



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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Hearing Date: April 21, 2022

To: Humboldt County Planning Commission

From: John H. Ford, Director of Planning and Building Department

Subject: **Mateel Community Center, Inc.**
Reggae on the River – 2022 Special Events
Conditional Use Permit Modification
Record Number: PLN-2021-17653
Assessor's Parcel Number(s): 033-271-005, 033-271-007, 053-020-011
Cooks Valley Area

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Please contact Steven Lazar, Senior Planner, at (707)268-3741 or by email at slazar@co.humboldt.ca.us, if you have any questions about the scheduled public hearing item.

Meeting Date	Subject	Contact
April 21, 2022	Modification of Conditional Use Permit and Special Permit	Steven Lazar

Project: A modification to an approved Special Event Use Permit (CUP-12-17 / SP-12-030) authorizing operation of the Reggae on the River Music Festival (ROTR) for a period of five (5) years (2018-2022). A three-day event featuring live music and on-site camping at the property known as “French’s Camp”, it is held annually during the first weekend of August. The event was not held in 2019, 2020, and 2021. The requested modification seeks permission to operate two (2) two-day events in lieu of the annual 3-day camping event. Both events are proposed to occur exclusively from the neighboring County Line Ranch property (formerly Dimmick). Events proposed for 2022 include the annual Summer Arts & Music Festival to be held on June 18th and 19th and the Harvest Hangout, to be held on October 1st and 2nd. Daily attendance at both events will not exceed 4,000 persons and on-site camping will be restricted to staff, vendors, volunteers, artists, and guests of the property owners (maximum 400 persons). Parking for a maximum of 2,000 vehicles is expected to be needed and is available on the property. All events will feature daily live music, starting around 10am and finishing by midnight. Portable toilets and hand wash stations will be provided for event attendees. Traffic control measures will be implemented along Highway 101 consistent with those used during similarly sized events at this location. Potable water for the ranch comes from a well located on the eastern side of the property which is stored in one (1) 50,000-gallon water storage tank. Stored water from this tank will be used to supply water for both proposed events, which are not expected to require more than 10,000 gallons total.

Project Location: The project is located on the County Line Ranch (formerly Dimmick), which is located north of Piercy in the Cooks Valley area, approximately 450 feet east of the intersection of Highway 101 and Cooks Valley Road, on the property known as 240 Cooks Valley Road. It is composed of approximately 170 acres of land, 40 acres of which are located in Mendocino County.

Present Plan Designations: APN 033-271-005 - Residential Agriculture - 5 - 20 Acres per Dwelling Unit (RA 5-20); APN 033-271-007: Timber Production - 160 to 20 acres per dwelling unit (T) and Industrial, Resource Related (IR); as designated in the 2017 Humboldt County General Plan.

Present Zoning: APN 033-271-005: Unclassified (U); APN 033-271-007: Agriculture Exclusive (AE) and Timber Production Zone (TPZ).

Assessor Parcel Numbers: 033-271-005, 033-271-007, 053-020-011

Prior Case Numbers: CUP 12-017MM, SP 12-030MM
Prior Application No.: PLN-2019-15401

Application No.: PLN-2022-17653

Applicant

Mateel Community Center
 President: Pleasure Strange
 P.O. Box 1910
 Redway, CA 95560
 (707)923-3368
pleasure@mateel.org

Owner(French’s Camp)
 Arthur Candice Tr
 44606 Silver Spur Trail
 Ahwahnee, CA 93601
 (707) 822-0597

Owner(County Line Ranch)
 Duncan Ley
 Outraged Orangutan LLC
 2209 Polk Street
 San Francisco, CA 94109

Agent

Shiloh Croybaker
 P.O. Box 1910
 Redway, CA 95560
 (707)923-9233
shiloh@mateel.org

Environmental Review: An Environmental Impact Report (EIR) was certified for the original project in 1992 (SCH 92-033305). A Supplemental EIR was certified for revisions to the project in 2005 and 2008 (SCH 92-033035). A second Final Supplemental Environmental Impact Report (FSEIR) was certified for the project on January 3, 2013 (SCH #2012082108) and Addendums to the second supplemental EIR were prepared in 2018 and 2019. A new Addendum to the FSEIR (SCH #2012082108) has been prepared in concert with the current modification request.

Major Issues: Traffic, noise, water quality

State Appeal Status: Project is NOT appealable to the California Coastal Commission

Mateel Community Center, Inc.
Modification to the Conditional Use Permit and Special Permit

Application No.: PLN-2022-17653

Assessor's Parcel Numbers (APN): 033-271-005 and 033-271-007, 053-020-011

Recommended Commission Action:

1. Describe the application as a public hearing.
2. Request that staff present the project.
3. Open the public hearing and receive testimony.
4. Close the hearing and take the following actions:

A) Adopt the Addendum to the Final Supplemental Environmental Impact Report, make all of the required findings, based on evidence in the staff report and public testimony, and approve the modification to the conditional use permit and special permit as described in the Agenda Item Transmittal subject to the recommended conditions by adopting the Resolution of Approval in the staff report, and

B) Make all of the required findings, based on evidence in the staff report and public testimony, and set the attendance level for the 2022 events at 4,000 daily attendees subject to the recommended conditions by adopting the attached Resolution of Approval

Executive Summary

DISCUSSION OF PROPOSED PERMIT MODIFICATIONS

The project proposes modification of the approved Use Permit for the Reggae on the River (ROTR) music festival, in order to allow the following changes to the event:

1. Operation of two (2) two-day events in June and October instead of the one (1) permitted three-day event typically held in August (known as Reggae on the River)
2. Forgoing use of the French's Camp Site and exclusively using the County Line Ranch (formerly Dimmick) property for both events

Permitting Background – Reggae on the River at French's Camp

The first Reggae on The River concert was held by the Mateel Community Center at French's Camp in 1984. Initially a one-day event, after growing in popularity it was expanded to a 3-day weekend long festival featuring camping. Configuration of parking, camping, performance, and concessions areas has been consistently subject to change and tracks with increases and fluctuations in annual attendance levels. In 2006 the main concert and event infrastructure were moved to the 120-acre property known as the Dimmick Ranch (now County Line Ranch). The currently permitted version of the festival primarily uses the French's Camp site and was approved by the Planning Commission on January 3, 2013. The currently approved Conditional Use Permit and Special Permit (CUP 12-017, SP-12-030) initially allowed the annual concert event for five (5) years, from 2013 – 2017. In 2018, under a prior permit modification request the Commission authorized extending the term of the permit through 2022. The permit includes a variety of



Conditions of Approval designed to address potential impacts from festival. Key among the permit conditions is the requirement that the permittee hold a post event community meeting and submit an annual monitoring report for review and consideration by the Planning Commission. Under the terms of the permit, the Commission has the authority and responsibility to set the attendance levels for each year's festival, and ordinarily does so during review of the report for the preceding year's event. The permit last appeared before the Planning Commission in 2019. During the hearing set the attendance levels for the 2019 event at 9,000 persons and approved a second permit modification authorizing use of the County Line Ranch for auxiliary parking, inclusion of a cannabis vending and consumption area, and erection of a stage and late night music area. The 2019 was scheduled to be held by High Times Productions but ended up being cancelled. No events were held in 2020 or 2021.

Summary of current permit provisions

- allows operation of a 3-day event (Reggae on the River) during the first weekend in August.
- The permit is set to expire at the end of 2022. A separate application to extend the permit term and authorize additional events is forthcoming but is not being presented for consideration at this time.
- In recent years, the French's Camp property has served as the principal area for concerts, camping, concessions, parking, and related activities. The County Line Ranch (formerly Dimmick Ranch) is approved for use as an auxiliary parking area for 2500 vehicles.
- The permit allows operation of a cannabis vending and consumption area.
- Operation of a Late-Night Music Area operating from midnight to 4am was approved in 2019
- The approved Special Permit allows development within the Streamside Management Area and Buffer, which consists of seasonal installation of a flat car bridge crossing of the South Fork of the Eel River. The majority of event-related activities and infrastructure at French's Camp are situated on the east side of the river.
- Though authorized to occur, events were not held in 2019, 2020, and 2021.

Requested modifications to Permit

- The applicant is seeking permission to operate two (2) two-day events in lieu of the annual 3-day camping event.
- Events proposed for 2022 are:
 - the annual "Summer Arts & Music Festival" (SAMF) to be held on June 18th and 19th
 - the "Harvest Hangout" (HH), to be held on October 1st and 2nd.
- Both events are proposed to occur exclusively from the neighboring County Line Ranch property. The French's Camp property will not be used (the seasonal bridge will also not be installed)
- Both events will feature daily live music, starting around 10am and finishing by midnight.
- Daily attendance at both events will not exceed 4,000 persons and on-site camping will be restricted to staff, vendors, volunteers, artists, and guests of the property owners (maximum 400 persons).
- Parking for a maximum of 2,000 vehicles is expected to be needed and is available on the property.
- Portable toilets and hand wash stations will be provided for event attendees.
- Traffic control measures will be implemented along Highway 101 consistent with those used during similarly sized events at this location.
- Potable water for the ranch comes from a well located on the eastern side of the property which is stored in one (1) 50,000-gallon water storage tank.
 - Stored water from this tank will be used to supply water for both proposed events, which are not expected to require more than 10,000 gallons total.

Other events already authorized to occur at the County Line Ranch property

- The County Line Ranch is already authorized to host 2 other events under a separate Conditional Use Permit (CUP-04-38MMMMMM) from Humboldt County. The two other events are:
 - A three-day event during the third weekend in July (Northern Nights)
 - A one-day event during the weekend closest to July 4th or Labor Day
- Northern Nights also requires a separate Use Permit from Mendocino County because live music and camping occur within Mendocino portions of the ranch as well as the neighboring Bowman property
- The one-day event occurs exclusively within Humboldt County

The following chart summarizes past & present event information and locations:

#	EVENT	PERMITTEE / OPERATOR	HUMBOLDT PERMIT	ORDINARY VENUE (last 5 years)				2022 VENUE	2022 DATES	TOTAL #			
				(BEN) Benbow Lake SRA	(FC) French's Camp	(CLR) County Line Ranch	(BOW) Bowman			days	camping	attendance	vehicles
1	Summer Arts & Music Festival	Mateel Community Center	Application PLN-2022-17653	x				CLR	6/18, 6/19	2	400	4000	2000
2	Northern Nights	Northern Nights Music Group LLC	CUP-04-38MMMMMM			x	x	CLR / BOW	7/15, 7/16, 7/17	3	6400	8000	3000
3	Reggae on the River	Mateel Community Center	CUP-12-017MMM		x			N/A	N/A	3	4000	9000	5000
4	Cannablessfest	Proper Wellness Center	CUP-04-38MMMMMM			x		CLR	9/4	1		3000	1200
5	Harvest Hangout	Mateel Community Center	Application PLN-2022-17653	N/A	N/A	N/A	N/A	CLR	10/1, 10/2	2	400	4000	2000
			PROPERTY OWNER	Cal State Parks	Arthur Family	Outraged Orangutan	Conrad Bowman						

Summer Arts & Music Festival / Humboldt Harvest 2022 – event footprint(s)



Summary & Analysis

The proposed modifications to the permit being requested can be supported for a number of reasons. As detailed above, both the County Line Ranch and French's Camp properties are equipped with adequate infrastructure (water systems, access roads, parking, and camping facilities) and have a history of successfully hosting comparable events. The Summer Arts & Music Festival has been held in Southern Humboldt for over 40 years. The event has primarily occurred at the Benbow State Recreation Area but has not occurred in recent years due to COVID related public assembly restrictions imposed at State Park facilities. Relocation of the event to the County Line Ranch is not expected to result in new or additional impacts as the venues are less than 5 miles away from each other and primarily separated by Richardson Grove State Park. Keeping the event in a similar area of the county will help reduce the distance traveled by event attendees and confines traffic-related event impacts in the same general area. Approval of the changes requested is consistent with past approved modifications to the permit. The Conditions of Approval which remain relevant will continue to effectively prevent or minimize potential environmental impacts. The Mateel have extensive experience holding successful events at both locations and have submitted an operations plan which addresses operational protocols and procedures customary to holding events at the County Line Ranch.

STAFF RECOMMENDATION

Based on the successful operation of the event in past years, on-site inspection and monitoring provisions, required mitigation measures, as well as a review of Planning Division reference sources and comments from referral agencies, the Department believes that the applicant has submitted evidence in support of making all of the required findings for approving the proposed modification to the Conditional Use Permit and Special Permit, and setting the attendance level at a maximum of 4,000 daily persons for the 2022 events. Therefore, staff recommends that the Commission approve the proposed modification and adopt the Resolution included in this report, pursuant to findings included, and subject to the recommended conditions of approval herein.

Alternative: The Planning Commission could choose to deny the modification request or continue the item further into the future to provide the applicant and staff time to address potential questions or concerns. This alternative should be implemented if your Commission is unable to make one or more of the required findings. Planning Division staff is confident that the required findings can be made. Consequently, staff does not recommend further consideration of this alternative.

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 22-
PLN-2022-17653**

Makes the required findings for waiver of the annual report, setting attendance levels for the 2022 events, certifying compliance with the California Environmental Quality Act and conditionally approves the *Reggae on the River* Conditional Use Permit modification, sought by Mateel Community Center, Inc.

WHEREAS, on January 3, 2013 the Planning Commission approved a Conditional Use Permit and Special Permit (CUP 12-017, SP-12-030) to allow the annual *Reggae on the River* concert events for each year from 2013 – 2017; and

WHEREAS, on June 21st, 2018 the Planning Commission approved a second modification to the Conditional Use Permit and Special Permit, allowing the festival to occur for an additional five years from 2018 through 2022; and

WHEREAS, on May 2, 2019 the Planning Commission set the attendance levels for the 2019 event at 9,000 persons and approved a second modification to the Conditional Use Permit and Special Permit, allowing the following changes to the event: 1. Parking of up to 2,500 vehicles at the County Line Ranch instead of using previously authorized off-site parking areas at Benbow and Richardson Grove RV Park and Campground; 2. Erection of a stage and Late Night Music Area at Center Beach operating from midnight to 4am during each night of the festival; and 3. Establishment and operation of a cannabis vending and consumption area (Cannabis Village); and

WHEREAS, conditions of approval for the CUP require submittal of a report by December 31st of each year discussing that year's concert; and

WHEREAS, conditions of approval for the CUP require the report include comment letters from the California Highway Patrol, CalTrans and the other agencies commenting on the EIR and reporting on the efficacy of the mitigation measures, identifying any refinements to the mitigation needed for the event the following year, and setting the attendance levels within the range set by the approved Conditional Use Permit, and

WHEREAS, conditions of approval also require explicit Planning Commission approval for requests to increase attendance levels from the previous year; and

WHEREAS, conditions of approval allow the attendance to range from a low of 6,000 ticket sales plus 2,000 personnel (8,000 persons total) to a maximum of 8,000 ticket sales plus 2,500 personnel (10,500 persons total); and

WHEREAS, the review of the annual report is not subject to environmental review pursuant to the California Environmental Quality Act (CEQA); environmental review for the project was completed on January 3, 2013 with the certification of a Supplemental Environmental Impact Report (SCH 2012082108); and

WHEREAS, as no event was held during the past three years (2019, 2020 and 2021) submittal and review of the annual report ordinarily submitted is not necessary; and

WHEREAS, on March 9, 2022 the applicant submitted an application requesting modification of the approved Conditional Use Permit and Special Permit to allow the following changes to the event permit: 1. Operation of two (2) two-day events in lieu of the annual 3-day camping event

with a daily attendance limit of 4,000 persons; 2. Forgoing use of the French's Camp property and instead hosting all events on the County Line Ranch property (APN 033-271-007); and

WHEREAS, the County Planning Division reviewed the submitted application and evidence and referred the application and evidence to involved reviewing agencies for site inspections, comments and recommendations; and

WHEREAS, the County Planning Commission certified a Final Environmental Impact Report for an earlier version of the project in 1992 (SCH 92-033035); and

WHEREAS, the County Planning Commission certified Final Supplemental Environmental Impact Reports for earlier versions of the project in 2005 and 2008 (SCH 92-033035); and

WHEREAS, the Planning Commission certified a second Final Supplemental Environmental Impact Report (FSEIR) for the project on January 3, 2013 (SCH #2012082108); and

WHEREAS, the current project is subject to environmental review pursuant to of the California Environmental Quality Act (CEQA) and an Addendum to the second FSEIR (SCH #2012082108) has been prepared; and

WHEREAS, Attachment 2 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the Conditional Use Permit and Special Permit Modification for the proposed changes to the project, Application Number PLN-2022-17653;

WHEREAS, a public hearing was held on the matter before the Humboldt County Planning Commission on April 21, 2022.

NOW, THEREFORE, be it resolved, determined, and ordered by the Planning Commission that:

1. The Planning Commission has determined that waiver of the Annual Report is appropriate given the absence of events during the intervening years since the Commission last reviewed the project.
2. The Planning Commission sets the maximum attendance level for the 2022 events (Application Number PLN-2022-17653) at 4,000 total persons. This limit includes all attendees: ticket holders, performers, staff and volunteers.
3. The Planning Commission makes the findings found in Attachment 2 of the Planning Division staff report for the requested modifications to the Conditional Use Permit (CUP-12-017), based on the submitted evidence, including agency comments and support, and subject to the amended conditions of approval for the permit, as modified.
4. The Planning Commission approves the Addendum to the second FEIR found in Attachment 4 as required by Section 15074(b) of the CEQA Guidelines, and finds that there is no substantial evidence that the proposed project will have a significant effect on the environment.
5. The findings in Attachment 2 of the Planning Division staff report support approval of Application Number PLN-2022-17653 based on the submitted evidence and public testimony received, including agency comments and support.
6. The requested Conditional Use Permit Modification for Application Number PLN-2022-17653 is approved as applied for as recommended and conditioned in Attachment 1.

DECISION

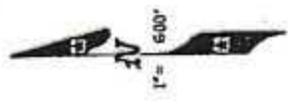
Adopted after review and consideration of all the evidence on **April 21, 2022**.

The motion was made by Commissioner ____ and seconded by Commissioner ____.

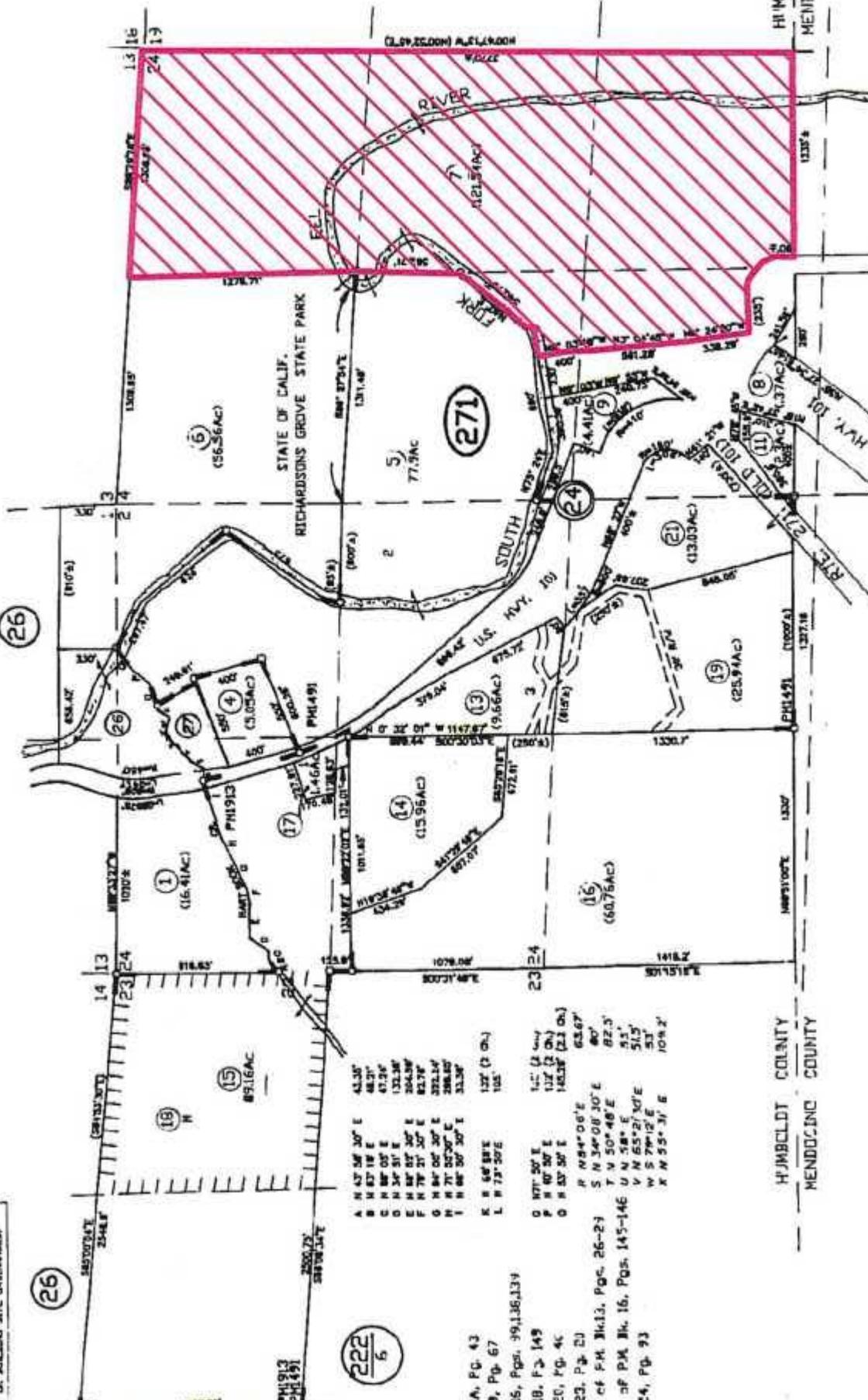
AYES: Commissioners:
NOES: Commissioners:
ABSTAIN: Commissioners:
ABSENT: Commissioners:
DECISION:

I, John Ford, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above entitled matter by said Commission at a meeting held on the date noted above.

John Ford
Director, Planning and Building Department



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ASSESSOR'S PARCEL MAP

1. THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR ANY ERRORS OR OMISSIONS.
2. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LUT-27121 OF BUILDING SITE ORDINANCES.

- A N 47° 56' 30" E 43.35'
- B N 87° 18' E 48.31'
- C N 88° 05' E 47.25'
- D N 34° 51' E 133.58'
- E N 88° 55' 30" E 224.58'
- F N 79° 31' 30" E 82.78'
- G N 84° 06' 30" E 222.54'
- H N 71° 50' 30" E 228.80'
- I N 88° 50' 30" E 31.58'
- K N 84° 58" E 122' (2 ch.)
- L N 73° 50" E 102'
- O N 70° 50" E 122' (2 ch.)
- P N 53° 50" E 140.33' (21 ch.)
- R N 88° 00" E 63.67'
- S N 34° 08' 30" E 82.3'
- T N 50° 48" E 82.3'
- U N 58° E 33.1'
- V N 65° 27' 30" E 51.5'
- W S 78° 12" E 33.1'
- X N 55° 31' E 104.2'

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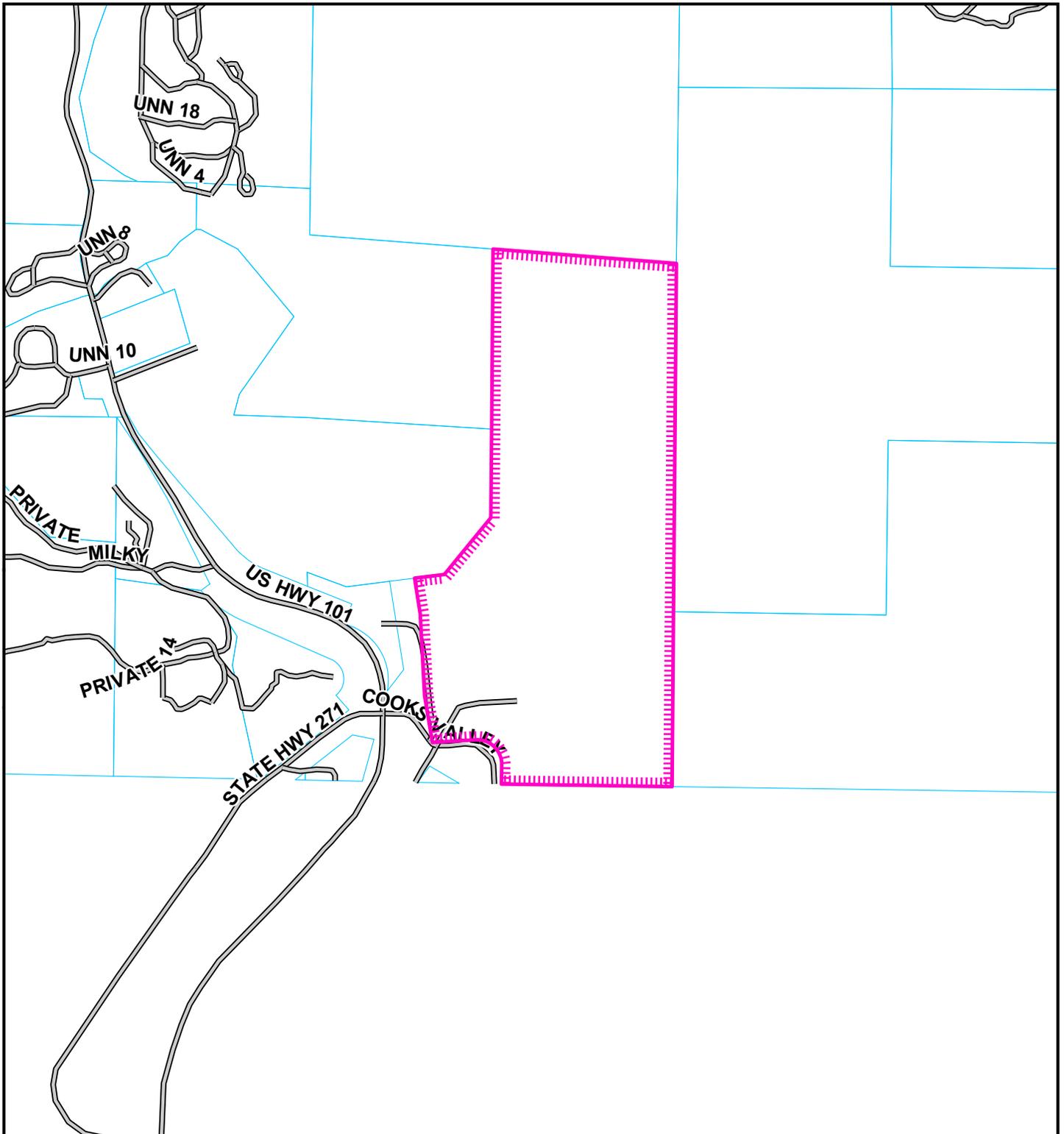
- M.S. Blk. 1A, Pg. 43
- R.S. Blk. 9, Pg. 67
- R.S. Blk. 15, Pgs. 39,136,134
- R.S. Blk. 18, Pg. 149
- R.S. Blk. 20, Pg. 40
- R.S. Blk. 23, Pg. 20
- P.M. 1491 of P.M. Blk. 13, Pgs. 26-27
- P.M. 1913 of P.M. Blk. 16, Pgs. 145-146
- R.S. Blk. 24, Pg. 93

HUMBOLDT COUNTY
MENDOCINO COUNTY

HUMBOLDT COUNTY
MENDOCINO COUNTY

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 33, Pg.27
County of Humboldt, CA.



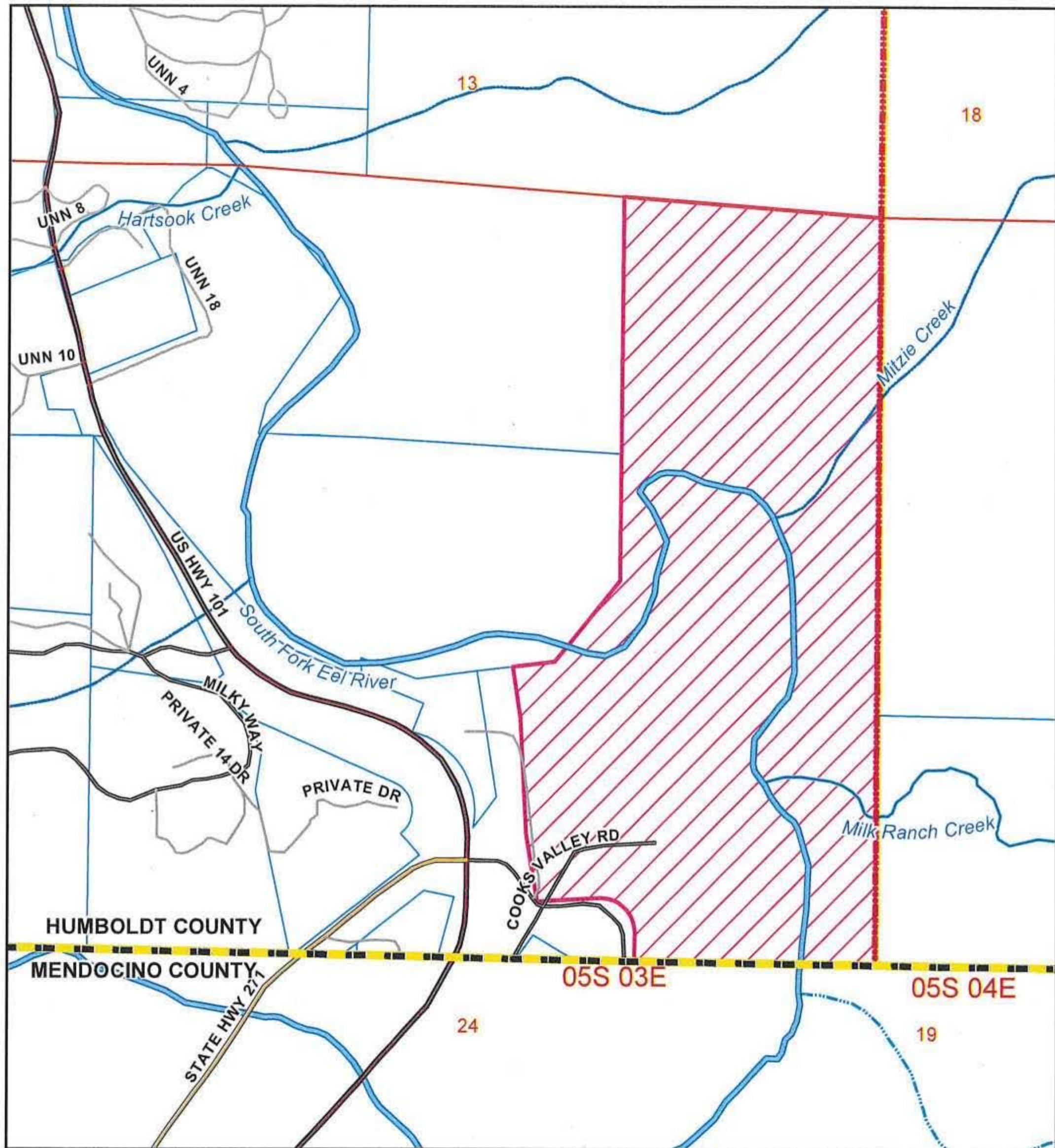
LOCATION MAP

**PROPOSED MATEEL COMMUNITY CENTER
 MODIFICATION
 BENBOW AREA
 PLN-2022-17653
 APN: 033-271-007
 T05S R03E S24 HB&M (Garberville)**

Project Area = 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



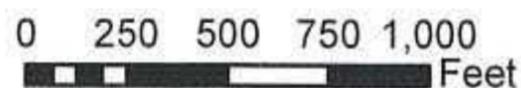


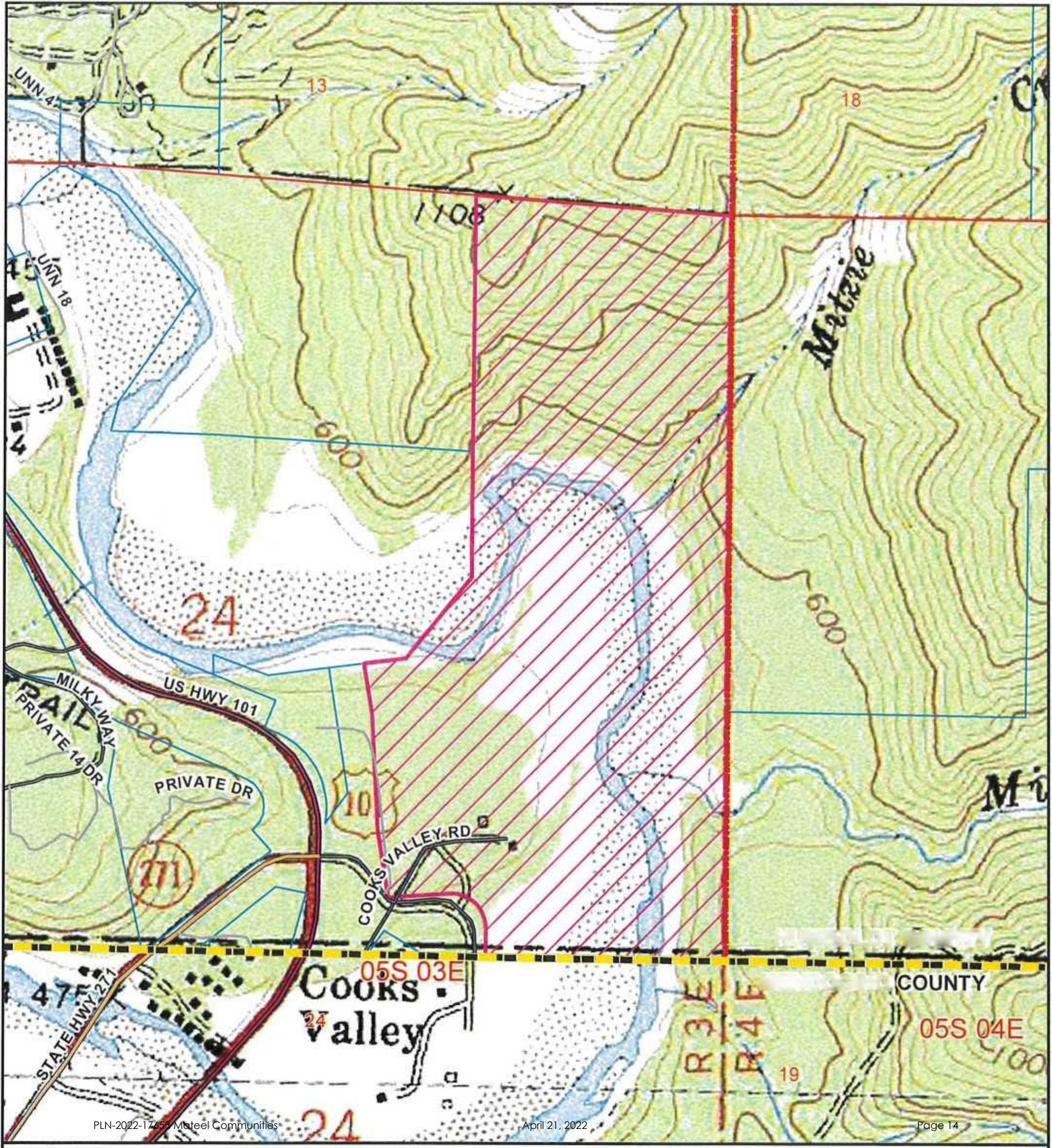
LOCATION MAP

**PROPOSED MATEEL COMMUNITY CENTER, LLC
 CONDITIONAL USE PERMIT MODIFICATION
 COOKS VALLEY AREA
 PLN-2019-15400
 APN: 033-271-007
 T05S R03E S24 HB&M (Garberville)**

Project Area = 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



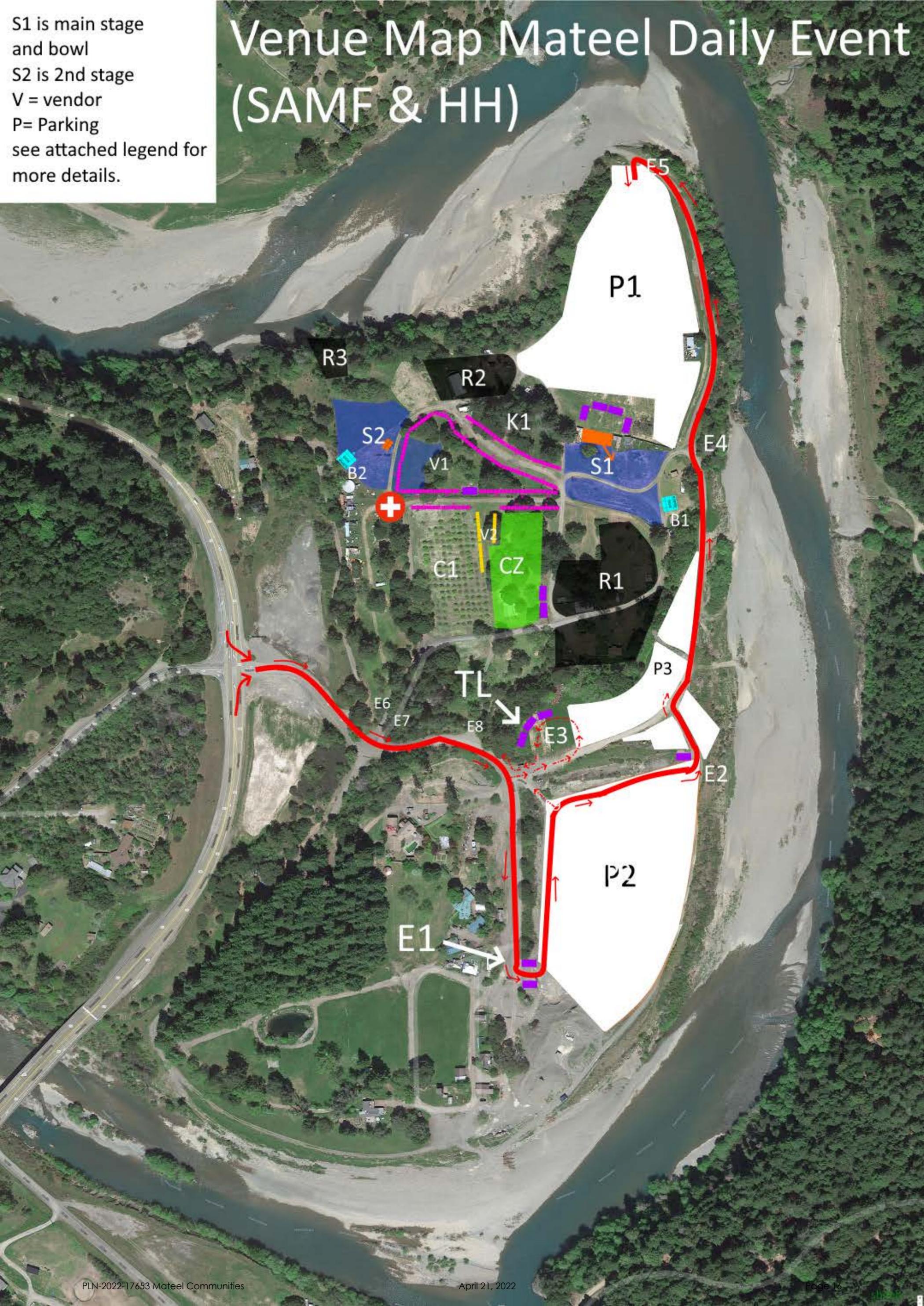




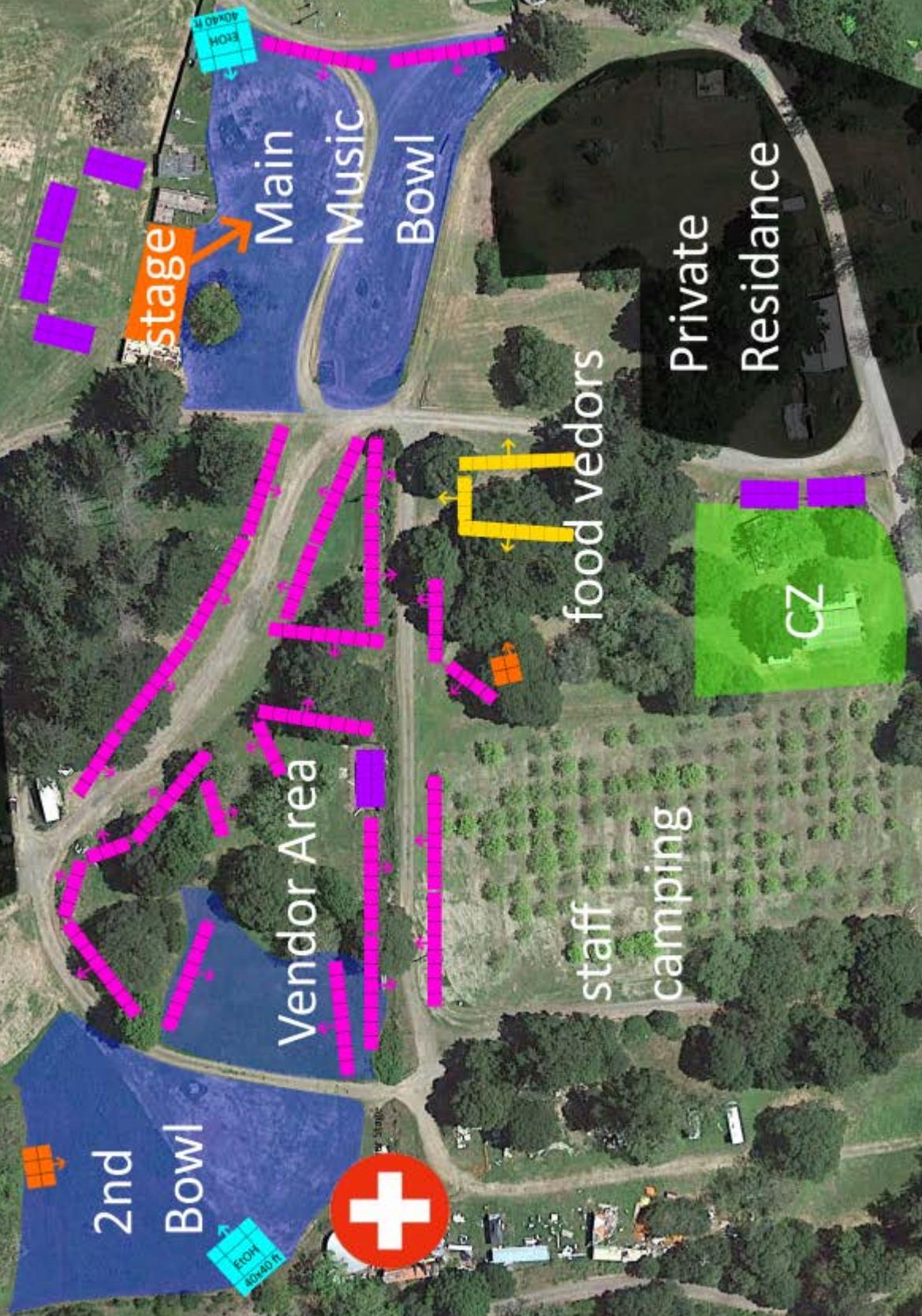
COUNTY
TY

Venue Map Mateel Daily Event (SAMF & HH)

S1 is main stage and bowl
S2 is 2nd stage
V = vendor
P = Parking
see attached legend for more details.



Venue Map Zoom Mateel Daily Event (SAMF & HH)



COMPARISON OF 2019 AND 2022 EVENT LOCATIONS

Reggae on the River 2019 – permitted event footprint



Summer Arts & Music Festival / Humboldt Harvest 2022 – proposed event footprint(s)



ATTACHMENT 1

RECOMENDED CONDITIONS OF APPROVAL

Approval of the Conditional Use Permit and Special Permit Modification and approval of the Annual Report is conditioned on the following terms and requirements.

1. Unless specifically modified below, all the conditions of approval, operational restrictions, mitigation measures and informational notes that applied to the original Conditional Use Permit and Special Permit continue to apply to this project (see Attachment 7 of this staff report).
2. The project shall be conducted in accordance with the approved 2022 Operations Plan and event mapping (found in Attachment 3).
3. The applicant shall obtain approval for a special events permit from the County Department of Public Works if required by that Department.
4. For each year of the event, the same trash management strategy in original condition of approval #8 shall be applied to all on and off-site parking areas.
5. For each year of the event, vehicle parking throughout the event, including off-site parking, shall adhere to the approved mitigation plan and the minimum requirements of CDFW provided below, which involves screening vehicles for leaking oil, parking suspect vehicles off the river bar and placing oil absorbing pads under the vehicles. CDFW shall be allowed to inspect all the parking areas after the event, and additional mitigation measures may be required pending the findings of the post event report. Use of active gravel bars for parking of vehicles is prohibited. However, camping and similar activities may occur in these areas. Other alternatives may be approved by the Planning Commission if the finding can be made that the alternative mitigation will have the same efficacy toward protecting the river from petrochemical contaminants from vehicles.

Minimum requirements of CDFW to allow parking ~~on active gravel bars~~ throughout each event include all of the following:

- A. *Dedicates staff to pollution prevention, both at the access point and follow-up within the venue for the duration of the event.*
- B. *Identifies "problem" vehicles (i.e. leaking, etc.) before they enter the venue.*
- C. *Intercepts "problem" vehicles that are leaking through either visual inspection, odor, and/or by asking the driver about the working condition of their vehicle.*
- D. *Quarantines vehicles that are known to be leaking by providing parking off the river bar.*
- E. *Creates Best Management Plan/Contingency Plan for leaking vehicles discovered within the venue, such as providing absorbent pads effective to contain leaks until proper disposal after the event.*
- F. *Dedicates staff for clean-up and remediation of spots/spills during and after the event.*
- G. *Reports the post clean-up findings to CDFW after each event.*

Lastly, CDFW requests the opportunity to evaluate river bar condition after each festival, at our discretion. Access will be coordinated with the designated Project Point of Contact.

6. Each year of the event, the applicant shall include in the annual report an analysis of the performance of each off-site parking area, describing the number of vehicles using the site, shuttle service, and movement of people between the off-site parking areas and the French's Camp site. The Planning Commission may disallow the use of any of the off-site parking areas based on the recommendations of the California Highway Patrol (CHP).
7. The applicant shall coordinate with law enforcement personnel from the Humboldt County Sheriff's office. This includes providing financial compensation for services rendered during any oversight and management of the event.
8. All executed contracts ensuring public health and safety shall be provided to the Planning Department at least two weeks prior to the 2022 event, including contracts for portable toilets, fire suppression equipment and personnel and law enforcement. Failure to present these executed contracts shall be grounds for the County to cancel the 2022 event.
9. All equipment necessary for public health and safety shall be on-site at least one day prior to the 2022 event. This equipment includes all the required portable toilets, fire suppression equipment and traffic safety assets.
10. Where required, on or before May 1 of each year of the event, the applicant shall obtain a Special Event Permit from the California Department of Parks and Recreation (CDPR). The applicant shall coordinate with visitor services staff from the North Coast Redwoods District. This requirement includes providing financial compensation for services rendered, facilities or land rented, and/or personnel overtime required during oversight and management of the event. A section regarding the CDPR Special Event Permit shall be included in all future post event reports, to document compliance with the conditions of the permit and identify any refinements needed to the event's operations plan to resolve issues with permit conditions that were noted the prior event year.
11. The 2022 Post Event Reports and Operations Plans shall include a section in the report with a comprehensive list of all other permits required by various agencies, and their status. Agencies include but are not limited to: The Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish & Wildlife, CalTrans, Cal-FIRE, California Highway Patrol, Humboldt County Public Works, Humboldt County Environmental Health, and California Department of Parks and Recreation.
12. Condition of Approval A3 found in Attachment 7 is hereby revised as follows:
 - A3. On or before May 1 of each year of the event, the applicant shall provide a letter from the following agencies stating they have no objections to the event being held that year:
 - Humboldt County Division of Environmental Health
 - Humboldt County Sheriff
 - CalTrans
 - California Highway Patrol
 - CalFire
 - Department of Fish and Game (DFG), and
 - Regional Water Quality Control Board
 - California Department of Parks and Recreation – North Coast Redwoods DistrictThese letters may be included in the annual report reviewed by the Planning Commission.

13. Conditions of Approval A18 and A19 found in Attachment 7 are hereby revised as follows:

A18. At least two weeks prior to the ~~2017~~ event:

- The applicant shall secure the required building permits for all structures associated with the event on the property; and
- Submit plans for the temporary bridge prepared by a registered professional for review and approval by the Building Division, and have the bridge installation inspected and documented in accordance with the approved plans by the registered professional and the Building Division; and
- Submit a water quality testing plan for sampling the South Fork Eel River at the site before, during and after the event that is prepared by a registered professional and includes the requirement that a qualified professional is to perform the water quality sampling and testing.

A19. Immediately following the ~~2017~~ event, the trash and recycling containers and portasans in the vicinity of the Grandfather Tree property shall be moved to the south end of the "Loop Lot" shown on the site plan or another location on the site that is further removed from adjacent properties.

14. Condition of Approval B1 found in Attachment 7 is hereby revised as follows:

B1. The project is subject to the following annual reporting and review requirements:

- a. By December 31st of each year, the applicant shall prepare and submit fifteen (15) copies of a post-event annual report discussing that year's concert. The annual report shall be reviewed at a public hearing by the Planning Commission, and shall include comment letters from the CHP, CalTrans, California State Parks, and the other agencies commenting on the DSEIR reporting on the efficacy of the mitigation measures, ~~and~~ identifying any refinements to the mitigation needed for the event the following year, and setting the attendance levels within the range set by the Plan of Operations. All costs to the County for the review of the annual report shall be paid by the applicant prior to May 1 of each year

15. Condition of Approval B2 found in Attachment 7 is hereby revised as follows:

B2. If the Mateel Community Center ceases to be the organization with primary responsibility for the event, the conditional use permit shall expire automatically, unless the new partner or party is operating in conjunction with and under the express written consent of the Mateel Community Center, the entity that holds the festival permit and is party to the site lease. The Planning Director shall have the authority to determine if the use permit has expired by operation of this paragraph. The Planning Director's determination shall be appealable to the Board of Supervisors.

16. To provide for adaptive management of the event, including control of unique issues which arise or are observed, the applicant shall perform and implement the following actions and protocols, which are designed to help insure the event is conducted in a way that avoids becoming a nuisance to neighboring land uses and residents.

A. The following measures shall be completed **at least two weeks prior** to the event:

- i. The applicant shall establish a number of channels for soliciting community feedback before and during operation of the festival, including but not limited to:
 - a. a dedicated local landline with voicemail, answering machine, or equivalent messaging service for receiving feedback, concerns, suggestions, and complaints.

- b. a dedicated email address for receiving feedback, concerns, suggestions, and complaints.
 - c. A dedicated staff person or team shall be designated and tasked with regularly monitoring communication received through these channels including:
 - 1. responding to / contacting reporting parties to acknowledge receipt of communication as well as discussion and development of ways to effectively address the issue; and
 - 2. coordinating implementation of adaptive measures to reduce, minimize, or resolve the issue(s) identified.
 - ii. Notification shall be provided to community members (including neighboring property owners/residents, and others). The notice shall include the festival dates and daily hours of operation and list the phone/email hotline where community members may ask questions, express concerns, or provide feedback related to the event. Notice shall be provided at minimum through the following means:
 - a. Flyers shall be posted and handbills left at community message boards and similarly appropriate locations in the Piercy, Cooks Valley, Benbow, and Garberville areas. Flyers should explain that the hotline will be monitored and used to respond to event-related questions and concerns from local residents.
 - b. Hotline information shall be included within event-related PSA's or paid announcements on local radio stations
 - iii. The email account and phone number shall be monitored during the festival as well as the 2-week period leading up to the event. At a minimum, monitoring of these channels shall be performed hourly during the festival and on a daily basis during the period preceding the first day of the event.
- B. The following measures shall be implemented **during** the event:
- i. To characterize and better understand noise levels from the event, a noise meter shall be used to measure and monitor noise levels at the boundaries of the Arthur property (APN 033-271-005) during each night of the festival (between 7pm and midnight). Noise measurements shall be collected at the property lines nearest each of the cardinal directions (north, south, east, and west) from the center beach area.
 - ii. The applicant agrees to adaptively manage concert noise throughout the course of the 2022 events, striving to incorporate measures which reduce, minimize, or resolve noise-related issues or similar concerns should complaints or other constructive feedback be received from community members during the festival. This includes but is not limited to: speaker or stage positioning, amplification levels, or other measures to limit or control noise.
- C. The following measures shall be implemented **following** the event:
- i. The 2022 post-event report shall include information discussing compliance with the requirements of this condition, including public outreach and input received, noise level measurements, and adaptive management measures taken.
17. Fire Department personnel shall patrol the Piercy Community immediately prior to and following the event, as well as during the event, as needed. Patrols shall inspect for evidence of hazardous activities, fires, or potential sources of ignition.

ATTACHMENT 2

Staff Analysis of the Evidence Supporting the Required Findings

Required Findings: The Zoning Ordinance, Section 312-17.1 of the Humboldt County Code (Required Findings for All Discretionary Permits) specifies the findings that are required to grant a Conditional Use Permit and Special Permit:

1. The proposed development is in conformance with the County General Plan;
2. The proposed development is consistent with the purposes of the existing zone in which the site is located;
3. The proposed development conforms with all applicable standards and requirements of these regulations; and
4. The proposed development and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare; or materially injurious to property or improvements in the vicinity.
5. The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law (the mid-point of the density range specified in the plan designation).
6. In addition, the California Environmental Quality Act (CEQA) states that one of the following findings must be made prior to approval of any development which is subject to the regulations of CEQA. The project either:
 - a) is categorically or statutorily exempt; or
 - b) has no substantial evidence that the project will have a significant effect on the environment and a negative declaration has been prepared; or
 - c) has had an environmental impact report (EIR) prepared and all significant environmental effects have been eliminated or substantially lessened, or the required findings in Section 15091 of the CEQA Guidelines have been made.

Standard of Review for the Annual Report

7. This annual review is being conducted pursuant to the Conditions of Approval for the Project Case No. CUP 12-017, SP 12-030 [COA #B(1) – Attachment 7]. These same conditions of approval authorize adjustments to the plan of operation to refine the application of the mitigation measures based upon the annual review and monitoring program [COA #A.9 – Attachment 7]. This review is also guided by the findings made in Finding #4 above.

Staff Analysis

1. General Plan Consistency

The following section identifies the evidence which supports finding that the proposed project modification is in conformance with all applicable policies and standards found in the 2017 Humboldt County General Plan.

Relevant Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Summary of Evidence
Land Use Designations §4.8.1 Timberland	To allow growing, harvesting and production of timber.	Portions of the festival grounds are located within the 100-year flood plain of the Eel River, surrounded by steep terrain with marginal productive soils and limited grazing potential. The portion of the site proposed for parking are flat and do not require grading or removal of vegetation. The site will be cleaned after the event, and during most of the year is available for timber production use.
Land Use Designations §4.8.1 Industrial, Resource Related	To allow for resource-related industrial processing of timber, agricultural, and mineral products in areas typically not served with urban services	Portions of the County Line Ranch are host to an existing gravel extraction operation, and will be unaffected by the off-site parking area located at the northern end of the property.
Flood Hazard, §14.4	Agricultural lands in floodplains shall be retained for agricultural uses.	Soils and slope are marginal for cropping, grazing or timber production. The project is a temporary use of the floodplain area for approximately 7 days/year, with minimal structural coverage that does not preclude agricultural use during remainder of year.
Fire Hazard, §14.4	Collaborative planning with local fire agencies and companies, CAL FIRE, and federal fire organizations on countywide fire prevention and response strategies.	The project site has a "high" fire hazard rating according to the General Plan Flooding and Fire Hazard Map. The applicant is required to provide fire prevention and protection measures as identified in the <i>Plan of Operations</i> . A detailed emergency plan containing checklists and direct contact information will be finalized following consultation with fire, medical, and law enforcement personnel, who are contacted at least 2 months prior to each event.

Relevant Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Summary of Evidence
Noise Hazard, §13.4	Protect persons from existing or future excessive levels of noise which interfere with sleep, communication, relaxation, health or legally permitted use of property.	The project involves the performance of amplified instrumental and vocal music. Exposure to attendees is voluntary and is not at severe levels. The orientation of the performance staging and speakers direct the amplified music away from the highway. Surrounding landforms (steep cliffs) serve to buffer and attenuate noise exposure off-site. Significant ambient noise levels pre-exist from traffic on Highway 101. The proposed modification to the permit includes holding two 2-day events instead of one 3-day event and relocation of the event from the French's Camp site to the County Line Ranch (formerly Dimmick) site. Both sites have a history of hosting festival type events featuring live music. Since this creates the potential for nuisance to residents and surrounding landowners, the project includes a Condition designed to provide for facilitate communication between dedicated event staff and concerned local residents and landowners. An email/phone hotline will be established and advertised 2 weeks prior to the festival and monitored by dedicated staff before and during the event. The Condition also requires the applicant to take noise measurements at the property lines, and agree to implement adaptive measures to reduce, minimize, or resolve the issue(s) identified, including but not limited to: changes to speaker or stage positioning, amplification levels, or other measures to limit or control noise.
Solid Waste, §10.5.3	Waste reduction, re-use and recycling programs should be implemented countywide on a continuous basis to achieve the maximum possible waste diversion rate.	The solid waste and recycling component of the <i>Plan of Operations</i> contains detailed specifications for the collection, storage, and proper disposal of solid waste and recyclable materials.

Relevant Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Summary of Evidence
Water Resources, §11.4	<p>Focus regulatory attention and educational efforts in specified watersheds where limited water supply or threats to water quality have potentially significant cumulative effects on the availability of water for municipal or residential water uses or the aquatic environment.</p> <p>New development not served by a public water system that seeks to rely upon surface water shall install water storage capable of providing 100 percent of the necessary water storage volume for the summer low-flow season (e.g. July-August-September).</p>	<p>The Environmental Mitigation and Monitoring Program component of the <i>Plan of Operations</i> contains detailed specifications for the layout of parking, camping, and other use areas adjacent to the South Fork Eel River. The event is structured and designed to avoid, prevent and/or intercept potential sources of water pollution before they enter the river.</p> <p>The Water component of the Plan identifies the water storage infrastructure used for the event. No water is drawn from the on-site well on the property beginning May 15 to ensure the project does not impact the nearby South Fork Eel River. County Line Ranch sources water from a well located on the eastern side of the property. The well water is pumped and stored seasonally before May into a 50,000-gallon storage tank on the northwest side and then distributed across the property. This tank will supply potable water for both Mateel events as well as a 1-day event during Labor Day weekend, and a portion of the water needed at the Northern Nights event in July. Total expected water usage for all events is 29,300 gallons.</p>
Sensitive and Critical Habitats, §10.3.3	To protect designated sensitive habitats.	<p>The subject parcel is located along the South Fork Eel River and adjacent to the Humboldt Redwoods State Park. Site visits by staff, DFW, US Fish and Wildlife Service, and US Army Corps of Engineers biologists and ecologists indicated that, provided the event is conducted in accordance with the approved <i>Plan of Operations</i>, no potentially significant impacts to sensitive habitats will occur as a result of this project. Conditions of approval require all the same mitigation measures be applied to the proposed events. Consultation with Fish & Wildlife has been performed and it was agreed that the changes proposed serve to lessen potential environmental effects since installation of the seasonal bridge is no longer required and parking of vehicles on the riverbar will not be occurring during this year's events.</p>

Relevant Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Summary of Evidence
Historical and Archaeological Resources, §10.6.3	Protection of cultural resources.	During review of earlier events, both the Northwest Information Center and the Public Works Department - Natural Resources Division indicated that there was a low possibility of historical resources in the area, and did not recommend further study. The proposed modifications to the event do not involve expansion of the festival footprint nor do they increase the amount of ground disturbance expected to occur. The County Line Ranch has been used periodically throughout the years for parking associated with the Reggae on the River Festival during earlier configurations of the event.

2. The proposed development is consistent with the purposes of the existing zone in which the site is located; and 3. The proposed development conforms with all applicable standards and requirements of these regulations. The following table identifies the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards in the Humboldt County Zoning Regulations.

Relevant Zoning Section(s)	Summary of Applicable Requirement	Summary of Evidence
AE Zone, HCC §314-7.1; TPZ Zone HCC §314-7.2	The AE and TPZ zoning of the property authorize residential, agricultural, and timber uses	The proposed modification of the Use permit to allow operation of the events from County Line Ranch property is temporary in nature and consistent with past and present use of the property under this and other events. It would therefore not conflict with or preclude other uses consistent with the purpose of these zones (agriculture and timber production).
Assemblages of Persons and Vehicles, HCC §314-62.1	Assemblages of persons and vehicles are allowed in any zone provided a Conditional Use Permit is secured and the use is consistent with the General Plan.	The existing permit was previously renewed for 5 additional years, through the year 2022, with continued requirements for event monitoring and post-event annual reports. Extension of the permit or issuance of a new permit (to enable special events beyond 2022) is neither proposed nor authorized at this time. A separate application requesting permission to continue holding events at CLR property is expected to be submitted later this year and will likely be brought before the Planning Commission in early 2023.
Off-Street Parking Requirements, HCC §314-109	Prescriptive requirements for the number, size and location of off-street parking spaces based upon building site footage and/or occupation.	Past use of the CLR site has demonstrated that it is capable of accommodating parking of 2,500 vehicles. It is expected that events planned for 2022 will have a maximum of 4,000 attendees and require parking of a maximum of 2,000 vehicles. Given that a ratio of 2.5 persons per car has been used in past years, the parking estimate can be viewed as conservative.

Relevant Zoning Section(s)	Summary of Applicable Requirement	Summary of Evidence
Streamside Management Area (SMA) Requirements, HCC §314-109 (New Site #3)	Encroachment into the SMA is allowed with a Special Permit where the length of the road within the SMA is minimized, and when it can be demonstrated that it would not degrade fish and wildlife resources or water quality, and that vegetative clearing is kept to a minimum.	No development within the SMA is proposed to occur this year. Because the French's Camp site will not be used for events in 2022, installation of the seasonal flat-car bridge is not required. Additionally, because the proposed events will have lower attendance levels, parking of vehicles on the river bar will not be needed. Tent camping is allowed to occur, provided no vegetation is removed.

4. Public Health, Safety, or Welfare

The submitted application contains evidence that the proposed project will not be detrimental to the public health, safety and welfare nor materially injurious to adjacent properties. All responding referral agencies have approved or conditionally approved the proposed project design. Additionally, the environmental impact report and Addendum provide substantial evidence that all the potentially significant environmental impacts of the project are reduced to less than significant levels. The project as proposed and conditioned is consistent with the general plan and zoning regulations and has been mitigated so it will not cause significant environmental damage.

5. Residential Density Target: The following table identifies the evidence which supports finding that the proposed project will not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
312-17.1.5 Housing Element Densities	The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law (the midpoint of the density range specified in the plan designation), except where: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.	The proposed project involves a site historically used for hosting the ROTR music festival and does not propose any new residences on the subject parcel. The festival site occurs on a property zoned AE and TPZ with a designated land use of T and IR. The parcel is not included in the Housing Inventory.

6. Environmental Impact

Section 15164 of the CEQA Guidelines allow addendums to be used in lieu of a supplemental or subsequent EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

A subsequent EIR, in accordance with Section 15162 of CEQA, was not required for this project because the proposed modifications do not require revisions to the previous EIR. There are no substantial changes occurring with respect to the circumstances under which the project is undertaken. There is no substantial increase in the severity of previously identified significant effects. Additionally, there is no new information of substantial importance, which was not known at the time and could not have been known with the exercise of reasonable diligence that would require a new or additional environmental review. The mitigation measures for the previously approved EIR are still applicable for this project and would continue to substantially reduce one or more significant effects on the environment. An Addendum has been prepared for the project and is included as Attachment 4. Attachment 5 includes links to where the original EIR (SCH 92-033035) and Supplemental EIR, and most recent Second Supplemental EIR (SCH #2012082108) have been posted online for review and reference.

ATTACHMENT 3

Applicant's Evidence In Support of the Required Findings

The applicant has submitted the following written evidence in support of making the required findings, and copies of relevant are attached.

- Completed application for a CUP Modification (on file)
- 2022 Operations Plan (attached)

Introductory Summary
Mateel Community Center
Events and Festivals at County Line Ranch 2022
Contact Shiloh@mateel.org 707-923-9233

This simple version of our plan reflects the addition of our specific dates and numbers and is not intended to detract from approved plans for ongoing events Northern Nights Music Festival or Cannabless Fest.

The Mateel Community Center is seeking to modify a conditional use permit to reflect changes for two currently held traditional local events. These two events and the corresponding modifications follow a common basic plan.

The Mateel's historic camping event Reggae on the River is returning to its alternate location, next door at County Line Ranch. In consideration of many factors we are refocusing this fair as a daytime use only event without public camping and pushing the date back to the first weekend of October. To avoid confusion with the public camping expectations associated with the name we are using the 'Harvest Hangout' as the working name of this event. This event represents a decrease in average onsite population and is expected to have a significantly smaller impact than our historic Reggae on the River.

Utilizing a nearly identical overall plan, we are seeking a modification to accommodate our 45th annual Summer Arts and Music Festival, also to County Line Ranch, scheduled for mid June. This family friendly craft fair event has most recently been held at Benbow State Park, which became untenable due to the Covid-19 pandemic. The relocation will reduce the impact on area resources and offers an overall better experience.

Both Harvest Hangout (HH) and Summer Arts and Music (SAMF) follow the same plan for traffic, parking, fire, medical, security, water, sanitation, highway control, law enforcement, site and emergency access, food and beverages, and other aspects with ratios and predictions adjusted slightly based on expected attendances.

Operations Plan
Mateel Community Center
Events and Festivals at County Line Ranch 2022
Contact Shiloh@mateel.org 707-923-9233

Purpose of this Document

This Operations Plan describes the planning and logistics required to produce two events that follow a very similar plan. The two daily events: Summer Arts & Music Festival (SAMF) and Harvest Hangout (HH), will be held in June and October respectively. Both are craft type fairs with music and peak attendance of 4000 people. All events will be held in compliance with the Conditional Use Permit and other permits issued by the County and involved regulatory agencies.

Location

The Project Site is known as County Line Ranch, which is located adjacent to and east of Highway 101 directly across from Highway 271 approximately 8 miles south of Garberville, CA. The address is 240 Cooks Valley Road. The Assessor's Parcel Number is 033-271-007. (Mendocino County entrance is APN 053-020-11.) The Site consists of approximately 121 acres. The South Fork Eel River runs through the entire site, which extends east of the river. Access to the Site is down Cooks Valley Road off Highway 101 across from highway 271.

Property Owner - Project Proponent - Agent

County Line Ranch is owned by Outraged Orangutan, LLC. The Project proponent and festival owner/ promoter is the Mateel Community Center LLC, a 501(c)(3) charitable nonprofit organization located in Redway, CA. The Mateel has a lease agreement with the Outraged Orangutan and has previously been granted several conditional use permits by Humboldt County. The Mateel has over 30-years of history hosting events at French's Camp and County Line Ranch, and over 10 years at the Benbow Lake State Recreation Area. These events are major fund-raisers for the Mateel Community Center, numerous local businesses, and a variety of nonprofits that participate.

Calendar:

Daily Event - Summer Arts and Music Festival (SAMF)

Weekend of June 18 & 19, 2022 and June near solstice thereafter

Daily Event - Harvest Hangout (HH)

Weekend of October 1 & 2, 2022 and beginning of October thereafter

Attendance:

Daily Events (SAMF & HH)

The daytime only (no general camping) event includes a peak capacity at County Line Ranch for 4000 attendees and 2,000 vehicles. Our historic numbers and the 2022 expected peak attendance is 3500 attendees with 1400 vehicles.

A population of less than 5% of the total capacity will be on-site up to two weeks before and two weeks after the event as build and strike crews. Event vendors and additional staff and volunteers will arrive Thursday and Friday before the event. It is estimated that a population of up to 20% of the total event capacity will be on-site by Friday evening consisting of Staff,

Volunteers, Vendors, Artist, VIPs and others not considered General Admissions. Peak attendance is expected on Saturday at around 2pm and a smaller peak around 6pm Saturday. 50% of attendees are expected to leave by 9 pm. The property will be swept of all General Admission just after midnight and less than 20% of the total population will remain, consisting entirely of those aforementioned non-General Admissions. Sunday attendance is expected to be approximately 70% of Saturday and will follow the same pattern. The Applicants are event management professionals and ensure that the number of individuals on-site will not exceed the capacity for which infrastructure can reasonably and safely support. Total attendance of the festival can be verified through wristband counts, box office cross-verification, parking fullness estimates, and on-site security.

Limited on-site camping will be available to staff, vendors, volunteers, guests of the property owners, and others not to exceed 10% of capacity.

Should the area reach capacity, as determined by staff or emergency personnel, advance signage on the Caltrans Encroachment Permit mandated CMS boards for both north and south bound traffic will read "EVENT SOLD OUT" and notifications posted through the event website, emails, social media, and local radio, indicating a sold out event.

Calendar Schedule Daily Events (SAMF & HH)

- **Six Week Before** First event of the season: (~May 1st) - Water system preparation; Site Infrastructure Projects.
- **Two Week Before** opening each event : Fencing, electrical, signage and general infrastructure setup.
- **Monday - Wednesday Before** Opening: Some Staff arrival
- **Thursday Before Opening**: Additional Staff and Volunteers working Friday Arrive.
- **Friday, day before opening**: Vendors arrive for setup mid-day, volunteers arrive.
- **Saturday Event Open** : Gates open at 9AM amplified music from 10 AM to Midnight
- **Sunday Event Open**- gates open 9 AM, amplified music from 10 AM to Midnight
- **Monday following the event** - Vendors and Volunteers depart, strike and cleanup begins
- Approximately **One week following** an no later than June 30th: strike and cleanup complete
- **Dec 31st** - Post Event Report Submitted to County

Hours of Operation Daily Events (SAMF & HH)

Friday:

- 10 AM -10 PM Staff Vendors and Volunteers site open hours.
- 10 PM site shutdown and sweep

Saturday and Sunday:

- 8 AM Staff, Vendors, and Volunteers setup.
- 9 AM Gates and Vendors Open
- 10 AM Music Begins
- Midnight Music Ends, Sweep of Property, Site Closes

Limited Camping - Daily Events (SAMF & HH)

These events (SAMF & HH) are primarily daytime events with at least 80% of attendees leaving the site when the grounds close each night. The remaining 20% permitted for onsite overnight consists of Staff, Volunteers, Vendors, Artist, VIPs and others not considered General Admissions. Camping will be provided on County Line Ranch. The planned on-site camping capacity is 2000 people in four areas. 50% occupancy is expected to be utilized. Historic, total capacity of this property (90% of which we do not plan to use) in this event's land use configuration is approximately 8,680 people in up to ten designated camping areas spread over more than 25 acres.

Parking - Daily Event (SAMF & HH)

The planned on-site parking capacity for this event configuration is approximately 1,930 vehicles in five designated parking areas.

Traffic Flow Daily Events (SAMF & HH)

The festival traffic flow, parking, and encroachment plans will be the same as previous years for events held at this location including the much larger (8,000 attendees) Northern Nights Music Festival Approved plan. The plan has been designed by the Applicant and Stop N Go Traffic and reviewed by Caltrans, Garberville CHP, and stamped by a licensed traffic engineer. The plan includes measures for required signage, CMS Boards, cones, light towers, in-and-out regulations, and cancellation procedures.

Thursday [2 days prior to the event)

The only traffic allowed on-site two days prior to the event will be vendors and staff, resulting in less than 5% of the total vehicle capacity on-site.

Friday [1 day prior to the event)

The only traffic allowed on-site the day before the event includes vendors and staff, resulting in approximately 20% of the total vehicle capacity on-site.

Saturday and Sunday [during the event)

Most of the traffic to the event will be paying attendees. The gates will open at 9:00 AM on Saturday. In the unlikely scenario for this smaller local event, there is a need to open the gates early for safety concerns, the Applicants will have staff in place to handle this, following any commands of on-site Garberville HighwayPatrol. Northbound traffic will use the right turn lane at the intersection of Highway 101 and State Route 271. Southbound traffic will use the left turn lane at the intersection of Highway101 and State Route 271. The Applicants utilize a thorough traffic plan implemented by an experienced traffic crew that has proven very successful during past events at the same location and for events many times this size. All vehicles will be directed to traffic lanes away from Highway 101 for processing.

As nearly all volunteers and staff will be already onsite, one main access point will be utilized by patrons to go through and be processed that can also support any additional volunteers, staff, performers or other attendees. An auxiliary parking lot and support staff, a temporary 'Check-In Lot', is located adjacent to the main access point to facilitate solving potential issues to avoid disrupting the flow through the main access point. Patrons must leave nightly leaving less than 20% of the population onsite.

Monday [day after the event)

The grounds will close no later than noon on the Monday following the event and it is estimated that 5% of the total vehicle capacity will remain on-site for clean up over the following two weeks.

Leaving.

During the event, attendees will be allowed to leave the event by vehicle at any time. Attendees will be prohibited from leaving the event as pedestrians, and this will be enforced by Mateel staff and on-site law enforcement.

Re-Entry: All reentry will be processed identically to single entry according to existing rules and hours of operation.

Public Safety

Contact with local law enforcement, fire agencies, and emergency response personnel will be made more than two (2) months prior to the event. Any warranted walkthroughs will be made during the week of the event. A briefing sheet will be supplied during the walkthrough with contact and schedule information for all on-site emergency personnel.

A detailed emergency plan will be finalized in conjunction with emergency providers to include fire, medical, law enforcement and evacuation procedures. The final plan will contain detailed checklists and direct contact information for use by security and safety personnel. The plan will be submitted to the Humboldt County Planning Division and Sheriff's Office at least two months before the commencement of the event. The Applicant has and will continue to coordinate with Humboldt and Mendocino County Sheriff's Offices, Piercy, Leggett, Briceland, and Garberville Fire Departments, CAL Fire, California State Parks, City Ambulance and Garberville CHP to ensure cross-county safety and clear emergency service provider communication.

Communications will be conducted through the use of radios, cell phones, and a land line in the event that cell phone reception is poor.

Emergency Medical Plan

An experienced medical service team will be contracted as the on-site medical care provider for the duration of the event. The ALS-staffed medical team will be available during event hours at an established medical tent accessible to anyone on-site. The team will consist of licensed E.M.T.'s, paramedics, M.D.'s, and nurses. Highly visible signage will identify the medical tent. All medical and security staff will communicate via radio with the command center. The Applicants will provide the identity and on-site contact information for medical team members at least 14 days prior to the event. Communication and transportation equivalent to Cal Fire dispatch will be on-site and available for any life-threatening emergencies. A helicopter landing area is available for emergency evacuation. Jerold Phelps Community Hospital in Garberville and City Ambulance will be notified of the event dates.

Security

Professional on-site security services will be contracted for periods before, during and after the event. An experienced security service provider will be used as a lead supervising company to organize and lay out security locations and protocols. This security team will police attendee activity, restrict access to off-limit areas, monitor the control of alcohol, and prevent illegal drug consumption. An additional security team will be contracted to monitor perimeter and off-site areas. It is estimated that approximately 20-40 security personnel will be contracted by the Mateel for Daily Events (SAMF & HH.)

Every attempt will be made to limit encroachment and trespassing onto neighboring properties including installation of temporary fencing around the site perimeter. The perimeter of the site will include fencing and posted signs restricting access to areas not used for camping and parking.

The Applicants will maintain contact with the emergency service providers before, during, and after the event, and are committed to responsible management practices and an open communication with local law enforcement. After the event, a post-event meeting open to community members will be held.

The security plan will be reviewed by Garberville CHP and the Humboldt Sheriff's Office and written correspondence with these agencies will be submitted to the Planning Division at least one month before the event.

Water Supply and Distribution

County Line Ranch sources water from a well located on the eastern side of the property. The well water is pumped and stored seasonally before May into a 50,000-gallon storage tank on the northwest side and then distributed across the property.

Expected water usage is 6,000 gallons for Cannabless Fest and 13,700 gallons for Northern Nights, both overnight camping events (CUP-04-38MMMMM). Our two proposed daytime only events (less than 10% camping) are expected to use less than 5,600 gallons for Summer Arts and Music Festival and 4,000 for Harvest Hangout. All events combined total 29,300 gallons or just under 59% of available capacity.

These calculations are based on 13,700 gallons measured Humboldt usage for Northern Nights, 2 gallons per person camping for Cannabless Fest, and 1 gallon per person per day for the daily attendance events not including the bottled water for sale. See Table.

Predicted 2022 Water Usage at County Line Ranch

	Attendance	#		Water	Gallons
	Peak	Avg. Daily	# of days	Gal. / day	Event Total
SAMF	3500	2800	2	1	5600
HH	2500	2000	2	1	4000

Non Mateel Events utilizing water

NNMF	Used 13,700 actual measured gallons from Humboldt County	13700
Cannabless	Has a predicted total usage of 6000	6000

Total Gal.	29300
available storage	50000
Surplus gal.	20700
% extra	41.4%

The Applicants will work with each County's respective environmental health department to ensure compliance of activities within each respective County. Water samples will be collected before, during and after the event at point of service, at the source, and in the areas along the Eel River both upstream and downstream from the events.

Potable water is treated in four steps: [1] at the point of service via a sediment filter, (2) a 5-micron carbon block filter, (3) a UV filter and [4] a 1 micron carbon filter, as directed by Humboldt DEH.

Sanitary Facilities

There will be up to 100 portable toilets (including ADA) placed around the venue by a licensed service provider, maintaining a 40-50 people per facility. Hand wash stations are provided wherever toilets are located and will exceed the minimum requirement of one wash station for every 10 toilets. Sewage will be disposed off-site at an approved disposal facility by the service provider.

Solid Waste Disposal and Recycling

A "Green Crew" will roam the event area and periodically empty the barrels at each station. Materials are taken to the recycling area to sort and store for disposal. Forty-yard dumpsters will be used for trash and large totes for recyclables. All collections are transferred to a permitted waste disposal facility or recycling center by a commercial hauler. Waste stations and recycling containers will be placed in strategic locations to discourage littering.

The "Green Crew" remains on-site for up to two weeks following the event, sorting recyclables from solid waste, picking up "microtrash" from the entire site, including the full length of the river bar and swimming areas.

Food Service

Food vendors in Humboldt County will be provided with hot and cold water by existing County Line Ranch water systems. Cooking will be done with propane gas supplied by each vendor. Solid waste will be disposed of in general waste receptacles, until a full analysis of composting regulations is completed. Liquid waste is disposed of into the onsite permitted greywater system.

All food vendors operating in Humboldt County will be subject to Humboldt County Division of Public Health operating standards and criteria.

Alcohol

Alcohol will be served from designated booths managed by Mateel staff in accordance with any non-profit regulations. All ABC rules and regulations apply and will be enforced. Attendees will not be allowed to bring their own alcoholic beverages into the concert area.

Craft Booths

There will be approximately 150 craft booths around the perimeter of the performance area and throughout the event grounds. Booths are mixed, for profit and non-profit organizations.

Waste Water Disposal

The Final Installation Report for the onsite greywater system and Enrollment Letter with the North Coast Regional Water Quality Control Board was completed in November of 2016. Greywater levels are monitored throughout the event and included in the annual post event reports.

Environmental Impacts and Monitoring

The proposed project incorporates mitigation measures in the project design to minimize environmental impacts as documented in the Environmental Impact Report and Supplemental Environmental Impact Report.

- Vehicles will be subjected to an "Impact Check" when arriving to look for leaking fluids, fireworks, and other prohibited items.
- Water quality (potable and river) will be monitored before, during, and after the event by a qualified water treatment operator.
- Noise levels will be monitored throughout the event.
- Dust will be controlled through the use of a water truck as necessary.
- No significant vegetation removal is required or proposed, other than for fire safety.

Event Cancellation Protocol

This is in case of a cancellation of an event for any reasons such as fire, earthquake, or any other occurrence that may harm the public. In case of event cancellation, there will be several methods used for notifying the public that the event is canceled and not to arrive at County Line Ranch.

Notification techniques include:

- Posting on event websites and social media outlets notifying the public of cancellation.
- Computerized message boards on Highway 101 notifying regional travelers of cancellation
- Targeted emails to all ticket holders with notification of canceled events.
- Local newspaper and radio advertisements.

Traffic Control Plan - Daily Attendance (SAMF & HH)

Traffic Control Start: Saturday at 8:00 a.m.

Traffic Control End: Monday at 1:00 a.m. (Sunday after midnight)

FRIDAY PRIOR TO EVENT

Access into the site on Friday Will be limited to staff, volunteers, vendors and early access patrons. No items shall be placed within the County road right of way without specific approval and issuance of an encroachment permit from the Department of Transportation. The permit will be available at the event site upon request.

Traffic Control on US 101

- Northbound traffic on US 101 will use the right turn lane at the intersection of US 101 and SR 271/Cook's Valley Road.
- Southbound traffic on US 101 will use the left turn lane.

Early Arrivals Information Campaign

- Unauthorized early arrivals shall be discouraged by prohibiting the line-up of cars along US 101 before the official gate opening to the public on Thursday.
- To discourage early arrivals, the following will be used:
 - o CMS signs on US 101 (See Map for placement)
 - o Information placed on the official event website
 - o E-mails sent to attendees, event organizers, sponsors, vendors, staff, and the media.
 - o Social media posts (Facebook, Twitter and/or others as appropriate)
 - o Announcements on local radio stating "No SAMF (HH) camping available"

SATURDAY- SUNDAY (DURING EVENT)

By 6:00 a.m. on Saturday, all signs, cones and personnel will be setup and in position. Most of the traffic to the event will be paying patrons. The gates to the public will open at 9:00 am on Friday. If there is a need to open the gates early for safety concerns then staff should be in place

to handle this. All SAMF traffic on US 101 will be directed to traffic lanes on Cook's Valley Road and into the Gravel Parking Lot (Known as Mercer Frazer) for processing.

Traffic Control on US 101 (see Map)

Traffic control on US 101 in Piercy, CA in the vicinity of Cook's Valley Campground & County Line

Ranch will consist of field personnel, the use of additional traffic control devices such as cones and signs, and a temporary extension of the southbound left turn lane approaching SR 271/ Cook's Valley Road.

Personnel

- One person shall be placed at the intersection of US 101 and SR 271/Cook's Valley Road to direct traffic during the periods of heavy traffic. The largest concentration of traffic is expected on Saturday midday, with another smaller concentration on Saturday evening.
- If traffic is heavy, the field personnel at the US 101 and SR 271/Cook's Valley Road intersection should ask for an additional person to assist them with traffic control at this intersection.
- Periodic monitoring of traffic should occur throughout the SAMF to see if additional personnel are needed at this intersection.

- All traffic personnel should wear a fluorescent orange vest, have a fluorescent flag, a whistle, and have a walkie talkie at all times.
- All traffic personnel should receive training on traffic safety
- Traffic personnel at this intersection should give priority to traffic movements so that traffic back-ups on US 101 are minimized in both directions.

Traffic Control

- The US 101 southbound left turn pocket at SR 271/Cook's Valley Road shall be lengthened as directed by CHP, Sheriff's Department or CalTrans. This will allow for additional stacking of southbound vehicles turning left onto Cook's Valley Road.

Cones

- Cones will be used to discourage on-street parking and keep traffic in the proper lanes.
- Cones should be placed alongside US 101 in the northbound and southbound directions approaching the intersection with SR 271/ Cook's Valley Road.
- Cones should be placed on northbound US 101 all the way to the intersection of SR 271/Cook's Valley Road. This will encourage motorists to turn properly at the intersection and not beforehand.
- All cones shall be reflective.

Signs

- Changeable Message Signs (CMS) should be placed as noted on Map 1, as follows:
 - o On US 101 approximately 1,000 feet north of the SR 271/Cook's Valley Road intersection for southbound traffic.
 - o On US 101 approximately 1,000 feet south of the SR 271/Cook's Valley Road intersection for northbound traffic.
 - o Care should be taken so that all signs are placed in a manner that is visible to motorists and well in advance of any decision making points.
 - o "No Parking" signs should be placed on US 101 north and south of the SR 271/ Cook's Valley Road intersection to alert US 101 traffic that parking is not allowed on shoulders or along roadways within County Line Ranch.
 - o " Special Event" signs shall be placed on US 101 for both northbound and southbound traffic.
 - o All traffic signs shall be clean and legible and of good quality.
 - o All traffic signs shall be reflective.

Notes

- All traffic control shall be reviewed and monitored on a 24-hour basis by a qualified professional of Stop and Go Traffic Control, or a similar entity.
- Any necessary adjustments shall be corrected immediately.
- Any modification requested by the CHP, Sheriff's Department or CalTrans shall be performed immediately.

- During placement and removal of all traffic devices, traffic control shall be done in accordance with the California MUTCD (Manual on Uniform Traffic Control Devices).
 - No parking shall be permitted along County maintained roads and will be communicated through temporary no parking/tow-away signs in conformance with CA MUTCD.
- Traffic and Parking Control in Venue (see Map)

Personnel

On-site traffic control will allow traffic entering from 101 to move into the site and parking area without excessive delays to traffic on 101. Traffic control personnel will be assigned to effectively

prohibit early arrivals from lining up along the highway the night/early morning before the event. Arrivals outside of scheduled times will be directed into the Gravel Parking Lot (Formerly known as Mercer Fraser) but not permitted into the main event, allowing relief to congestion on HWY 101 without incentivising arrival outside of scheduled hours.

- There should be at least 8 field personnel dedicated to traffic and parking operations at any one time, indicated by the pink dots on Map .
- Personnel should be mobile and shift positions as needed (after the parking in P1 is fully loaded, then shift personnel to P2, and so on).
- Lead Personnel/Contacts

o Shiloh Croybaker (Overall Manager) & Adam Klyce (Land Owner)

o Encroachment - Wes Nally (Stop N Go Traffic) & Barrett Penton (Cal Trans)

o Support Leads - Nichole Chojnacki (Traffic) & Scott Muth (Parking)

o All personnel should have walkie talkies on them at all times (cell phone reception may not be reliable)

Location of primary and secondary entry/exit gates

- The primary entrance to the SAMF is at Box Office.
- During the busiest arrival period (Friday early evening) there should be multiple lanes approaching the Box Office to increase stacking area as well as to expedite the check-in process at the Box Office.
- Vehicles will be stopped at the Box Office to pick up their credentials and parking passes.
- Personnel assigned as "processing runners" will go to the cars with scanners to check people in.
- Vehicles will then be guided by flaggers to Parking in P1, then P2, P3, etc.
- The primary exit during congestion is through P3.

Parking

- Parking lots should be loaded from the rear of lot first, then forward towards the lot entrance.
- Parking lots should be loaded in order, starting with P1, then P2, etc. Once a lot is full, personnel should move to the next lot, and block off access to the full lot.
- Parking management should include the use of CMS Boards, cones, arrows, field personnel, printed parking passes, and flaggers.
- Parking enforcement should include the use of "No Parking" signs, enforced by warning the drivers when needed.
- No parking should be permitted on internal roadways or in any non-designated areas.
- All cars will have parking pass with a name & number so that PA announcements can be made for warning if needed.
- Towing of vehicles can be used if the vehicle is not moved in a timely manner.
- Any parking in the state right of way will be only of temporary nature and there shall be no overnight parking.

Emergency Vehicle Access and Loading (see Map)

- The location and access points for emergency vehicles and loading are noted on Map 3.
- The red dotted line near the entrance will have 24 hour in/out access for loading, staffing, shuttles and emergency vehicles.

Information on off-site parking for hotel guests and locals should be announced using:

- the official event website
- e-mails sent to attendees and the media
- Social media posts (Facebook, Twitter and/or others as appropriate)

Re-Entry Policy

- During the event, patrons will be allowed to leave the event only as necessary and only by vehicle. Reentry is discouraged though identical full price event parking charges and will be processed identically to single entry according to existing rules and hours of operation.
- Patrons will be prohibited from leaving the premises as pedestrians, and this will be enforced by highway security staff and/or CHP.
- Any General Store will have reasonable prices to discourage attendees from leaving the property for additional supplies.

MONDAY (AFTER EVENT)

Vendors and Staff are expected to leave no later than 5:00 p.m. on Monday..

The Cannabis Zone will be composed of four types of licensed participants:

- **Cannabis Event Organizer** - responsible for organization, coordination and compliance within The Cannabis Zone. 'Proper Wellness' or similar organization.
- **Retailer** - may sell cannabis goods to retail customers within The Cannabis Zone.
- **Distributors** - may transport cannabis goods to and from The Cannabis Zone and may also distribute cannabis goods to the Retailer within The Cannabis Zone.
- **Exhibitors** - all other preapproved licensed entities who may exhibit cannabis goods demonstrations within The Cannabis Zone, however, are prohibited from selling or distributing Cannabis goods within The Cannabis Zone.

The Cannabis Event Organizer will comply with all Rules and Regulations mandated by the State of California and Humboldt County. The Event Organizer will provide a Standard Operating Procedures Agreement, which will be provided to retailers, distributors and exhibitors prior to the event. All licensed participants, including their staff, must read, adhere to and sign the Standard Operating Procedures Agreement.

Premises

Cannabis sales and consumption will be designated and strictly limited to a secured area called the "Premises" as shown on the Site Plan.

There are four main components to the Premises - the Retail Area (A), the Distribution Areas (B), the Consumption Area (C) and the Distribution Receiving Area (D). Licensed Participants Proper Wellness* (or similar organization) will operate as the licensed Cannabis Event Organizer to manage and coordinate The Cannabis Zone, a separate secured and fenced location from The Mateel festival.

Sales of cannabis goods to retail customers will be conducted by a licensed CA retailer at a central Retail Area located within The Cannabis Zone and shown on the Premise Diagram. Transportation of Cannabis goods to and from The Cannabis Zone will be conducted by a California state licensed distributor within the Distribution Receiving Area, shown on the Premise Diagram. The licensed distributor(s) will distribute cannabis goods to the Retail Area via the Distribution Areas, also shown on the Premise Diagram. All Cannabis goods transported and/or distributed in and out of The Cannabis Zone shall be accompanied by a manifest.

All exhibitors must prominently display their temporary event location number and state licenses within plain site of the public throughout the duration of the event. Exhibitor employees will wear name badges with photograph identifying employee and employer pursuant to state and local law and will be issued working passes for event access. Proper Wellness will provide Humboldt County and the State of California the list of licensed participants at least 72 hours prior to the event to ensure that all activities are conducted by licensed entities and to verify that all licenses are in good standing.

Access and Consumption Access to The Cannabis Zone will be limited to those patrons that are 21 years of age or older. A valid government issued identification will be required to be provided by the patron to security prior to receiving a 21+ event wristband, which shall be verified by the

security staff prior to entry to The Cannabis Zone. In addition, all retail personnel shall verify the customers government issued ID prior to enacting any sale of cannabis goods to the retail customer. We have a double verification system to ensure compliance with the age restriction.

Consumption of cannabis will be allowed in the Consumption Area will be limited to those patrons 21 years of age and older, shall not be visible to the public or non- age restricted area and in an area where sale or consumption of alcohol or tobacco is prohibited.

Hours of Operation

The Cannabis Zone shall be operated only during hours that comply with local and state regulations.

Security

The Cannabis Event Organizer shall hire security and comply with Chapters 11.4 & 11.5 of Business & Professions Code. Exhibitors may not hire private security for the event. The perimeter of The Cannabis Zone shall be clearly identified and fenced to prevent non-eligible persons from entering The Cannabis Zone. Signs shall be posted at or near each public entrance to The Cannabis Zone, stating, "No Persons Under 21 Allowed" in sizes no less than 7" x 11". Fencing will be eight feet in height and opaque to facilitate security, privacy and prevent other event participants from observing sales and consumption activities. Security personnel will be stationed at the entrance and exits of the premise, as well as at the Retail Area, Distribution Area, Distribution Receiving Area and throughout The Cannabis Zone. The Retail Area and Distribution Areas will be composed of secured, lockable storage containers equipped with commercial grade locks. The Distribution Receiving Area will be equipped with high resolution cameras that record all cannabis goods transfers in and out of the Tree Lounge Premise. Each Distribution Area will have a dedicated security guard 24 hours a day. Security personnel will monitor and escort all retrievals of cannabis goods to and from secure storage containers.

Inventory

All cannabis goods sold will be subject to all state mandated testing, quality assurance, packaging and labeling requirements and shall be placed in an opaque exit package prior to sale. All cannabis goods shall be transported by a licensed distributor and all cannabis goods shall be checked and reconciled prior to delivery, to prevent prohibited items from entering the licensed premises. Point of Sale (POS) and track and trace software will be utilized in order to follow record retention provisions required by the state track and trace regulations as well as to ensure all tax requirements are followed and ensure timely and accurate payments of all applicable taxes. Cannabis goods may only be displayed within the designated premises. Any cannabis goods removed from the packaging for display or returned by a customer must be destroyed at the end of the event in a manner that is compliant with local and state rules. All cannabis goods shall be stored in secure, locked containers inaccessible to the public with 24 hour a day security and shall not be left unattended.

Daily Limits

The Retailer shall not sell more than 28.5 grams of non-concentrated cannabis, 8 grams of concentrated cannabis or 6 immature plants to a single customer in a single day.

Notification of Theft, Loss and Criminal Activity

Proper Wellness will notify the Bureau of Cannabis Control and local law enforcement within 24 hours of discovery of any of the following situations:

- A significant discrepancy in inventory due to diversion, theft, loss, or any other criminal activity pertaining to the sale cannabis goods at the Event is discovered.
- The discovery of unauthorized alteration of inventory records related to the storage or sale of cannabis goods.
- A breach of security or attempted breach of security by event participants is brought to the attention of Proper Wellness staff.

Upon notification from the Bureau or local authorities security shall immediately expel from the event any person selling cannabis goods without a valid license. Security shall remain with the individual being expelled until he or she vacates the premises.

Free Cannabis goods Prohibited

Licensed participants are prohibited from providing free cannabis goods to any person or entity at The Cannabis Zone.

Cannabis Waste

All cannabis waste generated at the event shall be stored in the designated cannabis waist area and shall be destroyed and documented in compliance with all applicable local and State rules and regulations.

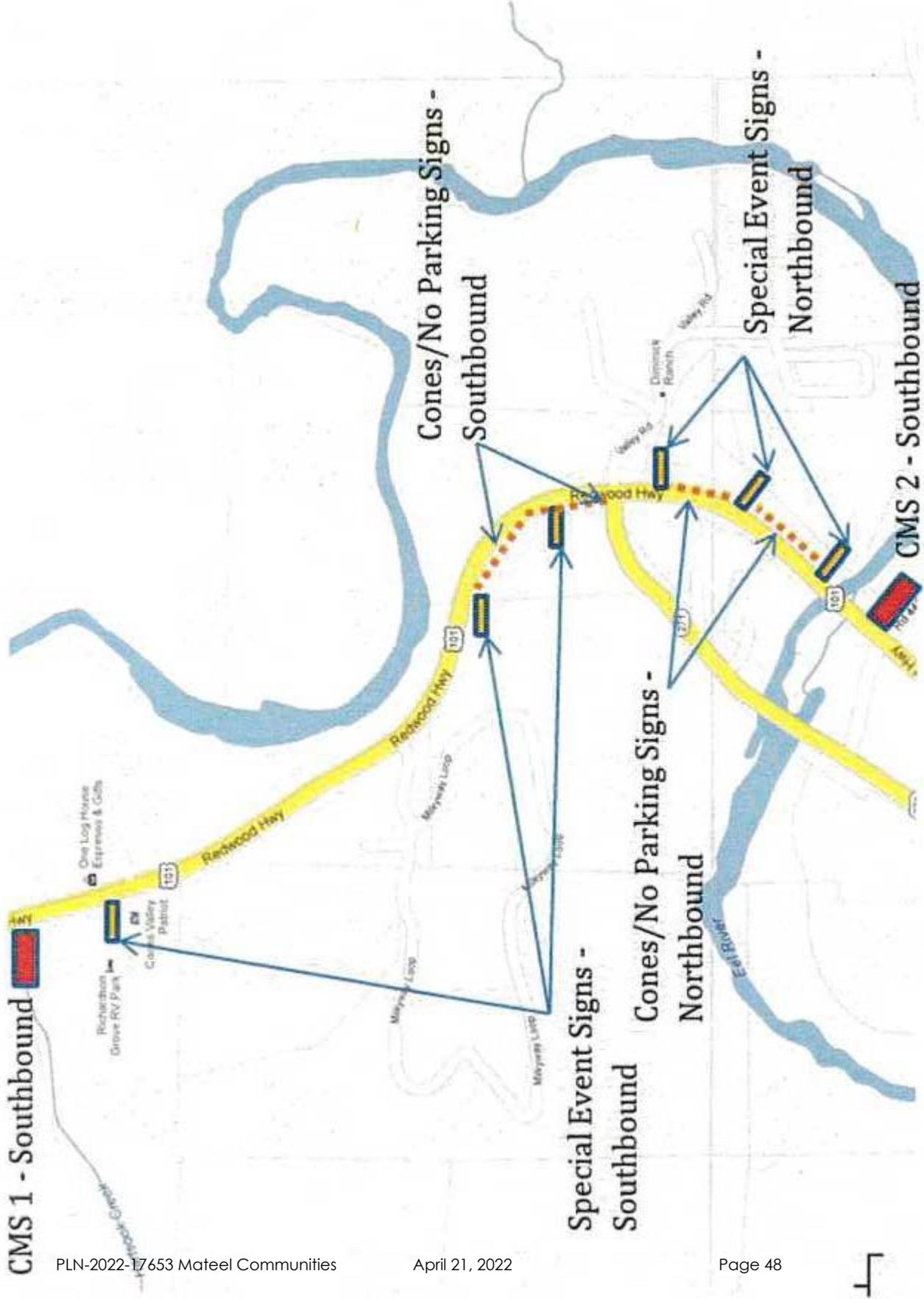
Customer Return of Cannabis Goods

Customer returns of cannabis goods shall be accepted only with goods that were purchased at The Cannabis Zone. Customer returns of cannabis goods that were sold to a customer prior to, or outside of, The Cannabis Zone is prohibited. All defective cannabis goods shall be destroyed and stored as noted above.

Advertising & Marketing

All signage, advertising & marketing must comply with applicable regulations.

CMS 1 - Southbound



Cones/No Parking Signs -
Southbound

Special Event Signs -
Northbound

Special Event Signs -
Southbound

Cones/No Parking Signs -
Northbound

CMS 2 - Southbound



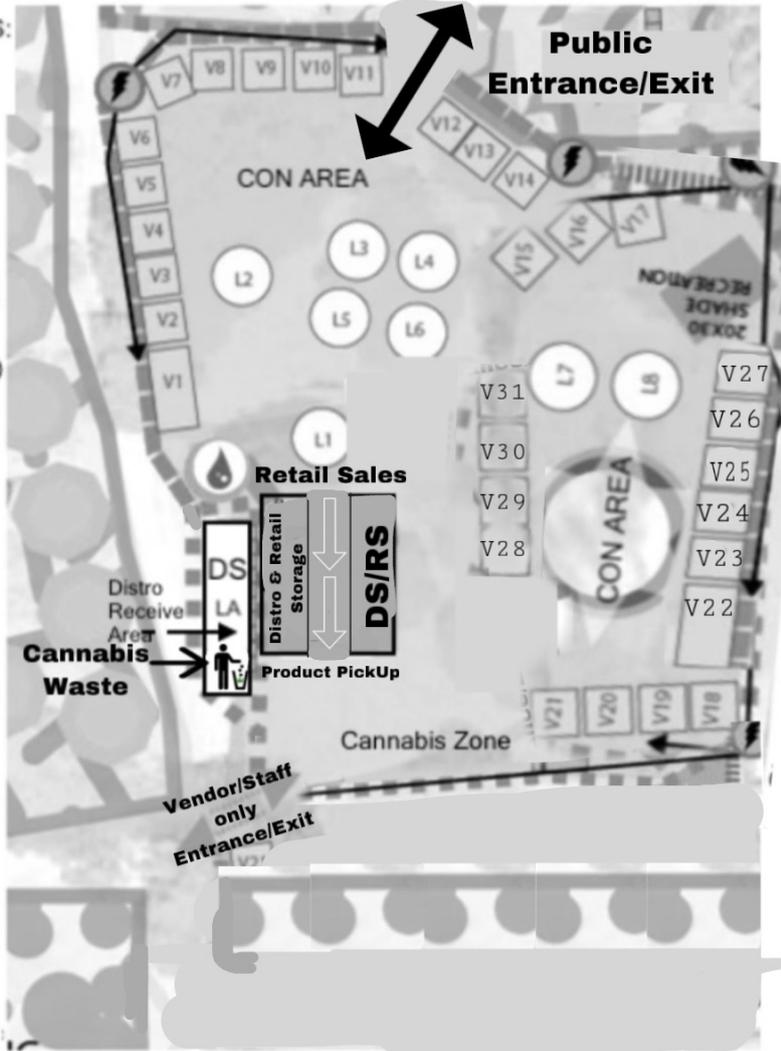
CANNABIS ZONE HOURS:

Friday Load In:
8AM-10PM
Saturday (Sales):
8AM-10PM
Sunday:
8AM-(

(Load Out)

BOOTH ALLOCATION

- V1 - Proper Wellness (Sales)
- V2 -
- V3 - V2-V21 are tbd
- V4 -
- V5 - L1
- V6 - L2
- V7 - L3
- V8 - L4
- V9 - L5
- V10 - L6
- V11 - L7
- V12 - L8
- V12 - V22
- V13 - V23
- V14 - V24
- V15 - V25
- V16 - V26
- V17 - V27
- V18 - V28
- V19 - V29
- V20 - V30
- V21 - V31



Barn DS=Always Proper
Distribution Inc
Barn RS= Proper
Wellness Inc

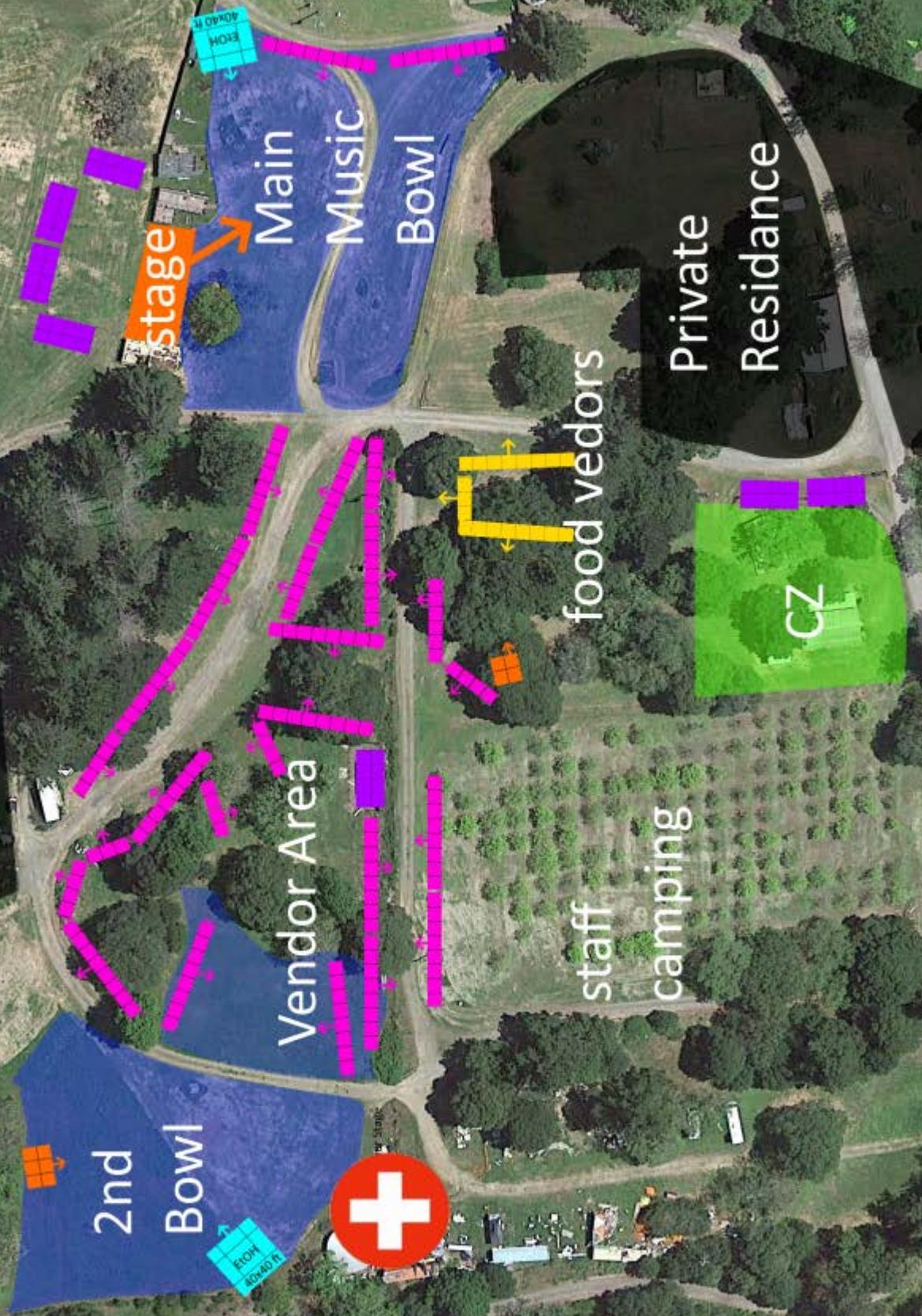
DS= Distribution Storage
RS= Retail Storage
= 8 Ft Tall Fencing
(all dashed lines)

LA=Limited Access

CON AREA= Consumption Area

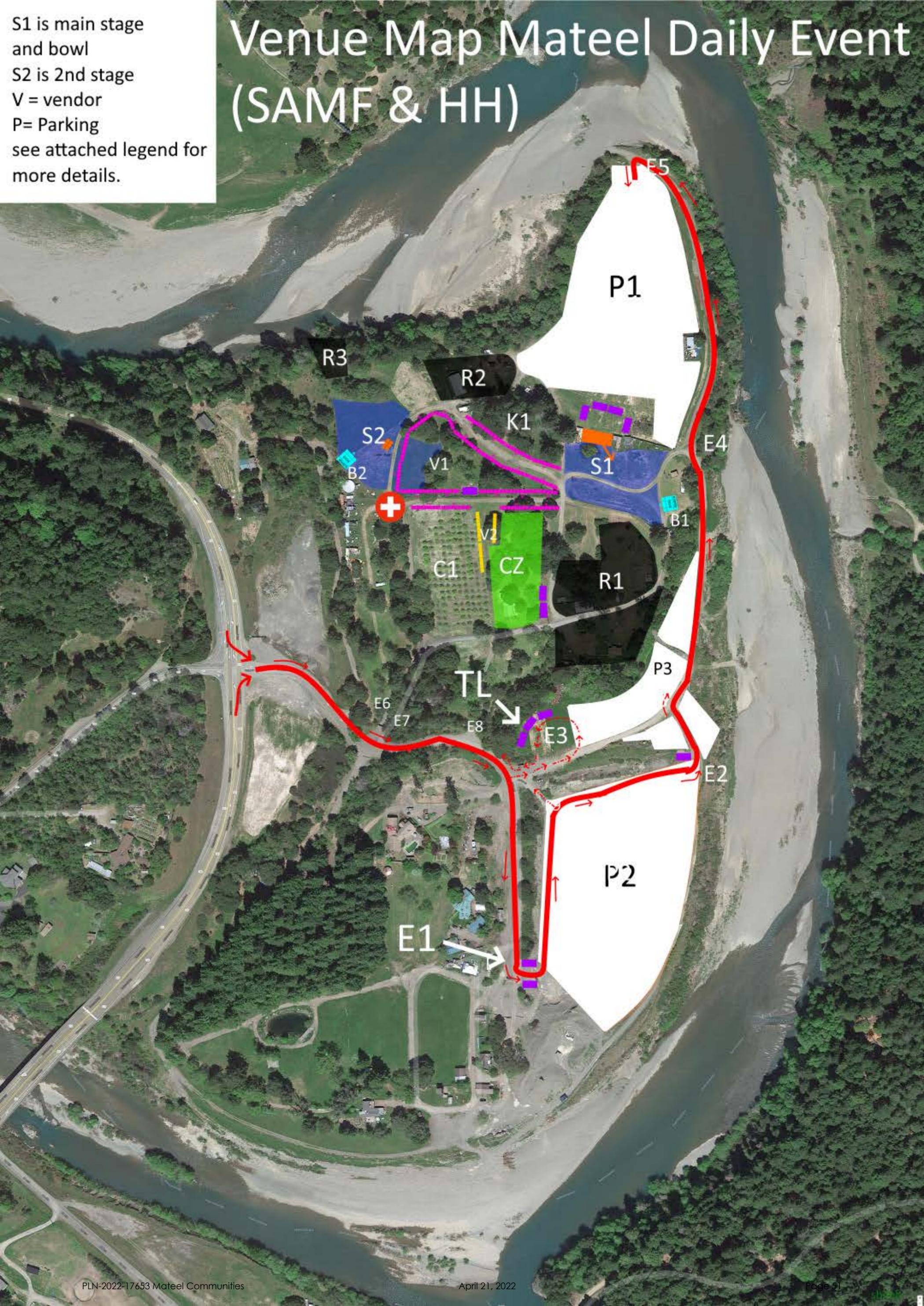
**240 COOKS VALLEY ROAD
PIERCY, CA 95567**

Venue Map Zoom Mateel Daily Event (SAMF & HH)



Venue Map Mateel Daily Event (SAMF & HH)

S1 is main stage and bowl
S2 is 2nd stage
V = vendor
P = Parking
see attached legend for more details.



P1 and P2 are parking areas with vehicles in rows with access and fire lanes.

Emergency Access Map Mateel Daily Event (SAMF & HH)



Red lines are roads wide enough for two way traffic
Interior lighter red line indicates pedestrian areas
for vehicle emergency use only

Additional Reference:
Tags may indicate
different functions
but we tried to keep
same tag locations
across all event maps.

Satellite Map with Tags Mateel Events (ROTR & SAMF & HH)



ATTACHMENT 4

Addendum to EIR (SCH #2012082108)

ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT

MODIFICATION TO THE CONDITIONAL USE PERMIT TO ALLOW FOR:

- 1. OPERATION OF TWO (2) TWO-DAY EVENTS IN JUNE AND OCTOBER IN LIEU OF THE PERMITTED THREE-DAY EVENT TYPICALLY HELD IN AUGUST**
- 2. FORGOING USE OF THE FRENCH'S CAMP SITE AND EXCLUSIVELY USING THE COUNTY LINE RANCH PROPERTY FOR BOTH EVENTS**

SCH NO. 2012082108

**Prepared By
Humboldt County Planning and Building Department
3015 H Street, Eureka, CA 95501**

April 2022

Background

Modified Project Description and Project History – Modification to the approved Conditional Use Permit for the Reggae on the River music festival to authorize the following proposed changes to the operation and design of the festival:

1. Operation of two (2) two-day events in June and October instead of the one (1) three-day event ordinarily held during the first weekend in August.
2. Forgoing use of the French's Camp site (APN 033-271-005) and exclusively using the County Line Ranch property for both events (APN's 033-271-007 & 053-020-011).

Permitting Background – Reggae on the River at French's Camp

- The approved Conditional Use Permit (CUP-12-17/SP-12-030) allows a three-day event (Reggae on the River) during the first weekend in August.
- The permit was renewed for five (5) years in 2018 and is set to expire at the end of 2022. A separate application to extend the permit term and authorize additional events is forthcoming but is not being presented for consideration at this time.
- In recent years, the French's Camp property has served as the principal area for concerts, camping, concessions, parking, and related activities. The County Line Ranch (formerly Dimmick Ranch) is approved for use as an auxiliary parking area for 2500 vehicles.
- The permit allows operation of a cannabis vending and consumption area.
- Operation of a Late-Night Music Area operating from midnight to 4am was approved in 2019
- The approved Special Permit allows development within the Streamside Management Area and Buffer, which consists of seasonal installation of a flat car bridge crossing of the South Fork of the Eel River. The majority of event-related activities and infrastructure were situated on the east side of the river.
- Though authorized to occur, events were not held in 2019, 2020, and 2021.

Requested modifications to Permit

- The applicant is seeking permission to operate two (2) two-day events in lieu of the annual 3-day camping event.
- Events proposed for 2022 are:
 - the annual "Summer Arts & Music Festival" (SAMF) to be held on June 18th and 19th
 - the "Harvest Hangout" (HH), to be held on October 1st and 2nd.
- Both events are proposed to occur exclusively from the neighboring County Line Ranch property. The French's Camp property will not be used (the seasonal bridge will also not be installed)
- Both events will feature daily live music, starting around 10am and finishing by midnight.
- Daily attendance at both events will not exceed 4,000 persons and on-site camping will be restricted to staff, vendors, volunteers, artists, and guests of the property owners (maximum 400 persons).
- Parking for a maximum of 2,000 vehicles is expected to be needed and is available on the property.
- Portable toilets and hand wash stations will be provided for event attendees.
- Traffic control measures will be implemented along Highway 101 consistent with those used during similarly sized events at this location.
- Potable water for the ranch comes from a well located on the eastern side of the property which is stored in one (1) 50,000-gallon water storage tank.
 - Stored water from this tank will be used to supply water for both proposed events, which are not expected to require more than 10,000 gallons total.

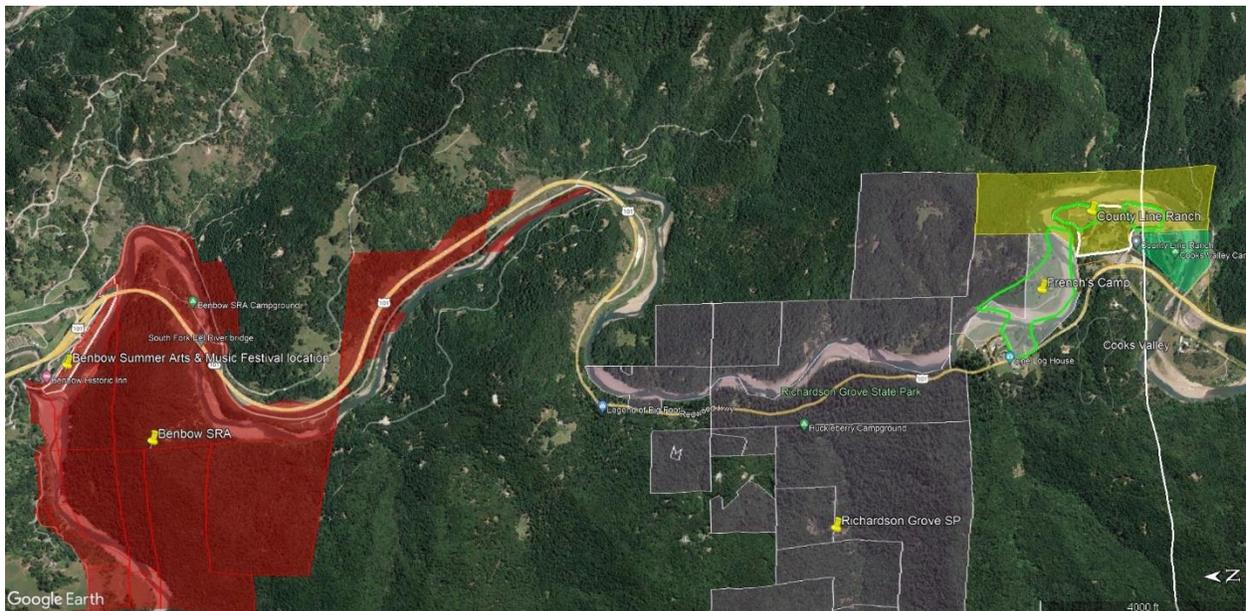
Other events already authorized to occur at the County Line Ranch property

- The County Line Ranch is already authorized to host 2 other events under a separate Conditional Use Permit (CUP-04-38MMMMMM) from Humboldt County. The two other events are:
 - A three-day event during the third weekend in July (Northern Nights)
 - A one-day event during the weekend closest to July 4th or Labor Day
- Northern Nights also requires a separate Use Permit from Mendocino County because live music and camping occur within Mendocino portions of the ranch as well as the neighboring Bowman property
- The one-day event occurs exclusively within Humboldt County

The following chart summarizes past & present event information and locations:

#	EVENT	PERMITTEE / OPERATOR	HUMBOLDT PERMIT	ORDINARY VENUE (last 5 years)				2022 VENUE	2022 DATES	TOTAL #			
				(BEN) Benbow Lake SRA	(FC) French's Camp	(CLR) County Line Ranch	(BOW) Bowman			days	camping	attendance	vehicles
1	Summer Arts & Music Festival	Mateel Community Center	Application PLN-2022-17653	x				CLR	6/18, 6/19	2	400	4000	2000
2	Northern Nights	Northern Nights Music Group LLC	CUP-04-38MMMMMM			x	x	CLR / BOW	7/15, 7/16, 7/17	3	6400	8000	3000
3	Reggae on the River	Mateel Community Center	CUP-12-017MMM		x			N/A	N/A	3	4000	9000	5000
4	Cannablessfest	Proper Wellness Center	CUP-04-38MMMMMM			x		CLR	9/4	1		3000	1200
5	Harvest Hangout	Mateel Community Center	Application PLN-2022-17653	N/A	N/A	N/A	N/A	CLR	10/1, 10/2	2	400	4000	2000
			PROPERTY OWNER	Cal State Parks	Arthur Family	Outraged Orangutan	Conrad Bowman						

map showing past & present event venue locations:



Reggae on the River 2019 – approved event footprint



Summer Arts & Music Festival / Humboldt Harvest 2022 – proposed event footprint(s)



This addendum to the original EIR (SCH 92-033035) and Supplemental EIR (SCH #2012082108) addresses the potential effects of the changes to the event that are currently proposed.

Purpose

The purpose of this Addendum is to provide an analysis of the proposed modification to the approved Conditional Use Permit as it was not discussed under the previously certified EIR and supplemental EIR's or Addendums that have been prepared during consideration of earlier changes to the approved event. Section 15164 of the California Environmental Quality Act (CEQA) provides that the lead agency may prepare an addendum to a previously certified Environmental Impact Report (EIR) if some changes or additions are necessary but none of the conditions described in Section 15162 calling for a subsequent EIR have occurred.

Section 15162 states that when an EIR has been adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:

1. *Substantial changes are proposed in the project which require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
2. *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
3. *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following: A) the project will have one or more significant effects not discussed in the previous EIR; B) significant effect previously examined will be substantially more severe than shown in the previous EIR; C) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or D) mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

In response to the above criteria, the analysis presented later in this attachment shows all of the following:

- No substantial changes are proposed which would require major revisions to the previously approved EIR. None of the proposed changes to the project will increase the severity of previously identified significant effects. In fact, impacts from the project appear to have been lessened due to the reduced scope of the project to solely including overflow parking in Humboldt County.
- No substantial changes to the project will result in a new environmental effect. Any potential impacts of significance have been mitigated through the project design currently proposed.
- All feasible mitigation measures have been incorporated into the project design *and Conditions of Approval*. No additional mitigation is required. Since the project has been designed to effectively avoid all identified potential impacts, an addendum remains appropriate.

Summary of Significant Project Effects and Mitigation Recommended

The change in the scope of the project does not generate any significant effects that require additional mitigation. The same measures required to mitigate the impacts of the original project will also be applied to the future project as well.

Other CEQA Considerations

With the exception of applying many of the same mitigation measures to the future project, staff suggests no changes to the project as currently proposed.

EXPLANATION OF DECISION NOT TO PREPARE A SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT DECLARATION

The proposed modification to the approved Conditional Use Permit will allow:

1. Operation of two (2) two-day events in June and October instead of the one (1) three-day event ordinarily held during the first weekend in August.
2. Forgoing use of the French's Camp site (APN 033-271-005) and exclusively using the County Line Ranch property for both events (APN's 033-271-007 & 053-020-011).

The proposed project will contain either the same or reduced potential impacts and will include mitigation measures found in the originally approved project under CUP-12-017 (SCH 2012082108) based on the analysis below. The proposed modification requires preparation of an addendum to the EIR to explain why it is an appropriate environmental document rather than a Supplemental Environmental Impact Report.

1. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:
a) Have a substantial adverse effect on a scenic vista?
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
c) In non-urbanized areas, Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

The project will not have a substantial adverse effect on a scenic vista. The site being used for events was already evaluated in the EIR and Addendums prepared in 2014 and 2019 which allow the use of various off-site parking areas. The County Line Ranch has a long history of being used for events of a similar nature and magnitude and remains host to other annual events authorized under a separate permit (Northern Nights and Cannablessfest).

The project will substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. The project will not result in the construction or demolition of any new permanent structures so it does not have any potential impacts which would substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway corridor.

The project will not substantially degrade the existing visual character or quality of the site and its surroundings. No permanent structures are being proposed which would impair the existing visual character of the sites. After the event is over, all temporary facilities within the venue and the surrounding areas will be removed and the sites will be cleaned up.

The surrounding property along Highway 101 is characterized as Highway Commercial Service, so there is already considerable nighttime lighting in the area. The lights for traffic areas and parking will be as prominent as the lighting that occurred in previous years for events at the same site. Compliance with the measures proposed by the applicant in the 2022 Plan of Operation (Attachment 3) will be incorporated into the modified Conditional Use Permit as a condition of approval.

<p>2. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
c) Conflict with existing zoning for, or cause rezoning of, forest and (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?
d) Result in the loss of forest land or conversion of forest land to non-forest use?
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

The project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring program of the California Resources Agency, to non-agricultural use. No permanent structures are being proposed.

No trees will be removed for the event and no permanent structures will be constructed. The grass-covered areas of the site will be mowed and baled to reduce fire hazard.

The project will not result in the loss of forestland or conversion of forestland to non-forest use nor impair their forest productivity because the use is temporary, occurring during two weekends during the year.

The project will not involve other changes in the existing environment, which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forestland to non-forest use. The proposed new sites are not within a Williamson Act preserve.

The above paragraphs describe how the proposed use will not result in any impacts on the agricultural value of the property. These same measures will protect the existing trees on the property as well, which is sparsely populated with oak, Douglas fir and Redwood trees.

The General Plan Land Use designation is Timberland (T) and Industrial Resource Related (IR), and it is Zoned Agriculture Exclusive (AE) and Timberland Production Zone (TPZ). Presently, the agricultural use of the site predominantly pasture. There is also an extensive 100-year floodplain that has limited agricultural potential due to the presence of exposed gravel bars and river-deposited terraces. Northern and Eastern portions of the parcel (lying on the eastern side of the South Fork Eel River) are primarily composed of Commercial Timberland.

3. AIR QUALITY. Where available, the significant criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- a) Conflict with or obstruct implementation of the applicable air quality plan?
- b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?
- c) Expose sensitive receptors to substantial pollutant concentrations?
- d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?

According to the PM₁₀ Attainment Plan adopted by NCUAQMD (May 11, 1995), Humboldt County's air quality has violated the California PM₁₀ ambient standard. As a result, the district has been classified as a PM₁₀ non-attainment area.

The PM₁₀ Attainment Plan includes control strategies that are intended to achieve the attainment goals that are identified in the Plan. Control strategies include transportation control measures such as encouraging the use of public transit and replacing the diesel-powered bus fleet with natural gas fueled models, encouraging car-pooling and bicycle commuting, removal or repair of vehicles with inefficient emission control systems, and traffic flow improvements that reduce idling and vehicle miles traveled (VMT). Land use control measures encourage mixed use or more dense development. The PM₁₀ Attainment Plan also includes open burning measures that limit residential burning as well as various measures to encourage the installation of EPA certified woodstoves.

The North Coast Unified Air Quality Management District did not respond to the Notice of Preparation for the project circulated on August 23, 2012. The project description includes measures that are consistent with the PM₁₀ Attainment Plan. Camping for staff and volunteers is allowed on site, which will reduce vehicle usage during the event. The events proposed are targeted towards residents in southern portions of Humboldt County and northern Mendocino County. The venue is conveniently situated near population centers in Southern Humboldt (Garberville, Redway, and Benbow) as well as rural communities in northern Mendocino (Piercy, Leggett, and Laytonville) which serves to help allow for carpooling and reduced trip lengths. Dust will be minimized by watering the roads with a dust suppressant and watering grassy areas of the site to encourage growth of new grass after mowing. Fires are not permitted on the site. The actions listed above support the proposed mitigation measures and will be sufficient to comply with the applicable air quality plan, minimizing the potential violation of air quality standards.

There is no evidence the event will expose sensitive receptors to substantial pollutant concentrations. There are no hospitals or retirement homes within six (6) miles of the site that include a substantial number of sensitive receptors.

The proposed modifications to the event will not create objectionable odors affecting a substantial number of people. Trash will be removed from the site and will be taken off-site for disposal as soon as practical after the event.

The cannabis concessions and consumption area will not generate any air quality impacts that were not previously considered in the EIR. An Outdoor Festival, smoking has been customary at the event since its inception. Providing a designated area for cannabis consumption will help isolate these activities from non-smoking attendees and control their potential for nuisance.

The primary source of the project's GHG emissions and energy use is anticipated to be the combustion of fossil fuels from motor vehicles. The project's incremental increases in GHG emissions associated with temporary increases in traffic will contribute to regional and global increases in GHG emissions and associated climate change effects. Review of the State goals for reducing GHG emissions indicate that the project would not conflict with the goals identified in AB 32 (the California Global Warming Solutions Act of 2006).

4. BIOLOGICAL RESOURCES. Would the project:
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

The project will not interfere with migratory movement or impede the use of nursery sites for salmon. The salmonid young of the year will have migrated downstream by the time the event occurs. Native fish species seek refuge in deep pools and at the inlets of creeks and springs. These favorable conditions do not occur in the reach of the river where the project is located based on in-stream temperature conditions measured in 2012.

Spotted Owl & Marbled Murrelet

Marbled Murrelet primarily utilize old-growth redwoods for nesting and therefore Richardson Grove State Park is considered part of their range. There are no nesting populations currently known to exist in the park at this time. According to the 2017 Finding of No Significant Impact (FONSI)

prepared by Caltrans for the Richardson Grove Operational Improvement Project, protocol level surveys were conducted for the Marbled Murrelet (MAMU) in 2011 and 2012 and for the Northern Spotted Owl (NSO) in 2014, 2015, 2016. Neither species was found to be present in Richardson Grove.

A review of Spotted Owl Observations found in the California Natural Diversity Database mapping reveals that the closest activity centers (HUM0012 & MEN0458) are located 2 miles to the north and 3 miles to the east of the event venue. Survey work on neighboring lands across the river (east of the venue) was performed by Hohman & Associates in 2018 and did not result in any positive NSO sightings.

The October event proposed for 2022 would occur well outside of the nesting season for both NSO and MAMU. The proposed June event would occur near the end of the end of the NSO nesting season and in the middle of the MAMU season. Though at present no MAMU population is explicitly known to exist in Richardson Grove State Park, the applicant is taking additional measures to configure the setup of the stages to help direct all amplified sound in the opposite direction of Richardson Grove.

The proposed permit modifications are not likely to disturb Spotted Owls or Marbled Murrelets because there is no known Marbled Murrelet or Northern Spotted Owl nests in the vicinity of the project site, and the October event occurs during the time of year there is no nesting activity for either of these species. The temporary event does not interfere with the movement of resident or migratory fish or animals because no permanent structures are left on the site after the event.

The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance. The proposed project will increase the use of the Streamside Management Area compared to previous events.

No habitat conservation plan applies to the site or the surrounding area. Accordingly, the project does not conflict with any local policies or ordinances protecting biological resources.

5. CULTURAL RESOURCES. Would the project:
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in §15064.5?
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?
c) Disturb any human remains, including those interred outside of formal cemeteries?

The proposed permit modifications will not involve disturbance to any new areas. No new grading is proposed. There are no mapped cultural, historical or paleontological resources or geologic features or human remains on the property. The property has a long track record of being used in a similar fashion for past and current music festivals and similar events.

6. ENERGY. Would the project:
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

The proposed permit modifications will not result in wasteful, inefficient, or unnecessary consumption of energy resources, during project operation.

Festival-related energy use is customary to the event is not expected to exceed baseline levels found during prior years. Therefore, conflicts with or obstruction of a state or local plan for renewable energy or energy efficiency is not expected to result.

7. GEOLOGY AND SOILS. Would the project:
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?
ii) Strong seismic ground shaking?
iii) Seismic-related ground failure, including liquefaction?
iv) Landslides?
b) Result in substantial soil erosion or the loss of topsoil?
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

The proposed project does not expose people or structures to potential adverse effects, including the risk of loss, injury, or death.

According to the Geologic Hazards maps of the General Plan, the project is mostly located in an area of low instability. There are steep hillsides on the properties, but the proposed uses will occur on the relatively flat areas of the properties. Additionally, the project site is not located in a special studies zone or mapped in a potentially active fault zone according to the Special Study Maps prepared by the State of California. Accordingly, the project will not expose people or structures to substantial adverse effects from a fault rupture.

The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving strong seismic ground shaking. According to the Geologic Stability Rating Map, the soils on the project site are classified as relatively stable. The project site is located in Seismic Zone 4, with a seismic Zone factor of 0.4, per Figure 16-2 and Table 16-I of the 1998 Uniform Building Code (UBC). However, no new construction is proposed.

The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving seismic-related ground failure and liquefaction. The soils at the site are not in an area mapped as conducive to liquefaction and subsidence on the Geologic

Stability Rating Map. In addition, these maps show the site is not located in an area identified with the potential for liquefaction.

The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving landslides. The relatively stable soils and gentle topography minimize the risk of landslides as a result of the project.

The project will not result in soil erosion or loss of topsoil. The proposed parking will be on parts of the site with mild slope, which has little potential for erosion. Existing access roads will be used to access the parking areas.

The project is not located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project. The project is primarily confined to relatively level terrain associated with the riverbar and nearby terraces of the Eel River's South Fork.

The project will not be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property. There are no known expansive soils in the area and no permanent structures are proposed.

No event-related sewage will be disposed of in on-site systems. Portable toilets are utilized by event attendees. An on-site greywater system handles event-related wastewater from other sources.

There are no known unique geologic or paleontological features within the footprint of the festival.

8. GREENHOUSE GAS EMISSIONS. Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

The primary source of the project's GHG emissions and energy use is anticipated to be the combustion of fossil fuels from motor vehicles. The project's incremental increases in GHG emissions associated with temporary increases in traffic will contribute to regional and global increases in GHG emissions and associated climate change effects. For those persons parking off-site, the project includes shuttle services to and from those off-site destinations, which will also minimize the use of cars. Locating and consolidating off-site parking areas closer to the event helps reduce energy use by reducing the length and need for shuttle service.

The events proposed are targeted towards residents in southern portions of Humboldt County and northern Mendocino County. The venue is conveniently situated near population centers in Southern Humboldt (Garberville, Redway, and Benbow) as well as rural communities in northern Mendocino (Piercy, Leggett, and Laytonville) which serves to help allow for carpooling and reduced trip lengths. Dust will be minimized by watering the roads with a dust suppressant and watering grassy areas of the site to encourage growth of new grass after mowing. Fires are not permitted on the site.

Traditionally, a large percentage of festival attendees choose to camp within the one of the on-site camping areas. Camping during the 2022 events will be limited to staff, vendors, volunteers, and guests of the property owners. This will have a likely result in increased vehicle trips by attendees. However, these additional trips are likely to be offset given the significant reduction in

attendance proposed. The 2019 permitted event authorized a daily total attendance of 9000 persons and 5000 vehicles. Total daily attendance for the proposed 2022 events is 4000 persons and 2000 vehicles. Festival-related emissions are customary to the event and not expected to exceed baseline levels found during prior years. Review of the State goals for reducing GHG emissions indicate that the project (as modified) would not conflict with the goals identified in AB 32 (the California Global Warming Solutions Act of 2006), adopted to reduce GHG emissions.

9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The proposed modifications to the event will not create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials. The proposed project does not involve transport, use or the disposal of hazardous materials.

The proposed modifications to the event will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. As proposed, the event does not involve the transport, use, or the disposal of hazardous materials (solvent, oils, fuels, etc.).

The proposed modifications to the event will not involve hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The proposed parking does not involve activities that would result in hazardous emissions or the handling of hazardous materials, nor is it located within one-quarter mile of an existing or proposed school.

The proposed event modifications are not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, it would not create a significant hazard to the public or the environment. The event site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The California Envirostor database was queried for hazardous materials sites pursuant to Government Code Section 65962.5. No site is located within the vicinity.

The event site is located approximately three miles from the nearest public airport and is not in an approach or transition zone nor is it designated as an area that has a limited risk. Accordingly, the project will not result in a safety hazard for people residing or working in the project area.

The proposed event site is not within the vicinity of a private airstrip. The proposed event site is more than three (3) miles from a public airstrip so the modification will not result in a safety hazard for people residing or working in the project area.

The 2022 Plan of Operation in Attachment 3 describes the fire protection measures proposed by the applicant and are required to be implemented by conditions of approval. As in previous years, the fire suppression resources at the site will provide the necessary fire protection in the local area during the event.

The Critical Incident Team will coordinate implementation of the emergency response plan. The Operations Plan for the event addresses emergency response to wildfire and other disasters and evacuation of attendees from the proposed new parking areas. Conditions of approval require conformance with the approved Operations Plan.

10. HYDROLOGY AND WATER QUALITY. Would the project:
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:
i) result in substantial erosion or siltation on- or off-site;
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;
iii) create or contribute runoff water which would exceed the capacity of existing or planned storm-water drainage systems or provide substantial additional sources of polluted runoff; or
iv) impede or redirect flood flows?
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table. There will be no drafting of water after May 15.

County Line Ranch sources water from a well located on the eastern side of the property. The well water is pumped and stored seasonally before May into a 50,000-gallon storage tank on the north-west side and then distributed across the property.

Expected water usage is 6,000 gallons for Cannabless Fest and 13,700 gallons for Northern Nights, both overnight camping events (CUP-04-38MMMMM). Proposed daytime only events (less than 10% camping) are expected to use less than 5,600 gallons for Summer Arts and Music Festival (SAMF) and 4,000 gallons for Harvest Hangout (HH). All events combined total 29,300 gallons or just under 59% of available capacity.

These calculations are based on 13,700 gallons measured Humboldt usage for Northern Nights, 2 gallons per person camping for Cannabless Fest, and 1 gallon per person per day for the daily attendance events not including the bottled water for sale. See Table.

Predicted 2022 Water Usage at County Line Ranch

	Attendance	#		Water	Gallons
	Peak	Avg. Daily	# of days	Gal. / day	Event Total
SAMF	3500	2800	2	1	5600
HH	2500	2000	2	1	4000

Non Mateel Events utilizing water

NNMF	Used 13,700 actual measured gallons from Humboldt County	13700
Cannabless	Has a predicted total usage of 6000	6000

	Total Gal.	29300
	available storage	50000
	Surplus gal.	20700
	% extra	41.4%

The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site. Minimal new grading is proposed. Use of the site will also not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.

The proposed modifications to the event will not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The event occurs during the dry time of the year when rain is highly unlikely to fall. No permanent structures or grading activities are proposed. Natural drainage patterns of the site will not be altered. Roads and parking lots will not be graded except as necessary to allow the passage of vehicles.

The project will not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other hazard delineation map. No permanent structures are proposed.

The proposed modification will not place within a 100-year flood hazard area structures that would impede or redirect flood flows. No new structures are proposed in the new parking areas

The proposed modifications to the event will not result in the exposure of people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. The event occurs during the dry time of the year when rain is highly unlikely to

fall, and there are no dams located along the South Fork of the Eel River, upstream of the event site.

The proposed modifications to the event will not result in the exposure of additional people or structures to a significant risk of loss, injury or death in the event of a seiche, tsunami, or mudflow. There is no hazard in the project area or from the project itself from flooding, including flooding as a result of the failure of a levee or dam, or by seiche, mudflow or tsunami.

Conditions of approval require the same measures be applied to the future events. Vehicles will be screened and inspected as they enter the parking areas. Those with obvious leaks of oils or antifreeze will be directed to parking lots in upland areas. Oil-absorbing pads will be placed strategically under the vehicle to catch the drips. After the vehicles depart, the pads and any contaminated soil substrate will be collected and disposed of.

11. LAND USE AND PLANNING. Would the project:

- a) Physically divide an established community?
- b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

The proposed modifications to the event will not physically divide an established community. The proposed project will not result in the construction of any permanent structures or features.

The proposed modifications will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. The proposed project is conditionally allowed by the zoning ordinance and land use plan.

The proposed event modifications will not conflict with any applicable habitat conservation plan or natural community conservation plan. The proposal would relocate operate two additional events at a site capable of and accustomed to hosting events of this nature and magnitude.

12. MINERAL RESOURCES. Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

The proposed event modifications will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. The proposed new parking areas will not involve placement of permanent structures.

Additionally, the proposed changes will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. The proposed project is a temporary and short-duration event. It could temporarily interfere with potential gravel mining operations on the property. No gravel mining will occur during the event. The project will not result in the permanent loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

13. NOISE. Would the project result in:

- | |
|---|
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? |
| b) Generation of excessive groundborne vibration or groundborne noise levels? |
| c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? |

The primary source of noise at the event comes from the daily series of amplified musical performances which occur at the main concert stage. The stage location and position at French's Camp is fixed, facing northeast. The location of the two stages proposed for the 2022 events are 1000 and 1500 feet southeast of the main stage location at French's Camp.



Given the proximity of the stage locations, noise from amplified music is not expected to significantly differ from prior years at French's Camp. The County Line Ranch has a history of hosting events featuring amplified live music. Given the significant reduction in proposed attendance levels for this year's events, it is reasonable to expect that less amplification will be needed and a reduction in event-related noise should result.

To help insure the dance party does not create a nuisance to neighboring landowners and residents, the permit includes a condition of approval requiring that the applicant implement a series of measures designed to facilitate adaptive management of the event. This will occur primarily through collection of feedback from local residents (immediately prior to and) during the event, and implementation of adaptive measures to help reduce, minimize, or resolve the issue(s) identified. The Condition also requires that noise levels be measured from the northern, southern, eastern, and western boundaries of the property during operation of the late-night stage. The provisions of this Condition are similar to operational measures implemented during earlier years of the festival (immediately following approval of the Use Permit and certification of the most recent EIR) which required measuring sound levels and providing a hotline for local residents to call with concerns.

The proposed use is for a temporary event. It will not result in any permanent increases in ambient noise. These mitigations are similar to ones previously analyzed in the EIR, and will insure the temporary increase in ambient noise levels in the project vicinity would not result in a potential nuisance to surrounding land uses.

The proposed modifications to the event will not expose people to noise impacts from airports. The festival site is located more than three (3) miles from the nearest airport.

Traffic noise impacts for the residents of the area will be similar to previous years as there will be a similar number of vehicles traveling to and from the event.

14: POPULATION AND HOUSING. Would the project:
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

The proposed event modifications will not induce substantial population growth in an area, either directly or indirectly. The proposed project is temporary. It will only induce a temporary and transitory population increase in the immediate vicinity during the event.

The proposed modifications will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. The proposed project does not include the displacement of any existing housing. No permanent structures are proposed.

Additionally, the proposed changes to the project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The proposed project will not displace any people because no permanent structures are proposed that could displace people.

15. PUBLIC SERVICES.
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
i. Fire protection?
ii. Police protection?
iii. Schools?
iv. Parks?
v. Other public facilities?

The proposed modifications to the event will not result in substantial adverse physical impacts associated with the provision of new or physically altered facilities for fire protection or police protection. The proposed project will cause a temporary increase in the need for fire and police protection at the site, which is addressed by the security and emergency response plan.

The proposed changes will also not result in substantial adverse physical impacts associated with the provision of new or physically altered facilities for school, park or other public facilities. There are no permanent structures proposed that would require new school, park or other public facilities.

16. RECREATION.

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

The proposed modifications to the project will not result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. The event venue is not a public park. A neighboring property to the south hosts a campground known as the Cook's Valley Campground.

The proposed modifications to the event will not include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment. The proposed modification does not include construction of new, or the expansion of, existing recreational facilities.

17. TRANSPORTATION. Would the project:

- a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- b) Would the project conflict or be inconsistent with * CEQA Guidelines section 15064.3, subdivision (b)?
* *Criteria for Analyzing Transportation Impacts, effective July 1, 2020*
- c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- d) Result in inadequate emergency access?

The proposed modifications to the event will not cause the project to conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts and bicycle racks). There will be a minor and temporary increase in traffic during the event, but not at a level that conflict with adopted policies and plans for alternative transportation.

On-site and off-site traffic and parking plans have been developed by the applicant after consultation with Caltrans and the California Highway Patrol (CHP). Major concerns that are addressed include alleviating traffic congestion on Highway 101 at the main entrance to the site and pedestrian safety. Pedestrians will be allowed to cross Highway 101 at the Patriot Gas Station to safely travel between the off-site parking areas and the event. Shuttles will also be used to transport people to the event from off-site locations.

Since no increase in festival attendance is proposed, transportation impacts are not expected to exceed baseline levels established during prior years, and further analysis is therefore unwarranted. Except for the changes from relocation of the event to a neighboring property, the proposed modifications to the event will not affect transportation in a way that would result in impacts not previously analyzed or addressed.

The proposed changes to the event permit would not substantially increase hazards due to a geometric design feature or incompatible uses. Circulation patterns at the event site will remain consistent with traffic management plans that have already been approved and occurred during prior years.

The Site Plan and Parking Plan show areas where emergency access will be provided throughout the event site. They also show emergency access from the east side of the river to the north, which can be used to evacuate attendees in the event the bridge is incapacitated or incapable of providing sufficient emergency access. The Parking Plan and Plan of Operations describe the capacity of the on-site parking areas. Assuming an average of 3 persons per vehicle, on-site parking has the capacity to accommodate 7,500 persons though attendance of only 4,000 persons is anticipated.

18. TRIBAL CULTURAL RESOURCES: Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resource Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resource Code section 5020.1(k), or
- b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Provisions found in Appendix G of the CEQA Guidelines concerning Tribal Cultural Resources did not exist in 2012 when the EIR for the project was initially prepared and certified. Nevertheless, since no change in the footprint of the festival is proposed, potential for impacts to tribal cultural resources are not expected to exceed baseline levels established during prior years, and further analysis is therefore unwarranted. The proposed modifications to the event will not result in new impacts to resources not previously analyzed or addressed.

There are no known Tribal Cultural Resources that are listed or eligible for listing on the California Register of Historical Resources, or in a local register. The proposed modifications to the project do not involve expansion of the festival footprint nor do they increase the amount of ground disturbance expected to occur. County Line Ranch is accustomed to hosting events and has been used periodically throughout the years for parking associated with the Reggae on the River Festival during earlier configurations of the event. The parking area continues to be used annually during the Northern Night Music Festival (formerly Reggae Rising), which occurs on the County Line Ranch (formerly Dimmick) and is authorized under a separate Use Permit (CUP-04-38) and EIR (SCH 92-033305).

No resource(s) significant to a Native American Tribe pursuant to 5024.1(c) are known to exist within the footprint of the project that could be adversely affected as a result of the changes to the event. Given the minor nature of the proposed modifications and long history of use at the County Line Ranch property, further consultation was not necessary.

19. UTILITIES AND SERVICE SYSTEMS. Would the project:

- a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

b)	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?
c)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
d)	Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
e)	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

The proposed modifications to the event will not require, or result in, the construction of new water or wastewater treatment facilities or the expansion of existing facilities. Nor will they require, or result in, the construction of new storm water drainage. Nor will the project result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Use of the property for the event is temporary in nature, occurring during one week of the year.

The proposed changes to the project will not require the construction of any stormwater facilities. No new permanent structures are proposed that would affect the quantity of stormwater on the site.

No impact on water supplies is expected to result from the proposed changes to the event. The Plan of Operation describes the water storage on-site, which is capable of providing all the water needed for the use.

The proposed modifications to the project will not result in related effluent exceeding wastewater treatment requirements of the applicable Regional Water Quality Control Board. No new sewage disposal facilities are needed for the proposed project modifications.

As modified, the proposed project will be continue to be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs and comply with federal, state, and local statutes and regulations related to solid waste. Solid waste will be transported by a licensed hauler to a permitted landfill with adequate capacity.

20. WILDFIRE.	If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:
a)	Substantially impair an adopted emergency response plan or emergency evacuation plan?
b)	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?
c)	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?
d)	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Provisions found in Appendix G of the CEQA Guidelines concerning Wildfire did not exist in 2012 when the EIR for the project was initially prepared and certified. The project site is located within

a State Responsibility Area for Fire Protection. Fire Hazard Severity mapping show portions of the festival footprint located within areas of moderate, high, and very high fire hazard. Project-related Wildfire risk is not expected to differ as a result of the currently proposed modifications to the event. Wildfire risk is lessened by the requested modifications as there will be significant reductions in on-site camping and daily attendance. The June event is scheduled to occur near the start of annual fire season and the October event is proposed near the end of fire season.

There is no evidence that the proposed modifications to the event would substantially impair an adopted emergency response or evacuation plan. The festival's Emergency Response Plan requires that all emergency response actions be planned and implemented by a core group known as the Critical Incident Team (CIT). The Team consists of top coordinators from the medical, fire, security, and communication crews, along with festival management and legal representation. The Team meets and plans responses to hypothetical situations in advance of the event as well as meeting daily during the event to address any current or potential areas of concern affecting the safety of event attendees. They team works under the Incident Command System (ICS), the same as most California emergency responders, and has a history of working well in cooperation with CalTrans, CHP, Cal-FIRE, and the Humboldt County Sherriff's Department. Security guards, festival staff, and volunteers also serve as emergency responders.

There is no evidence that, as proposed, the festival would exacerbate wildfire risk and expose attendees to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. The 2022 Plan of Operation in Attachment 3 describes the fire protection measures proposed by the applicant, which are consistent with those successfully implemented during past years. Prior conditions of project approval remain applicable and require that these measures be implemented annually. These include: no barbecues, fireworks, or open campfires are allowed anywhere at the Site. Camp stoves are allowed when accompanied by a fire extinguisher. Grass-covered areas of the festival site are mowed and baled ahead of the event to reduce fire hazard. An Outdoor festival, smoking has been customary at the event since its inception. Providing a designated area for cannabis consumption will help isolate and contain these flammable activities within an area interior to the festival, where potential wildfire risk is moderate and can be more easily controlled. This will result in a reduction in wildfire risk the environmental baseline formed during prior years of festival operation.

Fire suppression resources at the site will provide the necessary fire protection in the local area during the event. As in previous years, the event enjoys cooperative and coordinated fire protection from an assortment of local and state agencies and resources, including California State Parks, the Briceland Volunteer Fire Department, and Cal-FIRE and the office of the State Fire Marshall. Fire suppression apparatus includes: 1 Type III engine and 1 Type VI engine, with required accompaniment, and pre-connections at the pumps, plus water tender. CICC certified trained crews are on site 24-hours a day before, during and after the event. Fire suppression apparatus is stationed in strategic areas for quick access to any incident. Briceland Fire or a similarly qualified outfit provide for and schedule all fire protection and rescue needs. The Garberville and Redway Volunteer Fire Department, the Piercy Volunteer Fire Department, the Leggett Fire Department, and the Whitethorn Volunteer Fire Department are also in the vicinity of the event and available to respond if required. California State Parks' North Coast Redwoods District (NCRD) allow a nearby fire lookout located in Richardson Grove State Park (RGSP) to be used by event staff and fire personnel. The lookout is equipped beforehand with shovels and water packs to facilitate rapid emergency response during the festival.

As outlined in the Plan of Operation, in the instance of threat from an approaching wildland fire, the Critical Incident Team would:

1. Notify offsite emergency responders
2. Secure the affected area
3. Shelter in place along the river bar – dismantle tents and campsites
4. Responding agencies (Cal-FIRE, CHP, EMS) will determine the extent of the evacuation area
5. Clear the evacuation area on foot to the predetermined evacuation zones
6. Use existing onsite resources such as the stage, onsite FM radio broadcasting capabilities, communications central, security, traffic, parking, and camping crew personnel to communicate and direct the public

The Communications/Dispatch center is in radio contact with Humboldt and Mendocino Cal-FIRE dispatch and other emergency frequencies. CIT and Fire, Medical and Security personnel also have Cal-FIRE dispatch radios. The CIT is assigned dedicated pagers and cell phones for dispatch purposes. All phone numbers and contact information is exchanged with involved State and County agencies prior to the event. A helipad is located at the north end of the Loop Lot adjacent to the emergency exit through the One Log House property.

The proposed changes to the event will not require the installation or maintenance of new roads, fuel breaks, emergency water sources, power lines or other utilities that would exacerbate fire risk or result in temporary or ongoing impacts to the environment. As already discussed, the project plan of operation and Conditions of Approval already include a suite of measures designed to reduce or eliminate increased wildfire risk while avoiding other inadvertent impacts to the environment.

As modified and proposed, the project is not expected to expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. The majority of the festival footprint is located within the 100-year Flood zone associated with the South Fork of the Eel River. Minimal new grading occurs annually. Use of the site will also not substantially alter the existing drainage pattern of the property, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. The festival is temporary and occurs during only one week of the year. Proposed temporary site modifications do not create or contribute runoff water exceeding the capacity of existing or planned stormwater drainage systems. The event occurs during the driest time of the year when rain is highly unlikely to fall. No permanent structures or grading activities are proposed. Natural drainage patterns of the site will not be altered. Roads and parking lots will not be graded except as necessary to allow the passage of vehicles.

21. MANDATORY FINDINGS OF SIGNIFICANCE.

- | |
|--|
| a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? |

The proposed relocation and change in the number of events in 2022 will not significantly degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. As described in the biological resources section above, the proposed modifications to the event are not expected to have any significant impact on biological resources. The above responses also suggest the project will not have any impacts which have the potential to significantly degrade the quality of the environment. And the Cultural Resources section describes that the project will not have any potentially significant impacts on historical resources.

The proposed project also will not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

The proposed modifications to the event will not result in impacts that are individually limited becoming cumulatively considerable. The EIR concluded that if a festival on the neighboring property and the Reggae on the River event occurred at the same time, the noise, traffic and hazard impacts described above would have a compounding effect, resulting in greater impacts for both events than evaluated in each individual EIR. For example, noise impacts behave exponentially such that by doubling noise levels, the impacts are more than doubled. The proposed use of the neighboring property for parking which is also the site of the Northern Nights concert event, precludes its simultaneous use as a concert event, so there is no chance of both events occurring at the same time.

In conclusion, in every impact category analyzed in this review, the projected consequences of the current project proposal are either the same or less than significantly increased than the initial project for which the EIR was adopted. Based upon this review, the following findings are supported:

FINDINGS

1. For the modified project there are no substantial changes proposed in the project which require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. For the modified project no substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. For the modified project there has been no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was adopted as complete. Furthermore, it is concluded that the current project will not have one or more significant effects not discussed in the previous EIR. Also, significant effects previously examined will not be substantially more severe than shown in the previous EIR. There are no mitigation measures or alternatives previously found not to be feasible that would in fact be feasible and would substantially reduce one or more significant effects of the project. Finally, there are no mitigation measures or alternatives identified in this analysis which are considerably different from those analyzed in the previous EIR and which would substantially reduce one or more significant effects on the environment.

CONCLUSION

Based on these findings it is concluded that an Addendum to the adopted Environmental Impact Report is appropriate to address the requirements under CEQA for the current project proposal. All of the findings and mitigation requirements of the EIR are applicable to the current project proposal.

ATTACHMENT 5

Original EIR (SCH 92-033035) and Supplemental EIR (SCH #2012082108)

links to where the prior Environmental Impact Reports may be downloaded / accessed:

Link to original EIR and first Supplemental EIR:

<https://humboldt.gov.org/DocumentCenter/View/72253/Reggae-on-the-River-Initial-EIR-and-Supplemental-EIR-PDF>

links to materials from second Supplemental EIR:

FINAL EIR (pt 1)

<https://humboldt.gov.org/DocumentCenter/View/72257/Reggae-on-the-River-Final-EIR-2012-Part-1-PDF>

FINAL EIR (pt 2)

<https://humboldt.gov.org/DocumentCenter/View/72254/Reggae-on-the-River-Final-EIR-2012-Part-2-PDF>

FINAL EIR (pt 3)

<https://humboldt.gov.org/DocumentCenter/View/72255/Reggae-on-the-River-Final-EIR-2012-Part-3-PDF>

FINAL EIR (pt 4)

<https://humboldt.gov.org/DocumentCenter/View/72256/Reggae-on-the-River-Final-EIR-2012-Part-4-PDF>

Draft EIR

<https://humboldt.gov.org/DocumentCenter/View/72258/Reggae-on-the-River-Draft-Supplemental-EIR-2012-PDF>

ATTACHMENT 6

Referral Agency Comments and Recommendation

All referral agencies that the proposed project was sent to for review and comment are listed below.

Referral Agency	Response	Recommendation	Attached	On File
HC Planning & Building Department - Building Inspection Division	Comments	Approval		x
HC Public Works Department - Land Use Division	Comments	Conditional Approval		x
HC Public Health Department - Division of Environmental Health	Comments	Conditional Approval		x
HC Sheriff's Office	No Response			
Mendocino County Sherriff's Office	No Response			
California State Parks – North Coast Redwoods District	No Response			
CA Department of Fish & Wildlife	Comments	Conditional Approval		x
CA Department of Forestry & Fire Protection	No Comment			x
Piercy Volunteer Fire Department	No Response			
CA Department of Parks and Recreation	No Response			
CA Department of Transportation – District #1	Comments	Conditional Approval		x
Regional Water Quality Control Board – North Coast	No Response			
Mendocino County – Planning & Building Services Department	Comments	Conditional Approval		x
USDOD - Army Corps of Engineers	No Response			

ATTACHMENT 7

CONDITIONS OF APPROVAL FROM THE ORIGINAL PERMIT (CUP-12-017 & SP-12-030)

~~Strikeout text~~ is used to where Conditions of Approval are irrelevant to the 2022 events

APPROVAL OF THE CONDITIONAL USE PERMIT AND SPECIAL PERMIT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS:

A. Conditions of Approval

- ~~1. The project shall be developed and conducted in accordance with the Preliminary Operations Plan for the 2013-2017 Reggae on the River Festival, Revised October 23, 2012. (This condition is no longer applicable as more recent Operations Plans have been reviewed and approved during annual consideration of the project by the Planning Commission.)~~
2. The applicant shall obtain approval for a special events permit from the County Department of Public Works. The applicant shall submit a letter from the Department of Public Works by May 1, 2013 stating they have no objections to the event being held that year.
3. On or before May 1 of each year of the event, the applicant shall provide a letter from the following agencies stating they have no objections to the event being held that year:
 - Humboldt County Division of Environmental Health
 - Humboldt County Sheriff
 - CalTrans
 - California Highway Patrol
 - CalFire
 - Department of Fish and Game (DFG), and
 - Regional Water Quality Control BoardThese letters may be included in the annual report reviewed by the Planning Commission.
4. Within 120 days after the use permit expires or the Mateel Community Center Board decides the event will no longer be held at the site (whichever comes first), the property shall be restored to its original condition. This includes removing all permanent structures for the event, and grading to restore the original contours of the property. Upon request by the applicant and property owners, the time period for restoring the site may be extended or the requirements waived by the Planning Director based on evidence further renewal of the permit is being actively pursued, or evidence restoration of the site is not necessary to encourage primary uses in the AL Plan designation.
- ~~5. Each year of the event, placement and operation of the temporary bridge across the South Fork Eel River shall conform to the following requirements, which may also become requirements of the 1600 Streambed Alteration Permit issued by the Department of Fish and Game (DFG):~~
 - ~~• There will be three 10' to 12' wide bridges (two for vehicles and one for pedestrians).~~
 - ~~• The bridges will free span a minimum of 40 feet and possibly as much as 50 feet.~~
 - ~~• The bridges will be installed in mid-June (after the winter rains have ceased) and pulled out by the end of August.~~

- ~~The applicants will minimize the work within wetted river channel including the movement of gravel and the use of heavy equipment. The intent is to minimize stirring up sediments in the flowing water.~~
- ~~The applicant will walk the river directly ahead of equipment when it crosses the river. The intent is to make sure that fish and amphibians move out of the way.~~
- ~~The applicant will minimize the constriction of the river through the use of solid material abutments (such as logs or K-rail) rather than gravel.~~
- ~~The applicant will backfill behind the abutments with clean, washed gravel. The intent is to minimize the introduction of fine sediments into the water after the bridges are removed.~~
- ~~The applicant will use river run gravel to form the approaches to the bridge.~~
- ~~The applicant will be prepared for spills of oils and fuels with a spill containment kit.~~
- ~~The applicant will keep all asphaltic materials from adjacent roadways out of the river.~~

(This condition is no longer applicable. Installation of the flatcar bridge crossing of the South Fork is not proposed to occur in 2022.)

6. The applicant shall fill the existing 20,000 gallon water storage tank between December 1, 2012 and May 1, 2013, and then install and fill the additional 40,000 of storage as soon as they get the bridge in (mid-June, 2013). In subsequent years, the applicant will be required to fill all 60,000 gallons between December and May to avoid potentially dewatering the South Fork Eel River during the summer months. An additional mitigation measure was added to install a water flow meter on the pump for the well to monitor the time and amount of water withdrawal from the well, to report on the amount and dates of water used for the 2013 event, and to prohibit pumping from the well for the event from May 15 through December 15 beginning in 2014 except for emergency purposes. This requirement These requirements may be waived if the applicant can demonstrate to the satisfaction of DFG the well used for water supply to the event is not hydrologically connected to the river. (Planning Commission revisions 1/3/2013)
7. ~~The applicant shall provide to the U.S. Fish and Wildlife Service (FWS) and DFG the results from the 2013 sound meter study for use in evaluation of proposed events after 2013. (This condition is no longer applicable)~~
8. The applicant shall prepare a food and trash management strategy to the satisfaction of the FWS which describes how all garbage from the event will be kept in covered containers that prevent access by corvids, or contained in predator-proof trash receptacles that prevent access by corvids; and that the entire site is cleaned of garbage and food immediately after the event. Written verification the FWS has approved the food and trash management strategy shall be submitted to the Planning Division by May 1, 2013. The approved food and trash management strategy shall become part of the required Plan of Operation for the event each year.
9. Each year of the event, the applicant shall perform the environmental monitoring program described in the Plan of Operations unless specifically waived by the Planning Commission with the consent of DFG, FWS and the Army Corps of Engineers.
10. By May 1 of each year, the applicant shall provide written factual evidence demonstrating the Briceland Volunteer Fire Department will provide fire protection services for the event, and that the proposed fire prevention equipment and personnel to be provided on-site throughout the event is sufficient for fire protection according to CalFire.

11. Each year of the event, vehicle parking throughout the event shall adhere to the proposed mitigation plan and the minimum requirements of DFG provided below, which involves screening vehicles for leaking oil, parking suspect vehicles off the river bar and placing oil absorbing pads under the vehicles. DFG shall be allowed to inspect the parking areas after the event, and additional mitigation measures may be required as necessary pending the findings of the post event report. Additional mitigation may include relocating all parking from the active gravel bars for all future events. Other alternatives may be approved by the Planning Commission if the finding can be made that the alternative mitigation will have the same efficacy toward protecting the river from petrochemical contaminants from vehicles.

Minimum requirements of DFG to allow parking on active gravel bars throughout each event as of October 29, 2012:

1. **Dedicates staff to pollution prevention, both at the access point and follow-up within the venue for the duration of the event.**
2. **Identifies "problem" vehicles (i.e., leaking, etc.) before they enter the venue.**
3. **Intercepts "problem" vehicle that are leaking through either visual inspection, odor, and/or by asking the driver about the working condition of their vehicle.**
4. **Quarantines vehicles that are known to be leaking by providing parking off the river bar.**
5. **Creates a Best Management Plan/Contingency Plan for leaking vehicles discovered within the venue, such as providing absorbent pads effective to contain leaks until proper disposal after the event.**
6. **Dedicates staff for clean-up and remediation of spots/spills during and after the event.**
7. **Reports the post clean-up findings to DFG after each event.**

Lastly, DFG requests the opportunity to evaluate river bar condition after each festival, at our discretion. Access will be coordinated with the designated Project Point of Contact.

12. When the applicant requests an increase in attendance levels as part of their annual report, the annual report submitted by the applicant must include additional focused analysis of the efficacy of the parking plan for the previous year, and include factual documentation that supports a finding that the requested increase in attendance levels will not lead to insufficient on-site parking, even with the limits imposed above in Condition #11.
13. The applicant shall temporarily store and periodically remove the greywater from the site in water hauling tanker trucks. Modification of this requirement to allow on-site disposal of greywater from food preparation, hand washing, and showers may be allowed upon demonstration the on-site grey water disposal system has been approved by the Division of Environmental Health and Regional Water Quality Control Board (RWQCB).
14. ~~If the existing conditional use permit for the Reggae Rising event is activated in 2013 or 2014 on the adjacent property to the south (the Dimmick property – APN 033-271-09), and the Reggae Rising organizers meet all the conditions of approval for holding an event consistent with the approved Conditional Use Permit for that event, this Conditional Use Permit shall be suspended to ensure both events do not occur in the same area at the same time. (This condition is no longer applicable. The Reggae Rising event was not activated in a way that caused conflicts with the Reggae on the River event in 2013 or 2014.)~~

~~15. **Within five (5) working days of the effective date of this permit approval,** the applicant shall submit a check to the Planning Division payable to the Humboldt County Recorder in the amount of \$2,995.25. Pursuant to Section 711.4 of the Fish and Game Code, the amount includes the Department of Fish and Game (DFG) fee plus a \$50 document handling fee. This fee is effective through December 31, 2013 at such time the fee will be adjusted pursuant to Section 713 of the Fish and Game Code. Alternatively, the applicant may contact DFG by phone at (916) 651-0603 or through the DFG website at www.dfg.ca.gov for a determination stating the project will have no effect on fish and wildlife. If DFG concurs, a form will be provided exempting the project from the \$2,995.25 fee payment requirement. In this instance, only a copy of the DFG form and the \$50.00 handling fee is required.~~

Note: If a required filing fee is not paid for the project, the project will not be operative, vested or final and any local permits issued for the project will be invalid (Section 711.4(c)(3) of the State Fish and Game Code). (This condition is no longer applicable. The required fees (\$3,045.25) were paid on March 11, 2013. They are a one-time-only fee. Additional fees may be required if modifications to the festival trigger preparation of a subsequent environmental document such as an EIR or a Mitigated Negative Declaration. In this event, approval will be made conditional upon payment of additional fees.)

~~16. The first year of the Condition Use Permit the applicant shall seek ways to improve the entrance to the festival for safety and access to local businesses by exploring other options such as using the Cook Valley Entrance, (Board of Supervisors revisions 2/11/2013) (This condition is no longer applicable)~~

~~17. Planning staff shall collect data from the 2013 event to be included in the 2014 review of the permit including, but not limited to traffic flow data, actual attendance numbers, pedestrian safety and information from local businesses on their sales. (Board of Supervisors revisions 2/11/2013) (This condition is no longer applicable)~~

~~18. **At least two weeks** prior to the 2016 **2017** event.~~

- ~~• The applicant shall secure the required building permits for all structures associated with the event on the property; and~~
- ~~• Submit plans for the temporary bridge prepared by a registered professional for review and approval by the Building Division, and have the bridge installation inspected and documented in accordance with the approved plans by the registered professional and the Building Division; and~~
- ~~• Submit a water quality testing plan for sampling the South Fork Eel River at the site before, during and after the event that is prepared by a registered professional and includes the requirement that a qualified professional is to perform the water quality sampling and testing.~~

~~19. Immediately following the 2016 **2017** event, the trash and recycling containers and portasans in the vicinity of the Grandfather Tree property shall be moved to the south end of the "Loop Lot" shown on the site plan or another location on the site that is further removed from adjacent properties.~~

***** Conditions #18 and #19 added by the Planning Commission at the April 7, 2016 Meeting.**

(Conditions 18 and 19 were only applicable to the 2016 and 2017 events.)

B. Operational Restrictions/Ongoing Requirements Which Must Be Satisfied For The Life Of The Project:

1. The project is subject to the following annual reporting and review requirements:
 - a. By December 31st of each year, the applicant shall prepare and submit fifteen (15) copies of a post-event annual report discussing that year's concert. The annual report shall be reviewed at a public hearing by the Planning Commission, and shall include comment letters from the CHP, CalTrans and the other agencies commenting on the DSEIR reporting on the efficacy of the mitigation measures, ~~and~~ identifying any refinements to the mitigation needed for the event the following year, and setting the attendance levels within the range set by the Plan of Operations. All costs to the County for the review of the annual report shall be paid by the applicant prior to May 1 of each year. *(Planning Commission revisions 1/3/2013)*
 - b. Within 120 days of its receipt, the Planning Division shall schedule the review the annual report as an agenda item for the Planning Commission. ~~The review may be presented as an informational item on the agenda if no modifications to the Plan of Operation are proposed or required.~~ Requests for increases to the attendance levels from the previous year shall require explicit Planning Commission approval. *(Planning Commission revisions 1/3/2013)*
 - c. To address area concerns that may arise, the applicant's shall hold a minimum of one (1) community meeting in the Garberville/Redway area within 90 days of the event. This meeting may be waived by the Planning Director if no significant community issues have been reported.
2. If the Mateel Community Center ceases to be the organization with primary responsibility for the event, the conditional use permit shall expire automatically. The Planning Director shall have the authority to determine if the use permit has expired by operation of this paragraph. The Planning Director's determination shall be appealable to the Board of Supervisors. *(Planning Commission revisions 1/3/2013)*

C. Information Notes:

1. All storage, handling, and disposal of hazardous materials, solid waste, and recyclable materials must conform to applicable laws and regulations. Contact the Humboldt County Department of Public Health - Division of Environmental for additional information.
2. The project involves site access and occupation along and across a public right-of-way and a resource watercourse subject to regulatory authority by various state and federal agencies including: the California Department of Transportation (state highways), California Department of Fish and Game (streambed alterations), State Lands Commission (fee-title over submerged lands), and the US Army Corps of Engineers (grading and filling in "waters of the United States"). The applicant is responsible for obtaining and securing all required permits and authorizations from these agencies prior to conducting the event.
3. The project site is not located near or within an area where known cultural resources have been located. As there exists the possibility that undiscovered cultural resources may be encountered during construction activities, the following mitigation measures are required under state and federal law:
 - a. If cultural resources are encountered, all work must cease and a qualified cultural resources specialist contacted to analyze the significance of the find and formulate further mitigation (e.g., project relocation, excavation plan, and protective cover).

- b. Pursuant to California Health and Safety Code §7050.5, if human remains are encountered, all work must cease and the County Coroner contacted.
4. Pursuant to Public Resources Code §21089, the applicant is subject to cost reimbursement to the lead agency for expenses associated with the preparation of environmental review documentation, mitigation assessment, and monitoring program reports.
5. ~~This permit shall expire on August 15, 2017.~~ *(This condition is no longer applicable as the Use permit was renewed by the Planning Commission on June 21, 2018, and authorizes annual operation of the event through 2022)*
6. The applicant must continue to work in a reasonable manner with the neighboring commercial businesses regarding security and access. (Planning Commission revisions 1/3/2013)