



**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  
TELEPHONE: 707-234-6650  
FAX: 707-463-5709  
FB PHONE: 707-964-5379  
FB FAX: 707-961-2427  
pbs@mendocinocounty.org  
www.mendocinocounty.org/pbs

June 28, 2023

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Mendocino County Zoning Administrator, at its regular meeting on Thursday, July 13, 2023 at 1:30 PM, will conduct a public hearing on the following project at the time listed or as soon thereafter as the item may be heard. This hearing will take place in the Planning and Building Services Conference Room, 860 North Bush Street, Ukiah and 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#:** AP\_2022-0041

**DATE FILED:** 12/15/2022

**OWNER/APPLICANT:** YAZMIN MENDOZA-LOPEZ

**REQUEST:** Administrative Permit to host outdoor events and weddings for between 150 and 400 people. An existing horse arena would be utilized as an event venue. Event hours are to be from 8:00 a.m. to 11:00 p.m. Per Section 20.168.020(B) of the Mendocino County Zoning Code, the total number of events cannot exceed five (5) days in any six (6) month period.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 2.64± miles south of the City of Ukiah, on the west side of Burke Hill Drive (CR 140), 786± feet north of its intersection with Romers Dairy Road (CR 107A); located at 4800 Burke Hill Drive, Ukiah; APN: 186-010-08.

**SUPERVISORIAL DISTRICT:** 5

**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 July 12, 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



---

**ZONING ADMINISTRATOR  
STAFF REPORT- ADMINISTRATIVE PERMIT**

---

**JULY 13, 2023  
AP\_2022-0041**

**SUMMARY**

<b>OWNER/APPLICANT:</b>	YAZMIN MENDOZA-LOPEZ 4800 BURKE HILL DRIVE UKIAH CA 95482
<b>REQUEST:</b>	Administrative Permit to host outdoor events and weddings for between 150 and 400 people. An existing horse arena would be utilized as an event venue. Event hours are to be from 8:00 a.m. to 11:00 p.m. Per Section 20.168.020(B) of the Mendocino County Zoning Code, the total number of events cannot exceed five (5) days in any six (6) month period.
<b>LOCATION:</b>	2.64± miles south of the City of Ukiah, on the west side of Burke Hill Drive (CR 140), 786± feet north of its intersection with Romers Dairy Road (CR 107A); located at 4800 Burke Hill Drive, Ukiah; APN: 186-010-08.
<b>TOTAL ACREAGE:</b>	5.87 acres
<b>GENERAL PLAN:</b>	Rural Residential, 10-Acre minimum (RR 10)
<b>ZONING:</b>	Rural Residential – 10-Acre minimum (RR 10)
<b>SUPERVISORIAL DISTRICT:</b>	5 (Williams)
<b>ENVIRONMENTAL DETERMINATION:</b>	Categorically Exempt
<b>RECOMMENDATION:</b>	APPROVE WITH CONDITIONS
<b>STAFF PLANNER:</b>	KEITH GRONENDYKE

**BACKGROUND**

**PROJECT DESCRIPTION:** The applicant is requesting an Administrative Permit to host outdoor events and weddings for between 150 and 400 people. An existing horse arena would be utilized as an event venue. Event hours are to be from 8:00 a.m. to 11:00 p.m.

Per Section 20.168.020(B) of the Mendocino County Zoning Code, the total number of events cannot exceed five (5) days in any six (6) month period. The applicant has stated that the site has been used for equestrian events for the past forty (40) years. These events include horse riding lessons, rodeos and horse racing. The venue is advertised as being amenable to hosting all kinds of outdoor events including: corporate, nonprofit, private, public, equine, music, ceremonial and celebratory.

According to the applicant, noise control would be accomplished by trees already planted around the property along with ambient traffic noise from US Highway 101, which is located immediately to the east of the project site. It should also be noted that an unnamed seasonal creek/stream is located along the entire northerly property boundary, which features a row of trees along both sides of the waterway. This would act as a natural sound barrier to ambient sound as well. During events, portable restrooms will be rented for the convenience of attendees. Parking will be provided on site with one entrance and one exit that will be available for attendees. The site plan (See attachment D) indicates that on-site parking will be provided on a portion of the property near to the existing horse arena. Based on the projected maximum number of attendees of 400, staff utilized Section 20.180.030(H) of the Mendocino County Zoning Ordinance to calculate that the use would require a total number of parking spaces at forty (40). This requirement is reflected in the conditions of approval.

**SITE CHARACTERISTICS:** The project site is a total of 5.87± total acres and is located 2.64± miles south of the City of Ukiah, on the west side of Burke Hill Drive (CR 140), 786± feet north of its intersection with Romers Dairy Road (CR 107A); located at 4800 Burke Hill Drive, Ukiah; APN: 186-010-08.

The project area is mostly level and does not have much in the way of native tree growth with grazing land the predominant vegetation, although there is a meandering line of oak trees with a designated wetland area from possibly a seasonal creek running along the northerly property line. The following structures are presently located on the parcel: Three barn structures, a horse arena, a small shed and a single-family residence. The elevation of the property varies from 582± feet to 590± feet above sea level. A gravel covered driveway with access to Burke Hill Road (CR 140) is located on the eastern edge of the property. The site plan supplied by the applicant indicates that this driveway would also be utilized for ingress/egress during events. Parking is proposed to be on a large open area adjacent to the horse arena area. As noted above, a minimum number of forty (40) parking spaces is required to be provided by the applicant during events. When events are not being held, this area is used for the stabling of horses.

**SURROUNDING LAND USE AND ZONING:**

	<b>GENERAL PLAN</b>	<b>ZONING</b>	<b>LOT SIZES</b>	<b>USES</b>
<b>NORTH</b>	Rural Residential (RR 10)	Rural Residential (RR 10)	3.15±, 2.39± Acres	Agricultural and Residential
<b>SOUTH</b>	Agricultural (AG 40)	Agricultural (AG 40)	1.54± Acres	Residential
<b>EAST</b>	US Highway 101	US Highway 101	N/A	Major Highway
<b>WEST</b>	Rural Residential (RR 10)	Rural Residential (RR 10)	1.07± and 1.08± Acres	Agricultural

**PUBLIC SERVICES:**

Access: Burke Hill Rd. (CR 140)  
 Fire District: Ukiah Valley Fire Protection District  
 Water District: Willow County Water District  
 Sewer District: None  
 School District: Ukiah Unified School District

**AGENCY COMMENTS:** On March 15, 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	Comments
Environmental Health-Ukiah	No Response
Building Services-Ukiah PBS	No comment
Air Quality Management District	No response
Caltrans	No response
Department of Fish and Wildlife	No comment
Agricultural Commissioner	No response
California Highway Patrol	No response
Assessor	No response
Sherwood Valley Band of Pomo Indians	No response
Redwood Valley Rancheria	No response
Cloverdale Rancheria	No response

**KEY ISSUES**

- 1. General Plan/Zoning Consistency:** The property has a General Plan designation of Rural Residential (RR) and is zoned Rural Residential 10 acre minimum (RR-10).

Policy DE-4 of the Mendocino County General Plan states in part: *"Zoning shall be consistent with this General Plan..."* The Rural Residential zoning designation of the subject property (RR10) is consistent with the Rural Residential General Plan designation (RR10). 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.* It can be insinuated that this project could promote diverse recreational, leisure and cultural opportunities for Mendocino County. Therefore, this project supports the Goal DE-15 of the Mendocino County General Plan.

This permit is being processed under the Temporary Use provisions of Chapter 20.168 of the Mendocino County Code (MCC). The MCC limits the use of land for a temporary event to 5 days in any 6-month period. The MCC does not limit the attendance levels, hours of amplified music or camping that an applicant may request. Therefore, the proposed project, as conditioned would be consistent with applicable zoning regulations regarding property setbacks and the Temporary Use provisions of the MCC.

- 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. Air Quality:** A referral was sent to the Mendocino County Air Quality Department, but no response was received. Staff has added standard conditions of approval numbered 21 through 23 to proactively address any possible detrimental effects of events to air quality.
- 4. Cultural Resources:** A referral was sent to the various tribal representatives in Mendocino County that might have comments on entitlement applications. No comments were received. As such, standard condition number 24 has been added to address the accidental discovery of archaeological artifacts at the site.
- 5. Environmental Health:** To serve the sanitation needs of guests at events, the applicant has indicated that portable toilets will be made available for use. All requirements of the Division of Environmental Health will be required to be met prior to the holding of any event. Conditions 28 and 29 address these concerns.
- 6. Fire Prevention:** The project location is classified as being located in a moderate fire hazard zone. CAL FIRE responded to an application submitted by the applicant that because the project does not involve any construction activity, the project does not come under the purview of the State Fire Safe Regulations.
- 7. Noise:** The applicant has indicated in the project description that music events could occur at the proposed location. Additionally, the applicant has stated that she has planted trees around the perimeter of the property to act as a sound barrier and to help reduce air quality impacts from dust created during any horse arena events. The project has the potential to generate noise levels in excess of standards established in the County General Plan. The nearest off-site residences are located approximately between 174 feet to 267 feet away on the south and west sides of the subject property's boundaries. Upon reviewing aerial photos, there are approximately eight single family homes located around the perimeter of the subject property. Staff has added conditions of approval numbered 25 and 26 to address noise issues associated with amplified music and guest noise.
- 8. Traffic/Parking and Department of Transportation:** The proposed project includes a parking component to accommodate an unspecified number of vehicles. A pre-designated parking area has been identified on the event site plan (see attachment D).. Based on the projected maximum number of attendees of 400, staff utilized Section 20.180.030(H) of the Mendocino County Zoning Ordinance to calculate that the use would require a total number of parking spaces at forty (40), This requirement is reflected in the conditions of approval.

The Mendocino Department of Transportation commented on the project and suggested conditions of approval to alleviate any possible negative impacts of the project on County maintained roadways. These conditions have been added and numbered 18 through 20.

**9. Building Division:** The Mendocino County Building Division also was sent a referral for the project. The Department had no comment. Since this is a commercial operation, the requirements of the Americans with Disabilities Act are required to be met by the project applicant if any new construction is commenced. As such, Condition 7 has been added to the resolution.

**10. Administrative Permit Findings:**

a. *That the establishment, maintenance or operation of a use or building applied for is in conformity to the General Plan.*

Policy DE-4 of the Mendocino County General Plan states in part: "Zoning shall be consistent with this General Plan..." The Rural Residential zoning designation of the subject property (RR10) is consistent with the Rural Residential General Plan designation (RR10). 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. It can be insinuated that this project could promote diverse recreational, leisure and cultural opportunities for Mendocino County. Therefore, this project supports the Goal DE-15 of the Mendocino County General Plan; and

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

The project site is supplied with electrical power from the local electrical power company. Access is from Burke Hill Road, which is a County maintained road (CR 140). The site plan (See attachment D) indicates that on-site parking will be provided on a portion of the property near to the existing horse arena. Entering and exiting the parking area will be via the existing driveway. Based on the projected maximum number of attendees of 400, staff utilized Section 20.180.030(H) of the Mendocino County Zoning Ordinance to calculate that the use would require a total number of parking spaces at 40, This requirement is reflected in the conditions of approval. The site does not have storm water drainage facilities installed, nor does Burke Hill Road. The project site has a septic tank for the existing residences along with a community water system serviced by the Willow County Water District for water supply. The applicant has indicated that portable toilet facilities will be provided during events to dispose of human waste. Conditions require that the applicant work with the Mendocino County Division of Environmental Health and Building Inspection to obtain any required permits or approvals. With the incorporation of any potential agency conditions, this finding can be made.

c. *That such use will not, under the circumstances of that particular case 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; provided, that if any proposed building or use is necessary of the public health, safety or general welfare, the finding shall be to that effect.*

The operation of a maximum of 10 events per calendar year for a maximum of 400 attendees would not constitute a nuisance to or be detrimental to the health, safety, peace, morals, comfort or general welfare to surrounding properties. A majority of the neighboring properties are approximately one acre in size and developed with residences. The project area is rural in nature and as conditioned, the project will not detrimentally affect the surrounding area. As such, it can be concluded that the holding of events at the project's location would not be seen as detrimental to the neighborhood nor would it impact the public health, safety or general welfare of the area.

d. *That such use preserves the integrity of the zoning district.*

Under the current zoning designation of Rural Residential (RR 10) the existing use of the property as a residence is a permitted use. The holding of events is a conditional use subject to the rules and regulations

**RECOMMENDATION**

By resolution, the Zoning Administrator grant Administrative Permit AP\_2022-0041 for the Project, as proposed by the applicant, based on the facts and findings and subject to the conditions of approval.

June 7, 2023

DATE

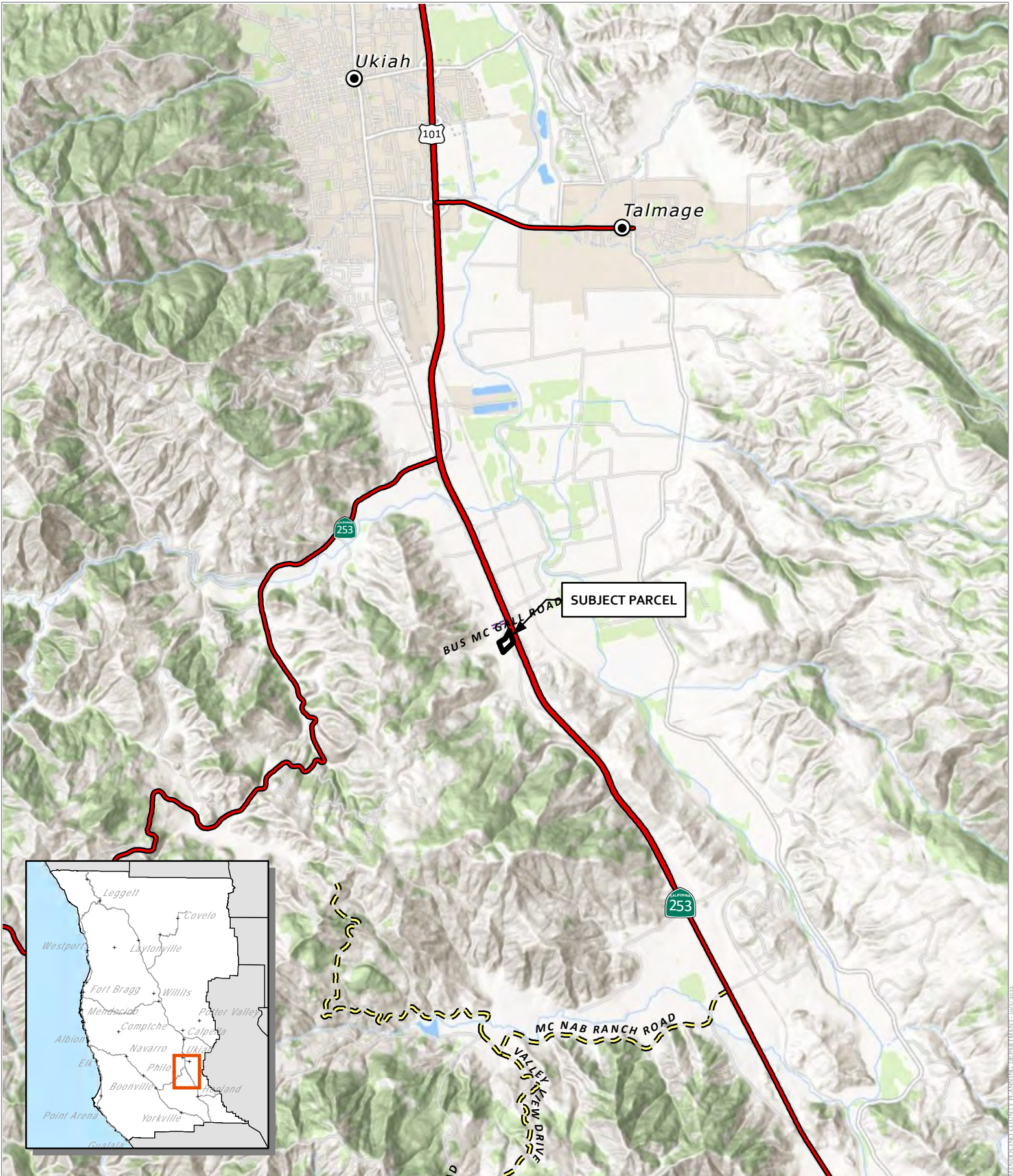
  
KEITH GRONENDYKE  
PLANNER III

Appeal Period: 10 Days  
Appeal Fee: \$2,674.00

**ATTACHMENTS:**

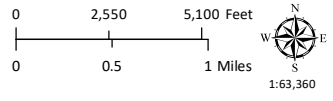
- A. Location Map
- B. Aerial Imagery
- C. Application
- D. Site Map
- E. Zoning
- F. General Plan
- G. Fire Hazard Zones and Responsibility Areas
- H. Wildland Urban Interface Zones
- I. Ukiah Valley Area Plan Boundary
- J. MS4 Stormwater
- K. Eastern Soil Classifications
- L. Dam Inundation Zones
- M. Farmland
- N. Water Districts
- O. Adjacent Parcels

**RESOLUTION AND CONDITIONS OF APPROVAL (Exhibit A):**



**CASE: AP 2022-0041**  
**OWNER: MENDOZA-LOPEZ, Yazmin**  
**APN: 186-010-08**  
**APLCT: Yazmin, Mendoza-Lopez**  
**AGENT:**  
**ADDRESS: 4800 Burke Hill Drive, Ukiah**

- Major Towns & Places
- Highways
- COUNTY
- PRIVATE



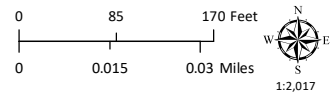
**LOCATION MAP**





MENDOCINO COUNTY PLANNING DEPARTMENT 10/9/2023

**CASE:** AP 2022-0041  
**OWNER:** MENDOZA-LOPEZ, Yazmin  
**APN:** 186-010-08  
**APLCT:** Yazmin, Mendoza-Lopez  
**AGENT:**  
**ADDRESS:** 4800 Burke Hill Drive, Ukiah



**AERIAL IMAGERY**



PLANNING & BUILDING SERVICES

Office Use Only stamp with handwritten case details: CASE NO: AP 2022-0041, DATE FILED: 9-19-2022, FEE: H2T \$1469.00, RECEIPT NO: PRJ-052172, RECEIVED BY: M. Rodriguez

APPLICATION FORM

APPLICANT:

Name: Yazmin Mendoza-Lopez Phone: 707-972-1523
Mailing Address: 3051 Redemeyer Rd
City: Ukiah State/Zip: CA 95482 Email: yasminmendoza41@gmail.com

PROPERTY OWNER:

Name: Yazmin Mendoza-Lopez Phone: 707-972-1523
Mailing Address: 4800 Burke hill dr
City: Ukiah State/Zip: CA 95482 Email: yasminmendoza41@gmail.com

AGENT:

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

ASSESSOR'S PARCEL NUMBER/S: 1860100800

TYPE OF APPLICATION:

- Administrative Permit (checked)
Agricultural Preserve: New Contract
Agricultural Preserve: Cancellation
Agricultural Preserve: Rescind & ReEnter
Airport Land Use
Development Review
Exception
Flood Hazard Development Permit
General Plan Amendment
Land Division - Minor
Land Division - Major
Land Division - Parcel
Land Division - Re-Subdivision
Modification of Conditions
Reversion to Acreage
Rezoning
Use Permit - Cottage
Use Permit - Minor
Use Permit - Major
Use Permit - Modification
Variance
Other

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

Signatures and dates for Applicant/Agent, Owner, and Agent.

**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.

*we are applying for an Administrative Permit ~~to~~ so we can use the premises (property) as an event and wedding venue.*

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 checked="" type="checkbox"/> Other: <input checked="" type="checkbox"/> Other:	<i>1 home</i>  <i>1 Barn</i> <i>1 Barn</i> <i>1 metal storage building</i>		<i>3400</i>		
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: N/A  
 Estimated No. of shifts per day: N/A  
 Type of loading facilities proposed: N/A

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:

nothing will be removed

---

---

---

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: \_\_\_\_\_

Existing no. of spaces: \_\_\_\_\_

Proposed additional spaces: \_\_\_\_\_

Total: \_\_\_\_\_

N/A

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: N/A

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:

events weddings

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.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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): portable bathrooms

**19. What will be the domestic water source:**

- Community Water System (specify supplier): willow
- Well
- Spring
- Other (specify): \_\_\_\_\_

**20. Are there any associated projects and/or adjacent properties under your ownership?**

- YES
- NO If yes, explain: (e.g., Assessor's Parcel Number, address, etc.)

**21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, State and Federal agencies:**

N/A

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

4800 Burke Hill Dr. Ukiah CA 95482  
off HWY 101 last Ukiah Exit

**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
- 3 Barns      1 Home

**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: 12 feet  
 Proposed: \_\_\_\_\_ feet

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

Existing: \_\_\_\_\_ square feet  
 Proposed: 8000 square feet

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

Total Lot Area: 6  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:

Currently the premises is know as the J Arena used for Horse racing Rodeo, and Horse school it has 3 structures "Barns" and 1 home on a 6 acre J. Arena has operated for 22 yrs on a "grand fathered event permit traspassed from previous owners who operated the Arena. Horses on the premises will be moved to their new Ranch. we intend to use the premises to continue hosting events & weddings.

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.

Surrounding area to left is all vineyards & a Farm House, to the Right its vineyards, to the east is all Hills

30. Indicate the surrounding land uses:

	Vacant	Residential	Agriculture	Commercial	Industrial	Public Facility	Timberland	Other
North:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
West:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <u>HWY 101</u>

## 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	10/21/2021 _____ 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

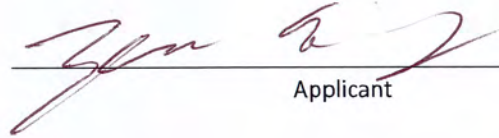
ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

### 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.

9/13/2022  
10/21/2021

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Applicant



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

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

IGNACIO GONZALEZ, INTERIM DIRECTOR  
 JULIA ACKER-KROG, ASSISTANT 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.*

 Applicant Signature 9/13/2022  
10/27/2021  
Date

**OFFICE USE ONLY:**

Project or Permit Number

Yazmin Mendoza-Lopez  
4800 Burke Hill Dr  
Ukiah Ca 95482  
707-972-1523

Regarding: EVENT PERMITS

To Whom It May Concern:

I have been involved in the wedding industry for the past 25 years. As a licensed event coordinator for the past 15 years, I know every venue in Mendocino County, hence I have decorated, or coordinated event in every venue.

My dream has been to own my own venue to incorporate my experience and hosts memorable events.

My property located at 4800 Burke Hill has grandfathered equestrian events such as riding lessons, rodeos, and horse races for the past 40 years. Recognized community businesses such as J Arena for over 20 years and Redwood Stables for an additional 20 years have developed an environment proper for horse loving community. Now, I will continue the legacy at the same locations doing business as Gather Events.

**Gather Events** is a place to gather to celebrate life, love, unity, family, community, culture, and traditions for generations. Gather events is open to host all kinds of *outdoor events* corporate, nonprofit, profit, private, public, equine, music, ceremonial, all celebratory events.

**Location:**

Gather events is located at 4800 Burke Hill Dr. Ukiah, it has easy access through Hwy 101. South bound on HWY 101 or North-bound on HWY 101 one can access entry through Rivino Exit and or Burke Hill exit. Rivino Winery tasting event center is located 1.1 miles from Gather Events. Nelson Family Vineyards venue is located 3.5 miles away.

**Capacity:**

The capacity of people I could host comfortably will be 150 up to 400.

**Event Time:**

Facility will be available as of 8:00 am for any preparations needed for the event.

All music will finish by 10:30 p.m.

All events will end at 11:00 p.m.

**Music Noise Control:**

My four neighbors in the area are accustomed to loud events in the arena. However, as a courtesy I have planted trees around the property to act as sound barrier also to help reduce any dust from the horse arena. Gather Events is surrounded by vineyards on the hills. The traffic noise that results from HWY 101 acts as a noise barrier in the facility as well.

**Restrooms:**

Portable restrooms will be rented and available to our guests.

**Parking:**

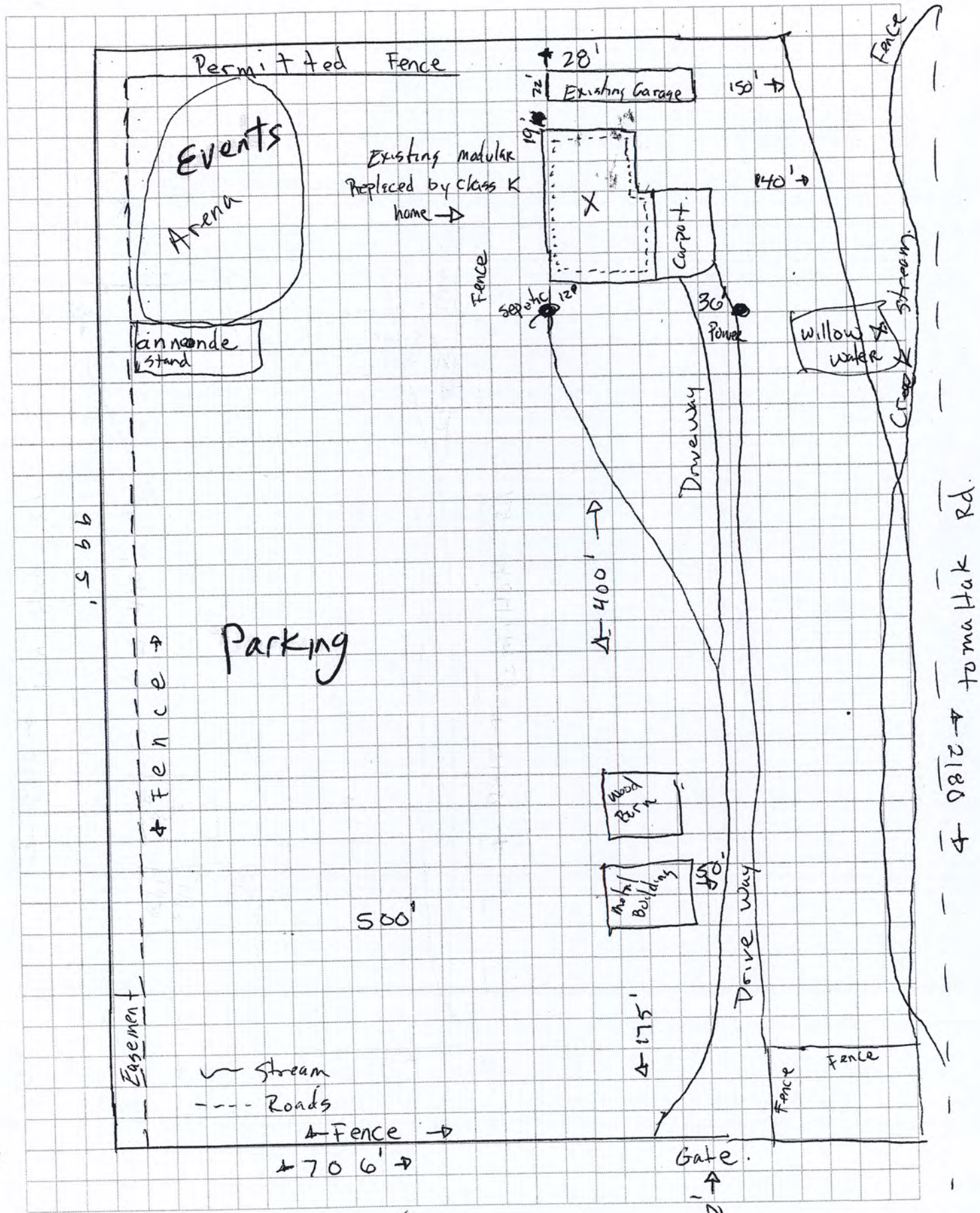
Gather events has two entries into the facility one for Entry and the other for Exit. Parking will be available inside the property. Please refer to the map.

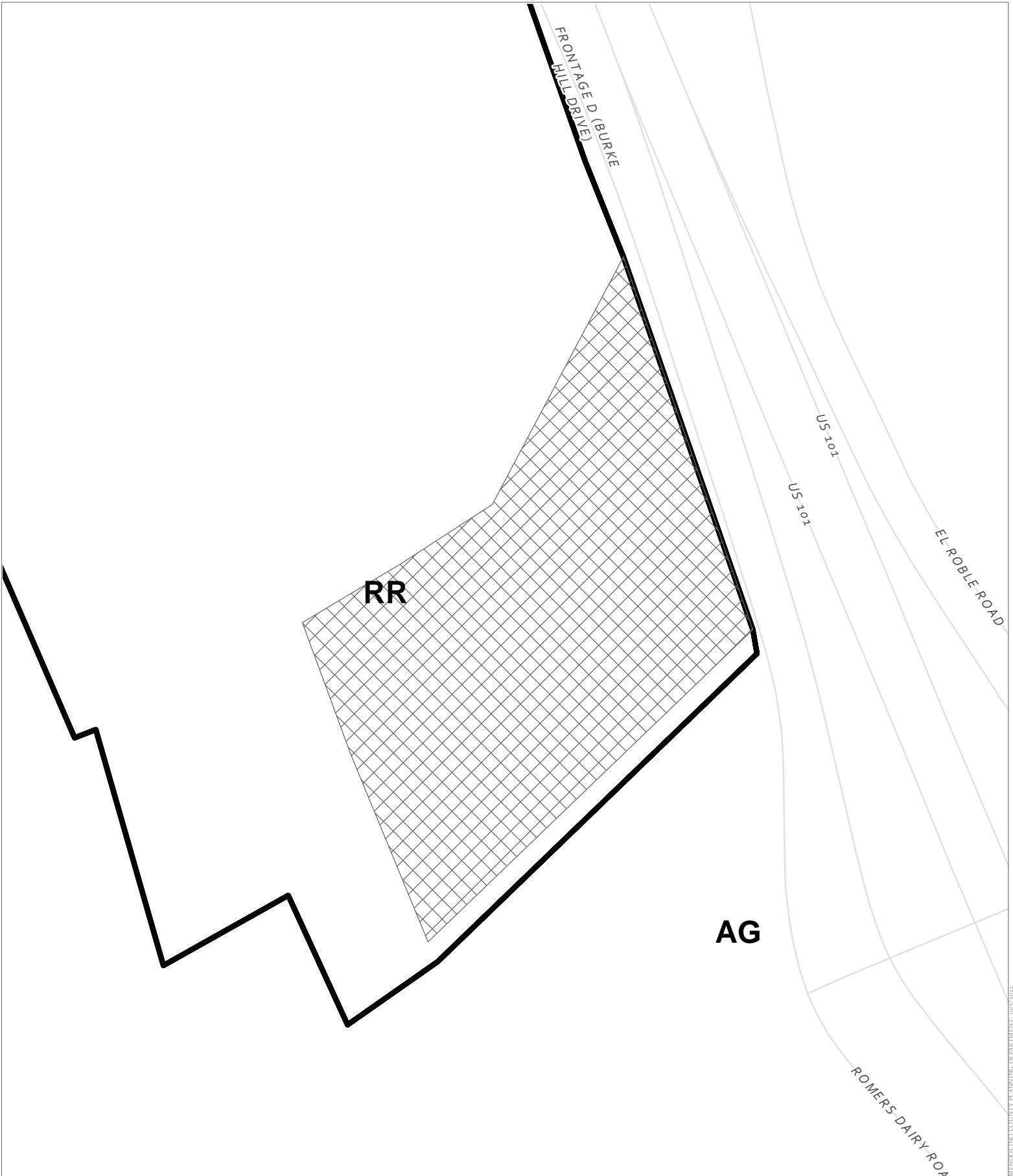
Should you need any further information, please feel free to contact me at the above.

Mendocino County

DEC 15 2022

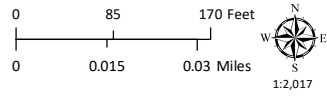
Planning & Building Services





**CASE:** AP 2022-0041  
**OWNER:** MENDOZA-LOPEZ, Yazmin  
**APN:** 186-010-08  
**APLCT:** Yazmin, Mendoza-Lopez  
**AGENT:**  
**ADDRESS:** 4800 Burke Hill Drive, Ukiah

 Zoning Districts  
 Public Roads



**ZONING**

**RL 160**

**RR 10**

**AG 40**

US 101

US 101



EL ROBLE ROAD

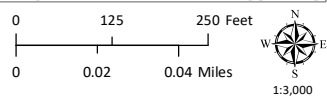
FRONTAGE D (BURKE HILL DRIVE)

ROMERS DAIRY ROAD

HENRY ROMER ROAD (EL ROBLE RD)

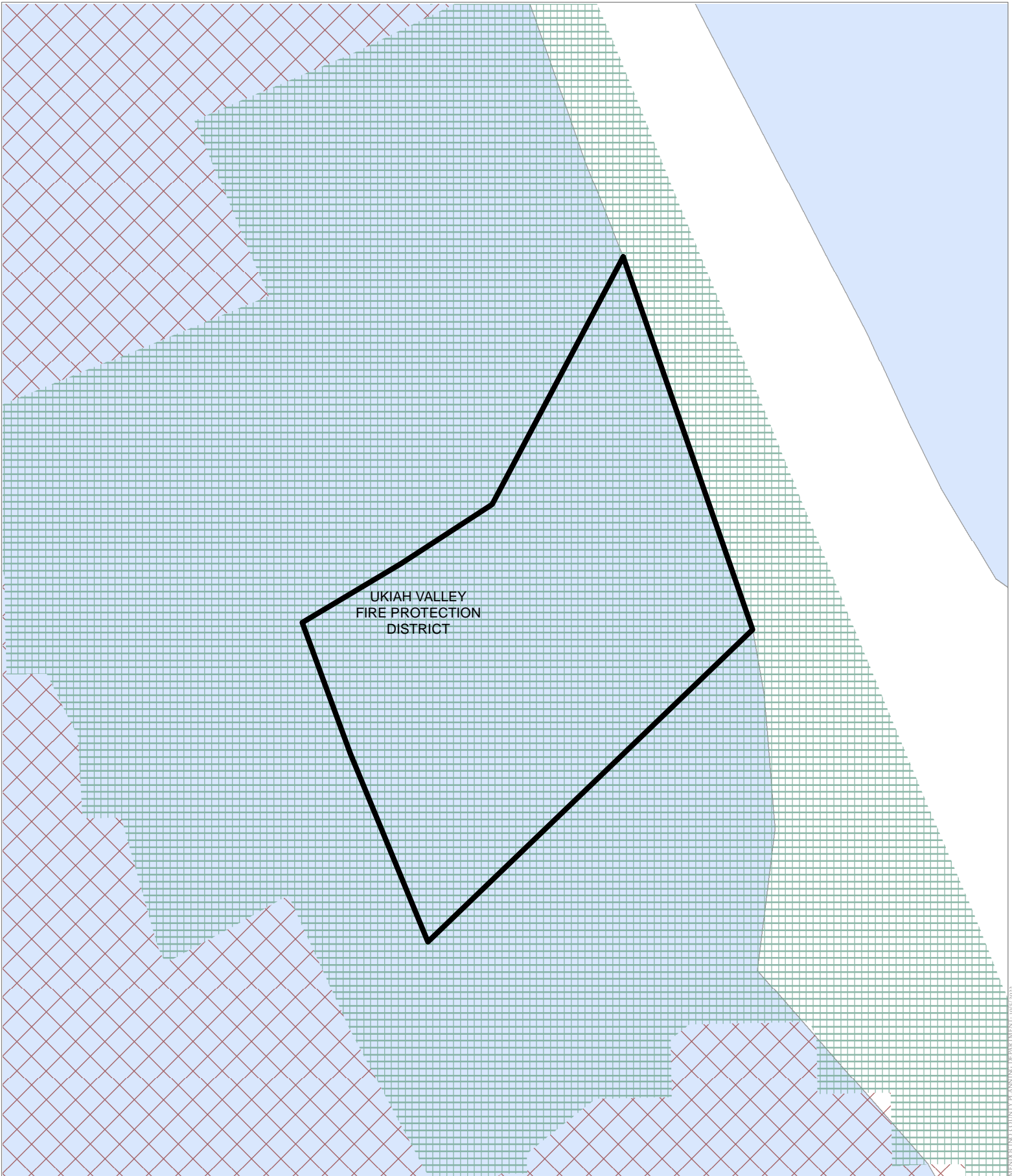
**CASE: AP 2022-0041**  
**OWNER: MENDOZA-LOPEZ, Yazmin**  
**APN: 186-010-08**  
**APLCT: Yazmin, Mendoza-Lopez**  
**AGENT:**  
**ADDRESS: 4800 Burke Hill Drive, Ukiah**

 General Plan Classes  
 Public Roads



**GENERAL PLAN**

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/9/2023



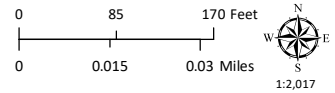
UKIAH VALLEY  
FIRE PROTECTION  
DISTRICT

**CASE:** AP 2022-0041  
**OWNER:** MENDOZA-LOPEZ, Yazmin  
**APN:** 186-010-08  
**APLCT:** Yazmin, Mendoza-Lopez  
**AGENT:**  
**ADDRESS:** 4800 Burke Hill Drive, Ukiah

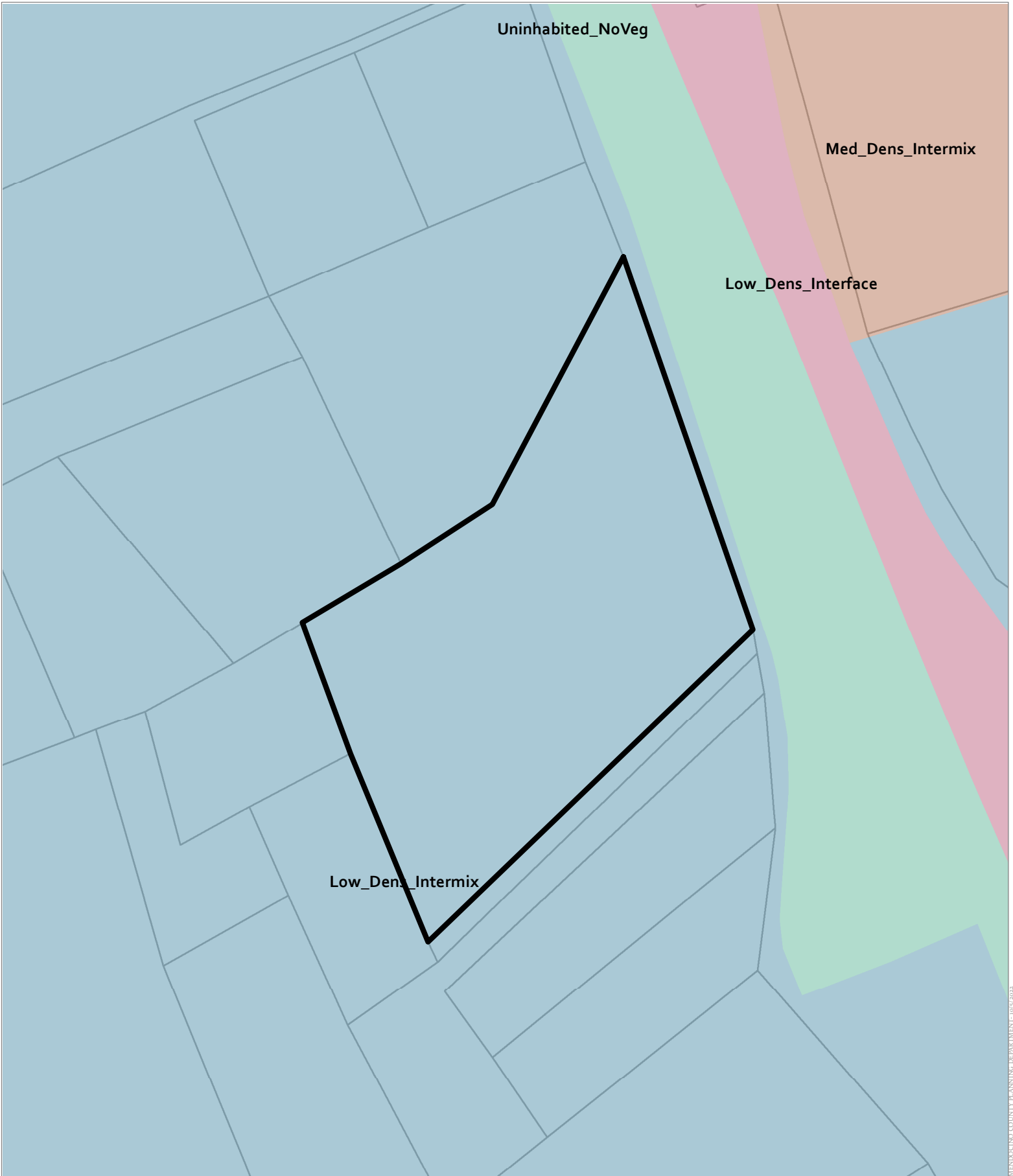
High Fire Hazard

Moderate Fire Hazard

County Fire Districts

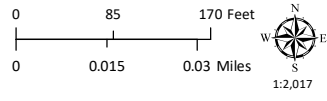


**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA



MENDOCINO COUNTY PLANNING DEPARTMENT - 10/9/2023

**CASE:** AP 2022-0041  
**OWNER:** MENDOZA-LOPEZ, Yazmin  
**APN:** 186-010-08  
**APLCT:** Yazmin, Mendoza-Lopez  
**AGENT:**  
**ADDRESS:** 4800 Burke Hill Drive, Ukiah



**WILDLAND-URBAN INTERFACE ZONES**

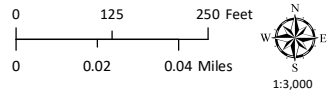




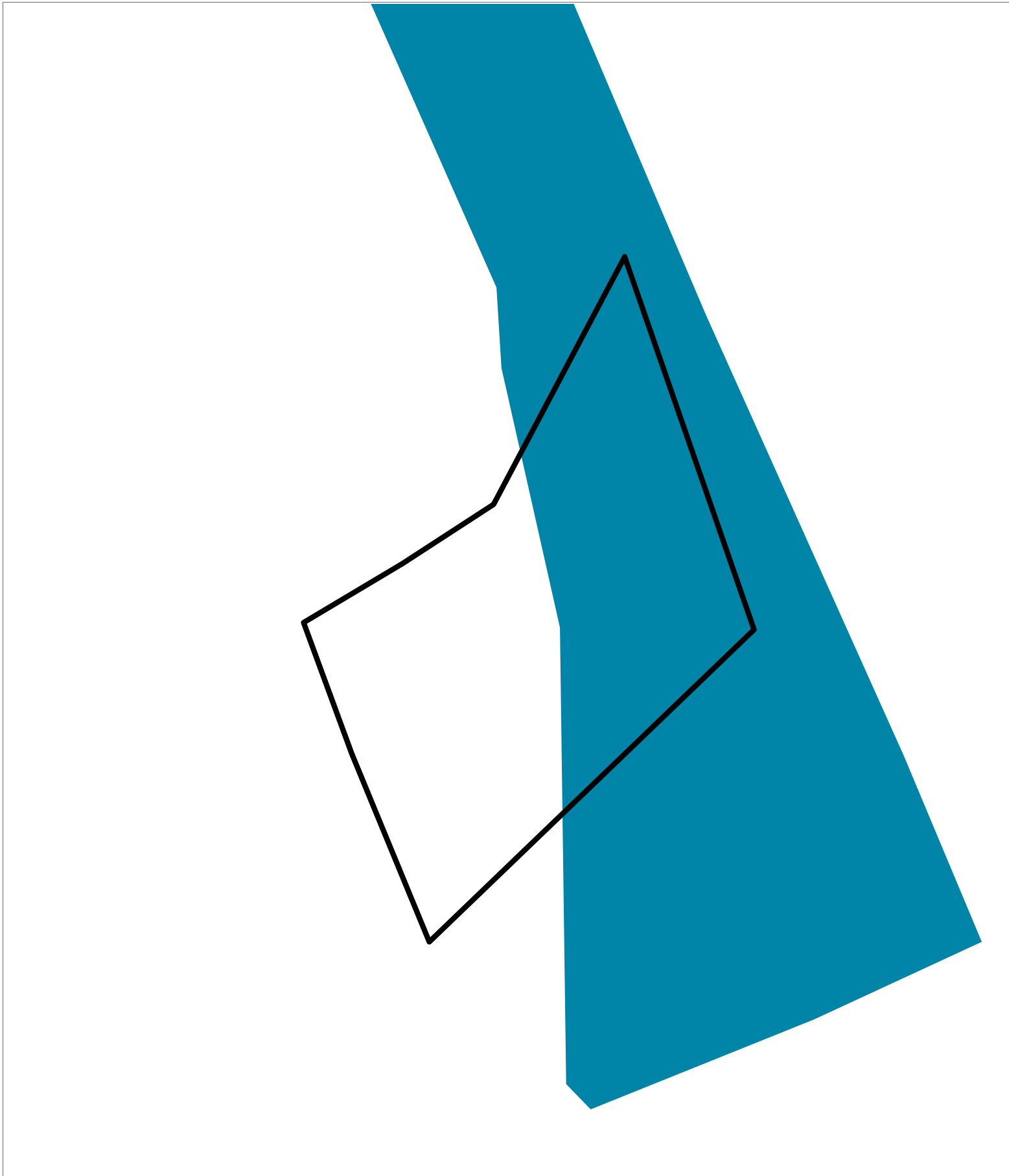
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/9/2022

**CASE:** AP 2022-0041  
**OWNER:** MENDOZA-LOPEZ, Yazmin  
**APN:** 186-010-08  
**APLCT:** Yazmin, Mendoza-Lopez  
**AGENT:**  
**ADDRESS:** 4800 Burke Hill Drive, Ukiah

 UVAP Boundary



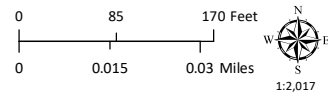
**UKIAH VALLEY AREA PLAN BOUNDARY**



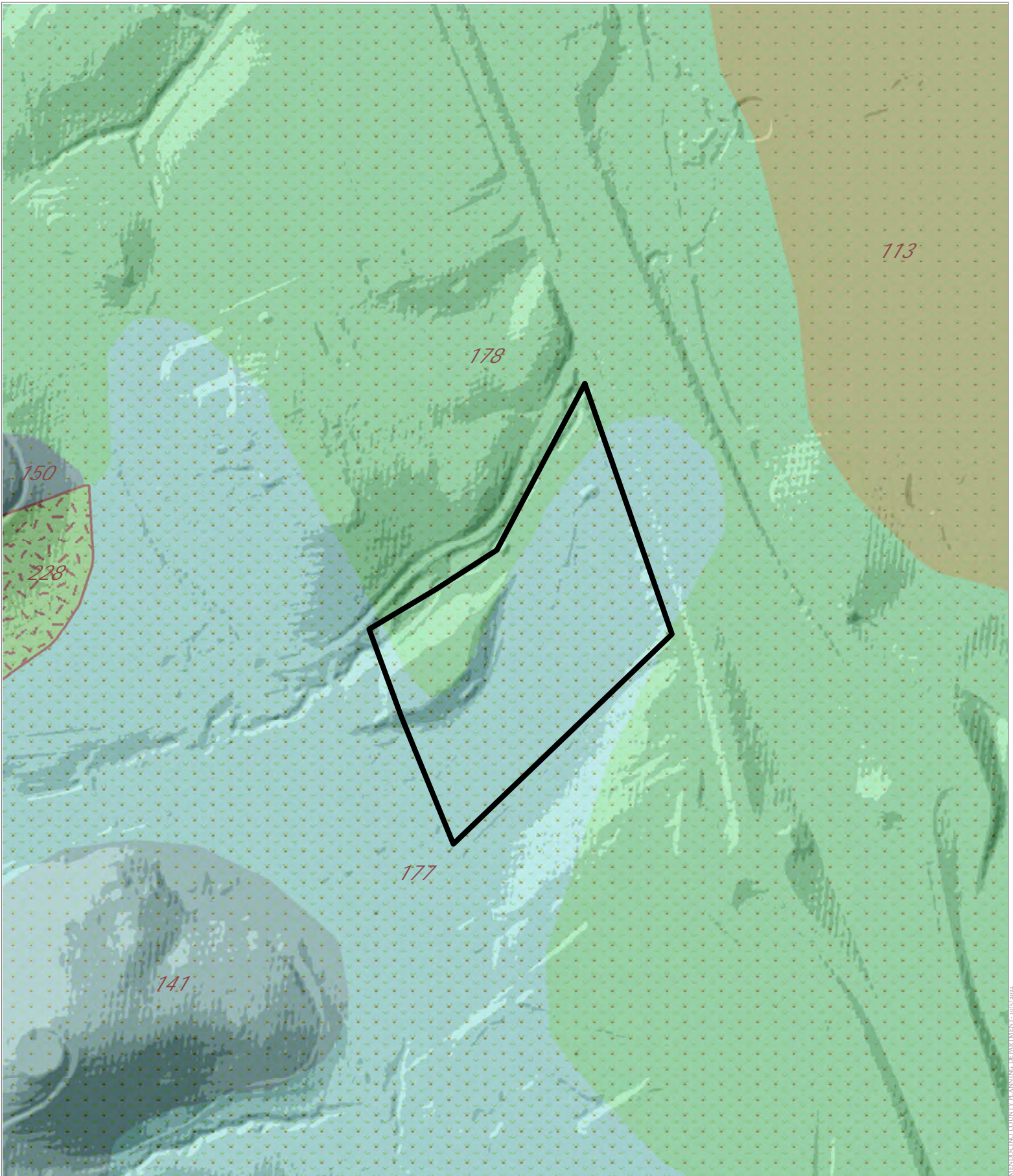
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/9/2023

**CASE:** AP 2022-0041  
**OWNER:** MENDOZA-LOPEZ, Yazmin  
**APN:** 186-010-08  
**APLCT:** Yazmin, Mendoza-Lopez  
**AGENT:**  
**ADDRESS:** 4800 Burke Hill Drive, Ukiah



 Ukiah Stormwater Areas

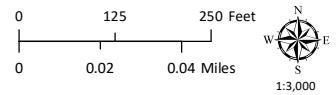


**MS4 STORMWATER**

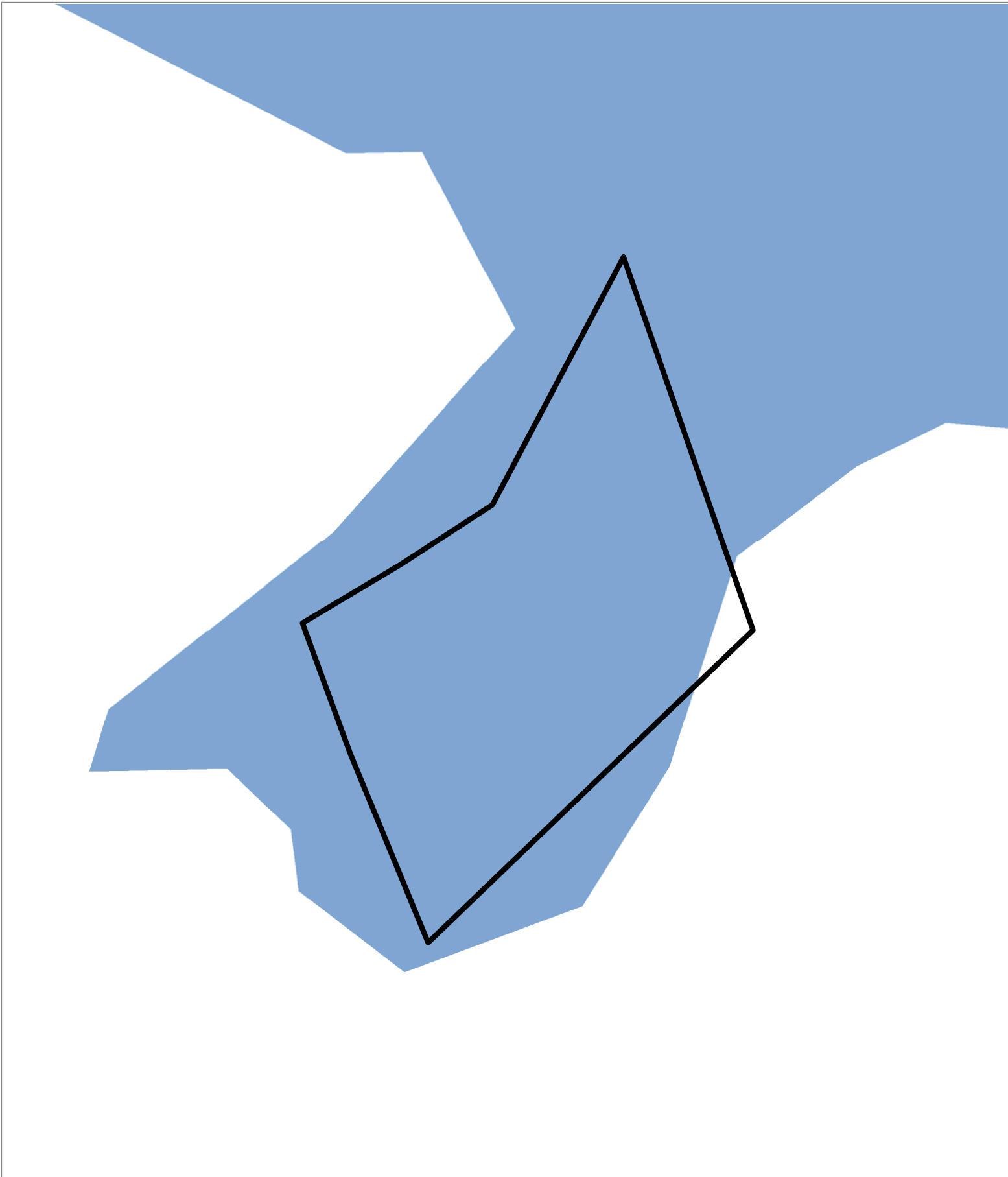


**CASE:** AP 2022-0041  
**OWNER:** MENDOZA-LOPEZ, Yazmin  
**APN:** 186-010-08  
**APLCT:** Yazmin, Mendoza-Lopez  
**AGENT:**  
**ADDRESS:** 4800 Burke Hill Drive, Ukiah

-  Eastern Serpentine Inclusions
-  Naturally Occurring Asbestos




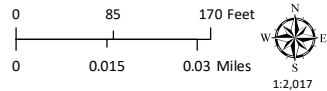
**EASTERN SOIL CLASSIFICATIONS**



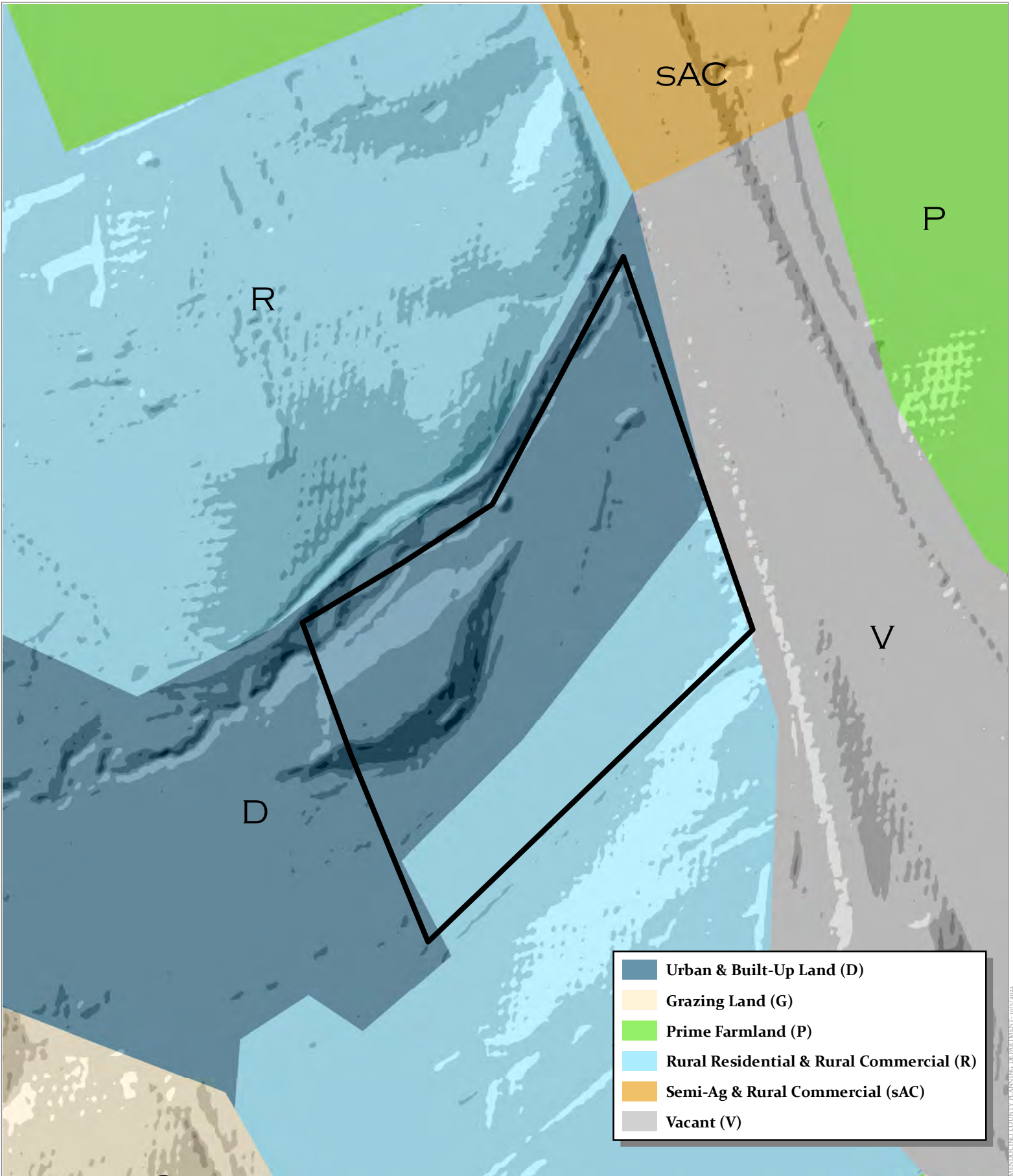
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/9/2023







**CASE:** AP 2022-0041  
**OWNER:** MENDOZA-LOPEZ, Yazmin  
**APN:** 186-010-08  
**APLCT:** Yazmin, Mendoza-Lopez  
**AGENT:**  
**ADDRESS:** 4800 Burke Hill Drive, Ukiah

 Estimated Inundation Zones

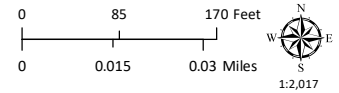


**DAM INUNDATION ZONES**



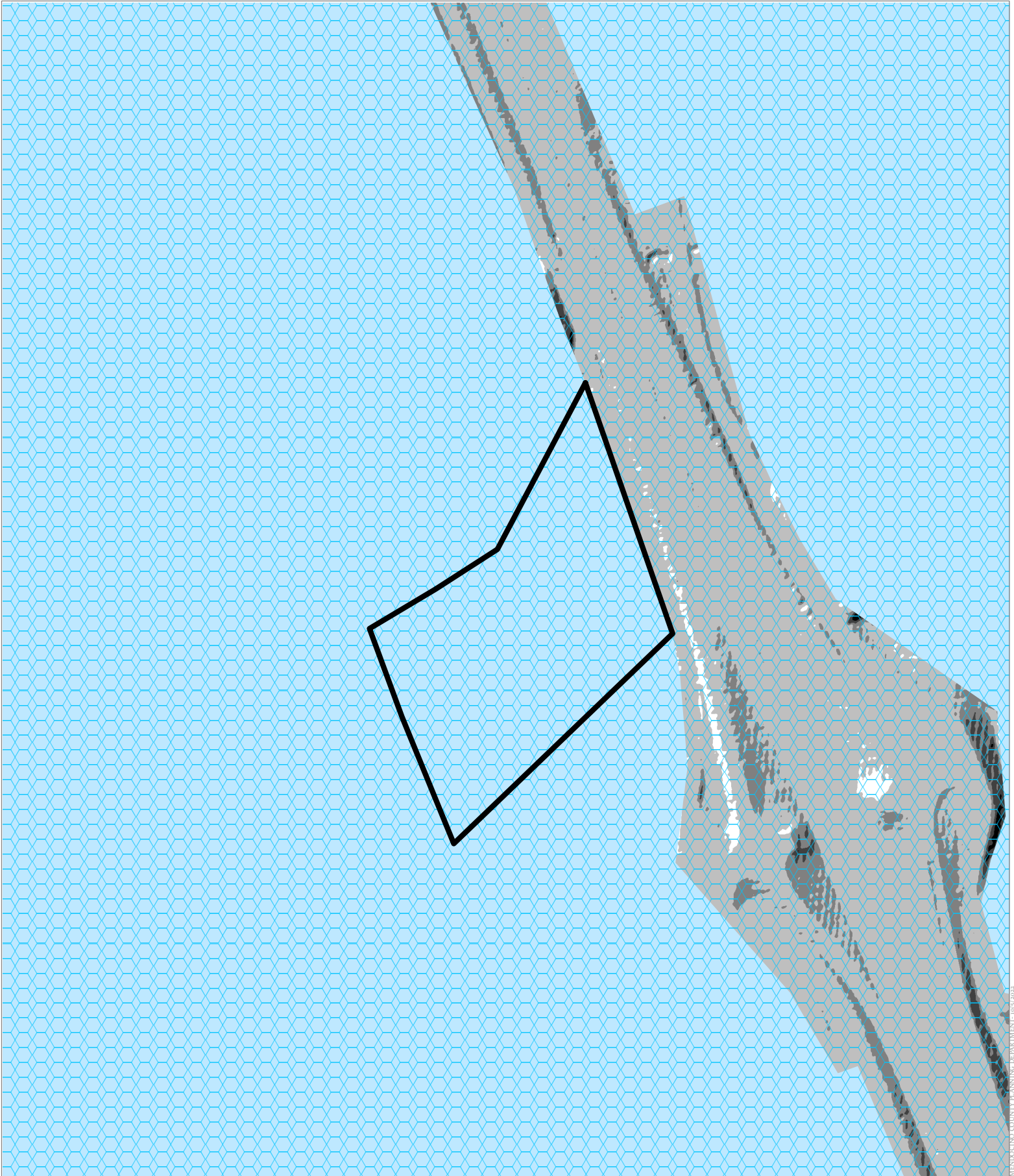
	Urban & Built-Up Land (D)
	Grazing Land (G)
	Prime Farmland (P)
	Rural Residential & Rural Commercial (R)
	Semi-Ag & Rural Commercial (sAC)
	Vacant (V)

**CASE:** AP 2022-0041  
**OWNER:** MENDOZA-LOPEZ, Yazmin  
**APN:** 186-010-08  
**APLCT:** Yazmin, Mendoza-Lopez  
**AGENT:**  
**ADDRESS:** 4800 Burke Hill Drive, Ukiah





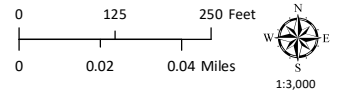
FARMLAND

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/9/2023



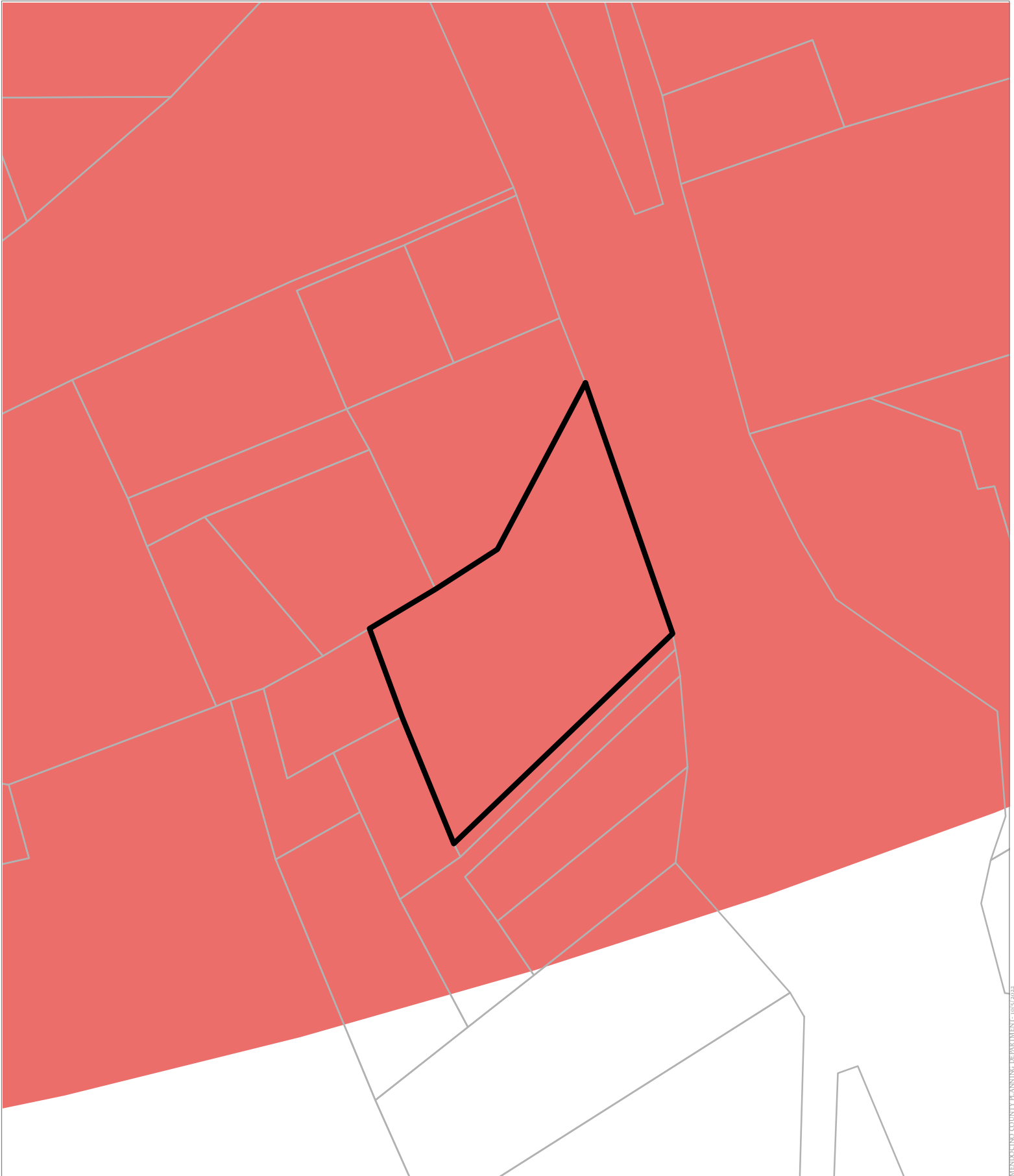
**CASE: AP 2022-0041**  
**OWNER: MENDOZA-LOPEZ, Yazmin**  
**APN: 186-010-08**  
**APLCT: Yazmin, Mendoza-Lopez**  
**AGENT:**  
**ADDRESS: 4800 Burke Hill Drive, Ukiah**

 Russian River Flood District  
 County Water Districts



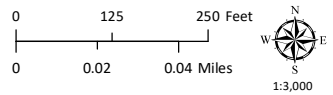
**WATER DISTRICTS**

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/9/2022

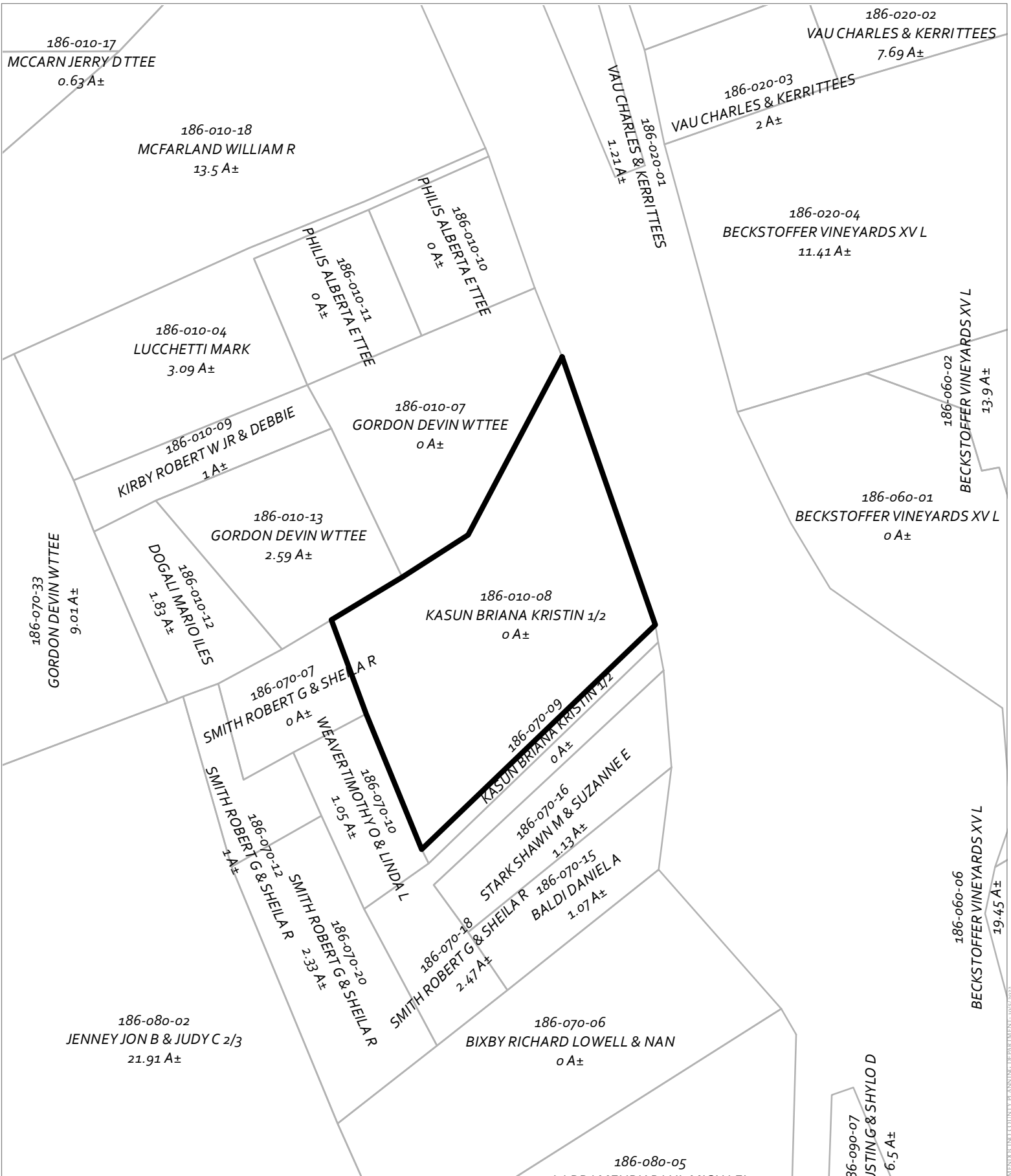


MENDOCINO COUNTY PLANNING DEPARTMENT - 10/9/2023

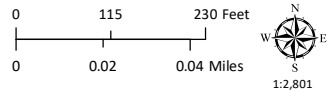
**CASE:** AP 2022-0041  
**OWNER:** MENDOZA-LOPEZ, Yazmin  
**APN:** 186-010-08  
**APLCT:** Yazmin, Mendoza-Lopez  
**AGENT:**  
**ADDRESS:** 4800 Burke Hill Drive, Ukiah



**UKIAH AIRPORT ZONE**



**CASE: AP 2022-0041**  
**OWNER: MENDOZA-LOPEZ, Yazmin**  
**APN: 186-010-08**  
**APLCT: Yazmin, Mendoza-Lopez**  
**AGENT:**  
**ADDRESS: 4800 Burke Hill Drive, Ukiah**



**ADJACENT PARCELS**



RESOLUTION NO.

COUNTY OF MENDOCINO  
UKIAH, CALIFORNIA

JULY 13, 2023

AP\_2022-0041-YAZMIN MENDOZA-LOPEZ

RESOLUTION OF THE ZONING ADMINISTRATOR, COUNTY OF  
MENDOCINO, STATE OF CALIFORNIA, APPROVING A  
CATEGORICAL EXEMPTION AND GRANTING AN ADMINISTRATIVE  
PERMIT FOR AN OUTDOOR EVENT VENUE

WHEREAS, the permit holder, Yazmin Mendoza-Lopez, filed an application for Administrative Permit with the Mendocino County Department of Planning and Building Services to host outdoor events and weddings for between 150 and 400 people. An existing horse arena would be utilized as an event venue. Event hours are to be from 8:00 a.m. to 11:00 p.m. Per Section 20.168.020(B) of the Mendocino County Zoning Code, the total number of events cannot exceed five (5) days in any six (6) month period, 2.64± miles south of the City of Ukiah, on the west side of Burke Hill Drive (CR 140), 786± feet north of its intersection with Romers Dairy Road (CR 107A); located at 4800 Burke Hill Drive, Ukiah; APN: 186-010-08; General Plan RR:10; Zoning RR:10; Supervisorial District 5; (the "Project"); and

WHEREAS, a Categorical Exemption was prepared for the Project and noticed and made available for agency and public review on June 28, 2023 in accordance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines; and

WHEREAS, in accordance with applicable provisions of law, the Zoning Administrator held a public hearing on, July 13, 2023, at which time the Zoning Administrator heard and received all relevant testimony and evidence presented orally or in writing regarding the Categorical Exemption and the Project. All interested persons were given an opportunity to hear and be heard regarding the Categorical Exemption

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 Categorical Exemption and the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator, based upon the evidence in the record before it, makes the following findings;

**1. General Plan and Zoning Findings:** The property has a General Plan designation of Rural Residential (RR 10) and is zoned Rural Residential 10 acre minimum (RR-10).

Policy DE-4 of the Mendocino County General Plan states in part: "*Zoning shall be consistent with this General Plan...*" The Rural Residential zoning designation of the subject property (RR10) is consistent with the Rural Residential General Plan designation (RR10). 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.* It can be insinuated that this project could promote diverse recreational, leisure and cultural opportunities for Mendocino County. Therefore, this project supports the Goal DE-15 of the Mendocino County General Plan; and

This permit was processed under the Temporary Use provisions of Chapter 20.168.020 of the Mendocino County Code (MCC). The MCC limits the use of land for a temporary event to 5 days in any 6 month period. The MCC limits the attendance levels to between 100 and 1,000 attendees with the approval of an Administrative Permit. It does not limit the hours of amplified music or camping. Therefore, the proposed project, as conditioned would be consistent with applicable zoning regulations regarding the number of attendees, and other provisions of the MCC.

## 2. Administrative Permit Findings:

- a. *That the establishment, maintenance or operation of a use or building applied for is in conformity to the General Plan.*

Policy DE-4 of the Mendocino County General Plan states in part: “Zoning shall be consistent with this General Plan...” The Rural Residential zoning designation of the subject property (RR10) is consistent with the Rural Residential General Plan designation (RR10). 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. It can be insinuated that this project could promote diverse recreational, leisure and cultural opportunities for Mendocino County. Therefore, this project supports the Goal DE-15 of the Mendocino County General Plan

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

The project site is supplied with electrical power from the local electrical power company. Access is from Burke Hill Road, which is a County maintained road (CR 140). The site plan (See attachment D) indicates that on-site parking will be provided on a portion of the property near to the existing horse arena. Entering and exiting the parking area will be via the existing driveway. Based on the projected maximum number of attendees of 400, staff utilized Section 20.180.030(H) of the Mendocino County Zoning Ordinance to calculate that the use would require a total number of parking spaces at 40, This requirement is reflected in the conditions of approval. The site does not have storm water drainage facilities installed, nor does Burke Hill Road. The project site has a septic tank for the existing residences along with a community water system serviced by the Willow County Water District for water supply. The applicant has indicated that portable toilet facilities will be provided during events to dispose of human waste. Conditions require that the applicant work with the Mendocino County Division of Environmental Health and the Building Inspection Division to obtain any required permits or approvals. With the incorporation of any potential agency conditions, this finding can be made.

- c. *That such use will not, under the circumstances of that particular case 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; provided, that if any proposed building or use is necessary of the public health, safety or general welfare, the finding shall be to that effect.*

The operation of a maximum of 10 events per calendar year for a maximum of 400 attendees would not constitute a nuisance to or be detrimental to the health, safety, peace, morals, comfort or general welfare to surrounding properties. A majority of the neighboring properties are approximately one acre in size and developed with residences. The project area is rural in nature and as conditioned, the project will not detrimentally affect the surrounding area. As such, it can be concluded that the holding of events at the project’s location would not be seen as detrimental to the neighborhood nor would it impact the public health, safety or general welfare of the area.

- d. *That such use preserves the integrity of the zoning district.*

Under the current zoning designation of Rural Residential (RR 10) the existing use of the property as a residence is a permitted use. The holding of events is a conditional use subject to the rules and regulations of MCC 20.168.020. Conditions of approval have been added that will preserve the integrity of the RR 10 zoning district by limiting the scope of the events and their possible impacts.

**3. Environmental Protection:** The project has been determined to be categorically exempt from CEQA per Section 15304 (e), Class 4, which allows “Minor temporary use of land having negligible or no permanent effects on the environment, including carnivals, sales of Christmas trees etc.”.

**4. Cultural Resources:** The proposed project will not have any adverse impacts on any known archaeological or paleontological resource. The proposed project entails the hosting of outdoor events. The total number of events is proposed to be at the maximum allowed by the Mendocino County Zoning Ordinance, which is five (5) events in any six (6) month period for a total of ten (10) events per year.

BE IT FURTHER RESOLVED that the Zoning Administrator hereby approves the Categorical Exemption. The Zoning Administrator certifies that the Categorical Exemption has been completed, reviewed, and considered, together with the comments received during the public review process, in compliance with CEQA and State and County CEQA Guidelines, and finds that the Categorical Exemption reflects the independent judgment and analysis of the Zoning Administrator.

BE IT FURTHER RESOLVED that the Zoning Administrator hereby grants the requested Administrative Permit, 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 Zoning Administrator 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 filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the ten working day appeal period to the Board of Supervisors has expired and no appeal has been filed with the Board of Supervisors.

*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: IGNACIO GONZALEZ  
Zoning Administrator

---

**EXHIBIT A**

**CONDITIONS OF APPROVAL**

**JULY 13, 2023**

**AP\_2022-0041 – YAZMIN MENDOZA-LOPEZ**

**APPROVED PROJECT DESCRIPTION:** Administrative Permit to host outdoor events and weddings for between 150 and 400 people. An existing horse arena would be utilized as an event venue. Event hours are to be from 8:00 a.m. to 11:00 p.m. Per Section 20.168.020(B) of the Mendocino County Zoning Code, the total number of events cannot exceed five (5) days in any six (6) month period.

**CONDITIONS OF APPROVAL:**

**General**

1. This action shall become final on the 11<sup>th</sup> day following the decision unless an appeal is filed pursuant to Section 20.208.015 of the Mendocino County Code. The permit shall become effective after the ten working day appeal period to the Board of Supervisors has expired and no appeal has been filed with the Board of Supervisors.
2. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Title 20 of the Mendocino County Code unless modified by conditions of the use permit.
3. This permit authorizes five (5) events in any six-month period per year for a maximum of ten (10) events per year. The maximum number of guests is not to exceed 400 attendees at any one time.
4. 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 13, 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.**
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. The applicant shall secure all required building permits for the proposed project as required by the Building Inspection Division of the Department of Planning and Building Services.
8. This permit shall be subject to revocation or modification by the Zoning Administrator upon a finding of any one or more of the following grounds:
  - a. That the permit was obtained or extended by fraud.
  - b. That one or more of the conditions upon which the permit was granted have been violated.
  - c. That the use for which the permit was granted is conducted in a manner detrimental to the public health, welfare or safety, or is a nuisance.
  - d. Any revocation shall proceed as specified in Title 20 of the Mendocino County Code.

9. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit boundaries are different than that which is legally required by this permit, this permit shall become null and void.
10. 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.
11. The perimeter of the site shall be clearly identified and shall be posted to limit access beyond the approved event and parking area sites.
12. The applicant shall obtain an Outdoor Festival Permit from the Treasurer-Tax Collector's Office prior to an event. Said permit shall be reviewed and approved by the Mendocino County Sheriff's Department. Any terms or conditions of the Outdoor Festival Permit shall become a condition of this permit.
13. No permanent signs advertising the site or event are authorized by this permit.
14. The applicant shall develop and submit an acceptable short notice cancellation protocol for the event to the Department of Planning and Building Services.
15. Vehicles shall not drive over or park on an existing or replacement leach field.
16. It is the intent of this condition to provide some reasonable flexibility and that the applicant and the responsible agencies be authorized to work together to "fine tune" the conditions of this entitlement to provide a quality event for all concerned. Any significant issue that may arise, that cannot be resolved through mutual agreement, or any issue that may cause significant public concern in the opinion of the Director of Planning and Building Services, will cause a revocation/modification hearing, at the applicant's expense, in order to provide public input.
17. The use of food and beverage packaging made from expanded polystyrene foam (more commonly known as Styrofoam, a trademarked name) shall be prohibited by Retail Food Establishments or Food Providers (definition found in Mendocino County Code Chapter 9.42). No establishment or provider may sell, hand out, give away, distribute or otherwise make available for public or customer use, prepared food in disposable food service ware that contains polystyrene foam.

#### Department of Transportation

18. Prior to the commencement of events associated with this entitlement, a commercial driveway approach onto Burke Hill Drive (CR 140) shall be constructed in accordance with Mendocino County Road and Development Standards No. A51B, or as modified by the permit holder and approved by Department of Transportation staff during field review, to be paved with asphalt concrete or comparable surfacing to the adjacent road. Concrete driveways shall not be permitted.
19. The permit holder shall obtain an encroachment permit from the Mendocino County Department of Transportation for any work within the County rights-of-way.
20. Parking shall be permitted only in designated parking areas, as shown on the applicant's Event Site Plan.
21. A minimum of forty (40) on site parking spaces shall be designated during events, as per Section 20.180.030(H) of the Mendocino County Zoning Code.

#### Air Quality

22. Any stationary on-site internal combustion engines over 50 horsepower (i.e., larger power generators or pumps) may require a permit from the Air Quality Management District, depending

on fuel source and level of operation. Rental equipment may require notification to the District. The applicant/owner shall contact the District to determine whether it's necessary to obtain a permit.

23. All grading activities must comply with District Regulation 1 Rule 430 regarding fugitive dust emissions.
24. Proper dust control measures shall be implemented for the unpaved traffic areas and along the internal roadways during events.

#### Cultural Resources

25. In the event that archaeological resources are encountered on the site, further disturbance in the immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code relating to archaeological discoveries have been satisfied.

#### Noise

26. All musical events shall only be held between the hours of 4:00 p.m. and 10:00 p.m.
27. Air horns are prohibited.

#### Lighting

28. Outdoor lighting shall be directed and shielded to prohibit light from being cast beyond the property boundaries. Lighting shall be turned off or focused on very specific areas (e.g., bathrooms, medical station, and stage) between sunset and sunrise so as to avoid any impact to off-site residences.

#### Public Services

29. The project site shall be cleaned of all litter within two weeks following the event and the site shall be restored to pre-event conditions.
30. The applicant shall demonstrate to the Division of Environmental Health (DEH) that adequate water, sanitation and solid waste facilities will be provided as determined by the Division of Environmental Health, including, but not limited to:
  - a. Provide for at least 1 (one) portable toilet for every 100 people. Provide at least one (1) hand wash pedestal for every ten (10) portable toilets. Hand wash pedestals shall be located adjacent to the portable toilets. Toilets shall be placed throughout the site at convenient locations to discourage guests from using the surrounding area as a human waste receptacle.
  - b. Provide for a minimum of 1 (one) 32 gallon trashcan for every 50 people. Trashcans shall be placed throughout the project site at convenient locations to discourage guests from littering and shall be emptied as necessary to ensure trash doesn't overflow.
  - c. All portable toilets, hand wash pedestals and trash containers shall be serviced and/or collected frequently so as to not create a health hazard. All liquid waste and trash/garbage shall be removed from the event site and taken to approved disposal sites.