

MONTEREY COUNTY PLANNING COMMISSION

Meeting: August 13, 2014	Agenda Item No.: 3
Project Description: Consider a Use Permit for three annual one day concerts for up to 4,500 people and not involving construction of permanent facilities. The first concert will be held on Saturday, September 27, 2014 from 12:00 pm -10:00 pm. The activities on the site would occur within a seven (7) day period including three days for set up and three days for cleanup.	
Project Location: 37940 Elm Avenue, Greenfield	APNs: 419-501-006-000 and 419-501-007-000
Planning File Number: PLN140516	Owner: John P. Doud Applicant: Kevin Pipal Agent: Michelle Normandin, EMC Planning Group
Planning Area: South County Area Plan	Flagged and staked: No
Zoning Designation: : “F/40” Farmlands 40 acre minimum and “PG/40” Permanent Grazing 40 acre minimum	
CEQA Action: Categorically Exempt per Section 15304 (e) (Minor Temporary Use of Land) of the CEQA Guidelines	
Department: RMA-Planning	

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution (**Exhibit C**) to:

- 1) Find the project Categorically Exempt per Section 15304 (e) of the CEQA Guidelines; and
- 2) Approve PLN140516, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**).

PROJECT OVERVIEW:

The applicant is requesting a Use Permit to allow a country music concert on Saturday, September 27, 2014 (12:00 pm - 10:00 pm) for 4,500 people, not involving construction of permanent facilities pursuant to Assemblages of People Section 21.30.050.M of Monterey County Code (Title 21, Zoning Ordinance). Set up would require up to three days prior to the one day concert and cleanup would require up to three days after. The applicant would also like to have this event on an annual basis.

This application was initiated in response to a June 11, 2014 complaint about advertizing a concert on September 27, 2014 to be held on the outskirts of Greenfield. Their concern was that no permits were obtained for the event. The event coordinator was contacted immediately and an application was mailed to the applicant on June 12, 2014. Staff confirmed that no physical work has begun on site for the concert.

Staff has worked with the applicant to ensure all issues have been addressed. A General Development Plan to include circulation, parking, seating, lighting, and operation details has been submitted with the application and is attached. Concerns include traffic, parking, noise and emergency response. The applicant is requesting this be allowed on an annual basis. Staff is recommending a limited term of three years. This would allow monitoring to identify any outstanding issues and allow for a formal environmental analysis to identify and mitigate potential environmental effects if this were to be approved on an ongoing basis. See attached discussion (**Exhibit B**).

OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- √ RMA-Public Works Department
- √ RMA-Environmental Services
- √ Environmental Health Bureau
- √ Water Resources Agency
- √ Greenfield Fire Protection District

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by Environmental Health Bureau, RMA Public Works and RMA Planning have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit C**).

On July 24, 2014, the Agricultural Advisory Committee recommended approval of the Use Permit (10-1 vote). There were no issues with the proposed location of the concert. Staff confirmed that the neighboring Wente Vineyards would be done with the harvesting prior to the concert.

Note: The decision on this project is appealable to the Board of Supervisors

/S/ Elizabeth Gonzales


Elizabeth Gonzales, Associate Planner
(831) 755-5102, gonzalesl@co.monterey.ca.us
August 8, 2014

cc: Front Counter Copy; Planning Commission; Greenfield Fire Protection District; RMA-Public Works Department; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; John Ford, RMA Services Manager; Elizabeth Gonzales, Project Planner; Bob Schubert, Senior Planner, John P. Doud, Owner; Kevin Pipal, Applicant; Michelle Normandin; EMC Planning Group, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Planning File PLN140516

Attachments: Exhibit A Project Data Sheet
 Exhibit B Project Discussion
 Exhibit C Draft Resolution, including:
 • Conditions of Approval
 • General Development Plan
 Exhibit D Vicinity Map
 Exhibit E Agricultural Advisory Committee Minutes
 Exhibit F Applicant's Letter
 Exhibit G Applicant's Application Package


This report was reviewed by John Ford, RMA Services Manager 

EXHIBIT A

Project Information for PLN140516

Application Name: Doud John P
Location: 37940 Elm Ave, Greenfield
Applicable Plan: Central Salinas Valley
Advisory Committee: None
Permit Type: Use Permit
Environmental Status: Categorical Exemption
Zoning: F/40|PG/40

Primary APN: 419-501-006-000
Coastal Zone: No
Final Action Deadline (884): 9/29/2014
Land Use Designation: Farmlands 40 - 160 Ac
Min|Permanent Grazing 10
- 160 Ac Min

Project Site Data:

Lot Size: 257
Existing Structures (sf): 0
Proposed Structures (sf): 0
Total Sq. Ft.: 0

Coverage Allowed: n/a
Coverage Proposed: n/a
Height Allowed: n/a
Height Proposed: n/a
FAR Allowed: n/a
FAR Proposed: n/a

Special Setbacks on Parcel:

Resource Zones and Reports:

Seismic Hazard Zone: TERRACE DEPOSITS|UNDETERMINED
Erosion Hazard Zone: High|Moderate
Fire Hazard Zone: High
Flood Hazard Zone: X (unshaded)
Archaeological Sensitivity: high
Visual Sensitivity: Highly Sensitive

Soils Report #: n/a
Biological Report #: n/a
Forest Management Rpt. #: n/a
Geologic Report #: n/a
Archaeological Report #: n/a
Traffic Report #: n/a

Other Information:

Water Source: n/a
Water Purveyor: n/a
Fire District: Greenfield FPD
Tree Removal: 0

Grading (cubic yds.): 0
Sewage Disposal (method): n/a
Sewer District Name: n/a

EXHIBIT B DISCUSSION

Project Description and Background

This is an application for a Use Permit for three annual one day concerts for up to 4,500 people and not involving construction of permanent facilities. The first concert will be held on Saturday, September 27, 2014 from 12:00 pm -10:00 pm. The activities on the site would occur within a seven (7) day period including three days for set up and three days for cleanup. The concerts would be held on a portion of the Doud Ranch property approximately three miles southeast of the City of Greenfield in the unincorporated area of Monterey County. A General Development Plan addressing circulation, parking, seating, portable lighting with generators and operation details has been submitted with the application and is attached (**Exhibit G**). A Code of Conduct set of rules has been established inside the event grounds and is included on online social media advertisements for the event. The applicant requests the ability to conduct this event annually.

The Ranch property is approximately 267 acres and consists of two zoning designations, Farmland 40 acre minimum "F/40" and Permanent Grazing 40 acre minimum "PG/40". The property is uncultivated land and has been for several years. Pursuant to Section 21.30.050.M of Monterey County Code (Title 21, Inland Zoning), "Assemblages of People, such as carnivals, festivals, races and circuses not exceeding ten days and not involving construction of permanent facilities" is an allowed use, subject to a Use Permit. The majority of the festival activities will be located within the Farmland designation on the Ranch property. A portion of the seating area "natural amphitheater" will be located within the Grazing designation of the property. The seating area will allow blankets and chairs only.

Concert Details

There is only one main entry/exit road to the event from Elm Avenue. Arroyo Seco Road and Reliz Canyon Road intersect Elm Avenue on opposite sides. Event flaggers will be located at the intersection of a gravel access road (approximately 25-30 feet wide) and Elm Avenue to direct vehicles to the event grounds. The access road to the site is approximately 1 mile long.

Once at the site, there will be parking lot attendants directing traffic to appropriate parking lots with flaggers guiding vehicles into parking spaces. The applicant has submitted a parking plan to include four lots (general, RV, truck, ADA/handicap and an overflow lot) with approximately 1,752 parking spaces proposed (approximately 3 people per car) on approximately 17 acres. The entry/exit roads and parking lot areas will be professionally sprayed with an anti-dust product.

There are two general areas on site. The parking lots, located immediately upon entering the site. Just beyond, located at the southwest end of the General parking lot, the preconcert roundup area will be set up. The preconcert roundup will be approximately one half acre and will be fenced off from the parking lots. The preconcert roundup includes concessions and entertainment from noon until 3:00 p.m. with music (DJ) and line dancing. There will be four tents in that area for ticket sales, concessions (food/beverage and bar) and the DJ/dancing. There will also be 12 porta-potties (10 standard and 2 ADA accessible spaces) with hand washing stations all located adjacent to the parking lot.

The second general area is located approximately 30-40 feet above the parking lot area with a gradual rise of approximately 15-20%. Once on top, the pad is mostly flat. A pedestrian path (approximately 20-25 feet wide) will be created to allow for attendees to walk from the parking

lot area to the venue above. No slopes will be cut into the hillside and the path will not be too steep. The path will consist of a small bit of natural rock/gravel and be watered to provide a firm nonslip surface for people walking on the path. There are no areas over 25% slope affected by the concert.

At 2:30 p.m., attendees will be able to start walking up the pedestrian path to the seating area. Live music will start at 3:00 p.m. and end by 10:00 p.m. A security team will be available to drive individuals with special needs up to the concert area with a golf cart on an existing path. Behind the stage there will be a tent for the four musicians performing. A total of 17 concession tents (7 food/beverage and 10 bars) will be located above in the concert area and adjacent to the seating area, along with 52 porta-potties (50 standard and 2 ADA accessible) with 11 hand washing stations. Separate hand washing stations will also be located behind the food/beverage and bar tents in the concessions area.

There will be perimeter fencing around the concession tents, stage, seating area and around the preconcert roundup area to keep the concert contained in two general areas. An appropriate buffer area will be provided from the vegetation around the proposed temporary structures to reduce wild fire risk. Additional fencing will be placed around oak tree drip lines for tree protection. Because the concert will be over after dark, a lighting plan is proposed to provide portable lighting for the parking lot, path to the concert, stage, seating area, concessions and restrooms (see **Exhibit G**).

Project Issues

The applicant proposes to sell 4,500 tickets for the event. Issues associated with this size of event, would include: traffic, parking, noise, restroom/water and emergencies. There are approximately three structures within a mile of the concert, two of them commercial buildings that will be closed on Saturday and the residential dwelling is the Doud residence.

- Traffic – There will be a line of traffic from at least noon to 6:00 p.m. on Elm Street because there is only one main entry/exit road to the concert. No one will be allowed to access that road after 6:00 p.m. allowing for a 4 hour gap until the event ends at 10:00 p.m. The applicant is required to obtain an encroachment permit for Public Works to install temporary no parking signs on Elm Avenue to ensure that no parking will be allowed along Elm Avenue and that all parking shall be on site (**Condition 12**). Also prior to the event, the applicant is required to show proof of evidence that they contacted the California Highway Patrol (CHP) and Sheriff Department for traffic control requirements (**Condition 11**). Although the applicant received a permit from the Sheriff's Department requiring five personnel on site, staff did not receive additional comments/conditions from the Sheriff's Department.
- Parking – The proposed parking plan includes four lots (general, RV, truck, ADA/handicap and an overflow lot) with approximately 1,752 parking spaces (approximately 3 people per car) on approximately 17 acres. The entry/exit roads and parking lot areas will be sprayed with an anti-dust product. Staff has determined that the parking plan for the use proposed is consistent with the required parking regulations.
- Noise – From 3:00 p.m. to 10:00 p.m., the concert may be heard from a great distance. The Environmental Health Bureau has stated that Chapter 15.20 of Monterey County Code prohibits elevated levels above 85 decibels within 2500 feet of occupied structures. They have confirmed that applicant has demonstrated there are no residences within 2,500 feet, other than the property owner's home. However, since the annual concerts are for one day only, noise impacts are temporary and less than significant.

- Restrooms/Water Facilities – The Environmental Health Bureau has conditioned the project to include acquiring special food permits, adhering to adequate number of portable toilet requirements, and ensuring proper trash/recyclable separation containers (**Conditions 9, 10 and 11**).
- Emergencies - The applicant has been working closely with the Sheriff's Department since January 2014 and anticipates having 5 deputies on site along with adequate security during the event. There is a road that parallels the gravel access road on the other side of the vineyard that staff has required to be used for emergency purposes. The applicant is working the EMS system in developing a medical plan for the event.
- Fire Protection – The Greenfield Fire Protection District did not add any conditions of approval as they worked out all details with the applicant. They confirmed that the Ranch has two 2,500 gallon water tanks on-site for their use in the event of an emergency. The tanks are located outside of the perimeter fencing.

Environmental Review

The application for Assemblages of People, such as carnivals, festivals, races and circuses not exceeding ten days and not involving construction of permanent facilities can be exempt under CEQA Section 15304 (e), "Minor temporary use of land having negligible or not permanent effects on the environment, including carnivals, sales of Christmas trees, etc.

The project is a temporary use to allow three annual one day concerts for up to 4,500 people and not involving construction of permanent facilities. Set up would require up to three days prior to each concert and cleanup would require up to three days. All proposed structures are temporary and will be removed within three days after the concerts. Professional vendors will manage the concessions during at the music events. A condition of approval requires the site to be restored to its natural state within three days following each concert (**Condition 4**).

Recommendation

The applicant is requesting that the County consider a Use Permit with no expiration date pursuant to Section 21.74 of Monterey County Code (Title 21, Zoning Ordinance). However, staff is recommending a limited term of three years. This is a new special event in a new location with potentially a large number of people attending. There could be potential issues that cannot be addressed until an actual event occurs. Therefore, staff is recommending an annual event for three years. This would allow sufficient monitoring to identify any outstanding issues and allow for a formal environmental analysis to identify and mitigate potential environmental effects if this were to be approved on an ongoing basis. Staff has conditioned this project to require the applicant to debrief with the County's Special Events Task Force after each year's event (**Condition 6**). If there were any issues that arose during that event, they will be addressed and recommended changes will be required for the next concert. The applicant has submitted a letter dated July 28, 2014 (**Exhibit F**) summarizing the one-day event and explaining why they are requesting a land use permit after advertizing for the event.

**EXHIBIT C
DRAFT RESOLUTION**

**Before the Planning Commission in and for the
County of Monterey, State of California**

In the matter of the application of:

JOHN P DOUD (PLN140516)

RESOLUTION NO. ----

Resolution by the Monterey County Planning
Commission:

- 1) Finding the project Categorical Exempt per Section 15304 (e) of the CEQA Guidelines; and
- 2) Approving a Use Permit to allow three annual one day concerts for up to 4,500 people and not involving construction of permanent facilities. The first concert will be held on Saturday, September 27, 2014 from 12:00 pm -10:00 pm. The activities on the site would occur within a seven (7) day period including three days for set up and three days for cleanup.

[PLN140516, John P Doud, 37940 Elm Avenue, Greenfield, South County Area Plan (APN: 419-501-006-000 and 419-501-007-000)]

The Doud application (PLN140516) came on for public hearing before the Monterey County Planning Commission on August 13, 2014. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is a Use Permit to allow three annual one day concerts for up to 4,500 people and not involving construction of permanent facilities. The first concert will be held on Saturday, September 27, 2014 from 12:00 pm -10:00 pm. The activities on the site would occur within a seven (7) day period including three days for set up and three days for cleanup.
EVIDENCE:
 - a) There is only one main entry/exit road to the event from Elm Avenue. Arroyo Seco Road and Reliz Canyon Road intersect Elm Avenue on opposite sides. Event flaggers will be located at the intersection of a gravel access road (approximately 25-30 feet wide) and Elm Avenue to direct vehicles to the event grounds. The access road to the site is approximately 1 mile long.
 - b) Once at the site, there will be parking lot attendants directing traffic to appropriate parking lots with flaggers guiding vehicles into parking spaces. The applicant has submitted a parking plan to include four lots

(general, RV, truck, ADA/handicap and an overflow lot) with approximately 1,752 parking spaces proposed on approximately 17 acres. The entry/exit roads and parking lot areas will be professionally sprayed with an anti-dust product.

- c) There will be perimeter fencing around the concession tents, stage, seating area and around the preconcert roundup area to keep the concert contained in two general areas. An appropriate buffer area will be provided from the vegetation around the proposed temporary structures to reduce wild fire risk. Additional fencing will be placed around oak tree drip lines for tree protection. Because the concert will be over after dark, a lighting plan includes portable lighting for the parking lot, path to the concert, stage, seating area, concessions and restrooms.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140516.

2. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

- EVIDENCE:**
- a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - 2010 Monterey County General Plan;
 - South County Area Plan; and
 - Monterey County Zoning Ordinance (Title 21).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents. The property is uncultivated land and has been for several years; and because assemblages of people are allowed on this land use, the use is consistent with the zoning designation.

- b) The property is located at 37940 Elm Avenue, Greenfield (Assessor's Parcel Numbers 419-501-006-000 AND 419-501-007-000), South County Area Plan on a portion of the Doud Ranch property approximately three miles southeast of the City of Greenfield in the unincorporated area of Monterey County. The parcel is approximately 267 acres and is zoned Farmland, 40 acre minimum "F/40" and Permanent Grazing 40 acre minimum "PG/40". Pursuant to Section 21.30.050.M of Monterey County Code (Title 21, Inland Zoning), "Assemblages of People, such as carnivals, festivals, races and circuses not exceeding ten days and not involving construction of permanent facilities" is an allowed use, subject to a Use Permit. The majority of the festival activities will be located within the Farmland designation on the Ranch property. Therefore, the project is an allowed land use for this site.
- c) The project planner conducted a site inspection on June 18, 2014 to verify that the project on the subject parcel conforms to the plans listed above.
- d) The project does not propose any tree removal and there will be no development on slopes exceeding 25%. The property is uncultivated land and has been for several years. There is no evidence of

environmentally sensitive habitat and there are no viewshed issues. All structures are temporary and will be removed within three days after the concert.

- e) On July 24, 2014, the Agricultural Advisory Committee recommended approval of the Use Permit (10-1 vote). There were no issues with the proposed location of the concert.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140516.

3. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Greenfield Fire Protection District, RMA-Public Works, Environmental Health Bureau, and Water Resources Agency. There are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. There has been no indication from these departments/agencies that the site is not suitable for the proposed use. Conditions recommended by RMA-Planning, Environmental Health Bureau and RMA –Public Works have been incorporated to ensure that. Greenfield Fire Protection District did not add any conditions of approval as they worked out all details with the applicant. They confirmed that the Ranch has two 2,500 gallon water tanks on-site for their use in the event of an emergency. The tanks are located outside of the perimeter fencing.
 - b) A General Development Plan addressing circulation, parking, concessions, seating, lighting, and operational details has been submitted with the application. The proposed lighting plan will ensure that adequate lighting is provided for the parking lot, path to the concert, stage, seating area, concessions and restrooms. The parking plan includes four lots (general, RV, truck, ADA/handicap and an overflow lot) with approximately 1,752 parking spaces proposed. The entry/exit roads and parking lot areas will be professionally sprayed with an anti-dust product.
 - c) Staff conducted a site inspection on June 18, 2014 to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN140516.

4. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by the RMA - Planning, Greenfield Fire Protection District, Public Works, Environmental Health Bureau, and

Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) See Findings #1, #2 and #3 and evidence to support conclusions.
- c) Staff conducted a site inspection on June 18, 2014 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN140516.

5. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and RMA-Building Services records and is not aware of any violations existing on subject property.
 - b) This application was initiated in response to a June 11, 2014 complaint about advertizing a concert on September 27, 2014 to be held on the outskirts of Greenfield. Their concern was that no permits were obtained for the event. The event coordinator was contacted immediately and an application was mailed to the applicant on June 12, 2014. Staff confirmed that no physical work has begun on site for the concert.
 - c) Staff conducted a site inspection on June 18, 2014 and researched County records to assess if any violation exists on the subject property.
 - d) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN140516.

6. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15304 (e), categorically exempts "Minor temporary use of land having negligible or not permanent effects on the environment, including carnivals, sales of Christmas trees, etc."
 - b) The project is a temporary use to allow three annual one day concerts for up to 4,500 people and not involving construction of permanent facilities. The first concert will be held on Saturday, September 27, 2014 from 12:00 pm -10:00 pm. The activities on the site would occur within a seven (7) day period including three days for set up and three days for cleanup. A condition of approval will require the site to be restored to its natural state when the concert is over (Condition #4).
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on June 18, 2014.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The exceptions to exemptions listed in sec. 15300.2 are inapplicable (e.g. Location, Cumulative Impact, Significant Effect)

- because this is a one day event that is temporary.
- e) See Findings #1, #2, #3, and #4 and evidence to support the conclusions.
- f) Staff conducted a site inspection on June 18, 2014 to verify that the site is suitable for this use.
- g) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140516.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:** a) Section 21.80.050 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

1. Find the project Categorically Exempt per Section 15304 (e) of the CEQA Guidelines; and
2. Approve a Use Permit for three annual one day concerts for up to 4,500 people and not involving construction of permanent facilities. The first concert will be held on Saturday, September 27, 2014 from 12:00 pm -10:00 pm. The activities on the site would occur within a seven (7) day period including three days for set up and three days for cleanup.

PASSED AND ADOPTED this 13th day of August, 2014 upon motion of _____, seconded by _____, by the following vote:

AYES:
 NOES:
 ABSENT:
 ABSTAIN:

 Mike Novo, Planning Commission

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County RMA-Planning and RMA-Building Services Department office in Salinas.

2. This permit expires 2 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 5-14-2014

Monterey County RMA Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN140516

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:** This Use Permit (PLN140516) is for three annual one day concerts for up to 4,500 people and not involving construction of permanent facilities. The first concert will be held on Saturday, September 27, 2014 from 12:00 pm -10:00 pm. The activities on the site would occur within a seven (7) day period including three days for set up and three days for cleanup. The property is located at 37940 Elm Avenue, Greenfield (Assessor's Parcel Number 419-501-006-000 and 419-501-007-000), South County Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

**Compliance or
Monitoring
Action to be Performed:** The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:

"A Use Permit (Resolution Number ____) for three annual one day concerts for up to 4,500 people and not involving construction of permanent facilities. The first concert will be held on Saturday, September 27, 2014 from 12:00 pm -10:00 pm. The activities on the site would occur within a seven (7) day period including three days for set up and three days for cleanup. The Use Permit was approved by Planning Commission for Assessor's Parcel Numbers 419-501-006-000 and 419-501-007-000 on August 13, 2014. The permit was granted subject to 12 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of building permits or commencement of the use. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

3. SPPD002 - SITE INSPECTION PRIOR TO CONCERT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall install temporary perimeter fencing around the concession tents, stage, seating area and the preconcert roundup area to keep the concert festivities contained to the areas shown on the General Development Plan. Additional fencing shall be placed around the oak tree drip lines for tree protection. The applicant shall meet with RMA-Planning staff on the site for an inspection one day prior to the concert to ensure that the required fencing has been installed. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The applicant shall meet with RMA-Planning staff on the site for an inspection one day prior to the event to ensure that the required fencing has been installed.

4. PD033 -RESTORATION NATURAL MATERIALS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Within three days following the concert, the area disturbed shall be restored to a condition to correspond with the adjoining area, subject to the approval of the Director of RMA - Planning. Photos for such restoration shall be submitted to and approved by the Director of the RMA - Planning Department. (RMA - Planning)

Compliance or Monitoring Action to be Performed: On the fourth day post-event, the Owner/Applicant shall submit photos showing restoration of the site to RMA - Planning for review and approval.

6. SPPD004 - DEBRIEFING WITH SPECIAL EVENTS TASK FORCE (NON STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Given that this is a new special event in a new location with potentially a large number of people attending, the applicant is required to debrief with the County's Special Events Task Force after each year's event (up to three years). If there were any issues that arose during the event, they will be addressed and recommended changes will be required for the next concert.

Compliance or Monitoring Action to be Performed: The applicant shall contact RMA-Planning staff within 5 days of each concert to set up a meeting with the Special Events Task Force to debrief on the event.

7. SPPD001 - ANNUAL NOTICING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: At least 60 days prior to each annual concert, the applicant shall submit to RMA-Planning an updated General Development Plan demonstrating compliance with the requirements of the Sheriff's Department, Environmental Health Bureau, RMA-Planning, RMA- Public Works and any recommendations of the Special Events Task Force. At least 10 days prior to each annual concert, the County shall publish public notices of the details of the event; and the applicant shall post three notices at and around the subject parcel . (RMA-Planning)

Compliance or Monitoring Action to be Performed: At least 60 days prior to each annual concert, the applicant shall submit an updated General Development Plan to RMA-Planning for review and approval by the RMA Planning Director.

8. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to RMA-Planning .

9. EHSP01 – FOOD PERMITS FOR SPECIAL EVENTS (NON-STANDARD CONDITION)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The special event proposes to allow food and/or beverage service. The applicant must obtain a Special Event Organizer permit from the Environmental Health Bureau (EHB) and ensure that any food and/or beverage vendor has obtained a Temporary Food Facility permit from EHB prior to commencement of the event. As Special Event Organizer, the applicant is responsible to ensure that all food and/or beverage vendors on site comply with the conditions of applicable permits issued by EHB, pursuant to California Health and Safety Code, Division 104, Part 7, Chapter 1 (California Retail Food Code).

Compliance or Monitoring Action to be Performed: Prior to the event, the applicant shall obtain a Special Event Organizer permit from EHB.

10. EHSP02 - SEPARATE RECYCLABLES (NON-STANDARD CONDITION)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Applicant shall ensure recyclable materials generated during each event are separated from non-recyclable solid waste. Receptacles specifically intended and marked to receive recyclables shall be made available to guests and employees. Adequate on-site storage areas shall be provided to consolidate and hold all recyclables generated until such materials are removed from the property. Materials, recyclables, containers and storage shall meet standards set forth in Monterey County Code Chapter 10.41.

Compliance or Monitoring Action to be Performed: Prior to the event, submit a written plan on how recyclables will be separated, consolidated and stored to Recycling and Resource Recovery Services of Environmental Health Bureau for review and approval.

11. EHSP03 – PORTABLE TOILETS (NON-STANDARD CONDITION)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Chapter 15.20.050, an adequate number of portable toilets shall be provided and maintained so as not to create a public nuisance and shall be serviced and cleaned by a permitted liquid waste hauler. Portable units shall provide hand washing facilities. During special events, a minimum of 1 portable toilet per 40 people shall be supplied. No more than ten (10) day events per calendar year will be allowed. More frequent pumping may be substituted for the required number of toilets. If toilets are pumped and emptied twice a day, one toilet seat per eighty (80) persons shall be adequate. If toilets are pumped and emptied three times a day, one toilet seat per one hundred twenty (120) persons shall be adequate.

Compliance or Monitoring Action to be Performed: Prior to the event, submit to the Environmental Health Bureau for review and approval a copy of a signed contract with a permitted liquid waste hauler indicating that an adequate number of portable toilets, including service and cleaning schedule, will be provided for no more than 10 days per year.

11. PWSP01 - NON-STANDARD

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Contact the California Highway Patrol (CHP) and Sheriff Department for traffic control.

Compliance or Monitoring Action to be Performed: Prior to issuance of the event permit Owner/Applicant shall submit proof or evidence to the Department of Public Works that the CHP or Sheriff has been contacted and approved traffic control plan, if required.

12. PWSP02 - NON-STANDARD

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Owner/Applicant shall obtain an encroachment permit to install No Parking Signs on Elm Avenue to ensure no parking along Elm Avenue. All event parking shall be on site.

Compliance or Monitoring Action to be Performed: Prior to issuance of the event permit Owner/Applicant shall obtain an encroachment permit from the Department of Public Works to install temporary no parking signs at their own expense on Elm Avenue within the limits of the event.

PROPOSED GENERAL DEVELOPMENT PLAN
for the "Ranch 1917" property,
located at: 37940 Elm Avenue, Greenfield, CA 93927
APNs: 419-501-006 and 419-501-007
County Planning File Number: _____

Ranch 1917 is hosting a one-day Country Music Festival and pre-concert roundup on September 27th, 2014 on a portion of the Doud Ranch property in Greenfield, CA located approximately three miles southeast of the City of Greenfield in unincorporated Monterey County outside the City limits and sphere of influence. The applicant proposes a temporary use with no permanent structures for approximately 4,500 attendees (5,000 capacity).

Requested Uses

Use Permit-General pursuant to "Farmlands" Section 21.30.050M (Title 21, Inland Zoning)

Uses Allowed, Use Permit Required:

M. Assemblages of people, such as carnivals, festivals, races and circuses not exceeding ten days and not involving construction of permanent facilities (ZA).

and

Use Permit-General pursuant to "Grazing" Section 21.34.050D and 21.34.050X (Title 21, Inland Zoning)

D. Public and quasi-public uses including churches, parks, playgrounds, schools, public safety facilities, schools, and public utilities.

X. Other uses of a similar character, density and intensity to those uses listed in this Section.

The Ranch property consists of two zoning designations, Farmland F/40 and Grazing PG/40, the majority of the festival activity is located within the Farmland designation on the Ranch property, there is a portion of the seating area "natural amphitheater" located within the Grazing designation on the property.

Use Permit Expiration

The applicant is requesting that the County consider a request for Use Permit with no expiration date pursuant to Section 21.74.070. Or otherwise support an expiration date within 3-5 years, subject to future amendment (provided there are no complaints or issues etc.) that will grant the Use Permit and approve the annual festival in perpetuity, with no expiration date.

PROPOSED GENERAL DEVELOPMENT PLAN
for the "Ranch 1917" property,
located at: 37940 Elm Avenue, Greenfield, CA 93927
APNs: 419-501-006 and 419-501-007
County Planning File Number: _____

Management Plan

The management plan for the event operations is described below and illustrated on the Site Plan in **Section 8.0, Plans:**

Operation/delivery hours

9/20/14 - Porta Potty and Fencing: 9:00AM to 5:00PM

9/25/14 - Lighting/Stage/Sound: 9:00AM to 5:00PM

9/26/14 - Concessions: 9:00AM to 5:00PM

9/27/14 - Employee and Vendor Arrival: 9:00AM

-Country Music Festival and pre-concert roundup: Noon to 10:00PM

9/28/14 - Cleanup: 9:00AM to 5:00PM

Office: An event office tent (10'x10') will be located in the Concessions Area to assist guests with information, lost and found, issues and complaints, and miscellaneous support etc.

Security: Condor Security of America Inc. will provide the security team for the event

First Aid: Greenfield Fire Department (4 persons). First Aid tent will be located in the Concessions Area adjacent to the Seating Area.

ADA/Handicap: The event will accommodate guests with special needs by providing designated parking, restroom, and seating areas.

Police: included in **Section 5.0, Existing Permits.**

Fire: Greenfield Fire Department

Note: The Ranch property has two (2) 2,500 gallon water tanks on-site in the event of an emergency.

PROPOSED GENERAL DEVELOPMENT PLAN
for the "Ranch 1917" property,
located at: 37940 Elm Avenue, Greenfield, CA 93927
APNs: 419-501-006 and 419-501-007
County Planning File Number: _____

Country Music Festival

Pre-Concert Roundup

Guests may arrive early for concessions and entertainment from Noon to 3:00PM at the southwest end of the General Parking Lot with music (DJ) and line dancing with instructor (Adam Herbel).

Ticket Sales: One (1) tent (10'x10') located adjacent to the General Parking Lot.

Concessions: Best Beverage and Catering will provide Concessions (food/beverage and bar) for the event. Two (2) concession tents (10'x10') for food/beverage and bar (alcohol sales) and one (1) large tent (40'x40') for DJ and line dancing. There will be fencing around the concession tent that includes the bar to comply with ABC's request to have the concessions (alcohol sales) to be contained. Star Sanitation will provide fencing for the event. Tents for the event will be provided by A to Z Party Rental.

Restrooms/Handwashing Stations: Star Sanitation will provide Porta Potty's and hand washing stations for the event. Twelve (12) Porta Potty's: ten (10) standard and two (2) ADA/Handicap accessible located adjacent to the parking lot. Porta Potty's will be pumped and emptied at least two times throughout the day of the event, as needed. Four (4) handwashing stations will be located adjacent to the Porta Potty's three (3) standard and one (1) ADA. Separate handwashing stations will be located behind the food/beverage and bar tents in the Concessions area.

Trash/Recycling: Mojo's Hauling & Clean-up Service will provide Custodial service for the event. Ten (10) Trash Bins and ten (10) Recycling Bins will be maintained on an on-going basis by Mojo's Hauling & Clean-up Service in the Restroom and Concession Areas. Mojo's Hauling will handle the oils and ash from the concessions area: one (1) large oil container and one (1) large ash container. All collected materials will be source separated as to paper fiber, glass, aluminum, and food waste (approximately 76-100% diversion/recycling). The estimated solid waste to be generated is 10 tons (7-8 diverted tons). To insure maximum diversion and recycling, all materials will be sent to the material recovery facility per the 2014 Venue/Event Waste Diversion/Recycling Data Sheet (Monterey County Environmental Health) included in Section 3.0 of this application package.

Country Music Concert

Doors open at 2:30PM with live music from 3:30PM- 10:00PM. No one will be allowed access into the event grounds after 4:00PM allowing for a 6 hour gap until the event ends at 10:00PM.

PROPOSED GENERAL DEVELOPMENT PLAN
for the "Ranch 1917" property,
located at: 37940 Elm Avenue, Greenfield, CA 93927
APNs: 419-501-006 and 419-501-007
County Planning File Number: _____

Rules and Policies

Ranch 1917 is committed to the Health, Safety, and Welfare of all employees, vendors, and guests. In order to provide a safe and comfortable environment for all ages to enjoy the Country music festival and pre-concert round-up, the following Code of Conduct has been established inside the event grounds and is included on the online social media advertisements for the event:

CODE OF CONDUCT

General Rules:

- All Ages Welcome
- General Admission
- No Permanent Seating (designated wheelchair and companion seating area)
- Parking Pass \$20 (per vehicle parking fee)
- Pre-Concert Roundup (Parking Lot): NOON-3:00PM
- Doors open: 2:30PM
- Show: 3:30PM- 10:00PM
- NO Ins & Outs (no access after 4:00PM)
- Rain or Shine
- Food/Beverage & other items are sold at the event
- Handicap assistance available upon request
- Everyone subject to search upon entry
- NO Outside Food or Beverage (including Alcohol)
- NO Ice Chests or Coolers
- NO Smoking (cigarettes/lighters)

PROPOSED GENERAL DEVELOPMENT PLAN
for the "Ranch 1917" property,
located at: 37940 Elm Avenue, Greenfield, CA 93927
APNs: 419-501-006 and 419-501-007
County Planning File Number: _____

Alcohol Policy:

- MUST BE AGE 21 OR OLDER TO CONSUME ALCOHOL
- 21+ wristband to purchase and consume alcohol.
- Anyone under the age of 21 caught with alcohol or under the influence of alcohol will be ejected from the concert grounds without refund and turned over to police custody.
- NO purchasing/giving drinks to minors or in any way contributing to the intoxication of a minor or you will be ejected from the concert grounds without refund and subject to arrest.

RV/Truck/Trailer Policy:

Guest may park their RV and/or truck/trailers in the designated oversized vehicle parking lot within the eighteen (18) oversized parking spaces or thirty-two (32) 20'x50' spaces.

- NO Overnight Parking
- NO Camping
- NO Off Road Vehicles of any kind will be allowed on the concert grounds

PROPOSED GENERAL DEVELOPMENT PLAN
for the "Ranch 1917" property,
located at: 37940 Elm Avenue, Greenfield, CA 93927
APNs: 419-501-006 and 419-501-007
County Planning File Number: _____

Parking Plan

The parking area for the event includes four (4) parking lots: ADA/Handicap, General, RV/Truck/Trailer/Bus, and Overflow Parking. The parking plan for the event is described below and illustrated on the Parking Plan in Section 8.0, Plans:

The parking team will collect a parking fee per vehicle and direct vehicles to the appropriate parking lot where parking lot attendants "flaggers" will guide vehicles into parking spaces commensurate with the parking plan. Orange cones (or similar) will be used to delineate the boundaries of the parking areas and parking rows for vehicles.

ADA/Handicap Lot

An ADA/Handicap parking lot with twelve (12) designated ADA/Handicap parking spaces is located off the main entry/exit access road near the event entrance/exit.

General Lot

A general parking lot consisting of eight (8) rows of two-hundred (200) standard parking spaces (9'x18') with a total of sixteen hundred (1,600) parking spaces for standard size vehicles and two (2) 12' travel lanes (24') total. Parking ratio assumes an average of three (3) persons per vehicle.

RV/Truck/Trailer/Bus Lot

An oversized parking lot with eighteen (18) parking spaces for oversized vehicles and additional thirty-two (32) parking spaces (20'x50') to accommodate RV/Truck/Trailer/Bus parking. Total of fifty (50) oversized parking spaces and two (2) 24' travel lanes (48') total.

Overflow Lot

An overflow parking lot with ninety (90) standard parking spaces (9'x18') for standard size vehicles and two (2) 12' travel lanes (24') total.

Emergency Access

Adjacent to the ADA/Handicap Parking Lot and General Parking Lot is an emergency access area off the main entry/exit access road near the event entrance/exit.

PROPOSED GENERAL DEVELOPMENT PLAN
for the "Ranch 1917" property,
located at: 37940 Elm Avenue, Greenfield, CA 93927
APNs: 419-501-006 and 419-501-007
County Planning File Number: _____

Lighting Plan

McCune Audio will provide the Audio/Video/Lighting for the event. No up-lighting will be used, or lighting suspended on Oak trees (fencing for event will include setback from oak trees with fencing around at the distance of the tree canopy). The lighting will be powered by two to three (2-3) generators placed around the property with cables ramped for safety and a generator technician assigned throughout the event. The technician will be dispatched through McCune walkie-talkie and will have a cell phone. The lighting plan for the event is described below and illustrated on the Lighting Plan in Section 8.0, Plans:

Parking Lot Lighting: The Parking lot will be lit using a series of 5' lighting air balloons. The balloons will be on stands (14' – 16') and will be placed strategically in the parking area. In addition to the balloons there will be several scoops on stands.

Path Lighting: The Path lighting from the parking lot to the event entrance/exit will be a mixture of S4 Pars, Scoops and Air star Balloons positioned on genie towers. This will put the lights up over 16' high and provide a general wash on either side of the path. The towers will be spread out throughout the grounds and will provide a general wash in those areas and provide illumination up the hill.

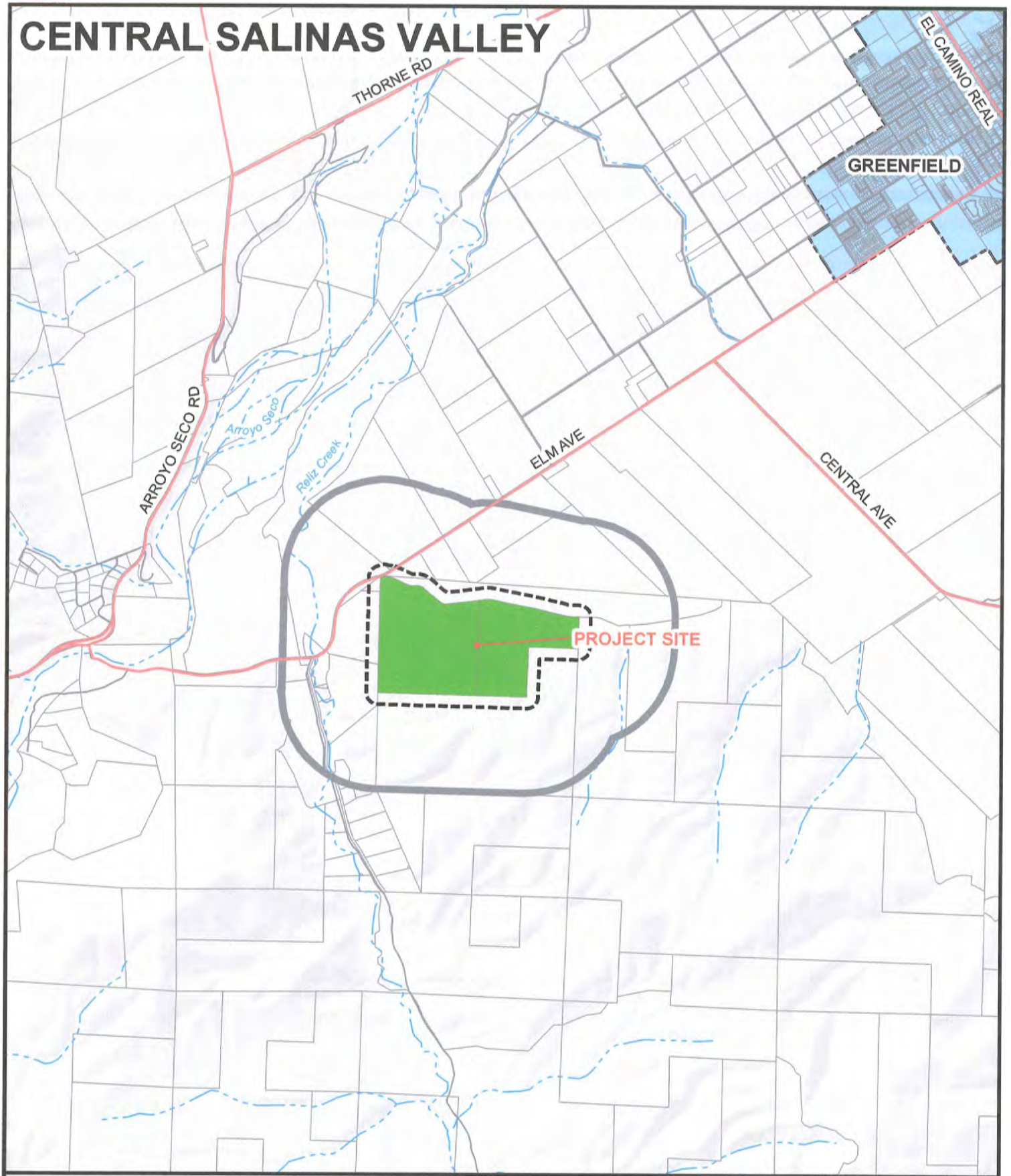
Stage Lighting: The Stage lighting will be suspended on two 40' sections of truss rigged and attached to a pre-fabricated portable stage structure. The truss will be attached via chain motors and will have 80 S4 pars suspended and pointed towards the stage. There will be a 500 Amp generator back stage to power both the stage lighting and the complete stage.

Seating Area Lighting: The Seating lighting will be strands of light bulbs draped over the seating area from the hill behind the seating area (outside of fenced area) using metal poles and attached to the top of the stage. The lights will be high enough so that people won't be able to reach them.

Concession Lighting: The Concession area will be lit with genie towers of par/scoop wash lights lowered which will provide a general wash on two sides of concession rows. In the center of that area behind the center of the concession area additional balloons or lighting will be placed by truss to illuminate the center area and walking paths. In addition, LED lekos will highlight specific areas in order to bring volume to the lit areas.

Restroom Lighting: The bathrooms will be lit by LED pars along with standard pars bringing an open wash into the paths and accessible areas.





CENTRAL SALINAS VALLEY



APPLICANT: DOUD

APN: 419-501-006-000 & 419-501-007-000

FILE # PLN140516

 2500' Limit  300' Limit  Water  City Limits

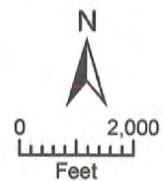


EXHIBIT D

PLANNER: GONZALES

EXHIBIT "E"

Agricultural Advisory Committee

Meeting Date: July 24, 2014

DRAFT excerpt of meeting minutes; the following has not been approved by the AAC.

VIII. Resource Management

A. Use Permit for Music Festival on Ag Land

Liz Gonzalez, Associate Planner

Consider Use Permit to allow a one day Country Music Concert at 37940 Elm Avenue, Greenfield, for up to 4,500 people, not exceeding eight days for setup and cleanup, and not involving construction of permanent facilities.

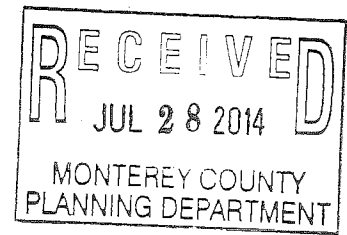
Requested Action: Recommend Planning Commission approval of requested use permit.
(*Corrected Zoning Administrator as approving body at meeting.*)

Currently, there is no farming or grazing on the property. The applicant is working with the Sheriff's Office and the project is going through interdepartmental review. Due to the event's size and location, the request for a use permit will be made to the Planning Commission. It was pointed out that there is a vineyard nearby; however, harvesting is expected to be complete before the event takes place.

Motion: A motion was made by Scott Violini and seconded by Alex Eastman to recommend the Planning Commission approve the one-time use permit.

AYES: 10
NOES: 0
ABSENT: 2 (Hammond and Morales)

EXHIBIT "F"



Re: Ranch 1917 Country Music Festival

I'm writing this letter to the Monterey County Planning Commission to summarize our one-day music event planned for September 27th 2014, and also explain why we are requesting a land use permit so late in the game.

Ranch 1917 is a new music venture in South Monterey County. It is a natural amphitheater located about 3 miles outside of Greenfield, CA on private Ranch land owned by John Francis Doud. We have worked hard over the last year to make this event fun, safe, and affordable for the community. This will be an all ages show and we are dedicated to making sure families feel welcome and safe. We have also worked hard to keep ticket and concessions prices low. We want everyone to be able to attend.

We have been working very closely with the Sheriff's department deputies to plan for and provide a safe environment. Additionally, we have been planning for Fire, Paramedic, and traffic support. In addition to the City and County, we are working with many local companies that will be providing security, ambulance, food, drink, sound, lighting, fencing, and many any other services. We are ecstatic about the support we've received from the County, City, and community. We've had a wonderful response from everyone.

We are 100% committed to working with the County and the County's process, which is why I wanted to explain the request for our use permit so late. Nearly a year ago we reached out for a checklist of required permits, the land use permit was not on this list.

We proceeded to work through the checklist and after it's completion we reached out to the County asking if a land use permit would be required. We were told no, and we were also given the all clear to host the show. The problem was that the planning department was not informed. This being our first time through the process we did not think to reach out to the planning department either.

I want this letter to be received as our commitment to working with the County. I also wanted to point out that this is an extremely well planned event, and a wonderful day for the people of Monterey County.

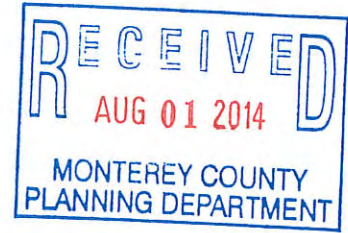
Please contact me directly if you have any questions or concerns.

Sincerely,

Kevin Pipal
408.768.8274
info@ranch1917.com
www.ranch1917.com



Planning for Success.



APPLICATION PACKAGE

RANCH 1917 USE PERMIT

37940 Elm Ave., Greenfield, CA

PREPARED FOR

Monterey County Resource Management Agency
Planning Department

July 8, 2014

EMC PLANNING GROUP INC.
A LAND USE PLANNING & DESIGN FIRM

301 Lighthouse Avenue Suite C Monterey California 93940 Tel 831-649-1799 Fax 831-649-8399
www.emcplanning.com

RANCH 1917 37940 ELM AVE., GREENFIELD

USE PERMIT APPLICATION PACKAGE



PREPARED FOR
Monterey County Resource Management Agency
Planning Department
168 West Alisal, 2nd Floor
Salinas, CA 93901
Tel 831.755.5025

PREPARED BY
EMC Planning Group Inc.
301 Lighthouse Avenue, Suite C
Monterey, CA 93940
Tel 831.649.1799
Fax 831.649.8399
groves@emcplanning.com
www.emcplanning.com

July 8, 2014

1.0 INTRODUCTION

To facilitate County staff review, the information contained herein is presented as requested in the Monterey County Resource Management Agency (RMA) Planning Department Development Project Application. The Application Form for a Use Permit is included in **Section 2.0**. The Hazardous Material Form (questionnaire) is included in **Section 3.0**. The description of the proposed temporary use is included in the General Development Plan in **Section 4.0**. Existing Permits are included in **Section 5.0**. Assessor Parcel Maps (property and parcels within 300 feet of the property) are included in **Section 6.0**. The Grant Deed for the property is included in **Section 7.0**. Plans (reduced) are included in **Section 8.0** of this application package.

General Information

Applicant's Name:

Kevin Pipal
20 Hollywood Ave.
Los Gatos, CA 95030
Phone: 408-768-8274
kevy089@me.com

Project Contact:

Michael J. Groves, AICP
EMC Planning Group
301 Lighthouse Ave., Suite C
Monterey, CA 93940
Phone: 831-649-1799 ext. 201
Fax: 831-649-8399
groves@emcplanning.com

Property Owner's Name:


John Doud
134 Pine Canyon Rd.
Salinas, CA 93908
PO Box 74, Greenfield, CA 93927
Phone: 831-229-2821

Alternate Contact:

Michelle L. Normandin
EMC Planning Group
301 Lighthouse Ave., Suite C
Monterey, CA 93940
Phone: 831-649-1799 ext. 204
Fax: 831-649-8399
normandin@emcplanning.com



Legend

 Property Boundary
  City Limit
  Sphere of Influence

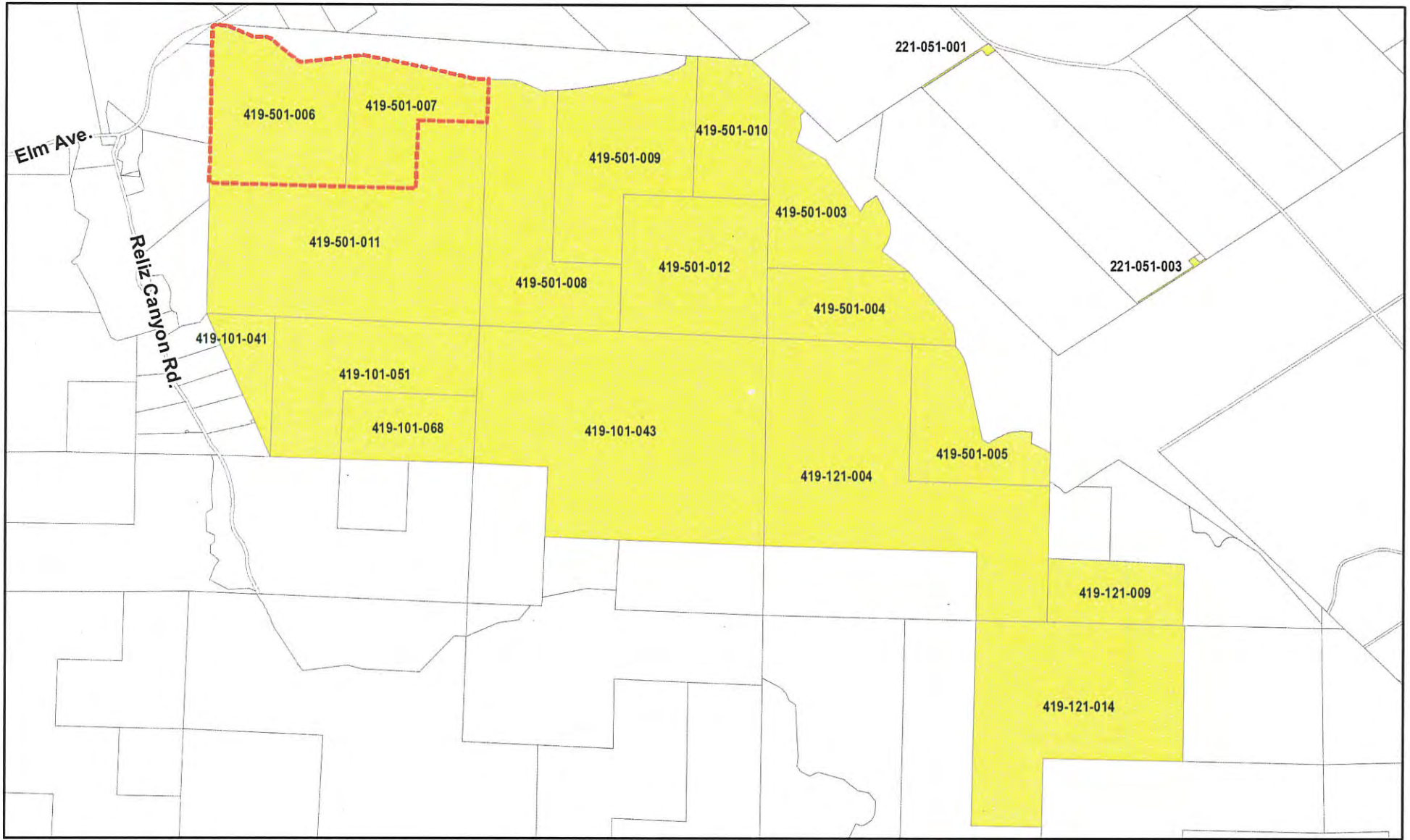


Source: Monterey County GIS Data 2010



Property Location Map

Ranch 1917 Use Permit



0 0.5 miles

 Property Boundary

Source: Monterey County GIS 2012

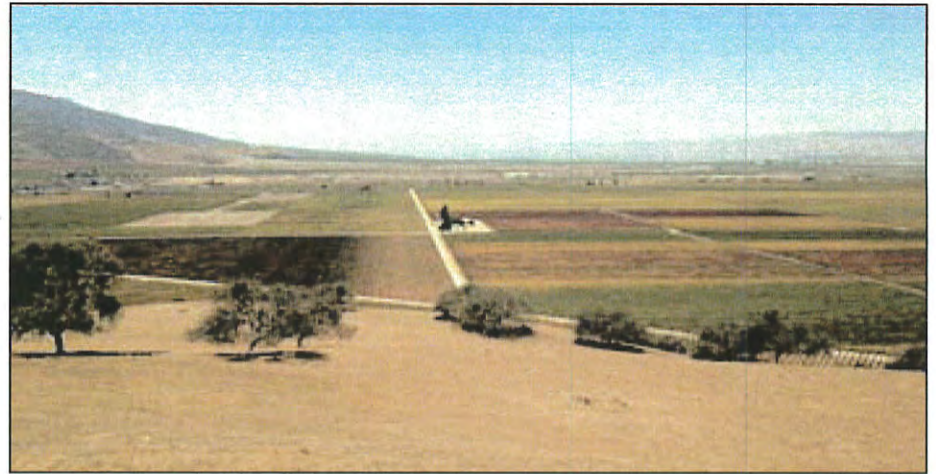


Doud Ranch

Ranch 1917 Use Permit



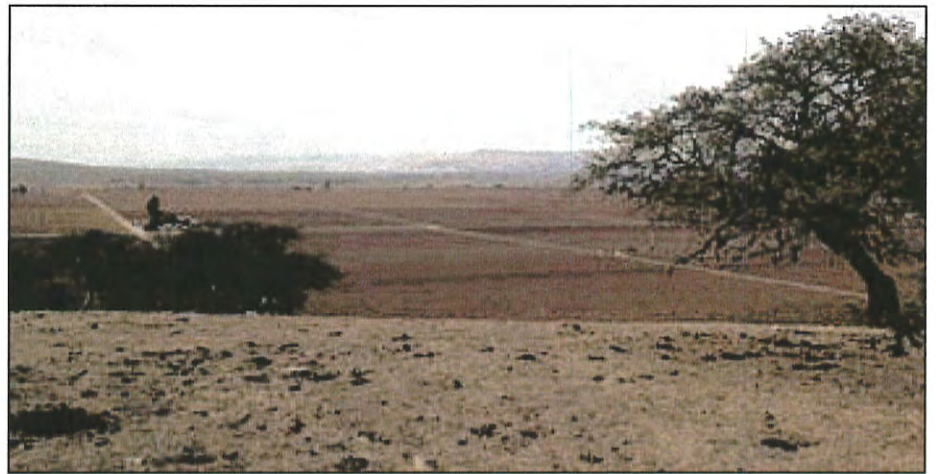
① View from center seating towards stage (zoom out)



③ View looking left of stage



② View from seating looking left toward Elm Avenue



④ View looking right of stage



⑤ View from stage looking right



⑦ View from top of the hill above seating



⑥ View from stage looking at seating



⑧ View from back of seating area towards stage

PROPOSED GENERAL DEVELOPMENT PLAN
for the "Ranch 1917" property,
located at: 37940 Elm Avenue, Greenfield, CA 93927
APNs: 419-501-006 and 419-501-007
County Planning File Number: _____

Ranch 1917 is hosting a one-day Country Music Festival and pre-concert roundup on September 27th, 2014 on a portion of the Doud Ranch property in Greenfield, CA located approximately three miles southeast of the City of Greenfield in unincorporated Monterey County outside the City limits and sphere of influence. The applicant proposes a temporary use with no permanent structures for approximately 4,500 attendees (5,000 capacity).

Requested Uses

Use Permit-General pursuant to "Farmlands" Section 21.30.050M (Title 21, Inland Zoning)

Uses Allowed, Use Permit Required:

M. Assemblages of people, such as carnivals, festivals, races and circuses not exceeding ten days and not involving construction of permanent facilities (ZA).

and

Use Permit-General pursuant to "Grazing" Section 21.34.050D and 21.34.050X (Title 21, Inland Zoning)

D. Public and quasi-public uses including churches, parks, playgrounds, schools, public safety facilities, schools, and public utilities.

X. Other uses of a similar character, density and intensity to those uses listed in this Section.

The Ranch property consists of two zoning designations, Farmland F/40 and Grazing PG/40, the majority of the festival activity is located within the Farmland designation on the Ranch property, there is a portion of the seating area "natural amphitheater" located within the Grazing designation on the property.

Use Permit Expiration

The applicant is requesting that the County consider a request for Use Permit with no expiration date pursuant to Section 21.74.070. Or otherwise support an expiration date within 3-5 years, subject to future amendment (provided there are no complaints or issues etc.) that will grant the Use Permit and approve the annual festival in perpetuity, with no expiration date.

PROPOSED GENERAL DEVELOPMENT PLAN
for the "Ranch 1917" property,
located at: 37940 Elm Avenue, Greenfield, CA 93927
APNs: 419-501-006 and 419-501-007
County Planning File Number: _____

Management Plan

The management plan for the event operations is described below and illustrated on the Site Plan in **Section 8.0, Plans:**

Operation/delivery hours

9/20/14 - Porta Potty and Fencing: 9:00AM to 5:00PM

9/25/14 - Lighting/Stage/Sound: 9:00AM to 5:00PM

9/26/14 - Concessions: 9:00AM to 5:00PM

9/27/14 - Employee and Vendor Arrival: 9:00AM

-Country Music Festival and pre-concert roundup: Noon to 10:00PM

9/28/14 - Cleanup: 9:00AM to 5:00PM

Office: An event office tent (10'x10') will be located in the Concessions Area to assist guests with information, lost and found, issues and complaints, and miscellaneous support etc.

Security: Condor Security of America Inc. will provide the security team for the event

First Aid: Greenfield Fire Department (4 persons). First Aid tent will be located in the Concessions Area adjacent to the Seating Area.

ADA/Handicap: The event will accommodate guests with special needs by providing designated parking, restroom, and seating areas.

Police: included in **Section 5.0, Existing Permits.**

Fire: Greenfield Fire Department

Note: The Ranch property has two (2) 2,500 gallon water tanks on-site in the event of an emergency.

PROPOSED GENERAL DEVELOPMENT PLAN
for the "Ranch 1917" property,
located at: 37940 Elm Avenue, Greenfield, CA 93927
APNs: 419-501-006 and 419-501-007
County Planning File Number: _____

Country Music Festival

Pre-Concert Roundup

Guests may arrive early for concessions and entertainment from Noon to 3:00PM at the southwest end of the General Parking Lot with music (DJ) and line dancing with instructor (Adam Herbel).

Ticket Sales: One (1) tent (10'x10') located adjacent to the General Parking Lot.

Concessions: Best Beverage and Catering will provide Concessions (food/beverage and bar) for the event. Two (2) concession tents (10'x10') for food/beverage and bar (alcohol sales) and one (1) large tent (40'x40') for DJ and line dancing. There will be fencing around the concession tent that includes the bar to comply with ABC's request to have the concessions (alcohol sales) to be contained. Star Sanitation will provide fencing for the event. Tents for the event will be provided by A to Z Party Rental.

Restrooms/Handwashing Stations: Star Sanitation will provide Porta Potty's and hand washing stations for the event. Twelve (12) Porta Potty's: ten (10) standard and two (2) ADA/Handicap accessible located adjacent to the parking lot. Porta Potty's will be pumped and emptied at least two times throughout the day of the event, as needed. Four (4) handwashing stations will be located adjacent to the Porta Potty's three (3) standard and one (1) ADA. Separate handwashing stations will be located behind the food/beverage and bar tents in the Concessions area.

Trash/Recycling: Mojo's Hauling & Clean-up Service will provide Custodial service for the event. Ten (10) Trash Bins and ten (10) Recycling Bins will be maintained on an on-going basis by Mojo's Hauling & Clean-up Service in the Restroom and Concession Areas. Mojo's Hauling will handle the oils and ash from the concessions area: one (1) large oil container and one (1) large ash container. All collected materials will be source separated as to paper fiber, glass, aluminum, and food waste (approximately 76-100% diversion/recycling). The estimated solid waste to be generated is 10 tons (7-8 diverted tons). To insure maximum diversion and recycling, all materials will be sent to the material recovery facility per the 2014 Venue/Event Waste Diversion/Recycling Data Sheet (Monterey County Environmental Health) included in Section 3.0 of this application package.

Country Music Concert

Doors open at 2:30PM with live music from 3:30PM- 10:00PM. No one will be allowed access into the event grounds after 4:00PM allowing for a 6 hour gap until the event ends at 10:00PM.

PROPOSED GENERAL DEVELOPMENT PLAN
for the "Ranch 1917" property,
located at: 37940 Elm Avenue, Greenfield, CA 93927
APNs: 419-501-006 and 419-501-007
County Planning File Number: _____

Rules and Policies

Ranch 1917 is committed to the Health, Safety, and Welfare of all employees, vendors, and guests. In order to provide a safe and comfortable environment for all ages to enjoy the Country music festival and pre-concert round-up, the following Code of Conduct has been established inside the event grounds and is included on the online social media advertisements for the event:

CODE OF CONDUCT

General Rules:

- All Ages Welcome
- General Admission
- No Permanent Seating (designated wheelchair and companion seating area)
- Parking Pass \$20 (per vehicle parking fee)
- Pre-Concert Roundup (Parking Lot): NOON-3:00PM
- Doors open: 2:30PM
- Show: 3:30PM- 10:00PM
- NO Ins & Outs (no access after 4:00PM)
- Rain or Shine
- Food/Beverage & other items are sold at the event
- Handicap assistance available upon request
- Everyone subject to search upon entry
- NO Outside Food or Beverage (including Alcohol)
- NO Ice Chests or Coolers
- NO Smoking (cigarettes/lighters)

PROPOSED GENERAL DEVELOPMENT PLAN
for the "Ranch 1917" property,
located at: 37940 Elm Avenue, Greenfield, CA 93927
APNs: 419-501-006 and 419-501-007
County Planning File Number: _____

Alcohol Policy:

- MUST BE AGE 21 OR OLDER TO CONSUME ALCOHOL
- 21+ wristband to purchase and consume alcohol.
- Anyone under the age of 21 caught with alcohol or under the influence of alcohol will be ejected from the concert grounds without refund and turned over to police custody.
- NO purchasing/giving drinks to minors or in any way contributing to the intoxication of a minor or you will be ejected from the concert grounds without refund and subject to arrest.

RV/Truck/Trailer Policy:

Guest may park their RV and/or truck/trailers in the designated oversized vehicle parking lot within the eighteen (18) oversized parking spaces or thirty-two (32) 20'×50' spaces.

- NO Overnight Parking
- NO Camping
- NO Off Road Vehicles of any kind will be allowed on the concert grounds

PROPOSED GENERAL DEVELOPMENT PLAN
for the "Ranch 1917" property,
located at: 37940 Elm Avenue, Greenfield, CA 93927
APNs: 419-501-006 and 419-501-007
County Planning File Number: _____

Parking Plan

The parking area for the event includes four (4) parking lots: ADA/Handicap, General, RV/Truck/Trailer/Bus, and Overflow Parking. The parking plan for the event is described below and illustrated on the Parking Plan in Section 8.0, Plans:

The parking team will collect a parking fee per vehicle and direct vehicles to the appropriate parking lot where parking lot attendants "flaggers" will guide vehicles into parking spaces commensurate with the parking plan. Orange cones (or similar) will be used to delineate the boundaries of the parking areas and parking rows for vehicles.

ADA/Handicap Lot

An ADA/Handicap parking lot with twelve (12) designated ADA/Handicap parking spaces is located off the main entry/exit access road near the event entrance/exit.

General Lot

A general parking lot consisting of eight (8) rows of two-hundred (200) standard parking spaces (9'x18') with a total of sixteen hundred (1,600) parking spaces for standard size vehicles and two (2) 12' travel lanes (24') total. Parking ratio assumes an average of three (3) persons per vehicle.

RV/Truck/Trailer/Bus Lot

An oversized parking lot with eighteen (18) parking spaces for oversized vehicles and additional thirty-two (32) parking spaces (20'x50') to accommodate RV/Truck/Trailer/Bus parking. Total of fifty (50) oversized parking spaces and two (2) 24' travel lanes (48') total.

Overflow Lot

An overflow parking lot with ninety (90) standard parking spaces (9'x18') for standard size vehicles and two (2) 12' travel lanes (24') total.

Emergency Access

Adjacent to the ADA/Handicap Parking Lot and General Parking Lot is an emergency access area off the main entry/exit access road near the event entrance/exit.

PROPOSED GENERAL DEVELOPMENT PLAN
for the "Ranch 1917" property,
located at: 37940 Elm Avenue, Greenfield, CA 93927
APNs: 419-501-006 and 419-501-007
County Planning File Number: _____

Lighting Plan

McCune Audio will provide the Audio/Video/Lighting for the event. No up-lighting will be used, or lighting suspended on Oak trees (fencing for event will include setback from oak trees with fencing around at the distance of the tree canopy). The lighting will be powered by two to three (2-3) generators placed around the property with cables ramped for safety and a generator technician assigned throughout the event. The technician will be dispatched through McCune walkie-talkie and will have a cell phone. The lighting plan for the event is described below and illustrated on the Lighting Plan in Section 8.0, Plans:

Parking Lot Lighting: The Parking lot will be lit using a series of 5' lighting air balloons. The balloons will be on stands (14' – 16') and will be placed strategically in the parking area. In addition to the balloons there will be several scoops on stands.

Path Lighting: The Path lighting from the parking lot to the event entrance/exit will be a mixture of S4 Pars, Scoops and Air star Balloons positioned on genie towers. This will put the lights up over 16' high and provide a general wash on either side of the path. The towers will be spread out throughout the grounds and will provide a general wash in those areas and provide illumination up the hill.

Stage Lighting: The Stage lighting will be suspended on two 40' sections of truss rigged and attached to a pre-fabricated portable stage structure. The truss will be attached via chain motors and will have 80 S4 pars suspended and pointed towards the stage. There will be a 500 Amp generator back stage to power both the stage lighting and the complete stage.

Seating Area Lighting: The Seating lighting will be strands of light bulbs draped over the seating area from the hill behind the seating area (outside of fenced area) using metal poles and attached to the top of the stage. The lights will be high enough so that people won't be able to reach them.

Concession Lighting: The Concession area will be lit with genie towers of par/scoop wash lights lowered which will provide a general wash on two sides of concession rows. In the center of that area behind the center of the concession area additional balloons or lighting will be placed by truss to illuminate the center area and walking paths. In addition, LED lekos will highlight specific areas in order to bring volume to the lit areas.

Restroom Lighting: The bathrooms will be lit by LED pars along with standard pars bringing an open wash into the paths and accessible areas.

8.0 PLANS

Eight (8) Plan Sets:

ASSESSOR'S PARCEL MAP

- One (1) copy (8 ½ x11)

AGRICULTURAL BUFFER PLAN

- One (1) copy (8 ½ x11)

SITE PLAN

- One (1) copy (11x17) and One (1) copy (18x24)

CIRCULATION PLAN

- One (1) copy (8 ½ x11)

PARKING PLAN

- One (1) copy (8 ½ x11)

SEATING PLAN

- One (1) copy (8 ½ x11)

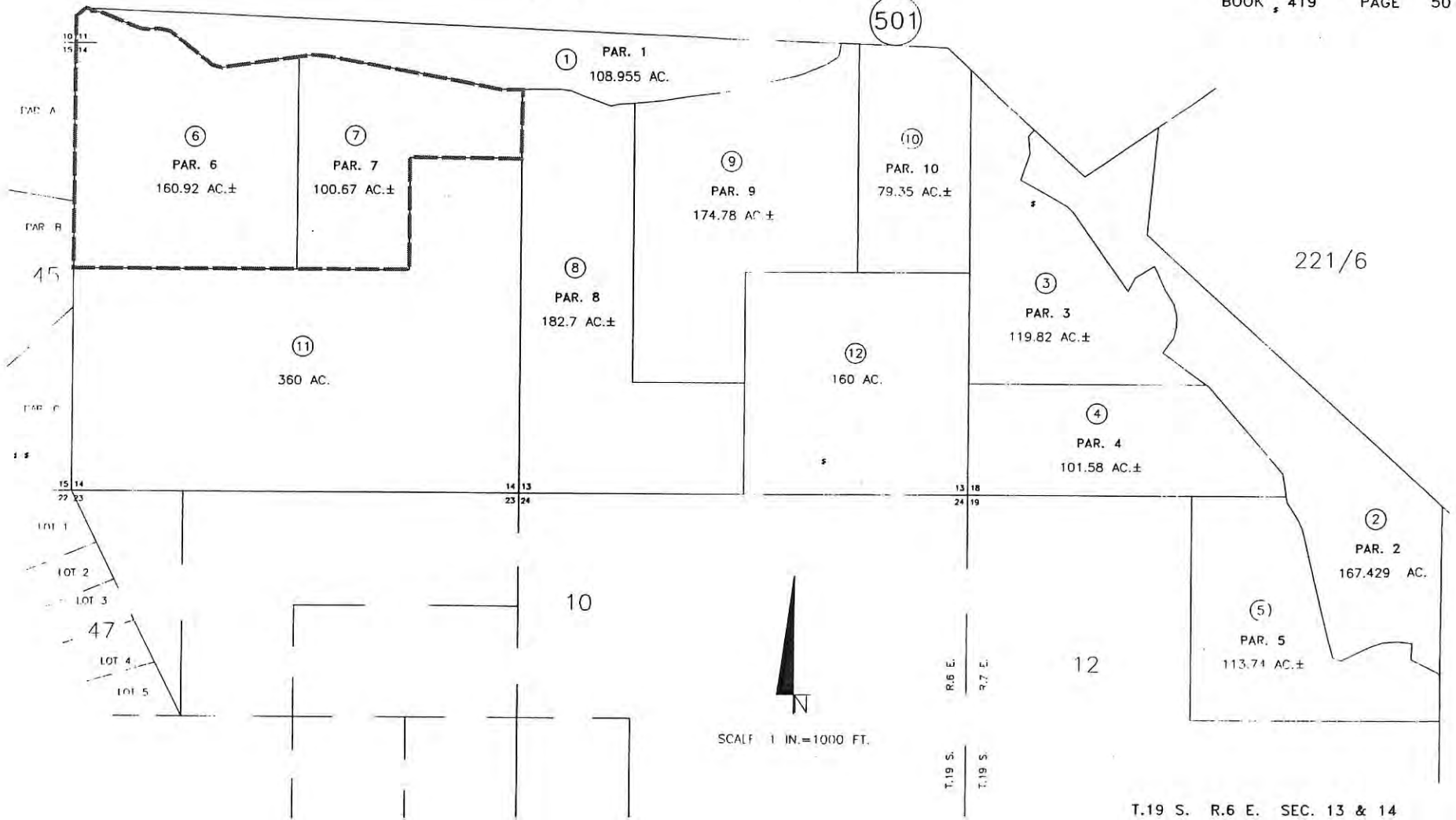
LIGHTING PLAN

- One (1) copy (8 ½ x11)


221/1

TAX CODE AREA

501



not to scale

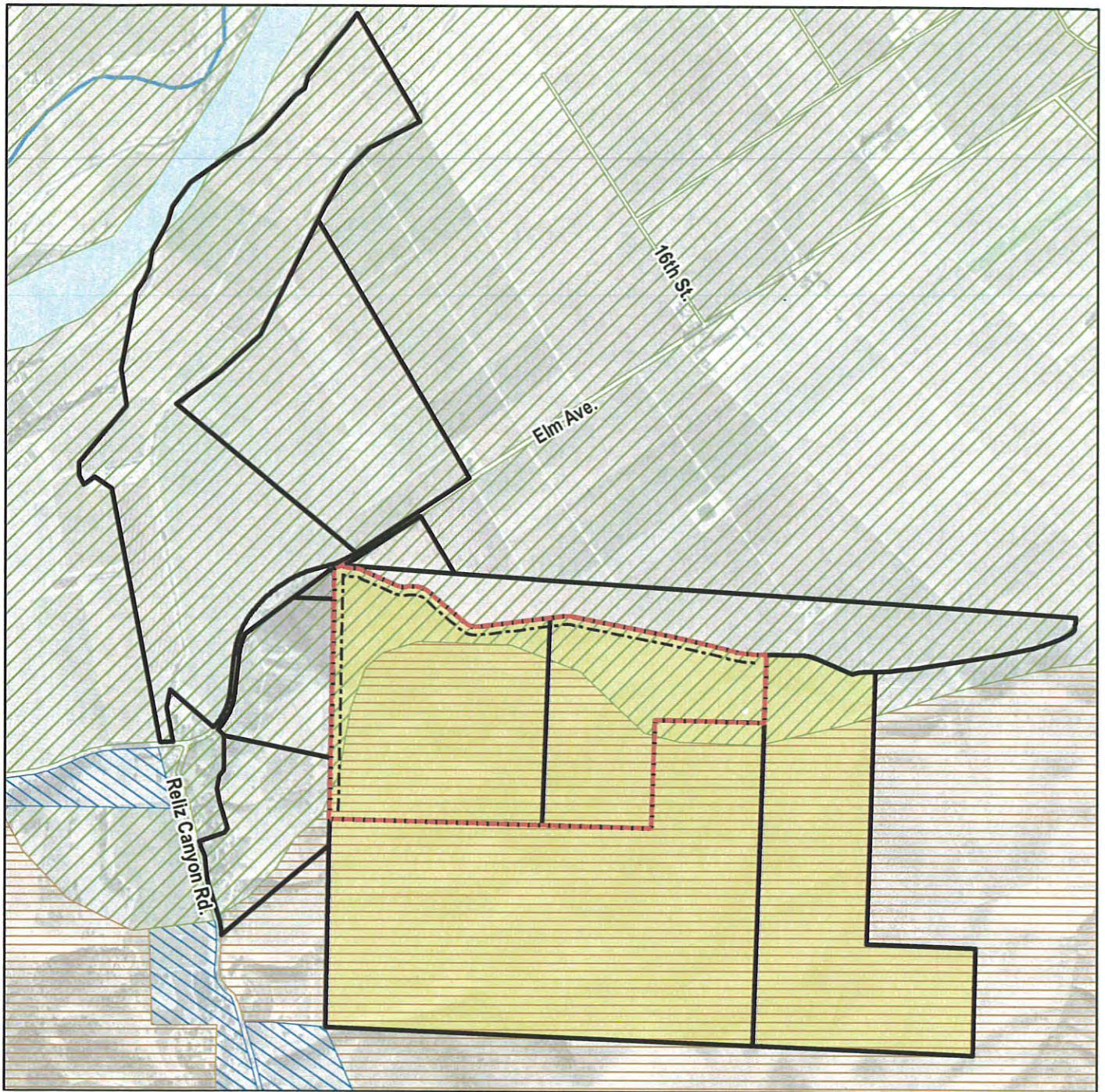
 Property Boundary

Source: Monterey County Assessor 2014











Assessor's Parcel Map

Ranch 1917 Use Permit



Legend

-  Property Boundary
-  Proposed 100' Buffer Area
-  Parcel Lines within 300 Feet of Property
-  Parcel Lines within 300 Feet of Property - Doud Ranch
- Land Use Designation**
-  Farmlands 40 - 160 Ac Min
-  Permanent Grazing 10 - 160 Ac Min
-  Rural Grazing 10 - 160 Ac Min
-  Rivers and Water Bodies










Source: ESRI Aerial Imagery 2012, Monterey County GIS Data 2010



Agricultural Buffer Plan

Ranch 1917 Use Permit

Legend

-  Property Boundary
-  Parcel Boundary
-  Emergency Vehicle Access
-  First Aid
-  Trash and Recycling Bins
-  ADA Restrooms
-  Restrooms
-  Event Directional Signage
-  Event Flaggers

Property Data Summary

Parcel Size:

Parcel 1: 160.92 acres
 Parcel 2: 100.67 acres
 Total: 261.59 acres

General Plan Land Use Designation:

Parcel 1: Farmlands 40-160 Acres Minimum
 Permanent Grazing 10-160 Acres Minimum
 Parcel 2: Farmlands 40-160 Acres Minimum
 Permanent Grazing 10-160 Acres Minimum

Zoning Designation:

Parcel 1: Farmland (F/40)
 Permanent Grazing (PG/40)
 Parcel 2: Farmland (F/40)
 Permanent Grazing (PG/40)

Lot Coverage: NA

Floor Area Ratio: NA

Grading: NA

Tree Removal: NA

Impervious Coverage: NA

Required and Proposed Parking: See Parking Plan

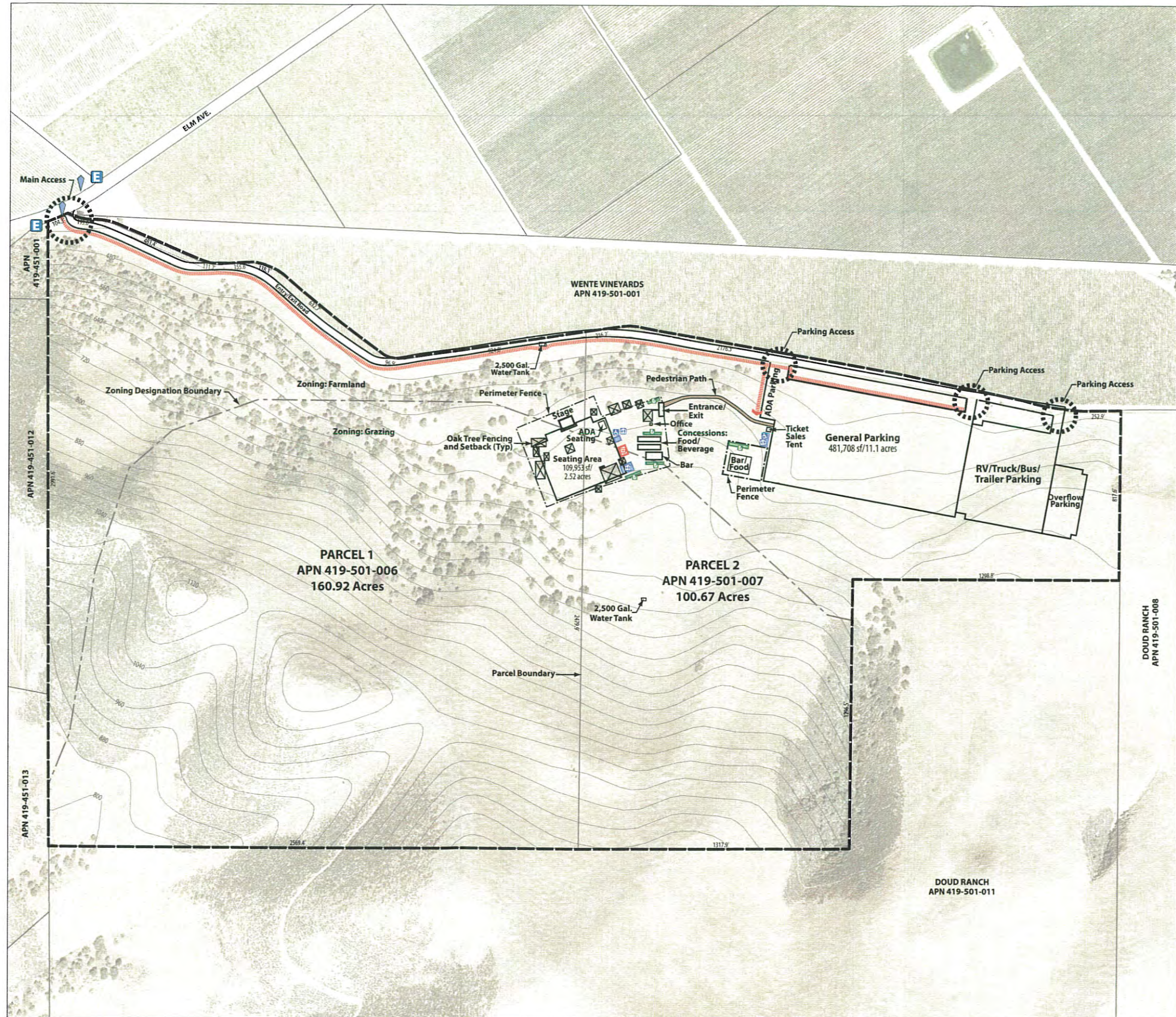
Location of easements can not be determined from record information.

Vicinity Map



Notes

This diagram illustrates the site plan program for the event, all spaces illustrated in this plan are not intended to be permanent and are subject to change, spatial arrangements may be altered or eliminated at any given time within the use program at the site, commensurate with the General Development Plan.

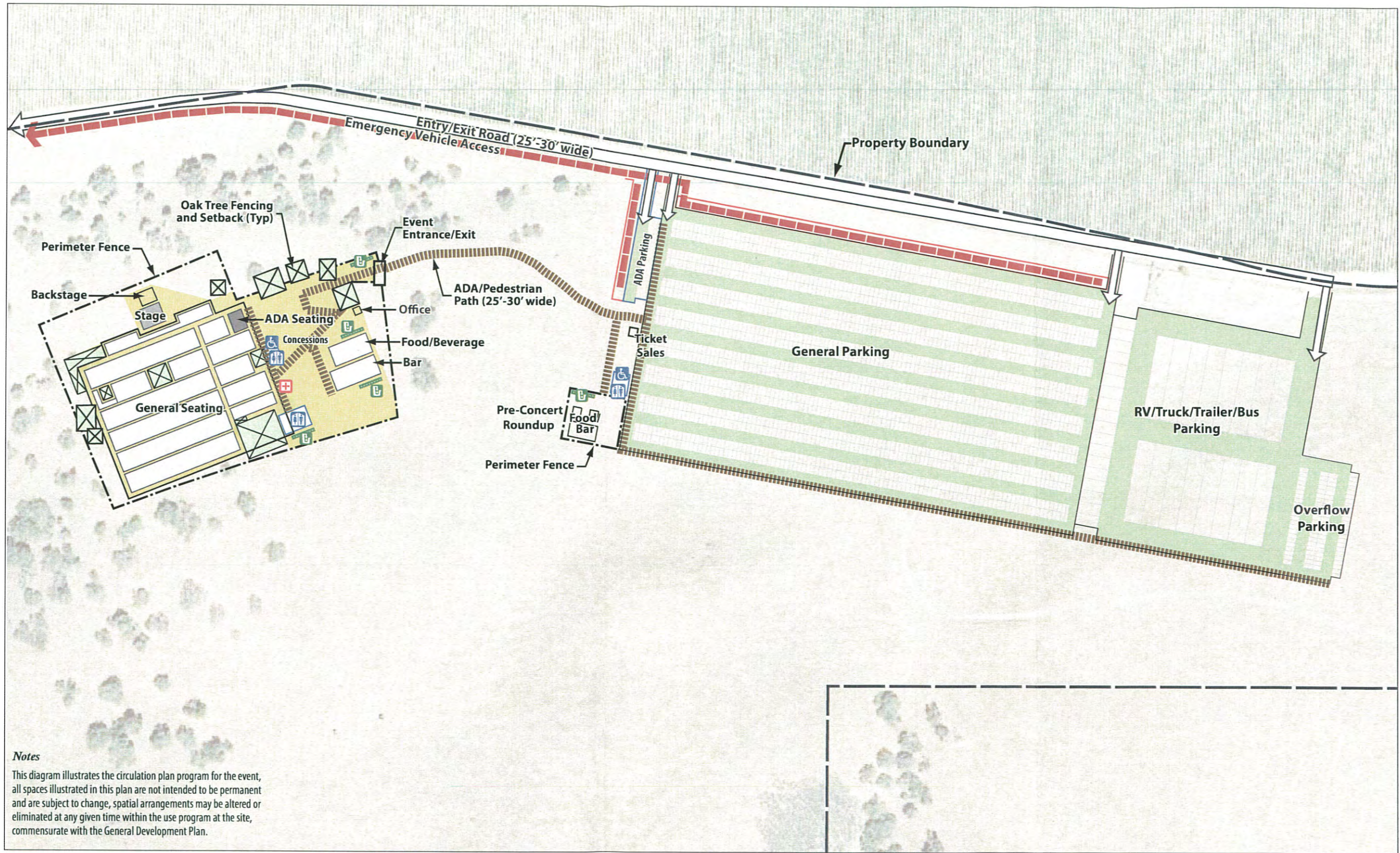


Source: Google Earth 2013, Monterey County GIS 2012



Legend

- Pedestrian/ADA Accessible Area
- Parking Lot Vehicular Access
- First Aid
- Trash and Recycling Bins
- ADA Restrooms
- Restrooms



Source: Google Earth 2013

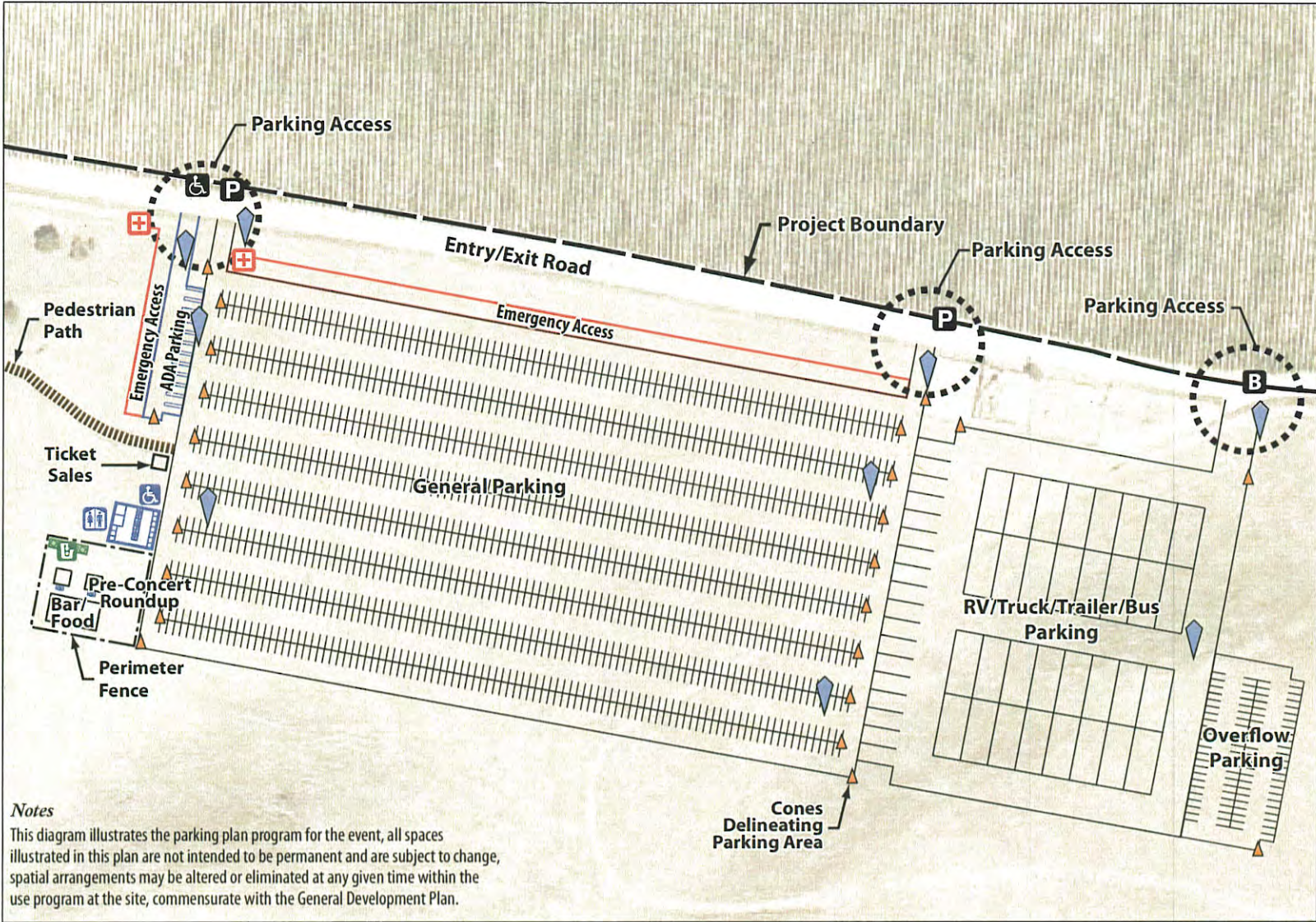


Legend

- ADA Parking
- General Parking
- Truck/Trailer/Bus Parking
- Emergency Access
- Parking Lot Attendant
- Restrooms
- ADA Restrooms
- Trash and Recycling Bins

Data Summary

General Parking	Area:	481,708 sf
		11.1 acres
	Spaces:	1,600
ADA Parking	Area:	10,613 sf
		0.24 acres
	Spaces:	12
RV/Truck/Trailer/Bus Parking	Area:	209,676 sf
		4.8 acres
	Spaces:	50
Overflow Parking	Area:	28,980 sf
		0.66 acres
	Spaces:	90
Total Parking:		1,752
Restrooms (Porta-Potty's)		
ADA:		2
Standard:		10
Total:		12
Trash and Recycling		
Trash Bins:		10
Recycling Bins:		10
Total:		20



Notes
 This diagram illustrates the parking plan program for the event, all spaces illustrated in this plan are not intended to be permanent and are subject to change, spatial arrangements may be altered or eliminated at any given time within the use program at the site, commensurate with the General Development Plan.



Source: Google Earth 2013



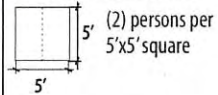
Parking Plan

Ranch 1917 Use Permit

Legend

-  First Aid
-  Trash and Recycling Bins
-  ADA Restrooms
-  Restrooms

Seating Dimensions



Data Summary

Seating	
Seating Area:	109,953 sf
	2.52 acres
General Seats:	4,512
ADA Seating Area: 1,200 sf	
ADA Seats:	24
Total Seats:	4,536

Concession Tents

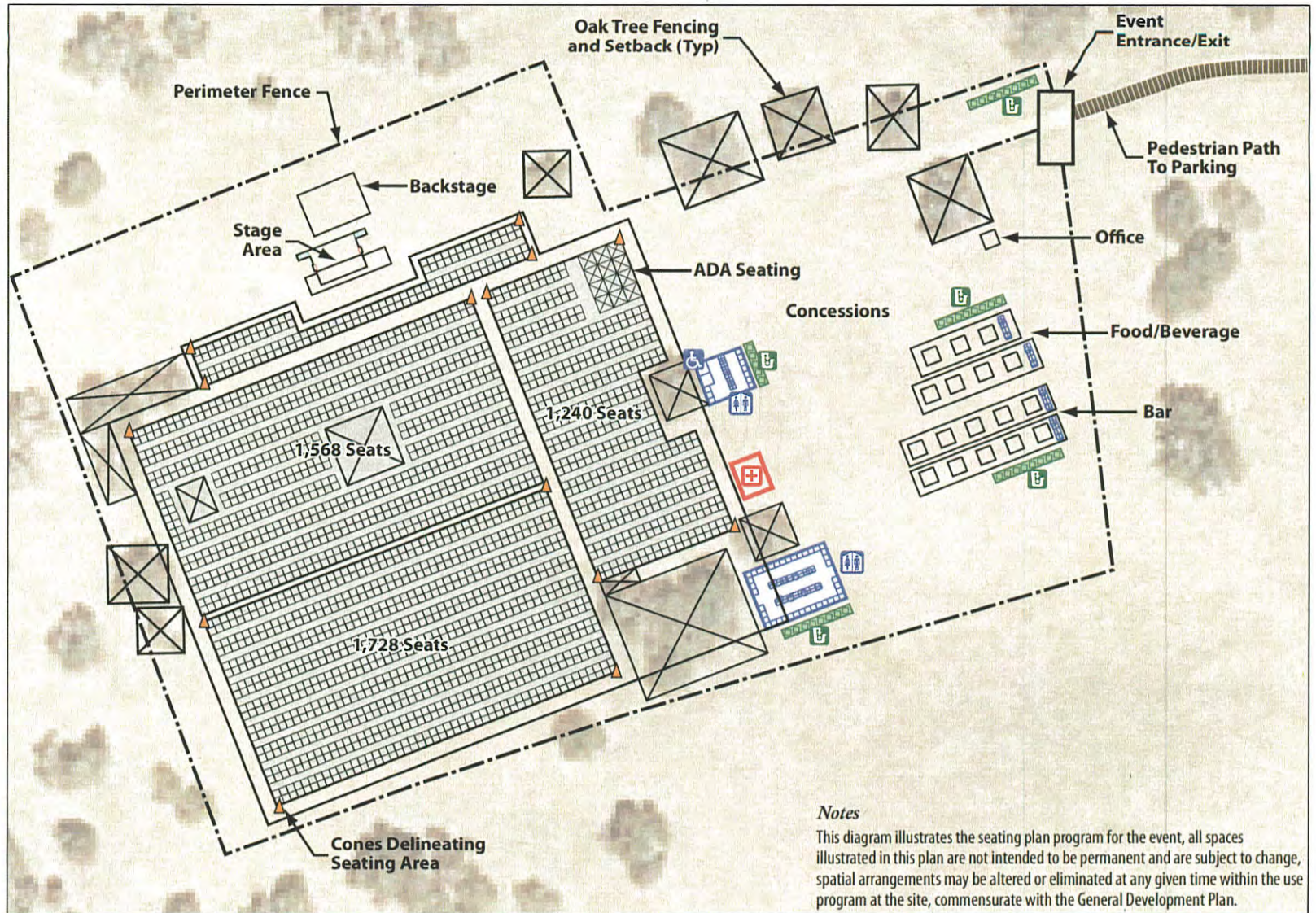
Food/Beverage:	7
Bar:	10
Total:	17

Restrooms (Porta-Potty's)

ADA:	2
Standard:	50
Total:	52

Trash and Recycling

Trash Bins:	30
Recycling Bins:	30
Total:	60



Notes
 This diagram illustrates the seating plan program for the event, all spaces illustrated in this plan are not intended to be permanent and are subject to change, spatial arrangements may be altered or eliminated at any given time within the use program at the site, commensurate with the General Development Plan.












Source: Google Earth 2013



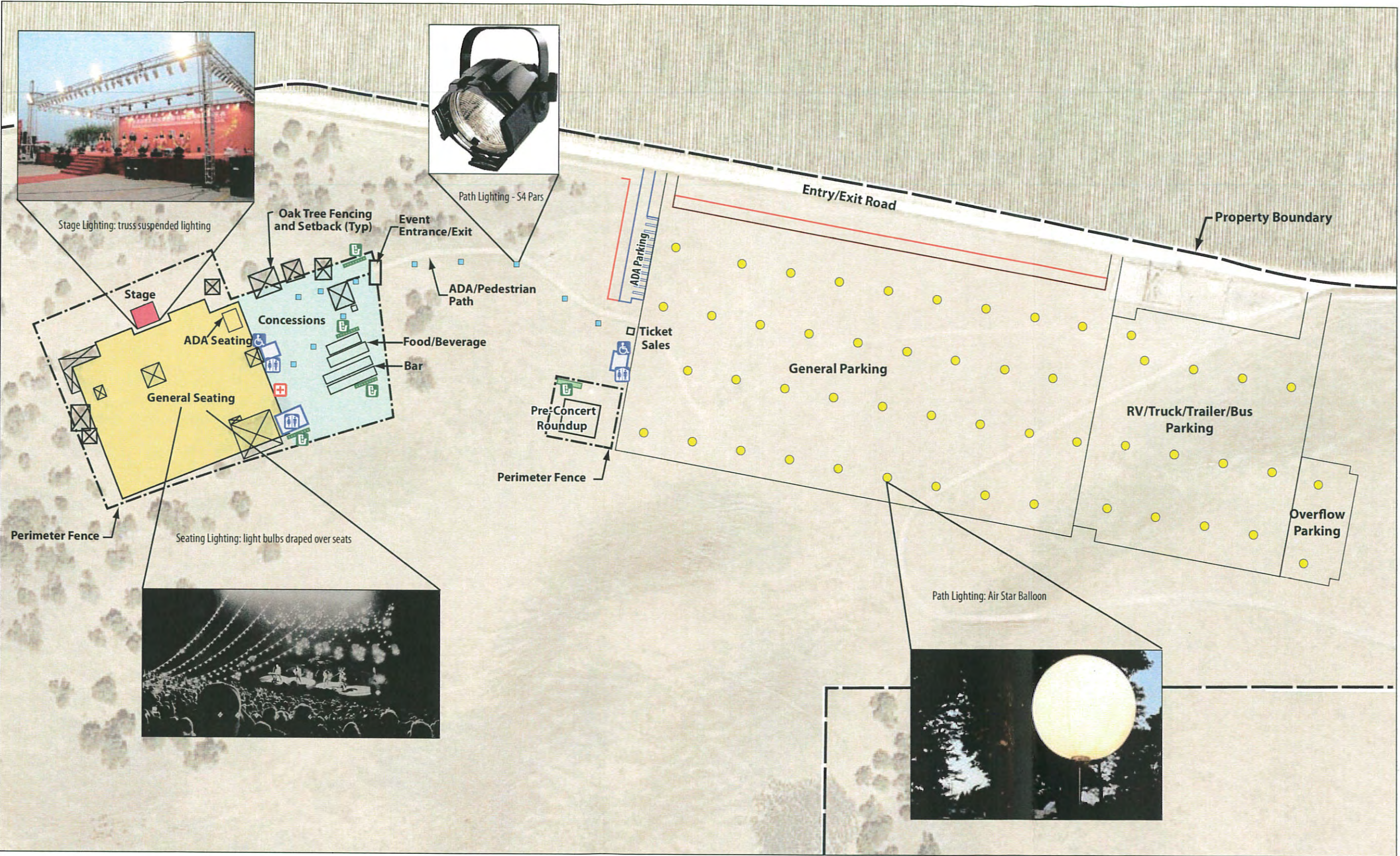
Seating Plan

Ranch 1917 Use Permit

Legend

-  Seating Lighting - "light bulbs on string" will be draped over the seating
-  Stage Lighting - truss suspended lighting 40'
-  Concessions Lighting - genie towers of par/scoop wash lights
-  Path Lighting - S4 pars, scoops and air star balloons
-  Parking Lot Lighting - 5' air balloons on stands of 14'-16'
-  First Aid
-  Trash and Recycling Bins
-  ADA Restrooms
-  Restrooms

Notes
 This diagram illustrates the lighting plan program for the event, all spaces illustrated in this plan are not intended to be permanent and are subject to change, spatial arrangements may be altered or eliminated at any given time within the use program at the site, commensurate with the General Development Plan.



Source: Google Earth 2013



MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Benny J. Young, Director
Carl P. Holm, AICP, Deputy Director



Michael A. Rodriguez, C.B.O., Chief Building Official
Michael Novo, AICP, Director of Planning
Robert K. Murdoch, P.E., Director of Public Works

168 W. Alisal Street, 2nd Floor
Salinas, CA 93901
<http://www.co.monterey.ca.us/rma>

MEMORANDUM

Date: August 8, 2014
To: Planning Commission
From: Bob Schubert, AICP, Senior Planner *BS*
Subject: Errata for Agenda Item #3 – Use Permit for Concerts (PLN140516)

The Project Description on the first page of the staff report should be revised as follows:

“Consider a Use Permit for three annual one day concerts for up to 4,500 people and not involving construction of permanent facilities. The first concert will be held on Saturday, September 27, 2014 from 12:00 pm -10:00 pm. The activities on the site would occur within an eight (8) ~~seven (7)~~ day period including six ~~three~~ days for setup, one day for event, and one ~~three~~ day for cleanup.”

The above revisions should also be made on page 4 of Exhibit B (Discussion), Exhibit C (Resolution) as well as Conditions 1 and 2.

The applicant is requesting additional revisions to Conditions 1, 2, 7 and 8 as shown in the attached e-mail message. Staff does not recommend approval of the additional revisions requested by the applicant.

Attachment: E-mail message from Michelle Normandin dated August 8, 2014

Schubert, Bob J. x5183

From: Michelle Normandin [normandin@emcplanning.com]
Sent: Friday, August 08, 2014 11:35 AM
To: Schubert, Bob J. x5183; Novo, Mike x5192
Cc: 'Michael Groves'; Gonzales, Liz x5102
Subject: Ranch 1917 Staff Report comments

Importance: High

1. PD001- SPECIFIC USES ONLY

This Use Permit (PLN140516) is for ~~three~~ annual one day concerts for up to 4,500 people and not involving construction of permanent facilities. At the end of three years, staff shall extend the use permit in perpetuity with the recommendation of the County's Special Events Task Force. The first concert will be held on Saturday, September 27, 2014 from 12:00 pm - 10:00 pm. The activities on the site would occur within an eight (8) ~~seven (7)~~ day period including six ~~three~~ days for setup, one day for event, and one ~~three~~ day for cleanup.

This use permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file.

~~Neither the uses nor the construction~~ allowed by this use permit shall not commence unless and until all of the conditions of this use permit are met to the satisfaction of the Director of RMA - Planning.

Any use ~~or construction~~ not in substantial conformance with the terms and conditions of this use permit is a violation of County regulations and may result in modification or revocation of this use permit and subsequent legal action.

No use ~~or construction~~ other than that specified by this use permit is allowed unless additional permits are approved by the appropriate authorities.

The Owner/Applicant shall adhere to conditions and uses specified in the use permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE USE PERMIT APPROVAL

"A Use Permit (Resolution Number ____) for ~~three~~ annual one day concerts for up to 4,500 people and not involving construction of permanent facilities. At the end of three years, staff shall extend the use permit in perpetuity with the recommendation of the County's Special Events Task Force. The first concert will be held on Saturday, September 27, 2014 from 12:00 pm - 10:00 pm. The activities on the site would occur within an eight (8) ~~seven (7)~~ day period including six ~~three~~ days for setup, one day for event, and one ~~three~~ day for cleanup.

The use permit was granted subject to 12 conditions of approval which run with the land. A copy of the use permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA – Planning prior to ~~issuance of building permits or~~ commencement of the use. (RMA - Planning)

Prior to ~~the issuance of grading and building permits or~~ commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA -Planning.

7. SPPD001 - ANNUAL NOTICING

~~At least Within 60 days after the debriefing with the County's Special Events Task Force prior to each annual concert, the applicant shall submit to RMA-Planning an updated General Development Plan, if necessary within the first three years, demonstrating compliance with the requirements of the Sheriff's Department, Environmental Health Bureau, RMA-Planning, RMA Public Works and any recommendations of the Special Events Task Force. At least 10 days prior to each annual concert, the County shall publish public notices of the details of the event; and the applicant shall post three notices at and around the subject parcel. (RMA-Planning)~~

~~At least Within 60 days after the debriefing with the County's Special Events Task Force prior to each annual concert, the applicant shall submit an updated General Development Plan, if necessary within the first three years, to RMA-Planning for review and approval by the RMA Planning Director.~~

8. PD004 - INDEMNIFICATION AGREEMENT

The property owner agrees as a condition and in consideration of approval of this discretionary use development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable.

An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of the use building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (RMA - Planning)

Upon demand of County Counsel or concurrent with the issuance of the use building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning for review and signature by the County.