



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

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120 WEST FIR STREET FT. BRAGG CALIFORNIA 95437

JULIA KROG, DIRECTOR  
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May 15, 2023

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Mendocino County Zoning Administrator, at a Special Meeting to be held on, Wednesday, May 31, 2023 at 10:00 a.m., at Planning & Building Services, 860 N. Bush Street, Ukiah, California, in the Public Conference Room, will conduct a public hearing on the following project at the time listed or as soon thereafter as the item(s) may be heard, Virtual attendance will be available via Zoom. This meeting will be live streamed and available for viewing online on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>. In lieu of personal attendance, the public may participate digitally in meetings by sending comments to [pbscommissions@mendocinocounty.org](mailto:pbscommissions@mendocinocounty.org) or via Telecomment. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>.

**CASE#:** UR\_2023-0002

**DATE FILED:** 3/3/2023

**OWNER:** GENE & BERNA WALKER

**APPLICANT:** SIERRA NEVADA WORLD MUSIC FESTIVAL LLC.

**REQUEST:** Minor Use Permit renewal to authorize the temporary use of the southern portion of one property as a tent camping and parking area for attendees of a neighboring music festival, known as the Sierra Nevada World Music Festival, to be held at the Mendocino County Fairgrounds for three days. The maximum number of camping attendees would be 400 persons.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 0.30± of a mile southwest of the Town of Boonville on the south side of Lambert Lane (CR 123A), 0.20 miles west of its intersection with State Route 128 (SR 128), located at 18301 Lambert Lane, Boonville; APN: 029-150-32.

**SUPERVISORIAL DISTRICT:** 5 (Williams)

**STAFF PLANNER:** KEITH GRONENDYKE

The staff report and notice will be available for public review 10 days prior to the hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/zoning-administrator>.

Your comments regarding the above project(s) are invited. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah, California. The public may participate digitally in meetings by emailing comments to [pbscommissions@mendocinocounty.org](mailto:pbscommissions@mendocinocounty.org) by May 30, 2023, or orally via telecomment in lieu of personal attendance. All public comment will be made available to the Zoning Administrator, staff, and the general public as they are received and processed by staff, and can be viewed as attachments to this meeting agenda at <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/zoning-administrator>.

The Zoning Administrator's action regarding this item shall be final unless appealed to the Board of Supervisors. The last day to file an appeal of the Zoning Administrator's decision is the 10th day after the hearing. To file an appeal, a written statement must be filed with the Clerk of the Board with a filing fee prior to the expiration of the above noted appeal period. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Department of Planning and Building Services at, or prior to, the public hearing. All persons are invited to appear and present testimony in this matter.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling 707-234-6650 at least five days prior to the meeting.

Additional information regarding the above noted item(s) may be obtained by calling the Department of Planning and Building Services at 707-234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Zoning Administrator's decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

JULIA KROG, Director of Planning and Building Services



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**ZONING ADMINISTRATOR  
STAFF REPORT- USE PERMIT RENEWAL**

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**MAY 31, 2023  
UR\_2023-0002**

**SUMMARY**

**OWNER:** GENE & BERNA WALKER  
18301 LAMBERT LANE/PO BOX 21  
BOONVILLE, CA 95415

**APPLICANT:** SIERRA NEVADA WORLD MUSIC FESTIVAL LLC  
P O BOX 208  
RYDE, CA 95680

**REQUEST:** Minor Use Permit renewal to authorize the temporary use of the southern portion of one property as a tent camping and parking area for attendees of a neighboring music festival, known as the Sierra Nevada World Music Festival, to be held at the Mendocino County Fairgrounds for three days. The maximum number of camping attendees would be 400 persons.

**LOCATION:** 0.30± of a mile southwest of the Town of Boonville on the south side of Lambert Lane (CR 123A) 0.20 miles west of its intersection with State Route 128 (SR 128), located at 18301 Lambert Lane, Boonville; APN: 029-150-32.

**TOTAL ACREAGE:** 6.26 Acres

**GENERAL PLAN:** Agricultural- 40 acre minimum (AG 40)

**ZONING:** Agricultural- 40 acre minimum (AG 40), Airport Zone Combining District (AZ)

**SUPERVISORIAL DISTRICT:** 5 (Williams)

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**RECOMMENDATION:** APPROVE WITH CONDITIONS

**STAFF PLANNER:** KEITH GRONENDYKE

**BACKGROUND**

**PROJECT DESCRIPTION:** The applicant, Sierra Nevada World Music Festival (SNWMF), is requesting a Use Permit renewal to authorize the temporary use of the southern portion of one property as a tent camping and parking area for attendees of a neighboring music festival, known as the Sierra Nevada World Music Festival, to be held at the Mendocino County Fairgrounds for three days. According to the project's applicant, "A contract with the County of Mendocino allows a paid attendance of 5,000 3-day tickets. We anticipate the number of camping attendees to be consistent with previous years of approximately 400. Total attendance on site will be approximately 6,500 per day."

According to the applicant, the subject property, which is adjacent to the County Fairgrounds' event site, will be for vehicles and tent campers, with a maximum number of approximately 150 to 200 vehicles being accommodated. There will be no in-out privileges and on-site parking monitors will be employed. Access to the camping/parking area is via the fair property located immediately to the west. A number of portable toilets will be temporarily situated along the easterly property line between the fairground event site and along the middle of the property and to the westerly side. Refuse containers are to be located throughout the parking/camping area. No music or entertainment will occur at the proposed campground/parking area. Temporary lighting towers will be placed along the pathway leading from the Fairgrounds property to the

camping/parking area. Additional information pertaining to the event and associated parameters are listed further in this report.

**SITE CHARACTERISTICS:** The project site is 0.30± of a mile southwest of the Town of Boonville on the south side of Lambert Lane (CR 123A) 0.20 miles west of its intersection with State Route 128 (SR 128), located at 18301 Lambert Lane, Boonville. The project area is relatively flat and treeless with a plethora of unconsolidated development occupying the northern side of the property. The elevation of the site is approximately 400 feet above sea level. Approximately 4.2 acres of the 6.26-acre site will be temporarily utilized for camping and parking of vehicles for the three days. The nearest off-site residence is located approximately 350 feet southwest of the campground/parking area.

**SURROUNDING LAND USE AND ZONING:**

	<b>GENERAL PLAN</b>	<b>ZONING</b>	<b>LOT SIZES</b>	<b>USES</b>
<b>NORTH</b>	Agricultural (AG 40)	Agricultural (AG 40)	22.76±, .78± Acres	Residential
<b>SOUTH</b>	Agricultural (AG 40)	Agricultural (AG 40)	33.10± Acres	Residential
<b>EAST</b>	Public Services (PS) Rural Community (RC 40K)	Public Services (PS) Rural Community (RC 40K)	2.34±, 1.88±, 11.37± Acres	Public Facility/Residential
<b>WEST</b>	Agricultural (AG 40)	Agricultural (AG 40)	33.10± Acres	Residential

**PUBLIC SERVICES:**

Access: Lambert Lane (CR 123A)  
 Fire District: Anderson Valley Community Services District  
 Water District: None  
 Sewer District: None  
 School District: Anderson Valley Unified School District

**AGENCY COMMENTS:** On April 18, 2023, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. Their submitted recommended conditions of approval are contained in Exhibit A of the attached resolution. Any comment that would trigger a project modification or denial are discussed in full as key issues in the following section.

<b>REFERRAL AGENCIES</b>	<b>COMMENT</b>
Department of Transportation	
Environmental Health-Ukiah	
Building Services-Ukiah PBS	
Emergency Services	
Air Quality Management District	
Airport Land Use Commission	Comments
Caltrans	
Cal Fire (Land Use)	
Regional Water Quality Control Board	
Mendocino County Sheriff's Office	
Agricultural Commissioner	
California Highway Patrol	
Anderson Valley Community Services	
Sherwood Valley Band of Pomo Indians	
Redwood Valley Rancheria	
Cloverdale Rancheria	

**KEY ISSUES**

**1. General Plan/Zoning Consistency:** The property has a General Plan designation of Agricultural (AG 40) and is zoned Agricultural 40 acre minimum (AG-40).

**General Plan:** Policy DE-4 of the Mendocino County General Plan states in part: *“Zoning shall be consistent with this General Plan...”* The Agricultural zoning designation of the *subject* property (AG-40) is consistent with the Agricultural General Plan designations (AG 40). As such this project is consistent with the Mendocino County General Plan.

Goal DE-15 (Parks/Recreation) states: *“Diverse recreational, leisure and cultural opportunities and community spaces to serve regional, community and neighborhood needs. As a whole, this project could promote diverse recreational, leisure and cultural opportunities for Mendocino County. Therefore, this project supports Goal DE-15 of the Mendocino County General Plan.*

**Zoning Ordinance:** This permit is being processed under the Use Permit Renewal provisions of Chapter 20.196.050 of the County Code. The Code allows for the renewal of a use permit without a public hearing for a term not exceeding the number of years originally granted, which was ten (10) years, or until 2019, thus a public hearing is required. Presumably, the use permit was not renewed due to the COVID-19 pandemic, which did not allow for large gatherings such as this due to public health concerns. This is the first year the Sierra Nevada World Music Festival will be held since 2019. Therefore, the proposed project, as conditioned would be consistent with applicable zoning regulations regarding use permit renewal.

**2. Environmental Protection:** The project is exempt from the California Environmental Quality Act (CEQA) because it falls under the exemption 15304(e), *“Minor temporary use of land having negligible or no permanent effects on the environment, including carnivals, sales of Christmas trees etc.”*

**3. Sanitation:** It can be expected that when an event is occurring at the project site, personal waste disposal will be an issue. The applicant has indicated that portable toilets (blue rooms) along with wash stations will be placed at various locations in the parking/camping area for their use by festival guests. Additionally, refuse containers for both garbage and recycling also are to be placed throughout the same area. These containers are slated for pickup by Solid Waste of Willits.

**4. Air Quality:** It can be anticipated that any event with vehicular traffic during the dry spring/summer months would produce dust during traffic coming and going from the site, along with a smaller amount of dust created from event participants walking around the site. Previous entitlements (U 5-2006, U 6-2007 and UR 6-2007/2010) contain conditions of approval that adequately address air quality issues. These previous entitlement conditions are incorporated into this application.

**5. Light and Glare:** The applicant has indicated on the site plan (See *Attachment E*) that temporary solar powered light towers are to be placed at the pathway leading from the fair property onto the property slated for camping/parking. Previous entitlements (U 5-2006, U 6-2007 and UR 6-2007/2010) contain conditions of approval that adequately address light and glare issues. These previous entitlement conditions are incorporated into this application.

**6. Personal Security Protection:** To provide personal security for festival attendees and campers, the event organizers rely mostly on volunteers, which are under the direction of both a licensed and bonded security agency along with SNWMF security personnel.

**7. Medical Services:** SNWMF has contracted with JahMed, a medical and healthcare provider at special events, to provide medical services during the event. On-site medical services will consist of a doctor, Nurse Practitioner, Registered Nurse and Emergency Medical Technicians as needed.

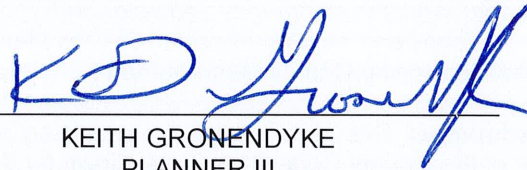
**8. Fire Prevention:** The project location is classified as being located in a moderate fire hazard zone. The applicant has stated that SNWMF coordinators will work closely with the Anderson Valley Community Services District to abide by their requirements to ensure public safety. The site plan submitted with the application indicates that a twenty-foot-wide fire lane will be maintained around the perimeter of the parking/camping area. Additionally, previous entitlements (U 5-2006, U 6-2007 and UR 6-2007/2010) contain conditions of approval that adequately address fire prevention issues. These previous entitlement conditions are incorporated into this application.

**9. Department of Transportation:** Previous entitlements (U 5-2006, U 6-2007 and UR 6-2007/2010) contain conditions of approval that adequately Department of Transportation issues. These previous entitlement conditions are incorporated into this application.

**RECOMMENDATION**

By Resolution, the Zoning Administrator approves Use Permit Renewal UR\_2023-0002 for the project, as proposed by the applicant, based on the facts and findings and subject to the conditions of approval contained in Exhibit A of the Resolution.

May 9, 2023  
DATE

  
\_\_\_\_\_  
KEITH GRONENDYKE  
PLANNER III

Appeal Period: 10 Days  
Appeal Fee: \$2,620.00



**ATTACHMENTS:**

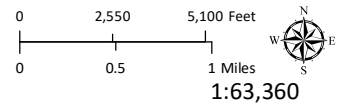
- A. Location Map
- B. Aerial Imagery
- C. Aerial Imagery local
- D. Application
- E. Site Plan
- F. Project synopsis
- G. Event Plan Summary
- H. Zoning
- I. General Plan
- J. DWR Crop Type
- K. Important Farmlands
- L. Estimated Slope
- M. Western Soil Classifications
- N. Wetlands
- O. Williamson Act
- P. Fire Hazard Zones and Responsibility Areas
- Q. Wildland Urban Interface
- R. Adjacent Parcels





**CASE: UR 2023-0002**  
**OWNER: WALKER, Gene & Berna**  
**APN: 029-150-32**  
**APLCT: SNWMF, LLC**  
**AGENT:**  
**ADDRESS: 18301 Lambert Ln., Boonville**

 Highways  
 Major Roads






**LOCATION**

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





**CASE: UR 2023-0002**  
**OWNER: WALKER, Gene & Berna**  
**APN: 029-150-32**  
**APLCT: SNWMF, LLC**  
**AGENT:**  
**ADDRESS: 18301 Lambert Ln., Boonville**

 Major Towns & Places     Private Roads  
 Public Roads

0      210      420 Feet  
0      0.035      0.07 Miles  
1:5,000



**AERIAL IMAGERY**

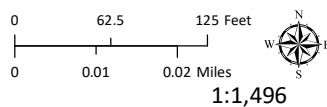
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**CASE:** UR 2023-0002  
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== Private Roads



AERIAL IMAGERY

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PLANNING & BUILDING SERVICES

CASE NO:	UR 2023-0002
DATE FILED:	3-2-23
FEE:	\$3875.00
RECEIPT NO:	PRJ 054899
RECEIVED BY:	KG

RECEIVED  
MAR 02 2023

APPLICATION FORM

APPLICANT:

Name: SNWME BNVL, LLC Phone: 530-613-5384  
 Mailing Address: PO Box 208  
 City: Ryde State/Zip: CA 95687 Email: snwmfops@yahoo.com

Planning & Building Services

PROPERTY OWNER:

Name: Berna Walker Phone: N/A  
 Mailing Address: 1825 Lambert Lane / PO Box 21  
 City: Boonville State/Zip: CA 95415 Email: joanrose52@gmail.com

AGENT:

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

ASSESSOR'S PARCEL NUMBER/S: 029-150-32

TYPE OF APPLICATION:

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

UR 2010-0002

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

*Morie Regney* 2/1/2023  
 Signature of Applicant/Agent Date  
 For SNWME BNVL, LLC  
 Gretchen Smith

671 6157  
 X *Berna Walker* 2-17-23  
 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.

This is a special event which offers three days of camping and music, at the Mendocino County fairgrounds. The application is to request a permit allowing for tent camping and vehicle parking on the Walker property. The area is an open field on agricultural land (parcel# 029.150.32). The area is adjacent to the rear property of the fairground. As in the past the area will meet all requirements requested by all county agencies. SNW MF has held permits with MC Planning starting in 2006 (1yr), 2007 (3year); 2010 (10 year) and last expiring in 2019. There are no changes to the project from previous years.

2. Structures/Lot Coverage	NO. OF UNITS		SQUARE FOOTAGE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	TOTAL
<input type="checkbox"/> Single Family					
<input checked="" type="checkbox"/> Mobile Home	2	/	3,120 approx.		3,120
<input type="checkbox"/> Duplex					
<input type="checkbox"/> Multifamily					
<input checked="" type="checkbox"/> Other:	1 (shop)		2,000		2,000
<input type="checkbox"/> Other:					
GRAND TOTAL (Equal to gross area of Parcel): <u>3</u> <u>8</u> <u>5,120</u>					

Note: the event does not take place near the existing structures.

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

Estimated No. of Employees per shift: \_\_\_\_\_

Estimated No. of shifts per day: N/A

Type of loading facilities proposed: \_\_\_\_\_



4. Will the 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 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?

No. of covered spaces:  
No. of uncovered spaces:  
No. of standard spaces:  
No. of accessible spaces:  
Existing no. of spaces:  
Proposed additional spaces:  
Total:

Number	Size
<del>_____</del>	_____
<del>_____</del>	_____
<del>_____</del>	_____
<del>_____</del>	_____
<del>_____</del>	_____
<del>_____</del>	_____
<del>_____</del>	_____

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 tower placement to provide public safety at night. Light (solar) placement at pathway leading from fair property onto said property.

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: temporary portable lighting (solar) during event only.  
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 toilets - only during event.

19. What will be the domestic water source:

Community Water System (specify supplier): \_\_\_\_\_

Well

Spring

Other (specify): Potable water adjacent on fair property.

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:

MCEH - The event will once again comply with all requirements set forth by MCEH, as in the Past - (ie: toilets, HW stations & potable water). As well as AVFD; MC Sheriff's Dept. requirements.

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

The property is adjacent to the fair property in the rear west side of property. Access can also be made via Lambert Lane.

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

Yes. However, no structures are on the area to be used, which is separated by fencing. Other areas (not to be used) of the property have; 2 mobile homes and 1 workshop.

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: ~~\_\_\_\_\_~~ feet  
Proposed: ~~\_\_\_\_\_~~ feet N/A

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

Existing: ~~\_\_\_\_\_~~ square feet  
Proposed: ~~\_\_\_\_\_~~ square feet N/A

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

Total Lot Area: 7.8  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:

The area is an open fenced field, currently not being utilized. Area to be utilized by festival is approx 2 acres of the 7.8 acre parcel.

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.

Open fields used for cattle grazing.

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
South:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
West:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

→ fair property  
→ open field  
→ open field



**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.

X Berna Walker  
Owner/Authorized Agent

2-17-23  
Date

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

AUTHORIZATION OF AGENT

I hereby authorize Gretchen Smith or Sherrie Rigney to act as my representative and to bind me in all matters concerning this application.

X Berna Walker  
Owner

2-17-23  
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.

2/1/2023

Date

Sherrill Rigney

Applicant

702 SNWMF, BNVL, LLC  
Gretchen Smith



AGREEMENT FOR USE OF OPEN LAND

This Agreement for Use of Open Land ("Agreement") is entered into this 17<sup>th</sup> day of February, 2023 between Berna Walker ("Owner") and SNWMF BNVL, LLC ("SNWMF").

RECITALS

WHEREAS SNWMF will be conducting its 26<sup>th</sup> Sierra Nevada World Music Festival on the Mendocino County Fairgrounds ("Fairgrounds") located in Boonville, California from June 16 - 18, 2023; and,

WHEREAS SNWMF seeks additional open lands adjacent to the Fairgrounds for camping; and,

WHEREAS Owner holds all right, title and interest in land adjoining the Fairgrounds (as further described on "Exhibit A" attached hereto ("Land") which she is willing to provide to SNWMF BNVL, LLC; and,

WHEREAS SNWMF and Owner desire to enter into a written agreement allowing SNWMF to use the Land for such purposes; NOW THEREFORE SNWMF and OWNER AGREE AS FOLLOWS:

TERMS & CONDITIONS

1. Owner grants to SNWMF the right to utilize her Land from June 13, 2023 through June 19, 2023 in order to do preparations to allow for camping on said property.
2. At the conclusion of the festival, SNWMF agrees to clear the Land of any debris created from the festival.
3. Owner agrees to cooperate with SNWMF and to execute any and all documents required in order to obtain permission to use said Land for such purpose, including executing a Use Permit Application with the County of Mendocino.

Dated: February 17<sup>th</sup>, 2023

Berna Walker

Berna Walker, Land Owner

Dated: February 6<sup>th</sup>, 2023

Sherrie Rigney

By: Sherrie Rigney for, Gretchen Smith

SNWMF BNVL, LLC



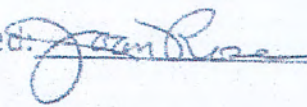
February 1, 2023

Re: Rose Property – Parcel #029-150-52

To Whom It May Concern,

I, Joan Rose grant permission for the Sierra Nevada World Music Festival (SNWMF) to utilize/pass through my property, June 13 – 19, 2023.

Signed: \_\_\_\_\_



Dated: 2-17-23



# Sierra Nevada World Music Festival

## SNWMF BNVL LLC

18301 Lambert Lane

Renewed W# 100-95



COUNTY OF  
MENDOCINO

PLOT PLAN  
BUILDING INSPECTION DEPARTMENT

18301 Lambert Lane

28-15-32

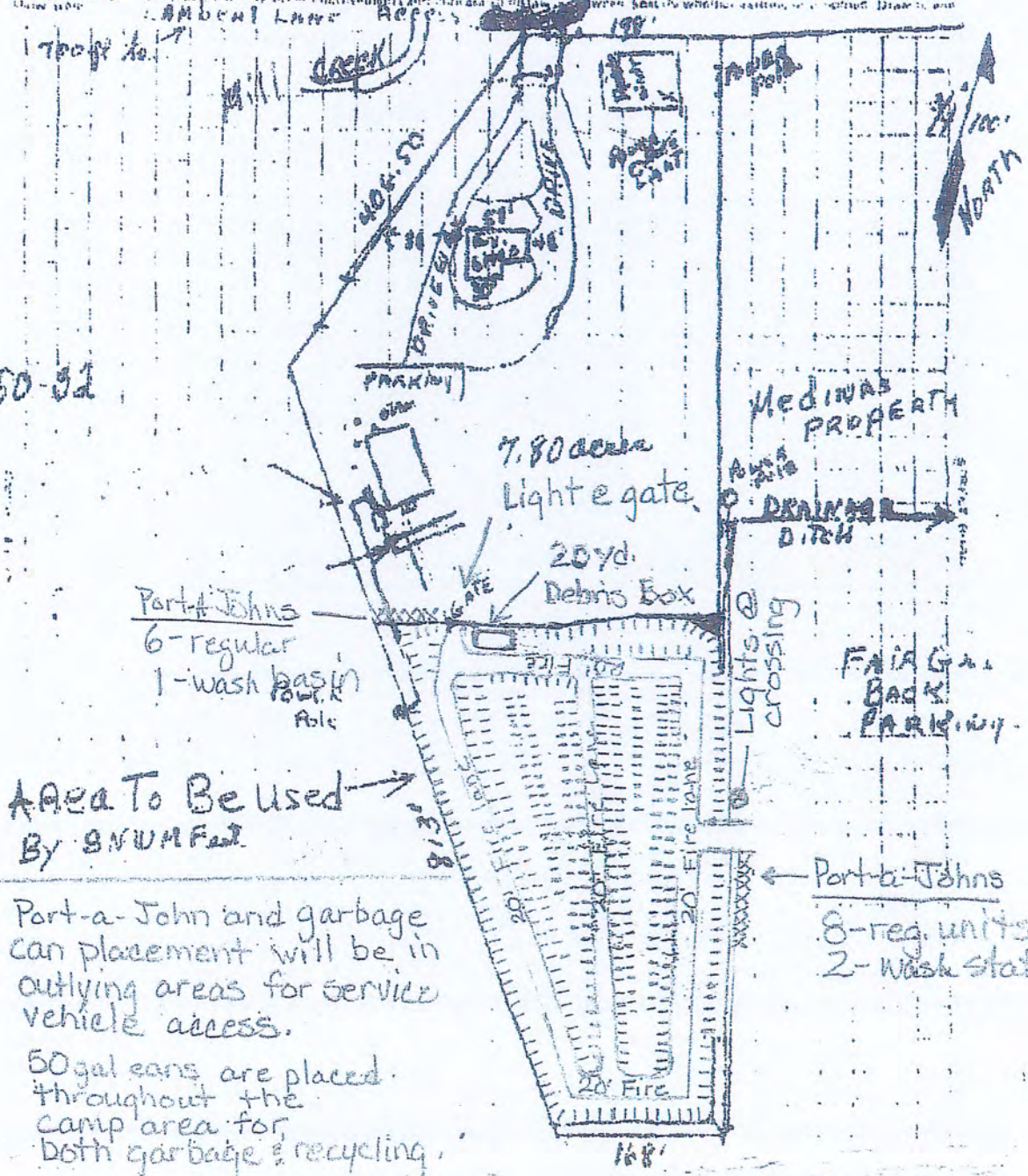
APPLICATION NO.

Property of Berna Walker

Berna Walker

7.80 acres

029-150-32

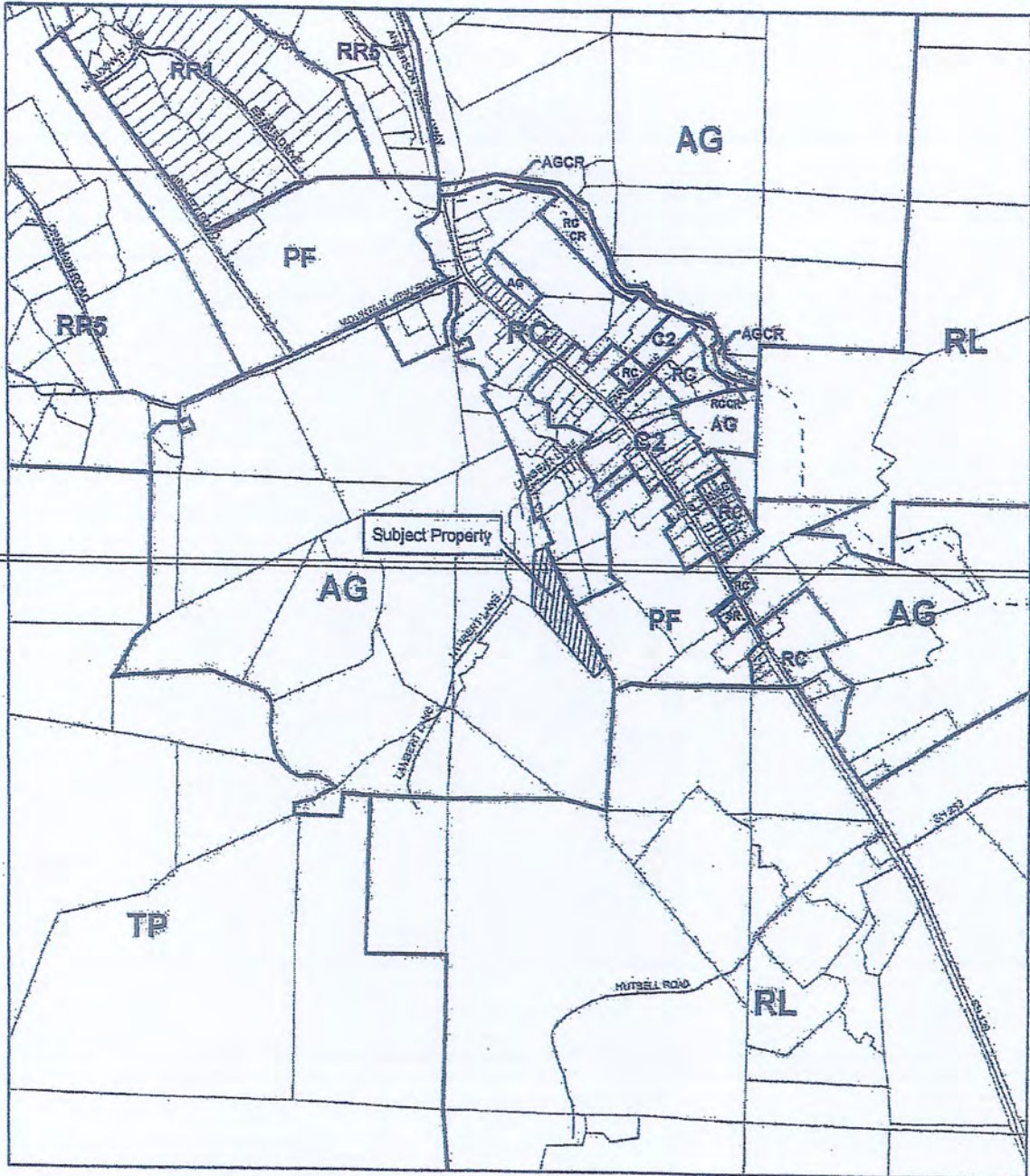


Note: Port-a-John and garbage can placement will be in outlying areas for service vehicle access.

50gal cans are placed throughout the camp area for both garbage & recycling.

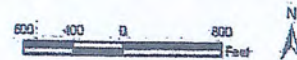
Port-a-Johns  
8-reg. units,  
2-wash station





ZONING DISPLAY MAP

OWNER: WALKER, Gene & Berna  
 APPLICANT: SIERRA NEVADA WORLD MUSIC FESTIVAL, LLC  
 CASE #: U 5-2006  
 APNs: 028-150-32







**100 YEAR FLOOD ZONE**

OWNER: WALKER, Gene & Berna  
 APPLICANT: SIERRA NEVADA WORLD MUSIC FESTIVAL, LLC  
 CASE #: U 5-2006  
 APNs: 029-150-32





**Sierra Nevada World Music Festival (SNWMF)**  
**June 16, 17 & 18, 2023**  
**Mendocino County Fairgrounds, Boonville, CA**

**Use Permit Supplemental Sheet**

Re: Use of Walker Property – Parcel # 029-150-32)

SNWMF is a 3-day music festival and camp event. The festival offers on-site public parking and general, alter-abled and family camp areas. The following is general festival information to be included with the Use Permit Application.

**Public Arrival and Departure**

Public Camping Opens – Friday, June 16 @ 9am  
Public Camping Closes – Monday, June 19 @ 12pm

Note: Public camping will be located on the fairground and Walker properties.

**Festival Gates & Show Times**

Fri 6/16 – gates @ 5pm	show @ 6pm – 12am	Indoor Music – to 2:30am
Sat 6/17 – gates @ 10am	show @ 11am – 12am	Indoor Music – to 2:30am
Sun 6/18 – gates @ 10am	show @ 11am – 10pm	Indoor Music – to 2:30am

**Event Capacity**

Festival tickets sales are not to exceed 5,000, and total occupancy (on all properties) are not to exceed 6,500, per county contract.

Approximately 3,000 – 3,500 patrons camp on both properties. Walker property accommodates approximately 150 - 200 vehicles. All remaining attendees are day visitors.

The following should address possible questions, or concerns of the MC Planning department.

1. **Camping/Parking** – The Walker property will be for vehicles and tent campers. Approximately 150 – 200 vehicles can be accommodated. The property is prepped in advance, and is parked by an on-site parking crew. There is no “In-Out” privileges. Vehicles are escorted in via the fair property. The vehicles exit the property in the same fashion. Only emergency vehicles are permitted to enter the property by crossing the Rose property. In the event of an emergency to clear the property vehicles would be allowed to exit through the Rose property and the fair property.
2. **Drainage ditch** – the said drainage ditch located on the perimeter of the Walker property will be dry (as in every year) during this time period. The ditch will not be used



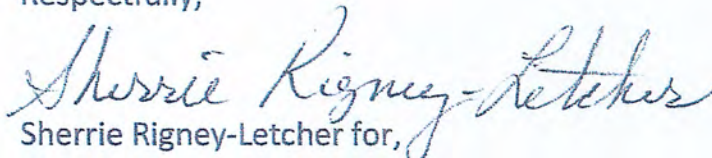
for any reason during the event. SNWMF will keep the said ditch clear of campers, vehicles, debris, waster or drainage of any kind. This area will be monitored and inspected during and after the festival.

3. **Fire & Medical** – SNWMF will continue to comply with all requirements from AVFD. AVFD will inspect and approve all properties before public occupancy. All park/camp areas, roadways and fire breaks will be clearly marked, secured and maintained. SNWMF contracts with a fully staffed medical crew to be on the property and available during public occupancy.
4. **Toilets/Water/Debris Boxes** – SNWMF contracts with Solid Waste of Willits for all of its debris and recycle bins. Toilets, hand wash basin and showers are also sourced out, and are maintained by the provider. Water is accessible on the fair property in several locations, as well as being for sale. SNWMF abides by all requirements set forth from MCEH, in which we hold a special event permit.

**Note:** Should MC Planning department need any other supporting documentation for SNWMF we are happy to provide any of your requests.

For any further questions or, concerns please email me at: [snwmfops@yahoo.com](mailto:snwmfops@yahoo.com) or, you may call me @ 530-613-5389.

Respectfully,



Sherrie Rigney-Letcher for,  
Gretchen Smith, SNWMF BNVL, LLC



**Sierra Nevada World Music Festival**  
June 16, 17 & 18, 2023  
Mendocino County Fairgrounds, Boonville, Ca

**Event Plan Summary**

SNWMF is a 3-day world music and camping event. A contract with the County of Mendocino allows a paid attendance of 5,000, 3-day tickets. We anticipate the number of camping attendees to be consistent with previous years (2018 and prior) of approximately 3,500. Total attendance on site will be approximate 6,500, per day. SNWMF offers three outdoor stages featuring live music, performances, workshops and a craft & food marketplace, children's program, family and handicap camping. General information, gate times, show times and camping hours are as follows:

**Event Gate & Show Times**

Fri 6/16	- gates - 5pm	show times - 6pm - 12am	Indoor dancehall - to 2:30am
Sat 6/17	- gates - 10am	show times - 11am - 12am	Indoor dancehall - to 2:30am
Sun 6/18	- gates - 10am	show times - 11am - 10pm	

**Public Camping Hours**

Friday 6/16 - 8am - 8pm  
Saturday 6/17 - 8am - 12pm (or until camping is full)  
Monday 6/18 - 12 pm - campground closes

Note: We publicize a 9:00 am opening. However, we have consistently opened by 8:00 am past years.

SNWMF continues to strive in making our event a most profitable and hassle-free experience to Anderson Valley. Again, we will continue to make every effort in minimizing the impact on the community residents, commuters, the town of Boonville, and its merchants. We are always open to suggestions, and available to address any concerns or complaints that may arise. For questions, or concerns please contact: Sherrie Letcher / Email: snwmfops@yahoo.com / Phone: 530-613-5389, SNWMF Event Coordinator.

**Public Vehicle Processing & Parking**

Vehicles will be processed for public camping on site, beginning on, Friday - 8am to 8pm, and Saturday 8am to 12pm. All public camping will be located on the fair property and the adjoining Walker property, only.

Annually, SNWMF sets up and conducts an on-site pre-event meeting for the beginning of the week of the show. This meeting is typically attended by; CHP, Caltrans, MC Sheriff's Dept., Wiph Construction, MC Fair Manager, and a SNWMF Security & Parking Coordinator. This is generally a quick review of the Friday morning vehicle process plan. SNWMF is available to also address any questions or concerns, from any agency, at that time. SNWMF complies with the requirements from all agencies (e.g., Caltran's, CHP, AVFD, MC Sheriff, MC County Contract and MCEH).

The vehicle processing plan is as follows: On Wednesday, 6/14 "No Parking" signs will be posted on highway 128 in front of the fairgrounds parking lot in front of the grandstands (Loop Lot), and in the appropriate locations, which are required and are typically approved by both Caltrans & CHP. In addition, on Wednesday evening, SNWMF will post "No Overnight Parking or Camping" signs on both the northbound and southbound shoulders of highway 128, between the furthest (east & west) event lead in signs. SNWMF will also post "Fire Lane - No Parking" signs, reflecting the event dates, on Lambert Lane, in order to comply with the request from AVFD. On Thursday evening (late night), prior to our Friday opening, Wiph Construction will post special event signage (lead-in signs) on highway 128, per the Caltrans permit requirements, and will open those Friday am.

Beginning Thursday evening, if necessary, SNWMF has a plan in place to open the fairgrounds main parking lot to accommodate any early arrivals, should in-town parking/camping become an issue. SNWMF refers to this location (main parking lot) as the "Loop Lot". Should we have to accommodate any early arrivals the vehicle occupants will car camp only in the "Loop Lot", and will not be allowed to set up camping tents, etc.,



outside their vehicles. SNWMF has not had to open this lot for early arrivals in the past. Therefore, we do not anticipate any change for this year, but will be prepared to accommodate, if necessary.

Publicly we announce that our campgrounds open at 9am Friday morning. However, our crews are usually positioned and ready to start vehicle processing by 8am. Typically, around 7:30 am, we begin allowing vehicles into the Loop Lot, with traffic control personnel (Wipf) in place. Vehicles will be brought into the lot, utilizing the entire lot as a staging area, in multiple lane fashion. Once the lot is to about two-thirds capacity, the vehicles are escorted out of the lot and onto the property behind the ball field, and again put into multiple lanes for staging. This has shown to be effective in keeping vehicle traffic flowing and not creating any vehicle back-up on highway 128. Vehicles traveling northbound on Hwy 128 will make a left turn into the lot, and all southbound vehicles will turn right into the lot, using the same entrance. Traffic control on Highway 128 during the heavy flow periods (7:00 am – 12:00 pm) will once again be under the direction of a Wipf Construction crew consisting of 2 flaggers and 1 traffic vehicle. Our vehicle traffic control requires an encroachment permit from Caltrans. Representatives from the Caltrans office are typically present during our Friday morning opening.

Typically, around 8am we begin the vehicle processing (vehicle check, tickets & camping) inside the grounds. Once vehicles and their occupants are processed, vehicles will be directed into the public camp areas starting beyond the bridge, to the rear of the fair property and on the adjoining Walker property. They will be parked in a logical and conservative fashion, with the required 20 foot fire access lanes throughout the campgrounds where required, per the AVFD. Our camp parking areas are inspected and approved by AVFD, in advance to opening. Camp areas consist of the rear of the fairgrounds property, from the creek to the rear of the adjacent Walker property, and the front portion of the fair property, around the arena and ball field areas. There will be an efficient number of traffic/parking personnel in strategic locations during this process. Vehicle camp processing will end by 8pm Friday night. Any public arriving after that time may be brought in and staged in the "Loop Lot", if necessary. This has not been necessary in the past. The same process begins Saturday morning by 8 am, until about 12pm, or when the campground is full. SNWMF provides the public with our hours of operation.

Although, our initial opening on Friday morning at times does cause minor traffic slowing on Hwy 128, we do not anticipate any major traffic backup on the highway, using the above plan. Our execution of the existing plan, along with the assistance of both agencies has proven to be both safe and effective, for the past 15 events we've produced at the fairgrounds. We do not anticipate any significant changes to previous years.

### **Security - Facility Interior Grounds, Gates & Perimeter**

SNWMF relies mostly on volunteers for its Guest Services/Security needs, which are under the direction of both a licensed and bonded security and SNWMF security personnel. We position these crews throughout the facility, all providing a service to the public and the event. Their goal is to be aware of the surroundings, safety concerns, and overall smooth operation of the event. Guest service/security personnel will be positioned at all vehicle and pedestrian entrances on the perimeter, and throughout the interior. Personnel will monitor and secure gates, buildings, stages, fences and the facility grounds. Any incidents, injuries, or any unsafe or dangerous conditions will be reported to SNWMF security coordinators and fairgrounds personnel, and are dealt with immediately. SNWMF crew members are required to report and document all injuries or incidents. Personnel will monitor and control any unauthorized entry or presence on the facility grounds. Bag and ice chest checks will be conducted at all public entry gates for any unauthorized items; (e.g., weapons, bottles, alcohol, vending goods, etc.). The crew provides event and site information, and awareness to the public. All crews are orientated on their positions, medical and emergency plans and are closely monitored and supervised. In addition, our Guest Services/Security supervisors work closely with fire, medical and law enforcement throughout the festival, to ensure public safety. In addition, SNWMF is contracted with MC Sheriff's Department, in which they provide patrol and support services during the event.

In the evenings, house lights will be utilized when/where appropriate (during public exit, etc.). Portable lighting will be utilized as a safety precaution, and positioned in many areas in which the public will be present. The use of caution tape, cones, barricades, signage, etc., will be strategically placed in all areas necessary and required, to inform or direct the public. SNWMF provides the public with a festival program, which includes a detailed "grid" map of the facility, locations of all services provided, and both general and emergency information. SNWMF also provides the grid site map to the appropriate public safety agencies.



## **Fire Safety**

SNWMF coordinators, and both its parking and medical coordinators will continue to work closely with the AVFD, and will continue to abide by their requirements to ensure public safety. SNWMF personnel will coordinate with and maintain contact with the AVFD fire chief on all applicable plans (e.g., SNWMF Event Plan, Emergency Vehicle Access Map, Fairgrounds Emergency Plan, etc.), and any updates or changes that may apply. AVFD makes several inspections of the parking layout, fire lane access, etc., during the week prior to the event, through the end of the event. SNWMF, Parking and JahMed personnel attend a "plan review" meeting with AVFD personnel, which takes place on Thursday, prior to the event. SNWMF's parking and security crews will maintain road and fire lane access requirements during the event, as well as ensuring that property emergency access gates, remain open at all times, as required. SNWMF will refer to the fairgrounds "Emergency Plan" as reference, notify fair personnel, AVFD and JahMed, and respond appropriately, in the event of an extreme fire or medical emergency. In addition, SNWMF will post "Fire Lane – No Parking" on Lambert Lane. SNWMF will assist AVFD in monitoring Lambert Lane, and will inform AVFD should any vehicles encroach within the fire lane clearance on Lambert. AVFD will facilitate any action necessary to maintain appropriate clearance.

SNWMF and fairground staff will confirm the existing placement of all fire extinguishers already on the premises. SNWMF will have extinguishers located on each stage, in any occupied building, tents, as well as outlying camp areas. In addition, SNWMF will provide and carry fire extinguishers on approximately 4 mobile units, which will be available for quick response demands during the event.

## **Medical**

SNWMF has contracted with JahMed, which will provide medical services during the event. JahMed has an outstanding and more than adequate medical response team of approximately 40 personnel. On site medical personnel consists of a full staff of: a doctor, NP's, RN's and EMT personnel. Medical personnel will be available to begin services on Friday through Monday morning. The team will provide on-site medical services, including BLS, and will refer any emergencies, for which they are not equipped to handle, to outside agencies. JahMed will coordinate between responding agencies: Cal Star (air ambulance), Boonville Fire Department, Boonville Ambulance Company, Ukiah Fire, Ukiah Ambulance and Cal Fire.

The Cal Star landing pad should be located at the High School, in Boonville. JahMed's main medical station will be located in the Apple Hall building, near the front of the facility. SNWMF maintains a reserved parking space in front of the fairgrounds main office, for emergency vehicles. A second medical/security booth will be located in the campground area near the bridge for late night needs or emergencies, from 12am – 7am. Several on-foot and vehicle roaming medical crews will be on the property during the event, providing quick response medical services. JahMed's medical team manager will be the liaison with the AVFD fire chief during the event, by both radio and cell contact.

## **Communications**

SNWMF operates through our communications center, which will be based out of the on-site SNWMF office, located in the fairgrounds main office building. We use portable, 16 channel radios, handsets, or surveillance mics for communication. Supervisors and crew, from each department within the festival, are in communication during the entire event. Each department, fair staff and any other applicable agency will be assigned specific channels. In addition, AVFD will be in radio communication with our on-site medical team, JahMed, throughout the event. A SNWMF phone list and a facility grid map will be provided to emergency agencies prior to the start of the event. In addition, SNWMF event coordinators are available to the residents of Boonville, and the general public, before, during and after the event. All questions, or concerns are typically responded to promptly.

## **Off-site Parking**

Each year SNWMF goes into agreement with the High School Boosters Club to use a portion of the high school property. SNWMF utilizes a fenced lot on the high school property for overflow vehicle parking. Lambert Lane will once again have posted "Fire Lane – No Parking" signs between Hwy 128 and the road leading to the rear gate on the fairground property. This is coordinated and controlled by the AV Fire Chief, and is in place to keep the lane clear for emergency vehicle access to the fair property.





**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING & BUILDING SVCS.**

860 NORTH BUSH STREET • UKIAH, CALIFORNIA 95482  
120 WEST FIR STREET • FORT BRAGG, CALIFORNIA 95437

JULIA KROG, DIRECTOR  
PHONE: 707-234-6650  
FAX: 707-463-5709  
FB PHONE: 707-964-5379  
FB FAX: 707-961-2427

[pbs@mendocinocounty.org](mailto:pbs@mendocinocounty.org)  
[www.mendocinocounty.org/pbs](http://www.mendocinocounty.org/pbs)

**ACKNOWLEDGEMENT 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 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.*

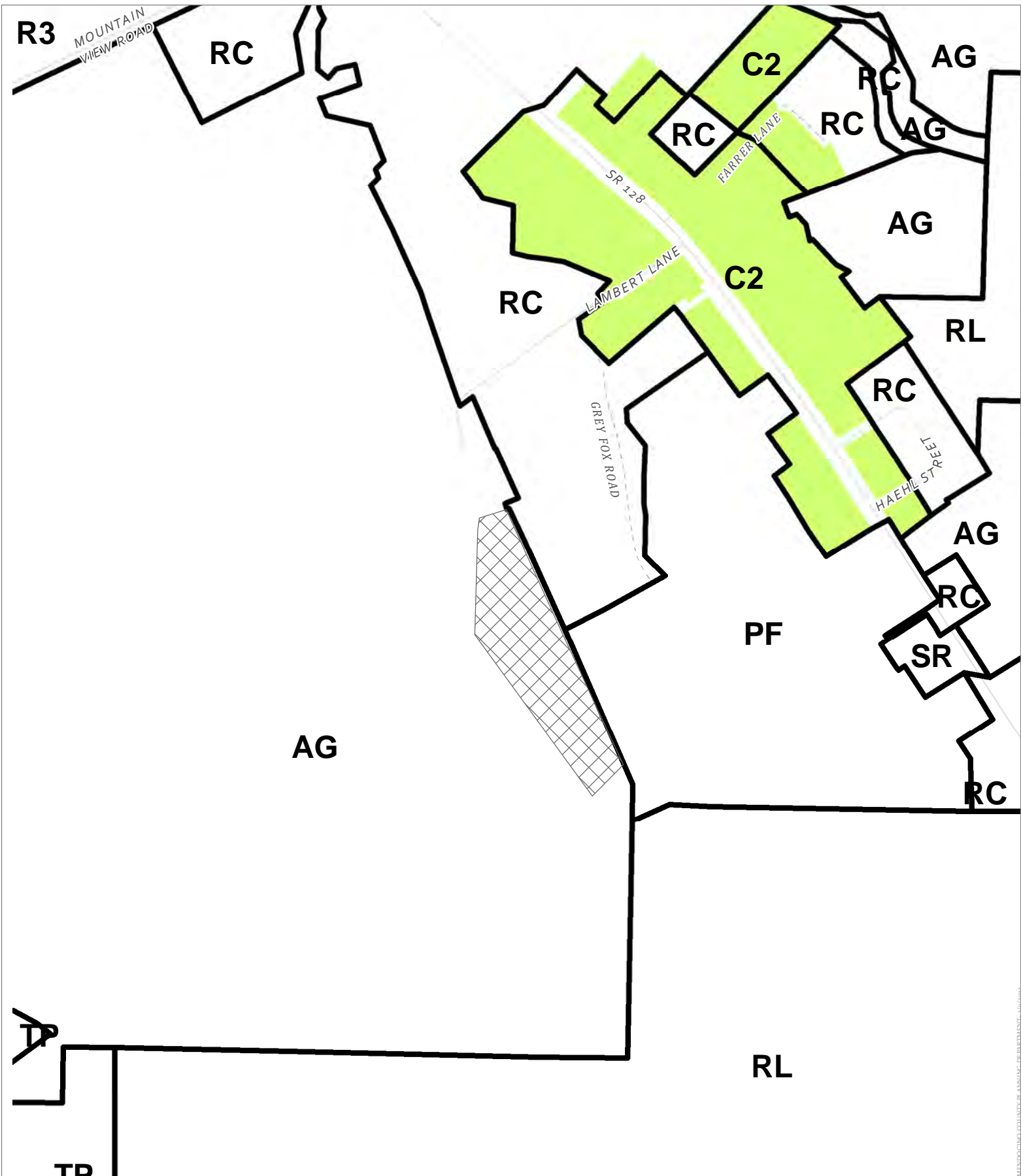
*Sherrie Rigney*  
\_\_\_\_\_  
Applicant Signature  
*for Gretchen Smith*  
*SNWMP BNUL, LLC*

*2/1/2023*  
\_\_\_\_\_  
Date



**OFFICE USE ONLY:**

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Project or Permit Number

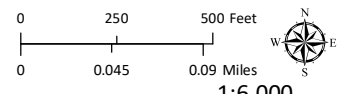




**CASE: UR 2023-0002**  
**OWNER: WALKER, Gene & Berna**  
**APN: 029-150-32**  
**APLCT: SNWMF, LLC**  
**AGENT:**  
**ADDRESS: 18301 Lambert Ln., Boonville**

 Zoning Districts  
 Community Character (CC) Districts

 Public Roads

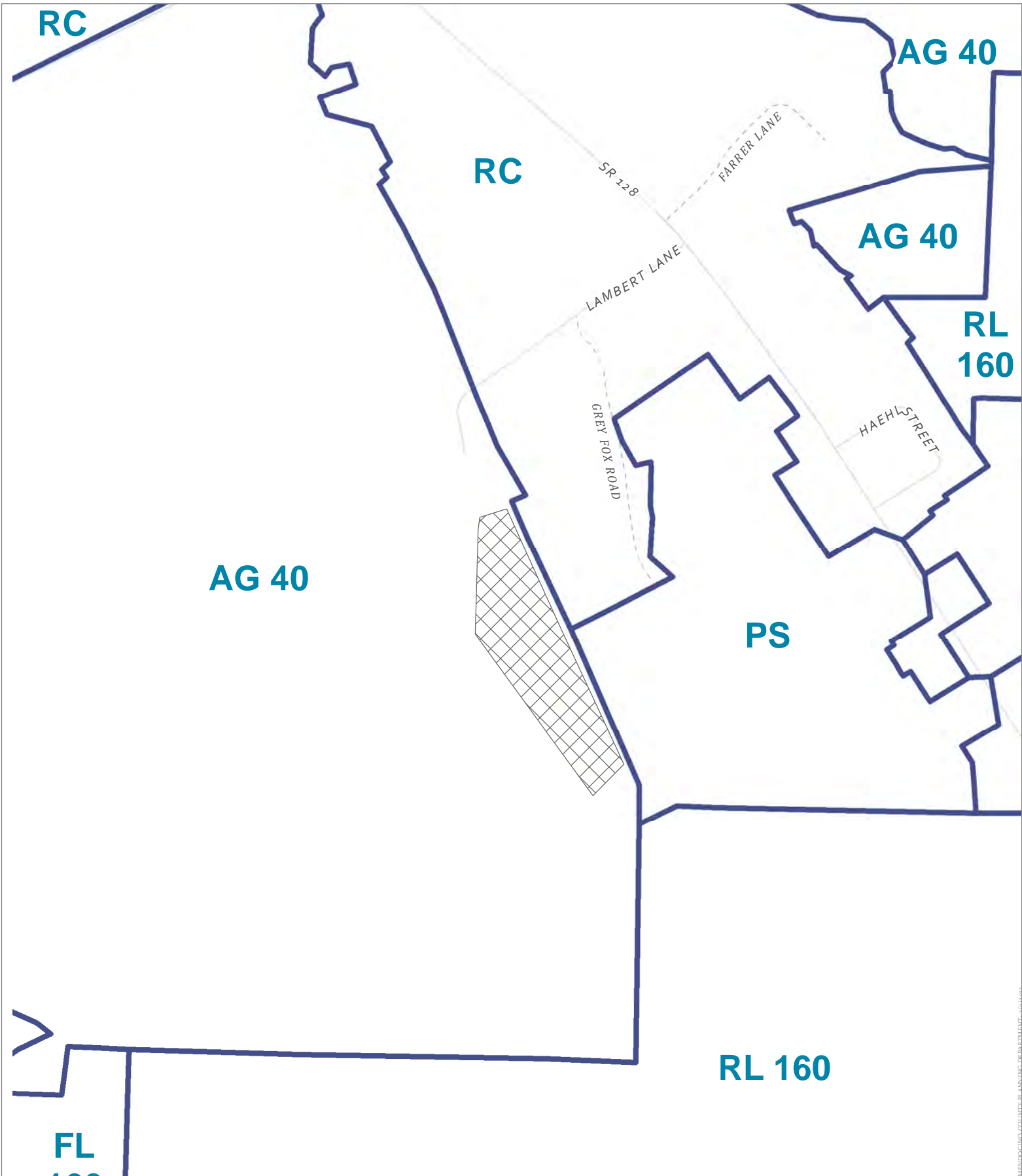


**ZONING**



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

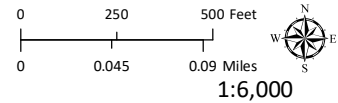
MEMPHIS COUNTY ENGINEERING DEPARTMENT - 9/24/2023





**CASE: UR 2023-0002**  
**OWNER: WALKER, Gene & Berna**  
**APN: 029-150-32**  
**APLCT: SNWMF, LLC**  
**AGENT:**  
**ADDRESS: 18301 Lambert Ln., Boonville**

 General Plan Classes  
 Public Roads

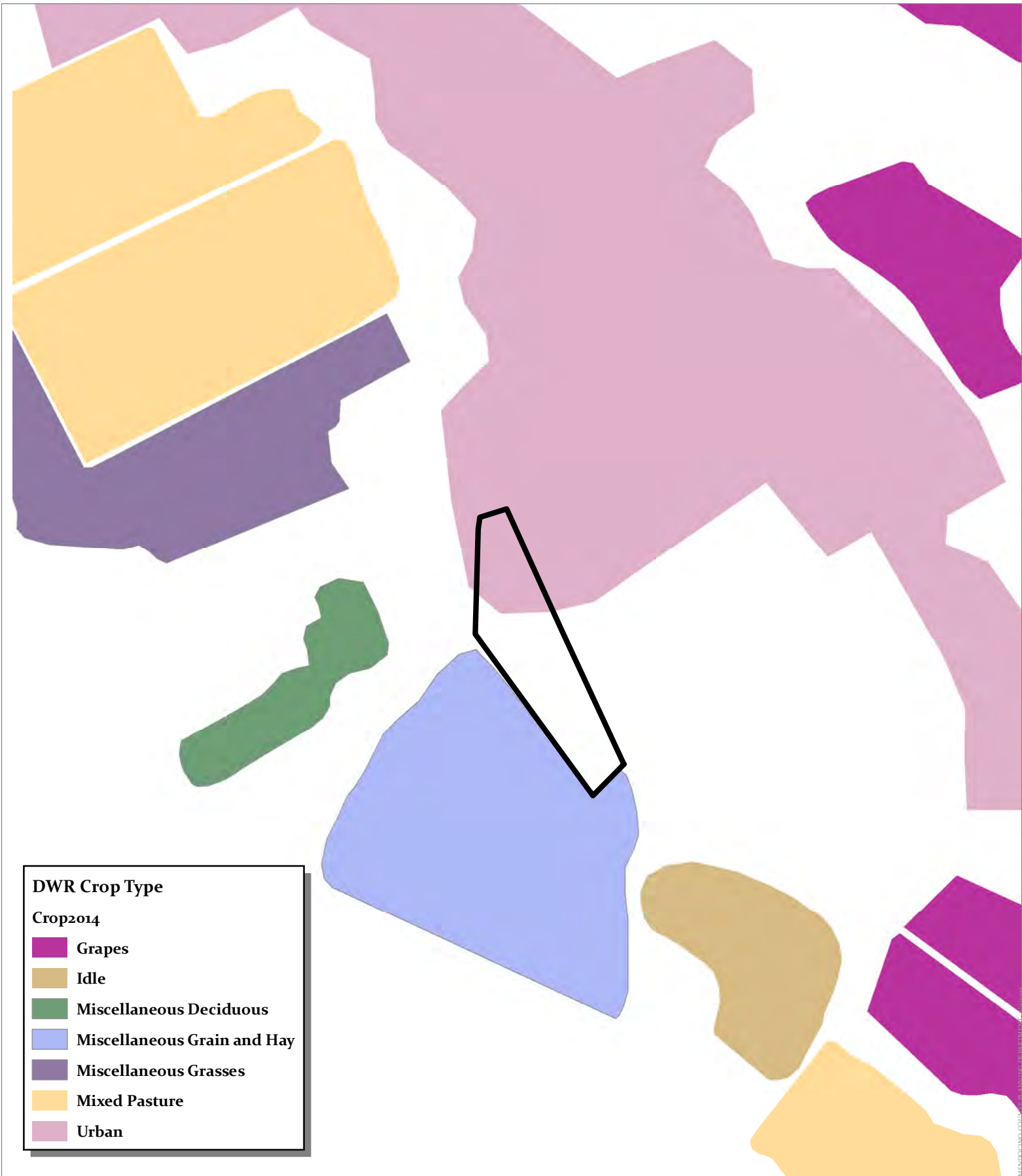


**GENERAL PLAN**

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

MEMPHIS COUNTY PLANNING DEPARTMENT - 9/24/2023



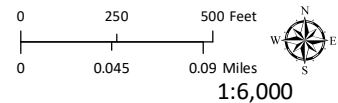


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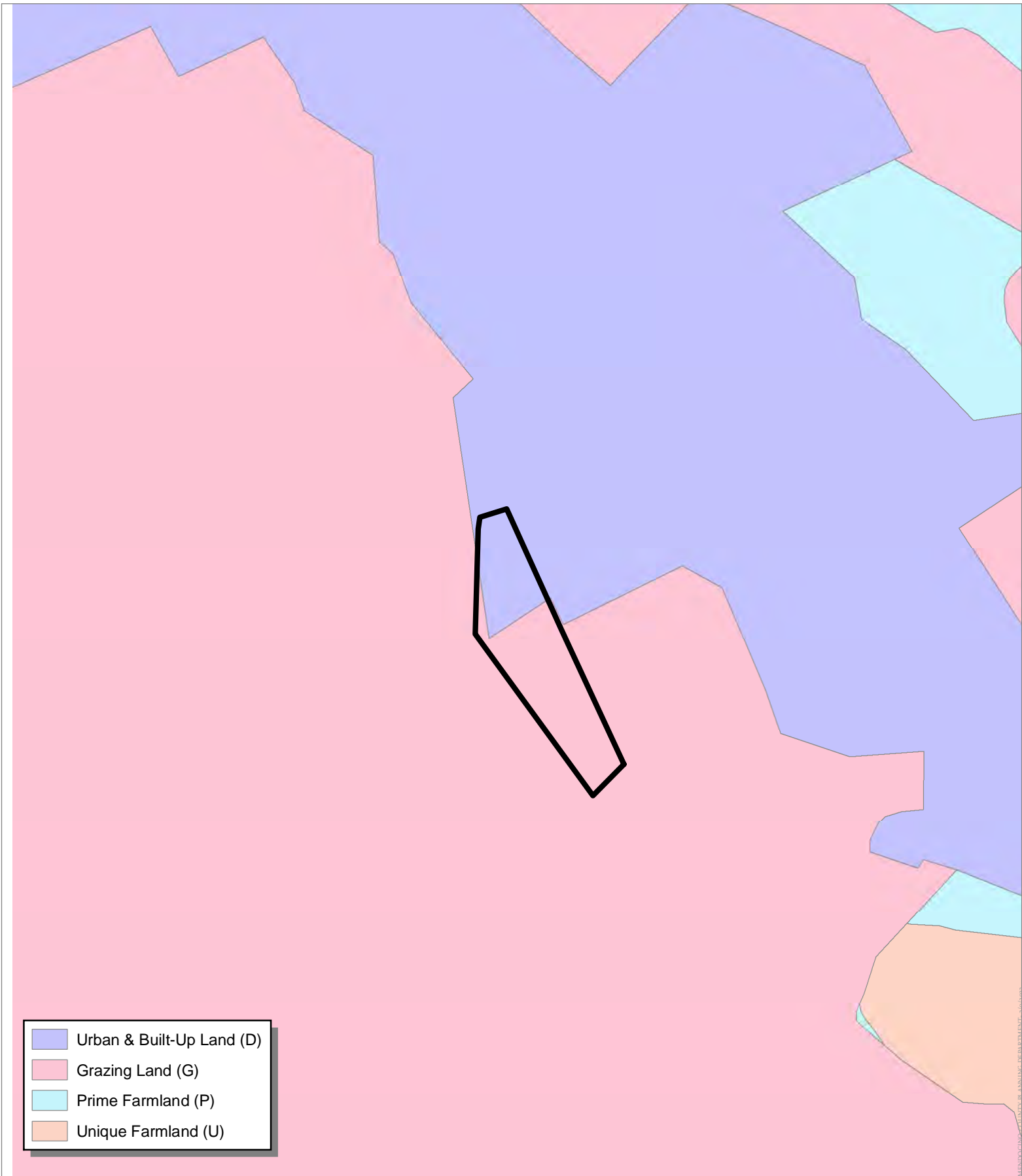
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- Idle
- Miscellaneous Deciduous
- Miscellaneous Grain and Hay
- Miscellaneous Grasses
- Mixed Pasture
- Urban

**CASE: UR 2023-0002**  
**OWNER: WALKER, Gene & Berna**  
**APN: 029-150-32**  
**APLCT: SNWMF, LLC**  
**AGENT:**  
**ADDRESS: 18301 Lambert Ln., Boonville**



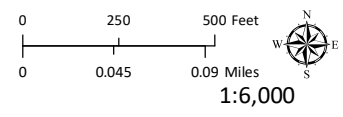
**DWR CROP TYPE**

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



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

**CASE: UR 2023-0002**  
**OWNER: WALKER, Gene & Berna**  
**APN: 029-150-32**  
**APLCT: SNWMF, LLC**  
**AGENT:**  
**ADDRESS: 18301 Lambert Ln., Boonville**

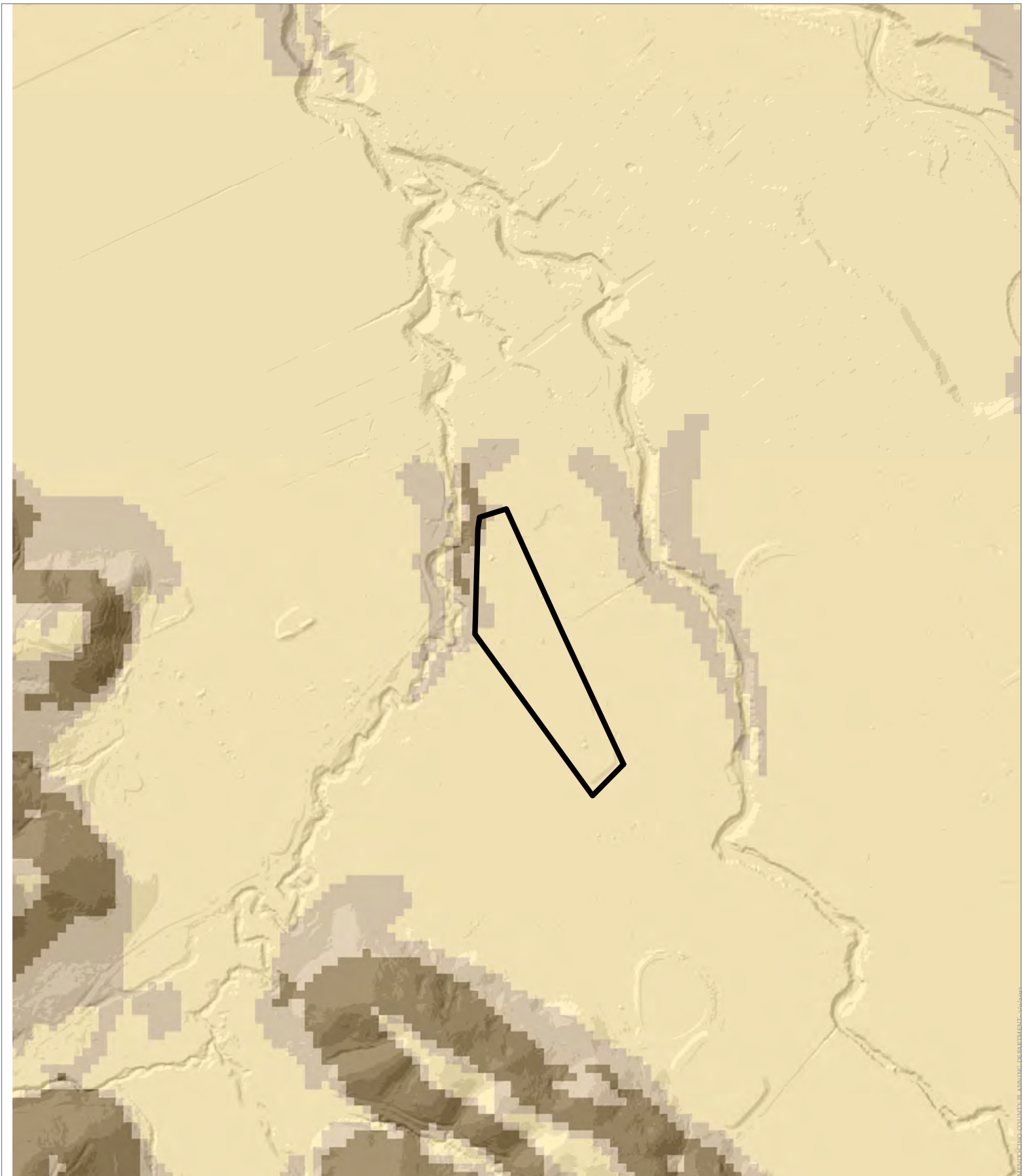


**IMPORTANT FARMLANDS**

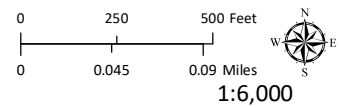
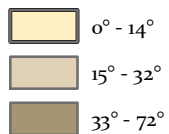
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

MEMPHIS COUNTY PLANNING DEPARTMENT - 9/24/2023





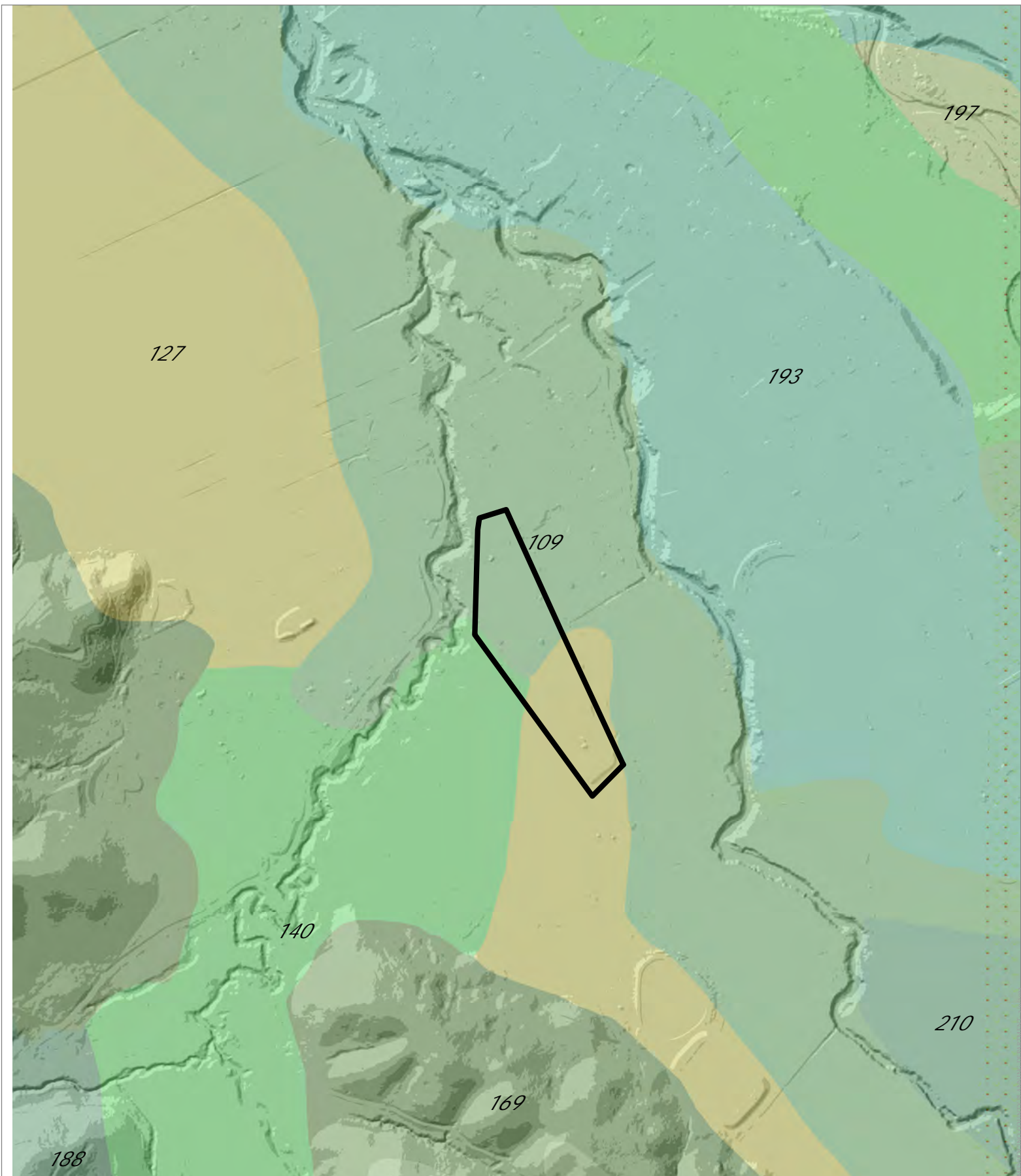
**CASE: UR 2023-0002**  
**OWNER: WALKER, Gene & Berna**  
**APN: 029-150-32**  
**APLCT: SNWMF, LLC**  
**AGENT:**  
**ADDRESS: 18301 Lambert Ln., Boonville**



**ESTIMATED SLOPE**

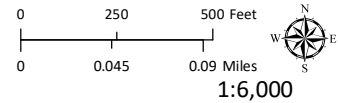
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MEMPHIS COUNTY ENGINEERING DEPARTMENT 9/24/2023



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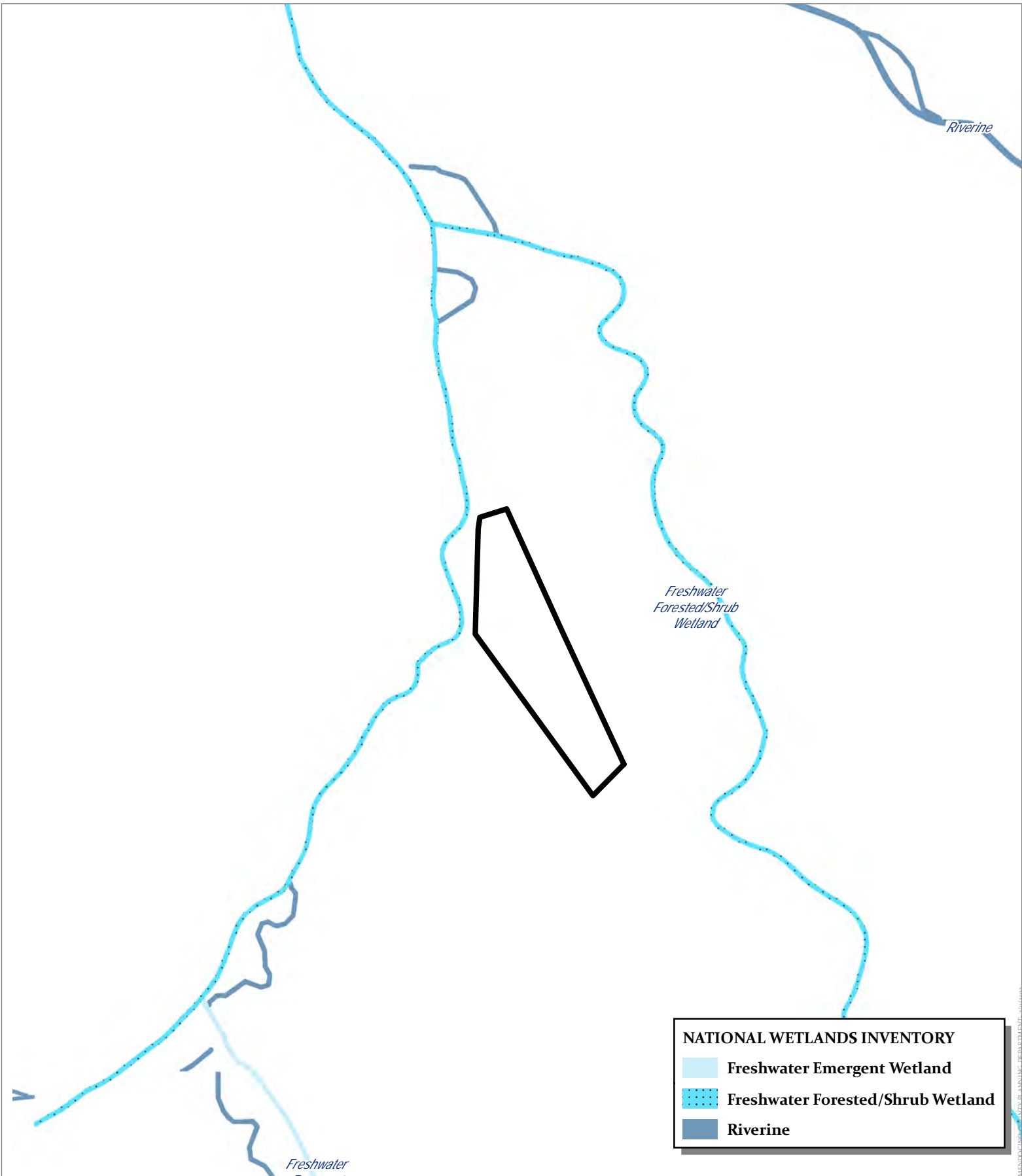
 Naturally Occurring Asbestos



**WESTERN SOIL CLASSIFICATIONS**

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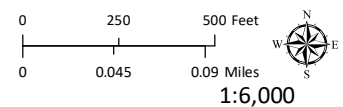




**NATIONAL WETLANDS INVENTORY**

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

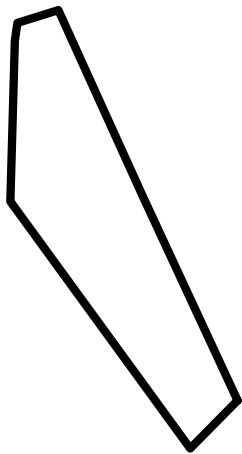
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**WETLANDS**

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MEMPHIS COUNTY PLANNING DEPARTMENT 9/24/2023



No. 0708

No. 0708

No. 0079

**Williamson Act Lands 051421**

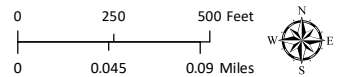
**TYPE**

 NonPrime

 Prime

No. 0019

 Contract Boundaries



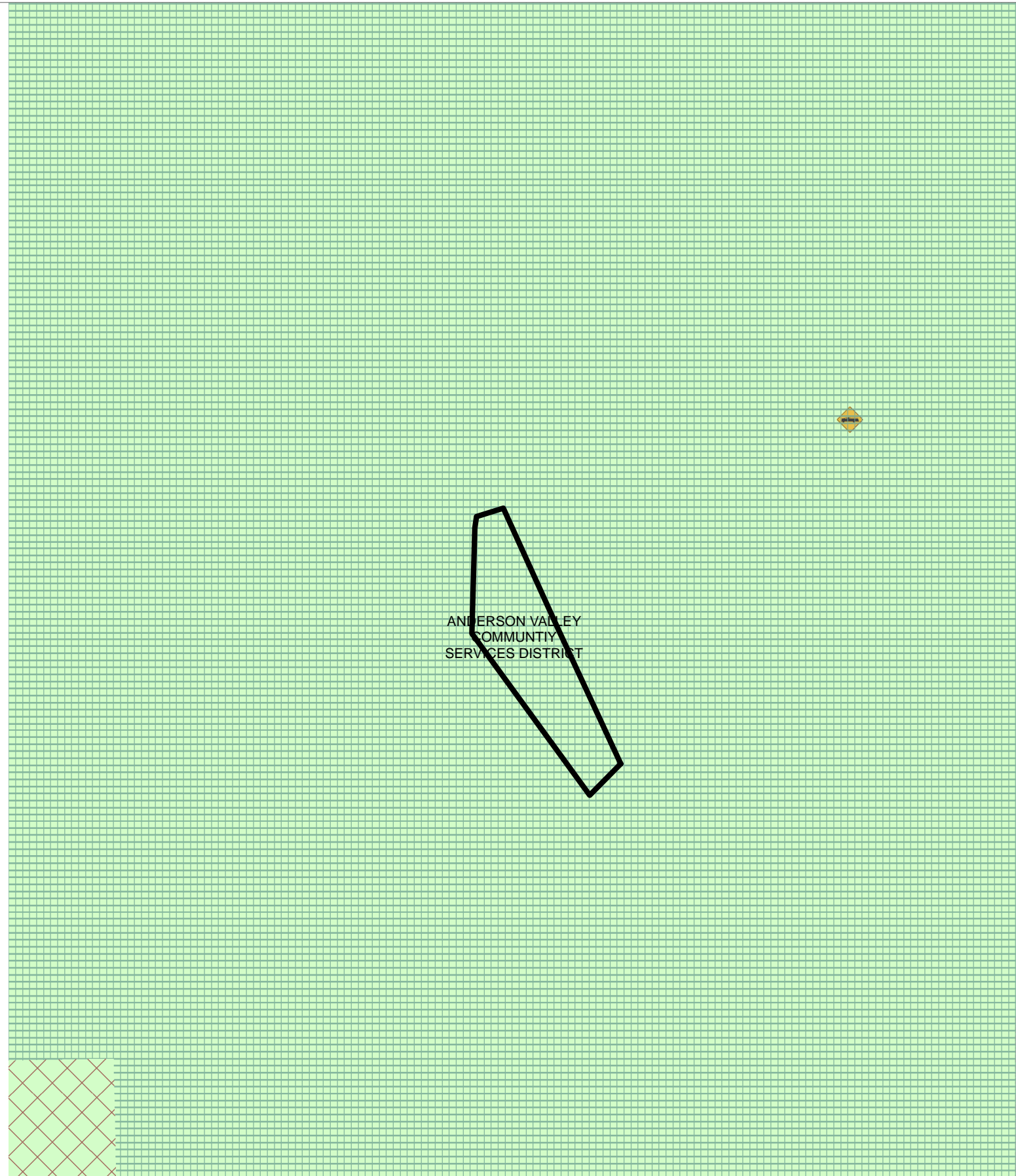
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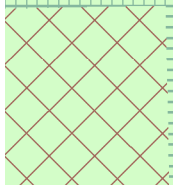
**WILLIAMSON ACT**

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ANDERSON VALLEY  
COMMUNITY  
SERVICES DISTRICT




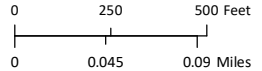
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✕✕ High Fire Hazard

▤▤ Moderate Fire Hazard

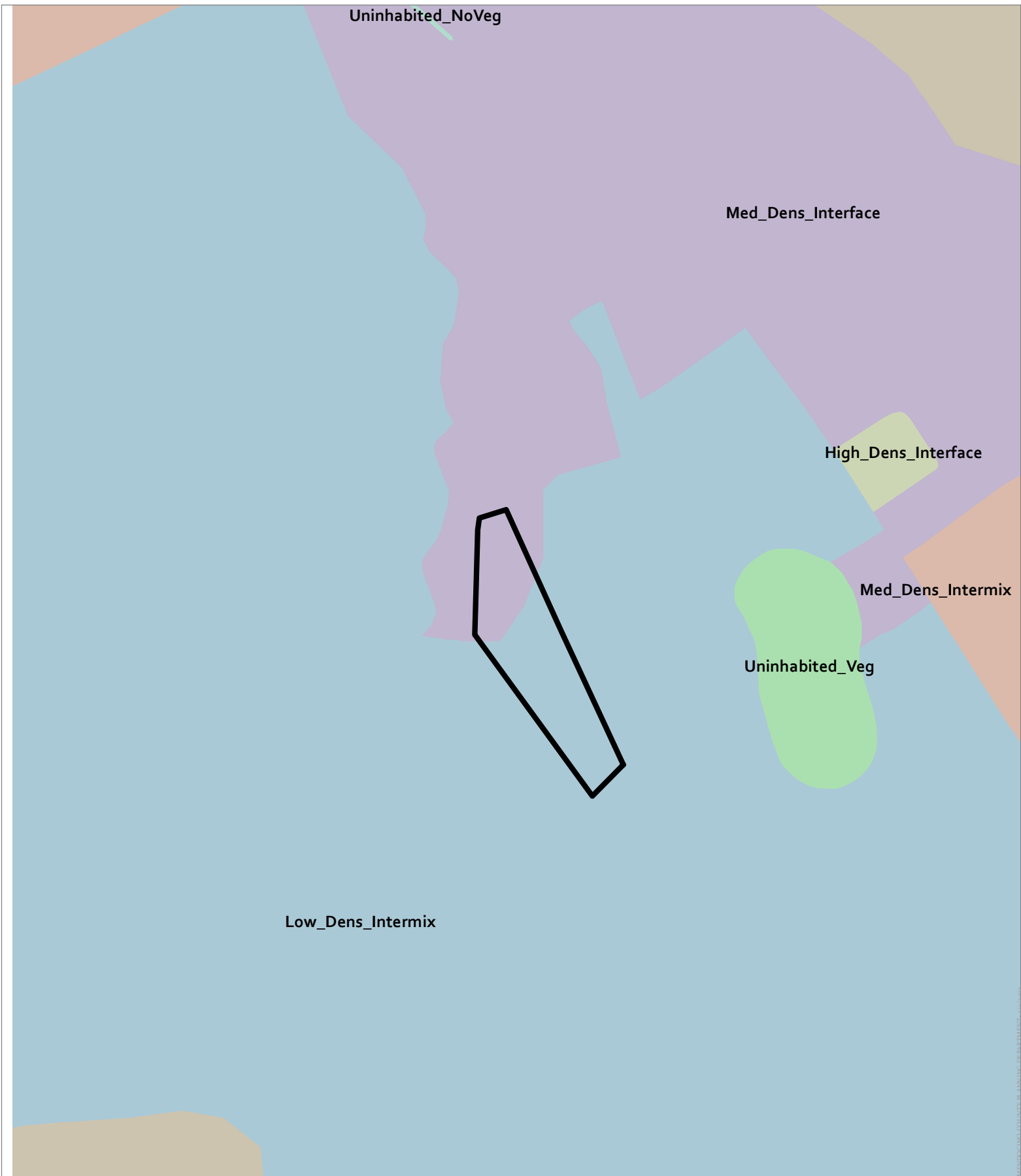
 Fire Stations

 County Fire Districts

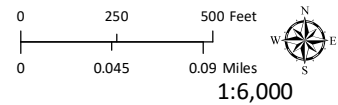


**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA

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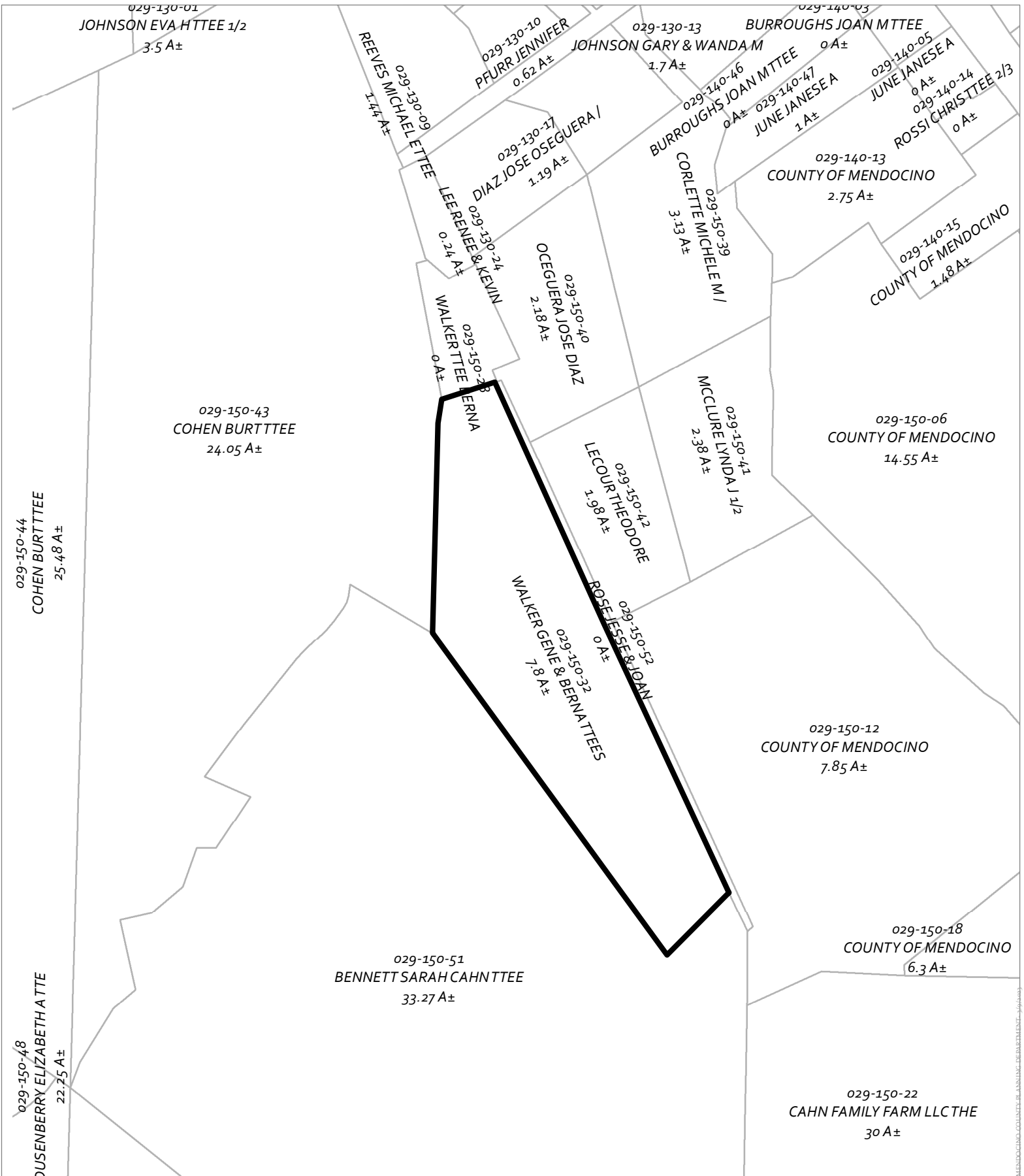
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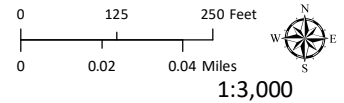
**WILDLAND-URBAN INTERFACE**

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**1:3,000**  
**ADJACENT PARCELS**

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MENDOCINO COUNTY HEALTH DEPARTMENT 9/24/2023

**Resolution Number \_\_\_\_\_**

County of Mendocino  
Ukiah, California

**MAY 31, 2023**

UR\_2023-0002 – SIERRA NEVADA WORLD MUSIC FESTIVAL LLC

RESOLUTION OF THE ZONING ADMINISTRATOR, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, GRANTING A USE PERMIT RENEWAL TO AUTHORIZE THE TEMPORARY USE OF THE SOUTHERN PORTION OF ONE PROPERTY AS A TENT CAMPING AND PARKING AREA FOR ATTENDEES OF A NEIGHBORING MUSIC FESTIVAL, KNOWN AS THE SIERRA NEVADA WORLD MUSIC FESTIVAL, TO BE HELD AT THE MENDOCINO COUNTY FAIRGROUNDS FOR THREE DAYS.

WHEREAS, the applicant, SIERRA NEVADA WORLD MUSIC FESTIVAL LLC filed an application for use permit renewal with the Mendocino County Department of Planning and Building Services to authorize the temporary use of the southern portion of one property as a tent camping and parking area for attendees of a neighboring music festival, known as the Sierra Nevada World Music Festival, to be held at the Mendocino County Fairgrounds for three days. The maximum number of camping attendees would be 400 persons, 0.30± of a mile southwest of the Town of Boonville on the south side of Lambert Lane (CR 123A) 0.20 miles west of its intersection with State Route 128 (SR 128), located at 18301 Lambert Lane, Boonville (APN: 029-150-32); General Plan AG 40; Zoning AG 40; Supervisorial District 5; (the “Project”); and

WHEREAS, the Secretary for Resources has found that certain classes of projects have been determined not to have a significant effect on the environment and are therefore exempt from the requirement for the preparation of environmental documents, and the Project was determined to meet the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Section 15304 Class 4(e) for Minor Temporary Use of Land; and

WHEREAS, in accordance with applicable provisions of law, the Zoning Administrator held a public hearing on May 31, 2023, at which time the Zoning Administrator heard and received all relevant testimony and evidence presented orally or in writing regarding the Project. All interested persons were given an opportunity to hear and be heard regarding the Project; and

WHEREAS, the Zoning Administrator has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Zoning Administrator regarding the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator makes the following findings;

1. General Plan Findings: The subject property is classified Agricultural (AG) under the General Plan. The proposed temporary event is consistent with the General Plan designation for the parcel and does not conflict with the intent of the AG designation;

Policy DE-173 of the Mendocino County General Plan states: *“Provide open space, parks and recreation opportunities in and around communities”* This event provides a recreation opportunity for not only Mendocino County residents, but also out of county visitors, which could benefit the community of Piercy along with other small communities.

2. Zoning Findings: The subject property is zoned Agricultural, 40 Acre Minimum (AG:40), which allows temporary uses for events as outlined in Section 20.168.020 Entertainment Events or Religious Assembly. As such, the project is consistent with the Temporary Use provisions of the County Code.
3. Use Permit Findings: The Zoning Administrator approves UR\_2023-0002 subject to the conditions of approval recommended by staff, and further finding:



- A. Under CEQA guidelines, a Negative Declaration was previously filed for the Sierra Nevada World Music Festival Use Permit (U 6-2007), which evaluated the use of the subject property along with a larger property to the south as a campground for up to 3,500 individual campers. The additional property is not being considered with this use permit renewal application; thus, the total number of camping guests is limited to 400 persons. A Categorical Exemption under Section 15304(e), Minor Alterations to Land is being filed for this project as no additional impacts were discovered that would result in any new significant environmental effects or a substantial increase in the severity of previously identified impacts within the negative declaration. This same action was taken for UR\_6-2007/2010.

That adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.

Public access into the property used to support the event will continue to be provided from Lambert Lane, County Road 123A. As described in the staff report temporary bathrooms and wash stations will be provided.

- B. That the proposed use will not constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in or passing through the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the county.

The project has the potential to create a nuisance to off-site residences from noise and light. The project has previously been conditioned to minimize potential noise and ambient light impacts and will help ensure noise and glare compatibility with surrounding land uses. The project is subject to applicable noise standards identified in Policy DE-100 and Dark Sky Policies on Page 4-55 of the County General Plan.

Provided the applicant adheres to the conditions placed on previous use permits U\_5-2006, U\_6-2007 and use permit renewal, UR\_2007/2010, which apply to this application as well, staff does not anticipate any issues from the project that would constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the county.

The project applicant has included in the application materials information on public safety and how the event organizers will contact local law enforcement, fire agencies and emergency response personnel to discuss the event and any emergency procedures.

An experienced medical service team, JahMed, will be contracted as the on-site medical care provider for the duration of the event. A medical tent is slated to be established and open twenty-four hours during the event.

A helicopter landing area operated by Cal Star is available, if necessary, at the Boonville High School facility for emergency evacuation.

Event coordinators will work with the Anderson Valley Fire Protection District to institute their requirements to ensure public safety.

Security shall be provided by professional on-site security services by volunteers. Additional services will be provided by the Mendocino County Sheriff's Department in which they provide patrol and support services during the event.

- C. That such use preserves the integrity of the zoning district.

The property is zoned Agricultural 40-acre minimum (AG-40) The applicant previously obtained an entitlement via Use Permit Renewal UR\_6-07/2010 to temporarily utilize the use of the

subject property as a camping area for four (4) days a year for attendees of a neighboring (within the Mendocino County Fairgrounds) music festival, commonly known as the Sierra Nevada World Music Festival through 2019. This renewal is processed under the Use Permit Renewal provisions of Chapter 20.196.050 of the County Code. The Code allows for the renewal of a use permit for a term not exceeding the number of years originally granted, which was ten (10) years, or until 2019. The project is consistent with the zoning restrictions for the property.

4. Environmental Protection Findings: The project is exempt from the California Environmental Quality Act (CEQA) because it falls under the exemption 15304(e), *“Minor temporary use of land having negligible or no permanent effects on the environment, including carnivals, sales of Christmas trees etc.”*

BE IT FURTHER RESOLVED that the Zoning Administrator hereby grants the requested Use Permit renewal subject to the Conditions of Approval in Exhibit “A”, attached hereto.

BE IT FURTHER RESOLVED that the Zoning Administrator designates the Secretary as the custodian of the document and other material which constitutes the record of proceedings upon which the decision herein is based. These documents may be found at the office of the County of Mendocino Planning and Building Services, 860 North Bush Street, Ukiah, CA 95482.

BE IT FURTHER RESOLVED that the Zoning Administrator action shall be final on the 11<sup>th</sup> day after the date of the Resolution unless an appeal is taken.

*I hereby certify that according to the Provisions of Government Code Section 25103 delivery of this document has been made.*

ATTEST: JAMES FEENAN  
Commission Services Supervisor

By: \_\_\_\_\_

By: IGNACIO GONZALEZ  
Zoning Administrator

\_\_\_\_\_



**EXHIBIT A**

**CONDITIONS OF APPROVAL**

**May 31, 2023**

**UR\_2023-0002 – SIERRA NEVADA WORLD MUSIC FESTIVAL**

**APPROVED PROJECT DESCRIPTION:** Use Permit renewal to authorize the temporary use of the southern portion of one property as a tent camping and parking area for attendees of a neighboring music festival, known as the Sierra Nevada World Music Festival, to be held at the Mendocino County Fairgrounds for three days. The maximum number of camping attendees would be 400 persons. The applicant has submitted a Plan of Operations (Attachment G) for the event which describes event details.

**CONDITIONS OF APPROVAL:**

**CONDITIONS OF APPROVAL FOR MINOR USE PERMIT RENEWAL UR\_2023-0002:**

1. The permit shall become effective on the 11th day after approval. This permit is issued for a period of ten-years and shall expire on **July 1, 2033**. **The permit holder has the sole responsibility for renewing this permit before the expiration date. The County will not provide a notice prior to the expiration date.**
2. This permit is subject to the previous conditions of approval as set forth in previous governing Use Permits **U\_5-2006, U\_6-2007** and Use Permit Renewal **UR\_6-2007/2010**.
3. This permit shall authorize a 3-day event (Friday through Sunday) once per year to include the month of June. Limitation does not include day following the event, as this day is reserved to begin clean-up operations and is not part of the actual event.
4. Total parking and camping attendance for the 2023 through 2033 events shall be limited to no more than 400 campers on the project site.
5. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Zoning Administrator.
6. This permit shall be subject to the securing of all necessary permits for the proposed use and associated equipment from County, State and Federal agencies having jurisdiction. Any requirements imposed by an agency having jurisdiction shall be considered a condition of this permit.
7. Subsequent to project approval, the permit holder shall submit a check to the project planner in the amount of \$50.00 and made out to the Mendocino County Recorder to cover the cost of filing a Notice of Exemption for this project.
8. The permit holder shall submit a Community Event Application to the Environmental Health Department at least one month prior to the event.