



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

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

JULIA KROG, DIRECTOR  
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March 14, 2023

Environmental Health - Ukiah  
Building Inspection - Ukiah  
Assessor  
Farm Advisor  
Airport Land Use Commission  
Agriculture Commissioner  
Air Quality Management  
Resource Lands Protection Committee

Caltrans  
Department of Forestry/ CalFire  
-Land Use  
Department of Fish and Wildlife  
Regional Water Quality Control Board  
Cloverdale Rancheria  
Redwood Valley Rancheria  
Sherwood Valley Band of Pomo Indians

Potter Valley Tribe  
California Highway Patrol  
Mendocino County Sheriff's Office  
Mendocino County Sheriff's Office- Matt Kendall  
Anderson Valley Community Services District  
Anderson Valley School District

**CASE#:** AP\_2023-0004

**DATE FILED:** 2/24/2023

**OWNER:** CAHN FAMILY FARM LLC

**APPLICANT:** PENNYROYAL FARM

**REQUEST:** Administrative Permit to hold six events per year including wine, music, food, and farm activities with less 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; APNs: 029-150-22, 029-160-21, 029-170-04, -07, & 029-180-01.

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** STEVEN SWITZER

**RESPONSE DUE DATE:** March 28, 2023

**PROJECT INFORMATION CAN BE FOUND AT:**

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

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

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

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

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

**REVIEWED BY:**

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

# CASE: AP\_2023-0004

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

**PARCEL SIZE:** 65.89 Acres

**GENERAL PLAN:** Rangeland (RL)

**ZONING:** Rangeland (RL)

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

**DISTRICT:** 5 (Williams)

**RELATED CASES:** U\_2010-0011 Winery and Goat Dairy Facility, BU\_2016-0082 Tasting Room, AP\_2019-0018 Temporary events

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	Public Services (PS); Rural Community (RC)	Public Facility (PF); Rural Community (RC)	7.85± Acres; 6.3± Acres; 0.65± Acres	Residential; Fairgrounds
<b>EAST:</b>	Agriculture (AG); Range Land (RL)	Agriculture (AG); Range Land (RL)	33.27± Acres; 135.15± Acres	Agricultural; Residential
<b>SOUTH:</b>	Range Land (RL)	Range Land (RL)	135± Acres; 18.1± Acres; 6.6± Acres	Agricultural; Residential
<b>WEST:</b>	Agriculture (AG); Range Land (RL); Rural Community (RC)	Rural Community (RC); Agriculture (AG)	2.5± acres; 52.3± Acres; 5.7± Acres	Agricultural; Residential; Commercial

## REFERRAL AGENCIES

### LOCAL

- Agricultural Commissioner
- Air Quality Management District
- Airport Land Use Commission
- Assessor's Office
- Building Division Ukiah
- Environmental Health (EH)
- Farm Advisor
- Anderson Valley Community Services District

- Anderson Valley Unified School District
- MCSO
- MCSO-Matt Kendall
- Resource Lands Protection Commission

### STATE

- CALFIRE (Land Use)
- California Dept. of Fish & Wildlife
- California Highway Patrol
- CALTRANS

- Regional Water Quality Control Board

### TRIBAL

- Cloverdale Rancheria
- Potter Valley Tribe
- Redwood Valley Rancheria
- Sherwood Valley Band of Pomo Indians

## **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.

AP\_2019-0018 – Administrative Permit previously approved temporary events at the same location. This permit expired on December 31, 2020.

**STAFF PLANNER:** STEVEN SWITZER

**DATE:** 3/13/2023

## 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  
N/A

**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  
N/A

**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, Airport Zone B2*

**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  
*NO*

**18. WATER EFFICIENT LANDSCAPE REQUIRED:**

Policy RM-7; General Plan 4-34  
*NO*

**19. WILD AND SCENIC RIVER:**

[www.rivers.gov](http://www.rivers.gov) (Eel Only); GIS  
*NO*

**20. SPECIFIC PLAN/SPECIAL PLAN AREA:**

Various Adopted Specific Plan Areas; GIS  
*NO*

**21. STATE CLEARINGHOUSE REQUIRED:**

Policy  
*NO*

**22. OAK WOODLAND AREA:**

USDA  
*NO*

**23. HARBOR DISTRICT:**

Sec. 20.512  
N/A





PLANNING & BUILDING SERVICES

CASE NO:	AP 2023-0004
DATE FILED:	2/24/23
FEE:	\$1,469.00
RECEIPT NO:	PRO-054732
RECEIVED BY:	LOR
Office Use Only	

APPLICATION FORM

APPLICANT:

Name: Pennyroyal Farm Phone: 707 895-2410  
 Mailing Address: POBox 714  
 City: Boonville State/Zip: CA Email: sales@pennyroyalfarm.com

PROPERTY OWNER:

Name: Sarah Cahn Bennett Phone: 707 367 4131  
 Mailing Address: same  
 City: \_\_\_\_\_ State/Zip: \_\_\_\_\_ Email: sarahcb@hotmail.com

AGENT:

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State/Zip: \_\_\_\_\_ Email: \_\_\_\_\_

ASSESSOR'S PARCEL NUMBER/S: \_\_\_\_\_

TYPE OF APPLICATION:

- |   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> Administrative Permit         | <input type="checkbox"/> Flood Hazard Development Permit | <input type="checkbox"/> Reversion to Acreage |
| <input type="checkbox"/> Agricultural Preserve: New Contract      | <input type="checkbox"/> General Plan Amendment          | <input type="checkbox"/> Rezoning             |
| <input type="checkbox"/> Agricultural Preserve: Cancellation      | <input type="checkbox"/> Land Division - Minor           | <input type="checkbox"/> Use Permit - Cottage |
| <input type="checkbox"/> Agricultural Preserve: Rescind & ReEnter | <input type="checkbox"/> Land Division - Major           | <input type="checkbox"/> Use Permit - Minor   |
| <input type="checkbox"/> Airport Land Use                         | <input type="checkbox"/> Land Division - Parcel          | <input type="checkbox"/> Use Permit - Major   |
| <input type="checkbox"/> Development Review                       | <input type="checkbox"/> Land Division - Re-Subdivision  | <input type="checkbox"/> Variance             |
| <input type="checkbox"/> Exception                                | <input type="checkbox"/> Modification of Conditions      | <input type="checkbox"/> Other                |

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

Sarah Bennett 2/24/23      Sarah Bennett 2/24/23  
 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.

Temporary event permit for 6 events at Pennyroyal Farm 14930 HWY 128 Boonville. Events less than 600 people including wine, music, food, and farm activities (ie sheepdog trial). A previous temp event permit was issued in 2019 with no negative feedback. Requesting a seven year permit at this point if possible.

2. Structures/Lot Coverage	NO. OF UNITS		SQUARE FOOTAGE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	TOTAL
<input checked="" 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:	1	∅	2000	∅	
GRAND TOTAL (Equal to gross area of Parcel):					

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

Estimated No. of Employees per shift: 8

Estimated No. of shifts per day: 1-2

Type of loading facilities proposed: ∅

4. Will the project be phased?

YES  NO If yes, explain your plans for phasing:

All Most events will likely be less than 150 people. although plan leaves room for expansion

5. Will vegetation be removed on areas other than the building sites and roads?

YES  NO If 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
No. of covered spaces:	_____	_____
No. of uncovered spaces:	_____	_____
No. of standard spaces:	_____	_____
No. of accessible spaces:	2 - 10	_____
Existing no. of spaces:	30	_____
Proposed additional spaces:	100 - 300	_____
Total:	_____	_____

8. Is any road construction or grading planned? If yes, grading and drainage plans may be required.

YES  NO Also, please describe the terrain to be traversed. (e.g., steep, moderate slope, flat, etc.)

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

Amount of cut: \_\_\_\_\_ cubic yards  
 Amount of fill: \_\_\_\_\_ cubic yards  
 Max. height of fill slope: \_\_\_\_\_ feet  
 Max. height of cut slope: \_\_\_\_\_ feet  
 Amount of import/export: \_\_\_\_\_ cubic yards  
 Location of borrow or disposal site: \_\_\_\_\_

10. Does the project involve sand removal, mining or gravel extraction? If yes, detailed extraction, reclamation and monitoring plans may be required.

YES  NO

11. Will the proposed development convert land currently or previously used for agriculture to another use?

YES  NO

12. Will the development provide public or private recreation opportunities?

YES  NO If yes, explain how:

public and private music events, sheepdog trials,  
and wine and food events

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

Structures:  Open Coastal Waters  Wetlands  Estuaries  Lakes

If so, what is the amount of material to be dredged/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 and building plans.

Temporary light fixtures on generators around parking areas.

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

Electricity:  Utility Company (service exists to parcel)

Utility Company (requires extension of service to site): \_\_\_\_\_ feet \_\_\_\_\_ miles

On Site Generation – Specify:

Gas:  Utility Company/Tank

On Site Generation – Specify:

None

Telephone:  YES  NO



18. What will be the method of sewage disposal?

- Community Sewage System (specify supplier): \_\_\_\_\_
- Septic Tank
- Other (specify): temporary portable units

19. What will be the domestic water source:

- Community Water System (specify supplier): \_\_\_\_\_
- Well
- Spring
- Other (specify): state certified transient water system in place.

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.)
- 18501 Lambert Lane (30 acres owned by Sarah Cahn Bennett)

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:

Previous temporary event permit AP-2019-0018  
Encroachment Permit #01-22-6-RC-1086  
#0109-6-RC-0048

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

Cross Hwy 253. 14930 ~~Pa~~ road sign posted.

23. Are there existing structures on the property? 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.

- YES     NO
- Tastingroom, creamery, dairy, barns

24. Will any existing structure be demolished or removed? If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

- YES     NO

25. What is the maximum height of all structures?

Existing: 25 feet  
Proposed: 0 feet

26. What is the gross floor areas of all structures, including covered parking and accessory buildings?

Existing: 45,000 square feet  
Proposed: 0 square feet

27. What is the total lot area within property lines?

Total Lot Area: 69  acres  square feet

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:

Vineyards, seasonal hay fields, pastures, production  
existing parking areas

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.

Boonville Fairgrounds, cattle ranch, trailer park,  
vineyards, 4<sup>2</sup>S single family residences

30. Indicate the surrounding land uses:

	Vacant	Residential	Agriculture	Commercial	Industrial	Public Facility	Timberland	Other
North:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
East:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
South:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
West:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 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

2/24/23  
 \_\_\_\_\_  
 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.

<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

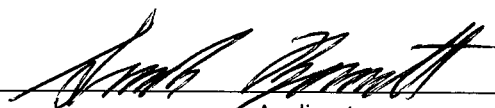
ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

### 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.

2/24/23

Date



Applicant



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**  
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120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

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

### ACKNOWLEDGMENT OF DEPOSIT/HOURLY FEE

By signing below, the applicant acknowledges that the staff at Planning and Building Services has discussed the potential for collection of a deposit fee for the projects listed below (as adopted by the Board of Supervisors in Resolution No.'s 11-072, 16-150, 18-122 and 19-170):

1. Division of Land Project
2. General Plan Project
3. Coastal Project
4. Zoning Project
5. Administrative Project
6. Cannabis Project
7. Private Road Naming

Once an application has been submitted and the processing costs approach 80% of the application fee, additional staff processing time will be billed at \$90.00/hour. Staff will notify the applicant/owner that a deposit equal to 50% of the initial filing fee is required for further processing, and more than one deposit may be required depending on the complexity of the project and the staff time necessary to complete application processing.

*I acknowledge that I was advised of the deposit fee for continued processing after the initial application fee has been expended*

Applicant Signature

2/24/23

Date



# Operations Plan

Pennyroyal Farm

## For Temporary Event Permit

14930 Hwy 128 Boonville, CA 95415

On Premise Events

Attn: ??????





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 Operations 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 the growth of the events. No single event attendance will exceed 600 people. In 2023, we are planning for 6 events, most of which will probably be 100-200 people. We have written this plan to address growth for this year but also for future years where we hope to have up to 10 events none exceeding 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: 100-300 attendees

Tier 2: 301- 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 on premise. For Tier 2 events a staff member will remain at facilities parking area 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

Emily Sanders – Manager, 641-203-6271

Joslyn Thoresen - Manager, 707-272-6546

Sophia Bates - Manager, 707-684-0028

Kendra Lavioletta - Supervisor, 707-357-4329

Star White - Employee, 707-684-6577

Erika Mckenzie Chapter – Manager, 707-338-9511

Naomi Bucio - Employee, 707-272-3024

Kerri Sanchez - Manager, 707-272-7711

Natalie Birch - Manager, 707-934-5026

### **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 irrigation 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 trained on the phone numbers of key personnel and be carrying a cell phone. 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 operation.

### **Front Entrance and Parking**

Pennyroyal Farm's has an asphalted driveway with 30 parking spots, and two handicap parking spots. For some Tier 1 events we will use the asphalted parking lot and gravel area behind the winery for the event parking. For Tier 2 events we plan to close our asphalted parking lot (except to cars with handicap placards) and conduct check-in along the asphalted entrance. If the parking lot is closed, there will be signage at the front entry (on owners property) directing people to park at 14700 Hwy 128. This

entrance will serve as both an entrance and exit. The field has a secondary entrance on County road Hutsell that will only be used for emergency traffic and will be unlocked during event. This field is under the same ownership and is approximately 1.2 acres and should have sufficient parking for 400 cars. The parking map also shows the path that event goers will be directed to follow on foot to the event from the designated parking lot at 14700 to 14930. Pedestrian footpath is on property owners land. 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 front parking lot for the duration of the event. The 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.

### **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 2 events, 30% of the 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 wheelchair accessible pathways. Once attendees are in the event there are wheelchair accessible 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. Temp Event PRJ\_025821. AP\_2019-0018. A second Encroachment Permit at 14700 Hwy 128 in 2022 #01-22-6-RC-1086.

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 2 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. One to six portable restroom facilities will be brought onto site depending on expected attendance.

### **Animal Care**

Well behaved pets will be permitted in the outdoor area around the tasting room. 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

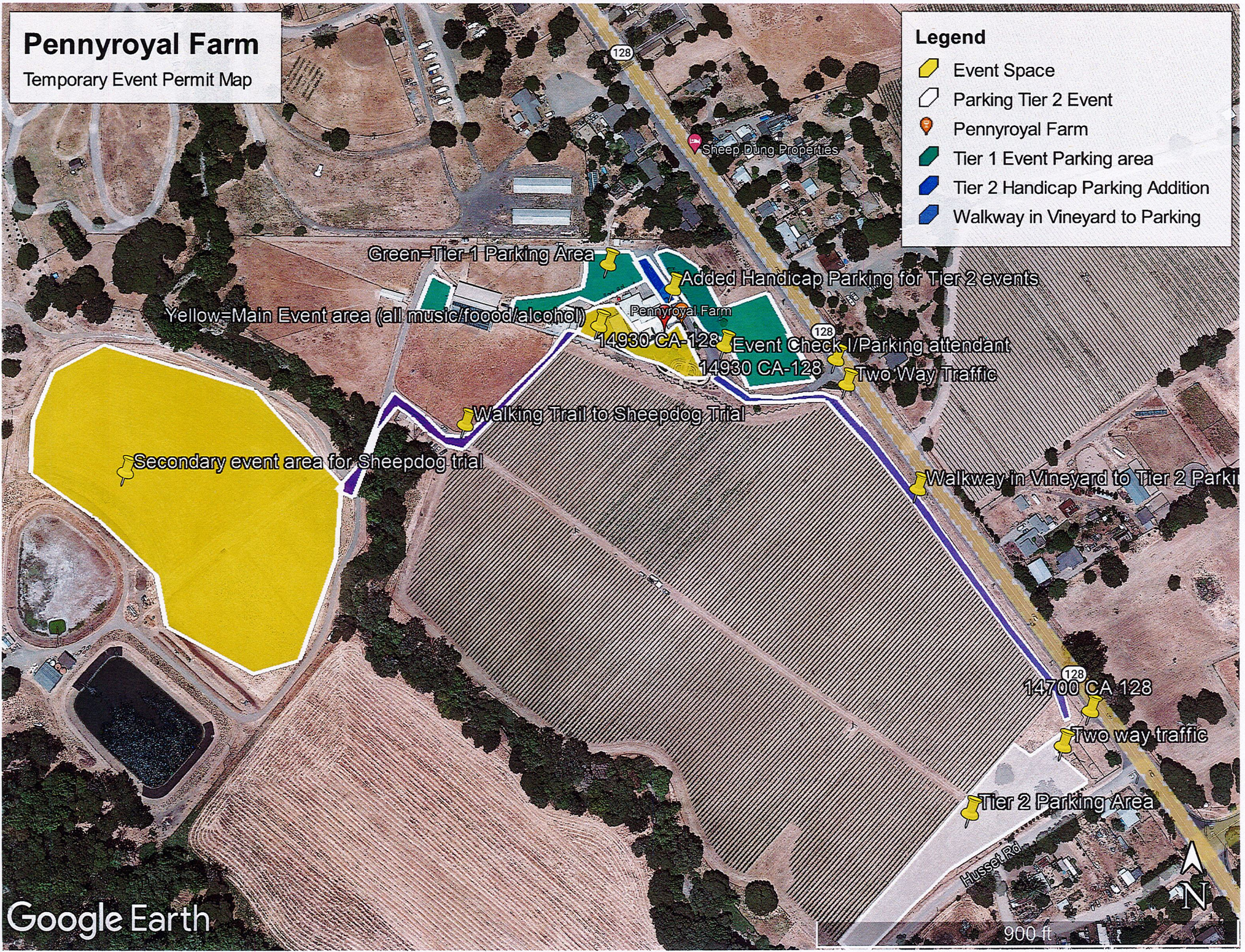


# Pennyroyal Farm

Temporary Event Permit Map

## Legend

- Event Space
- Parking Tier 2 Event
- Pennyroyal Farm
- Tier 1 Event Parking area
- Tier 2 Handicap Parking Addition
- Walkway in Vineyard to Parking

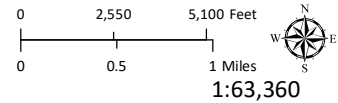






**CASE: AP 2023-0004**  
**OWNER: CAHN FAMILY FARM, LLC**  
**APN: Various**  
**APLCT: Pennyroyal Farm**  
**AGENT:**  
**ADDRESS: 14930 HWY 128, Boonville**

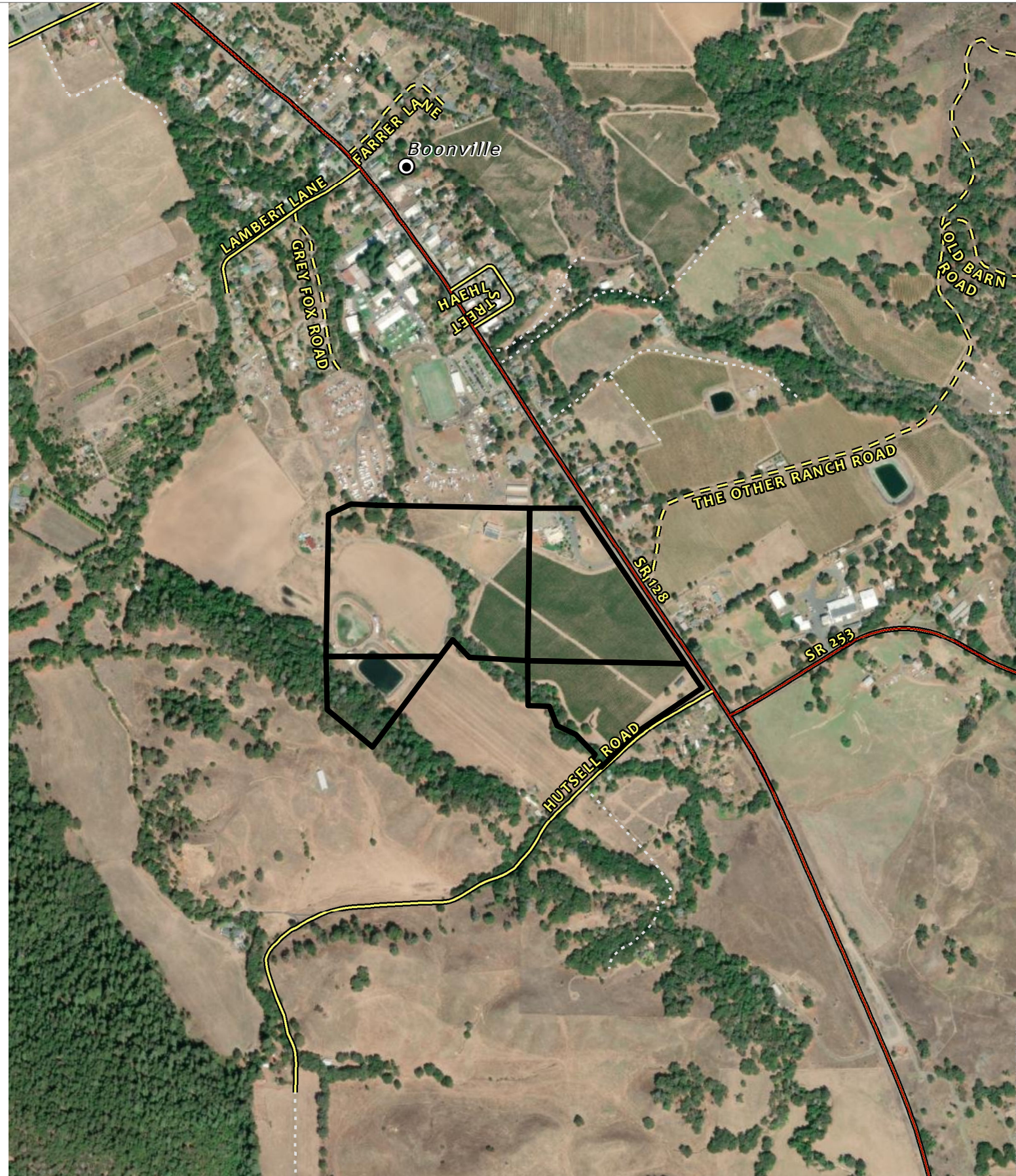
- Major Towns & Places
- Major Roads
- Highways






**LOCATION**


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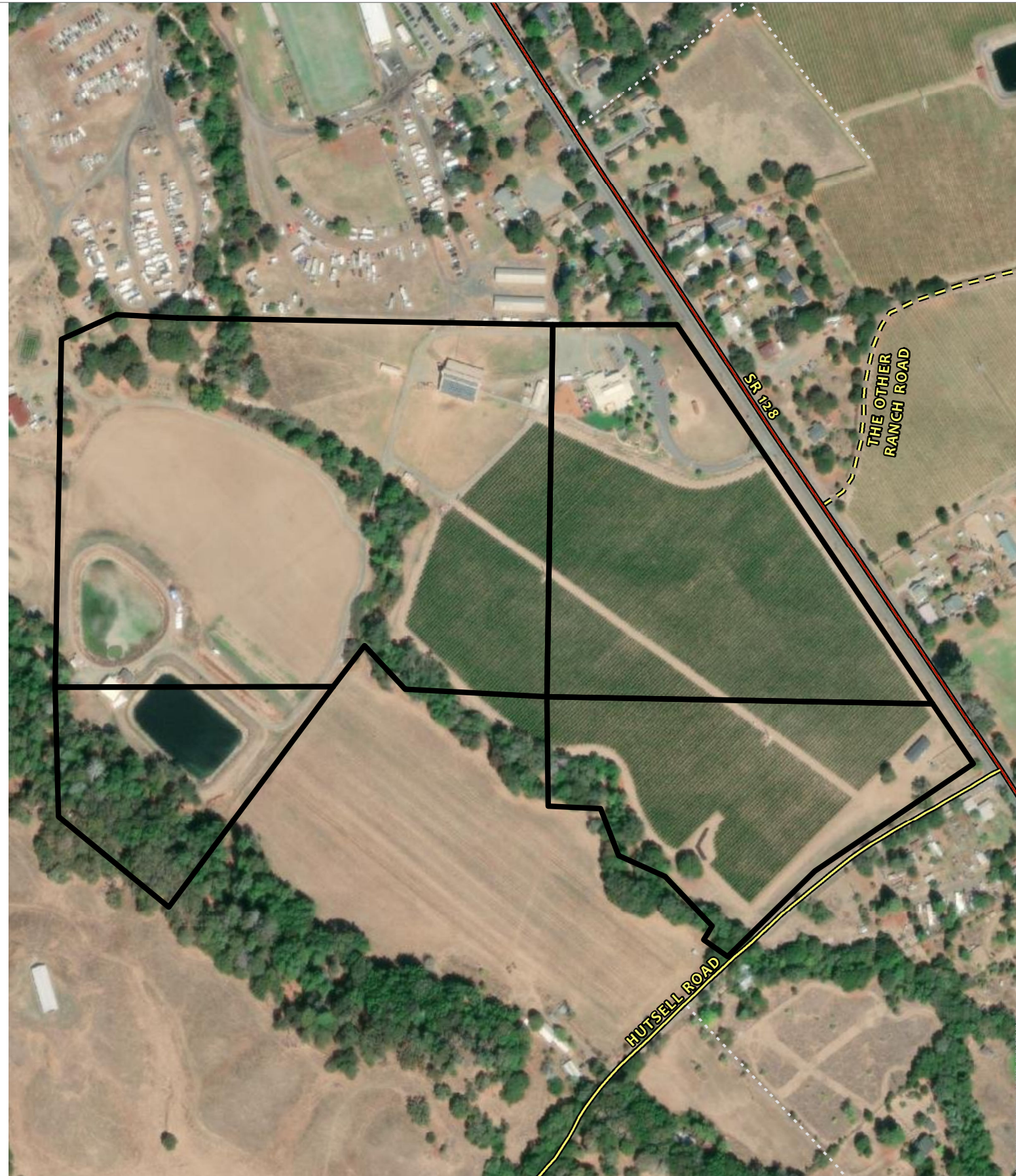
 Major Towns & Places   
  Private Roads  
 Public Roads

0      412.5      825 Feet  
 0      0.05      0.1 Miles  
  
 1:10,000



**AERIAL IMAGERY**

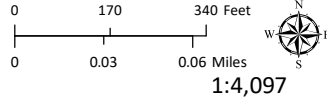
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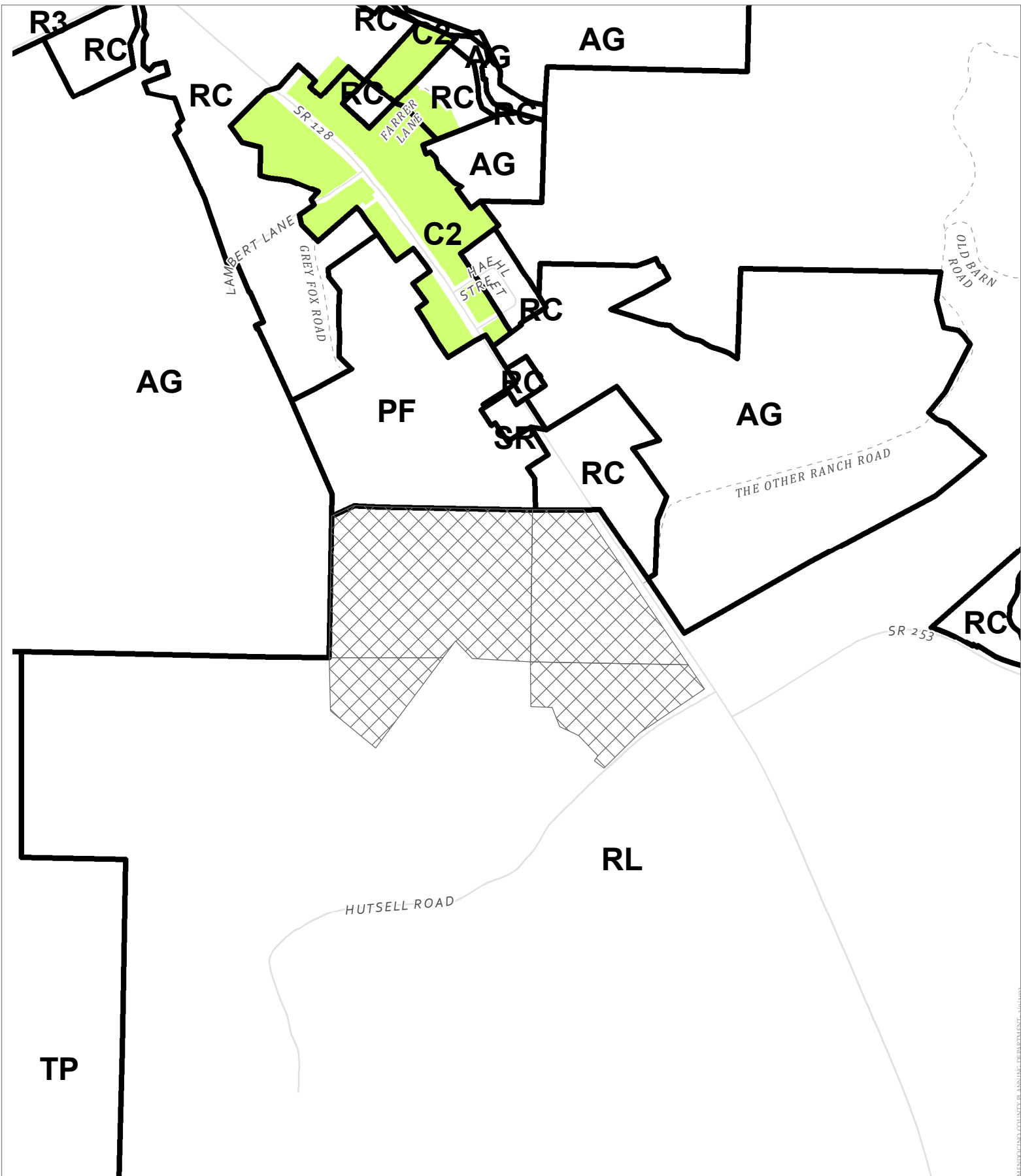
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 Public Roads  
 Private Roads





**AERIAL IMAGERY**

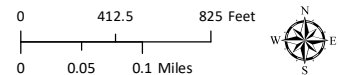
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 Zoning Districts  
 Community Character (CC) Districts

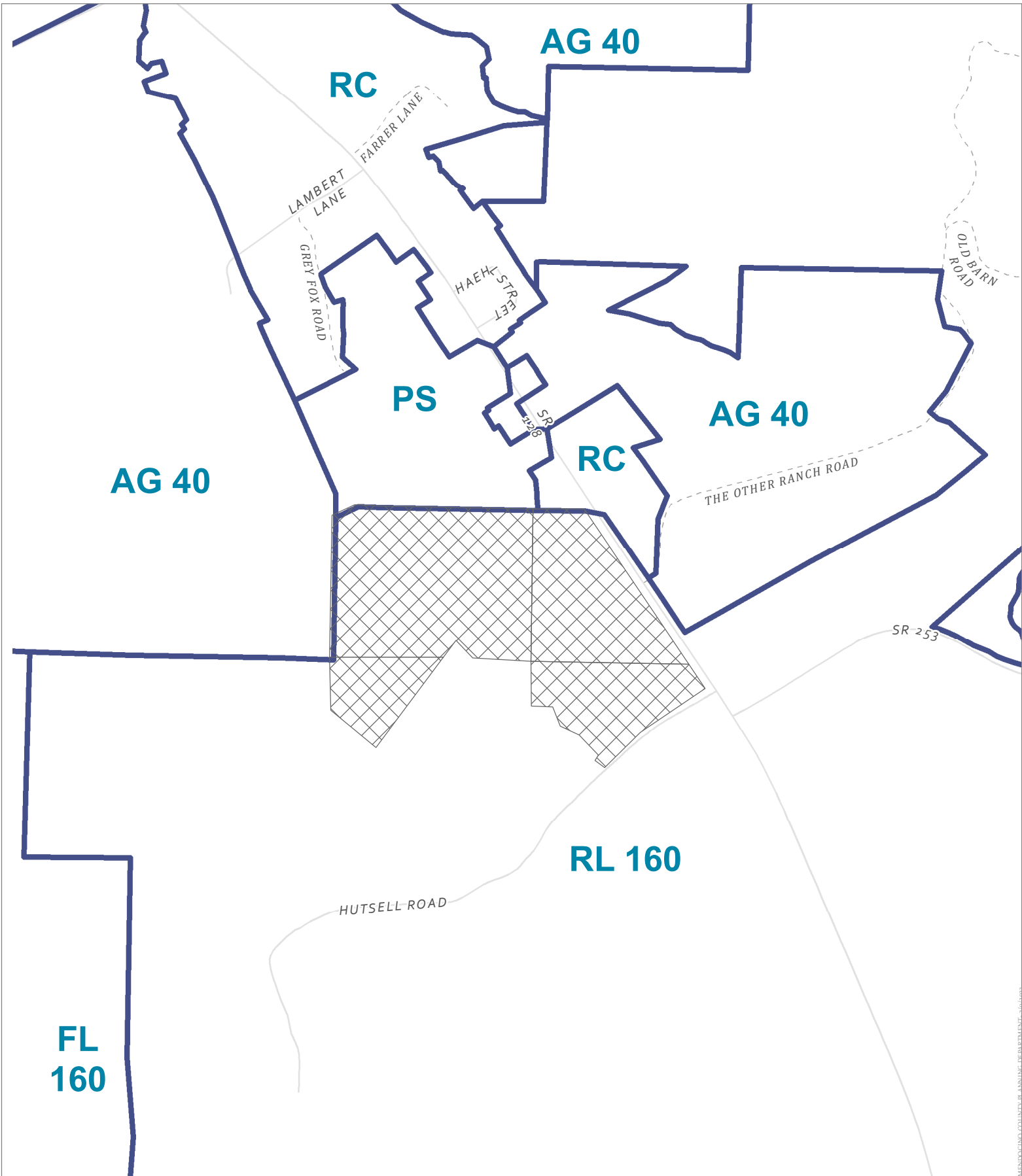
 Public Roads





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**ZONING**

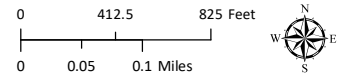
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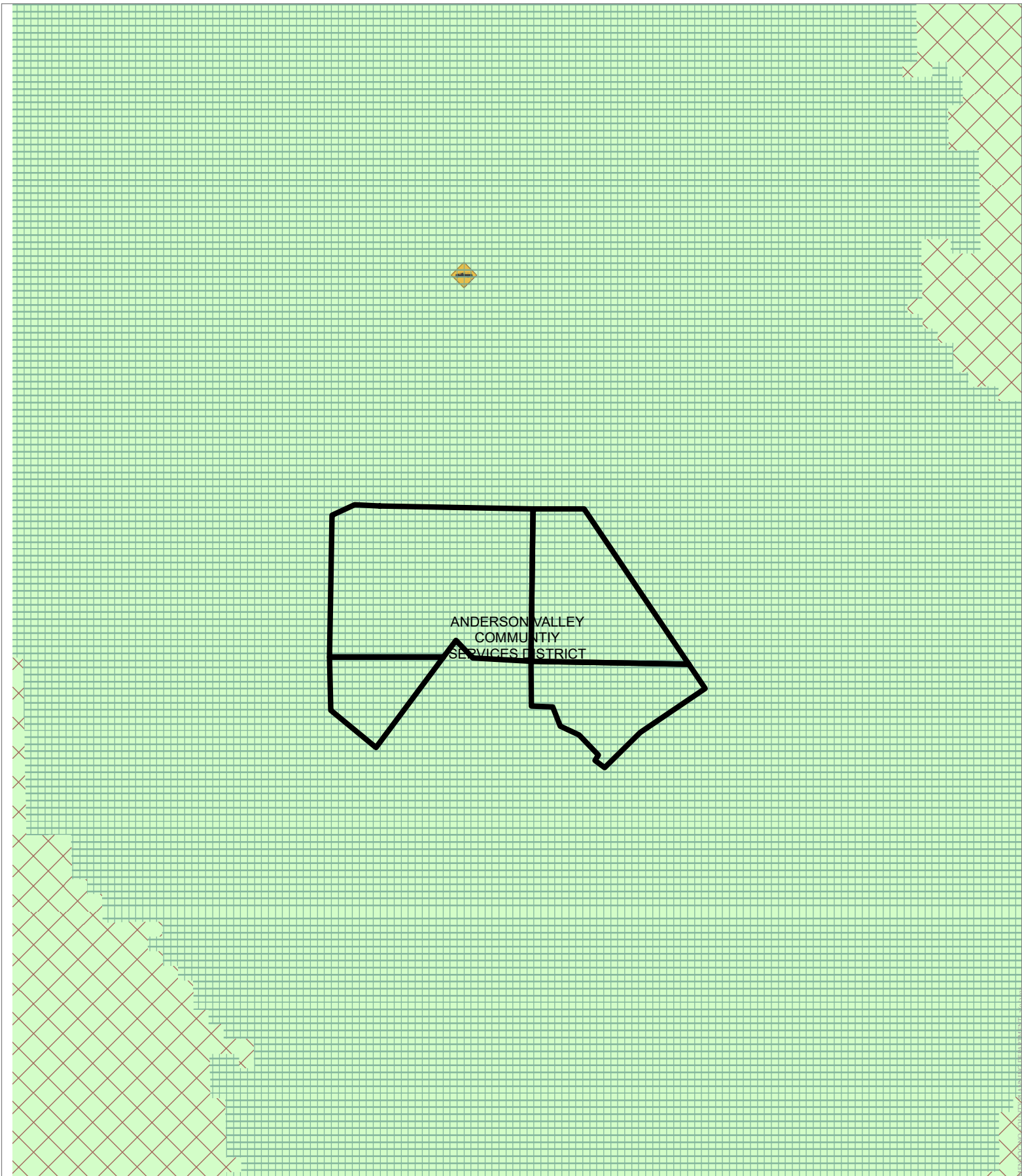
 General Plan Classes  
 Public Roads



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**GENERAL PLAN**

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ANDERSON VALLEY  
COMMUNITY  
SERVICES DISTRICT

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✕✕ High Fire Hazard

▨▨ Moderate Fire Hazard

 Fire Stations

 County Fire Districts

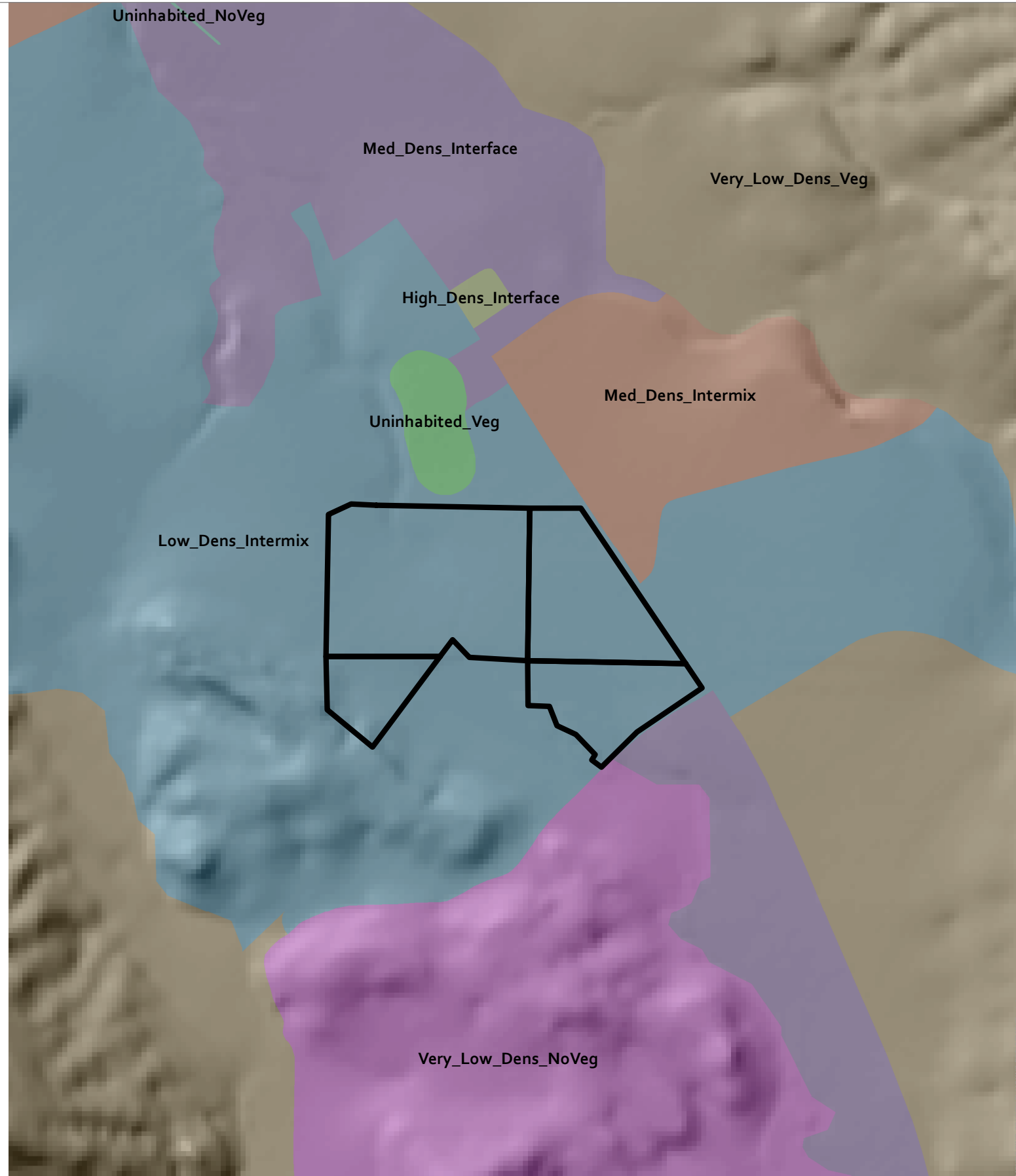
**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA

0 412.5 825 Feet  
 0 0.05 0.1 Miles

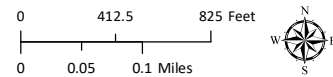


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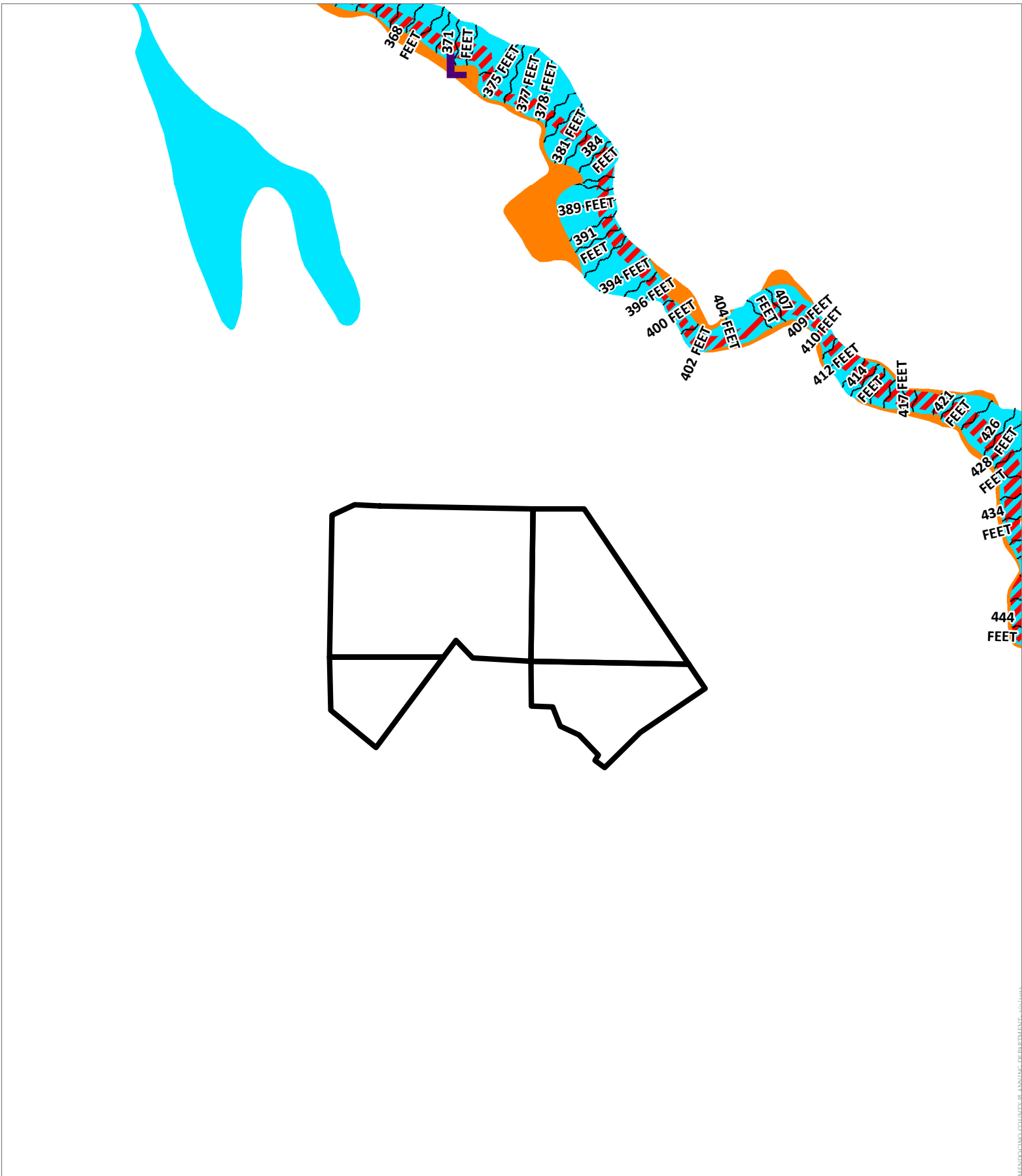


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**WILDLAND-URBAN INTERFACE**

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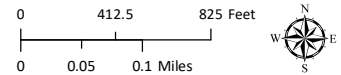




MEMPHIS COUNTY ENGINEERING DEPARTMENT - 9/24/2023

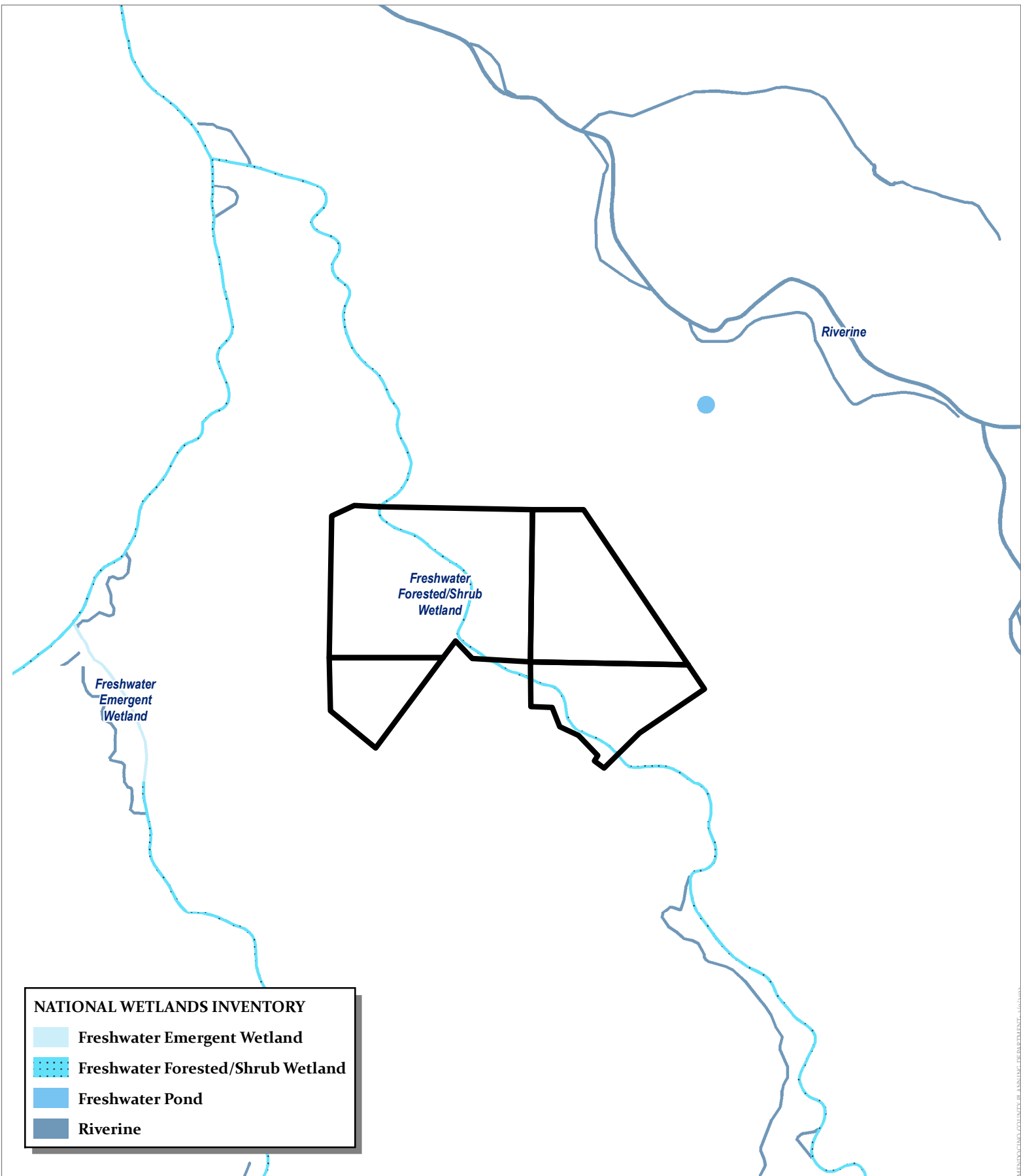
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 LOMA Letters



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**FLOOD ZONES**

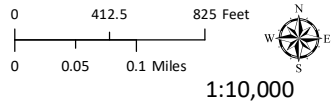
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**NATIONAL WETLANDS INVENTORY**

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine

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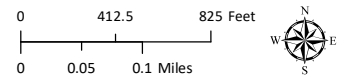
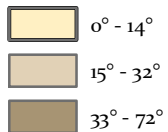
**WETLANDS**

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MEMPHIS COUNTY HEALTH DEPARTMENT - 9/24/2023



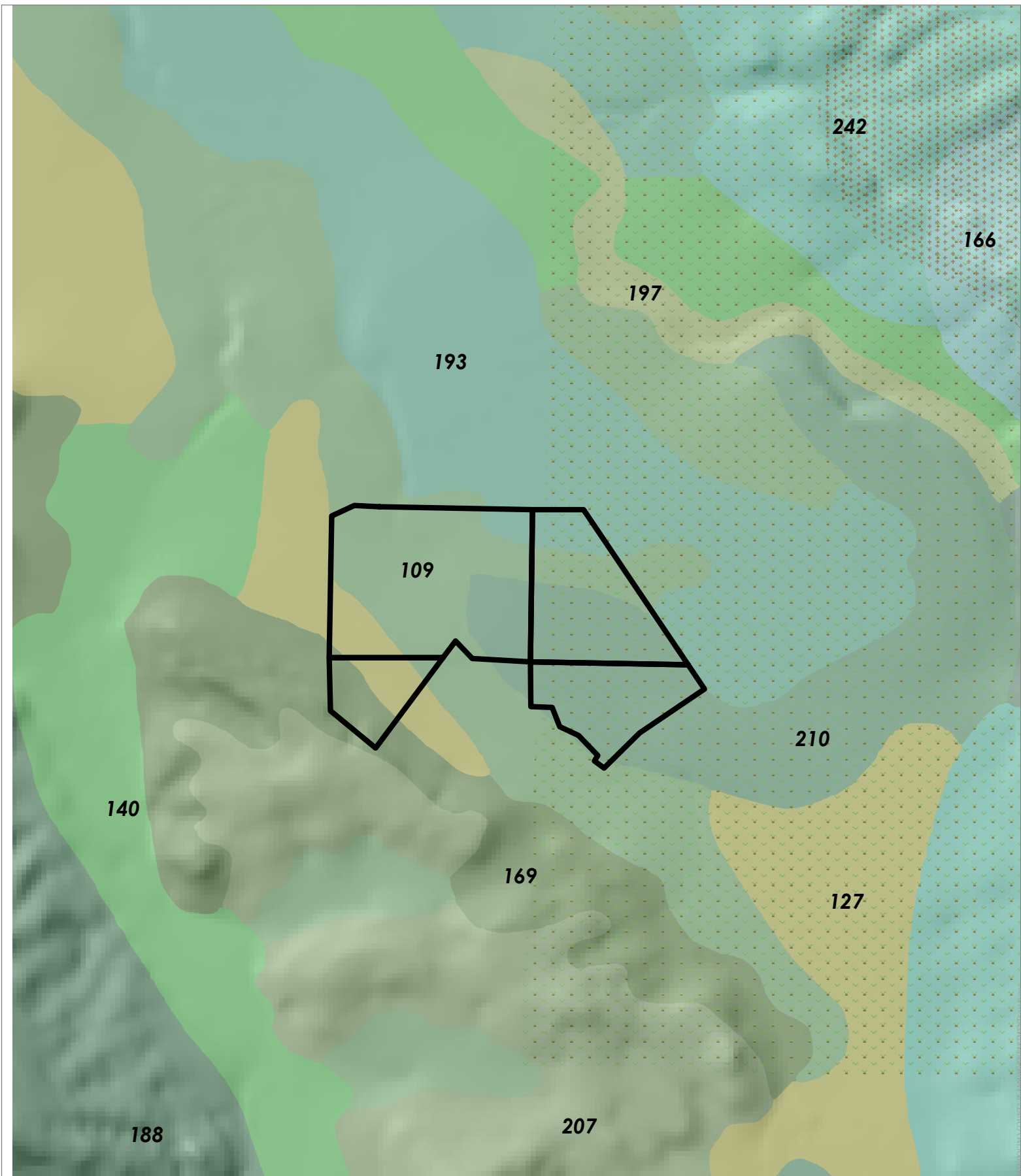
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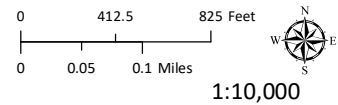
ESTIMATED SLOPE

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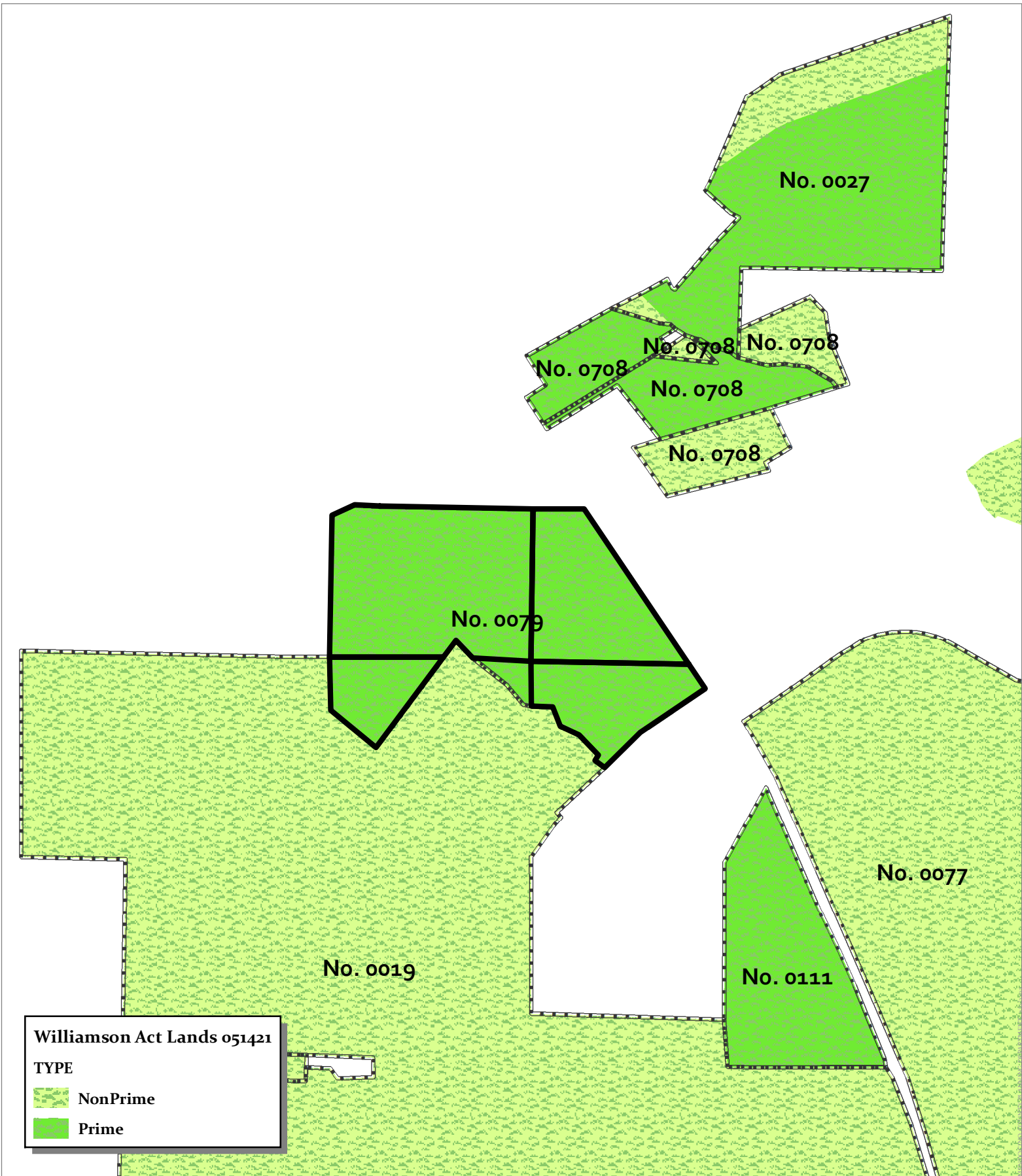
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-  Ultramafic Rock
-  Naturally Occurring Asbestos



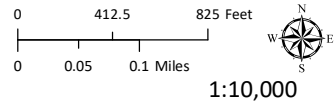
**WESTERN SOIL CLASSIFICATIONS**

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**Williamson Act Lands 051421**  
**TYPE**  
 NonPrime  
 Prime

Contract Boundaries

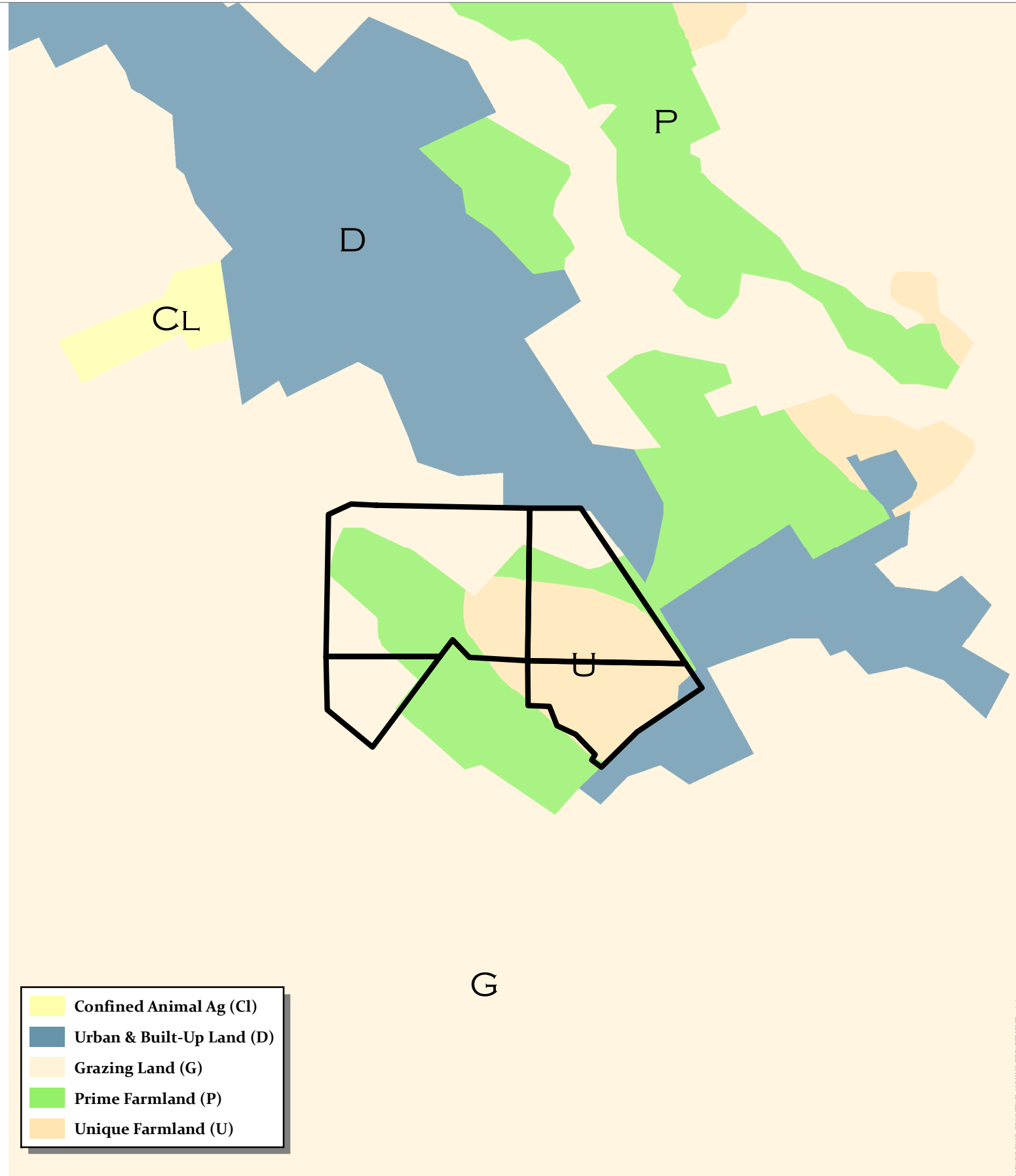


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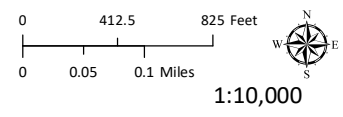
**WILLIAMSON ACT**

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

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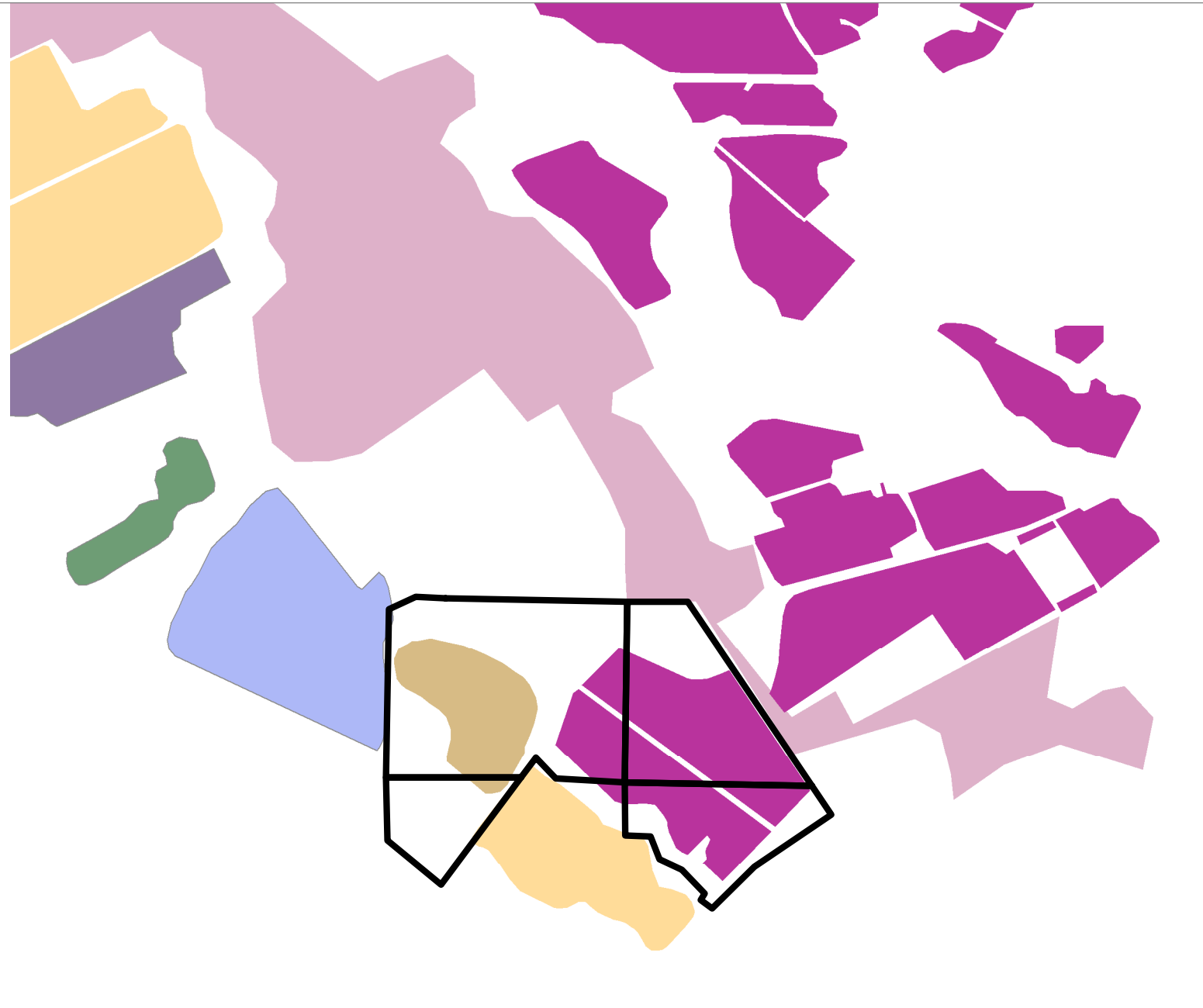


**IMPORTANT FARMLANDS**

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MEMPHIS COUNTY HEALTH AND SAFETY DEPARTMENT - 9/24/2023



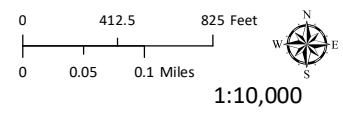


**DWR Crop Type**

Crop2014

- Grapes
- Idle
- Miscellaneous Deciduous
- Miscellaneous Grain and Hay
- Miscellaneous Grasses
- Mixed Pasture
- Urban

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**DWR CROP TYPE**

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