



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**  
860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482  
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

BRENT SCHULTZ, 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 1, 2019

Department of Transportation  
Environmental Health - Ukiah  
Building Inspection - Ukiah  
Assessor  
Farm Advisor  
Agriculture Commissioner  
Air Quality Management

Resource Lands Protection Committee  
Airport Land Use Commission  
MCSO  
MCSO – Matt Kendall  
Anderson Valley Utility Services District  
California Highway Patrol  
Caltrans

Department of Fish and Wildlife  
RWQCB  
Cloverdale Rancheria  
Redwood Valley Rancheria  
Sherwood Valley Band of Pomo Indians

**CASE#:** AP\_2019-0018

**DATE FILED:** 3/5/2019

**OWNER:** THE CAHN FAMILY FARM LLC

**APPLICANT:** PENNYROYAL FARM

**REQUEST:** Administrative Permit to hold four music events and one wine event with not more than six hundred attendees. Dates to be determined.

**LOCATION:** 0.6± miles southeast of Boonville town center, on the west side of State Route 128 (SR 128), 0.28± miles southeast of its intersection with Haehl Street (CR 124A), located at 14930 Highway 128, Boonville (APN: 029-160-21).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** MIO MENDEZ

**RESPONSE DUE DATE:** April 15, 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](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 \_\_\_\_\_

CAHN FAMILY FARM LLC THE AP\_2019-0018  
PO BOX 47  
PHILO, CA 95466

[OWNER2 NAME] AP\_2019-0018

[OWNER2 ADDRESS]

[OWNER2 CITY], [OWNER2 STATE] [OWNER2 ZIP]

[OWNER3 NAME] AP\_2019-0018

[OWNER3 ADDRESS]

[OWNER3 CITY], [OWNER3 STATE] [OWNER3 ZIP]



PENNYROYAL FARM AP\_2019-0018  
PO BOX 714  
BOONVILLE, CA 95415

[AGENTNAME] AP\_2019-0018

[AGENT ADDRESS]

[AGENT CITY], [AGENT STATE] [AGENT ZIP]

CASE: AP\_2019-0018

**OWNER:** CAHN FAMILY FARM LLC

**APPLICANT:** Pennyroyal Farm

**AGENT:** Scott Wood

**REQUEST:** Administrative Permit to hold four music events and one wine event with not more than six hundred attendees. Dates to be determined.

**LOCATION:** 0.6± miles southeast of Boonville town center, on the west side of State Route 128 (SR 128), 0.28± miles southeast of its intersection with Haehl Street (CR 124A), located at 14930 Highway 128, Boonville (APN: 029-160-21).

**APN/S:** 029-160-21, 029-150-22, 029-170-04, 029-170-07, 029-180-01.

**PARCEL SIZE:** 65.89 Acres

**GENERAL PLAN:** Rangeland

**ZONING:** Rangeland: 160

**EXISTING USES:** Winery, Goat Dairy facility

**DISTRICT:** 5th Supervisorial District (Williams)

**RELATED CASES:** U\_2010-0011 Winery and Goat Dairy Facility, BU\_2016-0082 Tasting Room,

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	Public Services/Rural Community	Public Facility (PF) / Rural Community (RC:40K)	7.85 acres/ 6.3 acres/0.65 acres	Residential/County Fairgrounds
<b>EAST:</b>	Agriculture/Range Land	Agriculture (AG: 40) /Range Land (RL:160)	33.27 acres/135.15 acres	Agricultural/Residential
<b>SOUTH:</b>	Range Land	Range Land (RL:160)	135.15 acres/18.1 acres/6.6 Ac	Agricultural/Residential
<b>WEST:</b>	Agriculture/Range Land/Rural C	Rural Community:(RC: 40K)/Agriculture (AG: 40)	2.5 acres/52.3 acres/5.7 acres	Agricultural/Residential/Commercial

<u>REFERRAL AGENCIES</u>		
<u>LOCAL</u>		
<input checked="" type="checkbox"/> Agricultural Commissioner	<input type="checkbox"/> Sanitation District	<input type="checkbox"/> California State Clearinghouse
<input checked="" type="checkbox"/> Air Quality Management District	<input type="checkbox"/> School District	<input checked="" type="checkbox"/> CALTRANS
<input checked="" type="checkbox"/> Airport Land Use Commission	<input type="checkbox"/> Water District	<input checked="" type="checkbox"/> Regional Water Quality Control Board
<input type="checkbox"/> Archaeological Commission	<input checked="" type="checkbox"/> MCSO	<input type="checkbox"/> Sierra Club
<input checked="" type="checkbox"/> Assessor’s Office	<input checked="" type="checkbox"/> MCSO-Matt Kendall	<u>FEDERAL</u>
<input checked="" type="checkbox"/> Building Division Ukiah	<input checked="" type="checkbox"/> Resource Lands Protection Com.	<input type="checkbox"/> Sierra Club
<input type="checkbox"/> County Addresser	<input type="checkbox"/> Sonoma State University	<input type="checkbox"/> US Department of Fish & Wildlife
<input checked="" type="checkbox"/> Department of Transportation (DOT)	<input type="checkbox"/> Trails Advisory Council	<input type="checkbox"/> US Department of Health Services
<input checked="" type="checkbox"/> Environmental Health (EH)	<u>STATE</u>	<input type="checkbox"/> US Department of Parks & Recreation
<input checked="" type="checkbox"/> Farm Advisor	<input type="checkbox"/> CALFIRE (Land Use)	<input type="checkbox"/> US Natural Resources Conservation
<input checked="" type="checkbox"/> Anderson Valley Utility Services Dist.	<input type="checkbox"/> CALFIRE (Resource Management)	<u>TRIBAL</u>
<input type="checkbox"/> LAFCO	<input type="checkbox"/> California Coastal Commission	<input type="checkbox"/> Cloverdale Rancheria
<input type="checkbox"/> City Planning Department	<input checked="" type="checkbox"/> California Div. of Mine Reclamation	<input checked="" type="checkbox"/> Potter Valley Tribe
<input type="checkbox"/> Community Services District	<input checked="" type="checkbox"/> California Dept. of Fish & Wildlife	<input checked="" type="checkbox"/> Redwood Valley Rancheria
<input type="checkbox"/> Fire District	<input checked="" type="checkbox"/> California Highway Patrol	<input checked="" type="checkbox"/> Sherwood Valley Band of Pomo Indians
<input type="checkbox"/> MAC	<input type="checkbox"/> California Native Plant Society	

ADDITIONAL INFORMATION:

Subject property is located in a B2 Airport land use zone. Density is sixty (60) people per acre at one time. This would allow 3953 people on a 65.89 acre parcel.



ENVIRONMENTAL DATA

1. MAC:

GIS

N/A

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderate Fire Hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Anderson Valley CSD

4. FARMLAND CLASSIFICATION:

GIS

Unique Farmland (U), Prime Farmland (P), Grazing land (G), Urban & Built-Up Land (D).

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Naturally Occurring Asbestos/Western Soils Types 109, 210.

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor’s Office

Yes

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

Freshwater Forested/Shrub Wetland

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

NO

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

YES

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

NO

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

NO

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

N/A

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

19. WILD AND SCENIC RIVER:

[www.rivers.gov](http://www.rivers.gov) (Eel Only); GIS

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

21. STATE CLEARINGHOUSE REQUIRED:

Policy

22. OAK WOODLAND AREA:

USDA

23. HARBOR DISTRICT:

Sec. 20.512

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

27. COASTAL COMMISSION APPEALABLE AREA:

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

NO

29. HIGHLY SCENIC AREA:

Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020

NO

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

Biological Resources & Natural Area Map; GIS; General Plan 4-9

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020



Planning and Building  
Services

Case No:	AP-2019-0018
CalFire No:	
Date Filed:	3-5-19
Fee:	2628.00
Receipt No:	PPJ-025821
Received By:	Mio Mendez
Office use only	

## APPLICATION FORM

### APPLICANT

Name: Pennycuik Farm Phone: 707 895-2410  
Mailing Address: PO Box 714  
City: Boonville State/Zip: CA 95415 email: sales@pennycuikfarm.com

### PROPERTY OWNER

Name: Cahn Family Farm / Sarah Bennett Phone: 707 367-4131  
Mailing Address: PO Box 47  
City: Philo State/Zip: CA 95466 email: sarahcb@hotmail.com

### AGENT

Name: Steve Wood Phone: 707 895-2500  
Mailing Address: PO Box 166  
City: Boonville State/Zip: CA 95415 email: stevenkwood@gmail.com  
Parcel Size: 64 acres (Sq. feet/Acres) Address of Property: 14930 HWY 128 Boonville

Assessor Parcel Number(s): 029-160-21, 029-150-22, 029-170-04, 029-170-07  
029-180-01

### TYPE OF APPLICATION:

- ☒ Administrative Permit
- ☐ Agricultural Preserve
- ☐ Airport Land Use
- ☐ CDP- Admin
- ☐ CDP- Standard
- ☐ Certificate of Compliance
- ☐ Development Review
- ☐ Exception

- ☐ Flood Hazard
- ☐ General Plan Amendment
- ☐ Land Division-Minor
- ☐ Land Division- Major
- ☐ Land Division-Parcel
- ☐ Land Division-Resubdivision
- ☐ Modification of Conditions
- ☐ Reversion to Acreage

- ☐ Rezoning
- ☐ Use Permit-Cottage
- ☐ Use Permit-Minor
- ☐ Use Permit-Major
- ☐ Variance
- ☐ Other

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

[Signature]  
Signature of Applicant/Agent

Date

[Signature] 2/25/19  
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.

See operations plan. We intend for this permit to serve for ongoing events in future years.

2019 includes 4 summer concerts between 5 pm and 10 pm for 200-300 people and one public wine event for 300 people.

Events will be outside in lawn area next to the tasting room

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: _____	N/A				
<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: 8

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:

N/A

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

N/A

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:

N/A

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

	Number	Size
Number of covered spaces	_____	_____
Number of uncovered spaces	<u>30</u>	_____
Number of standard spaces	<u>30</u>	_____
Number of handicapped spaces	<u>2</u>	_____
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	_____	

N/A



10. Does the project involve sand removal, mining or gravel extraction? ☐ Yes ☒ No  
If yes, detailed extraction, reclamation and monitoring plans may be required?
11. Will the proposed development convert land currently or previously used for agriculture to another use?  
☐ Yes ☒ No  
If yes, how many acres will be converted? \_\_\_\_\_ acres. An agricultural economic feasibility study may be required.
12. Will the development provide public or private recreational opportunities? ☒ Yes ☐ No  
If yes, explain below:  
farm education, public music, and wine tasting  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

13. Is the proposed development visible from State Highway 1 or other scenic route?  
☐ Yes ☒ No

14. Is the proposed development visible from a park, beach or other recreational area?  
☐ Yes ☒ No

15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?

Diking : ☐ Yes ☐ No  
Filling: ☐ Yes ☐ No  
Dredging: ☐ Yes ☐ No

Placement of structures in:  
☐ open coastal waters  
☐ wetlands  
☐ estuaries  
☐ lakes

If so, amount of material to be dredged or filled? \_\_\_\_\_ cubic yards.

Location of dredged material disposal site? \_\_\_\_\_

Has a U.S. Army Corps of Engineers permit been applied for? ☐ Yes ☒ No

16. Will there be any exterior lighting? ☐ Yes ☒ No If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.  
\_\_\_\_\_  
\_\_\_\_\_

17. Utilities will be supplied to the site as follows:

A. Electricity:

- ☒ Utility Company (service exists to the parcel)  
☐ Utility Company (requires extension of service to site: \_\_\_\_\_ feet \_\_\_\_\_ miles)  
☐ On Site Generation - Specify: \_\_\_\_\_

B. Gas:

- ☒ Utility Company/Tank  
☐ On Site Generation - Specify: \_\_\_\_\_  
☐ None

C. Telephone: ☒ Yes ☐ No

18. What will be the method of sewage disposal?

- ☐ Community sewage system - Specify supplier Temporary facilities  
☒ Septic Tank permit ST 24921  
☐ Other - Specify: \_\_\_\_\_

19. What will be the domestic water source:

- ☐ Community water system - Specify supplier \_\_\_\_\_  
☒ Well  
☐ Spring  
☐ Other - Specify: \_\_\_\_\_

20. Are there any associated projects and/or adjacent properties under your ownership?  
☒ Yes ☐ No If yes, explain (e.g., Assessor's Parcel Number, address, etc.):  
14550 Hwy 128, > residences next door  
14830 Hwy 128  
14700 Hwy 128 - residence off Lambert, 30 acres  
Ownership under Deborah Cahn, Sarah Bennett, Ted Bennett all owners of Cahn family

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:  
Minor use permit for cheesemaking, CDEA/FDA for cheese facility  
ABC for winery, Environmental health for kitchen

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):  
Signs say "Pennyroyal Farm"

23. Are there existing structures on the property? ☒ Yes ☐ 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.  
① Tasting room/Winery/Cheese plant  
② Milking Parlor  
③+④ Animal barns

24. Will any existing structures be demolished or removed? ☐ Yes ☒ No  
 If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

25. Project Height. Maximum height of existing structures 30' feet. Maximum height of proposed structures N/A feet.

26. Gross floor area of existing structures 22,000 square feet (including covered parking and accessory buildings). Gross floor area of proposed structures 0 square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): 66 ☐ square feet ☒ 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.  
Outdoor events in the gardens/lawns around tasting room

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.

30. Indicate the surrounding land uses:

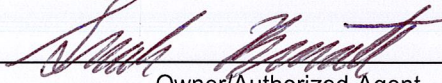
	North	East	South	West
Vacant				
Residential Agricultural				
Commercial Industrial				
Institutional Timberland				
Other Fairgrounds				X
residential Commercial	X	X	X	

*thunder park*



## 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.

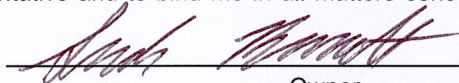
  
\_\_\_\_\_  
Owner/Authorized Agent

2/25/19  
\_\_\_\_\_  
Date

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

### AUTHORIZATION OF AGENT

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

  
\_\_\_\_\_  
Owner

2/25/19  
\_\_\_\_\_  
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: 2/25/19

### COASTAL ZONE DEVELOPMENT

COMPLETE FOR PROJECTS LOCATED IN THE COASTAL ZONE ONLY

List all property owners within 300 feet, and occupants within 100 feet along with the corresponding Assessor's Parcel Number for each owner/occupant. **This form must be typed.**

AP# 000-000-00 LASTNAME, FIRSTNAME STREET ADDRESS CITY, STATE ZIP	N/A	

COMPLETE FOR  
PROJECTS LOCATED IN  
THE COASTAL ZONE ONLY

### DECLARATION OF POSTING

At the time the application is submitted for filing, the applicant must **Post**, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted. Such notice shall contain a general description of the nature of the proposed development and shall be on the standard form provided in the application packet. If the applicant fails to post the completed notice form and sign the **Declaration of Posting**, the Department of Planning and Building Services cannot process the application.

As **Proof of Posting**, please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to the Department of Planning and Building Services with the application.

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on \_\_\_\_\_ (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:


\_\_\_\_\_  
\_\_\_\_\_  
(Description of development)

Located at:

\_\_\_\_\_  
\_\_\_\_\_  
(Address of development and Assessor's Parcel Number)

The public notice was posted at:

\_\_\_\_\_  
\_\_\_\_\_  
(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)

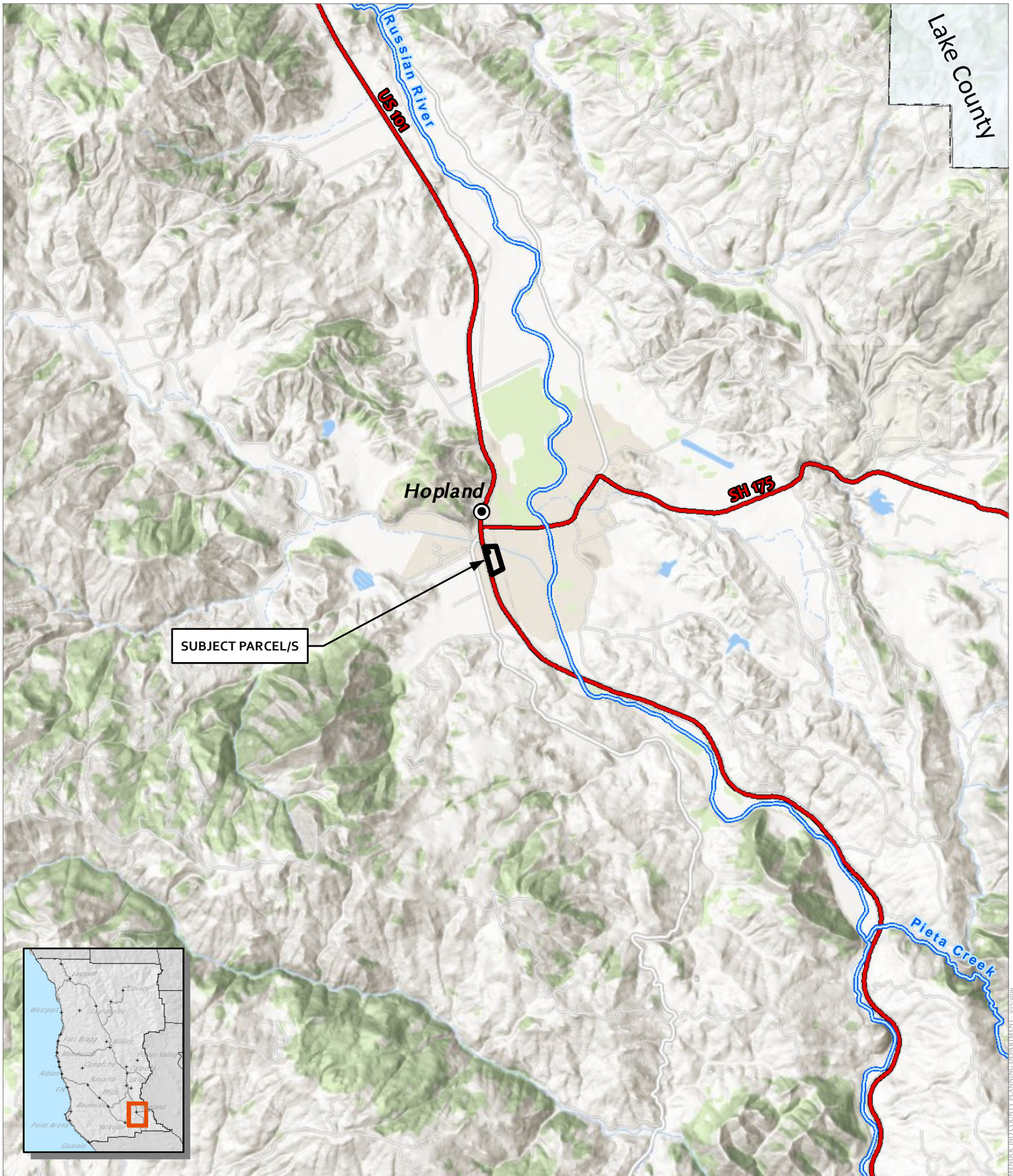
  
\_\_\_\_\_  
Owner/Authorized Representative

2/25/19  
\_\_\_\_\_  
Date

(A copy of the notice which was posted shall be attached to this form).

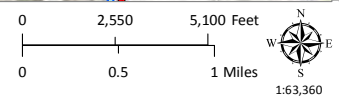
**NOTE:** YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED AND RETURNED TO PLANNING AND BUILDING SERVICES.





CASE: AP 2019-0017  
 OWNER: SCHAEFFER, John  
 APN: 048-400-17, 14  
 APLCT: Solar Living Center  
 AGENT: Jeremy Mayberry  
 ADDRESS: 13771 S. Hwy. 101, Hopland

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






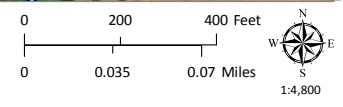
LOCATION MAP



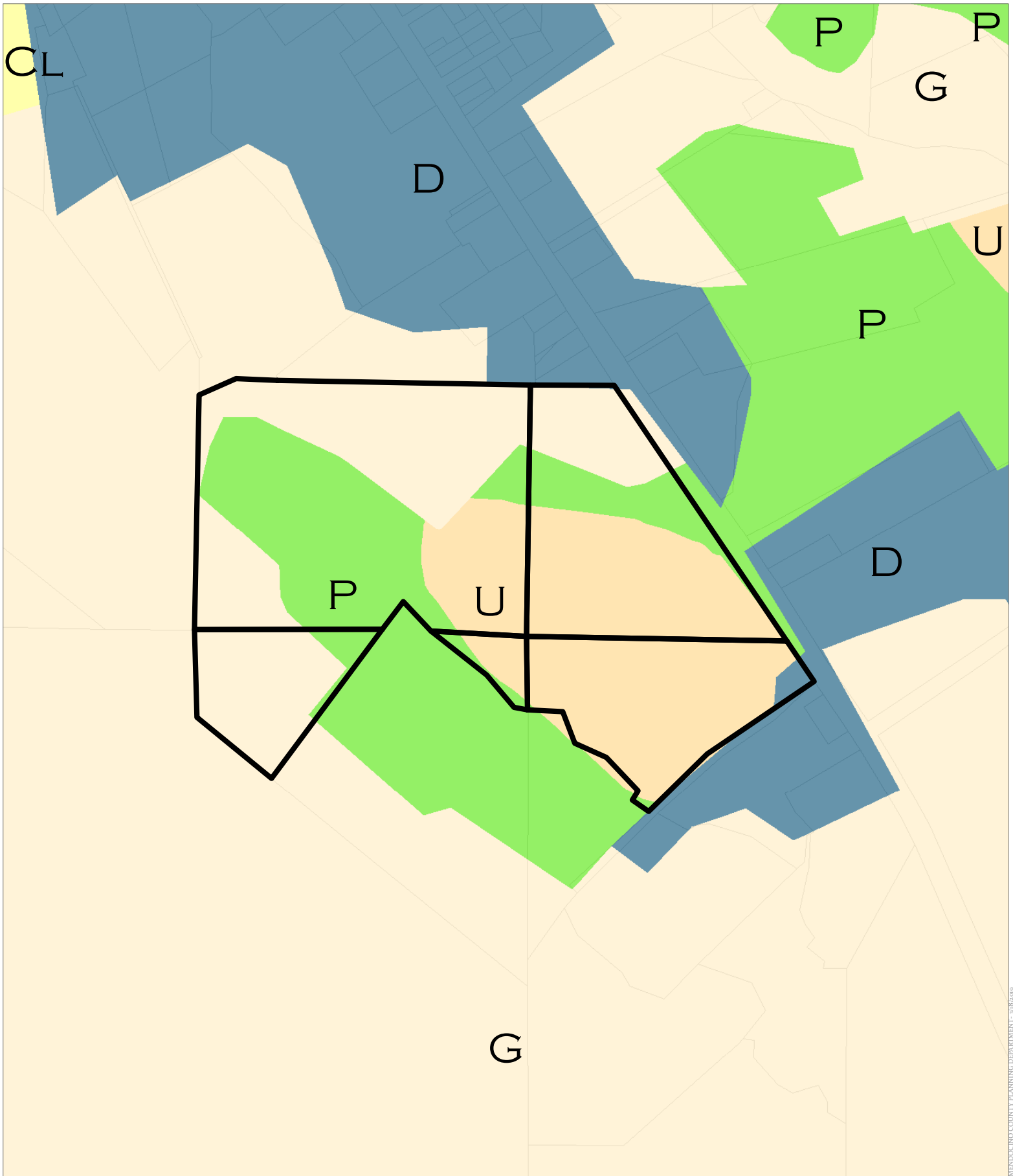


CASE: AP 2019-0018  
OWNER: The Cahn Family Farm, LLC  
APN: 029-160-21, ET AL  
APLCT: Pennyroyal Farm  
AGENT: Steve Wood  
ADDRESS: 14930 Hwy. 128, Boonville






-  Named Rivers
-  Public Roads
-  Private Roads

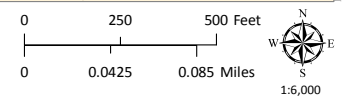


AERIAL IMAGERY



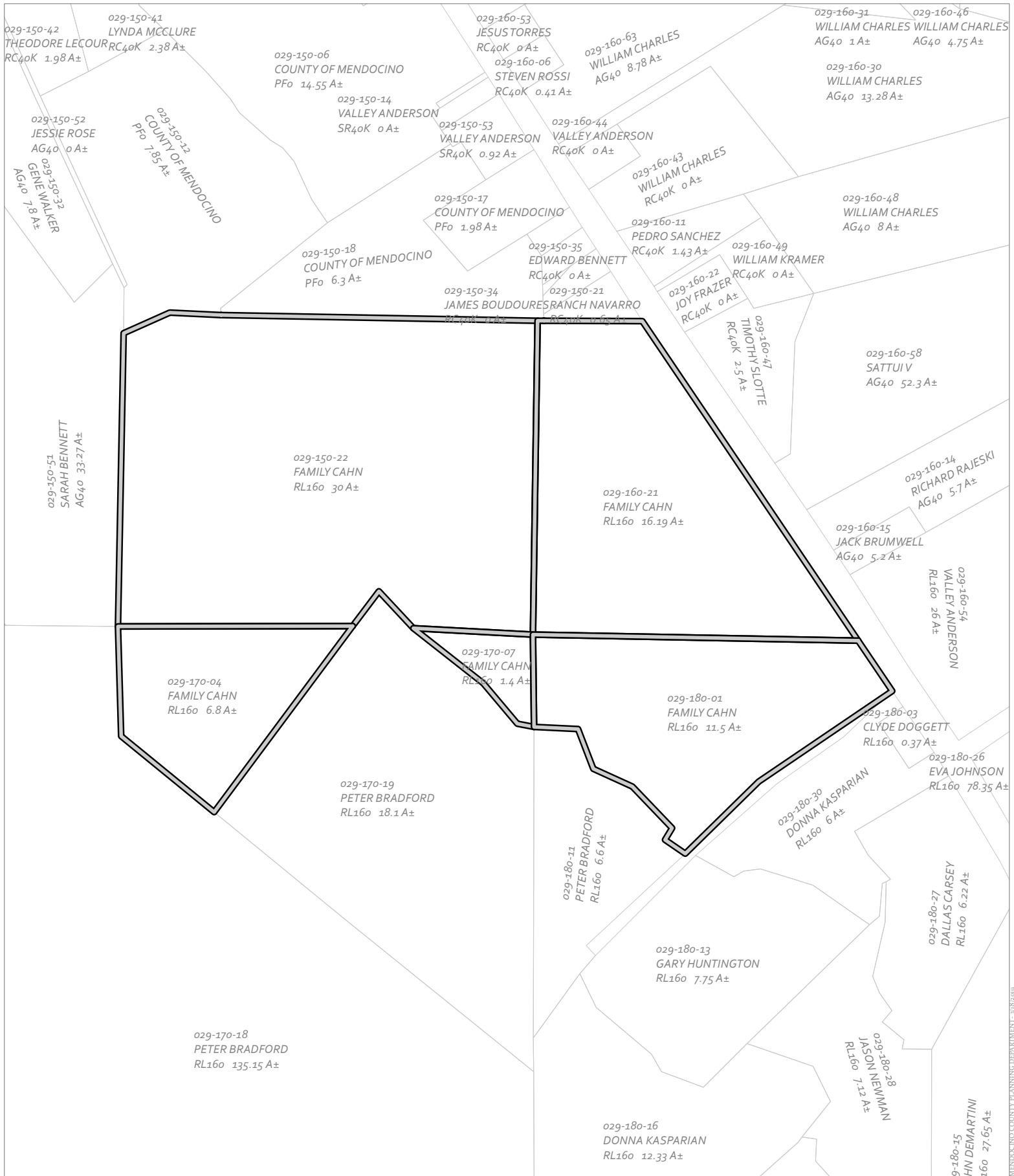
CASE: AP 2019-0018  
 OWNER: The Cahn Family Farm, LLC  
 APN: 029-160-21, ET AL  
 APLCT: Pennyroyal Farm  
 AGENT: Steve Wood  
 ADDRESS: 14930 Hwy. 128, Boonville

- |   |                           |   |                     |
|---|---------------------------|---|---------------------|
|  | Confined Animal Ag (CL)   |  | Prime Farmland (P)  |
|  | Urban & Built-Up Land (D) |  | Unique Farmland (U) |
|  | Grazing Land (G)          |   |                     |

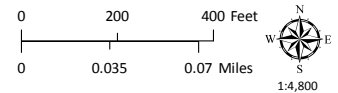


IMPORTANT FARMLAND

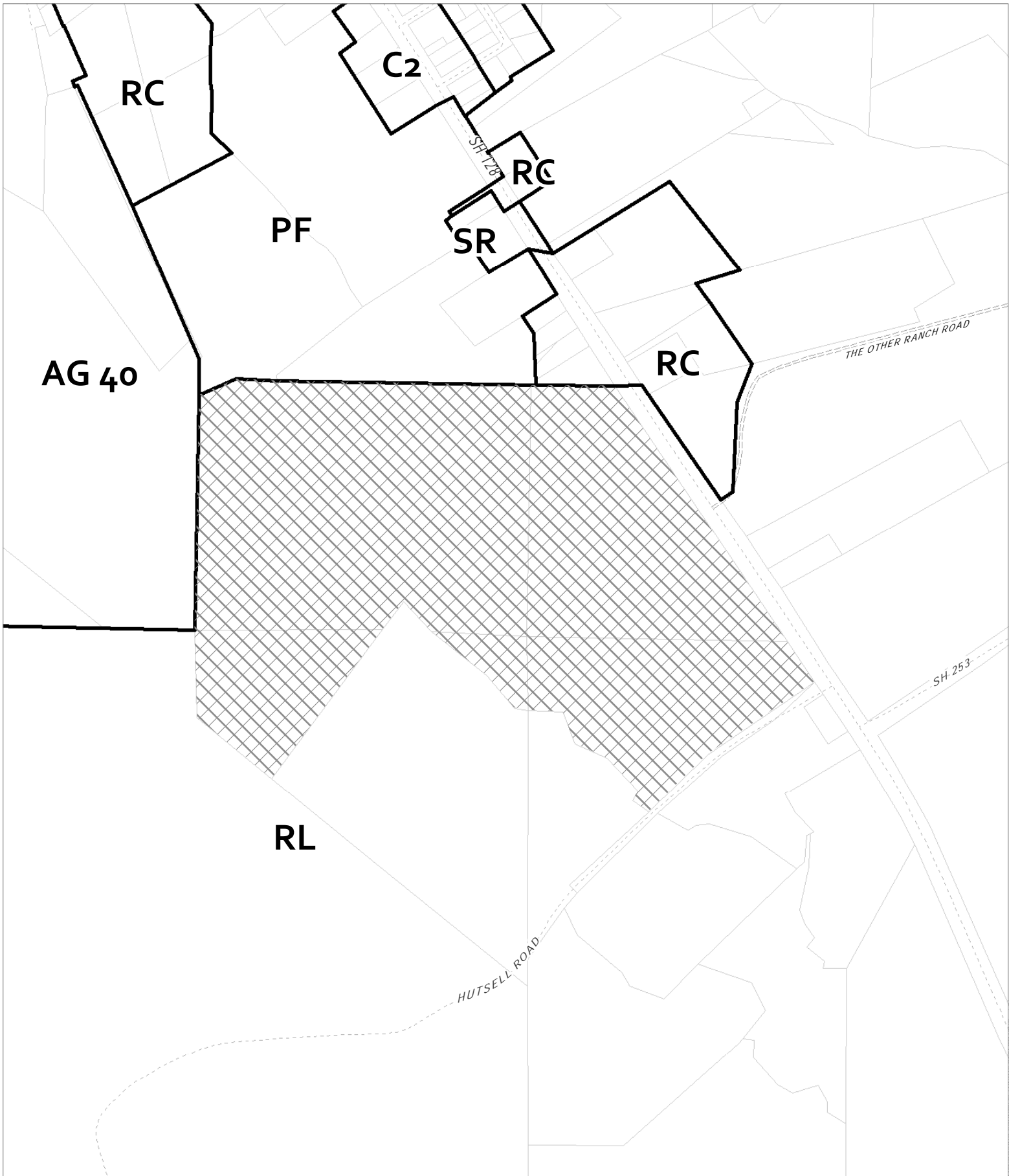






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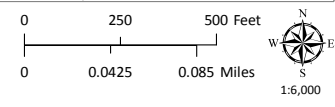


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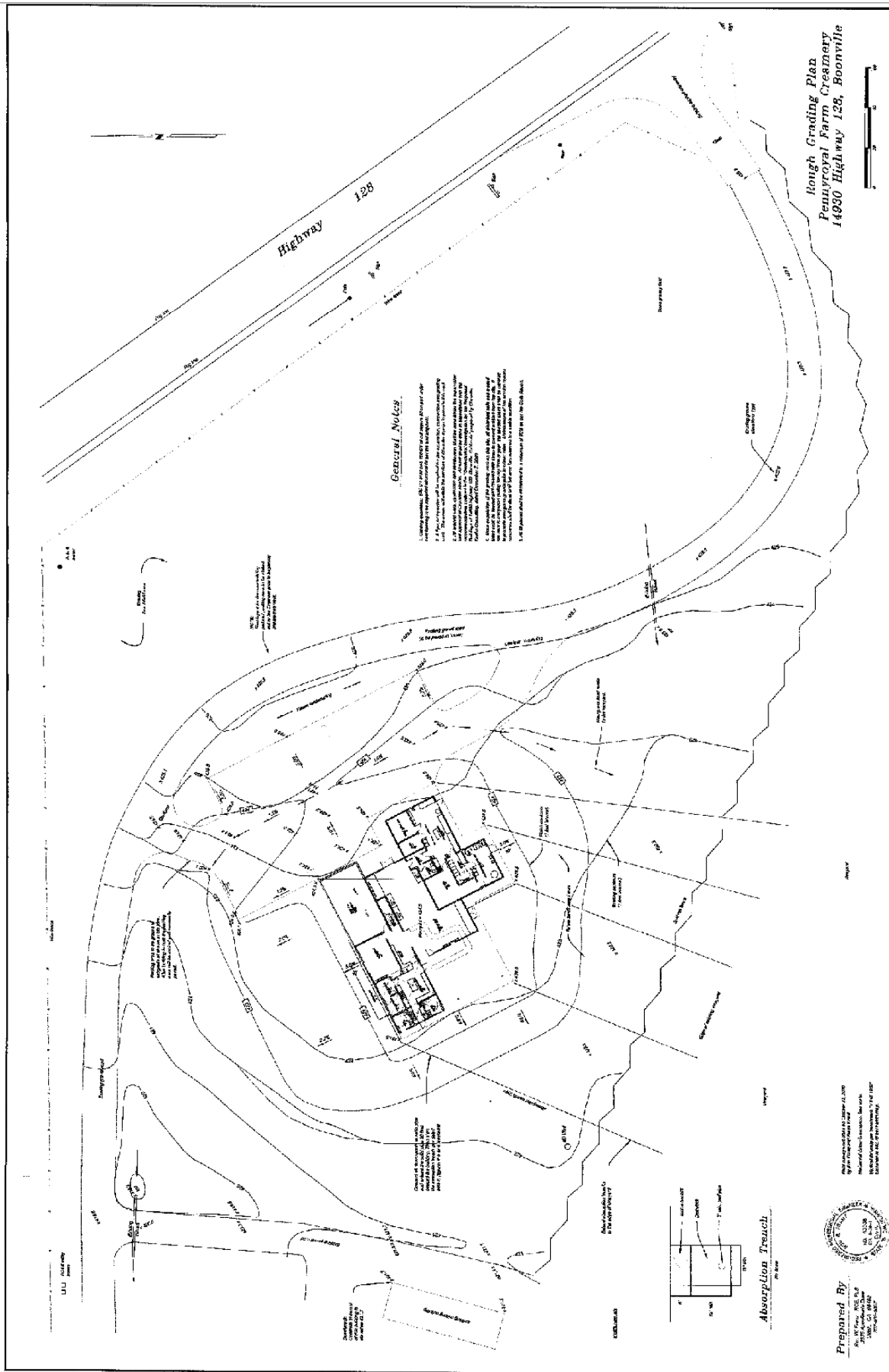


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 Zoning Districts  
 Public Roads



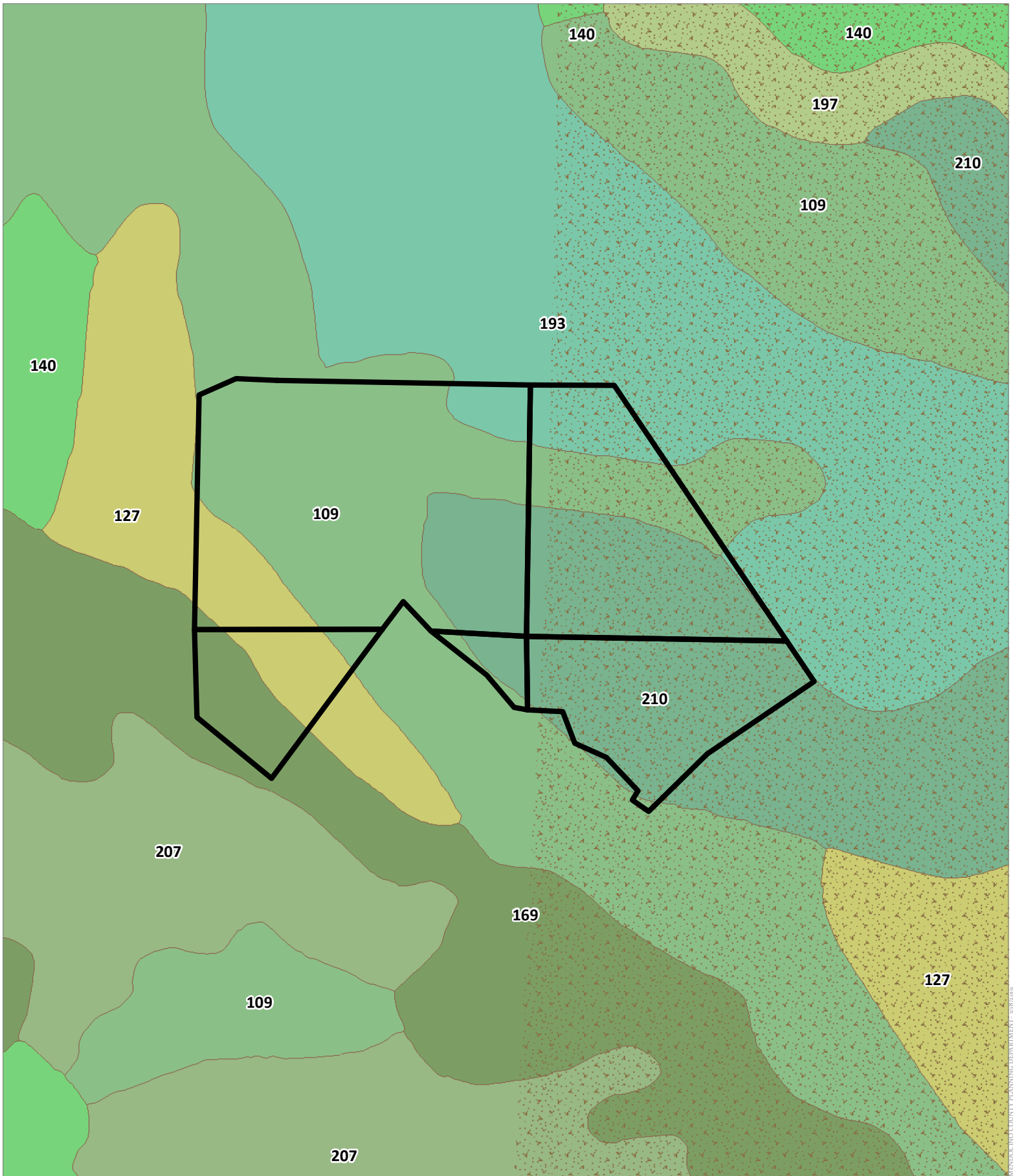
ZONING DISPLAY MAP





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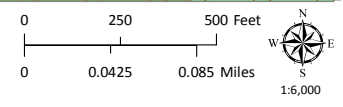
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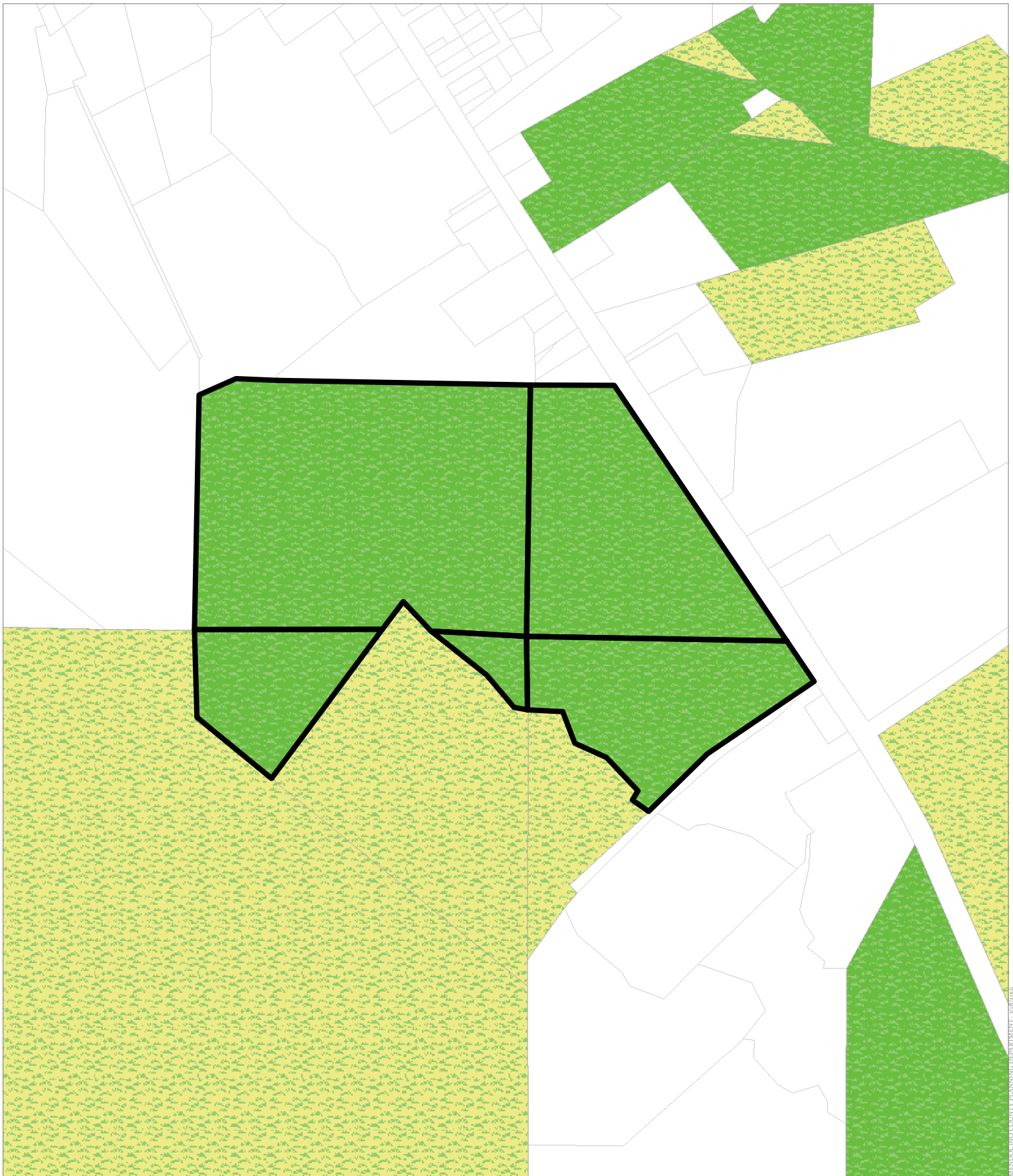
SITE PLAN






CASE: AP 2019-0018  
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 ADDRESS: 14930 Hwy. 128, Boonville

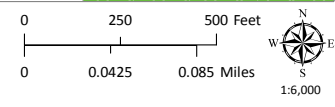
-  Naturally Occurring Asbestos
-  Western Study Soil Types

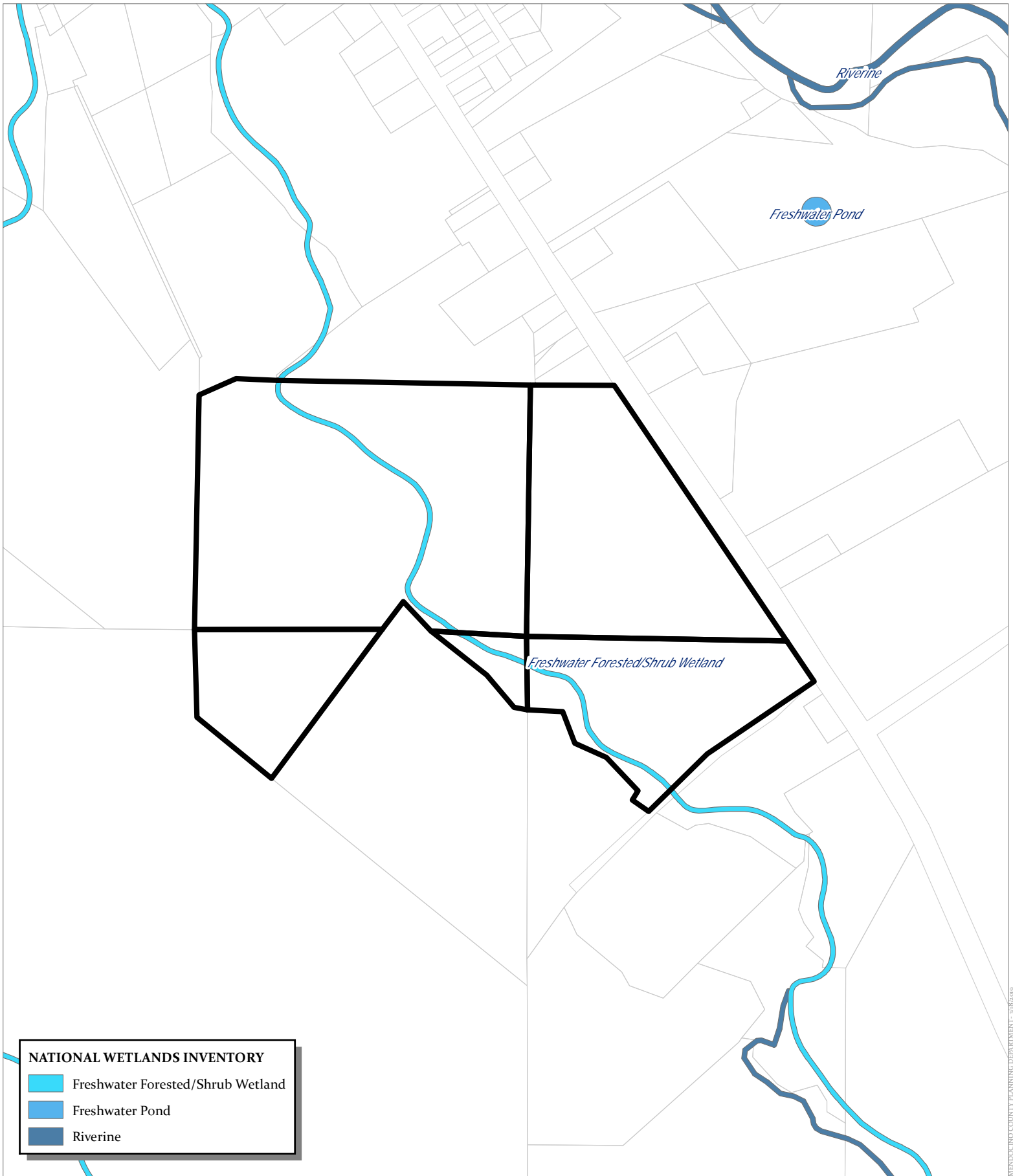




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-  Williamson Act 2018
-  Prime Ag 2018
-  Non-Prime Ag 2018

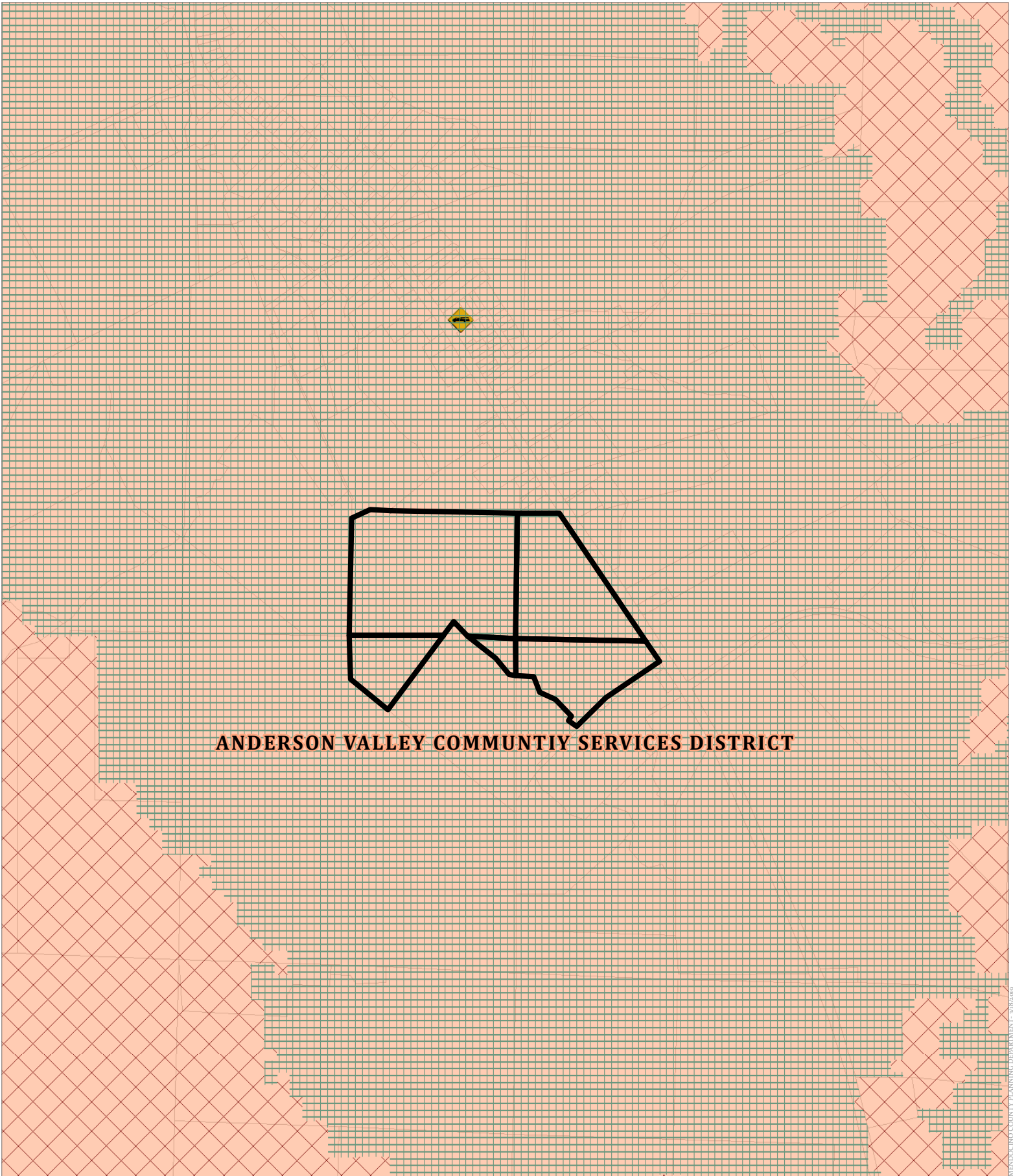







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MENDOCINO COUNTY PLANNING DEPARTMENT - 3/18/2019

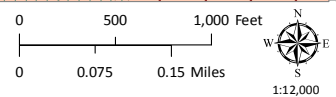




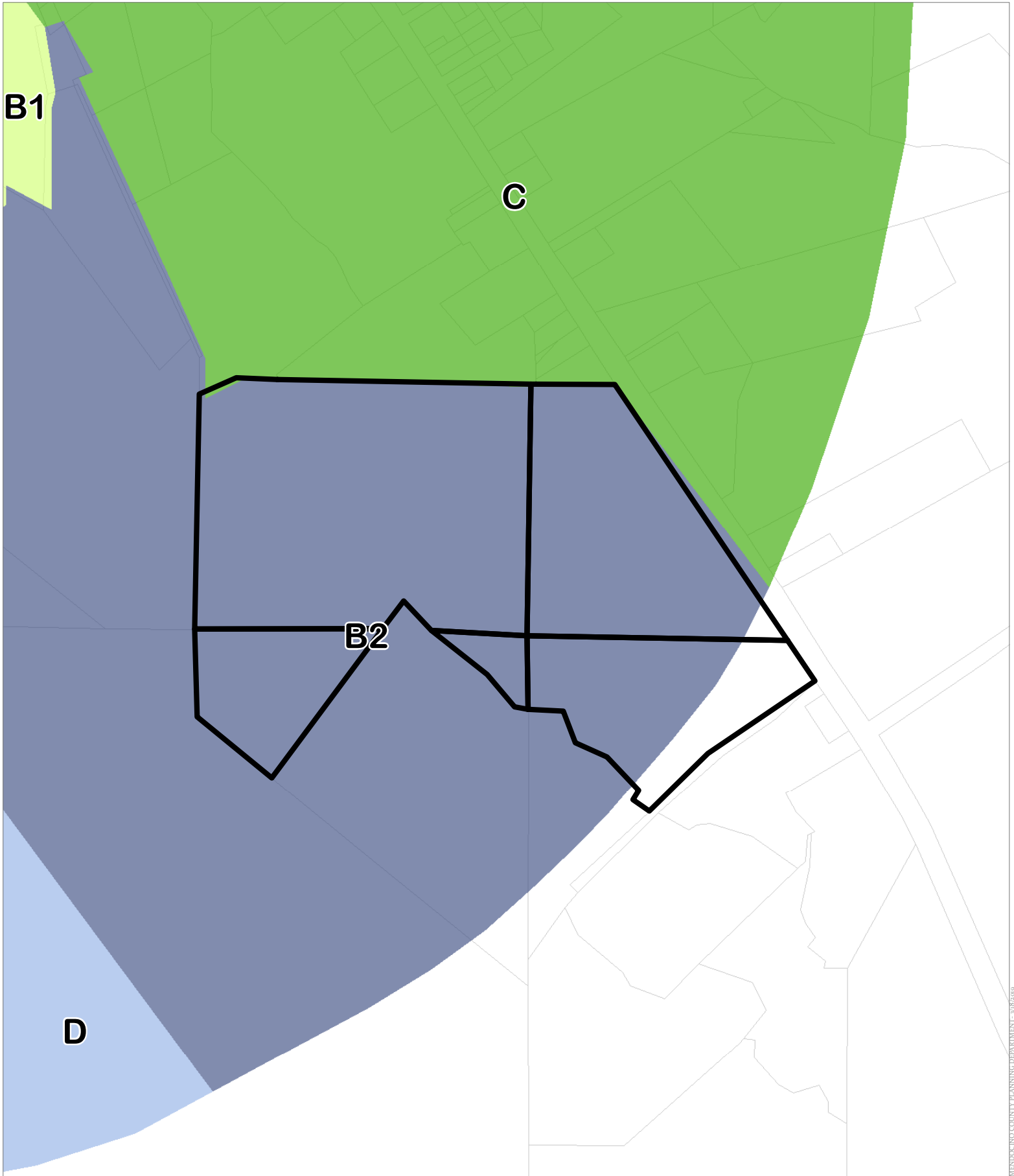
CASE: AP 2019-0018  
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-  High Fire Hazard
-  Moderate Fire Hazard
-  Fire Stations

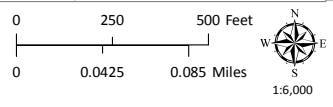
 County Fire Districts



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



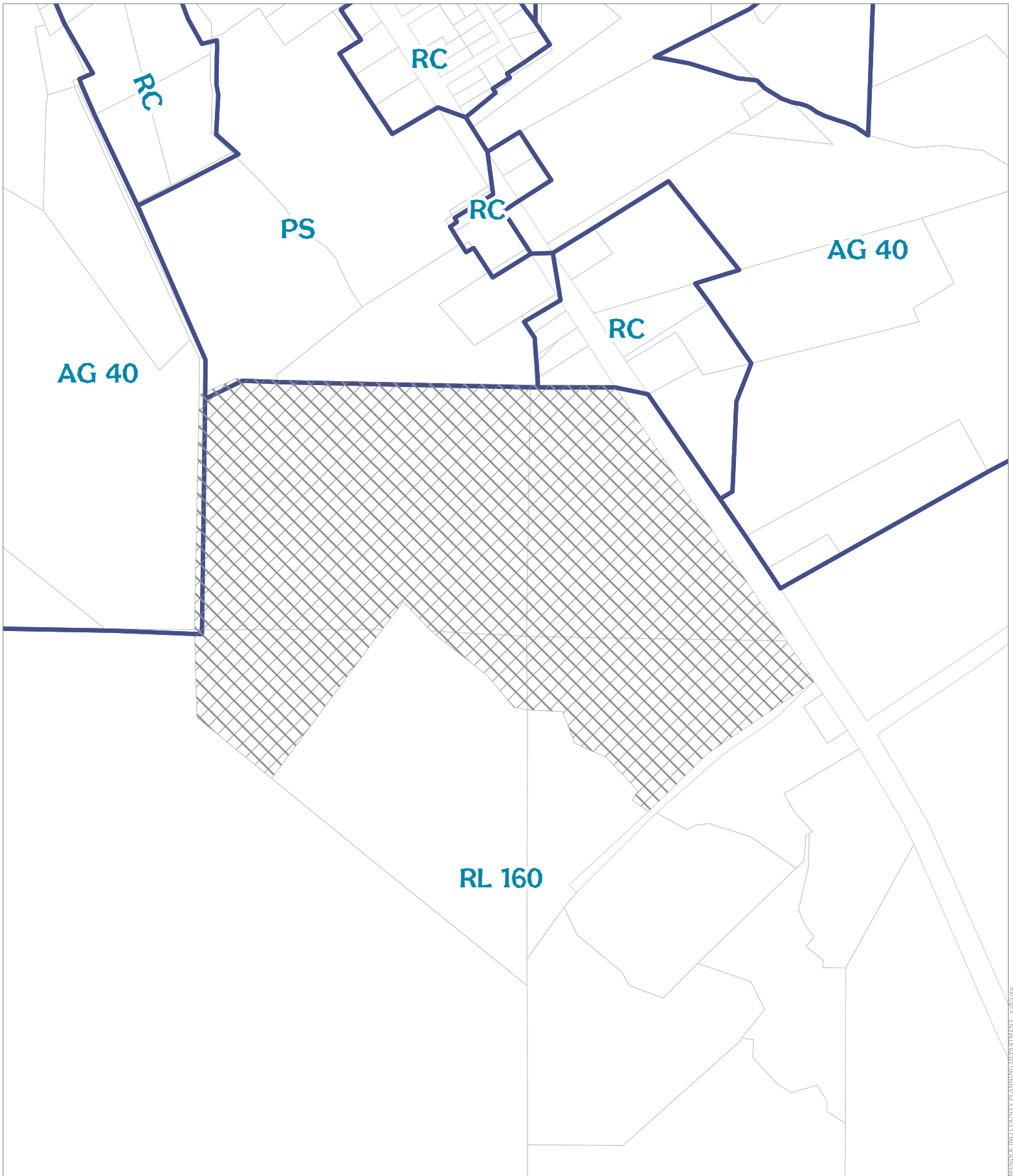
CASE: AP 2019-0018  
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APN: 029-160-21, ET AL  
APLCT: Pennyroyal Farm  
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AIRPORT ZONES




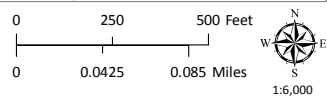




MENDOCINO COUNTY PLANNING DEPARTMENT - 3/18/2019

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 General Plan Classes



GENERAL PLAN CLASSIFICATIONS



# Operations Plan

## Pennyroyal Farm

14930 Hwy 128 Boonville, CA 95415

On Premise Events

Attn: Moi Mendez, Planner 1



Including:

Security Plan

Fire Prevention

Medical

Traffic Regulation, Visitor Parking

Signage

Main Stage Logistics & Sound

Food Vendors/ Alcohol

Restrooms

Animal Care

Waste Disposal

The following plan is for events to be held at Pennyroyal Farm in Boonville, California. Event types will include: outdoor concerts, ticketed public events and private events.

This Operating Plan for events at Pennyroyal Farm includes the following items based on each event type:

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. Food Vendors/Alcohol
9. Restrooms
10. Animal Care
11. Waste Disposal

This plan has been written to address growth of the events. No single event attendance will exceed 600 people. In 2019, we are planning to have four concerts, of 100-300 people and one public wine focused event of 300 people. In future years we plan to have up to 10 events, but none over 600 people. For the purposes of this plan we will describe each of the above plans in tiers. The Tiers will be based on attendance:

Tier 1: 100-200 attendees

Tier 2: 200- 400 attendees

Tier 3: 400-600 attendees

Events below 100 attendees are not addressed in this operational plan. All events will be held between the hours of 10 am and 10 pm

### **Security Plan**

The security Plan will vary depending on the Tier of the event. For Tier 1 events we will designate 1 safety/security officer from the below list of people. For Tier 2 events will have one safety officer from the designated list and two more onsite staff members equipped with radios patrolling the grounds. For Tier 3 events we will have one safety/security officer from the below list and three more onsite staff equipped with radios. For Tier 2 and 3 events a safety staff member will remain at the front gate with a radio during the entire event to help facilitate EMS with patient access/or lockdown during an event.

All employees that are involved in the safety and security of the event will be trained on the operational plan for the event. All employees have been trained on the emergency action plan of the company.

Sarah Bennett- Owner, lives on neighboring property, 707-367-4131

Sherrilynn Goates- Event Manager, 707-391-3500

Aimee Wohlforth- Tasting Room Manager, 207-385-3488

Star White- Employee who lives on neighboring property 707-684-6577

Erika Mckenzie Chapter-Employee who lives on neighboring property 707-338-9511

Alfredo Bucio- Employee who lives on neighboring property 707-621-0456

Naomi Bucio- Employee who lives on neighboring property 707-272-3024

Kerri Sanchez- Manager 707-272-7711

Natalie Birch-Manager 707-934-5026

Jose Grajales- Manager 707-489-5040

### **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 addition to this, we are working with the Anderson Valley Fire Department to secure medical and fire support staff to be available during the duration of our event if needed. The property includes two irrigations ponds with an installed fire protection pump that provides 300 gallons a minute to 12 hydrants around the property. The fire protection system is also plumbed to a diesel frost protection engine that can be manually turned on by staff to feed the fire hydrants in case of power outages.

Safety officer and agents will confirm indoor capacity of 49 people is not exceeded at any time during any event.

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. All staff will have access to extinguishers
2. No smoking will be allowed on the property, 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 Manager 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 extinguishers.
4. If the fire is unmanageable, the guests will be evacuated from the areas and moved to safe areas in the parking lots, away from trees and structures.

### **First Aid**

We have a first aid station available for the duration of the event. This area is accessible to all staff members and we will have at least one staff members on site with current first aid certifications and CPR. They will be able to address any minor incidents and are also able to provide emergency response support if needed.

The first aid designated staff members capabilities include:

- Basic primary care services
- Vital signs assessment
- Basic life support/CPR
- AED Defibrillator

### **Traffic Regulations, Visitor Parking**

As noted, Pennyroyal Farm is located off Highway 128. We will mitigate traffic congestion through the use of staff and security support, strategic signage, and hours of operations.

#### **Front Entrance and Parking**

Pennyroyal Farm's has an asphalted driveway with 30 parking spots, and two handicap parking spots. Parking along HWY 128 in the CalTrans easement is common practice for all businesses in downtown Boonville as there are such wide spaces along the Highway. For Tier 1 and 2 events we would like to use the 1350' of HWY frontage along HWY 128 which will provide parking for 122 cars/244 guest and the 1350' across the street will provide parking for an additional 244 guests. This would provide approximately 488 guests worth of parking along the HWY and 60 guests worth of space on site. Pennyroyal Farm will staff the front gate to direct people to park along the Highway and direct handicap and drop off services to the asphalted parking lot. For Tier 1 events, Pennyroyal Farm will have at least one parking attendant. For Tier 2 events, Pennyroyal Farm will have at least two parking attendants with one remaining at the gate for the duration of the event.

For Tier 3 events we will provide additional parking onsite in one of our hay fields or in the graveled area behind the tastingroom. See map. Two additional parking attendants will be on site to help direct onsite parking, for a total of 4 parking attendants. A parking attendant will remain at the front gates for the duration of the event. Safety officer and parking attendants will monitor to make sure all access roads are left unblocked for access by EMS.

Exit and re-entry will be permitted throughout the duration of the event although attendees will be encouraged not to leave until the event is complete. For Tier 3 events, 2 Parking attendants will direct and assist guests in exiting the property.

**Accessibility Plan:**

At Pennyroyal Farm we make a high priority to provide accessibility throughout our events. In doing so, we provide the necessary infrastructure and signage to ensure ease of access. Access is provided but not limited to:

**Parking:**

We are providing 2 accessibility parking spaces at Pennyroyal Farm for attendees who require this. (Refer to detailed site map for location). Dimensions of accessible spaces and appropriate signage are as shown in site map. For Tier 3 events, the entire asphalted parking lot will be reserved for handicap parking.

**Restrooms:**

We have 3 accessible restrooms on site. (Refer to site map for location)

**Site:**

From the parking lot to the event there will be accessible wheelchair accessible pathways. Once attendees are in the event there are accessible wheelchair pathways to the event and all paths will be marked accordingly.

All of the event spaces will be accessible including toilets, water fountains, shelter and parking.

**CalTrans Encroachment Permit**

Pennyroyal Farm dba is Cahn Family Vineyards. Cahn Family Vineyards has a Cal Trans easement permit number #0109-6-RC-0048 for the entrance at 14930 HWY 128. A Use permit 22-2010 completed in 2010 for the cheese production facility. Building permit #2010-0926.

Event signage will include notations for special event and event parking.

**Main Stage Logistics & Sound**

Grid tied solar energy provides electricity to Pennyroyal Farm 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 Boonville. To ensure maintenance of sound curfew event management, amplification levels will be between 70-85 decibels and not exceeding 90.

All outdoor music will end before 10:00PM. Music volume will remain in accordance with local noise ordinance.

**Food Vending/ Alcohol**

Food vendors will be set up in temporary food facilities close to the tasting room and main stage. If caterers are used a Community Event permit will be obtained, and all food vendors will get the

temporary food vendor permits. Alcohol will be served at the inside bar as well as the outdoor bar in accordance with alcohol licensing. Anyone served alcohol at any ticketed event will strictly be required to present a valid ID. For Tier 3 events anyone consuming alcohol will be required to present a valid ID and be marked with a wristband. Trained and certified ServSafe staff members will ensure all guests are consuming alcohol in a responsible manner. The winery has the right to ask the group or entire party to leave if a minor is seen consuming alcohol or shows signs of intoxication. Alcohol service will conclude with the event, not to exceed 10:00PM.

### **Restrooms**

Temporary facilities will be used for all events and Pennyroyal Farms will adhere to the 100 attendees per restroom facility rule. For Tier 1 events we will bring in 1 additional portable facility. For Tier 2 events we will have between 2 and 3 additional facilities. For a Tier 3 event we will have 5 additional facilities.

### **Animal Care**

No pets will be allowed aside from service animals. Service animals must be on a leash at all times.

### **Waste Disposal**

Preserving the cleanliness of the venue is of the utmost importance to event management and so, all waste disposal will be managed by staff and volunteers.

Pennyroyal Farm has garbage and recycling cans placed throughout the property and those will be constantly maintained by our staff throughout the entire event. As stations are filled, the team will place empties into the main bins. These bins will then be collected by our staff at the end of the event.

We will:




1. Ensure that the facility has adequate refuse and recycling receptacles to accommodate the maximum number of attendees
2. Ensure adequate signage to inform attendees of what materials are to be disposed of in each of the receptacles
3. Ensure a variety of receptacles are easily accessible by the attendees throughout the event
4. Ensure proper handling and disposal of all refuse, recycling, and organic waste generated at the event in a timely manner



# Pennyroyal Farm Parking Map

14930 HWY 128, Boonville CA 95466

## Legend

-  14930 CA-128
-  Mendocino County Fairgrounds?
-  Street Parking

 Hay Field for additional Parking

 Access Road to Additional Parking

 14930 CA-128

Google Earth

800 ft

