

Keith Gronendyke

From: STEPHEN JOHNSON <smokeybear@comcast.net>
Sent: Tuesday, June 14, 2022 9:08 AM
To: Keith Gronendyke
Cc: krogj@mendocinocounty.com; nsn@pacific.net
Subject: Re: Zeeble Administrative Permit application, AP_2021-0010

Keith,

Thank you for our conversation about the proposed Event Application on Rays Road in Philo. As I mentioned in our conversation, I have been in the Fire Service for 52 years, and most of those years have been as Fire Marshal. I only mention this because I have dealt with this type of "Event" many times. The following is a list of concerns that I have for this this type of operation on Rays Road.

1. Rays Road in today's standards would be considered as an "Existing Non-Conforming", road. The proposed outdoor events would be a Change in Use as defined in the Code for this piece of property. If a building or property changes the way it is used, it can be required to be brought up to code. This can include building construction, automatic sprinkler protection and access.
2. If Rays Road with homes and businesses were proposed today, it would require a much wider road with shoulders. The current California Fire Code and State Fire Marshal's Office would not allow the road to have only one way out with this many homes. The access from Rays Road onto Hwy 128 would not be allowed as it is today.
3. I did not see any traffic study information in the application. What would Rays Road look like coming up on Hwy 128, on a Sunday, when other events on the Road are also concluding?
4. What is the road surface of the parking lot? Does it have an all-year-round base? If it is not, they could end up parking on the road during the winter.
5. With this type of permit, who will ensure that all event materials are removed after each event and that all other permit requirements are met? It can become very hard to police this type of use. What will happen when alcohol is included?
6. If the applicant goes ahead with just 99 people to get under the requirements, I believe that the county should strongly address the issue. This smaller number of people was intended for one time uses such as private parties like family weddings, not events that go on as a business.

This is just a quick list of concerns that I have for this project. I'm not against this type of event, I just do not believe that this is the proper use for this location. Please add me to your list for the Zoom Meeting.

Steve Johnson
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Mendocino County
JUN 15 2022
Planning & Building Services

On 06/07/2022 8:31 AM Keith Gronendyke <gronendykek@mendocinocounty.org> wrote:

Here is an email for you Steve.

Thanks,

Keith Gronendyke

Planner III

Mendocino County