



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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pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

August 1, 2017

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Emergency Services
Assessor
Tax Collector
Forestry Advisor
Air Quality Management

Caltrans
Department of Forestry/ CalFire
Department of Fish and Wildlife
RWQCB
Department of Health Services
US Fish & Wildlife Service
Army Corps of Engineers
Alcohol Beverage Control-Santa Rosa

CHP
Mendocino Solid Waste Mgmt
Anderson Valley Fire District
Anderson Valley Community Svcs
Rancho Navarro HOA
Redwood Valley Rancheria
Cloverdale Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: UM_2017-0004

DATE FILED: 6/28/2017

OWNER: CAMP NAVARRO STEWARDS LLC.

APPLICANT/AGENT: DANIEL BRAUN

REQUEST: Use Permit Modification to allow a Type 41 Wine and Beer license. The modification also includes a request to hold up to six (6) special events per year with a maximum attendance of up to 1,500 persons.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

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

STAFF PLANNER: Robert Dostalek

RESPONSE DUE DATE: August 15, 2017

PROJECT INFORMATION CAN BE FOUND AT:

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. 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:

CAMP NAVARRO STEWARDS, LLC

APPLICANT:

Daniel Braun

AGENT:

Daniel Braun

REQUEST:

Use Permit Modification to allow a Type 41 Wine and Beer license. The modification also includes a request to hold up to six (6) special events per year with a maximum attendance of up to 1,500 persons.

LOCATION:

1.5± miles northwest of Navarro town center, lying on the east side of Masonite Industrial Road (private), 0.8± mile north of its intersection with Highway 128, located at 17525 Masonite Industrial Road; APN 026-010-23 & 24.

ACREAGE:

±46.21 acres

GENERAL PLAN:

FL160:

ZONING:

TP:160

COASTAL ZONE:

NO

EXISTING USES:

Resort and Recreational Facility

SUPERVISORIAL DISTRICT:

5

TOWNSHIP:

15N

RANGE:

15W

SECTION:

7

USGS QUAD#:

53

RELATED CASES ON SITE:

MD 159-73 (2 pcl division, creating subject pcl)

U 14-81 (Renovation of Boy Scout Camp, Legal Non-Conforming Use)

U 89-82 (Expansion of Boy Scout Camp, Legal Non-Conforming Use)

B41-92 (current config of property)

UR 89-82/2009 (Renewal of Boy Scout Camp Expires July 31, 2034)

U 2013-0006 (Enchanted Forrest Event)

AP 2015-0005 (Redwood Ramble 2015 Event)

AP 2016-0002 (Redwood Ramble 2016 Event)

AP 2016-0038 (Redwood Ramble 2017 Event)

U 2017-0003 (Redwood Ramble Use Permit)

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	FL160	TP	±345.6	Timber
EAST:	FL160	TP	±345.6	Timber
SOUTH:	FL160; RL160	TP; RL	±352.1	Timber
WEST:	FL160	TP	±345.6; ±352.1	Timber

REFERRAL AGENCIES:

☐Planning (FB - MHRB)

☒Department of Transportation

☒Environmental Health (Ukiah)

☒Building Inspection (Ukiah)

☒Emergency Services

☒Assessor

☒Tax Collector

☐Agriculture Commissioner

☒Forestry Advisor

☒Air Quality Management District

☐ALUC

☐County Water Agency

☐Archaeological Commission

☐Sonoma State University

☒US Fish & Wildlife Service

☐Trails Advisory Council

☐Native Plant Society

☐State Clearinghouse

☒Caltrans

☒CalFire

☒Department of Fish & Wildlife

☐Coastal Commission

☒RWQCB

☐Division of Mines & Geology

☒Department of Health Services

☐Department of Parks & Recreation

☐Department of Conservation

☒ABC – Santa Rosa (attn: Mary Schmitz)

☒Army Corps of Engineers

☒CHP

☐MTA

☒Redwood Valley Rancheria

☒Cloverdale Rancheria

☒Sherwood Vly Band of Pomo

☐Laytonville MAC

☐Westport MAC

☐Sierra Club

☐School District

☐Sewer District

☒Mendocino Solid Waste Mgmt

☒Anderson Valley Fire District

☒Anderson Vly Community Svcs

☒Rancho Navarro HOA

ADDITIONAL INFORMATION:

ASSESSOR’S PARCEL #: 026-010-23 and 026-010-24 (one legal parcel)

PROJECT COORDINATOR: ROBERT DOSTALEK PREPARED BY: ROBERT DOSTALEK DATE: 7/28/17

ENVIRONMENTAL DATA
(To be completed by Planner)

COUNTY WIDE		
Yes	No	
NO		1. Alquist-Priolo Earthquake Fault Zone – Geotechnical Report #GS_____
YES		2. Floodplain/Floodway Map –Flood Hazard Development Permit #FP_____
YES/ YES		3. Within/Adjacent to Agriculture Preserve / Timberland Production <small>Within and adjacent to Timber Production Zone.</small>
NO		4. Within/Near Hazardous Waste Site
YES		5. Natural Diversity Data Base <small>Occurrences of the Spotted Owl and Coast Pawn Lily have been documented in proximity to site</small>
NO		6. Airport CLUP Planning Area – ALUC#_____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Adjacent to State Forest/Park/Recreation Area.
<input type="checkbox"/>	<input type="checkbox"/>	8. Adjacent to Equestrian/Hiking Trail.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Hazard/Landslides Map
<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.
<input type="checkbox"/>	<input type="checkbox"/>	12. Fire Hazard Severity Classification: <input checked="" type="checkbox"/> LRA <input type="checkbox"/> SRA-CDF# <small>Very High Fire Hazard, Property in both the AVCSD and SRA</small>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. Soil Type(s)/Pygmy Soils.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14. Wild and Scenic River.
<input type="checkbox"/>	<input checked="" 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

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



Planning and Building
Services

Case No:	UM 2017-0004
CalFire No:	
Date Filed:	6/28/17
Fee:	42285
Receipt No:	016164
Received By:	RD
Office use only	

APPLICATION FORM

APPLICANT

Name: CAMP NAVARRO Phone: 707-895-3181

Mailing Address: P.O. Box 346 Philo, CA 95463

City: Philo State/Zip: CA/95463 email: info@campnavarroca.com

PROPERTY OWNER

Name: DANIEL BRAUN Phone: 415-269-6475

Mailing Address: 6215 CALIFORNIA STREET

City: San Francisco State/Zip: CA email: dan@campnavarroca.com

AGENT

Name: Daniel Braun Phone: 415-269-6475

Mailing Address: 6215 Cal. FORNIA Street

City: San Francisco State/Zip: CA email: dan@campnavarroca.com

Parcel Size: 79.4 Acres (Sq. feet/Acres) Address of Property: 901 Masonite Industrial Road
Navarro, CA 95463

Assessor Parcel Number(s): 026-010-23 026-010-24

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 (mod. bication)
- ☐ Variance
- ☐ Other

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

Daniel V. Braun 6-23-17 Daniel V. Braun 6-23-17
Signature of Applicant/Agent Date 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.

Please See attached Letter for more detail

1) Camp Navarro has been approved by ABC for issuance of a type 41 Wine and beer license. We need county modification of our CUP for final Sign off.

2) We are also requesting an allowance to hold up to Six (6) special events a year with a maximum of 1500 attendees.

2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input checked="" type="checkbox"/> Single Family	2 2	0	2400	0	2400
<input type="checkbox"/> Mobile Home					
<input type="checkbox"/> Duplex					
<input type="checkbox"/> Multifamily					
<input checked="" type="checkbox"/> Other: Cabins/Adirondacks	46	0	87503	0	87503
<input checked="" type="checkbox"/> Other: lodge/rec buildings bathrooms	6		12,000	0	12,000
Total Structures Paved	0				
Area Landscaped Area	2 acres				
Unimproved Area	60 acres				
GRAND TOTAL (Equal to gross area of Parcel) 79.4 acres					

RE: Camp Navarro Major Use Permit Modification (U89-82)

June 12th, 2017

Mendocino County Planning Department,

Camp Navarro is looking to modify its existing Major Use Permit (U89-82) to add a ABC Type 41 Wine and Beer License. The ABC has already approved our license and is waiting on final approval by the county.

We would also like to request an allowance to hold up to Six (6), special events a year with a maximum of 1500 attendees for 2, 3 or 4 nights as needed based on the event.

As background, Camp Navarro regularly hosts events of all sizes including corporate events, weddings, school outings and other retreats and creative events. We are the host venue of the annual Redwood Ramble music festival and after purchasing the property in 2012 we 'inherited' the Enchanted Forest festival, which we discontinued in 2014 after two year' as it was not a good fit with our vision.

We have learned from Enchanted Forest and The Redwood Ramble (currently 1000 people) that Camp Navarro can easily handle groups up to and in excess of 1500 people. Enchanted Forest had 1700 attendees in 2014 and that specific event only utilized half of our property.

Camp Navarro has the basic infrastructure, facilities, lodging and camping to easily accommodate groups up to 1500. Our location a mile up Masonite Road but close to highway 128 allows for easy access for guests and medical services with no car backup issues on the road or highway.

To achieve this modification, we do not need to do any expansions or remediation of the property or facilities to handle these larger events. Our normal operations already include parking, security, food service, lodging, medical, and other basic services so we only need to scale up our staff to handle these larger events.

Up to this point we have limited access to our property even though demand is significant for events like these. We feel this is a win for the county as well as Camp Navarro and we look forward to working with the county as needed for timely approval.

Sincerely,



Dan Braun
CEO/Camp Navarro

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

Estimated employees per shift: 10-15

Estimated shifts per day: 2

Type of loading facilities proposed: N/A existing already

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	<u>1000</u>	<u>5 ACRES</u>
Number of standard spaces		
Number of handicapped spaces	<u>20</u>	<u>1/4 acre</u>
Existing Number of Spaces	<u>1000</u>	
Proposed Additional Spaces	<u>0</u>	
Total	<u>1000</u>	

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 _____

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:

13. Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 *N/A*
☒ 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.
We have exterior lighting around our lodge + cabin areas and as needed we have temporary lighting in parking lots

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 _____
☒ Septic Tank
☐ Other - Specify: _____

19. What will be the domestic water source:
☒ Community water system - Specify supplier OWN
☒ 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.):

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:
ABC TYPE 41 LICENSE

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
CAMP WAUWATTO IS 3/4 mile up MAGNOLIA INDUSTRIAL ROAD.
THE FIRST ENTRANCE IS DEMARCATED WITH A GATE AND SIGN.

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.
WE HAVE CABINS, MAIN LODGE, ADIRONDACKS, BATHROOMS, AND RECREATIONAL FACILITIES. SEE ATTACHED PLOT PLAN.

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 35 feet. Maximum height of proposed structures NA feet.

26. Gross floor area of existing structures 23150 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): 79.4 ☐ 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.
PLEASE VISIT OUR WEBSITE WWW.CAMPNAVARRO.COM FOR PHOTOS. MAIN LODGE USED FOR DINING + ACTIVITIES. CABINS USED FOR LODGING. OTHER BUILDINGS USED FOR ACTIVITIES OR STORAGE.

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.
WE ARE SURROUNDED BY PRIVATE TIMBER LAND OWNED BY MENDOCINO REDWOOD COMPANY.

30. Indicate the surrounding land uses:

	North	East	South	West
Vacant		<input checked="" type="checkbox"/>		
Residential Agricultural				
Commercial Industrial				
Institutional Timberland	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other		<input checked="" type="checkbox"/>		

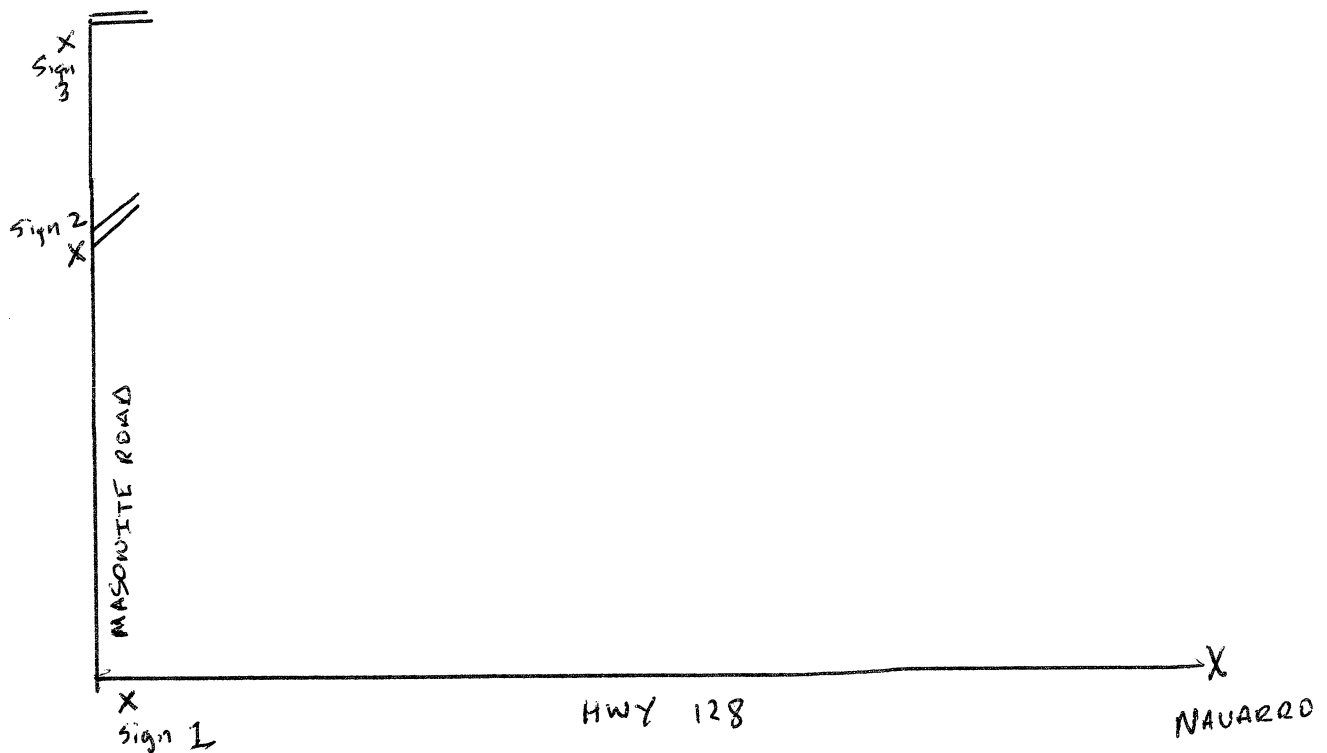
Camp Navarro Signage for CUP Modification

Camp Navarro has three main signs 'advertising' Camp Navarro. All other signage is directional or operational.

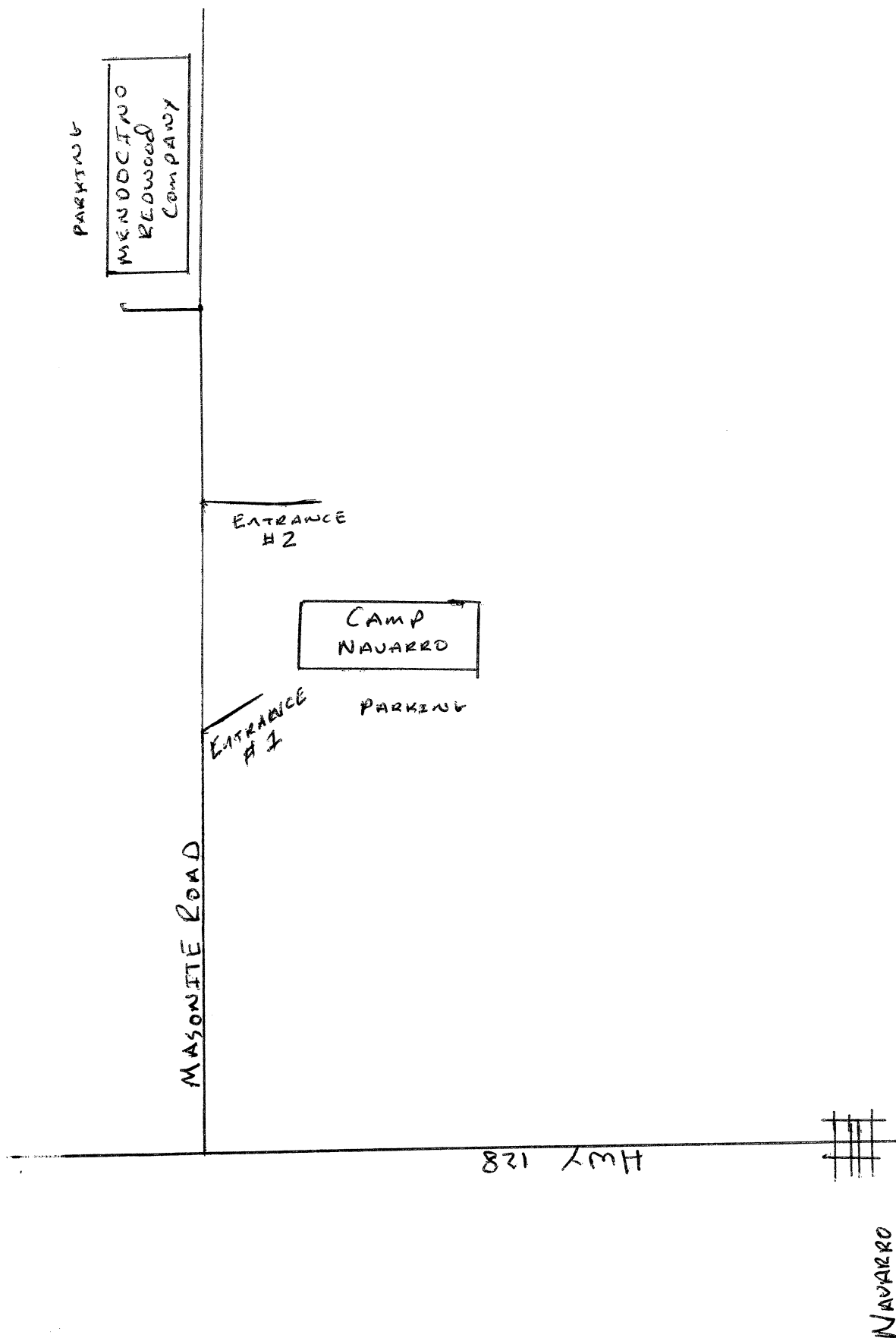
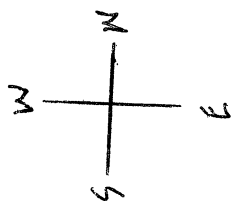
These three main signs include:

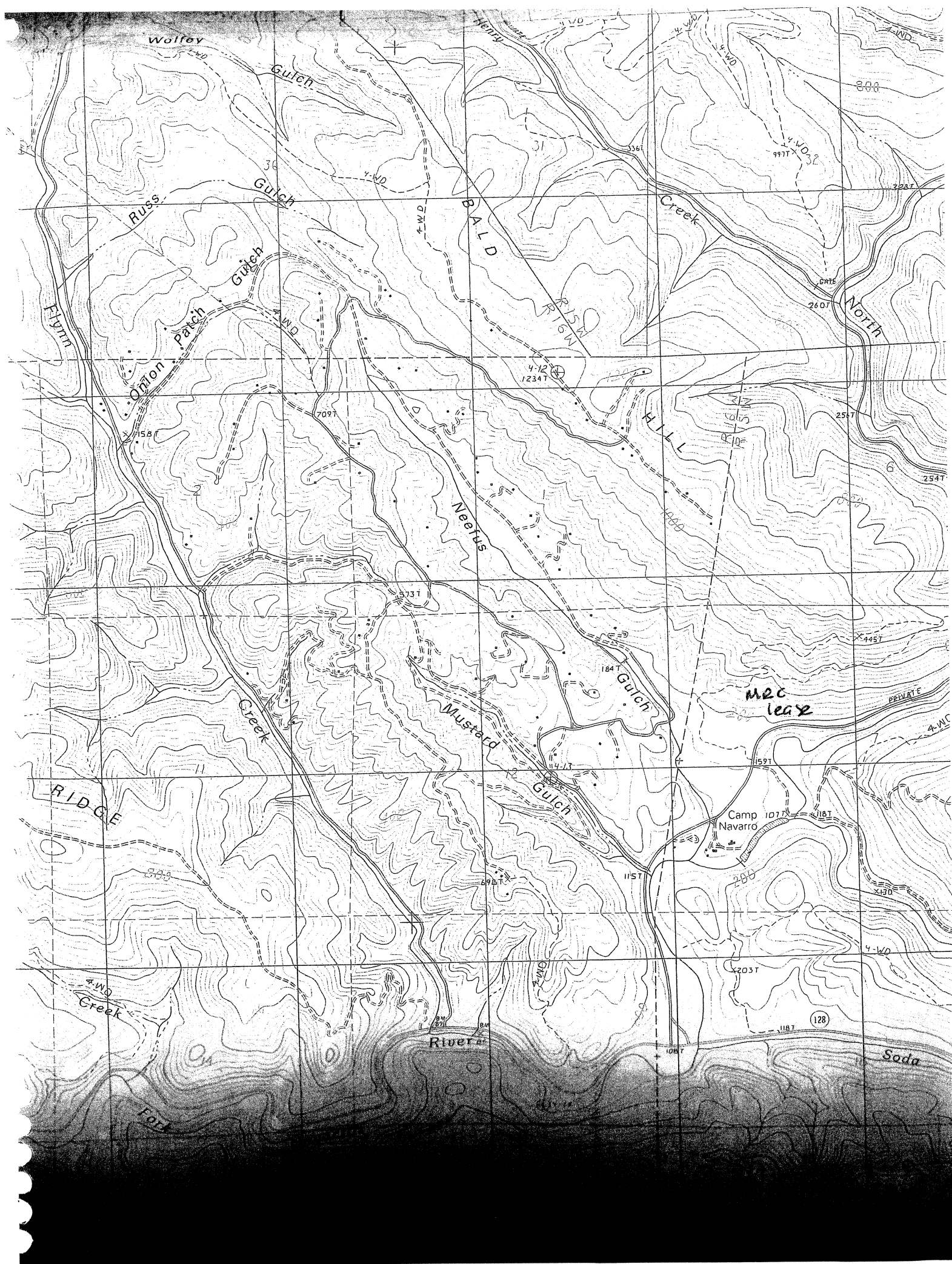
- 1) 50 Yards east of Masonite Industrial Road on North side of Highway 128
- 2) At our first entrance on east side of Masonite Industrial Road
- 3) At our Second Entrance on east side of Masonite Road, about 150 yards past the first entrance and sign

We do not anticipate any additional signage needed for the modifications to our permit or hosting events. As needed, a client/event may need a temporary 'sandwich board' type sign but we try to avoid using these or limit this use to once on Masonite Road.



LOCATION MAP







CAMP NAVARRO Leases 120 Acres
 From Mendocino Redwood Company.
 The Above land is used as needed
 for PARKING as it is adjacent to
 Camp Navarro.

MEMPHIS
REDWOOD
Company
LEASE

PLOT PLAN

620' (A)

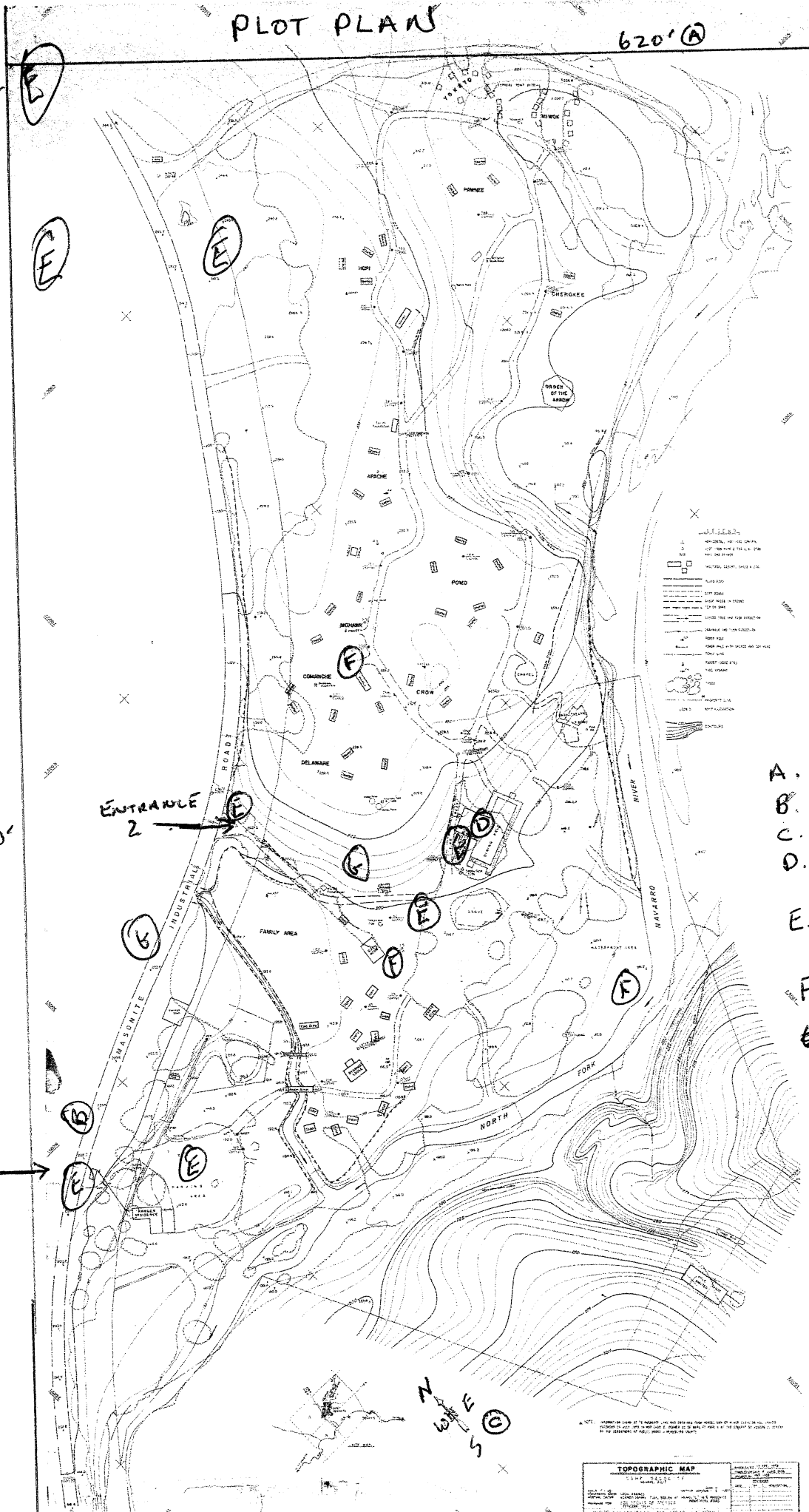
100' (A)

ENTRANCE 2

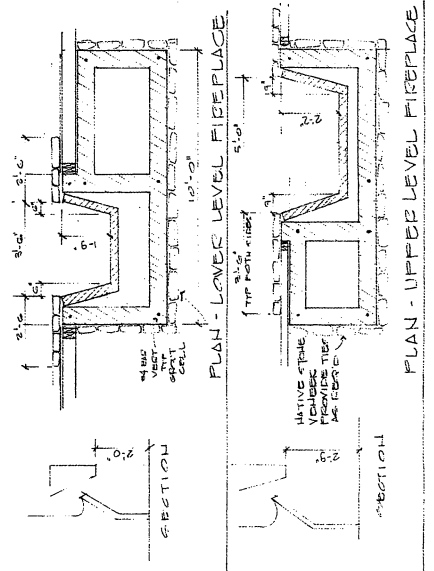
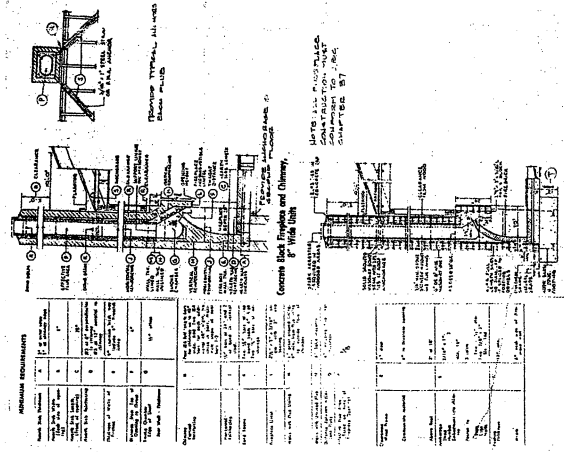
ENTRANCE 1

- A. Parcel Shape
- B. Adjacent Street
- C. North Arrow
- D. Buildings - too many to show
- E. Driveway, farm + loading
- F. SEPTIC, wells

LARGER VERSION
Submitted



TOPOGRAPHIC MAP	
DATE: 10/1/77	SCALE: 1" = 100'
PROJECT: MEMPHIS REDWOOD COMPANY LEASE	BY: J. L. BROWN
CHECKED: J. L. BROWN	DATE: 10/1/77
APPROVED: J. L. BROWN	DATE: 10/1/77





June 23, 2017

Mendocino County Planning Department,

This letter acknowledges that Daniel Braun, on behalf of the ownership group of Camp Navarro, is the Managing Partner of Camp Navarro Stewards LLC and is allowed to represent the company as its' agent and representative for any submittals and/or modifications to existing permits.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Braun". The signature is written in a cursive, flowing style.

Daniel Braun

On behalf of CNS LLC

Camp Navarro Stewards LLC

Capitalization Table as of 12/31/16

Original		Capital		
Inv. Date	Name	Shares	%	Contribution
Series A		18,000		
8/7/12	Dan Kahn	500	0.1667%	
9/5/12	Pandora (Kevin Young, et al)	1,153	0.3843%	
9/7/12	Newbury and Berkeley, LC (Isaiah)	114	0.0380%	
10/2/12	Lee & Rachel Cranford	500	0.1667%	
10/17/12	Michael Dean Revocable Trust	1,100	0.3667%	
10/17/12	Wendy Tonkin Revocable Trust	563	0.1877%	
10/18/12	The Pensco Trust Co. FBO Hank Bannister # 8032	1,125	0.3750%	
9/15/15	Hank Bannister	50	0.0167%	
10/19/12	Charles Corbin	550	0.1833%	
11/16/12	MLPF&S fbo Bonnie SpindlerBonnie Spindler	558	0.1860%	
9/15/15	Bonnie Spindler	50	0.0167%	
3/20/13	The Entrust Group fbo Caroline Moses IRA #31164	537	0.1790%	
3/20/13	The Entrust Group fbo David Moses IRA # 31163	637	0.2123%	
4/17/13	Chris & Kay Hawkins	3,194	1.0647%	
7/28/13	Jeff Mogalian	1,332	0.4440%	
11/28/13	Kevin Young	355	0.1183%	
5/9/14	Jim Wheaton	1,050	0.3500%	
8/11/14	Dr. David Pepper	1,000	0.3333%	
9/11/14	Stephen Robert Pace & Joseph Robert Ruder	500	0.1667%	
11/3/14	John Steere	1,000	0.3333%	
12/16/14	Chris Martin	2,000	0.6667%	
9/15/15	Dan Braun	30	0.0100%	
	Total Series A	17,898	5.9660%	
	Balance Series A	102	0.0340%	
Series B Shares		218,995	72.9983%	
2/15/16	Daniel Braun	55,096	18.3653%	\$399,996.96
2/15/16	Enne Braun Revocable Trust	27,548	9.1827%	\$199,998.48

2/15/16 Gregg Helt	13,774	4.5913%	\$99,999.24
9/29/16 Tim Dale	30,992	10.3307%	\$225,001.92
10/12/16 MXB Holdings, LP	91,585	30.5283%	\$664,907.10
Total Series B	218,995	72.9983%	
Balance Series B	0	0.0000%	

Common Shares	18,005	6.0017%	
1/1/14 Hank Bannister	500	0.1667%	
1/1/14 Hank Bannister	500	0.1667%	
1/14/14 Daniel Braun	16,000	5.3333%	
1/1/14 Jeff Mogalian	500	0.1667%	
1/14/14 Kevin Young	275	0.0917%	
3/14/14 Kevin Young	230	0.0767%	
Total Misc. Common Shares	18,005	6.0017%	
Balance Common Shares	0	0.0000%	

Management/Employee Common Shares	45,000	15.0000%	
1/1/14 Scott Bell	2,000	0.6667%	
1/1/15 Scott Bell	1,000	0.3333%	
Total management	3,000	1.0000%	
Balance Management	42,000	14.0000%	

Total Shares	300,000	100.0000%	
Total Shares Vested	257,898	85.9660%	
Total Contributed Capital			\$1,589,903.70

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.

David V. Brown
Owner/Authorized Agent

6-23-17
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 1 of the application form.

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

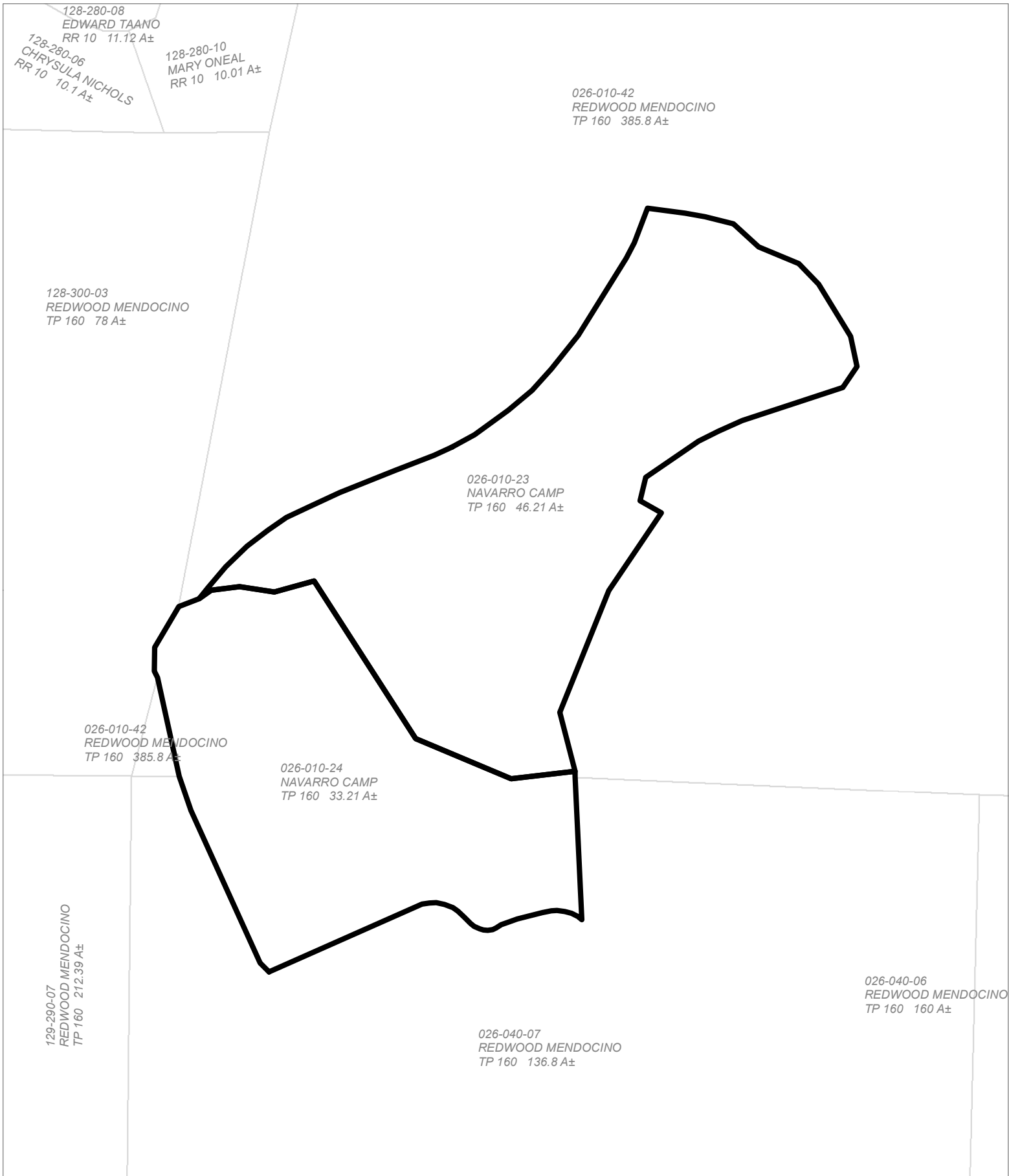
INDEMNIFICATION AND HOLD HARMLESS

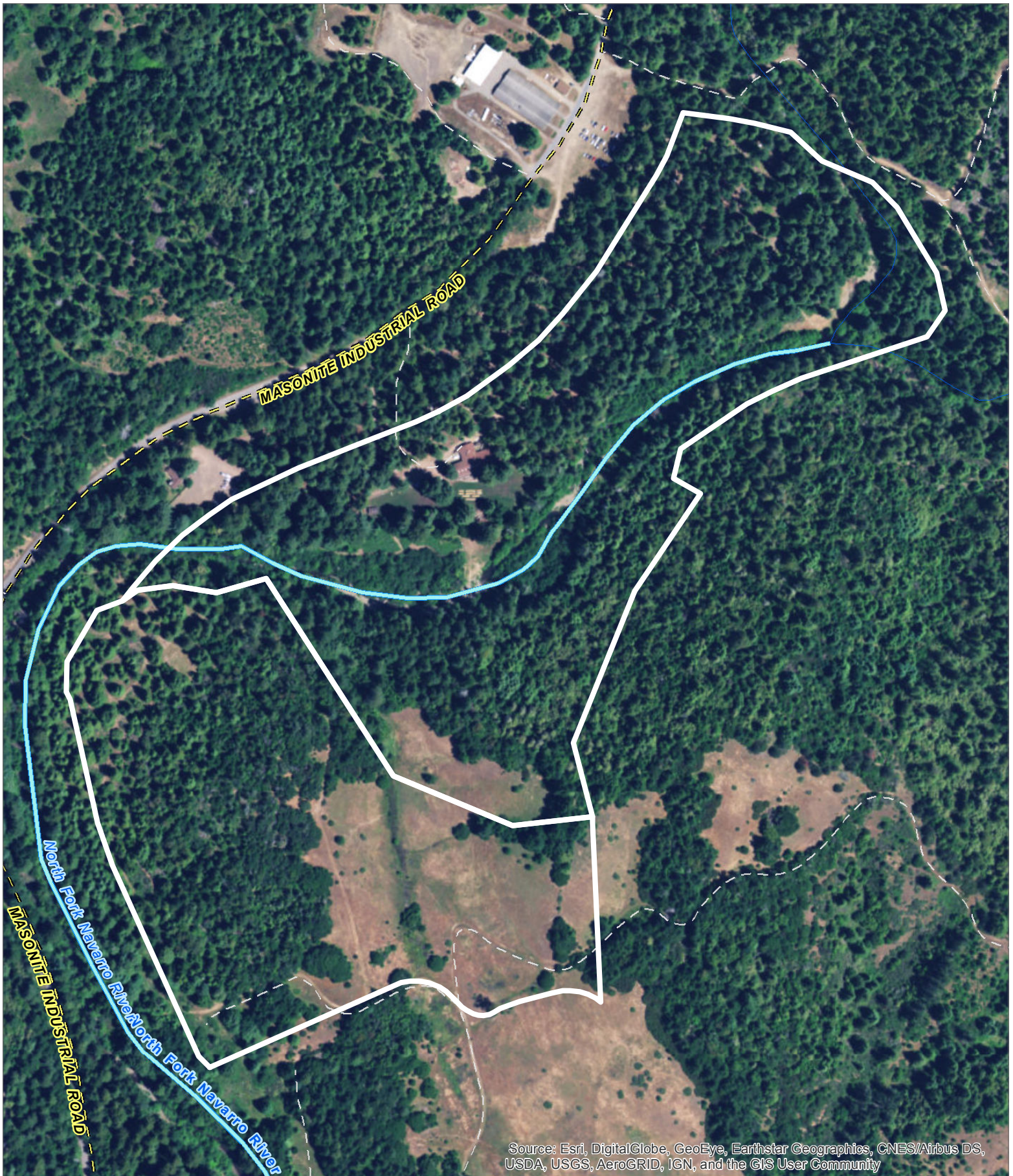
ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

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: David V. Brown Date: 6-23-17
Comp Waverro Steersards

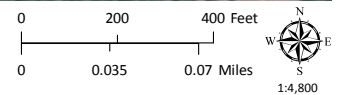




Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

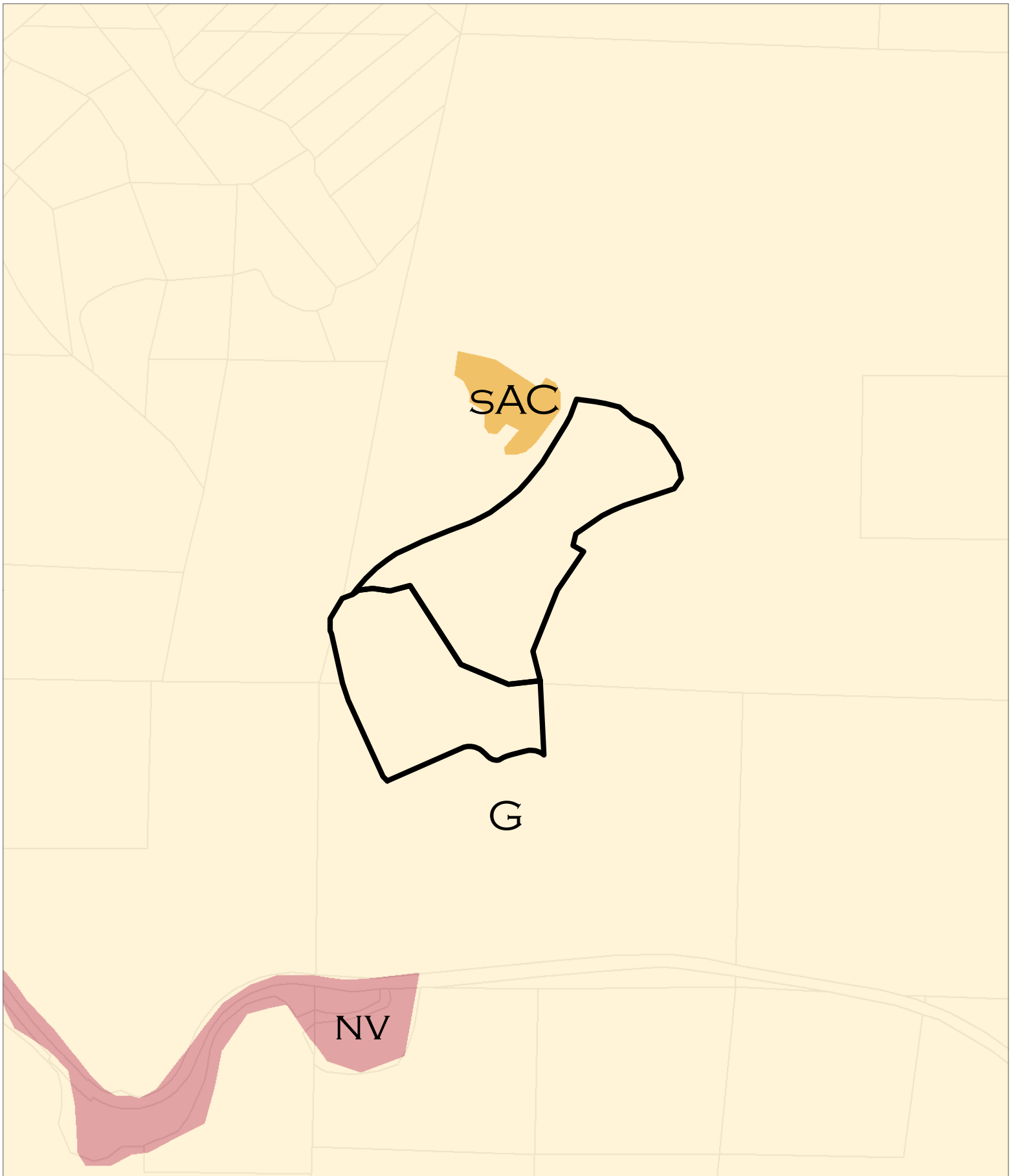
CASE: UM 2017-0004
OWNER: Camp Navarro Stewards, LLC
APN: 026-010-23, 24
APLCT:
AGENT:
ADDRESS: 17525 Masonite Industrial Road, Navarro

Major Rivers
Named Rivers
Private Roads
Driveways/Unnamed Roads



LOCATION MAP

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






CASE: **UM 2017-0004**
OWNER: **Camp Navarro Stewards, LLC**

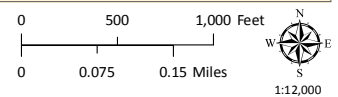
APN: **026-010-23, 24**

APLCT:

AGENT:

ADDRESS: **17525 Masonite Industrial Road, Navarro**

-  Grazing Land (G)
-  Non-Ag & Natural Vegetation (nv)
-  Semi-Ag & Rural Commercial (sAC)





IMPORTANT FARMLAND

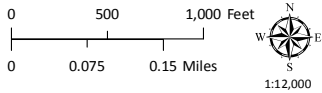
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COMPTCHE COMMUNITY SERVICES DISTRICT

ANDERSON VALLEY COMMUNITY SERVICES DISTRICT

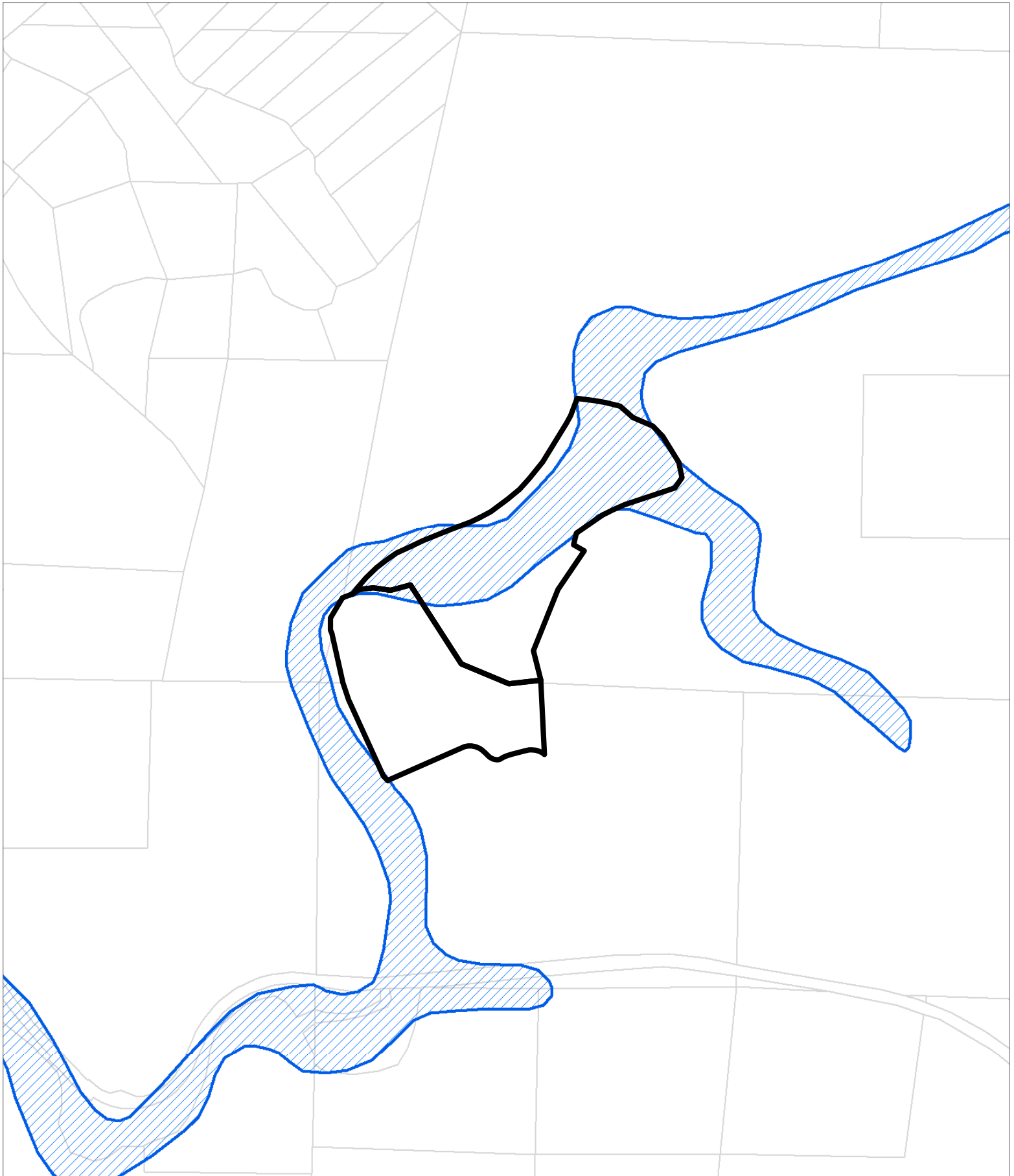
CASE: **UM 2017-0004**
OWNER: **Camp Navarro Stewards, LLC**
APN: **026-010-23, 24**
APLCT:
AGENT:
ADDRESS: **17525 Masonite Industrial Road, Navarro**

 County Fire Districts
 High Fire Hazard



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

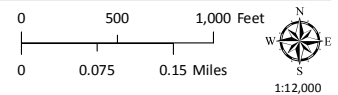
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CASE: UM 2017-0004
OWNER: Camp Navarro Stewards, LLC
APN: 026-010-23, 24
APLCT:
AGENT:
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Flood Zone




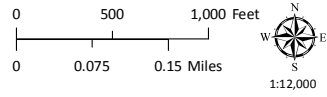
FEMA FLOOD ZONE
NFIP MAPS, JULY 18th, 2017

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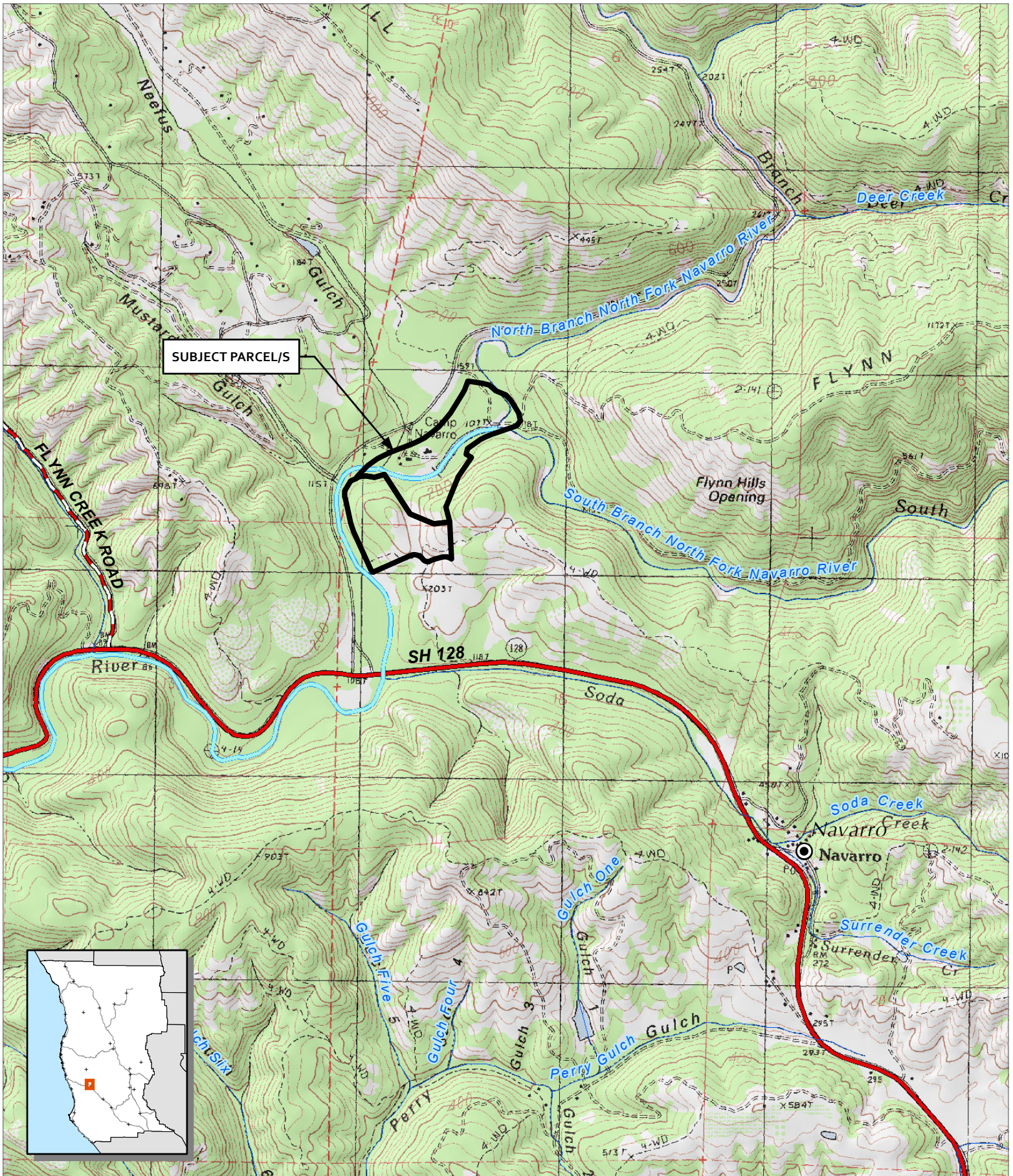
CASE: **UM 2017-0004**
OWNER: **Camp Navarro Stewards, LLC**
APN: **026-010-23, 24**
APLCT:
AGENT:
ADDRESS: **17525 Masonite Industrial Road, Navarro**

 General Plan Classes



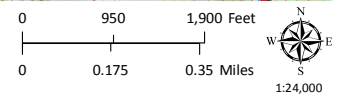
GENERAL PLAN CLASSIFICATIONS

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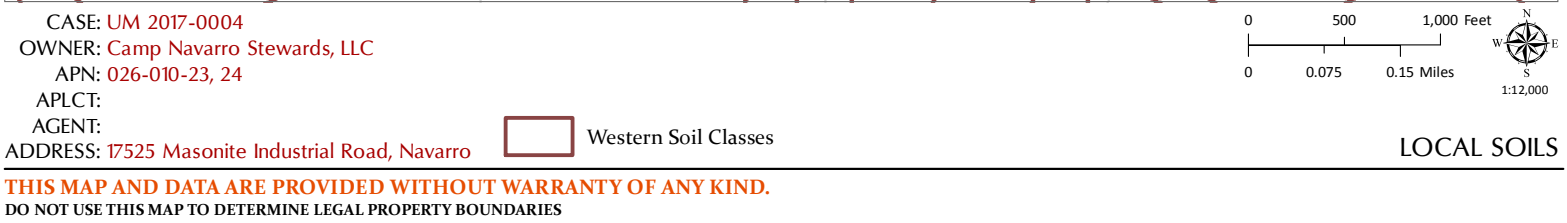
CASE: UM 2017-0004
 OWNER: Camp Navarro Stewards, LLC
 APN: 026-010-203
 APLCT:
 AGENT:
 ADDRESS: 17525 Masonite Industrial Road, Navarro

- Major Towns & Places
- Highways
- Major Rivers
- Major Roads
- Named Rivers



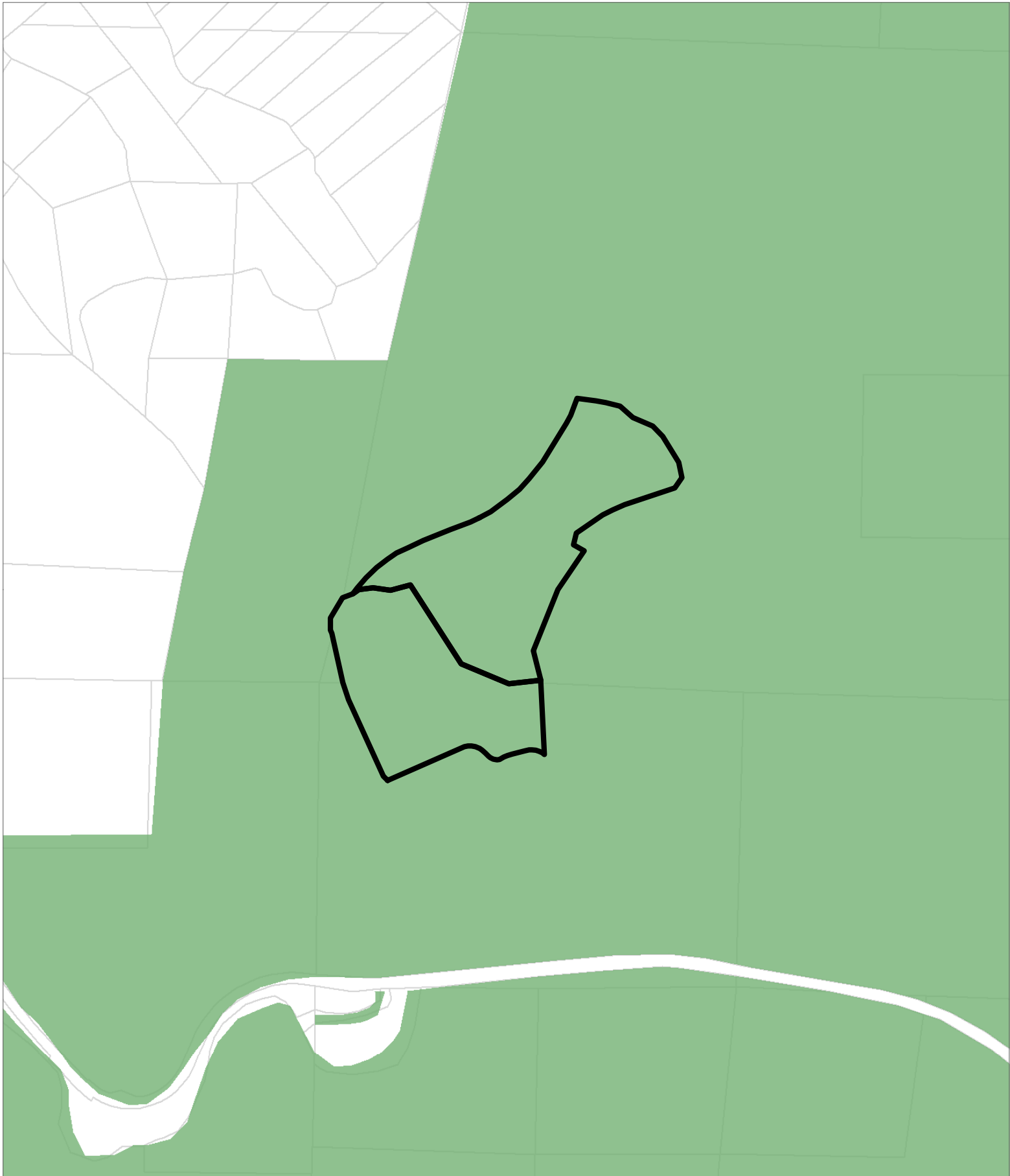
LOCATION MAP

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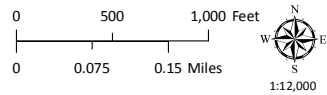


TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET



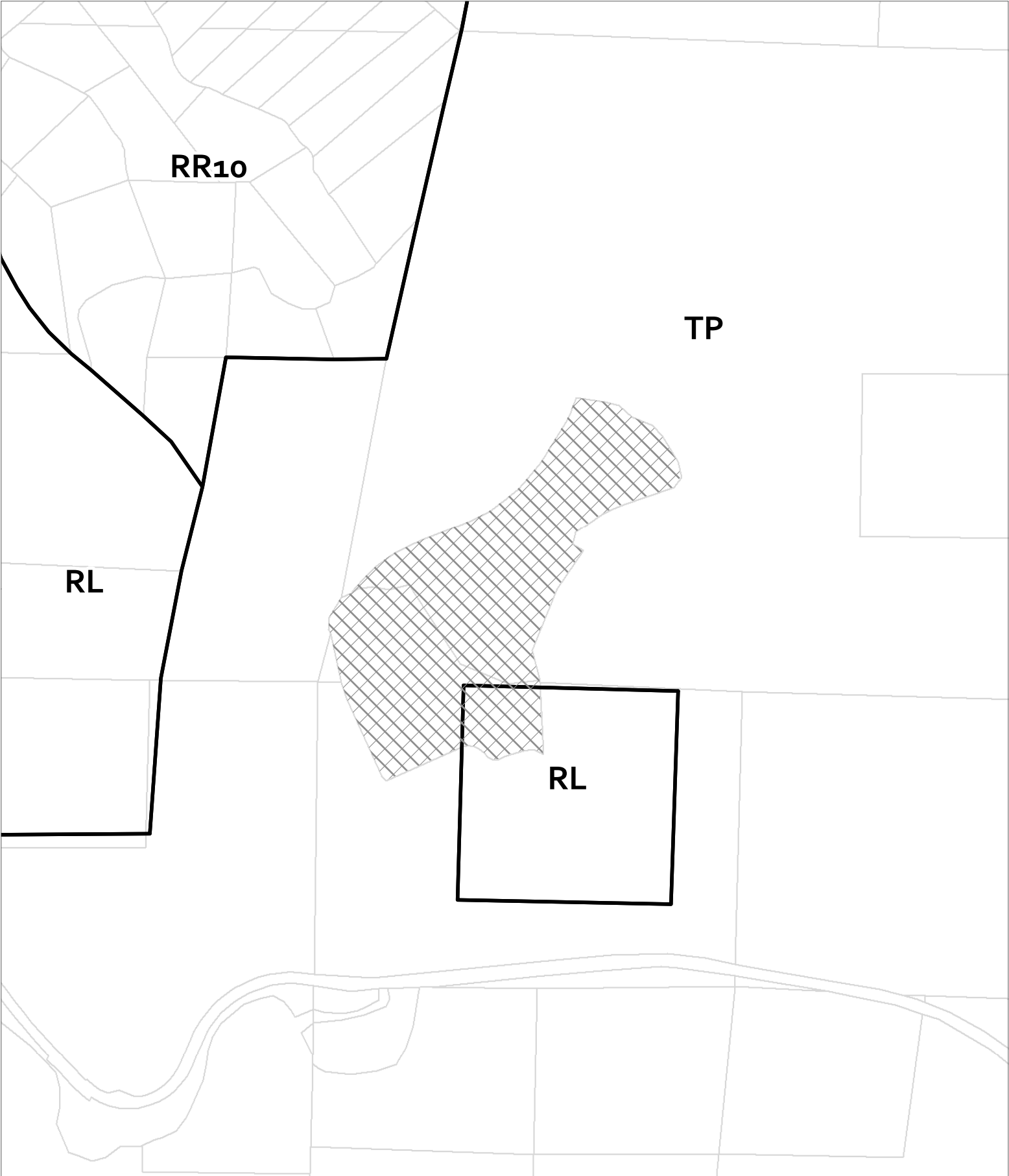
CASE: **UM 2017-0004**
OWNER: **Camp Navarro Stewards, LLC**
APN: **026-010-23, 24**
APLCT:
AGENT:
ADDRESS: **17525 Masonite Industrial Road, Navarro**

 **TPZ 2015**




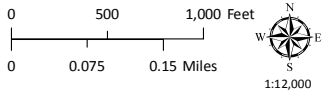
TIMBER PRODUCTION ZONES

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CASE: **UM 2017-0004**
OWNER: **Camp Navarro Stewards, LLC**
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APLCT:
AGENT:
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 Zoning Districts



ZONING DISPLAY MAP

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