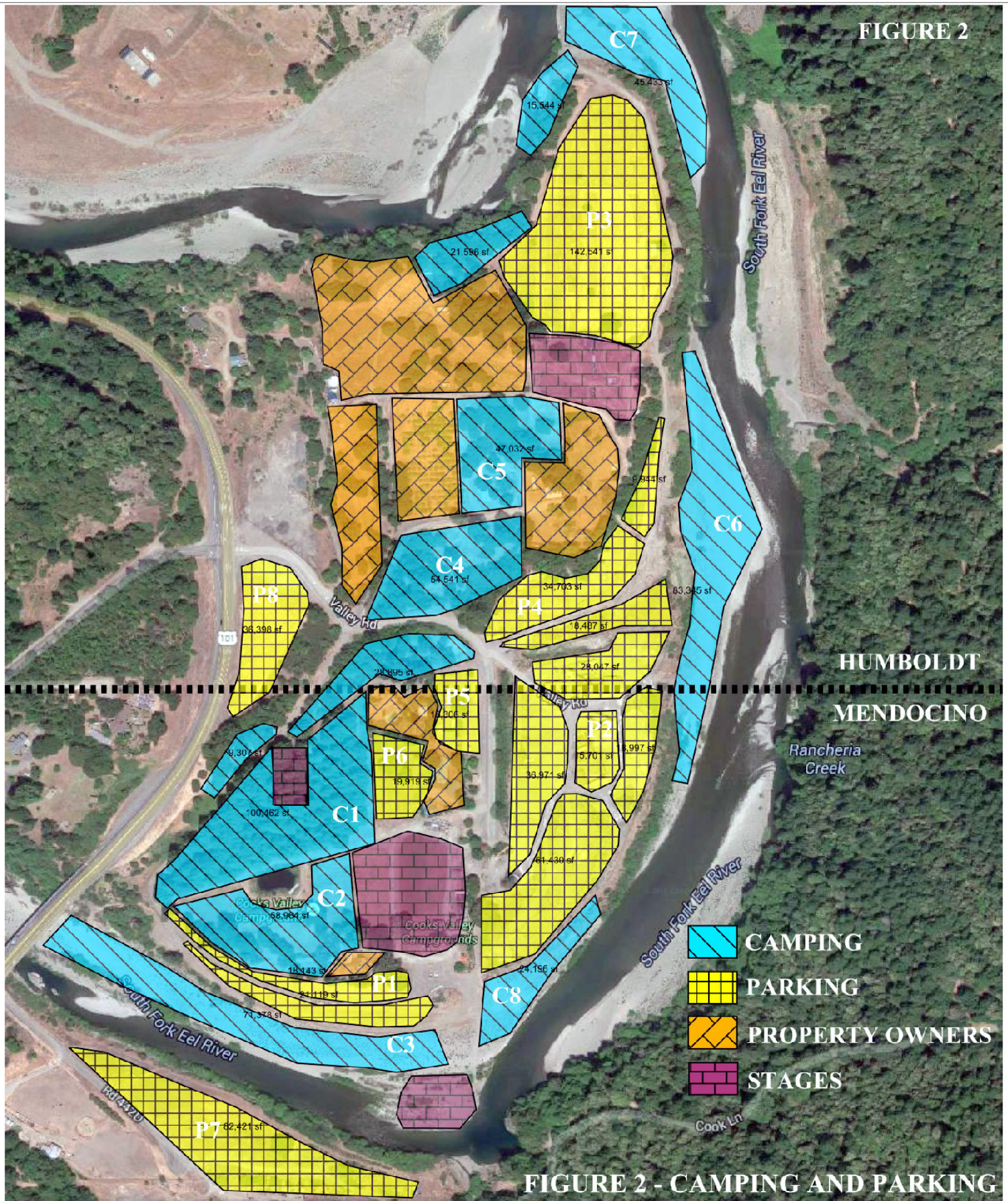


FIGURE 2 - CAMPING AND PARKING

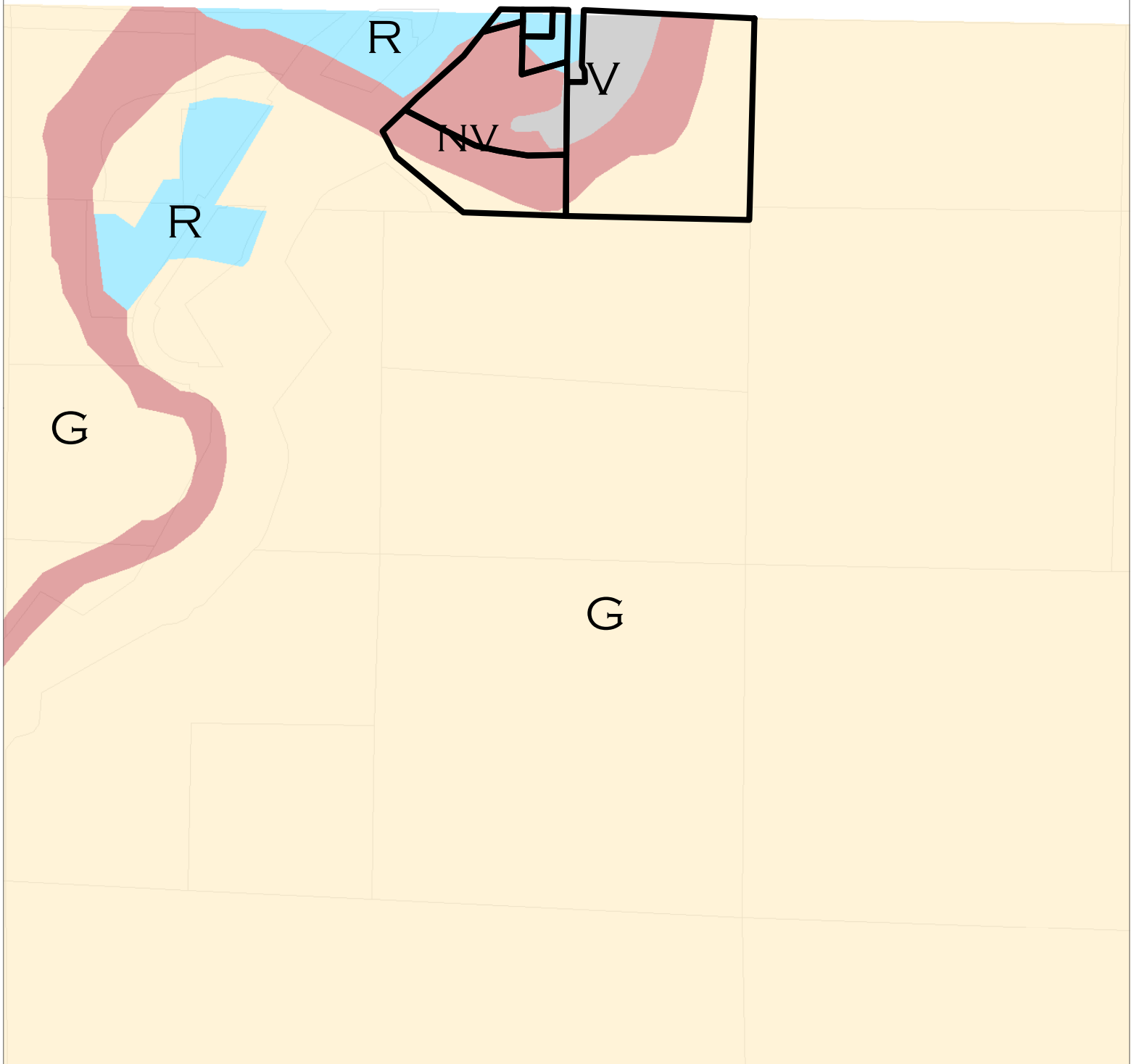
CASE: UR 2017-0002  
 OWNER: BOWMAN, Conrad & Trudy  
 APN: 053-020-10  
 APLCT: Northern Nights Music Group, LLC  
 AGENT: Peter Huson  
 ADDRESS: 83950 Road 442-E, Piercy

NO SCALE

CAMPING & PARKING PLAN

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

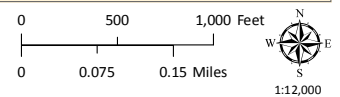




CASE: UR 2017-0002  
OWNER: BOWMAN, Conrad & Trudy  
APN: 053-020-10  
APLCT: Northern Nights Music Group, LLC  
AGENT: Peter Huson  
ADDRESS: 83950 Road 442-E, Piercy

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

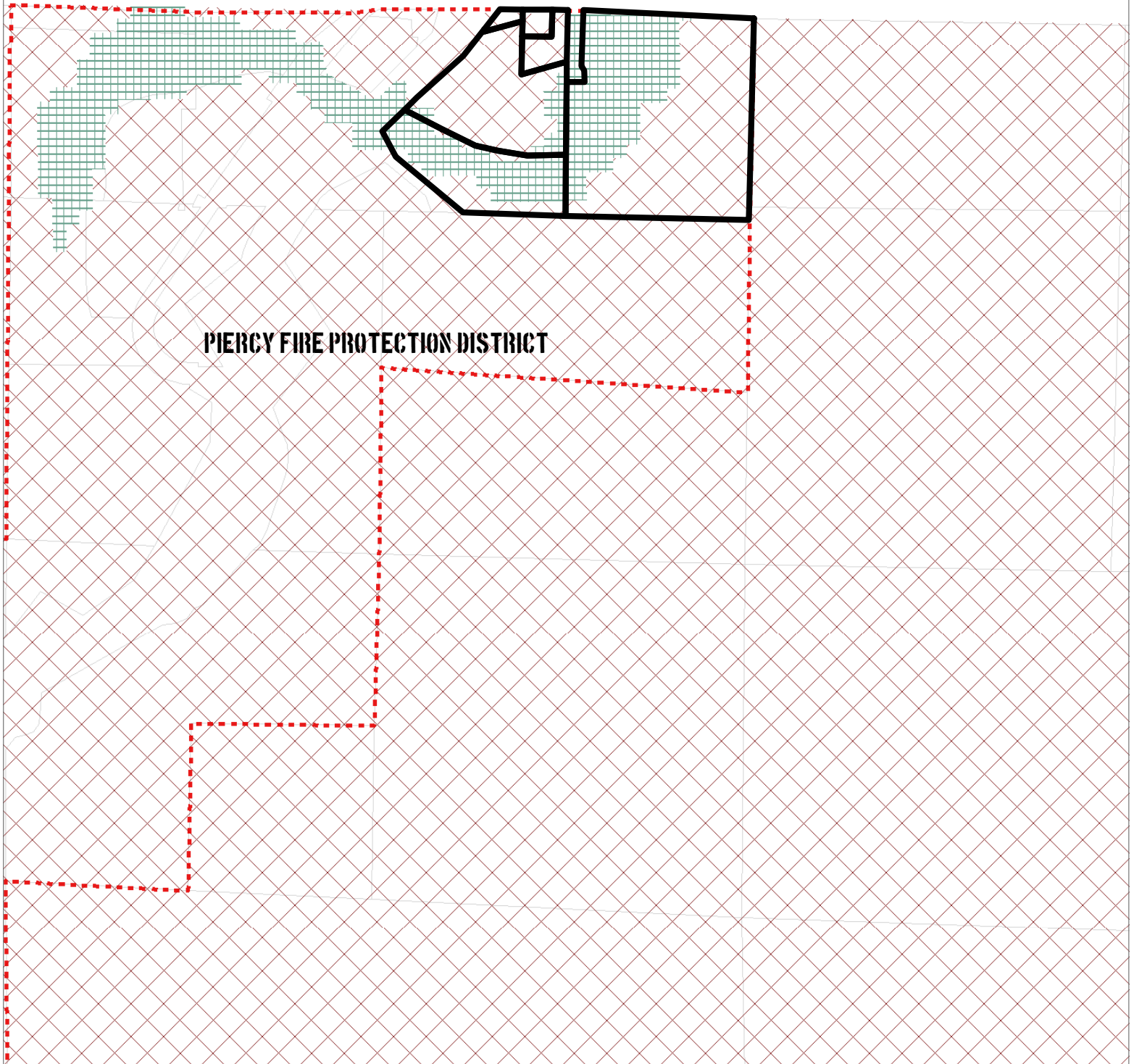
Vacant (V)



IMPORTANT FARMLAND


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

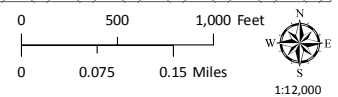




**PIERCY FIRE PROTECTION DISTRICT**

CASE: UR 2017-0002  
OWNER: BOWMAN, Conrad & Trudy  
APN: 053-020-10  
APLCT: Northern Nights Music Group, LLC  
AGENT: Peter Huson  
ADDRESS: 83950 Road 442-E, Piercy

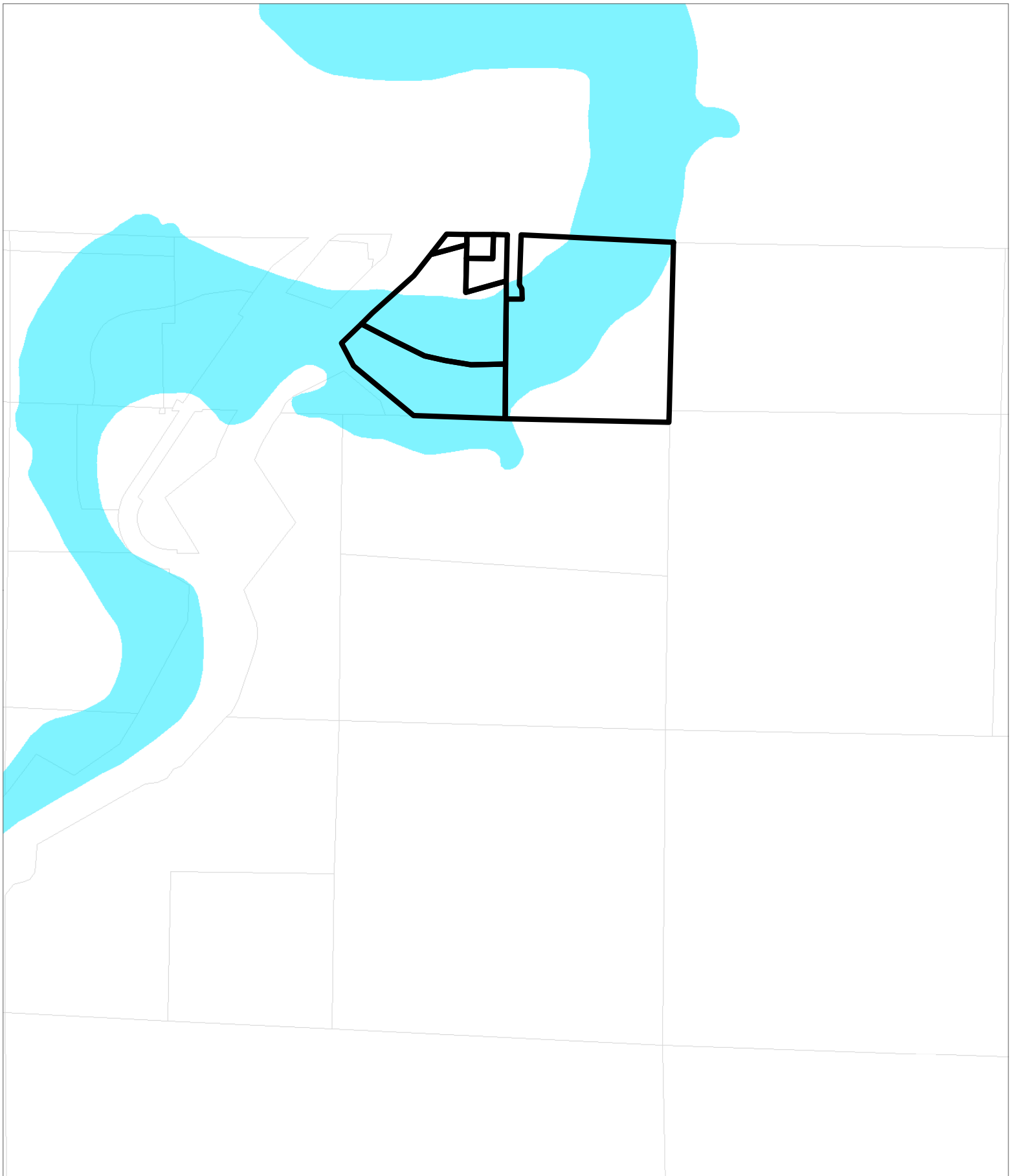
-  County Fire Districts
-  High Fire Hazard
-  Moderate Fire Hazard



**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
STATE RESPONSIBILITY AREA

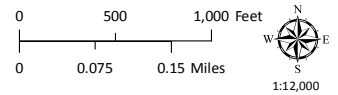
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES





CASE: UR 2017-0002  
OWNER: BOWMAN, Conrad & Trudy  
APN: 053-020-10  
APLCT: Northern Nights Music Group, LLC  
AGENT: Peter Huson  
ADDRESS: 83950 Road 442-E, Piercy

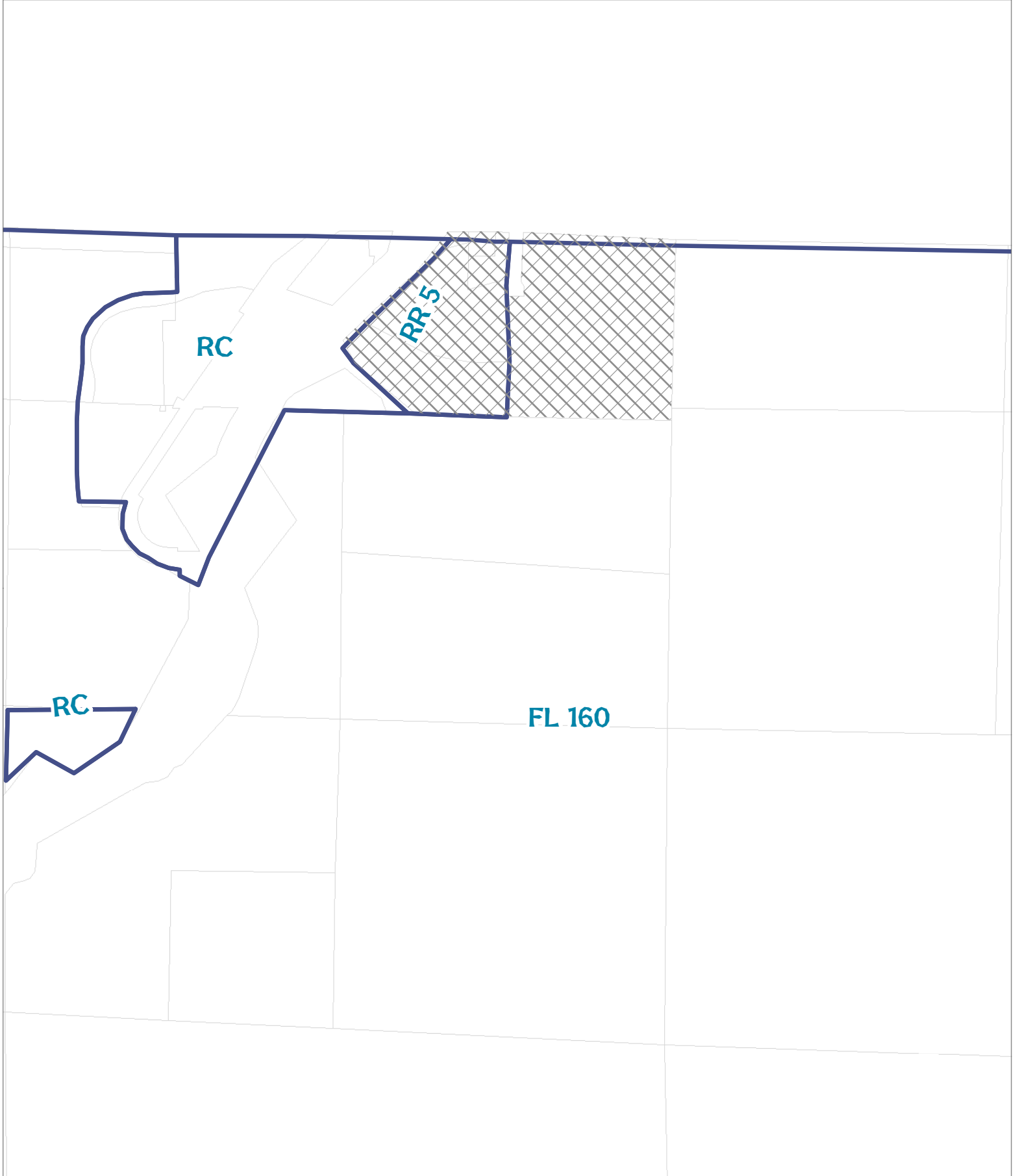
 1% Annual Chance Flood Hazard




SPECIAL FLOOD HAZARD AREAS

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





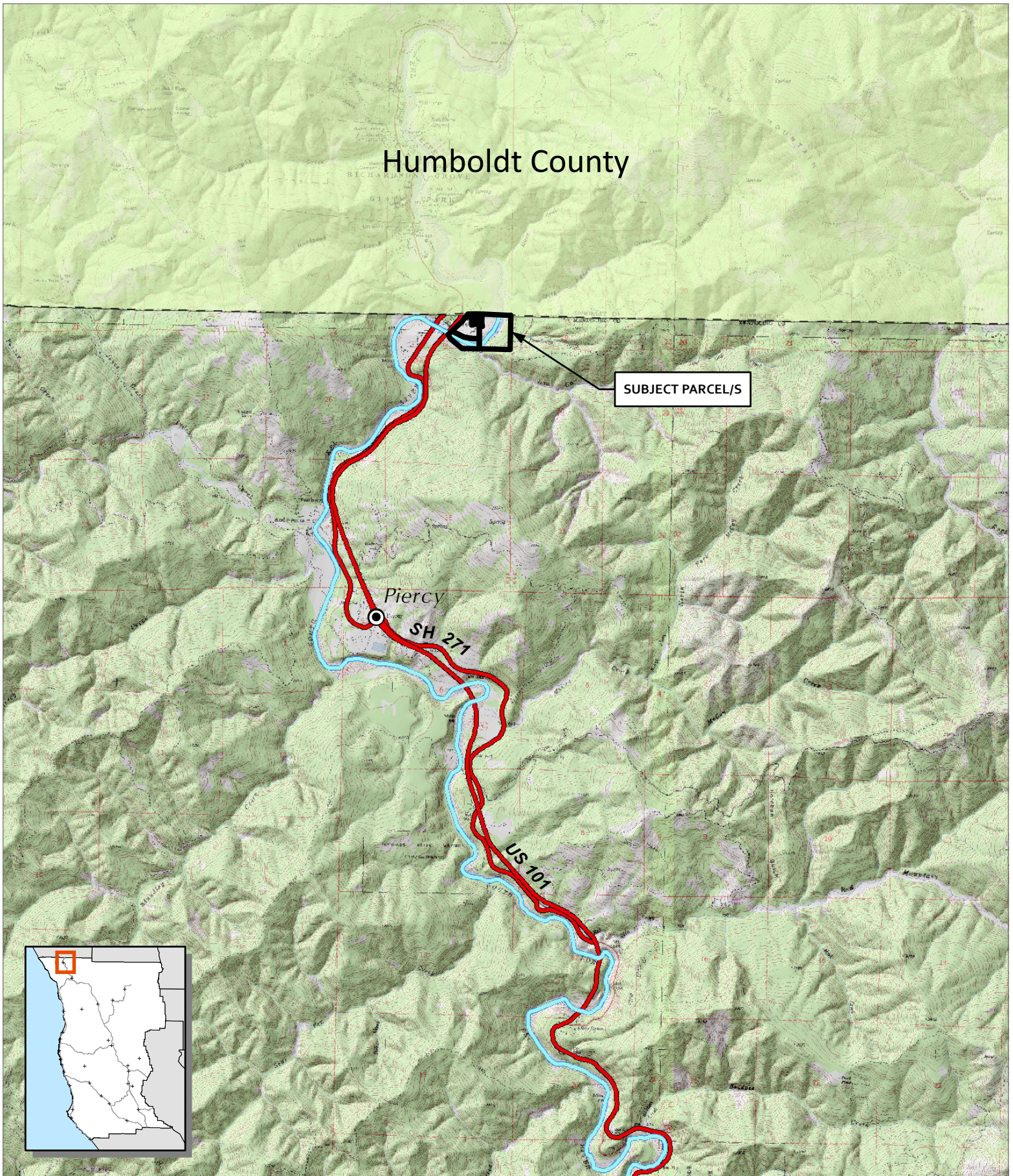
CASE: UR 2017-0002  
OWNER: BOWMAN, Conrad & Trudy  
APN: 053-020-10  
APLCT: Northern Nights Music Group, LLC  
AGENT: Peter Huson  
ADDRESS: 83950 Road 442-E, Piercy

 General Plan Classes

GENERAL PLAN CLASSIFICATIONS

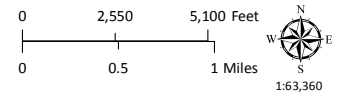
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES





CASE: UR 2017-0002  
OWNER: BOWMAN, Conrad & Trudy  
APN: 053-020-10  
APLCT: Northern Nights Music Group, LLC  
AGENT: Peter Huson  
ADDRESS: 83950 Road 442-E, Piercy

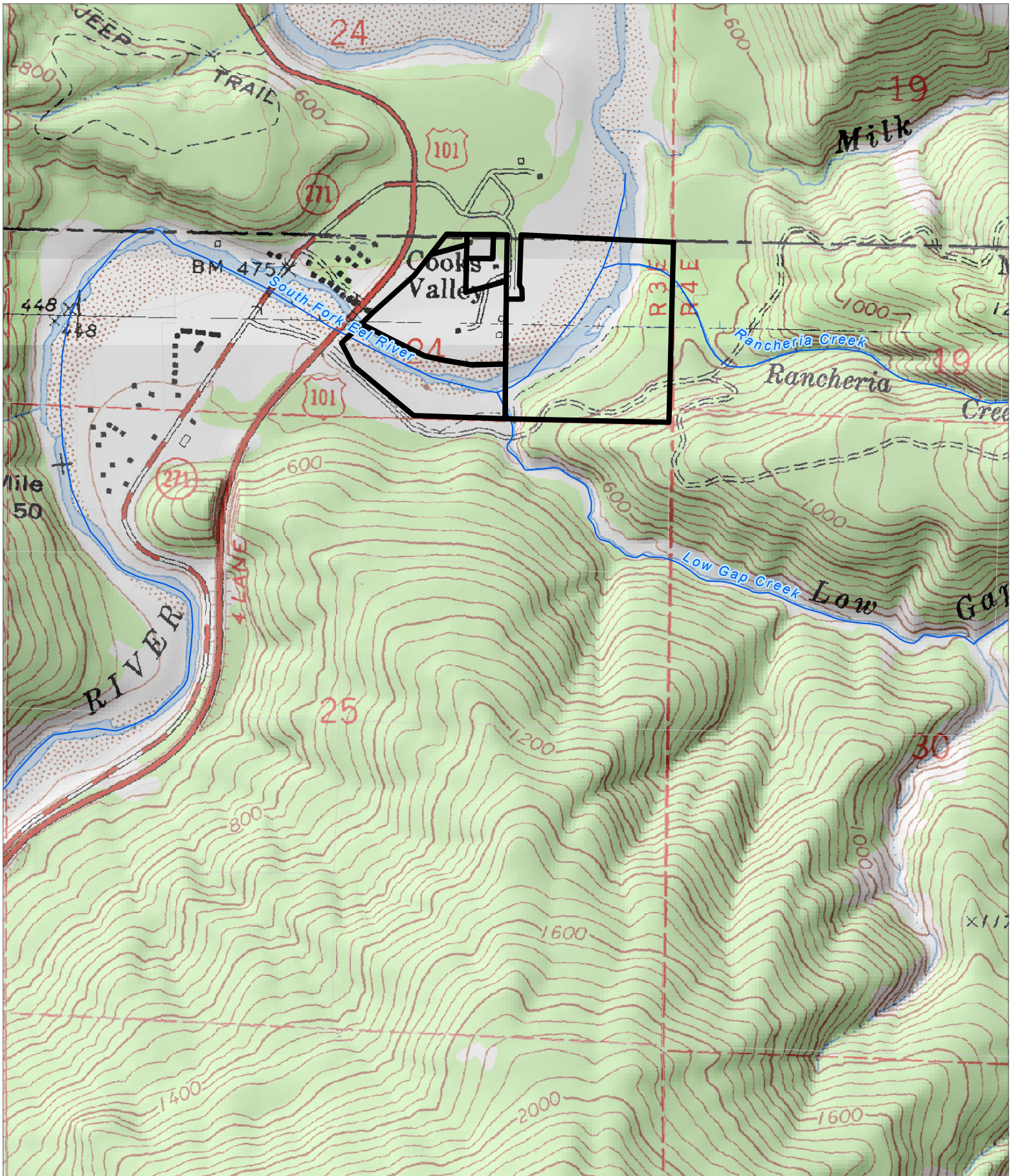
- Major Towns & Places
- Highways
- California Counties
- Major Rivers




LOCATION MAP

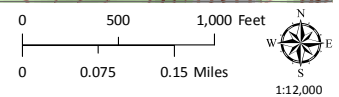
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES





CASE: UR 2017-0002  
OWNER: BOWMAN, Conrad & Trudy  
APN: 053-020-10  
APLCT: Northern Nights Music Group, LLC  
AGENT: Peter Huson  
ADDRESS: 83950 Road 442-E, Piercy

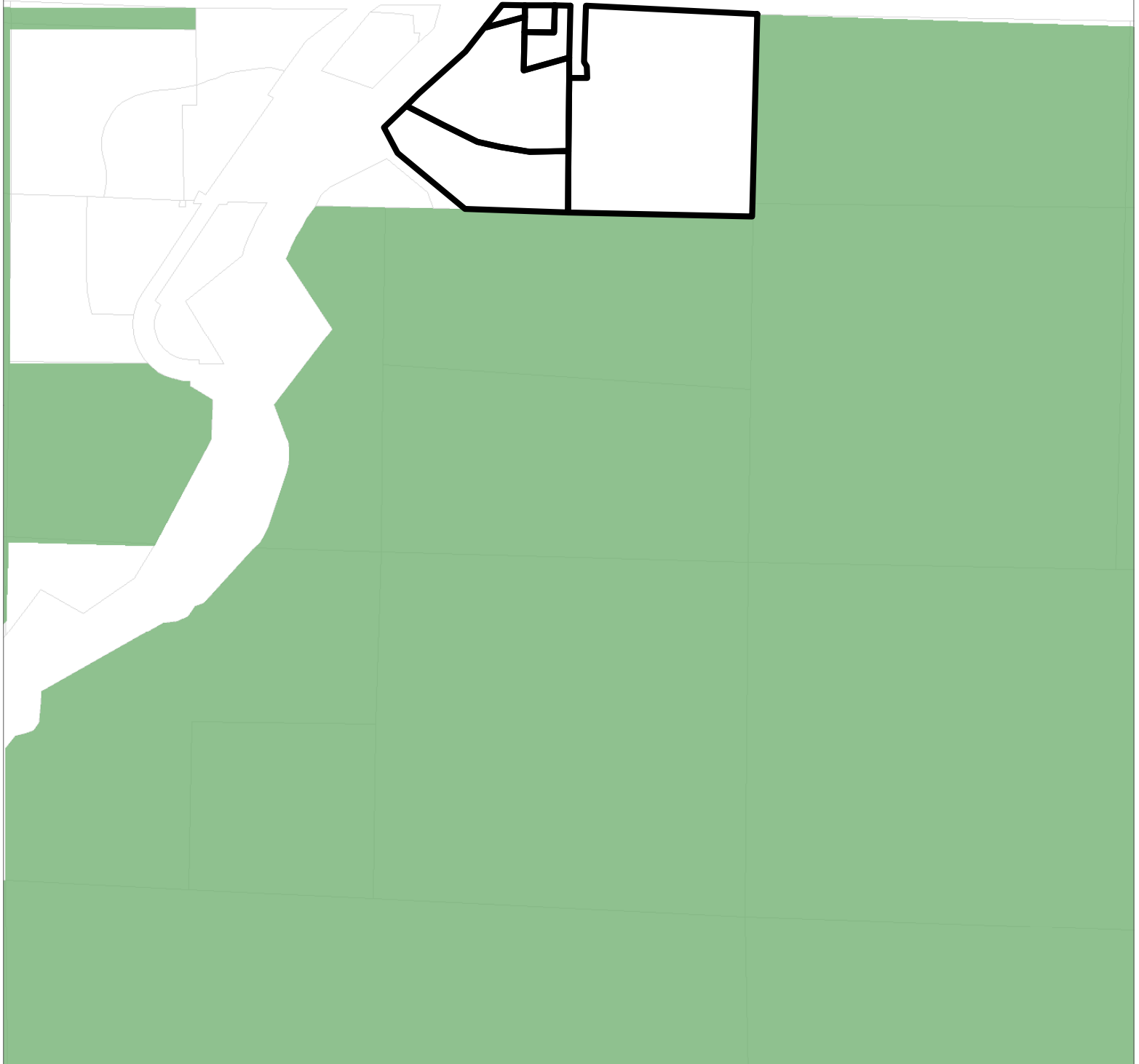
 Named Rivers



**TOPOGRAPHIC MAP**  
CONTOUR INTERVAL IS 40 FEET

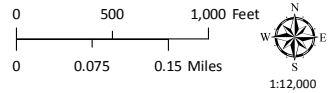
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES





CASE: UR 2017-0002  
OWNER: BOWMAN, Conrad & Trudy  
APN: 053-020-10  
APLCT: Northern Nights Music Group, LLC  
AGENT: Peter Huson  
ADDRESS: 83950 Road 442-E, Piercy

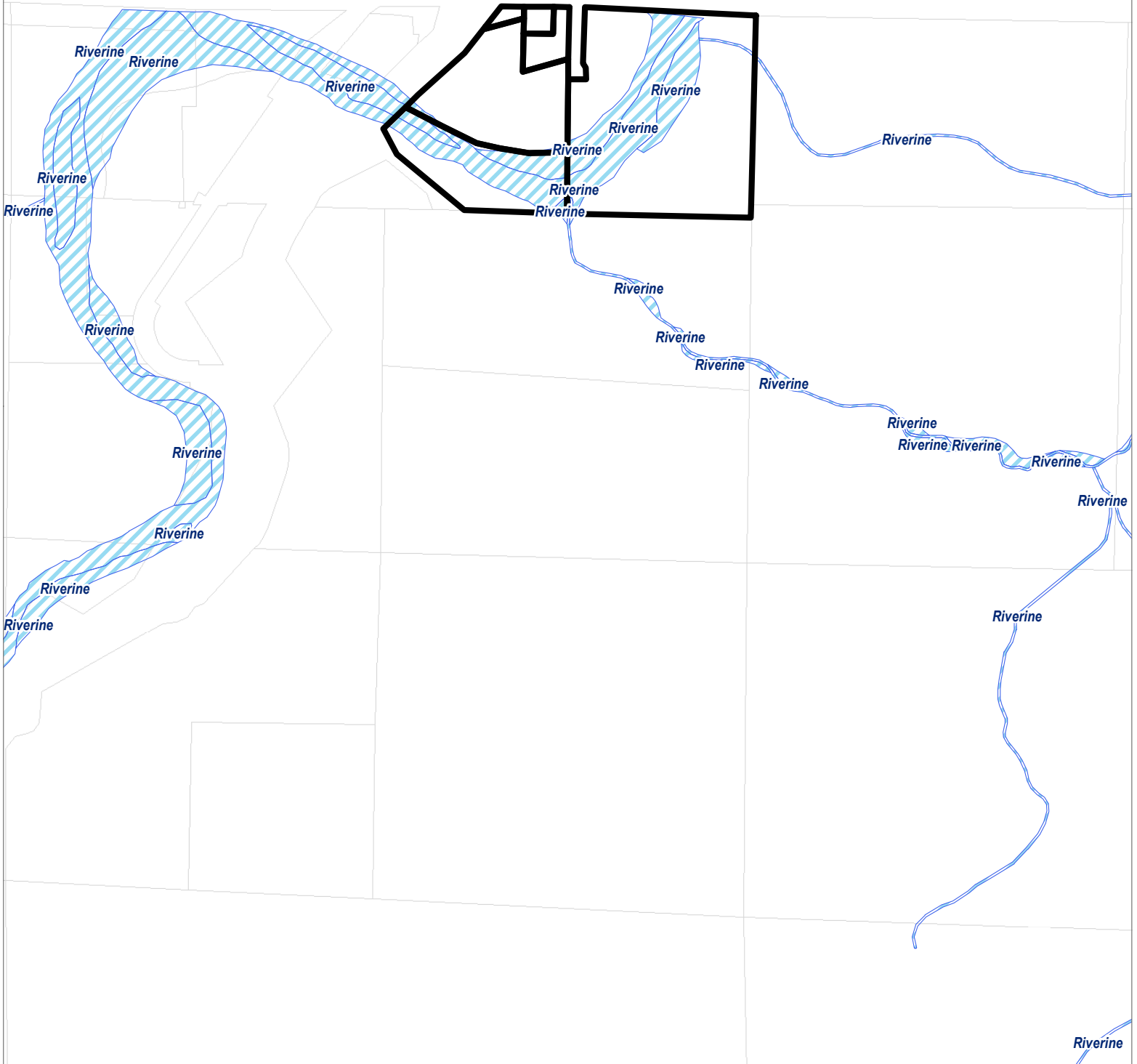
TPZ 2015



TIMBER PRODUCTION ZONES

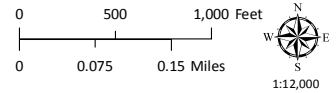
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES





CASE: UR 2017-0002  
OWNER: BOWMAN, Conrad & Trudy  
APN: 053-020-10  
APLCT: Northern Nights Music Group, LLC  
AGENT: Peter Huson  
ADDRESS: 83950 Road 442-E, Piercy

 National Wetlands Inventory



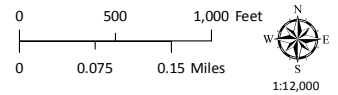
WETLANDS

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





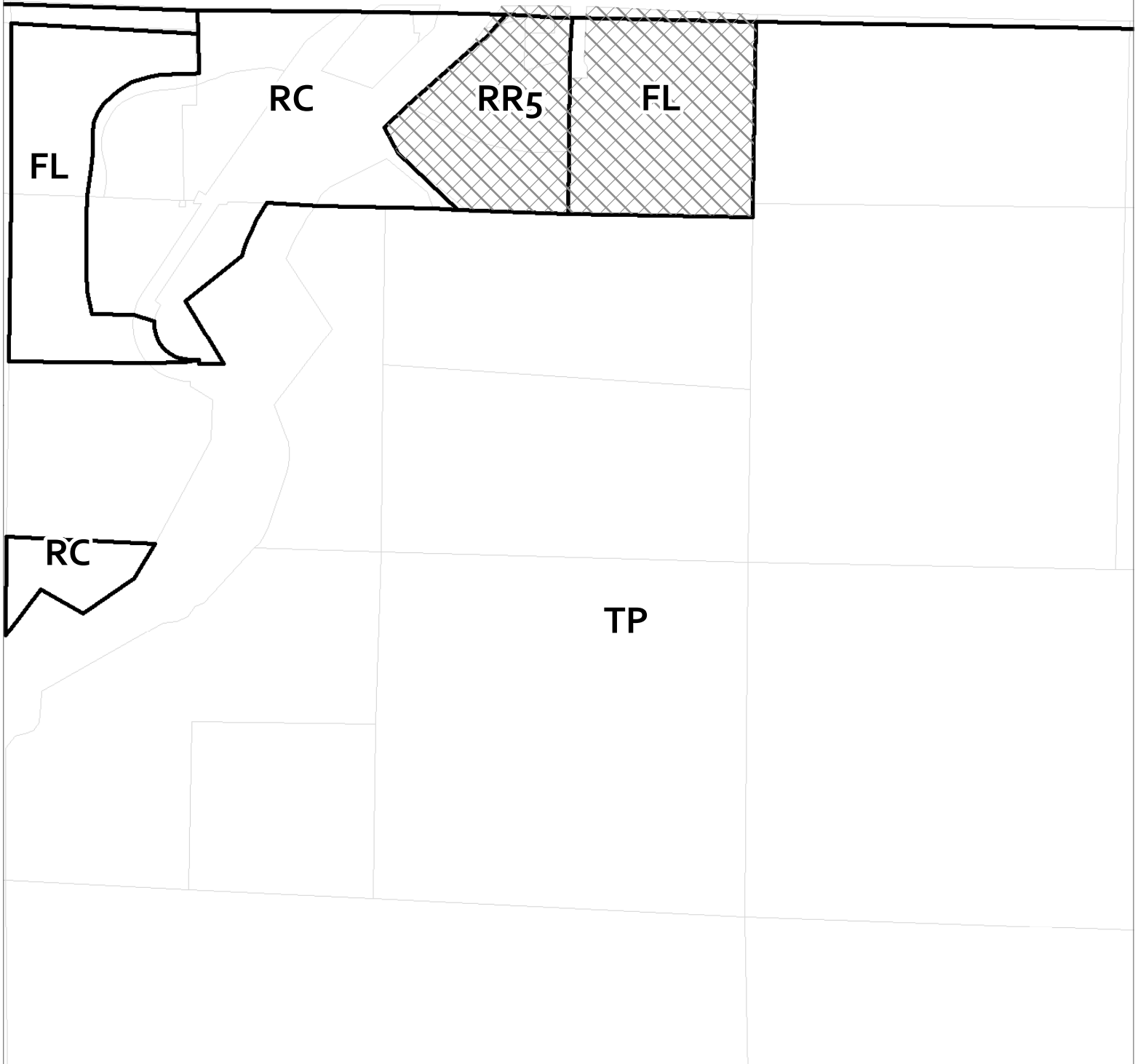
CASE: UR 2017-0002  
OWNER: BOWMAN, Conrad & Trudy  
APN: 053-020-10  
APLCT: Northern Nights Music Group, LLC  
AGENT: Peter Huson  
ADDRESS: 83950 Road 442-E, Piercy




WILDLAND-URBAN INTERFACE ZONES

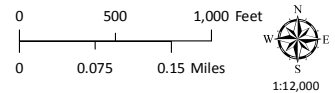
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES





CASE: UR 2017-0002  
OWNER: BOWMAN, Conrad & Trudy  
APN: 053-020-10  
APLCT: Northern Nights Music Group, LLC  
AGENT: Peter Huson  
ADDRESS: 83950 Road 442-E, Piercy

 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