



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
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FAX: 707-463-5709
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pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

September 5, 2018

Department of Transportation
Environmental Health - Ukiah
Emergency Services
Assessor
Air Quality Management
Alcoholic Beverage Control
California Highway Patrol
Mendocino County Sheriff's Office

Caltrans
Department of Forestry/ CalFire
Department of Fish and Wildlife
RWQCB
Public Health EMS
Hopland Public Utility District
Mendocino Transit Authority
Sanel Valley Fire District

Hopland Municipal Advisory Board
Sherwood Valley Band of Pomo Indians
Hopland Band of Pomo Indians
Cloverdale Rancheria
Redwood Valley Rancheria
Mendocino Solid Waste Management

CASE#: AP_2018-0067

DATE FILED: 8/10/2018

OWNER: JOHN SCHAEFFER

APPLICANT: CALEB GORDON

AGENT: SOLAR LIVING CENTER

REQUEST: Administrative Permit for "The Convergence," a 4 day educational and professional networking event proposed to be held from September 20th through September 23rd, 2018 at the site known as Real Goods/Solar Living Institute. On-site camping facilities would be provided to accommodate a maximum attendance of up to 800 persons. Nightly live music would occur from 9pm until midnight. The event would include food vending and alcohol service. Off-street parking would be provided on 2 off-site parcels west of the event site.

LOCATION: In Hopland, 2,300± ft. south east of the town center, lying on the east side of U.S. Hwy. 101 (US 101), south of Feliz Creek, west of the north coast railway corridor at 13771 U.S. Hwy 101 (APN: 048-400-17), Hopland. Off-street and Off-site parking to occur at 140 Mac Millan Dr., Hopland (APN: 048-341-08), and 13711 Mountain House Rd., Hopland (APN: 048-400-24).

STAFF PLANNER: Robert Dostalek

RESPONSE DUE DATE: September 19, 2018

PROJECT INFORMATION CAN BE FOUND AT:

<https://www.mendocinocounty.org/government/planning-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. 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:

JOHN SCHAEFFER

APPLICANT/
AGENT:

CALEB GORDON/SOLAR LIVING CENTER

REQUEST:

Administrative Permit for “The Convergence,” a 4 day educational and professional networking event proposed to be held from September 20th through September 23rd, 2018 at the site known as Real Goods/Solar Living Institute. On-site camping facilities would be provided to accommodate a maximum attendance of up to 800 persons. Nightly live music would occur from 9pm until midnight. The event would include food vending and alcohol service. Off-street parking would be provided on 2 off-site parcels west of the event site.

LOCATION:

In Hopland, 2,300± ft. south east of the town center, lying on the east side of U.S. Hwy. 101 (US 101), south of Feliz Creek, west of the north coast railway corridor at 13771 U.S. Hwy 101 (APN: 048-400-17), Hopland. Off-street and Off-site parking to occur at 140 Mac Millan Dr., Hopland (APN: 048-341-08), and 13711 Mountain House Rd., Hopland (APN: 048-400-24).

ACREAGE:

11.66 ACRES

GENERAL PLAN:

Rural Community (Rc)/Commercial (C) & Suburban Residential (Sr)

ZONING:

Commercial (C2:6k) & Suburban Residential (Sr)

COASTAL ZONE:

No

EXISTING USES:

Real Goods/Solar Living Institute (Commercial)

SUPERVISORIAL DISTRICT:

5

RELATED CASES ON SITE: U 37-99; V3-96; B 66-87; CC 38-82

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	Rural Community	C2	2± Acres	Forest Prod. & Proc.
EAST:	Agricultural	AG	10± & 84± Acres	Row & Field Crops
SOUTH:	Agricultural	AG	8± Acres	Row & Field Crops
WEST:	Commercial	C2	2± Acres	Vacant; R. & F. Crops

REFERRAL AGENCIES:

☒ Assessor

☒ Sanel Valley Fire District

☒ Environmental Health (Ukiah)

☒ Emergency Services

☒ DOT

☒ Sherwood Valley Band of Pomo

☒ Hopland MAC

☒ MSWMA

☒ CHP

☒ ABC

☒ CALTRANS

☒ CALFIRE

☒ Air Quality Management District

☒ Redwood Rancheria

☒ MCSO

☒ Public Health (EMS)

☒ Hopland PUD

☒ MTA

☒ RWQCB

☒ CA Fish & Wildlife

☒ Hopland Band of Pomo

☒ Cloverdale Rancheria

ADDITIONAL INFORMATION:

Camping: The applicant proposes 205 individual on-site campsites to accommodate up to 800 persons (SEE ATTACHED CAMPGROUND PLAN MAP AND PAGES 6-7 OF PLAN OF OPERATIONS).

Parking — (SEE ATTACHED PARKING PLAN MAP AND PAGES 4-5 OF PLAN OF OPERATIONS): On-site parking would be reserved for Real Goods Trading Company customers. Event Attendees would follow signage and volunteer instruction north to Mountain House Road, and South to 140 MacMillan Drive (APN: 048-341-08), where they would park for the event and follow an indicated pedestrian path across Mountain House Road to 13711 Mountain House Road (APN: 048-400-24), then beneath the Highway 101 overpass, 30 feet from the bank of Feliz Creek to the event site. An overflow parking area would be provided, signed and staffed at 13711 Mountain House Road.

ASSESSOR’S PARCEL #: 048-400-17, 048-341-08 & 048-400-24

STAFF PLANNER: ROBERT DOSTALEK DATE: 09/04/2018

ENVIRONMENTAL DATA
(To be completed by Planner)

		COUNTY WIDE
Yes	No	
	NO	1. Alquist-Priolo Earthquake Fault Zone – Geotechnical Report #GS_____
YES / YES		2. Floodplain/Floodway Map –Flood Hazard Development Permit #FP_____
		Floodway
NO / YES		3. Within/Adjacent to Agriculture Preserve / Timberland Production
		Agriculture preserve to South and East.
NO		4. Within/Near Hazardous Waste Site
NO		5. Natural Diversity Data Base
NO		6. Airport CLUP Planning Area – ALUC#_____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Adjacent to State Forest/Park/Recreation Area.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Adjacent to Equestrian/Hiking Trail.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Hazard/Landslides Map
		Flood Plain; Dam Inundation Zone; Fault Line to Northwest.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Require Water Efficient Landscape Plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Biological Resources/Natural Area Map.
		Adjacent to Feliz Creek: Steelhead; Rainbow Trout
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Fire Hazard Severity Classification: <input checked="" type="checkbox"/> LRA <input checked="" type="checkbox"/> SRA-CDF#
		Sanel Valley Fire District
<input type="checkbox"/>	<input type="checkbox"/>	13. Soil Type(s)/Pygmy Soils.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14. Wild and Scenic River.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	15. Specific Plan Area.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. State Permitting Required/State Clearinghouse Review
<input type="checkbox"/>	<input checked="" type="checkbox"/>	17. Oak Woodland Area

COUNTY OF MENDOCINO
DEPT OF PLANNING AND BUILDING SERVICES
501 LOW GAP ROAD, ROOM 1440
UKIAH, CA 95482
Telephone: 707-463-4281

Case No(s) _____
CDF No(s) _____
Date Filed _____
Fee \$ _____
Receipt No. _____
Received by _____

Office Use Only

ADMINISTRATIVE PERMIT APPLICATION

Name of Applicant <i>Caleb Gordon</i>	Name of Owner(s) <i>John Schaeffer</i>	Name of Agent <i>Solar Living Center</i>
Mailing Address <i>PO 332 Hopland CA</i>	Mailing Address <i>13771 HWY 101 Hopland, CA 95449</i>	Mailing Address <i>13771 HWY 101 Hopland CA 95449</i>
Telephone Number <i>315-576-7021</i>	Telephone Number <i>707-972-9720</i>	Telephone Number <i>707-472-2403</i>
Assessor's Parcel Number(s)		

Parcel Size <u>12</u> <input type="checkbox"/> Square feet <input checked="" type="checkbox"/> Acres	Street Address of Project <i>13771 HWY 101 Hopland, CA 95449</i>
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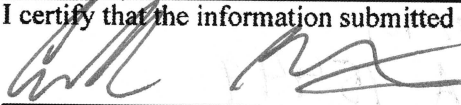
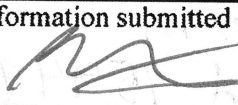
PROPOSED TEMPORARY USE (Check Appropriate Boxes)

- | | |
|---|--|
| <input checked="" type="checkbox"/> ENTERTAINMENT EVENT OR RELIGIOUS ASSEMBLY | <input type="checkbox"/> FAMILY CARE UNIT |
| <input type="checkbox"/> CONSTRUCTION SUPPORT FACILITY | <input type="checkbox"/> TEMPORARY USE OF A TRAILER |
| <input type="checkbox"/> TEMPORARY USE IN NEW SUBDIVISION | <input type="checkbox"/> TEMPORARY SIGNS OR BILLBOARDS |
| <input type="checkbox"/> OTHER: _____ | |

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

[Signature] 6/12/2018
Signature of Applicant/Agent Date

Signature of Owner Date

1. Describe the proposed project:			
Attached Dwelling: Detached Dwelling: Conversion of existing structure: Unit will be rented:	YES	NO	NOT APPLICABLE
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Square footage of existing structure:	3. Square footage of proposed unit:		4. Number of bedrooms:
5. Number of existing parking spaces:	6. Number of proposed parking spaces:		
7. In order to develop the proposed unit, will it be necessary to:			
	YES	NO	NOT APPLICABLE
A. Remove trees/any vegetation::	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Make substantial changes in terrain?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Construct a road?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. Connect to existing water district?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E. Connect to existing sewer district?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F. Install a septic system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G. Connect to existing septic system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
H. Install an individual well?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I. OTHER (Explain)? _____			
I certify that the information submitted with this application is true and accurate:			
 Signature of Applicant/Agent	Date	 Signature of Owner	Date

FOR STAFF PURPOSES ONLY												
PLANNING & BUILDING SERVICES Zoning District: _____ Setbacks: Front: _____ Feet Rear: _____ Feet Side: _____ Feet Compliance with Mendocino County Code Chapter 20.168: YES NO <input type="checkbox"/> <input type="checkbox"/> Code Section reference if non-compliance with Mendocino County Code: _____		DIVISION OF ENVIRONMENTAL HEALTH <table style="width: 100%;"> <tr> <td></td> <td style="text-align: center;">YES</td> <td style="text-align: center;">NO</td> </tr> <tr> <td style="padding: 5px;">Health Information submitted:</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">Health Department Approval:</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> Signature _____ Date _____			YES	NO	Health Information submitted:	<input type="checkbox"/>	<input type="checkbox"/>	Health Department Approval:	<input type="checkbox"/>	<input type="checkbox"/>
	YES	NO										
Health Information submitted:	<input type="checkbox"/>	<input type="checkbox"/>										
Health Department Approval:	<input type="checkbox"/>	<input type="checkbox"/>										

THE PROJECT

1. Describe the proposed project, summarizing the number, function and size of proposed temporary uses:

The Permaculture Convergence proposes to use the Solar Living Center as an Event Center to host Between 300-800 attendees between the dates of September 20-23rd, while offering Work shops, Presentations + live music.

2. What is the proposed duration of the temporary use (Please check one):

- | | |
|--|---|
| <input checked="" type="checkbox"/> Less than one week | <input type="checkbox"/> Three to six months |
| <input type="checkbox"/> One week to one month | <input type="checkbox"/> Six months to one year |
| <input type="checkbox"/> One to three months | <input type="checkbox"/> More than one year (_____ years) |

3. Designate the location of the site in terms of readily identifiable landmarks (e.g. mailboxes, mile posts, street intersections, etc.):

4. Briefly describe the proposed site, including information on existing structures and their uses, slopes, vegetation, waterways, streets, etc.:

The Solar living Center is a beautiful 12 acre site which demonstrates sustainable living in the form of Natural buildings, Alternative energies, & Organic Farming.

5. How much off street parking will be provided:

- ☐ None ☐ One Space ☐ Two spaces ☒ 500 spaces

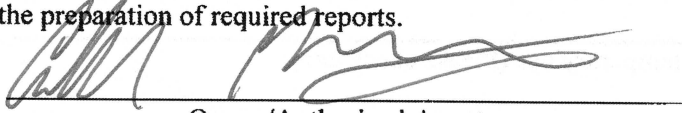
6. In order to develop the proposed temporary facility, will it be necessary to:

- A. Remove trees and other vegetation?
B. Make substantial changes in the terrain?
C. Construct a road?

- | YES | NO |
|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |

CERTIFICATION AND SITE VIEW AUTHORIZATION

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 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.


Owner/Authorized Agent

6/12/2018
Date

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

AUTHORIZATION OF AGENT

I hereby authorize _____ to act as my representative and to bind me in all matters concerning this application.

Owner

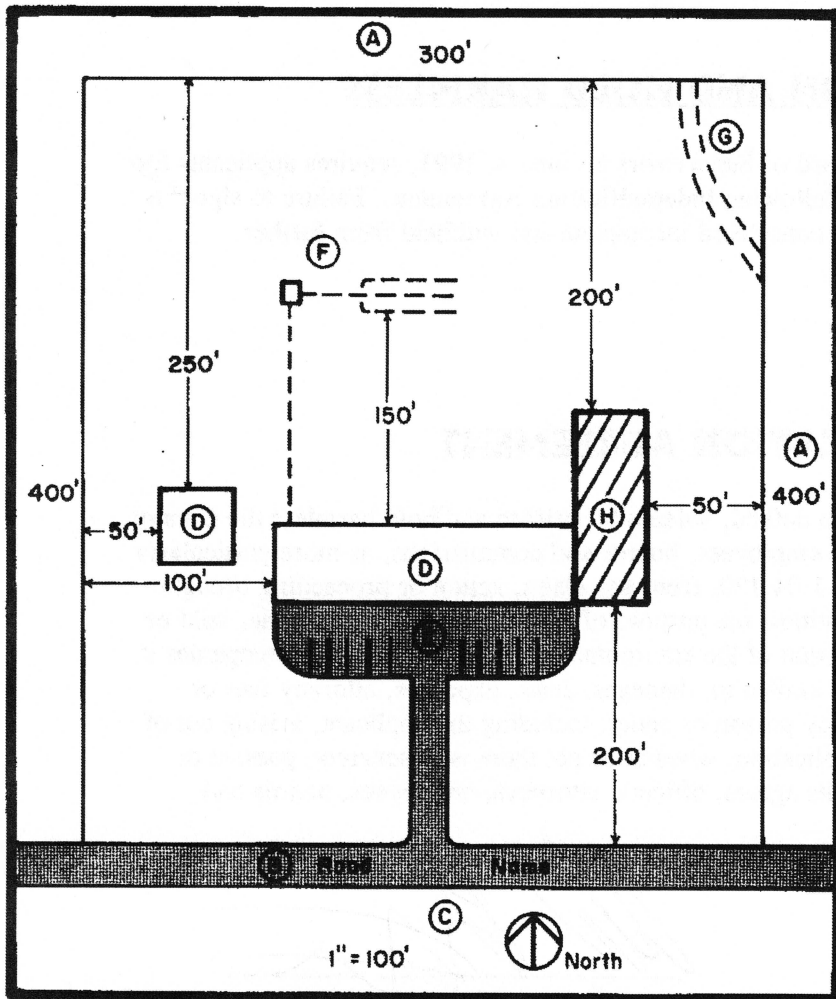
Date

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 One of the application form.

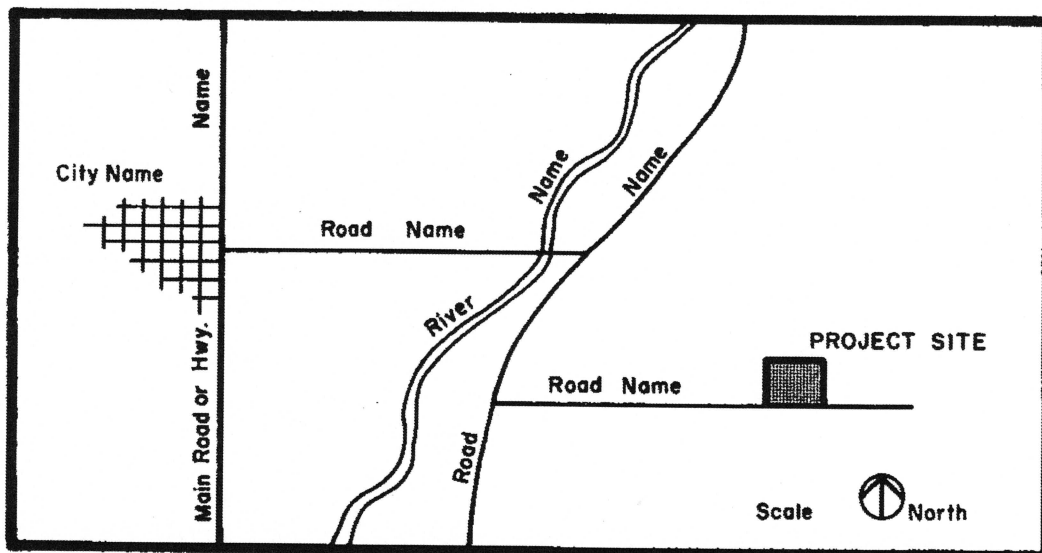
Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

Sample Plot Plan



- A. Parcel Shape and Dimensions.
- B. Adjacent Streets.
- C. North Arrow and Scale.
- D. Existing Buildings including distance from property lines.
- E. Driveways, Parking and Loading Areas.
- F. Existing and proposed septic system and wells including distances from structures.
- G. Easements and Utility lines (power, sewer, water etc.).
- H. Proposed structure or addition including distance from property lines.

Sample Location Map



INDEMNIFICATION AND HOLD HARMLESS

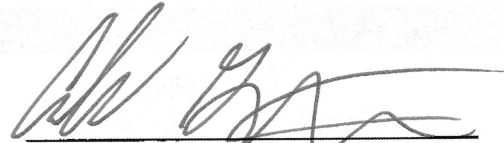
ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

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.

Date:

06/12/2018



Applicant

**The Permaculture Convergence Operations Plan
Solar Living Center, 13771 S Hwy 101 Hopland, CA 95449
September 20-23, 2018**

ATN: Robert Dostalek, Planner III, County of Mendocino



Including:

Security Plan
Fire Prevention
Medical
Traffic Regulation, Visitor Parking, Pedestrian Circulation Plan
Signage
Main Stage Logistics & Sound
Camping & Visitor Accommodations
Food Vendors/ Alcohol
Restrooms
Animal and Child Care
Waste Disposal

Re: Caleb Gordon, Convergence Logistics Lead
Revised August 2018

The following plan is for the Permaculture Convergence to be held at the Solar Living Institute in Hopland, California. The Permaculture Convergence is a community supported event serving 500-800 attendees dedicated to raising awareness, advocacy and education for climate change. We will do so by promoting the use of regenerative and restorative practices which mitigate the negative impacts of climate change through a series of presentations, workshops and vendors. Over the course of the event, attendees will have the opportunity to connect with professionals in their fields of expertise and learn new, cutting edge technologies and innovations for sustainable community development.

This Operating Plan for the Permaculture Convergence includes the following items:

1. Security Plan
2. Fire Prevention
3. Medical
4. Visitor Parking and Traffic Regulations
5. Traffic and Pedestrian Circulation Plan
6. Signage
7. Main Stage Logistics & Sound
8. Camping & Visitor Accommodations
9. Food Vendors/ Alcohol
10. Restrooms
11. Animal and Child Care
12. Waste Disposal

As this is a ticketed event, attendance will not exceed 800 people.

Security Plan

Security is being provided by the Convergence lead organizer, Jay Market, 707.483.7193. The lead organizer will be directly connected with four other main Convergence staff and be available by two-way radio to the remainder of event management.

As this is a ticketed event, several facets of security must be addressed. First is site safety. A minimum of five event staff will be on-site throughout the event, looking for potential problems, addressing situations, and answering guest questions. Visibility is key, and an event organizer will always be available, via radio, for any circumstance regarding security intervention. In addition, eight volunteers with extensive event safety experience will be added at peak times.

Event staff will man the front gate along Highway 101 during the day and early evenings of the event and that station will be manned by two security staff from 7:00 PM to 11:00 PM. These staff members will address any situations that may arise, to not allow any uninvited or ticketed guests to enter the event grounds and to enforce any other event rules or directives.

The second facet is location security. As this is a remote location, the possibility of attracting a less desirable crowd decreases dramatically. It is a simple task to maintain security within the grounds, but we want to be able to provide a presence in the immediate area as well. Parking lots, as well as arrival points for public transportation, would be checked periodically, to provide visual security, as well as point of contact for questions.

Fire Prevention

The event management takes the risk of fire very seriously, and will have all staff and volunteers constantly looking for unsafe situations and locations. In the event of a fire, all staff will be assigned to certain locations, to assist in evacuation procedures.

As noted, the event management is very interested in providing the maximum amount of support to running a safe and comfortable event. The following items will be enforced for the duration of the event:

1. No campfires will be allowed anywhere except in the large bonfire pit in front of the Solar Living Institute pond between 9:00 PM and 11:45 PM. That fire will be lit, tended and monitored by event staff. A hose and buckets will be provided to extinguish before leaving and in case of emergency.

2. All staff will have access to extinguishers, and the information booth will have extras available, if needed.
3. No smoking will be allowed inside any structure, and no smoking signs will be posted in all public areas, including portable bathrooms.

In addition to these items, all staff will be linked to portable radios and will be prepared to respond to emergency. In case of a small fire, the steps will be:

1. Call the Lead Event Organizer to announce the issue.
2. Staff will clear the public away from the affected area.
3. If possible, the fire will be controlled via a fire extinguisher.
4. If the fire is unmanageable, then 911 will be called.
5. If the situation is unmanageable, the guests will be evacuated from the areas and moved to safe areas in the parking lots, away from trees and structures.

Medical

Medical Services for the Permaculture Convergence will be housed next to the main headquarters at the ["M.A.S.H.H. \(Medical for All Seeking Health and Healing\) Headquarters."](#) Services will be available on a staffed basis 24 hours/day, with EMT physicians on call via 2 way radio. The core team is familiar with the site and facilities from prior experience last year.

The Medical Team will be led by the M.A.S.H.H. clinic physicians and their capabilities include:

- Basic primary care services
- Extended services
 - Vital signs assessment
 - Basic life support/CPR
 - Dehydration management
 - Infection management
 - Respiratory care
 - Orthopedic injury management
 - Wound management
 - Allergic reaction management

In the event of a serious injury, the Medical Team supervisor will call from a list of local ambulances services or 911 for additional assistance. Emergency vehicles will be directed to a reserved area, and escorted to the first aid station.

Traffic Regulations, Visitor Parking, Pedestrian Circulation Plan

As noted, the Solar Living Institute is located off Highway 101. We will mitigate traffic congestion through the use of staff support, strategic signage, hours of operation, and directions to off-site parking. Staff will be placed at the front gate of the Solar Living Center entrance directing cars to designated off-site parking.

The event opening will begin at 9:00 AM on Thursday the 20th of September. On this start date a select few attendees will arrive for one of two workshop intensives.

Full Pass Attendees:

1. Attendees will enter in through the main gates of the Solar Living Center and proceed to the centers' on site parking lot for temporary registration parking. (Refer to Event Overview Map). There is temporary parking provided while they do a quick registration and obtain parking and camping passes.
2. Attendees will then proceed to the campground unload lot where they will unload camping gear into a staging area.
3. Next, proceed to SLC exit and follow parking signs to off-site parking lot, Edward Fussel's Lot.
4. Once parked they will follow pedestrian walkway back to the event campground or proceed directly into the event.

Single Day or Non-Camping Attendees:

1. Single day and non-camping attendees will be directed through the center on-site parking and handed a single day parking pass.
2. They will then exit the site and proceed to off-site parking at Edward Fussel's Lot.
3. After parking, they will follow the pedestrian pathway back to the event.

If traffic becomes too congested at registration or campground unload lot, attendees will be directed to the Edward Fussel's Lot where they can chose to walk camp gear to the campgrounds or return later in the afternoon when traffic is more manageable. Due to the fact that the event is spread over four consecutive days and not all attendees arrive at the same time or the same day, we predict flow of traffic to be very manageable.

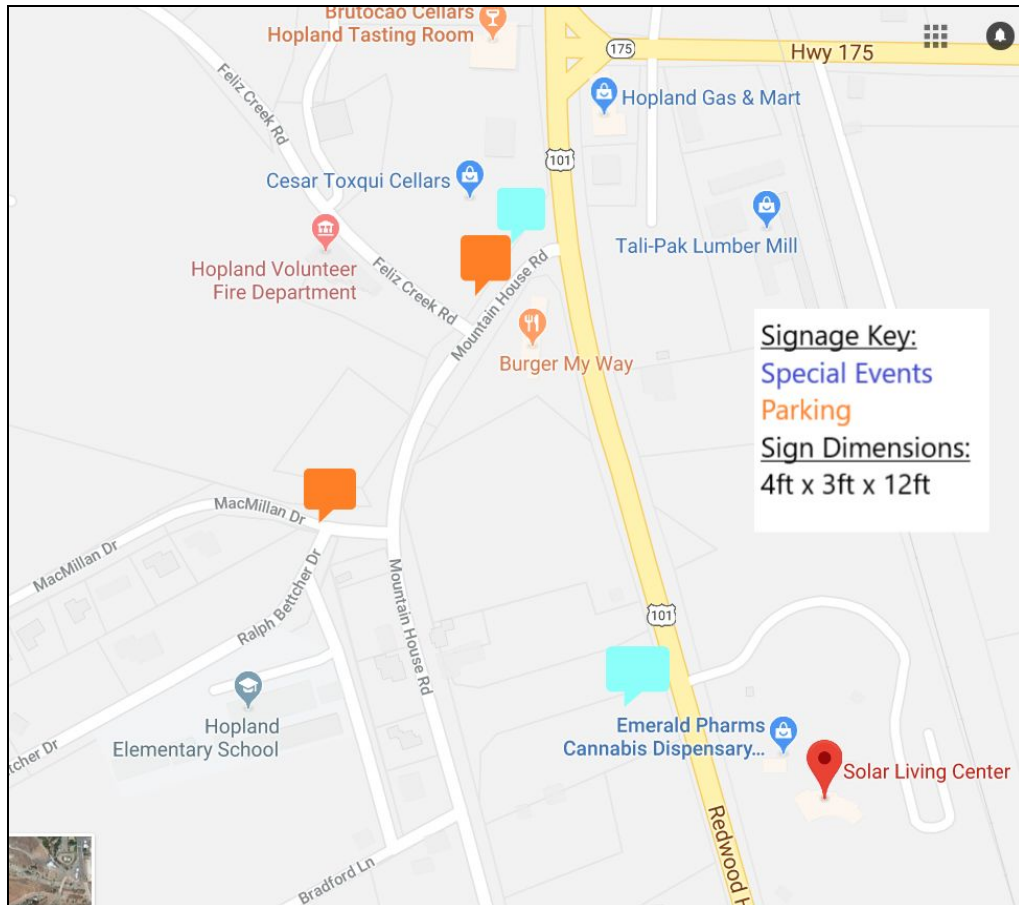
Parking lot will be staffed from 9:00 AM until 7:00 PM with rotating volunteer shifts every four hours. All parking lots and walkways will be lit. For safety precautions, staff and volunteers will be strongly encouraging individuals to cross underneath Highway 101 on the designated, lit walkways. Additional off-site parking location can be found at 140

Macmillan Drive and 13771 Hwy 101. Ukiah Reserved parking lots are owned by Louis Tollini and Ned Fussell.

24-hour exit and re-entry will be permitted throughout the duration of the event although attendees will be strongly urged not to leave until the closing ceremony is complete on Sunday evening. This is to accommodate attendees 1) not staying on site and/or 2) only coming for a portion of the event.

Signage

Event signage and parking delineators will be rented from Hertz in Ukiah, CA. Signage will include notations for special event and event parking. The following map details placement, content and dimensions accordingly.



Main Stage Logistics & Sound

Solar energy provides electricity to the Solar Living Institute which will be used to power one PA system for the main Stage. Arrangement of the stage & direction of the speakers is engineered with consideration of the local community of Hopland. To ensure maintenance of sound curfew event management, amplification levels will be between 70-85 decibels and not exceeding 90. Presenters will perform from 10:00 AM to 8:00 PM and live music will be 9:00 PM, ending promptly at 12:00 AM. Music volume will remain in accordance with local noise ordinance.

Camping & Visitor Accommodations

The Permaculture Convergence is a camping event. The Solar living Institute is outfitted with an extensive camping infrastructure in accordance with Permit U37-99. The original campsite will be altered to accommodate a higher volume of campers than normal.

although will not exceed capacity: 205 campsites. There will be limited car camping for disabled attendees designated in the onsite parking lot.

The campground is equipped with internal circulation routes which are at least 15 feet wide and can be accessed by emergency vehicles. Campers will unload their gear at the 5 minute unload pull around zone then proceed to main event parking. They will re-enter the campground through the East Gate of campground.

For those who are not camping, local hotels and airbnb are available and by discretion of individual interest. The Convergence will not provide discounted visitor accommodation rates.

Food Vending/ Alcohol

Food vendors will be located by main stage and the intern village for three consecutive days. Vendors include: 1) India Gourmet led by Rajinder Singh and 2) Lydia's Kitchen, led by Lydia Kindheart.

Alcohol will be served to and is located at the Convergence Bar ie. watering hole. Please refer to site map for location details. We will ID at a separate booth; to receive a wristband, individuals must present their ID.

Restrooms

There are two main restrooms located at the Solar Living Center which service 300 people per day. An additional 4-6 portable restrooms will be on site, each servicing an additional 100 persons per restroom. These will be serviced on Saturday afternoon and will be on call for additional servicing, if needed.

- a. Parking lot (2)
- b. Campground
- c. Food court

Animal and Child Care

No pets will be allowed aside from service animals. Service animals must be on a leash at all times. Our child care will be centrally located near the first aid station and staff headquarters. It will be staffed with 2-4 adults during the hours of 10:00AM and 5:00PM with capacity of 10-15 children. Children will be provided activities, snacks and a quiet zone to rest and relax. Parent/guardians will sign in/out their children and will provide a name tag and primary contact in case of emergency. Please note all staff caring for children will be certified first-aid.

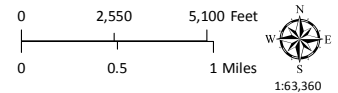
Waste Disposal

Preserving the cleanliness of the venue is of the utmost important to event management and so, all waste disposal will be managed by the Zero Waste team comprised of staff and volunteers. We are committed to a leave no trace policy, along with educating the participants of our zero waste policy. Solar Living Institute has garbage and recycling cans placed throughout the property and those will be constantly maintained by our staff throughout the entire event. In addition, Ukiah's Waste Management services will supply two large trash and recycling bins, to be delivered two days prior to the event. The Zero Waste team will manage the waste throughout the weekend via waste stations located throughout the venue. As stations are filled, the team will place empties into the main bins. These bins will then be collected by waste management the following week.



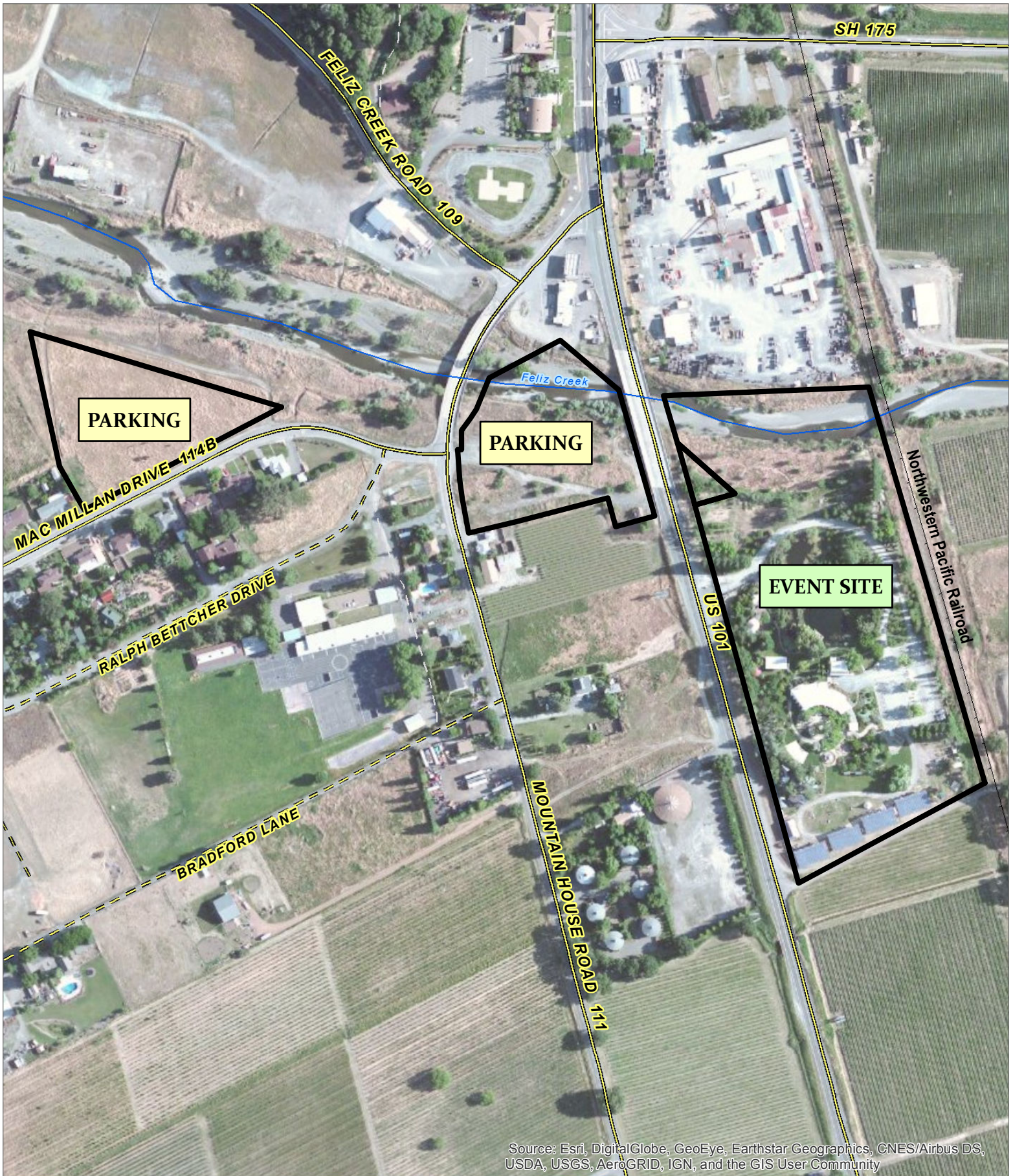
CASE: AP 2018-0067
 OWNER: SCHAEFFER, John
 APN: 048-400-17
 APLCT: Caleb Gordon
 AGENT: Solar Living Center
 ADDRESS: 13771 S. Hwy. 101, Hopland

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



LOCATION MAP

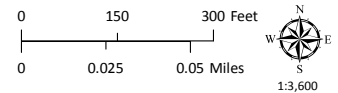
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

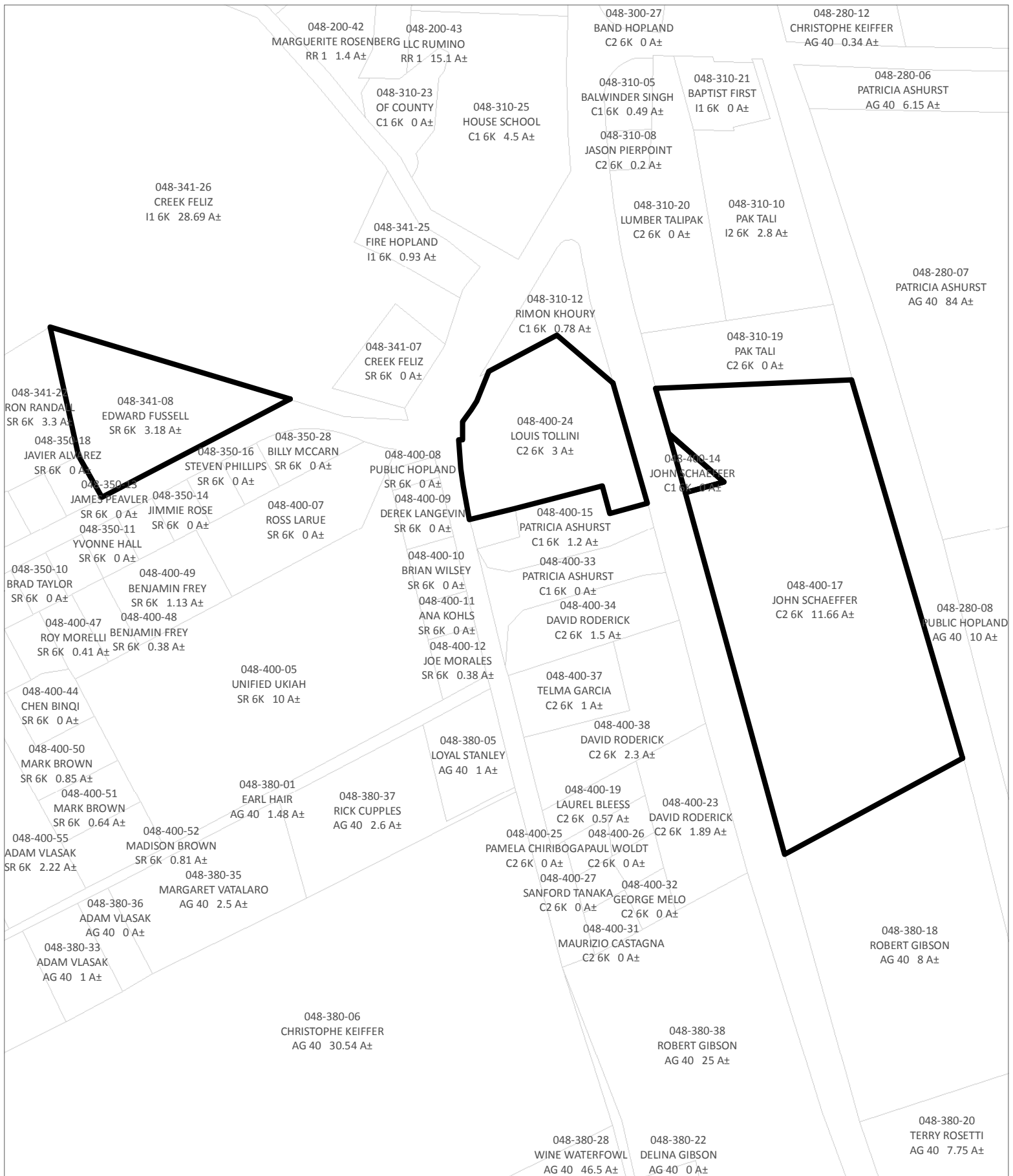
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~ ~ ~ ~ ~ Named Rivers - - - Driveways/Unnamed Roads
 ——— Public Roads + + + Railroads
 = = = Private Roads

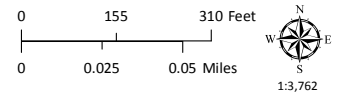


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ADJACENT PARCELS

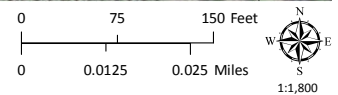
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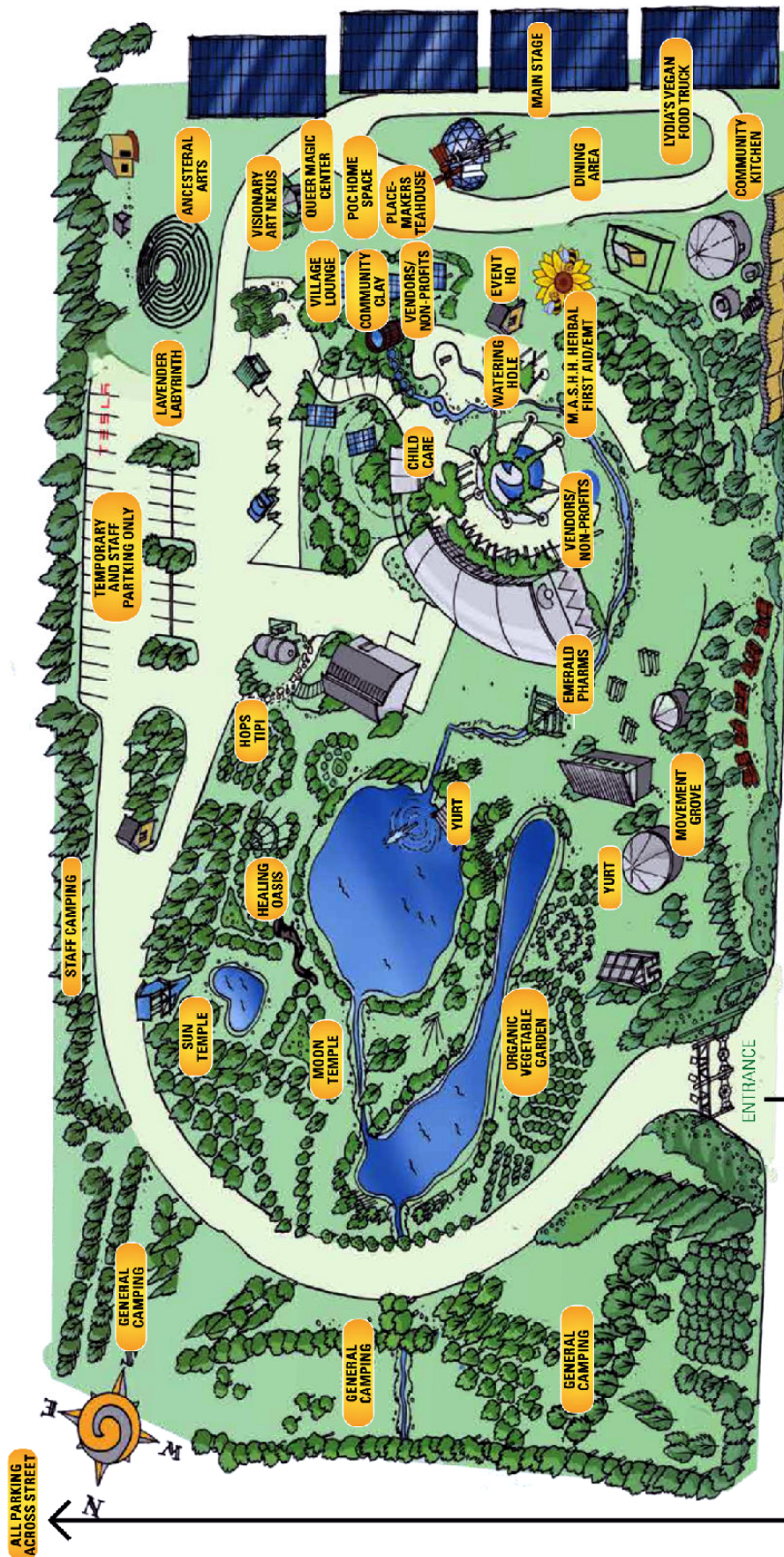
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 Named Rivers
 Public Roads
 Railroads



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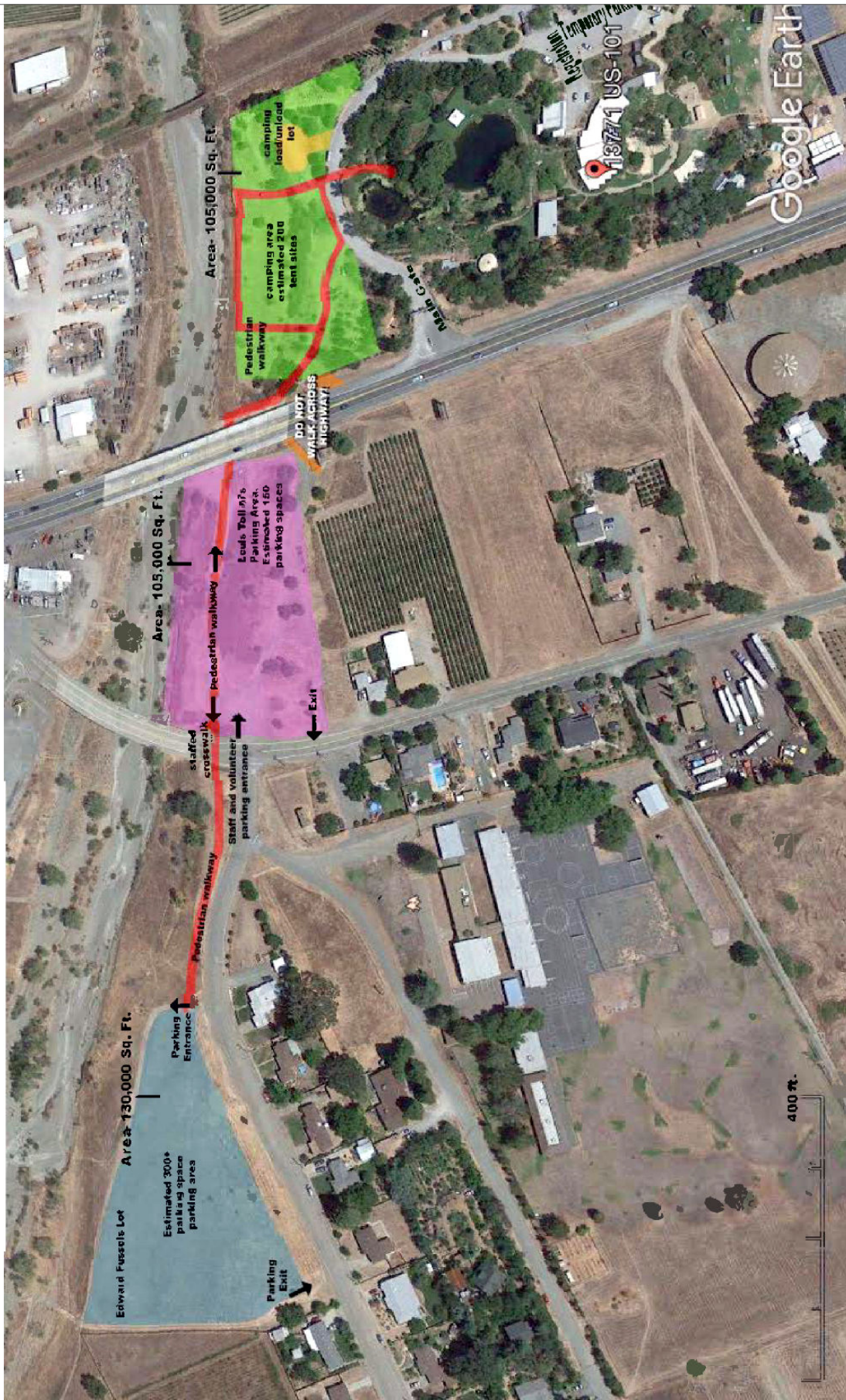


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NO SCALE

EVENT SITE PLAN

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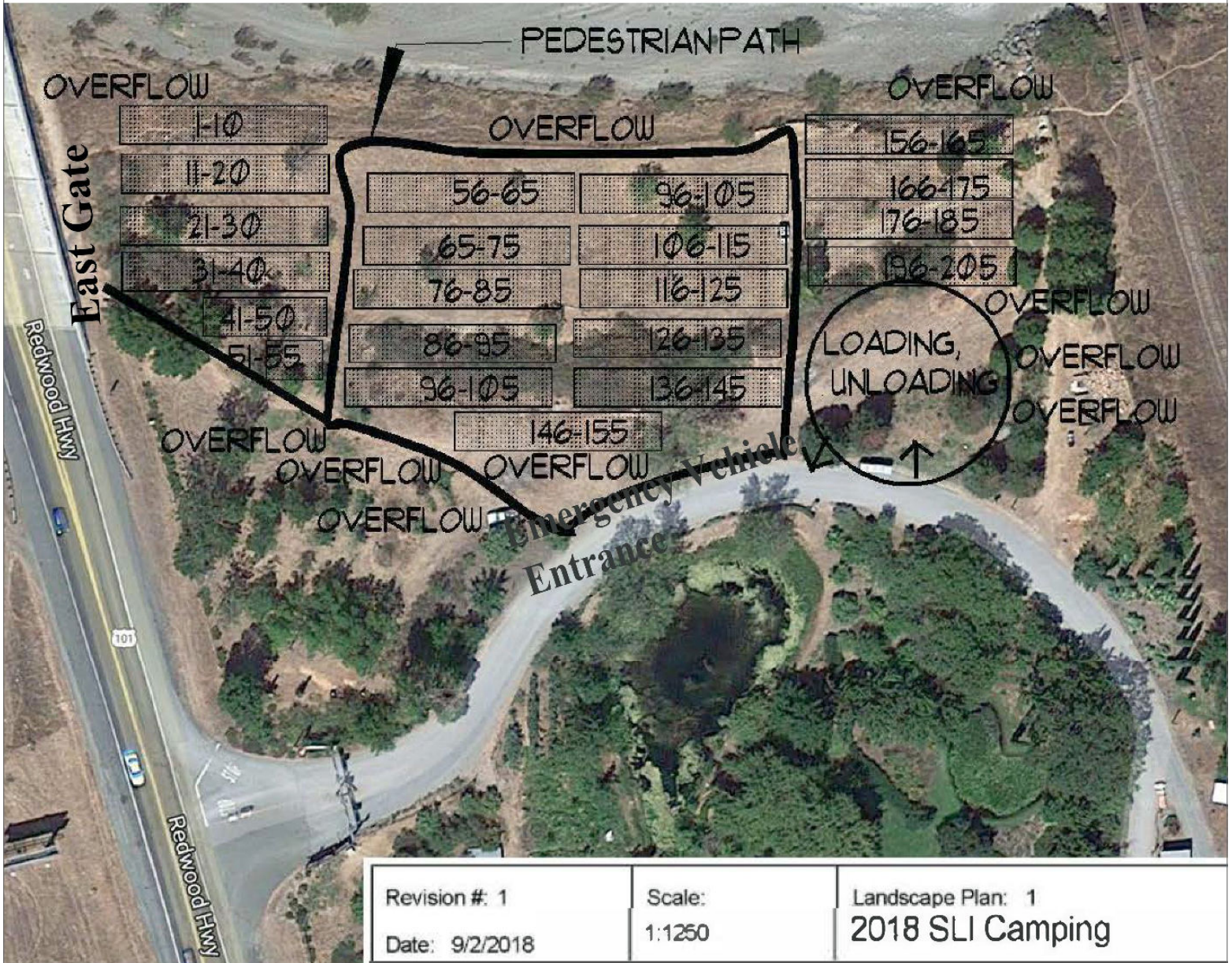


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NO SCALE

PARKING PLAN

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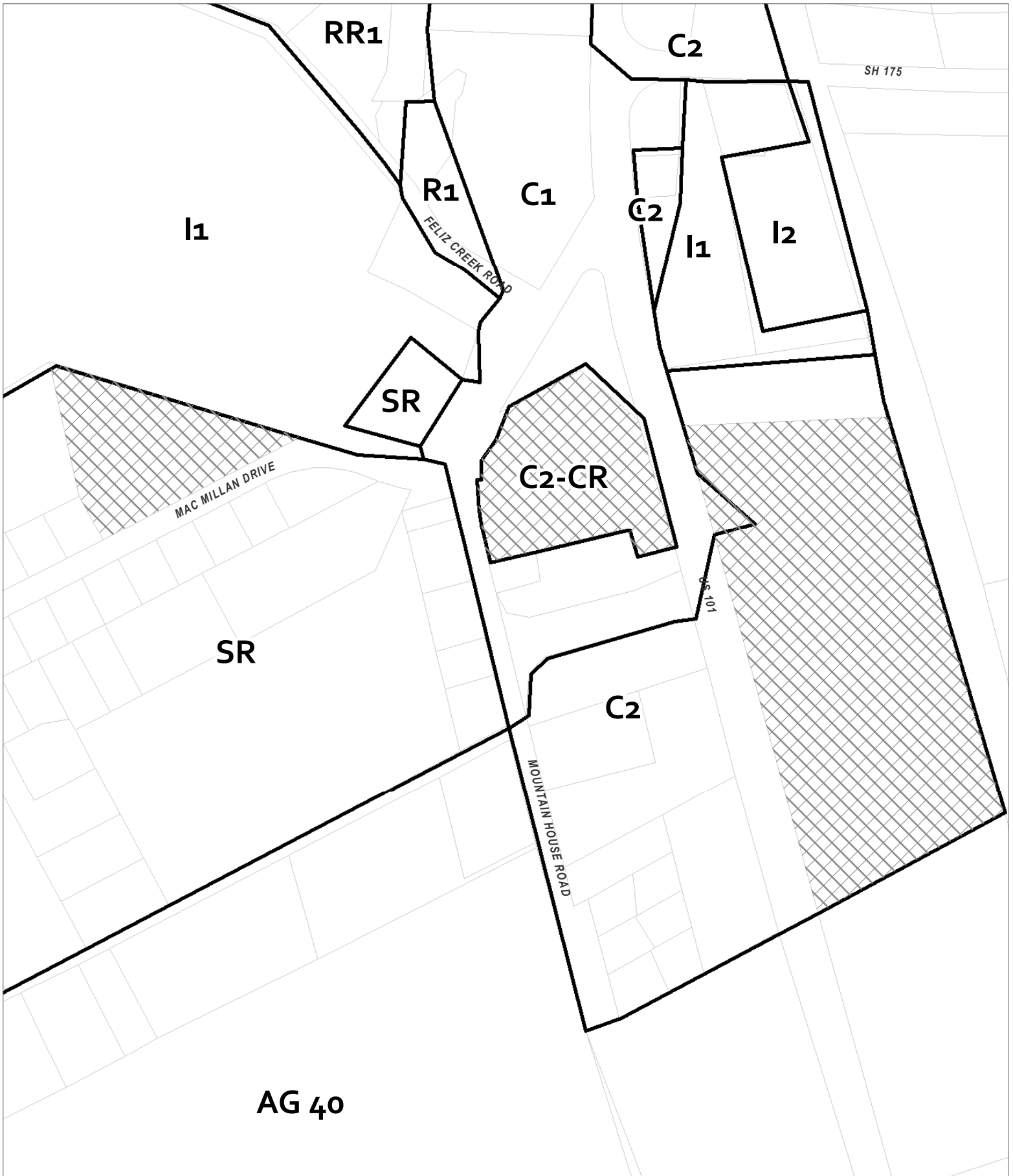


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NO SCALE

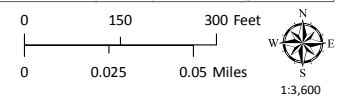
CAMPGROUND LAYOUT PLAN

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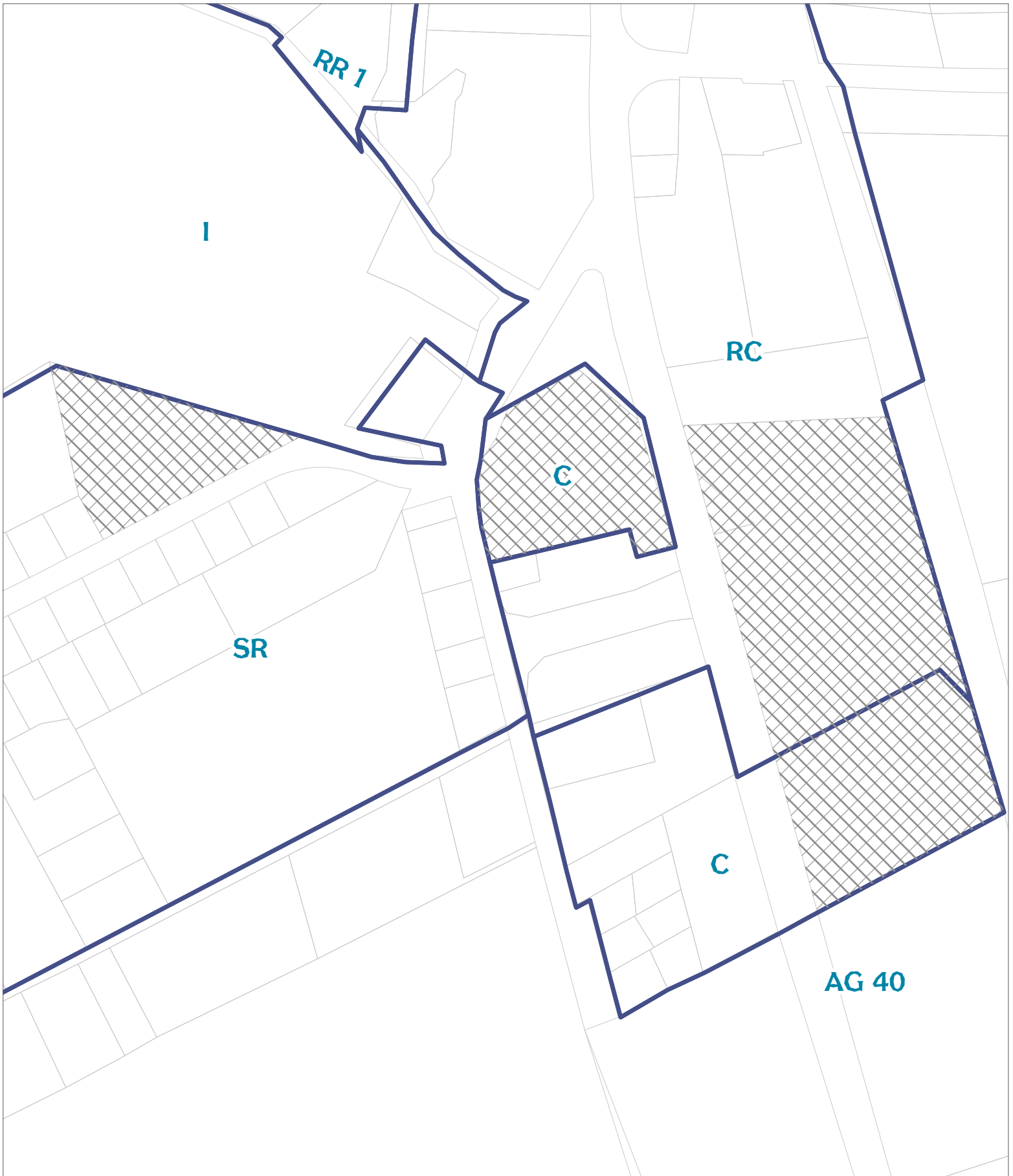
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 Zoning Districts
 Public Roads




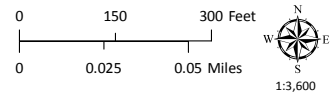
ZONING DISPLAY MAP

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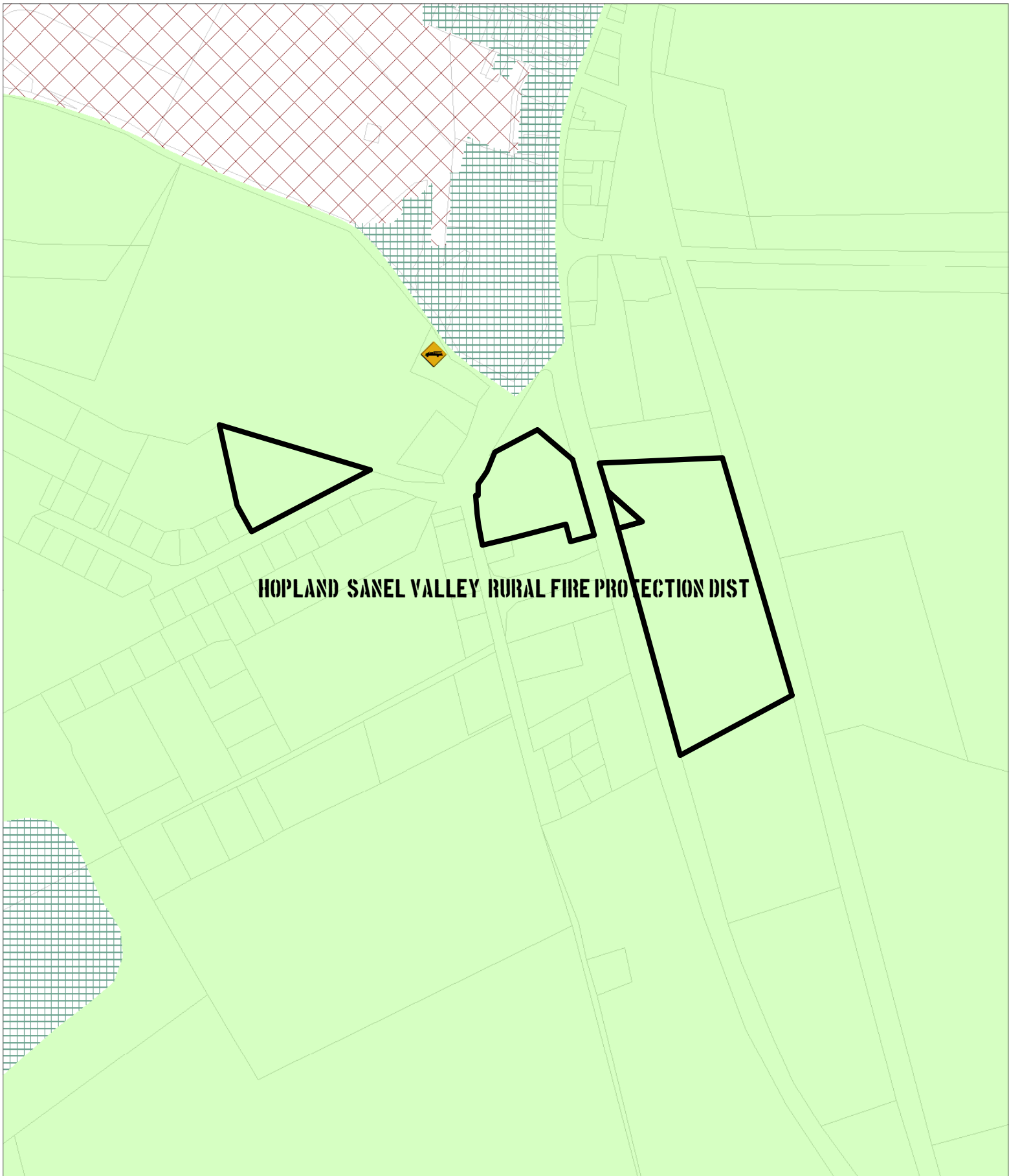
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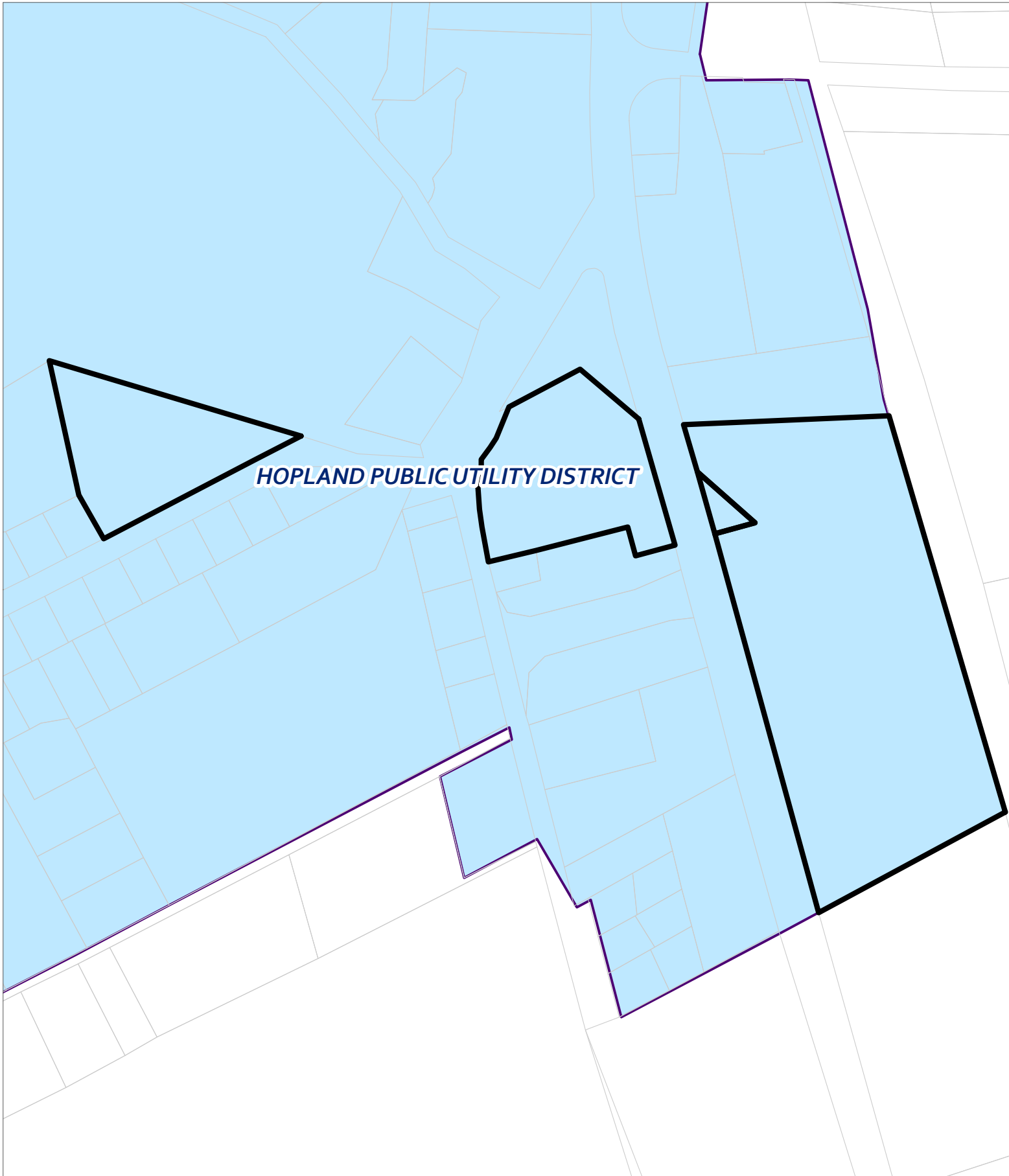
 General Plan Classes




GENERAL PLAN CLASSIFICATIONS

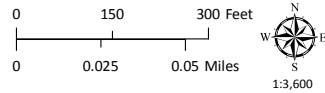
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 County Water Districts



WATER DISTRICTS

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AREA OF MINIMAL FLOOD HAZARD Zone X

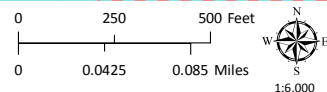
Zone AE

FLOODWAY Zone AE

Zone AE

FLOOD HAZARD AREAS

- Base Flood Elevations
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard

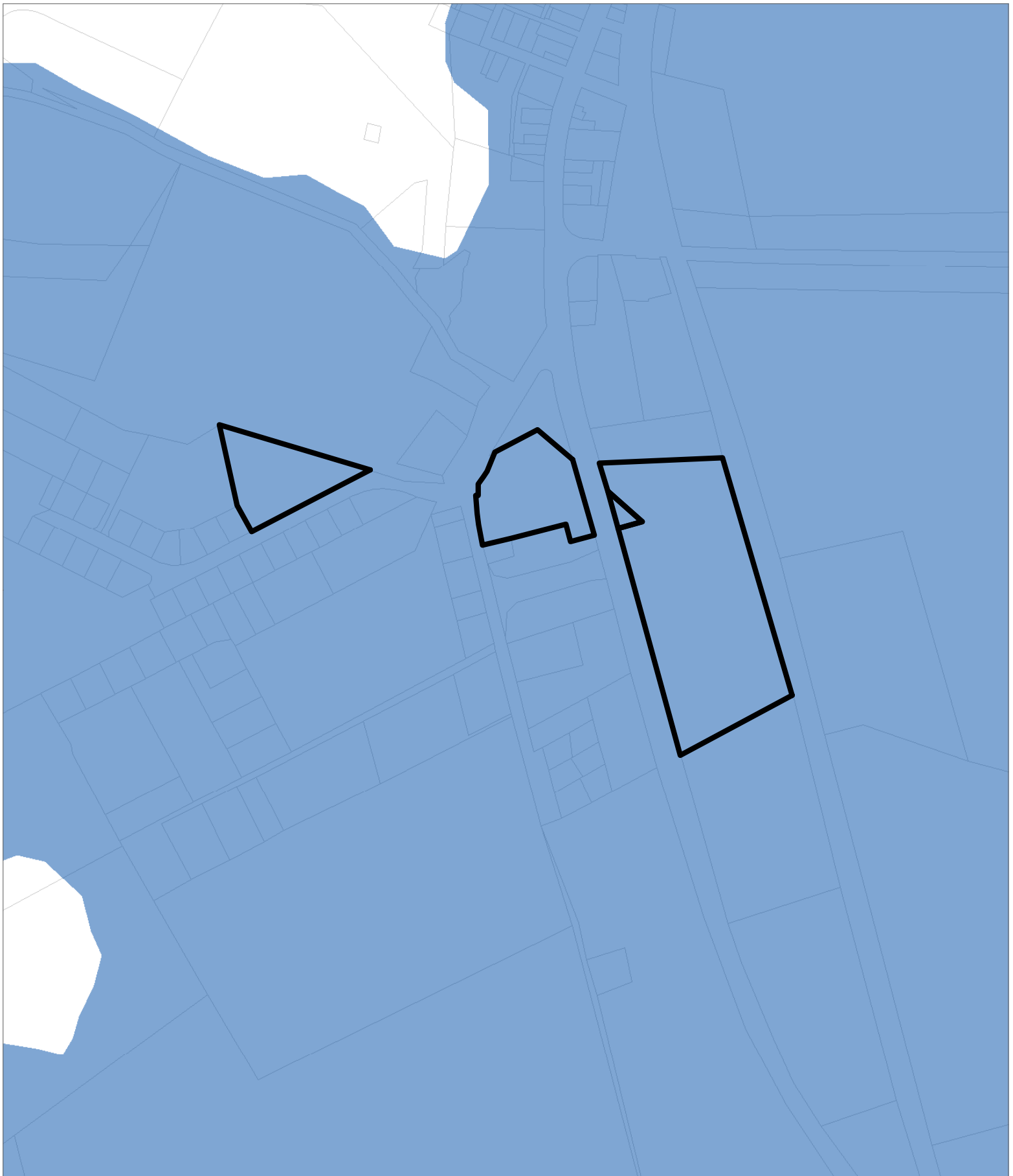


LOMA Letters

SPECIAL FLOOD HAZARD AREAS

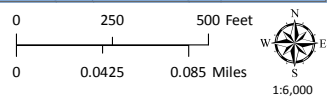
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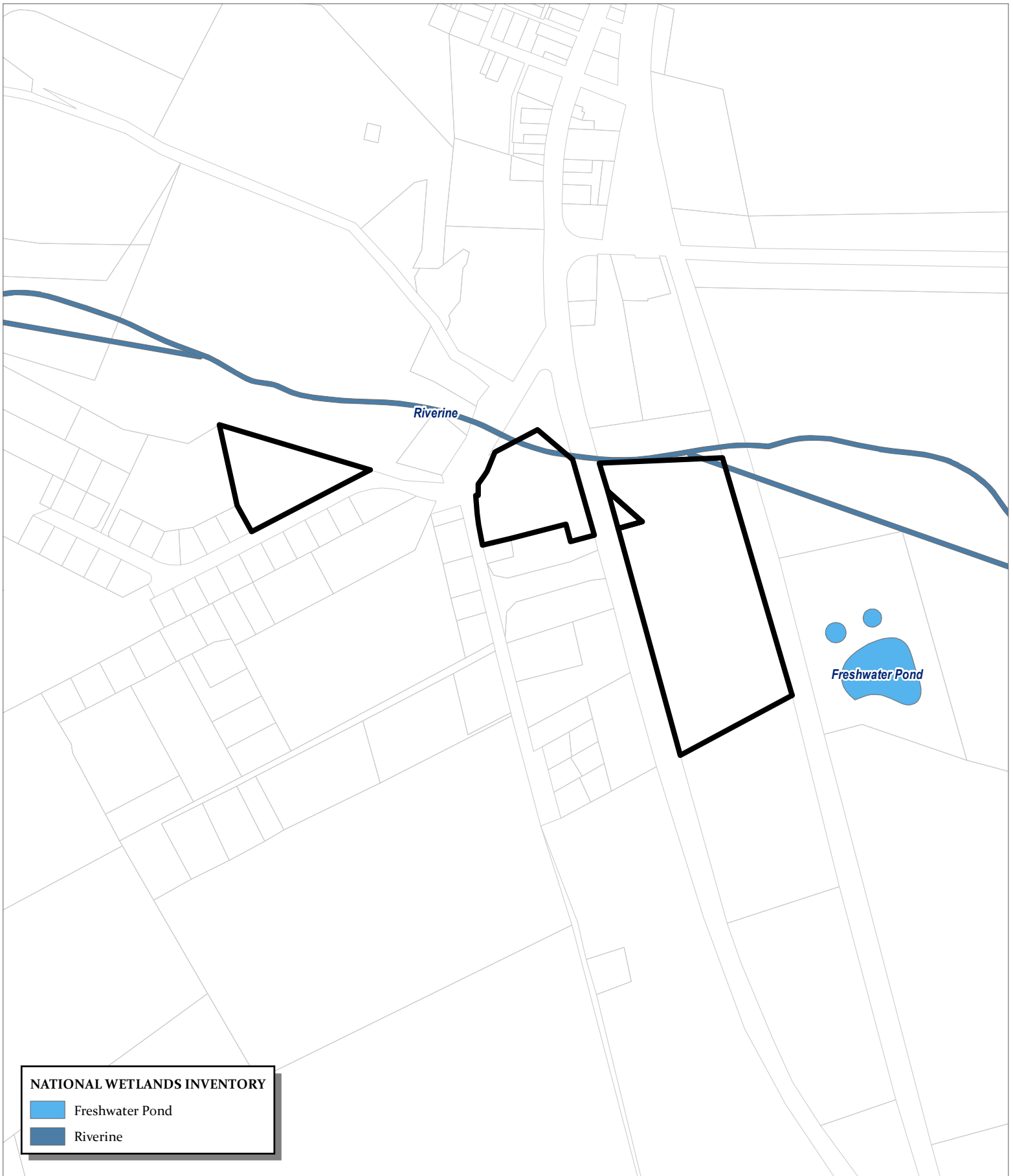
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Estimated Inundation Zones

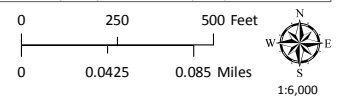


INUNDATION ZONES

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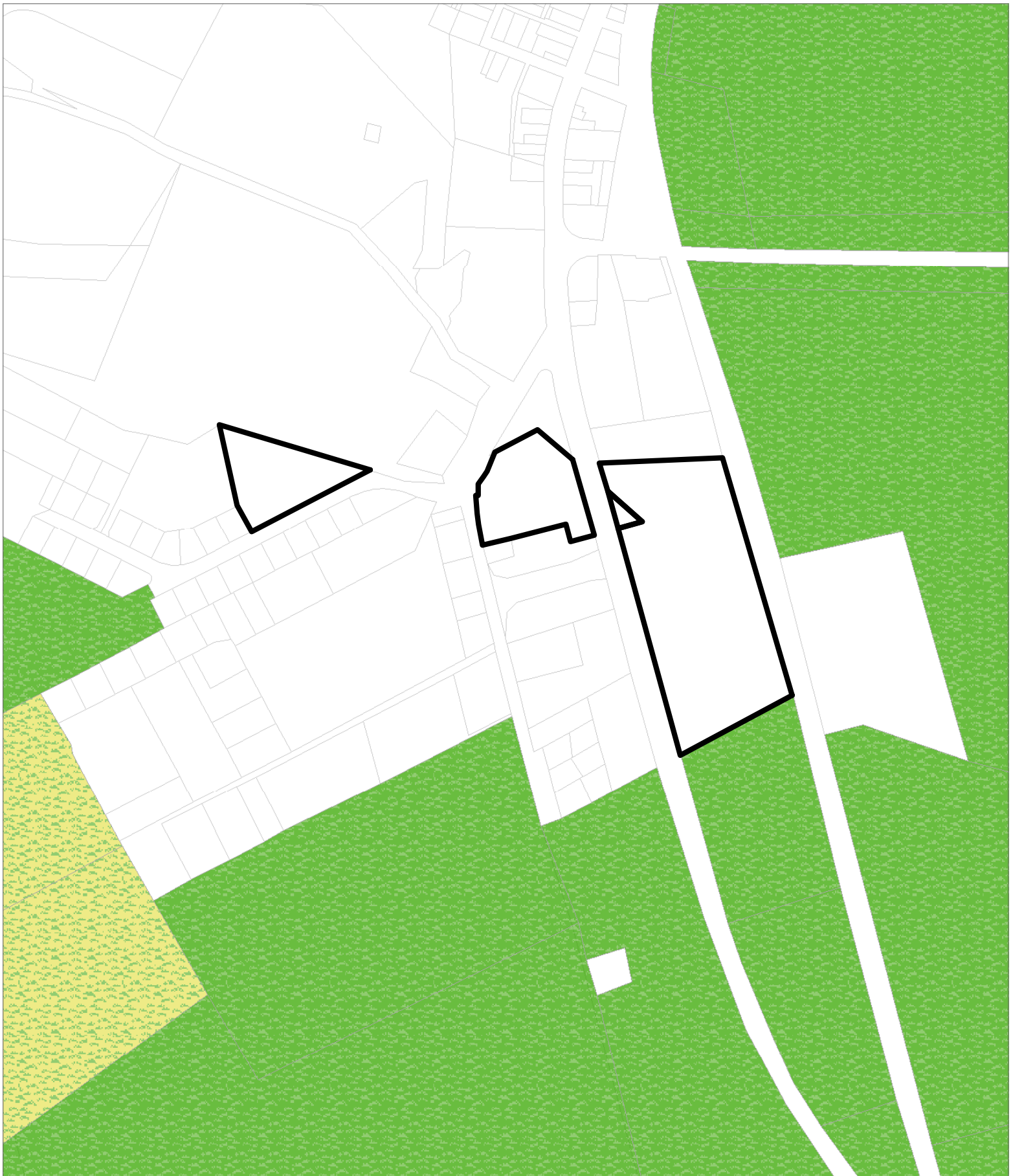


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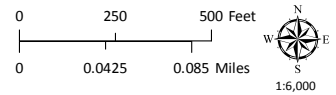
WETLANDS

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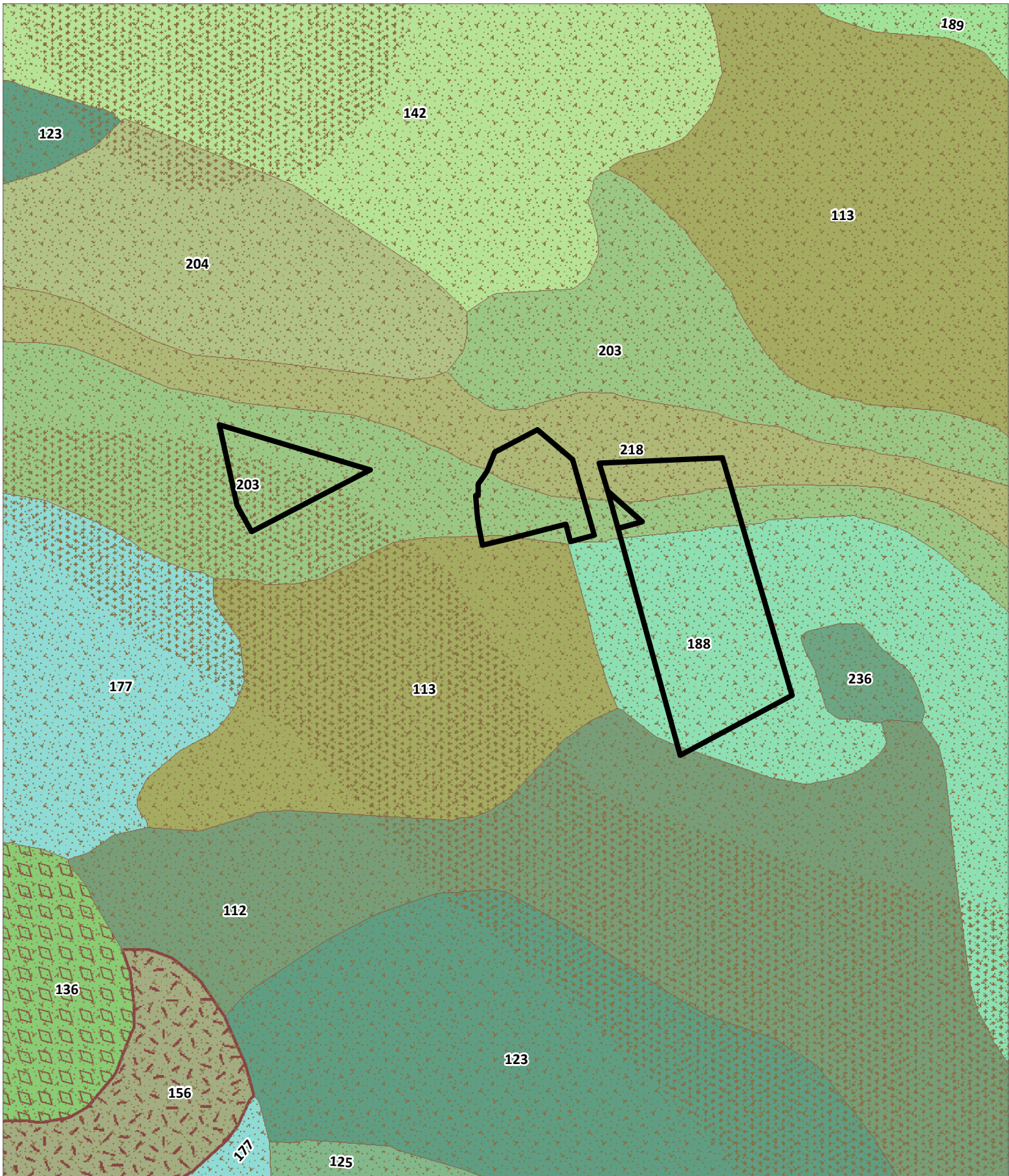
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 Williamson Act 2017
 Prime Ag 2017
 Non-Prime Ag 2017



LANDS IN WILLIAMSON ACT CONTRACTS

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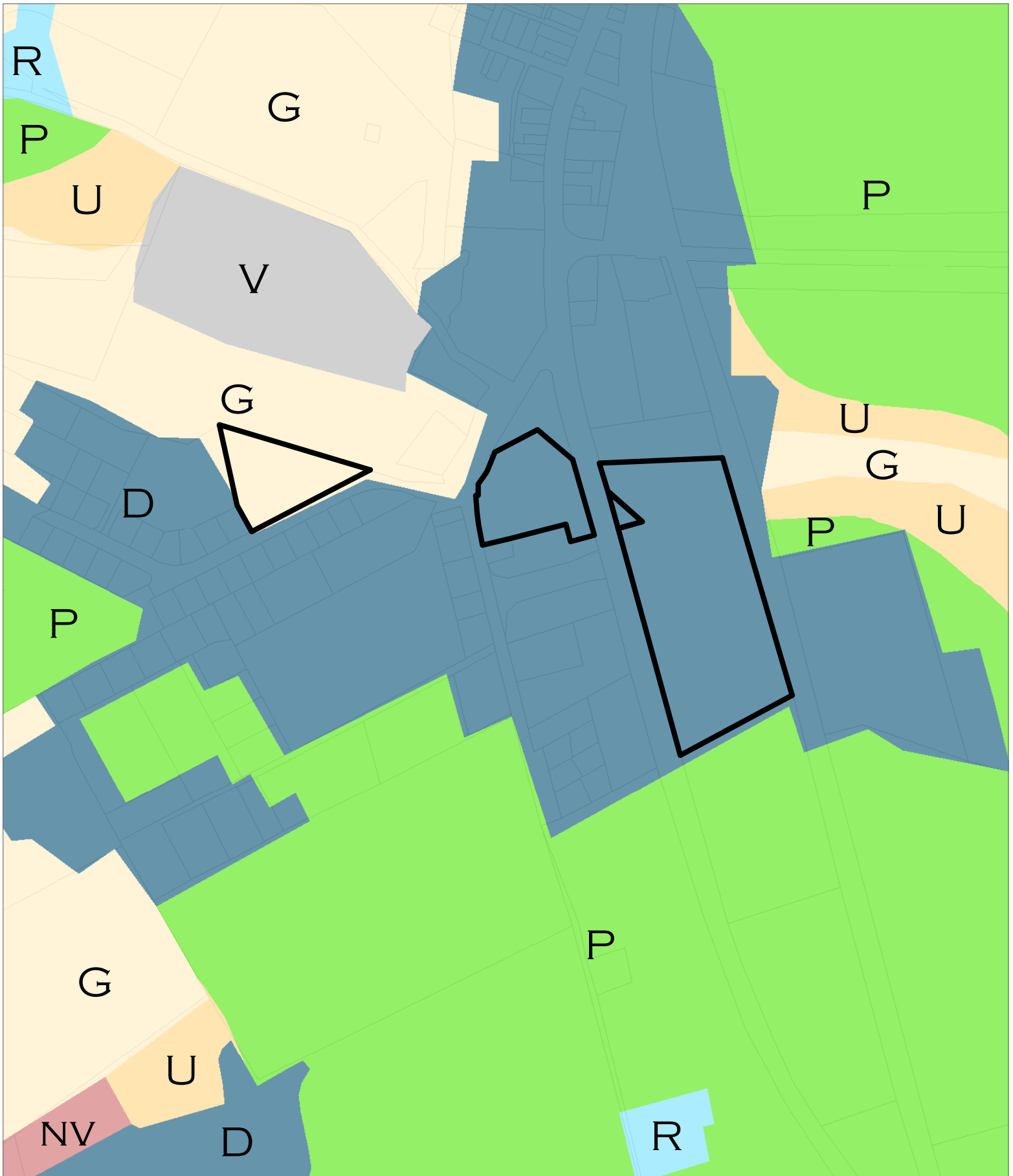
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Naturally Occurring Asbestos
Ultramafic Rock
Eastern Serpentine Inclusions
Eastern Serpentine Soils
Eastern Study Soil Types

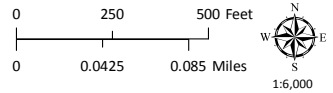
0 250 500 Feet
0 0.0425 0.085 Miles
1:6,000

LOCAL SOILS

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IMPORTANT FARMLAND

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